

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name Charlotte Central Historic District

other names/site number

## 2. Location

street & number Cochran Ave and adjacent streets W. McClure to south of Henry St. not for publication

city or town Charlotte vicinity

state Michigan code MI county Eaton code 045 zip code 48813

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide x local

Signature of certifying official/Title

Date

Michigan State Historic Preservation Officer  
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain:)

Signature of the Keeper

Date of Action

Charlotte Central Historic District  
Name of Property

Eaton Co., MI  
County and State

5. Classification

**Ownership of Property**

(Check as many boxes as apply.)

private  
public - Local  
public - State  
x public - Federal

**Category of Property**

(Check only **one** box.)

building(s)  
x District  
Site  
Structure  
Object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

<u>Contributing</u>	<u>Noncontributing</u>	
288	37	buildings
1		district
		site
		structure
		object
288	37	<b>Total</b>

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing)

N/A

**Number of contributing resources previously listed in the National Register**

1

6. Function or Use

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC single dwelling  
DOMESTIC multiple dwelling  
COMMERCE/TRADE business  
COMMERCE/TRADE business  
COMMERCE/TRADE professional  
COMMERCE/TRADE specialty store  
COMMERCE/TRADE restaurant

See continuation sheet

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

LATE VICTORIAN Commercial

LATE VICTORIAN Romanesque

LATE VICTORIAN Italianate

MID-19th CENTURY Greek Revival

LATE VICTORIAN Queen Anne

See continuation sheet

**Current Functions**

(Enter categories from instructions.)

DOMESTIC single dwelling  
DOMESTIC multiple dwelling  
COMMERCE/TRADE business  
COMMERCE/TRADE professional  
COMMERCE/TRADE professional  
COMMERCE/TRADE specialty store  
COMMERCE/TRADE restaurant

**Materials**

(Enter categories from instructions.)

foundation: Stone, Concrete, Brick

Brick, Wood/Weatherboard, Concrete,

walls: Metal, Limestone, Vinyl, Masonry,

Terra Cotta, Plywood/Particle Board

roof: Asphalt, Shingle, Metal, Tile

other:

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### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### **Summary Paragraph**

The Charlotte Central Historic District encompasses the county's historic courthouse square and second courthouse, a Carnegie Library, the city's historic central business district and adjacent blocks and neighborhoods containing the heart of the city, its commercial core, church buildings, and substantial residences, some of which have been converted to commercial use. The district extends north and south along Cochran Ave. the primary intersection in the city with Lawrence Street, extending out from the courthouse square. From the central business district the district extends northward to some of the earliest industrial buildings and the early railroad junction that catalyzed city growth and includes two early railroad depots and related hotels. To the south the district includes the city's historic high school, the location of the city's higher education since the mid-19th century. To the east, west and south it includes the large homes of the city's early business owners and professionals that reflect architectural styles popular from the mid-19th century through the mid-20th century, as well as many blocks of the more modest homes of the city's middle class. The district extends for c. 1.0 mile along Cochran Ave. southward to include historic houses south of Henry St., and is generally c. 0.25 mile wide between N. Sheldon and N. Oliver St. from W. McClure St. to Harris St. to include the mill, depots, lumber yards and historic residential neighborhoods, ca. 0.35 mile wide between Sheldon and Pleasant streets from Harris St. to Krebs Ct. to include the courthouse square, commercial core, churches, homes of prominent citizens, and the historic high school, and c. 0.15 mile wide along S. Cochran south of Krebs Ct. to include historic residences. The district contains 328 buildings, mostly two stories in height, which date from ca. 1840 to 1963, but are mostly from the late nineteenth century. A total of 288 of these properties are contributing, while 37 are Non-Contributing because they are less than 50 years old or have suffered loss of architectural integrity. Landmark architect-designed buildings include the National Register-listed 1885 county courthouse and the 1873 Sheriffs Residence, the 1881 First Congregational Church, and the 1902 Michigan Central Railroad depot, as well as other non-designated buildings such as the 1885 Grand Trunk Western Railroad depot, the 1902-03 Lawrence Avenue Methodist Church, the 1903 Carnegie Library, the 1904 Masonic Temple, the 1914 high school with 1936 and 1955 additions, the 1917 U. S. Post Office, the 1929 Michigan Bell Telephone Building and the 1931 Eaton Theatre. The district has Italianate and Late Victorian commercial blocks, a Period Revival movie theater, Greek Revival, Queen Anne and Italianate houses, and later representatives of International style and Mid-Century Modern influences.

### **Narrative Description**

See Continuation Sheet.

Charlotte Central Historic District  
Name of Property

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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

COMMUNICATIONS

ENTERTAINMENT / RECREATION

POLITICS / GOVERNMENT

See continuation sheet

### Period of Significance

1840-1967

### Significant Dates

N/A

### Criteria Considerations

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

Property is:

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

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

D. W. Gibbs & Co.

Marsh, Charles H.

See continuation sheet

### Period of Significance (justification)

The period includes the time of the original plat of the city through the town's rapid growth through the late 19th century, as an industrial and commercial center in first decades of the 20th century, and through the mid-20th century to 1967.

### Criteria Considerations (explanation, if necessary)

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

See Continuation Sheet.

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

See Continuation Sheet.

Developmental history/additional historic context information (if appropriate)

**9. Major Bibliographical References**

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

See Continuation Sheet

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**Previous documentation on file (NPS):**

**Primary location of additional data:**

\_\_\_\_ preliminary determination of individual listing (36 CFR 67 has been \_\_\_\_\_ State Historic Preservation Office requested) \_\_\_\_\_ Other State agency  
\_\_\_\_ previously listed in the National Register \_\_\_\_\_ Federal agency  
\_\_\_\_ previously determined eligible by the National Register \_\_\_\_\_ Local government  
\_\_\_\_ designated a National Historic Landmark \_\_\_\_\_ University  
\_\_\_\_ recorded by Historic American Buildings Survey # \_\_\_\_\_ Other  
\_\_\_\_ recorded by Historic American Engineering Record # \_\_\_\_\_ Name of repository: \_\_\_\_\_  
\_\_\_\_ recorded by Historic American Landscape Survey # \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

c. 140 acres (estimate,

**Acreage of Property** pending GIS-based map)

(Do not include previously listed resource acreage.)

**UTM References (Temporary: pending GIS-based district map)**

(Place additional UTM references on a continuation sheet; NOTE: Latitude and Longitude points provided on continuation sheet.)

A 1 16	677571	4715352	C 3 16	677570	4715128
Zone	Easting	Northing	Zone	Easting	Northing
B 2 16	677411	4715121	D 4 16	677577	4714774
Zone	Easting	Northing	Zone	Easting	see cont . sheet
					Northing

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

Property in the City of Charlotte, Eaton County, MI, described as follows: Beginning at center of N. Cochran Ave. at the intersection of W. McClure St. then W along the centerline of W. McClure St., to the Canadian National Railway right-of-way, then southwest along this right-of-way to the intersection of N. Sheldon St. then S along the centerline of N. Sheldon St. to the intersection of Foote St. then E along the centerline of Foote St. to a point opposite the rear lot line of 339 N. Cochran Ave., then S along the rear lot lines of 339 N. through 303 N. Cochran Ave., crossing W. Stoddard St. then S. along the rear lot lines of 235 through 213 N. Cochran Ave., then E along the rear lot line of 116 W. Stoddard St. to the west lot line of 114 W. Stoddard St., then S to the center line of W. Stoddard St., then W along the centerline of W. Stoddard St. to the intersection of N. Bostwick St. then N along the centerline of N. Bostwick St. to a point opposite the rear lot line of 204 W. Harris St., then W along the rear lot line of 204 W. Harris St. to the west lot line of 204 W. Harris St. then S along the west lot line of 204 W. Harris St., crossing W. Harris St. to the rear lot line of 123 N. Bostwick St. then S along the rear lot line of 123 N. Bostwick St. to the north lot line of 111 N. Bostwick St., then west along the north lot line of 111 N. Bostwick St. to the rear lot line of 111 N. Bostwick St., then S along the rear lot line of 111 N. Bostwick St. to the north lot line of 206 W. Harris St. at the parking lot west along this north line to the to the intersection of N. Sheldon St. then S along the center line of N. Sheldon St. to the south lot line of 206 W. Harris St. then E along this south lot line to the west lot line of 206 W. Harris St. then S along the west lot line of 206 W. Harris St. to the intersection of W. Lawrence Ave. then W along the centerline of W. Lawrence Ave. to S. Sheldon St., then S along the centerline of S. Sheldon St. to a point opposite the south lot line of 124 S. Bostwick St then E along this south lot line to the rear lot line of 134 S. Bostwick St. then S along the rear lot lines of 134 and 146 S. Bostwick St. crossing W. Lovett St. and continuing S along the rear lot lines of 204 and 218 S. Bostwick St. to the south lot line of 218 S. Bostwick St. then E to the center line of S. Bostwick St. then S along this centerline to a point opposite the north lot line of 238 S. Bostwick St. then W along this north line to the rear lot line of 218 S. Bostwick St then S along this rear lot line to the south lot line of 218 S. Bostwick St. then E to the rear lot line of 242 S. Bostwick St. then S along this rear lot line to the intersection of W. Seminary St. then W along the center line of W. Seminary St. to the intersection of S. Sheldon St. then S along the centerline of S. Sheldon St. to a point opposite the rear lot line of 217 W. Seminary St., then E along the rear lot lines of 217 through 201 W. Seminary St. to the rear lot line of 324 S. Cochran Ave., then S along the rear lot lines of 323 through 344 S. Cochran Ave. then E along the south lot line of 344 S. Cochran Ave. to the rear lot line of

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354 S. Cochran Ave. then S to the intersection of W. Henry St., then E along the centerline of W. Henry St. to a point opposite the rear lot line of 402 S. Cochran Ave., then S to the north lot line of 408 S. Cochran Ave. then W to the rear lot line of 408 S. Cochran Ave. then S along the rear lot lines of 408 through 418 S. Cochran Ave. then E along the south lot line of 418 S. Cochran Ave. to the centerline of S. Cochran Ave., then S to a point opposite the north lot line of 436 S. Cochran Ave. then W along this north line to the rear lot line of 436 S. Cochran Ave. then S along this rear lot line to the south lot line then E along this line to the center line of S. Cochran Ave. then S along the centerline of S. Cochran Ave. to a point opposite the south lot line of 441 S. Cochran Ave. then E to the rear lot line of 441 S. Cochran Ave. then the rear lots lines of 431 through 403 S. Cochran Ave. then to the centerline of E. Henry St. then W along the centerline of E. Henry St. to a point opposite the rear lot line of 355 S. Cochran Ave. then N along the rear lot line of 355 S. Cochran Ave. to the south lot line of 345 S. Cochran Ave. then E along this south lot line to the east lot line of 345 S. Cochran Ave. then N along the rear lot lines of 3345 and 343 S. Cochran Ave. to the south lot line of 337 S. Cochran Ave. then E along this south lot line and the rear lot line of 106 Krebs Ct. to the east lot line of 106 Krebs Ct. then N along this east lot line to the rear lot line of 108 Krebs Ct. then east along the rear lots lines of 108 through 114 Krebs Ct. and the south lot line of 328 Horatio St to the center line of Horatio St. then S along the center line of Horatio St. to the intersection of E. Henry St. then E along the centerline of E. Henry St. to a point opposite of the east lot line of 345 Horatio St. then N along this east lot line to the south lot line of 301 Horatio St., then E to the east lot line of 301 Horatio St. then N along the rear lot lines of properties along Pleasant St. then E to the center line of Pleasant St. then N along the centerline of Pleasant St. to the intersection of E. Lovett St. then E along the centerline of E. Lovett St. to a point opposite the east lot line of 405 E. Lovett St. then N along this east lot line to the south lot line of 137 Pleasant St. then E along this south lot line to the rear lot line of 137 Pleasant St. then N along the rear lot lines of 137 through 101 Pleasant St. then W along the north lot line of 101 Pleasant St. to the rear lot line of 332 E. Lawrence Ave. the NE along the rear lot line of 332 E. Lawrence to the north lot line of 332 E. Lawrence Ave. then NW to the center line of E. Lawrence Ave. the NE along the center line of E. Lawrence Ave. to the intersection of E. Harris St. then W along the centerline of E. Harris St to the intersection of N. Oliver St. then N along the center line of N. Oliver St. to the Adrian & Blissfield/Old Charlotte Dinner Train (former Michigan Central) Railroad right-of-way, then NW along the railroad grade to the centerline of N. Cochran Ave. then N to the intersection of W. McClure St./Point of Beginning.

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

This boundary defines the area that includes downtown Charlotte's historic commercial buildings, and county government buildings, the former Grand Trunk and Michigan Central railroad depots, the historic Charlotte High School, and religious buildings and houses associated with community leaders and its historic middle class.

- On the north, north of the depots and industrial buildings is a residential neighborhood.
- On the east, the district is adjoined by a 20<sup>th</sup> century commercial strip, and recent construction associated with Hayes Green Beach Hospital.
- On the west are residential neighborhoods, generally of more modest construction; and
- On the south, the district grades out to a mixture of modern and older residential blocks.

11. Form Prepared By

name/title William Rutter

organization \_\_\_\_\_

date 8/14/17

street & number 21830 S. Birch Lodge Drive, P.O. Box 135

telephone 906-399-9907

city or town Trout Lake

state MI zip code 49793

e-mail werutter@gmail.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

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Name of Property

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**Name of Property:** Charlotte Central Historic District

**City or Vicinity:** Charlotte

**County:** Eaton

**State:** MI

**Photographer:** William E. Rutter

**Date Photographed:** April, July and November 2016

**Description of Photograph(s) and number:** See Continuation Sheet.

**1 of** \_\_\_\_\_

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Multiple

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town Charlotte state MI 48813

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



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Function or Use

Historic Functions

COMMERCE/TRADE department store

COMMERCE/TRADE financial institution

SOCIAL meeting hall

GOVERNMENT courthouse

GOVERNMENT correctional facility

GOVERNMENT post office

RELIGION religious facility

RELIGION church-related residence

RECREATION/CULTURE theater

INDUSTRY/PROCESSING manufacturing facility

INDUSTRY/PROCESSING mill

INDUSTRY/PROCESSING communications

HEALTH CARE hospital

EDUCATION school

EDUCATION library

LANDSCAPE parking lot

TRANSPORTATION rail-related

TRANSPORTATION rail-related

Current Functions

COMMERCE/TRADE specialty store

VACANT/NOT IN USE

SOCIAL meeting hall

RECREATION/CULTURE museum

COMMERCE/TRADE office building

GOVERNMENT post office

RELIGION religious facility

DOMESTIC single dwelling

RECREATION/CULTURE theater

INDUSTRY/PROCESSING manufacturing facility

INDUSTRY/PROCESSING mill

INDUSTRY/PROCESSING communications

DOMESTIC single dwelling

DOMESTIC multiple dwelling

COMMERCE/TRADE office building

LANDSCAPE parking lot

Vacant

COMMERCE/TRADE restaurant

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**DESCRIPTION**

Charlotte is the quintessential Midwest county seat, and the more than 300-building Charlotte Central Historic District comprises the heart of the city. The district contains the county's imposing late nineteenth-century courthouse building in the center of its block large courthouse square, the heart of the old downtown adjacent off to one side, large old church buildings nearby, and old residential neighborhoods dominated by large nineteenth and early twentieth-century homes along the main streets leading out from the square. The city and district's visual focal point is the intersection of Cochran and Lawrence streets. To the northwest is the courthouse square, with its massive Renaissance Revival courthouse facing south towards the business district. Behind the courthouse, facing west, stands the Second Empire former sheriff's residence. The historic courthouse now serves as a historical museum and meeting place; county government now resides in a complex located at the far north edge of town where modern residential neighborhoods transition into agricultural fields.

Along the two blocks of Cochran south from the square and the first block of Lawrence east and west from Cochran is located Charlotte's old downtown, with its two and three-story blocks standing in solid rows along the sidewalk line. The downtown's character is framed by its typically brick, Victorian buildings, but a closer look reveals a broad variety of styles, materials, and especially architectural details present. Charlotte's downtown commercial district possesses great visual appeal because of the visual variety present in its buildings.

Along East and West Lawrence, architecturally distinguished Victorian churches serve as transitions to the residential areas beyond the two downtown blocks, the Romanesque Revival First Congregational Church to the west, at the southwest Bostwick corner, and the Romanesque United Methodist Church at the southeast Washington corner (a third fine Victorian church, the Gothic Revival Church of the Nazarene, stands one block south, at the southeast E. Lovell/S. Washington corner). East Lawrence beyond the church displays several of Charlotte's large nineteenth-century homes. East Lawrence and the large old nineteenth and early twentieth-century residential neighborhood southeast, south, and southwest of the downtown are included in the district, with many architecturally distinguished homes along N. and S. Cochran, E. and W. Lawrence, W. Seminary, Horatio, and Pleasant streets. The district also includes a landmark that dominates the city's southeast side, the former High School/late Junior High, fronting on Horatio and E. Seminary.

North from the courthouse square along N. Cochran, the Neoclassical former Carnegie Library, now made into a commercial building but with no exterior changes, forms the transition into the north side residential neighborhood beyond, containing a mix of large and more modest nineteenth and early twentieth-century homes. Farther north, at the district's north edge, residential transitions into industrial and commercial. There two railroad lines, the Michigan Central, running northwest from Jackson to Grand Rapids, and the Grand Trunk, running southwest from Lansing to Battle Creek, intersected in an X. The vicinity of the crossing became the location of the railroads' two depot buildings and hotels and industrial and some commercial development related to the railroads' propinquity - with much of the historic development still standing and within this north edge of the district.

The Charlotte Central Historic District is located at the core of the current city. A key historic feature of its plan and the original plat is its central courthouse square. The national register-listed Eaton County Courthouse and adjacent Sheriff's Residence occupy this full block bounded by Lawrence, Cochran, Bostwick, and Harris streets. The square, bounded by four streets, exemplifies what has been termed the Shelbyville plan, a particularly American institution that grew to favor at the expense of the more English-inspired Lancaster plan, where the square was intersected perpendicularly by streets at the middle of each side (Price 1986: 124). Most often this plan has the courthouse square not centered in the business district but located adjacent to it (Price 1986: 126).

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Charlotte today includes a compact commercial business district, generally about two blocks wide, extending southward on Cochran from Lawrence to Seminary Street. The historic commercial buildings are composed mainly of two and three-story business blocks in the Italianate and Late Victorian commercial styles, but there are some fine examples of later construction, perhaps most notably the First National Bank in the 200 block. Further south along Cochran and westward along Lawrence are some larger homes that have been converted to commercial use and also some more recent commercial construction. The most notable concentration of newer intrusions is towards the south end of the commercial district in the vicinity of the intersection of Cochran and Seminary streets, where a gas station, CVS Pharmacy and some franchise store buildings have been constructed.

The district transitions to historically residential blocks through two large historic churches, the First Congregational at the corner of Lawrence and Bostwick, and Lawrence Avenue Methodist, on Lawrence at Washington. Large homes of the most prominent business and community leaders survive along Lawrence to the east edge of the historic district at Pleasant Street. These represent a range of historic architectural influences including Greek Revival and Arts and Crafts, but most commonly picturesque variants of the Queen Anne style. The district also contains a great many smaller but still architecturally distinctive homes, such as the notable ones in the 100 block of Pleasant Street that express a full range of style from Queen Anne through Colonial Revival.

To the south and east the district is characterized by more modest homes that generally retain a high degree of architectural integrity. The south end along Cochran has several surviving older and substantial homes, most commonly Queen Anne influenced, some of which have been converted to professional offices. The southeast corner of the district contains Charlotte's historic high school. A portion of the building dates to 1913-14 but the larger part from 1936-37 and 1955 as it transitioned to use as a junior high. The school complex has been converted into apartments and is slated for further re-development.

The north end of the district is the location of early industrial and transportation structures. It includes the city's two historic railroad depots, the Michigan Central on N. Cochran that has been converted into a restaurant, and the unused Grand Trunk Western depot off McClure Street. Nearby stand two former railroad hotels from the last third of the nineteenth century, the Cottage House, which has been converted to apartments, and the Grand River Valley House, incorporated into the Colborn-Fulton lumber yard. Historic railroad-related development near the tracks is represented in the Colborn-Fulton Lumber Co.'s complex between Washington and Cochran, the L. H. Shepherd / Minor Bean Co. plant west of Cochran along the tracks, and the Benton Furniture Co. / Charlotte Chair Co. complex in the 300-400 block of N. Cochran. The latter is in process of redevelopment and the other two continue in business as they have originally functioned for over a century.

Within the district the grid of east-west and north-south streets is repetitive in plan, extending southward from the northernmost street, McClure, near the Grand Trunk Depot, to Cochran Street south of Henry Street. Cochran has always been and remains today the downtown's preeminent commercial artery. Washington, which parallels Cochran to the east, and Lovett, which intersects it to the south, have some commercial development, but it is on a much smaller scale and more dispersed.

For streets within the district, Cochran Street marks the division between East and West, while Lawrence Avenue marks the division between North and South. For the east-west streets west of Cochran, even-numbered addresses are on the north side of the street and odd numbers are on the south side, but this is reversed for streets east of Cochran, with the odd numbered addresses on the north side and evens on the south side. For all north-south streets, the even numbered addresses are on the east side of the street and odd numbers on the west side. In order from north to south the east-west streets are McClure, Foote, Stoddard, Harris, Lawrence, Lovett, Seminary,

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Krebs Ct., and Henry. In order from west to east the north-south streets are Sheldon, Bostwick, Cochran, Washington, Oliver/Horatio and Pleasant.

Charlotte's historic Main Street and the central axis of the historic district is Cochran Street. In fact, during a period in the 1940s Cochran was renamed Main Street, as documented by the city directories and the city homes survey which has entries from 1939 on Cochran Street and from 1942 on Main Street (ECGS 2016). North of Lawrence Avenue the district is two to three blocks wide. At Lawrence Avenue, it widens to the maximum of six blocks, reflecting the number of historically important and architecturally distinguished buildings along the city's historic intersecting main street (a stretch of W. Lawrence west from the nominated district contains additional important/distinguished homes that, along with the streets to the south, may also be eligible - this nomination project had to stop somewhere). South of Seminary Street and its assemblage of fine homes to the west and the old high school to the east, the district again narrows to properties on either side of the Cochran Street axis. The district extends over three-quarters of a mile along its Cochran Street axis and encompasses just under one-half mile along its maximum width in the blocks paralleling Lawrence Avenue, from Harris through Lovett.

The Charlotte Central Historic District contains 328 buildings that reflect the historic and architectural contexts important to Charlotte from the nineteenth century to the mid-twentieth. The oldest building in the district may be the circa 1841 county building at 115 W. Lawrence, a rare survivor of the earliest development of the city. Buildings likely dating to the mid-nineteenth century include several prominent Greek Revival inspired houses that survive in blocks adjacent to the business district - the Frank C. Merritt House, reputedly the oldest brick house in the city, at 101 Pleasant Street; the Shaw-Higby House at 330 East Lawrence; the Warren H. Rand House at 223 North Cochran; and the older portion of the Samuel Pollock House next door at 229 N. Cochran. Other examples scattered through the residential neighborhoods of the district that predate the neighboring houses include the upright-and-wing and gable-front houses at 123 N. Bostwick, 416 S. Cochran, 114 Krebs Court, and perhaps more vernacular examples such as 211 E. Stoddard. A substantial early brick home that is more eclectic in inspiration is the Orrin E. Packard House at 302 E. Lawrence, an example of a vernacular house form, the side-gable type, but is extraordinary for its wealth of Late Victorian architectural detail.

The small city feel of the district is emphasized by the consistency of scale and setback seen in the buildings comprising the primary commercial corridor along Cochran Street. The district's buildings are generally two to three stories in height, and less commonly single-story, with the most notable exceptions consisting of the Eaton County Courthouse with its seven-story tall domed belfry, the five-story block of the Masonic Temple, and the 1<sup>st</sup> Congregational and Lawrence Avenue Methodist churches with their tall towers. The district represents the development of the city for approximately a century through 1966, but with the greatest number of buildings reflecting its development dating from the 1880s through the 1920s. The architecture illustrates both the downtown's rapid growth during these years and its maturation as a railroad junction, commercial and retail market, and small-town industrial center. The buildings constructed during this period ranged from modest to substantial brick and stone commercial structures and residences that were most commonly of frame construction and less commonly faced in brick or, more rarely, stone. It seems likely many were built using local products such as interior woodwork produced by the Charlotte Interior Finish Co. and concrete blocks and products from J. W. Bottomley & Sons, and were built by local contractors such as Culbertson & Titus (106 S. Cochran Street) and more specialized firms, such as the Prindle Brothers stone masons (Lawrence Avenue Methodist Church, Spencer House at 403 S. Cochran) and William Greensmith, Mason (Lawrence Avenue Methodist Church).

The oldest commercial buildings in the district today tend to cluster in the vicinity of the courthouse square, with some presumably dating from the late 1860s or 1870s along South Cochran and West Lawrence. The early developing transportation and industrial node at the north edge of the district along the railroad tracks also has

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two important early frame survivors from this period, both wooden hotels built near the railroad tracks - the Grand River Valley House (aka the Valley House) at 316 N. Washington and the Cottage House hotel at 301 N. Oliver - and the Richardson Sash & Blind factory at 401 N. Cochran also appears to date from this period. When residential buildings are counted, however, over ten percent (42/328) of the district's buildings date to the 1860s and 1870s.

The city experienced rapid and sustained growth from 1880s through the turn of the century; during this time almost one-third of the district's buildings were constructed. This was a notable period when most of the district's grand public buildings, largest commercial structures, and private residences were built. First among these is the 1883-1885 Renaissance Revival Eaton County Courthouse at 100 W. Lawrence. The 100 and 200 blocks of S. Cochran have some fine commercial Late Victorian structures dating before the mid-1880s such as the buildings at 108-112 S. Cochran, at 138, 140, 142 and 144 S. Cochran, at 124-126 S. Cochran (which may be the oldest brick commercial block in the city), and the Weaver Drug Store building at 201-207 S. Cochran. Other notable structures from the 1880s are the 1881 First Congregational Church at 106 S. Bostwick and the 1882 Church of the Nazarene (Universalist Church) at 302 E. Lovett. At the north end of the district is the 1885 Grand Trunk Western Railroad depot in the 100 block of W. McClure. Substantial homes were built by the city's prominent residents during this period along E. Lawrence and on N. and S. Cochran and adjacent blocks near the central business district. Some notable examples, mostly Queen Anne style-influenced, are the A. D. Baughman House at 218 N. Cochran, the David E. Dolson House at 304 N. Cochran, the Dr. LeRoy Weaver House at 337 S. Cochran, the Russell Spencer House at 219 E. Lawrence, the W. B. Otto House at 327 E. Lawrence, the George H. Spencer House at 403 S. Cochran, the J. M. C. Smith House at 201 W. Seminary, the William McPherson House at 121 Pleasant, the Neo-Classical M. E. Miller House at 310 E. Lovett, and the eclectic Carroll S. Brown House at 120 Pleasant. Industry also expanded during this period, exemplified in the north end of the district where the L. H. Shepherd Co. built their large grain elevator along the railroad tracks.

Over one-third of the district buildings were built in the first decades of the twentieth century, many of which demonstrate the maturing of the city and its economy and the increasing influence of professional architects. Notable public buildings include the Neoclassical Carnegie Library built in 1903 at 200 N. Cochran and the Romanesque 1902-03 Lawrence Avenue Methodist Church at 210 E. Lawrence, the 1904 Neoclassical Masonic Temple at 245 S. Cochran, the old section of Charlotte High School built in 1914, and the Georgian Revival 1917 US Post Office at 117 W. Lovett. Notable commercial buildings include one of the eclectic 1902 Merchants National Bank at 128 S. Cochran, and the Commercial Brick 1909 W. Shaull building at 120 E. Lawrence. In the industrial north end, the Michigan Central Railroad depot at 430 N. Cochran opened in 1902, and the Colborn-Fulton Lumber Co. at 316 N. Washington was established in 1908. Residential homes of note are perhaps more widely scattered throughout the historic district. These include the 1904 Dutch Colonial Herbert K. Jennings House at 344 S. Cochran, a late Queen Anne built 1904 at 215 W. Seminary, and the James H. Brown House at 129 S. Pleasant. Residences demonstrated the trend from elaborate examples of late nineteenth-century styles to more restrained dwellings. The district contains a great many bungalows, including some outstanding examples such as the fine Arts and Crafts ones at 108 (Arthur F. Vickery House) and 122 (Arnet J. Garlinghouse House) S. Pleasant, and 104 N. Oliver, as well as the Prairie style Shepherd-Fulton House at 316 E. Lovett.

Fewer buildings seem to date from the second quarter of the twentieth century, partly because most of the parcels in the district were already built upon, but also because of the vagaries of the economy and the Great Depression. Still, fine examples are present. Some fine buildings dating from that time include the 1929 Colonial Revival Michigan Bell Building at 124 S. Bostwick and the fine stone Colonial Revival Ion C. McLaughlin House built circa 1935-40 at 345 S. Cochran. Perhaps the most picturesque building from this period and among the most distinctive in the downtown is the 1931 Eaton Theatre, designed by St. Johns architect R. V. Gay. The Charlotte

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High School was greatly enlarged by the 1936-37 section, designed by Lansing architect Warren S. Holmes and constructed with assistance provided by the federal Public Works Administration. The influence of the automobile upon the district resulted in new construction. The Moderne-inspired circa 1935 Indian Trails / Hi Speed service station and bus depot was built on one of the primary intersections of the district at Cochran and Lovett. Other service stations were constructed a bit further out, with notable survivors retaining some architectural integrity from as early as the 1930s that include Baum's Standard Service Station at 221 E. Lawrence, the Ivan D. Johnson Filling Station at 355 S. Cochran, and the Floyd Booth Filling Station at 240 N. Cochran. Different types of commercial buildings were being erected across the country during this period, almost suburban in feel, perhaps best represented by the low-density but architecturally detailed one-part commercial block storefront built at 135 S. Washington.

Development within the historic district tapered off notably after 1950 - fewer than 5% of the district's buildings dating prior to 1967 are from that time period. A few ranch houses were built in some of the more recently subdivided sections such as Krebs Court. Commercial construction was mostly confined to smaller scale and professional occupations, such as the 1963 Eaton Federal Savings & Loan building at 204 S. Bostwick and the circa 1950 Land Bank building at 415 S. Cochran. By far the most noteworthy building from this period is the 1961 Mid-Century Modern Michigan National Bank building at 122 S. Cochran. Only about 4% (15/328) of the properties within the district post-date the period of significance and are less than fifty years old.

In general, many individual buildings comprising this district retain a high degree of their original architectural character. Some of the commercial buildings have been renovated, and still attain interest as examples of mid-twentieth century commercial facades, providing diversity to the district, such as one of the oldest buildings, the 1870s Kellogg Opera House at 109 E. Lawrence, which received a new facade in the early 1960s. The district is not without its share of non-contributing elements, however; while nearly 90% of the buildings (291/328) are evaluated as Contributing to the district's character and significance, some 11% of the buildings (37/328) are considered Non-Contributing.

The central business district of commercial blocks in Charlotte is compact essentially consisting of both sides of South Cochran Street for two blocks south from Lawrence and the adjacent cross streets for a block on either side. South of the 200 block, the commercial density drops dramatically, and the character of the district is influenced by modern commercial development before becoming mostly residential in composition. Commercial architecture includes late nineteenth and early twentieth century one-part and two-part commercial blocks of Italianate and Late Victorian style, most commonly having two stories, with some having three stories. Some fine examples are the large nineteenth-century two-story Italianate commercial blocks at 111-113 W. Lawrence, 108-112 S. Cochran, and 124-126 S. Cochran, which has an elaborate pressed metal cornice typical of the style, and the more restrained three-story 1891 K.O.T.M. Hall building at 215 S. Cochran that has decorative elements confined to its window hoods and cornice. Some of the most distinctive Late Victorian commercial examples include the large three-story building row at 138-144 S. Cochran, and perhaps the most exuberant examples, combining a complex combination of style elements, brick work and cornice, are two-story buildings, the Jones Dry Goods Building at 139-141 S. Cochran and the Weaver Brothers Drug Store building at 201-207 S. Cochran. Still, buildings did not have to be large in scale to be excellent examples of the style, as witnessed by one of the smallest buildings in the district, which has long housed a barber shop, at 212 S. Cochran Street.

Later styles, such as the Commercial Brick of the early twentieth century, are also represented by fine examples, such as 106 S. Cochran and 127 S. Cochran, with their use of patterned brick work as a decorative element. Some representative buildings include the brick Consumers Power Co. block at 344 N. Cochran. A fine example of Commercial Brick that is distinguished by some more elaborate architectural touches is the Eaton County

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Abstract Co. Building at 121 W. Lawrence Avenue. Other excellent representatives are the 1909 two-story Shaull Building at 120 E. Lawrence and the Munger Hardware Building, built in two stages, in 1905 at 224-226 and 1915 at 228-230 S. Cochran. Smaller single-story buildings were perhaps more common in this style than earlier years, including those at 117 and 210 S. Cochran.

In summarizing age, most of the city's earliest buildings either burned or were demolished as prosperity encouraged construction of the current more substantial masonry structures. About 60% of the buildings in the district date prior to 1900, with an additional 20% dating before 1920. The dates of construction approximate a bell curve, with well over half of the buildings constructed between 1880 and 1910.

The district contains four buildings listed in the national register: the Eaton County Courthouse and the Eaton County Sheriff's Residence on the Courthouse Square, the First Congregational Church, and the Michigan Central Railroad Depot. Fewer than 7% of the district buildings (22/328) are not considered historic because they have been insensitively renovated. Another 4% (15 of 328) are Non-Contributing to the district because they post-date the 50 year age criterion of the National Register.

All of the historic district's commercial buildings are of brick or masonry-wall construction: there are no frame commercial buildings. The vast majority of the commercial buildings in the district are two-story, two-part brick commercial blocks, restrained in architectural expression, most broadly characterized as Italianate Commercial, Late Victorian Commercial, and Classical or Colonial Revival. The majority are Victorian commercial buildings that confined ornamentation to corbelled brickwork and bracketed metal cornices and window hoods.

Walking through the district, the heart of the city dating back to the original Plat of 1836 is the courthouse square, which today has the 1871 former Eaton County Sheriff's Residence and the 1883-85 former Eaton County Courthouse. Commercial and residential development spread out from this central area, but from the village's early days industry and transport clustered near the railroads, which were built at the village's north end.

Anchoring the district's north end east and west of Cochran are two important early transportation structures, the 1885 Grand Trunk Western Railroad depot on McClure Street and the national register-listed 1902 Michigan Central Railroad depot at 430 N. Cochran. The circa 1860s Grand River Valley House near the railroad tracks in the 300 block of N. Oliver Street (now within the Colborn-Fulton Lumber Co. complex at 316 N. Washington) and the circa 1870 Cottage House hotel at 301 N. Oliver Street are uncommon survivors of frame railroad hotels or boarding houses built near the tracks to serve passengers and workers.

Further south, along both sides of Cochran, the 100 and 200 blocks provide the district's densest concentration of late nineteenth and early twentieth-century buildings and the most architecturally intact stretch of commercial buildings in the city. Notable buildings on the west side of the 100 block include the circa 1880 Italianate Commercial 108-112 row, the 1902 Merchants National Bank at 128, and the circa 1880 Late Victorian building row at 138-44. Notable buildings on the east side of the 100 block include the Late Victorians at 123-125, 127, and 139-141. In the 200 block the east side has perhaps the widest range of style in the district, including the Late Victorian circa 1880 Weaver Brothers Drug Store at 201-207, the building at 211 built in the late 1880s, the eclectic 1931 Eaton Theater at 235, and the Neoclassical 1904 Masonic Temple at 245. An eclectic mix on the west side includes the Moderne-influenced circa 1935 Indian Trails Service Station/Bus Depot at 202, the diminutive circa 1919 Peskett barber shop at 212, and the 1905 and 1915 Commercial Brick blocks of Munger Hardware at 224-228.

While the south side of the 100 block of West Lawrence has the 1909 Commercial Brick Shaull Building at 120,

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the north side has the 1860s Sampson Hall/Kellogg Opera House, which is hidden behind a circa 1961 brick veneer classic mid-twentieth century storefront that has its own interest. The south side of the 100 block of East Lawrence has a number of interesting late nineteenth and early twentieth-century commercial buildings. Notable buildings include the Late Victorian circa 1880 three-story building at 107, the circa 1872 buildings at 111 and 113 that have intact iron-column street level facades, the simple side-gable 1842 county building, and the artfully detailed Commercial Brick Eaton County Abstract Co. Building at 121. These are anchored to the east by the Romanesque-influenced 1903 Lawrence Avenue Methodist Church at 210 E. Lawrence. To the east, along Washington Street in the 100 through 200 blocks, and to the south along Lovett Street are secondary nodes of late nineteenth and early twentieth-century commercial. Also notable is the 1917 U.S. Post Office at 117 W. Lovett, one of Michigan's oldest such buildings continuing in its original function.

South Cochran and Lawrence Avenue blocks adjacent to the business district developed as residential neighborhoods of fine homes. These blocks were the location of the prominent late nineteenth and early twentieth-century homes of many Charlotte business owners and professionals. Many of the popular architectural styles of the period are represented, and the variety is perhaps most efficiently viewed along Lawrence Avenue, which has a wide range of styles within a couple blocks. The fine homes create a pleasant streetscape although many have been converted to commercial use today. One of the most architecturally interesting intact residential block streetscapes in the city intersects Lawrence Avenue in the 100 block of Pleasant Street. While not as substantial in size as some of the houses along Lawrence, these homes housed prominent residents who were the movers and shakers in early twentieth-century Charlotte and speak to their success - and fine architectural tastes.

Perhaps most common among the large homes are those displaying affinities to the Queen Anne style. A sample includes fine towered examples - the McPherson House at 121 Pleasant from a plan by the Grand Rapids architectural firm of Daverman & Son, the Barber House at 312 E. Lawrence, and the Otto House at 327 E. Lawrence - and more eclectic style influences in the Gale House at 405 and the Fulton House at 411 E. Lovett. The Colonial Revival style is widely seen in examples, such as 120 S. Pleasant, 129 S. Pleasant, 203 N. Oliver and 218 S. Oliver, 230 Pleasant, 214 N. Cochran, 345 S. Cochran (an unusual stone example), and in Dutch Colonial-influenced homes at 417, 421 and 344 S. Cochran, and an earlier example at 212 E. Harris. The houses at 121 and 215 W. Seminary and 120 S. Pleasant appear to express a mixture of Queen Anne and Colonial Revival. Other houses expressing an overlay of styles commonly with an Arts and Crafts / Craftsman or even Prairie base include particularly fine examples at the Fulton House, 333 E. Lawrence, and the Shepherd-Fulton House, 316 E. Lovett (Thomas Benjamin & Son, architects). Many of them are modest-sized bungalows, such as those at 217 E. Lovett and 319 S. Cochran, with particularly fine examples at 113 E. Harris and 104 N. Oliver. The Neoclassical style is uncommon in the district but a fine example is the Miller House, 310 E. Lovett.

To the south, a number of larger homes along South Cochran were demolished for commercial development, but prime examples survive in the Queen Anne-inspired George H. Spencer House at 403 S. Cochran, and a bit further south, the Eastlake-inspired H. L. Dolson House, at 345 Horatio Street.

## **INVENTORY**

Historically, streets in central Charlotte are assigned direction and numbers from the city's primary intersection of Cochran and Lawrence Avenues. **For this nomination, streets in the district are listed in alphabetical order by primary street name and then street directions from this primary downtown intersection.** Thus, for the first street alphabetically, Bostwick St., a north-south street, N. Bostwick addresses are presented before those on S. Bostwick, and this format is continued on all other north-south streets. For the first east-west street alphabetically having E. and W. addresses, Harris St., E. Harris buildings are presented before those on W. Harris,



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and this format is continued on all other east-west streets. Buildings on these streets are listed in numerical order by block, east side followed by west side on north-south streets, and north side followed by south side on east-west streets.

The date of construction and occupation history for each building employs a number of sources. Primary ones are the Sanborn Fire Insurance Co. maps which were published between 1886 and 1950 (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, and 1950). City directories were used not only to provide insights into possible construction dates, with the first appearance of an address perhaps indicating a new building, but also for the occupation history (1904, 1913, 1917, 1921, 1926, 1935, 1940, 1944, 1954, 1962 and 1966). For directories that did not organize entries by street address, their organization under business classifications was used (1917, 1921), or, when researching a specific person, the alphabetized list of residents that provided an address. These were supplemented by county histories, atlases and vanity biographies published around the turn of the twentieth century. Discussion of owners and occupants is provided for earliest and long-term residents under each address. **Directory entries and summaries of short term occupants are provided by individual address in an Appendix at the end of this section.**

When evaluating a building as Contributing or Non-Contributing, the architectural integrity was evaluated by comparing the structure today with photographs provided in sources such as in the 1939-42 city home survey (apparently related to sanitation documentation) (ECGS 2016) and period publications of city promotional and vanity booklets such as Lowery 1907 and Newark 1908 and 1913. The information provided by these sources was augmented through use of state gazetteers, other publications and on-line research. The Eaton County Genealogical Society and the Courthouse Square Association retain extensive files on people and buildings in Charlotte and proved to be an invaluable resource. Finally, interviews with building owners provided many details and insights. In buildings with lengthy or complicated histories, city directory occupations are presented in tabular format for clarification. The date built is based on data from all of these sources. When Sanborn maps are the primary reference for dating, the "Pre-" prefix before a date indicates the earliest coverage of that building and lot in the series, and in many cases the building may have been constructed well before that time. Lacking other references, an estimated age based on architectural attributes is sometimes added after a "/" (i.e. Pre-1904 / 1880s). NVA indicates there was no visible address and none were provided by the Eaton County GIS. **All buildings contribute to the district's historic character unless specifically noted.**

**N. BOSTWICK STREET, EAST SIDE north from Lawrence**

**126 N. Bostwick. Eaton County Sheriff's Residence (1873). NRHP-Listed (Courthouse Square Boundary Increase 1993).**

This impressive three story painted brick Second Empire building occupies the northwest corner of the Courthouse Square at the intersection of Bostwick and Harris streets and faces west. It is constructed with common bond brick walls rising from a limestone block beltcourse that caps a coursed ashlar stone foundation, and is shielded by a slate mansard roof. The building's front has an L-shaped footprint, with a square-plan tower in the angle between the two sections, its front set slightly back from the part of the front to its north. The full-width flat-roofed entry porch is supported on slender Tuscan columns linked by plain wood balusters. The facade steps back left to right (north to south). The slightly off-center central tower section containing the entrance rises three stories and is capped by a mansard roof that rises to an octagonal top ringed by an ornamental metal railing. The tower's square top story reads like a belvedere, with three narrow arch-top windows in the front face and two in the south side, where it rests against the adjoining mansard roof - each window topped by a blind oculus. This belvedere-like top section displays paneled brick piers at the corners that support a cornice with paired brackets beneath on each face at the corners. The cornice features a half-circle pediment in the center in each face. The

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front's north end, which projects slightly beyond the tower front, and the south bay, recessed well back from the tower's front, are each a single bay wide. All building corners are accented by raised brick quoins. In the first story, the front entrance is a wood and glass door enframed by sidelights and a square-head transom set within a blind round arch. The projecting section to the left and recessed section to the right each contains closely spaced segmental arch-head double hung sash windows with stone-trimmed raised brick hoods and limestone slab sills. Paired double hung sash windows pierce the front in the second story above the entrance and the projecting left-hand bay, while the right bay's second story contains a single window. The north and south sides contain mostly single windows, with two closely spaced windows in the center of the north side's ground story and a paired window above. The building's ground floor windows all have segmental-arch heads, the second story rounded-corner ones. Above the second story, the building's main cornice is supported by single large brackets aligned with quoined piers demarcating the facade bays and by closely spaced modillion-like details between in the frieze. The steep, concave-slope mansard roof is sheathed with square and rounded-butt slate in two colors. The roof has a molded cornice atop the steeply pitched lower face and displays round arch window dormers aligned with the second story windows; the dormers contain single windows except for the double-window ones above the projecting left section of the facade and in the center section of the north side elevation facing Harris Street. The left/north side elevation facing Harris Street is divided into three sections by corbelled brick piers that duplicate the corner quoins. The round arch windows repeat the details of those on the facade, and are paired in the center section and single in the flanking sections. The opposite side elevation has two sections enframed with raised brick piers with single double hung sash windows on each story identical to those of the other elevations. A single-story shed roof concrete block bay at the facade corner provides access to the building's ground floor. The flat rear elevation lacks fenestration except for a steel door at the right corner and two round arch windows in the mansard roof. It lacks the raised brick corner quoins of the other elevations and has a central wall chimney. The back facade's lack of details is attributable to the fact that the building once fronted the Eaton County Jail, which extended out to the rear/east behind the sheriff's residence. The original jail, built at the same time as the house, and in matching style, and a second jail building that replaced it on the same site, have both been demolished in turn. This building is the best example of the Second Empire style in the historic district.

The west side entrance led to the sheriff's private living room, dining room, and kitchen and upstairs to the bedrooms and 2 baths. The master bedroom was above the porch on the northwest corner. Over the main entrance was a bedroom, a third bedroom on the southwest corner and a fourth bedroom in the southeast corner and the fifth bedroom in the northeast corner. Between the two bedrooms on the east were a few steps that led to a door to the women's quarters for the jail that was accessible through the living quarters. The third floor attic was a great place to hang laundry if the pigeons did not get in. In the old days the attic with the two rooms and closets may have used for mental patients. A ladder led to the tarred roof and it provided a great view of the city.

There was only one kitchen and many times the wife of the sheriff prepared meals for the prisoners which were served off the back of the kitchen on a long l-shaped counter. Trays were lined up and a slot in the wall would be lowered and the inmates picked up their food from the hallway. This same hall led to the Sheriff's office and the deputy's office with a couple of desks where they would write reports and interview witnesses and interrogate suspects. Drivers' licenses were issued here. The deputies' bathroom and a fingerprinting room were also off this hallway. In the older pictures the entrance to the ECSO shows the porch on the south side of the building and the offices described earlier were here. Also in the hall was a spiral stairway that went up to the women's quarters and the residence bedrooms. On the east side of the residence was a large garage where the patrol cars were parked and a boiler room in the basement that heated the court house and jail (Pat Campion 2016)

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): The maps indicate no changes in this building between 1886 and 1950.

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From the courthouse complex national register nomination:

On June 8th, 1840, Edmund B. Bostwick acquired a warranty deed for an acre of land located where Charlotte's Courthouse Square is today. Bostwick intended for the land to be used for the construction of county government buildings including a jail. Charlotte's first county jail, established in 1841, consisted of two rooms in the Eagle Tavern, located at the northeast corner of Lawrence and Cochran. The Eagle Hotel housed the jail until 1847 when a structure of hewn timber was completed on the courthouse square. During 1870 and 1871 the voters were twice requested to approve raising the necessary funds for the building of a new jail and sheriff's house. While the first proposal failed, the second was passed by the voters in April of 1871. Voters approved \$15,000 for the construction of the new facility, which was built in 1871-73.

The sheriff's residence and jail were completed in 1873 at a cost of slightly over \$16,000. The building continued to house the Eaton County sheriff's office until the early 1960s when the jail structure could no longer be used. In 1958 a millage proposal for the construction of a new jail was defeated, but in 1960 plans for a new jail building to be constructed on the old site were approved. The new jail was built on the site of the old, which was demolished to make way for it, and the new building, like the old, was attached to the east or rear end of the sheriff's residence. The house was abandoned by the sheriff when the new jail was completed, the sheriff occupying an office in the new jail building and electing to reside elsewhere. In 1961 the Eaton County Cooperative Extension Office took over the building. In 1976 a new county administration building was built on Independence Boulevard at the north edge of Charlotte and county agencies relocated there. In 1989-90 the 1960 jail was itself replaced with a new facility located at the county complex, and in 1990 the jail was demolished. Today the old Sheriff's Residence houses the Charlotte Chamber of Commerce.

The architect is unknown. One possibility is John B. Dibble of Saginaw. Dibble was the architect of the 1870-72 Kent County Jail/Sheriff's Residence in Grand Rapids, to which the more modest Charlotte building bears some resemblance. "Mr. Fildew" the contractor, may have been Henry Fildew, listed in the Charlotte Business Directory in the 1873 Titus's Atlas of Eaton Co., Michigan, as a builder and contractor (Lake *et al.* 1873: 48), but Fildew is not listed in the state gazetteer of that year under Charlotte (Scripps & Polk 1873: 143). However in 1875 there is an entry under Charlotte for Fildew & Wood, carpenters, but neither man is listed in the 1877 directory under Charlotte, although Henry Fildew appears under St. Johns in Clinton County as president of the St. Johns Cooperative Co., sash, doors, and blinds manufacturers (Clark 1863: 529; Polk 1875: 174; Polk 1877: 770). Henry's brother, Alfred Fildew, founded the company in 1873 (Chapman 1891b: 556) or 1875 (Ensign 1880: 376) and served as its secretary, a position he also held in the 1875 and 1877 gazetteers. A description of the firm states that "the company did contracting and building, erecting stores, ward schoolhouses, and a jail" (emphasis added) (Chapman 1891b: 556-557). An 1891 history of Clinton Co. states that at that time Henry Fildew was a contractor with a home in St. Johns (Chapman 1891b: 556). It appears likely that Henry Fildew was involved in the construction of the Sheriff's Residence either individually or in association with the Cooperative Company.

**N. BOSTWICK STREET, WEST SIDE south from Lawrence**

**111 N. Bostwick. Building (Post-1950). Contributing.**

This two-story hip-roofed Mid-Century Modern brick office building has a flat roofed entry porch across the north half of its east front that is supported on thin round steel columns. Its two step high concrete slab floor rests on a brick base and extends north a few feet beyond the building's north side facade. A full-height open wood frame grid fills the south end of the porch adjacent to the centered two-panel six-light entry door. A ribbon of awning windows with a thick masonry sill runs from the door to the northeast corner behind the porch. A brick

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flower planter with a masonry sill and a cap at the same height as the sill level of the adjacent windows extends this corner and is balanced by another low brick planter extending out from the facade's opposite/southeast end. The second story above the porch consists of alternating awning windows and wide wood panels, each with a central square motif, that all rest on a masonry sill. The south end of the facade has a bay composed of triple horizontal awning windows on both the first and second story, separated by a broad wood spandrel displaying the same, but slightly elongated, central square motif. These triple horizontal windows separated by the same panels wrap around the corner to the south side elevation for three bays in the first and second stories. Behind on the south side wall is a broad projecting brick chimney stack and back from that additional separated awning windows in the first and second stories. The north elevation has more of the awning windows, and its second story a section displaying paired awning windows alternating with paired wood spandrels each with the square motif. The low hip roof has very wide eaves on all elevations. This building apparently combined office space with residential.

(Sanborn 1927, 1950): This building was constructed after the publication of the 1950 edition and it also postdates the house in the 1939 city homes survey (ECGS 2016).

Stanley H. Raidle (1907-1971), a graduate of the Detroit College of Law, was a municipal judge in Charlotte in the 1940s and had a private practice, here at 111 from circa 1960 until his death in 1978 (*Battle Creek Enquirer* 1978c). He was also one of the incorporators of Eaton County Savings and Loan Association in 1936 (*Battle Creek Enquirer* 1963a).

**123 N. Bostwick. Wilson B. Geddes House (Pre-1886 / circa 1855?). Contributing.**

This two-story front-gabled frame Greek Revival house is clad in clapboard. Its Colonial Revival full width hipped roof porch has unfluted Ionic wood columns that support a cornice-topped broad frieze and turned baluster railings. Beneath it are two large multi-light windows and a corner entry door, and in the second story above are four symmetrically positioned double hung sash windows. The house is most notable for its wide two-story corner piers that support a wide entablature with low architrave and taller frieze topped by a classical cornice with large gable returns. A triangular window with small lights along its upper margin is centered in the gable. The side elevations also carry the broad entablature. The house's south side has another large multi-light window and a second, similar window but projecting from the facade as a square-sided bay window in the lower story and two double hung sash on the second. The north side has an arch-top mid-level window near the front and a partly slant-topped window (presumably below the staircase) in the ground story, along with other double-hung and large multi-light windows. This house is a fine example of the Greek Revival, with an early twentieth-century. Colonial Revival front porch whose design very much complements the original architecture. A picture of this house in a 1908 publication reveals that it is little changed from that time (Newark 1908: 28).

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1886 when Sanborn maps began their coverage of the city. The 1904 Sanborn has the address 123 with "(132)" above it, apparently indicating a change in numbering of this house, which is at the corner of W. Harris Street.

This house was built circa 1855 and bought by Wilson Geddes in late 1800s, who owned a tailoring business in the 100 block of S. Cochran that has his name in tile on the floor of the entrance (Campion 2016). The Greek Revival style attributes of the house appear to support this early construction date. The 1913 city directory has Wilson Geddes here and W. Geddes & Co. at 113 S. Cochran. In 1939 Wilson Geddes was still here, then the home was occupied by his wife in 1944 and 1954, joined by Henry DeHann in 1954, who had married a foster daughter of Mrs. Geddes, who continued to reside here at least through 1966 (city directories). Wilson Geddes and W. A. Boos started as Geddes & Boos in 1892, but Geddes bought out Boos the next year, creating W.

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Geddes & Co., and in 1896 moved to the Pythian temple block to sell his men's clothing lines (Newark 1908: 28). In 1913 Geddes was a director of the 1<sup>st</sup> National Bank, and in the 1930s was its president (Newark 1913: 33).

**S. BOSTWICK STREET, WEST SIDE south from Lawrence**

**106 S. Bostwick. First Congregational Church (1873-76, 1879-80). Charles H. Marsh, Architect, Rochester, New York, Stained Glass by W. H. Wells & Bros., Chicago. NRHP Listed.**

This impressive brick Romanesque Revival church is sited at the southwest corner of Lawrence and Bostwick streets. It is an L-plan edifice whose facade is distinguished by a tower at each corner. A coursed ashlar stone water table at the base of the building is capped by a dressed Berea sandstone belt course. The left (east) tower is 100 feet tall and has an entrance facing Bostwick Street. Projecting brick at its corners form buttresses with masonry shoulders for the first two stories and then transition to corner piers that extend up to a gabled eave supported by a corbel table. Above this the brick belfry rises through a corbel table to cornices supported on brackets that have a round arch centered above a large blind oculus window in each face. The tower is capped by a tall pyramid roof covered with patterned imbricated slate. The first story of the left (east) wall of this tower has large paired wood entry doors beneath a round arch sandstone lintel and the south wall has paired round arch windows. These windows, as do all the round arch windows in this church, have contrasting pattern brick hoods with masonry keystones and labels. Above them in each story in order are single and paired round arch windows and then an oculus window, all with lattice panes. The shorter three story tall tower at the facade's opposite corner generally repeats the elements of the first but culminates in a horizontal rather than gabled corbel table and its pyramid roof has a lower slope. The gabled central section of the facade is divided into three bays by buttress piers with masonry shoulders. The central section's large paired wood entry doors are placed beneath a round arch sandstone lintel and beneath a large stained glass wheel window within a sandstone surround. In the gable above are paired round arch windows beneath a contrasting pattern brick hood.

The side elevations of the auditorium have window bays defined by buttress piers with masonry shoulders, which extend to a brick corbel table beneath the eaves. Each bay contains a tall centered round arch stained glass window with contrasting brick lintels and masonry keystones and labels. The east side's side-gabled wing at the south end of the church is three bays deep and displays the same architectural elements.

This church was organized in 1851 and the current edifice built in two stages, with the exterior and the "lecture room" built in 1873-76 and the main auditorium's interior finish completed in 1879-80 and dedicated June 22, 1880. Seven persons organized the congregation in 1851 in nearby Carmel Township. Moving to Charlotte the next year, they held services in the wooden courthouse and in 1856 built the city's first place of worship, "The Basswood Church" on Bostwick Avenue. In 1873 construction of the present church began. Local businessman Joseph Musgrave donated exterior brick originally purchased for his own home (National Register 2016).

**124 S. Bostwick. Bell Telephone Building (1929). Smith, Hinchman & Grylls, Architects, Detroit. Contributing.**

This single-story side-gabled brick Colonial Revival building is constructed using common bond. The former center entry is placed between a single double hung sash window on either side. It is recessed into the building behind a projecting pedimented gable entry porch that is supported on paired corner posts. The former is no longer in use; wood paneling now encloses the porch's lower portion, and planting beds encircle it. The windows have brick flat arch lintels with masonry keystones and rowlock bond brick sills. The building corners are defined by raised brick quoins, and a cornerstone at the southeast corner states, "BELL TELEPHONE COMPANY" and "1929." The gable ends each has a central oculus window. A long flat roof single-story section, with colonial cornice on each long side below the flat-top parapet and windows identical to the front ones, extends the rear

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elevation, and contains several doors. The extension's rear southwest quarter is built of different brick and clearly post-dates the original construction, but other parts of the rear wing may also be additions. The building exemplifies the quality Colonial Revival styling often used by the Michigan Bell Telephone Co. in construction of its smaller exchange buildings across the state from the 1920s through at least the 1950s.

(Sanborn 1927, 1950): This building was constructed after 1927, when it replaced a dwelling. In the 1950 edition it is labeled Michigan Bell Telephone Co. Office and Exchange.

Michigan Bell Telephone erected the building in 1929 and used it through the 40's and 50's as the local office and switchboard. Direct-dial telephones finally brought an end to switchboards and the building was vacant by 1962. By 1963 First Congregational Church next door was the owner and used it for Sunday School classrooms and youth group meetings. This Annex served as the location for the Charlotte Community Nursery Preschool from 1966 to 1970. Each week Preschool parents ended the week by coming in after Preschool on Friday late afternoon, and disassembling the Preschool tables, books and play area and putting them away so that Sunday School could be conducted on Sunday. The parents returned on Sunday evening or early Monday morning and reset the Preschool centers for their weekly sessions. By the 1990s the building was used for a number of additional purposes, Pack 45 Cub Scout meetings, Board meetings and for the alternative education program of the Charlotte Public Schools. In 2009, the building was emptied in preparation for a complete renovation, and work began in 2010. The entrance was moved from facing Bostwick Street to the driveway shared with the Church. The Church office and pastors' offices were relocated to the Annex and are on your left as you enter. Directly in front just past the offices is the new Church library, organized by church member volunteers. To the right is the small conference room and at the end of the hall is the large conference room. Church Boards and committees use the library and conference room for meetings and the large conference room hosts community groups and special services. Most of the renovation was done by volunteers and by local businesses (GFWC 2016).

This building was constructed as part of a statewide, five-year \$100 million upgrade of facilities by the Michigan Bell Telephone Co. in 1927 that proposed to spend \$4,500,000 to construct new buildings and purchase sites and rights-of-way in over a dozen cities including Charlotte and Eaton Rapids in Eaton County (*MMFR* 1927: 11). Smith Hinchman & Grylls, an architectural and engineering firm based in Detroit that was responsible for many Michigan Bell buildings across Michigan for several decades beginning in the 1920s, designed this building in 1928 along with two office buildings in Detroit and others in Wayne, Lansing, Holland and Benton Harbor, Michigan (Holleman and Gallagher 1978: 213). The Michigan Bell Telephone Co. became the sole provider of telephone service in Charlotte when it bought out the Eaton County Telephone Co. in 1938 (MPUC 1938: 793). The Eaton County Telephone Company always maintained its offices and switchboard 147 ½ S. Cochran, just down the block from Bell's old offices at 141 ½ S. Cochran, before Bell moved to this new building at 124 S. Bostwick (see entry).

**128 S. Bostwick. Michigan National Bank Facility (1974). Non-Contributing.**

This small structure is constructed of a rectangular single-story brick teller office bay at the west end and three drive-through stanchions supported on steel posts, which are all shielded by a flat roofed metal canopy. The date built is from the county GIS web site, which also indicates Michigan National Bank was its owner. It is now vacant / not in use.

**134 S. Bostwick. Horace S. Maynard House (Pre-1886). Contributing.**

This two-story brick hipped roof house rests on an uncoursed fieldstone foundation. The full width shed roof front porch rests on brick piers and aprons but has been enclosed with vinyl siding, leaving only small windows in its

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front and north end and larger windows only at the south end near the door. Above the porch three double hung sash windows in the story above have brick segmental arch lintels and painted masonry sills. The house's side elevations contain the same type of windows. A cluster of single and two-story gabled sections extend the rear of the building and have entry doors beneath shed roof porches and straight-lintel double hung sash windows. A single-story shed roof garage has been added on the northwest corner of the building. The house has been much altered, but retains elements of its Italianate styling.

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1886, the earliest Sanborn map coverage of the city.

Horace S. Maynard (1849-1917) had served as Eaton County Prosecuting Attorney 1889-1892, city attorney 1906-1907, and mayor of Charlotte in 1912, also as a trustee of the Public Library Board, register of deeds, and Eaton County probate judge, and his obituary states he was "probably the best known Mason in the state . . . one of the largest funerals held here in years" (Lowrey 1907: 5; *Detroit Free Press* 1917; *Lansing State Journal* 1917h; Charlotte History 2016c). His office for many years was above 102 or 104 S. Cochran. Maynard's daughter, Vera Maynard Osborn (1891-1976), wrote the book, *There Were Two of Us*, which was a semi-biographical novel about growing up in Charlotte, Michigan (Weaver 2017).

Ray Willett (1891-1979) moved to Charlotte in 1921, in 1924-1929 was the advertising solicitor for the *Charlotte Tribune* and *Republican-Tribune* newspapers, when he quit to start the *Potterville News*, which he printed at his shop in Charlotte, and was residing here at 134 when he died in 1979, about four decades after he acquired the house (*Battle Creek Enquirer* 1929b; *Battle Creek Enquirer* 1979e).

**204 S. Bostwick. Eaton Federal Savings & Loan Building (1963). Contributing.**

This single-story flat-roofed rectangular plan building is faced in red brick and rock-face random ashlar stonework and exemplifies the International style. The brick veneer is laid in offset running bond. The glass and aluminum frame entry door with transom is placed near one end next to a two-panel full-height aluminum frame glass window wall extending to the building corner, and around for much of the side. A broad stonework wall section adjoins the door to its left, and the right-hand window wall is fronted by a low planting bed faced in the same stone. Another extended window wall fronts the building to the left of the stonework. A flat-roof projecting aluminum canopy projects from the front of the building over the front and side window wall area and is topped by the red brick parapet. The front's extended window wall area is bounded at the left end by a red brick section matching the parapet, while the window wall's north side extension rests against a stonework section the runs back to the northwest corner.

(Sanborn 1950): This building was constructed after the 1950 edition and replaced a church.

A pamphlet published in 1962 states that for the Eaton Federal Savings & Loan Association, "By early 1963 there will be a new home office in Charlotte . . . Plans are already underway on this new building, which will be located on the southwest corner of Lovett and Bostwick" (Hamman 1962: 36). An architect's rendering of the building shows that the building today is virtually identical to when it was built (*Charlotte Republican Tribune* 1963: 82). It now serves as a professional building.

Eaton Federal Savings and Loan was established as Charlotte Federal Savings and Loan Association in 1937 by a group of Charlotte business leaders, who deposited \$5,000 and raised an additional \$30,000 from the community (Lansing Community Newspapers 2003). The new bank's objective was to provide home loans, which were difficult to fund during the Depression, and demand increased enormously with veterans after World War II. The

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bank's first office was at 128 V% S. Cochran in the building's second story, before moving two additional times, to 139 S. Cochran by 1944 and to 106 S. Cochran in the 1950s and 1960s, before constructing a large main office at 236 S. Main Street in 1986 (*Ibid*). In 1957 it established a branch in Eaton Rapids and also constructed the branch building here at 204 S. Bostwick in 1963 (see entry).

**218 S. Bostwick. House (1895-1904 period; 1904-1911 garage). Contributing.**

This two-story frame hip and cross-gabled-roof Queen Anne house is clad in clapboard and rests on a coursed ashlar stone foundation. The facade's full-width shed roof porch has a shallow fishscale covered gable above the entry steps. It has turned columns and balusters, fretwork brackets at the tops of the columns, and a spindlework frieze over the entry. The wood paneled entry door is placed in the ell of the porch between two large windows. A projecting slant-sided bay window extends up from the porch roof in the side gabled portion of the front and continues above the front roof slope as a turret with wood panel sides and an octagonal roof. The second story of the front-gabled portion of the house has a large cottage window placed above the one in the first story, above which the gable is clad in fishscale wood shingles. The side elevations have large cottage windows in the first story and double hung sash in the second. The north side elevation has two gable-topped parts, the rear projecting out from the front, and the rear displays a cutaway first-floor corner containing a large diagonally positioned window below the square-cornered upper facade, "supported" by a large decorative bracket in each wall plane above the window. This house appears virtually unchanged from 1939 when it was occupied by Elmer Peters (ECGS 2016). A single-story gabled carriage house/garage is sited off the house's southwest corner. It has a rock-faced block kneewall supporting walls constructed of alternating courses of standard and narrow gauge concrete blocks. The gable ends are clad in cedar shake and are pierced centrally by square fixed pane windows.

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house is numbered 216 on Sanborn editions. It was built on a vacant lot between 1895 and 1904. The concrete block building off the house's southwest corner between 1904 and 1911 is labeled as "Auto Ho."

In 1904 this home was owned by M. R. Parmelee, Superintendent of Charlotte Public Schools (Davids and Loomis 1904). In 1900, Prof. M. R. Parmelee had been elected vice president of the statewide organization, Michigan superintendents of public schools (*Detroit Free Press* 1900a).

Elmer Peters (1868-1934) and family were here from before 1913 through at least 1944. Peters graduated from the University of Michigan Law Department in 1899, served as Eaton Rapids city supervisor and then that city's prosecuting attorney for four years before being selected as Eaton County prosecuting attorney in 1905, the year he moved to Charlotte (Newark 1908: 75, 1913: 66). In the 1921 city directory he is a partner with C. J. Marshall with an office at 107 1/2 South Cochran Street. His obituary states he was "the dean of Eaton County attorneys," being the president of the Barry and Eaton County Bar Association and having practiced law for 34 years at the time of his death in 1934 (*Detroit Free Press* 1934).

**238-240 S. Bostwick. House (1895-1904 period). Contributing.**

This two-story cross gabled frame house is clad in vinyl siding. The facade's wrap-around porch is supported on Tuscan columns that are connected by balustrades with turned spindles. The porch has a hipped roof with a gable above the front steps. The porch and the house's front and side gables display wood fishscale shingles. The facade's first story fenestration is composed of paired wood entry doors and a large cottage window behind the porch, two double hung sash windows in the story above, and a large awning window in the gable. The sides contain double hung sash windows, and another entry door is located in the front face of the north side wing.

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1895 and 1904, after



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a section of the neighboring house to the south at 242 was removed. In the 1950 edition is it labeled as a Flat.

**242 S. Bostwick. House (Pre-1890 / circa 1860s?). Contributing.**

Located at the northwest corner of Seminary Street, this upright-and-wing type house has a two-story gable-front portion and a single-story side-gable wing, rests on a rock-faced block foundation and is sheathed in aluminum siding. The entry porch fronts the end of the gable-front part near the ell. The part of the former front porch spanning the wing has been enclosed. The corner porch and rest of the former front porch to its north all has brick piers and apron. Next to the door the front-gable upright has a double hung sash window, and above it two similar windows in the second story. The wing has two sash windows in the enclosed porch. The Seminary Street side elevation has functionally positioned double hung sash and sliding windows, and an end-gabled single-story bay extends off the rear elevation. A detached single-story front-gabled single bay frame garage that is clad in novelty siding is located behind the house. The porch has been enclosed and the house resided but otherwise it appears little changed from 1939 when it was occupied by Alice Day (ECGS 2016).

(Sanborn 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house had a sizeable single-story rear section that was removed between 1895 and 1904, providing a site for the neighboring house to the north at 238-40 to be built. No. 242 was built before 1890 when Sanborn maps first covered this area.

S. T. Green was here in the 1904 city directory, which lists him as a transfer agent. His obituary (1844-1912) describes him as "a well-known resident" of Charlotte "for many years," who had "operated a storage plant and warehouse" in the city "for years" (*Lansing State Journal* 1912f).

**N. COCHRAN STREET, EAST SIDE north from Lawrence**

**110 N. Cochran. Building (circa 1980s?). Non-Contributing.**

This single-story building has a shallow-pitched front-gabled roof, is clad in vinyl siding and has a concrete block foundation. The facade has a center entry beneath a projecting gabled hood on brackets and a single double hung sash window beside it. The side elevations each have four symmetrically placed slider windows. This building post-dates the 1950 Sanborn map and the Eaton Co. GIS property web site has no date of construction. Because this building is less than 50 years old it is considered Non-Contributing.

**North of 110.** The east side of the street in this block to E. Harris Street contains an asphalt-surfaced parking lot that extends west from the sidewalk line and covers the ground.

**200 N. Cochran. Carnegie Library (1903). E. W. Arnold, Battle Creek, architect; E. E. Linton, Battle Creek, contractor. Contributing**

This two-story T-plan building is constructed with walls of rough-cut large-size fieldstone boulders and dark red brick and has a hipped roof. The tall basement portion of the building has fieldstone walls and the upper portion's walls are of common bond brick. Windows in the basement on all sides are of glass block enframed in brick with wide dressed limestone lintels. The facade's off-center entry, at the head of a broad flight of seven steps, is set into the front of a projecting central two-story tall hipped roof block whose roof rises above the main front roof slope. The front entry is set into a recess framed by fluted limestone pilasters that support a flat-topped limestone entablature with broad frieze and projecting cornice. The entry is flanked by a round brick-trimmed fieldstone tower, with tall conical roof, that also fronts the hipped-roof central block and is capped by a metal finial. South of the door the front has two closely spaced double hung sash windows with transoms and north of the tower are three more of the same closely spaced windows. A limestone belt course also serves as a continuous sill for these windows. The windows also display limestone slab lintels and trim blocks at the transom base level. The low

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second-story front in the central block next to the tower's conical roof and directly above the entrance contains a triple ribbon window with dressed limestone sill. The side elevations of the front portion of the building have five closely spaced windows identical to those of the facade. The back part of the building is set back on either side from the front part's side walls, forming the shaft of the T. The rear or eastern portion of the side elevation has two stories above the basement rather than the one taller story in the front, with four bays recessed between piers defined by double hung sash windows with dressed limestone sills in the first story and fixed pane (replacing original double hung sash) in the second. A stepped brick firebreak parapet with masonry coping breaks the roofline between the front and rear sections of the building. The building is remarkable for its deft use of materials - particularly the eye-catching massive fieldstone boulders - and its slightly asymmetrical but balanced form. There is a suggestion both of Neoclassicism and of France in the round conical-roof stair tower, but no one style predominates. Its architect, Ernest W. Arnold, is best known for his larger structures such as the Battle Creek City Hall and his buildings for Western Michigan University. Charlotte's library, designed in a picturesque eclecticism that was a characteristic form of design at the time, should be seen as one of his most successful compositions. A photo from 1907 indicates the building is little changed from that time (Lowery 1907: 9).

The interior of the library was described in detail soon after it was built (State of Michigan 1904). The front room of the library was 32 x 52 feet and the stack room behind it was 24 x 31 feet, and from the tiled vestibule a stairway in the tower led to the second floor. In the center of the first floor was the delivery room, to the left was the 17 x 30 foot general reading room and to the right, reference room and offices. The stacks room was one of the best lit in the building with double rows of windows. The second story had a single room, used primarily by the library board for meetings. A large room in the front basement could be converted for use as a children's room. The delivery and reading rooms were finished in sycamore, which was also used in the large counter fronting on the reading room and in the ceiling beams.

Sanborn Map Co. fire insurance maps (Sanborn 1895, 1904): The 1904 edition reveals the library had been constructed on what had been a vacant lot.

In 1895 a 1 mill tax was levied for a Public Circulating Library, and in 1902 the Charlotte City Council and library board applied to Andrew Carnegie for assistance in building a library building. Carnegie offered \$12,000 for the building if the city would agree to appropriate a sum equal to 10% of his gift for maintenance each year and provide a suitable site for the building. The old county courthouse was moved from the northeast corner of Cochran and Harris streets to provide a prime location for the new building (Lowrey 1907; *Charlotte Republican-Tribune* 1963: 31; Bohms 2010: 30). The library outgrew the Carnegie building and in 1986 the Charlotte Library Project, Inc. was formed to seek out a new location. In 1987 the former Felpausch grocery store at 226 S. Bostwick Street was purchased, renovations completed from 1990-1994, and the new building opened to the public in September, 1994 (Charlotte Community Library 2017).

The architect was E. W. Arnold of Battle Creek, and E. E. Linton of Battle Creek was the contractor (State of Michigan 1904: 57 with as-built photo; *True Northerner* 1903). In 1904 Arnold was also involved in designing a campus plan for the original Western State Normal (now Western Michigan University) campus on Prospect Hill in Kalamazoo, and he designed several buildings there over the next few years, among his other commissions. Carnegie's donation for building Charlotte's library was part of a pattern of philanthropy for library construction Carnegie began informally while he still ran his business empire and expanded greatly after he sold his iron and steel interests. He financed the construction of hundreds of public library buildings in the United States, Canada, and the British Isles between 1883 and his death in 1920. In total, the program financed sixty-one library buildings in Michigan from Ironwood to Detroit. As of 2012, fifty still stand - including Charlotte's - with twenty-six still functioning as libraries (Vachon 2012).

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**210 N. Cochran. Dr. Herbert B. Cole House (1895-1904 period). Contributing.**

This two-story cross gabled frame Queen Anne house is now clad in vinyl siding and rests on a coursed ashlar fieldstone foundation. The facade's full-width front porch has a frieze that is supported on Tuscan columns linked by balustrades with turned spindles. The porch's hipped roof has a low gable over the front steps, within which is a miniature gabled temple-front with paired columns. The two-story gable-front portion of the house has an entry door with an adjacent broad sidelight and a picture window in the first story, in the second story there is a bay window above the picture window and a sliding window above the door, and in the front gable an additional sliding window. The narrow recessed side-gable north portion of the facade has a sliding window in the first story and a double hung sash in the second. An entablature with frieze and cornice extend across the facade onto the side elevations above the second story windows, in effect creating large pedimented gables. The side elevations have primarily double hung sash windows, with the central portion of each side projecting with cutaway bays. A shed-roof single-story bay extends the north elevation near the rear of the house. Despite the many surface alterations, the general character of the house remains little changed from photos taken in 1907/1908 (Lowrey 1907: 55; Newark 1908: 82), and 1939 when it was occupied by H. B. Cole (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built on what had been a vacant lot between 1895 and 1904.

Fred Hamilton resided here by 1904 (city directory). In 1899, Fred E. Hamilton joined with M. E. Miller, who had managed the Webster, Cobb & Co. lumber and coal business in Charlotte for eight years, to form Miller & Hamilton, dealers in lumber, wood, coal, etc. with a yard opposite the Michigan Central passenger depot on the west side of N. Cochran St. (421 N. Cochran, demolished) (Lowrey 1907: 52; Newark 1908: 44). In 1905, Hamilton moved to Lansing and his son, H. A. Hamilton, replaced him as partner in the firm (Newark 1913: 56). In 1918, M. E. Miller sold out his interest in the firm to the other partners (Fred Z. and H. A. Hamilton) (*Lumber World Review* 1918: 37). City directories reveal that the home was in the Cole family for nearly five decades.

Dr. Herbert B. Cole (1866-1950) apparently moved into this house sometime after 1905 after the previous owner, Hamilton, had moved to Lansing. In 1886 Herbert Cole came to Charlotte to work in the offices of R. C. Jones while studying dentistry in the office of Dr. M. S. Phillips, then studied and graduated from the Chicago School of Dental Surgery in 1894, returning to Charlotte to work with Dr. Phillips, and took over the practice when Phillips died in 1895. By the early 1900s Cole occupied "a prominent position in the dental profession in Charlotte" (Lowrey 1907: 55). He was a member of the school board (Lowrey 1907: 55; Newark 1908: 82, 1913: 52). He is listed under Charlotte through the 1931 edition of the state gazetteer, is listed in the city directories through 1944, and was living here at 210 when he died in 1950 after several years of illness (Polk 1897: 422; 1931: 207; *Lansing State Journal* 1950b). His office was at 132, and later, 130 V S. Cochran (Newark 1913: 52; 1929 city directory). He moved to this house from just up the street at 222 N. Cochran, where he had resided at the time of the 1904 city directory.

**214 N. Cochran. House (Pre-1895 / circa 1860s?). Contributing.**

This two-story front-gabled frame house is clad in vinyl siding and rests on an uncoursed cobblestone foundation. The full-width hipped roof front porch has square-plan wood posts with classical-inspired capitals that support a wide frieze. The linking balustrade is a replacement. The roof has plain raking cornices without returns. The facade's first story has a corner entry door flanked by two double hung sash windows to the right. The second story has a centered door opening onto a small balcony on the porch roof. It is shielded by a gabled hood on triangle brackets and is located between two single double hung sash windows. The sides have double hung sash windows in both stories. Other than the siding and replaced porch balustrades this house appears little changed

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from 1939 when it was occupied by R. B. Thornton (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house predates the earliest, 1895 Sanborn coverage of this block.

**218 N. Cochran. A. D. Baughman House (1879-80? / 1895-1904 period). Contributing.**

This fine Queen Anne house, with its Chateausque influences in the central dormer and corner tower, is one of the largest homes in the city at 3,948 square feet (Campion 2016). The 2 1/2-story frame house rests on a rough-cut ashlar stone foundation, is clad in clapboard with zones of wood shingle, and has a complex hip, gabled, and conical-roofed form. The character of the facade is largely determined by its three story round corner tower, with bellcast conical roof, at one end and semi-round corner at the other, which extend upward from above the opposite ends of a broad front porch. The house's front and sides have a zone of plain and octagon-butt shingles between the first and second stories, and the tower's third story with its flaring lower edge is also finished in plain and octagon-butt shingling. A central double-hung window dormer with tall gable roof and a semi-octagonal turret, with concave-slope pinnacle roof, atop the inner end of the rounded corner section have sides shingled in the octagon-butt pattern. The tall main roof rises above a modillion-decorated cornice. The north part of the facade projects forward from the front wall plane in a slant-sided, bay window-like jog. Beyond a large cottage window in each story, the semi-round curve at the front's north corner begins. The concave-roof semi-octagonal turret-like dormer rises above the slant-sided inner corner of this projecting part of the facade, atop its hip roof. The front and sides display a combination of double-hung and broader cottage windows. Some of the windows in the rounded tower and corner sections retain their old sash, curving with the slope of the wall. The flat-roof front porch surrounds the base of the round tower and extends across the facade to incorporate a projecting bay above the front steps. The porch has paired round columns atop pedestals and the pedestals are linked by balustrades with turned spindles. In the first story the centered entrance is placed between two large picture windows with transoms, while the second has large double hung sash windows. A zone of wood fishscale shingle between the first and second stories extends from the round corner tower across the facade and around the opposite end round bay, and continues on the side elevations. The south side elevation has a projecting two-story bay window and the north a broad tripartite window. Inside the house has custom-made radiators - some of them curve to fit the curving walls. The fifteen rooms in the two main floors have four sets of pocket doors and quarter-sawn oak woodwork (Campion 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house replaced an earlier house on this lot between 1895 and 1904. In 1927 it was identified as "Community Hospital," and in 1950 it is labeled as apartments.

Local historians state this house was built 1879-1880 (Campion 2016; GFWC 2005). Adelbert Daniel Baughman (1841-1914) moved to Charlotte in 1867 and opened a dry goods store with I. M. Strong as Strong & Baughman at 102 S. Cochran, and when Strong retired in 1870, Baughman took his place and went into business with father-in-law, Dr. J. T. Fouts (Durant 1880: 387; Lowrey 1907: 10). Baughman had married Harriett C. Fouts in 1868 and they lived with her parents, Dr. Jerrie and Ruth Fouts, while they built the house here at 218 N. Cochran in 1879. Mr. Baughman had stated, "I want the biggest and most expensive house in town" (Campion 2016). The 1904 Sanborn shows a house footprint so radically different from that previously shown as to suggest an entirely new house, or at least a very substantial expansion and renovation of an earlier dwelling. Everything about the house's design suggests the present appearance dates from the 1895-1904 period.

Baughman, "the leading dry goods merchant of Charlotte," owned the largest dry goods store in Charlotte and Eaton County, and in 1907 he had been "longer continuously engaged in the mercantile business here than any

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other" (Chapman 1891a: 625; Lowrey 1907: 26, 42). In 1910, his head clerk for twenty years, S. E. Cook, formed S. E. Cook & Co. (with P. H. D. Hunt, "a dry goods salesman known throughout Michigan") and acquired Baughman's dry goods business, at that time "the oldest concern of the kind in central Michigan, established in 1867" (*Notions and Fancy Goods* 1910: 57). His business was initially located at 106 S. Cochran Street before he moved to the Higby Block at 134 S. Cochran Street, with branch stores in Jackson, Lansing, and Alma for a number of years (Campion 2016).

Mr. Baughman was one of the trustees on the common council the last year that Charlotte existed as a village and was one of its first aldermen after it became a city in 1871. He was also mayor of Charlotte in 1885-1886. For many years he was a member of the Public Library board, and was a trustee of the Congregational church society. When the City of Charlotte was organized in 1871, in its first election A. D. Baughman was a justice of the peace. In 1880 he was the 1st Ward Alderman (Pioneer Society 1881: 415). He was one of the original organizers of Merchants National Bank in 1883, and vice president and a director of Merchants National Bank in 1897, and also had served as its cashier (Chapman 1891a: 626; Lowrey 1907: 26; State of Michigan 1898: 241). In 1908, he was president of Merchants National Bank (State of Michigan 1909: 383). The Eaton County Savings Bank was organized in 1899 with A. D. Baughman as a director, and he was still a director in 1912 and remained so until his death (State of Michigan 1913: 87; *MMFR* 1915b).

In 1925, this house was acquired and remodeled "into an up to date hospital" by Dr. H. A. Moyer, becoming the Community Hospital, with twelve patient beds and nurses' quarters on the third floor (*Battle Creek Enquirer* 1925b; *Charlotte Republican-Tribune* 1963: 33). The city acquired the hospital in 1930 (*Battle Creek Enquirer* 1930a), and it closed in 1933 when Hayes Green Hospital opened. It then became a rooming house for elderly women, each renting a room there and sharing the common spaces, but by the 1940's it was subdivided into apartments. In the early 2000's Dee Smith (Mayor of Charlotte) and his wife, Cheri, bought the house and spent \$200,000 in renovation and restoration, and opened the 6,000-square-foot home as the Baughman Manor Bed and Breakfast in 2005. The house went into foreclosure in 2015 (Campion 2016).

**222 N. Cochran. House (pre-1904 / circa 1860s?; 1880s?). Contributing.**

This 1 ! story gabled ell house has a rough cut coursed ashlar stone foundation and is clad in vinyl siding. The full-width porch wraps around to include the ell, and is supported on plain wood posts. The off center entry is located at one side of the upright's front, and there are two double-hung windows to its right and two more in the front gable above along with a single one in the ell's front. The north side elevation is mostly composed of a two-story slant-sided central bay window that has geometric pattern wood panels between the two stories on the slants and brackets with pendants at the eaves. This house may represent a gable front type that was expanded through a side gable addition at a later date. Other than replaced porch balustrades and siding, this house appears little changed from 1939 when it was occupied by Donald Cole (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): This house predates the earliest, 1904 Sanborn coverage of this block.

**226 N. Cochran. Joseph B. Gibbons House (Pre-1904). Contributing.**

This 1 ! story rectangular plan house has a side-gabled front section and a gabled rear ell. It has a rough-cut uncoursed ashlar stone foundation with concrete veneer in some sections and is clad in vinyl siding. The facade has a central sliding window between an entry door and a double hung sash window, above which is a central shed roof wall dormer with a triple double hung sash window. The side elevations have mostly functionally placed double hung sash, but a brick wall chimney runs up the center of the south elevation. A single bay concrete block garage extends off the southeast corner of the house. This renovated house may have had a full width porch

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removed whose footprint would correspond to the brick wall with stone accents that parallels the facade.

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): This house predates the earliest, 1904 Sanborn coverage of this block.

Joseph B. Gibbons was living here by 1904, the year the city directory lists him as a jeweler and optician, and resided here until his death in 1950. Gibbons (born 1869) was a registered optician, having received a degree from the Chicago Ophthalmic College, and also was a watchmaker, having commenced his jewelry business in Charlotte in 1895 in the old post office block (apparently 139-141 S. Cochran), that featured "a fine and large stock of watches, diamonds and jewelry and a large assortment of the leading manufacturers of American cut glass" (Lowrey 1907: 77). A 1908 publication identifies his Charlotte shop as a jewelry store (Newark 1908: 61). By 1913 it is called a jewelry and music store, adding Victor and Edison phonographs and Story & Clark pianos and a full line of all kinds of records (Newark 1913: 50). He was residing here at 226 N. Cochran when he died in 1950, his obituary calling him a "retired watchmaker" (*Battle Creek Enquirer* 1950d).

**230 N. Cochran. William C. Peskett House (1918-27 period). Contributing.**

This two-story side-gabled frame house rests on a rock-faced block foundation and is clad in vinyl siding. The shed roof of the full-width front porch is a lower-slope extension of the primary roof and is supported by vinyl-clad battered piers at the corners and a short Tuscan column near the center by the front steps. Beneath the porch is a corner entry door and a triple double hung sash window. Above the porch, the second story's nearly full width shed dormer has a centered triple double hung sash window. The south side elevation has a box bay window and a brick wall chimney with limestone accents. Other fenestration in both side elevations is functionally placed and consists of double hung sash and fixed pane windows.

Sanborn Map Co. fire insurance maps (Sanborn 1918, 1927, 1950): This house was built on a vacant lot between 1918 and 1927.

William Peskett (1874-1967) resided in this house apparently from the time of construction until his death, as recorded in the 1926 through 1966 city directories. Peskett is listed as a barber in Charlotte in the 1907 state gazetteer, and had a barber shop at 132 S. Cochran in the 1904 city directory, before moving to 212 S. Cochran where he was located for over three decades (Polk 1907: 544; 1913-1944 city directories). He had been a resident of Charlotte for over seventy years where he owned and operated the Peskett Barber Shop until his retirement in 1947, and was residing here at the time of his death in 1967, over four decades as his home (*Battle Creek Enquirer* 1967b). He had also served as a city alderman in the late 1930s and early 1940s (*Battle Creek Enquirer* 1939b; *Battle Creek Enquirer* 1943a). Peskett's barber shop at 212 S. Cochran was in a building he apparently had constructed (see entry). A newspaper from the period reported, "William Peskett will move his barber shop into the basement the second door north of his present location while his new building is being erected" (*Lansing State Journal* 1919h).

**234 N. Cochran. House (Pre-1904 / circa 1860s?). Contributing.**

This 1 / story frame gabled ell has a foundation covered in concrete veneer and is sheathed in vinyl siding. It has a tall brick chimney at the ell roof junction. The front-gabled section has a large window in the first story and a centered double hung sash above. An enclosed shed-roof entry porch spans the front of the long ell, beneath a frieze window in the side of the gabled section. The porch has six side-by-side double hung windows, and extends to another shed roof bay at the corner of the facade that has a single double hung sash window. Above the porch and corner bay is a shed roof wall dormer with four double hung sash windows. The north side elevation has double hung sash windows and a shed roof single-story bay, as well as two frieze windows below the eave. The

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opposite side elevation has double hung sash windows and a side-gabled single-story bay at the rear elevation. This house appears to result from two primary building episodes, with the front-gabled section and perhaps a portion of the side-gabled section being earlier (frieze windows), followed by an extension of the side-gable part. Other than replacement windows, this house appears little changed from 1939 when it may have been occupied by Don Clifford (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): This house predates the earliest, 1904 Sanborn coverage of this block.

Roy McPeck, who resided here in 1904, is apparently the same person as Russell R. McPeck (because newspaper accounts use the names interchangeably), who had an office at 128 S. Cochran in the 1913 city directory. In 1904, he would have been a stenographer to Michigan Governor Aaron T. Bliss. McPeck was the junior partner in the law firm of Huggett & McPeck (George Huggett), which was located in the Pythian Block in 1908. The son of Judge J. L. McPeck, Russell graduated from the University of Michigan and received his license to practice before the Michigan Supreme Court in 1903, and served as prosecuting attorney in 1908-1912. He later served as probate judge and was elected to circuit judge in 1925, serving until his death in 1945. He was also a director of the Fenn Manufacturing Co. and the Beach Manufacturing Co. (Newark 1908: 36; Newark 1913: 66; *Lansing State Journal* 1945).

**240 N. Cochran. Floyd Booth Filling Station (circa 1935). Contributing.**

This single-story side-gabled building is located at the southeast corner of Stoddard Street. It has a concrete veneer foundation and has been covered with vinyl siding that includes imitation shakes in the steeply pitched gables. The off-center entry is located between a large fixed pane window and paired double hung sash windows. A single-story flat-roofed bay that extends the facade southward has a central double hung sash window. The side-gable part of the building has a steeply pitched centered gable. The north side elevation has a single large fixed pane window.

Sanborn Map Co. fire insurance maps (Sanborn 1927, 1950): The 1950 edition reveals this building replaced a house previously on the lot and was constructed as a filling station with concrete floors.

The 1935 city directory for the first time lists this address and the note "new home," apparently indicating the incorrectly described building was under construction.

**304 N. Cochran. David E. Dolson House (Pre-1911). Contributing.**

This large frame two-story house occupies the northeast corner of Stoddard Street. It is side gabled, with a semi-octagonal turret-roofed dormer, but has a prominent, projecting front gabled section on the left/north end. An extended front porch runs beneath the second story of the gable-front part and under the front roof slope in the side-gable part. While the house is clad in aluminum siding, the robust full width front porch has a broad apron of rock-face fieldstone boulders carefully cut and fitted together with a mosaic-like quality - an unusually fine specimen of the stonemason's art. The stonework includes coursed stone bases for single and triple columns in the projecting left-hand part of the porch that supports the gable-front second story above and a bowed-front solid stonework section combining apron and porch railing beneath the slant-sided dormer in the center of the side-gable part of the house. The porch displays short paired and triple columns with Ionic capitals and a frieze with console brackets aligned with the columns and supporting the cornice. The porch shields entry doors in the angle where the upright and wing meet, and in the first floor back of the porch there is a slant-sided bay window in the front of the wing below the large turreted dormer, a rounded corner window in the south corner of the upright's front, and a large cottage window in the upright's front. The second story of the front-gabled section has a flaring

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lower edge above the first story and a centered triple double hung sash window. The front gable above contains paired round arch windows with diamond panes. The Stoddard Street side presents a broad and tall gabled elevation that has a two-story bay window with flaring base in the second-story part. There is a broad cottage window with leaded glass transom in the first story, double hung sash windows in the second, and a triple double hung sash window, with blind arch over the center - the whole suggestive of a Palladian window - in the gable above. The opposite side elevation generally has functionally placed fenestration but does have an oculus window within the gable peak above the second story.

Sanborn Map Co. fire insurance maps (Sanborn 1911, 1918, 1927, 1950): This house was built before the Sanborn maps extended coverage to this block in 1911. In the 1950 edition it is labeled as apartments.

David Dolson, here by the 1904 and through the 1929 city directories, was associated with the Dolson Automobile Co. John L. Dolson began manufacturing wagons in Charlotte in 1865, and is listed as a partner with George Ward in Ward & Dolson, carriage manufacturers, in the 1879 state gazetteer (Polk 1879: 294; Durant 1880: 392; Lowrey 1907: 16). In 1891 the local newspaper noted that J. L. Dolson & Sons had shipped the first wagons from their new factory (*Charlotte Tribune* 1891c). In 1905 the carriage business was phased out in favor of the Dolson automobile, and J. L. Dolson & Sons Co. was renamed the Dolson Automobile Co., with D. E. Dolson identified as secretary of the company and also as a designer (*Motor Way* 1907: 97; *Motor Cyclopaedia* 1909: 112; MHPA 1908: 127). A 1907 publication called the Dolson Automobile Company "one of Charlotte's largest and most important manufacturing institutions, with a board of directors consisting of John L. Dolson president and treasurer, W. E. Dolson vice president, D. Elmore Dolson secretary, J. M. C. Smith (president 1<sup>st</sup> National Bank), and H. K. Jennings (cashier Merchants National Bank) (Lowrey 1907: 17). The factory provided employment to between 120 and 150 men (MHPA 1908: 127). The company over-extended itself and was out of business after 1907 ([American-automobiles.com](http://American-automobiles.com) 2016). David Dolson continued to be active in the automotive industry, receiving a patent (with Elbert R. Pease) for a clutch in 1908 (*Horseless Age* 1908: 184). The former Dolson factory remains a historic landmark in Charlotte, though located outside of the district.

**310 N. Cochran. Alonzo A. Houghtaling House (Pre-1911). Contributing.**

This 1 V-story frame house is clad in vinyl siding, stands on a rock-faced block foundation, and has a front-facing gambrel roof. The full-width entry porch has turned columns linked by balustrades with turned spindles, and shields a corner entry door and cottage window. The second story above, which projects over the porch, has two double hung sash windows above a band of flared vinyl shakes. The main portion of the house on each side elevation has two windows with transoms, while the south side second story roof has a hipped roof dormer and the north side roof two hipped roof dormers. Other than the siding and replaced porch columns, this house appears little changed from 1939 when it was occupied by the Houghtaling family (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1911, 1918, 1927, 1950):

Alonzo A. Houghtaling (1875-1932), is recorded by city directories as residing here by 1913 through 1929, followed by his wife, Daisy, from 1935 through 1954. Houghtaling was an alderman from the 1<sup>st</sup> Ward and Chairman of the Board of Health in 1913, and is listed in the 1917 and 1925 state gazetteers as having a notions store in Charlotte, which was located at 140 S. Cochran in the 1913 and 1917 city directories, and which in 1931 is listed as a department store (Newark 1913: 27; Polk 1917: 324, 1925: 335, 1931: 268; city directories). His obituary states he was the proprietor of a variety store and had been a merchant in Charlotte for twenty-five years (*Lansing State Journal* 1932b).

**312 N. Cochran. House (Pre-1911). Contributing.**



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This 1 1/2 story frame gabled ell house rests on a rock-faced block foundation and is covered with vinyl siding. A shed-roof porch, the left side open and leading to the entrance, the right side enclosed with the entry in the north side and double-hung windows across the front and south side, spans the entire front. The upright's front contains a single window in each story and the wing a gabled wall dormer. Functionally positioned replacement windows occur in the side elevations. The house has a gable-roof rear wing.

Sanborn Map Co. fire insurance maps (Sanborn 1911, 1918, 1927, 1950): This house was built before the Sanborn maps extended coverage to this block in 1911. Other than the siding and enclosed porch, this house appears little changed from 1939 when it was occupied by Allen Shepleton (ECGS 2016).

**326 N. Cochran. House (Pre-1911; circa 1870s). Contributing.**

This two-story side-gabled frame house has a rough-cut stone foundation and is clad in vinyl siding. The center of the broad front displays a projecting square-plan tower, originally topped by a mansard roof but now capped by a front-gable roof, whose eaves rise a bit above the main roof's lower front eaves. A hip roof porch, with vinyl posts and balustrades, extends from the side of the projecting front-gabled tower across the front to the south and around to the side elevation. The facade beneath it is clad in vertical boarding and is pierced by an entry door and double hung sash windows. Most windows are double-hung ones - these include a tripartite one in the second-story front of the gable-front part - but there is a small octagonal fixed pane window in the front gable. A shed roof single-story bay on the north side elevation has an angled corner window topped by the bracket-supported squared-off roof eaves. An end gabled single-story bay extends the rear elevation from the southeast corner of the house.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house was built before the Sanborn maps extended coverage to this block in 1911.

**338 N. Cochran. House (Pre-1911 / circa 1870s?). Contributing.**

This 1 1/4 story gabled ell has painted common bond brick walls and has a shed roof entry porch extending across the ell's front. Beneath it, part of its depth has been enclosed in wood paneling and contains the entry door and two double hung sash windows. The front-gabled section has two double hung sash windows with segmental arch brick lintels in the first story and a centered window, set into a round-arch opening capped by a stone keystone, in the second story. The side gabled section has a broad front-facing gable, with a segmental arch double hung sash window, centered between two frieze windows just below the eave. The south side elevation has a symmetrical pattern of three segmental arch double hung sash windows beneath three frieze windows. The north side elevation has functionally placed fenestration, and an end gabled single-story section is located at the northeast corner of the rear elevation.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house was built before the Sanborn maps extended coverage to this block in 1911. In that edition it is labeled as a Boarding House.

Boyden P. Moyer lived here by 1904. He was from a pioneer family of Eaton County, was a farmer and served as Chester Township clerk in 1899-1902, before moving to Charlotte after being elected county clerk in 1902, a position he held for three terms while living here. In 1909, he and A. V. Roehm purchased the Weaver Brothers Drug Store at 201 S. Cochran, which they co-managed until 1913, when Moyer acquired Roehm's interest and continued in business as Moyer's Drug Store (Lowrey 1907: 67; Newark 1913: 43; *Western Druggist* 1913: 453). Later, Moyer & Chandler is listed as having a drug store in the 1916 directory, which was at 201 S. Cochran Avenue (see entry) (Wilmer Atkinson 1916: 8, 13). Moyer's (1868-1958) obituary states he was a resident of the

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area for eighty-five years until 1953, the year his wife, Margery Chandler, whom he had married in 1930, died (*Battle Creek Enquirer* 1958f). He later lived at 121 Pleasant Street in the 1930s and 1940s.

**344 N. Cochran. Consumers Power Co. Building (Pre-1911; 1900-1910 period). Contributing.**

This two-story brick commercial block has a slant-sided entry, with double wood entry doors, which is centered between large transomed display windows that rest on low uncoursed rough-cut fieldstone bulkheads. A narrow metal box cornice caps the broad brick storefront frieze. Brick corner piers flank the storefront and extend up through the second story to a decorative brick entablature that displays raised vertical strips suggestive of triglyphs. This is topped by a projecting metal cornice with modillions. The facade's second story has three symmetrically placed double hung sash windows with masonry sills. Both side elevations have stepped front sections near the building front and level parapets beyond that. The south side elevation's street level has four double hung sash windows with masonry sills and three doors, two of which have transoms. The north side elevation has four double hung sash windows in the second story and three in the first, plus several doors and a smaller window. This is one of the best Late Victorian commercial blocks outside the central business district.

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): This building was built before the Sanborn maps extended coverage to this block in 1911, where it is addressed as 346 N. Cochran. In the 1911 edition it is labeled as Electric Substation and divided internally into three sections, with an office section facing Cochran, a switchboard room in the center and transformers in the rear. The 1950 edition has the lot fenced and is labeled "Consumers Power Co. Sub-Station."

City directories have no entry for this building in 1904 but by 1913 it is occupied by Consumers Power Co., which continues here through the 1966 edition. Consumers Power Co. traces its roots to Commonwealth Power Co., founded in 1886, becoming Consumers Power Co. in 1910 after a series of mergers and acquisitions (Shaw 2016).

**430 N. Cochran. Michigan Central Railroad Charlotte Depot (1901). Spier & Rohns, architects, Detroit; N. J. Rogers, contractor, Detroit. NRHP-Listed.**

This hipped roof single-story stone-trimmed dark red and buff brick building has its lower (up to window sill level) section built of rock-face coursed ashlar limestone. A dressed limestone water table separates the base from the upper dark red brick facade. The building is capped by a complex hip roof clad in red asphalt shingle. The windows and door openings are enframed in contrasting buff brick, with the buff brick outlined by an egg-and-dart molding border in buff terra cotta. The paired aluminum frame glass entry doors now fill the front of a broad entry recess framed by Tuscan limestone columns resting on dressed limestone lower walls that are extensions of the rock-face stone bases to either side. The columns and buff brick piers on either side support a stone-trimmed brick classical lintel now covered by a sign panel. To the right (southeast) of the entry is a broad projecting slant-sided bay section that has paired transom-topped double hung windows in each face, and is capped by a hipped roof. To its right is a ribbon window of four small double hung sash. The northwest end elevation facing Cochran has a central projecting cant-sided bay with paired double hung sash centered in the main face between single sash in the sides, all with transom windows. The northeast elevation facing the railroad tracks is similar to the facade, with a central cant-sided bay between two entry doors, with a triple double hung sash window near the corner on Cochran Avenue. Other than some alteration to the entrance, the building exterior appears little changed from a circa 1907 photo (Lowrey 1907). The building has housed a succession of restaurants in the past decades since its use as a depot ended. Despite this long commercial use, the interior retains much of its historic finishes, including the ticket office area.

Sanborn Map Co. fire insurance maps (Sanborn 1895, 1904, 1911, 1918, 1927, 1950): reveal that this building

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was constructed between 1895 and 1904 and that the western two-thirds of the building held the passenger depot and the eastern third the baggage room. It is labeled M.C.R.R. Passenger Depot in 1918.

The first railroad to reach Charlotte was the Grand River Valley, which needed assistance from Eaton County and the Michigan Central Railroad to complete the route from Jackson to Grand Rapids through the village in 1868 (MHPA 1908: 121). The first depot was built the following year, and by 1870 the GRVRR was part of the Michigan Central system. In 1870 the Peninsular Railroad (later a part of the Grand Trunk system) reached Charlotte and the railroad created a junction in north Charlotte and shared facilities. By the turn of the twentieth century the increase in traffic motivated the Michigan Central to construct a new depot. It chose the well-regarded Detroit architectural firm of Spier & Rohns, who designed many depots for rail lines in Michigan during this period, to design the building, and the Detroit contractor, N. J. Rogers, to build it. "Charlotte, Michigan. The Michigan Central Railroad will build an \$18,000 passenger depot here, of Bedford limestone and Roman pressed brick. Plans by Spier & Rohns" (*Stone* 1902: 88). At the time of its construction, the depot was described as "very commodious, substantial and beautiful" (*Charlotte Tribune* 1902). Within a decade nineteen trains were steaming through Charlotte daily, but the gradual decline in passenger traffic only required four trains per day by 1947, and eventually resulted in the closure of the depot in 1948 (Meints 2013: 423-24; National Register 2016a). Since the mid-1960s it has housed ice cream parlors and restaurants, but retains its essential architecture character and is a fine representative of the architect-designed railroad depots built in smaller cities across Michigan by the major railroad companies near the turn of the twentieth century.

**N. COCHRAN STREET, WEST SIDE north from Lawrence**

**213 N. Cochran. John C. Potter House (1895-1904 period). Contributing.**

This two-story mansard-roofed frame house is clad in novelty siding and rests on a coursed ashlar stone foundation. The full width hipped roof porch has a shallow gable above the front steps. It has Tuscan columns on paneled pedestals and a dentilled frieze. Behind the porch is an off-center entry door flanked by a broad and a narrow cottage window. In the second story the facade's two bays are defined by double hung sash windows. The mansard above contains two gabled dormers with scrollwork appliques. On the side elevations a narrow panel strip composed of sections of vertical and diagonal beaded board separates the first and second stories. The fenestration of the side elevations are composed primarily of double hung sash windows. A gabled single-story ell projects from the rear elevation. This is one of the district's very few mansard-roof houses.

Sanborn Map Co. fire insurance maps (Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1895 and 1904.

J. C. Potter was living here by 1904, when the city directory lists him with the Benton Manufacturing Co., and he continues here through the 1913 edition. In 1893, Potter was in business in Charlotte with his father, George N. Potter, and Jerome B. Hartwell as G. N. Potter & Co., grocers (Polk 1893: 383). In 1897, John C. Potter was secretary of the Benton Manufacturing Co., a manufacturer of agricultural implements, at 401 N. Cochran (see entry), with G. N. Potter president, and J. S. Moon manager (Polk 1897: 422). In the 1907 and 1911 state gazetteers the company is identified as a manufacturer of scythe snaths, with Frank C. Spaulding and J. C. Potter as principals (Polk 1907: 522; Polk 1911: 419). Newspaper articles from the early twentieth century indicate most of Potter's interests were associated with Potterville, named for his family.

**217 N. Cochran. L. H. Shepherd House (Pre-1895). Contributing.**

This two-story hipped roof house has an early twentieth-century appearance. It is sheathed in stucco veneer and has a single-story side gabled wing clad in clapboard to its left. The front is hard to make out because overgrown

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with vegetation, but the second story of the facade has three double hung sash windows and there is an entry door in the single-story wing at its junction with the two-story main part. The deep north side elevation has a central hipped roof boxed bay window between single and paired double hung sash windows, while the second story has a single and two paired double hung sash windows. A dressed limestone carriage step stands in front of the house between the sidewalk and the curb. This house appears little changed from 1939 when it was occupied by Bert Post (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1895, 1904, 1911, 1918, 1927, 1950): The partial footprint of a house at this location shows at the very edge of coverage in the 1895 and 1904 maps. The portion shown in these maps approximately matches the later footprint, suggesting the present house may have been built prior to 1895. However, the present exterior appears to date from the early twentieth century. In the 1918 edition the house is labeled as "stuccoed" as at present.

Henry L. Shepherd was here by the 1904 city directory, and continued through the 1929 edition. The L. H. Shepherd Grain, Bean and Milling Co. at the crossing of Michigan Central and Grand Trunk Railroads (421 N. Cochran Street), was established by Elisha and James Shepherd, father and uncle of L. H. Shepherd who became the principal in 1882, when the business was buying and shipping of wheat, oats, beans and corn, and in 1899 built the flouring mill for continued growth (Lowrey 1907: 20; Newark 1908: 58). The 1932 obituary identifies the principal as H. L. / Henry L. Shepherd (1855-1932), and describes him as president of the Shepherd Grain, Seed & Milling Co., a pioneer resident who had been involved with the grain business for about fifty years (*Battle Creek Enquirer* 1932a).

**223 N. Cochran. Dr. Warren H. Rand House (Pre-1904 / circa 1840s?). Contributing.**

This two-story gabled ell Greek Revival house is clad in clapboard and rests on an uncoursed rough-cut stone foundation, although the porch has an apron of large granite blocks, some rough-cut and some semi-dressed. The flat-roofed full-width porch has fluted columns with plain capitals that support a wide frieze at the eave. The facade behind the porch has been resided in vinyl siding and the fenestration altered to include three doors, two of which access two ground floor apartments and the third two second floor units. The front also has two picture windows, each with flanking casement windows. The vinyl siding resulted in removal of the wide pilasters at the corners of the gable front portion of the house, which still extend up from the porch roof to capitals and a wide entablature with large (now boxed in) gable returns. The upper facade's gable-front and wing each display three double hung sash windows. The south side elevation has double hung sash windows and boxed-in gable returns. The north side elevation has more functional fenestration that includes paired double hung sash and casement windows. A front gabled single-story ell extends back from the house's northwest corner. Despite the alterations, this house retains much of its Greek Revival form and style and is probably one of the older houses in the historic district. This house is illustrated in a 1907 photo (Lowrey 1907: 24).

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): This house was built before the Sanborn maps were extended to this block in 1904. It is labeled as a Flat in 1918.

A note in a 1911 newspaper reported that "Charles Couples has sold his Oliver Street residence to Charles Quantrell" and purchased a lot at the corner of Bostwick Avenue and West Stoddard Street and will erect a residence which will be ready for occupancy in the spring. Dr. W. H. Rand will also move his barn on the next lot and erect a fine residence for his son, Harvey Rand" (*Lansing State Journal* 1911b). However, review of construction activity on Sanborn maps does not appear to identify any new construction associated with the Rand property here from 1904 through 1918.

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Dr. Warren H. Rand (1853-1925) here by the 1904 city directory and through the 1913 edition, was born in Eaton Rapids and had arrived in Charlotte with his father, Dr. G. T. Rand, in 1856. He attended Michigan Agricultural College for two years, and studied medicine with his father, Dr. Gardner T. Rand, reputed to be the first homeopathic physician in the county, who began practicing about 1848 (MHPA 1908: 105). Warren Rand then studied at the University of Michigan where he earned a degree in homeopathic medicine in 1877. His office was at 115 West Lawrence from 1882 through at least 1913 (*Charlotte Republican-Tribune* 1963: 69). He was county physician 1878-1903, and one of the county superintendents of the poor from 1903-1907 (Lowery 1907: 24; Durant 1880: 368). He was also Secretary of the Charlotte Medical Club in 1912 (*JAMA* 1912: 419).

**229 N. Cochran. Samuel Pollock House (Pre-1904 / circa 1840s?). Contributing**

A Greek Revival upright-and-wing house, this home is composed of a two-story gable-front section and single-story side-gable wing. It rests on a coursed ashlar stone foundation and is clad in clapboard. The house has a full-width shed roof front porch that is supported by plain wood posts. The front-gabled upright has corner pilasters that rise to a broad entablature along either side, with large front-facing cornice and gable returns. The upright's two bays are composed of a corner entry door and broad cottage window in the first story and two double hung sash in the second. The single-story wing's front has an entry door near the junction with the upright and another cottage window. The south side elevation has a full-height slant-sided bay window, while the north side elevation has three double hung sash in each story and a concrete block wall chimney. A shed-roof single-story ell projects from the northwest corner of the rear elevation. This Greek Revival upright-and-wing type house is probably one of the earlier houses in the historic district. Photos of this house from 1907 and 1913 publications show its historic appearance (Lowrey 1907: 21; Newark 1913). The porch posts and eaves have been slightly altered but otherwise this house appears little changed from 1939 when it was occupied by Dorothy Morgan (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1904): This house was built before the Sanborn maps were extended to this block in 1904.

Samuel Pollock was living here before the 1904 city directory, and his wife, Jennie, is here in the 1913 edition. Pollock, born in Scotland 1840, immigrated to the United States in 1847, ran away to Eaton County at age 13, where he worked on a farm until age 18, and served in the Civil War between 1861 and 1865 (MHPA 1908: 489-90). He was a constable in Charlotte in 1876, later was under-sheriff, and served two terms as Eaton County Sheriff, from 1889-1892 (Durant 1880: 387; Eaton Co. Sheriff 2016). His 1904 death notice in the *Detroit Free Press* describes him as "prominent" and "one of the best known men in this city" (*Detroit Free Press* 1904).

**233 N. Cochran. House (1904-1911 period). Contributing.**

This two-story cross gabled Queen Anne house has a brick first story and a vinyl clad second story, and rests on a coursed ashlar stone foundation. The full width entry porch has Tuscan columns that support a wide frieze and hipped roof with a gable finished in beaded board over the entry. The facade's first story has a corner entry door and a very wide cottage window with leaded glass transom, and the second story contains two double hung sash windows. The second story, probably clad in wood shingles beneath the current vinyl siding, has a flaring lower edge that is now clad in asphalt shingles. The front gable retains its wood shingle finish, with alternating courses of plain and half-round, half-cove, octagon, and staggered-butt shingles, above its flaring lower edge clad in asphalt shingles. Both sides also feature large gables also finished in wood shingle, though in a simpler design using zones of plain, half-round, and half-cove shingles. Paired fixed pane windows are placed within the facade gable and single fixed pane windows in the gables in the side elevations. The first story of the side elevation have double hung sash windows with rock-face concrete sills, and the second story double hung sash windows. This house appears unchanged from 1939 when it was occupied by I. Terwilliger (ECGS 2016).

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Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): This house was built between 1904 and 1911 when it and the house next door at 235 replaced an earlier home.

Archie R. Boyd resided here by the time of the 1904 city directory. A. R. Boyd is mentioned in a 1911 newspaper article as having bought the Windsor Hotel and McCannaughy residence in Charlotte, and his son, J. C., had leased a portion of the A. T. Selkirk jewelry store to sell pianos. Boyd had acquired the hotel earlier that year from Loveland & Hopping, who had opened it in 1908, "one of the best hotels in this section," and was in the process of moving into the McCannaughy (or McCannaughy-spelled both ways in newspaper accounts) residence on North Cochran Street (*Lansing State Journal* 1911c, *Lansing State Journal* 1911d). The 1911 Sanborn map shows that the Windsor Hotel was at the northwest corner of Cochran and Harris Streets at 205 N. Cochran Street.

**235 N. Cochran. Lyman H. McCall House (1904-11 period). Contributing.**

This two-story rectangular plan hip-roofed Foursquare house is clad in composition siding and rises from a rock-faced block foundation. On the facade, the corner entry door stands beneath a gabled stoop hood on triangular brackets, and is flanked by a broad cottage window with a leaded glass transom. The second story has two double hung sash windows, while the fenestration of the side elevations is composed primarily of functionally positioned double hung sash windows. The rear elevation has a single-story gabled rear ell at the northwest corner of the house.

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): This house was built between 1904 and 1911 when it and the house next door at 233 replaced an earlier home.

L. H. McCall was listed here in the 1904 city directory and remained here through the 1929 edition. However, in 1907, a publication with a photograph of the L. H. McCall house on N. Cochran Avenue illustrates a different house than this one, so he either moved here or constructed the current house he occupied here in the 1913 city directory (Lowrey 1907: 60). Lyman H. McCall (1860-1932) graduated from Olivet College in 1880 and moved to Charlotte where he studied law in the office of Edward A. Foote, before being admitted to the bar in 1883 (Lowrey 1907: 60). He was a partner with Foote, then with F. A. Dean until 1890, after which he practiced alone. He was Eaton County prosecuting attorney in 1893-94 and several times was city attorney, and was a member of the state legislature in 1899 and 1901 (Newark 1908: 63). His office was above 102 S. Cochran in the 1904 through 1917 directories, at 111 S. Cochran in 1926, and at 107 S. Cochran in 1929.

**303 N. Cochran. House (Pre-1904). Contributing.**

This house is sited on the northwest corner of Stoddard Street. It is a cross-gabled 1 story frame house that is clad in clapboard and has a concrete veneer foundation. The facade has a full-width deep, front-gabled porch that has a broad brick apron with masonry coping and brick piers that rise from brick pedestals. Within the porch, a corner entry door is flanked on one side by paired sash windows. These and all the windows have multiple vertical-light upper sash above taller, single-light lower ones. Above the porch roof are two sash windows. On the side elevations the first story contains single and multiple sash windows and in the second a single double hung sash is centered within the side gable on each side. The second story rear contains what appears to be a sleeping porch.

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): This house was built prior to 1904 when Sanborn maps extended coverage to this block. The Craftsman-style front porch and windows appear to be later renovations dating from the 1910s or 20s.

**307 N. Cochran. House (Pre-1904; circa 1900). Contributing.**

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This two-story cross-gabled frame house rests on a coursed ashlar stone foundation and is covered in clapboard. The full width hipped roof front porch is supported by turned columns linked by modern unpainted wood balustrades. The centered entry door is flanked by a window on each side. The upper front contains two large double hung sash windows, each placed on either side of a central front gable above. The gable is pierced by a large triple-light fanlight. Because of dense vegetation, the side elevations of this house were not visible. Other than replaced porch columns, this house appears little changed from 1939 when it was occupied Martha Hickey (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): This house was built prior to 1904 when Sanborn maps extended coverage to this block and apparently contained apartments by the early 1950s.

**319 N. Cochran. Wm. M. McDougall House (Pre-1904; circa 1890?). Contributing.**

This two-story house has a hipped roof with broadly projecting eaves and is clad in aluminum siding. It has a full-width hipped roof porch with a gable over the front steps and is supported on ornamental metal posts. Under the porch the centered entry door is flanked by a cottage window on one side and a double hung sash window on the other. The second story above has three symmetrically positioned double hung sash windows. The side elevations have sash windows and a door at each level, reached by open non-historic staircases.

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): This house was built prior to 1904 when Sanborn maps extended coverage to this block. It was apparently subdivided into apartments by 1940 and is labeled as a Flat in the 1950 edition.

William M. McDougall, residing here by the 1904 city directory and continuing through the 1929 edition, is followed by Thomas G. McDougall in 1935 and then by Charles H. McDougal (one "l") in the 1940 and 1944 editions. W. M. McDougall was born in 1853 in Indiana, and at the time of the 1900 census was a teamster, who owned his home free and clear (probably this one at 319) in ward 1-2 of Charlotte (United States Census 1900). In 1910, he was enumerated in ward 2 of Charlotte, where he was termed a "horstler" and was employed doing odd jobs (United States Census 1910b), and in 1920 he is listed as a horse dealer who worked in a barn, and son, Charles, was a finisher working in a chair factory (United States Census 1920b).

**327 N. Cochran. House (Pre-1904). Non-Contributing.**

This two-story front-gabled vinyl sided house has rough-cut uncoursed stone for its foundation on the facade and poured concrete on the south side elevation. A shed roof single-story bay extends the facade to the north and a two-slope shed roof single-story ell extends the rear elevation. The facade's first story has a door at the corner of the two-story section flanked by a modern triple casement window, while the second story contains two double hung sash. The south side elevation has two triple casement windows in the first story and two double hung sash in the second. The opposite north side generally has functionally placed double hung sash windows. The building is non-contributing because the exterior retains no historic finishes.

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): This house was built prior to 1904 when Sanborn maps extended coverage to this block. In 1942 A. G. Patterson was the occupant (ECGS 2016 without photo).

**329 N. Cochran. House (Pre-1904; circa 1890). Contributing.**

This 1 // story gabled ell is clad in vinyl siding. The facade entry stands in the narrow side of the gable-front upright beneath a hipped stoop hood. The gable-front upright has a paired double hung window centered in each

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story, the upper pair rising into the gable, which is faced in vinyl fishscale shingles. The slightly lower left-hand side-gable wing has an angled corner gabled box bay forming the southeast corner of the building and also has vinyl shingles above the window. Another double hung window rises into a gabled wall dormer that is centered in the side gable section. The upright's north side elevation has a centered entry door between paired double hung and a casement window, while the wing's south side elevation has functionally placed double hung sash and slider windows. A shed roof single-story ell extends the rear elevation.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house was built prior to 1904 when Sanborn maps extended coverage to this block. The wing's front porch has been removed and replaced by the canted-corner bay window and siding applied but otherwise this house appears little changed from 1939 when it was occupied by L. F. Green (ECGS 2016).

**339 N. Cochran. Goodrich Manufacturing Co. / Minor Walton Bean Co. Building (1918-26 period; expanded 1927-50 period). Contributing.**

This is a one-story flat-roof factory/warehouse building with a broad, mostly red brick front and north side facing N. Cochran and a now-closed-off portion of Foote Street and concrete block south and rear facades. The steel frame, concrete-floor building was built in at least two parts - the northeast corner, with something under half the Cochran frontage and about two-thirds of the Foote frontage, was standing by late 1927, and the rest added by 1950. The north end of the pre-1927 Cochran front contains side-by-side garage and pedestrian doors and single and double section steel sash windows. What appears to be the later expansion to the south has brick facades at the north and south ends containing matching steel sash windows and pedestrian door, with a vertical metal panel facade in the center containing a broad steel roll-up garage door and another narrower and lower metal vehicle door. The north facade contains now boarded up openings matching the dimensions of the front's single section steel sash windows. The back end bay in the part added between 1927 and 1950 is slightly taller than the rest and contains what may have been a large vehicle entry, now enclosed with concrete block. The otherwise blank rear/west concrete block facade contains a single now boarded up central vehicular entrance. The south side facade is also a blank concrete block wall except for two small windows. Rising above the roof near the center of the pre-1927 part of the building is a rectangular-plan gable-roof structure that likely contained hoisting equipment. The lower part is clad in horizontal boarding or timbers, the top in sheet metal siding. The north side of the building is connected to the south side of the building (401 N. Cochran) across vacated Foote Street to the north by an enclosed conveyor system.

Sanborn Map Co. fire insurance maps (Sanborn 1918, 1927, 1950):

Between 1918 and 1927 this building replaced a two-story building with a smaller footprint labeled on the 1918 map as "Feed & Drayman." The 1927 Sanborn identifies the new brick single-story building, partially faced in tile in the interior, as "Goodrich Mfg. Co. Manufacturers of Auto Spotlights." This expansion was related to the move of the Goodrich Manufacturing Co. to Charlotte in 1926, when civic boosters pledged enough money to buy the "old site adjacent to the Charlotte Chair Co. and the lot next. A \$10,000 plant, which will be financed by Fitch Beach, will be built there" (*Battle Creek Enquirer* 1926c). The business was apparently cut short by the Great Depression, because a newspaper article in 1932 reported that Harry Wells had leased the plant from owner Fitch Beach to build magnetic separators and mailing list machines (*Battle Creek Enquirer* 1932b).

Between 1927 and 1950 and apparently after Wells' lease, the original building had been tripled in size, incorporating the original structure into its northeast portion, where it is labeled "Trucks," while also expanding southward across two city lots and to the rear. The entire building is labeled "Bean Warehouse and A" indicating it had been incorporated into the expanding Minor Walton Bean Co. complex that had long been located on the



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property nearby to the north (see entry 401 N. Cochran).

The Goodrich Manufacturing Co. here in the 1926 through 1929 city directories, first appears in the 1925 state gazetteer, as a manufacturer of automobile accessories, Max Goodrich, manager, and continues in the 1931 edition (Polk 1925: 335, 1931: 208). The company was incorporated and began operations in 1924 to produce foot dimmer apparatus, spotlights, and other automobile accessories, with Max Goodrich as president, B. F. Skinner vice president and treasurer, and J. D. Powers as secretary (*Iron Trade Review* 1924: 306). The company's absence in the 1935 city directory appears to indicate that it did not survive the Great Depression.

Minor Walton Bean Co., here in city directories from 1940 through 1966, sometimes identified as a warehouse - see discussion under 421 N. Cochran Avenue.

**401 N. Cochran. O. P. Richardson's Sash & Blind Factory / Benton Manufacturing Co. / Charlotte Chair Co. Factory (Two-story brick front section pre-1886; south side brick additions 1895-1904 period; west brick building 1918-27 period, Frank J. Curtis, Contractor, Charlotte; west end metal buildings post-1950). Contributing.**

This factory complex comprises buildings constructed over many decades. The oldest is a rectangular-footprint two-story red brick building whose narrow end fronts on N. Cochran. Standing on a rubble stone foundation, the brick building has flat-topped parapets that, finished with plain metal flashing, step downward in four steps toward the west presumably reflecting a gently sloping roof. The front facing Cochran is divided into three bays. Its most prominent feature is a broad segmental-arch-head doorway in the center of the second story that contains diagonally boarded wood double doors. The south outer bay on the ground floor contains a now-bricked-in pedestrian door, while the other bays on that floor and the two outer bays in the second each contains a single six-over-six wood window. The door and window heads are all finished with raised segmental-arch brick caps that are formed of double courses of rowlocks. The long side elevations display more of the six-over-six windows with segmental-arch brick caps - the south side in the second story only since the lower story is covered up by later additions. On the north side the heads of a broad entry near the front and several windows to its west - all now bricked in - mark the location of a now removed later one-story wing that covered the east half of the north side. The west half displays three broad steel sash windows that presumably reflect an early to mid-twentieth-century renovation, and there is also an aluminum double door, with sidelights and transom, that appears much more recent and may occupy the former location of another steel sash window. The Sanborns indicate that the interior has wooden posts.

Off this original building's south side near its midpoint stands a lower one and two-story red brick-wall extension that also predates the 1886 Sanborn map. The roughly square-plan two-story shed-roof part stands next to the main building and features a tall and narrow square-plan brick chimney stack at its southeast corner. Another, larger-footprint square-plan brick structure stands at the two-story part's southwest corner. It perhaps houses a fire stair or elevator. Directly behind/south of the two-story part is a smaller-footprint hip-roof one-story extension whose south facade contains two bricked-in window openings and, it appears, a broader central opening, also now bricked in. This south facade's brickwork is severely deteriorated.

Another rectangular-plan two-story building, with buff brick exterior walls and broad, closely spaced steel sash windows on concrete slab sills, abuts the west end of the original building. This building is ranged north-south, with its north facade in line with the original building's north facade and south side projecting south of the original building's south side to a location near now-vacated Foote Street. The flat-roof building's parapet has a clay tile cap. The 1927 Sanborn map indicates this building has wood frame posts.

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A small one-story red brick-wall structure stands directly adjacent to the center of this building's north side. It first appears in the 1918 Sanborn map, prior to construction of the buff brick addition to the main building, and is labeled "Dry Kiln."

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950):

The earliest available Sanborn, dating to 1886, shows that the northern two-story building in this complex had already been constructed and housed a Sash and Blind Factory that held woodworking machinery. A small engine house was attached to the south side of the building and a separate drying kiln was next to it, with a lumber yard to the rear. The complex was located on property labeled as O. P. Richardson's Estate and extended south from a railroad siding that paralleled the north side of the structure. This continues unchanged in the 1890 edition.

By 1895, the property is identified as the Benton Manufacturing Co., makers of rakes, snow shovels, etc., with woodworking machinery on the first and second floors, the latter also having painting and storage (see also Bullock and Taggart 1895: 42). Stock piles are along the north side of the building. The only physical change to the building is that the drying kiln was enclosed by an expansion of the engine house. By 1904 two small rooms had been added to the south side of the engine house/kiln that are labeled steam heating. The interior use notes Planing and Sawing on the first floor and Painting and Varnishing on the second. Stock piles and sheds are north and west of the building. The complex is unchanged in 1911, but the complex is also noted as Not in Operation.

By 1918 the complex is now identified as owned by the Charlotte Chair Co.. Woodworking occupies the first floor and Upholstering and Finishing the second. In addition, a warehouse has been built to the rear, connected by a passage to the west side of the building. By 1927 a one-story addition has been constructed on the northeast corner of the building, extending the facade northward, and two sections that doubled the size of the structure footprint were built on the rear of the building. These include a two-story expansion of the factory westward and a single-story section off this that is labeled Saw and Lumber. Sometime after the 1950 edition, the single-story section added to the northeast corner of the building by 1927 had been removed, returning that elevation to its original configuration.

Charlotte contractor Frank J. Curtis constructed these additions to the Charlotte Chair Co. In 1916 the *Lansing State Journal* had reported that Curtis was going to construct a machine and stock room building for the company, and a second article in 1920 it reported that "Work Will Start on Charlotte Additions," new factory buildings, a two-story brick 64x98 foot structure and the other a single-story brick 28x60 foot building, generally south and west of the original plant, doubling capacity of the facility (*Lansing State Journal* 1916c, *Lansing State Journal* 1920f).

The 1950 edition indicates additional storage sheds had been added to the rear of the northern building, which is still owned by the Charlotte Chair Co. and is designated as "Plant A."

**Additions post-dating the 1950 update of the 1927 Sanborn map** (actual construction dates not currently known): A cluster of gable-roof metal-clad structures extend west from the factory buildings. These include a large L-plan structure located west of the buff brick 1918-27 period building and a smaller gable-roof structure extending west from the Dry Kiln.

It is possible that some of the building here may date to 1871. Under Furniture and Cabinet Work the 1880 county history describes Robinson & Son. Established in 1869, the firm "two years after they began business ... erected their present warehouse and finishing rooms near the Grand River Valley depot" (Durant 1880: 392). An 1883

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newspaper article reported that a large lumber business was done by O. P. Richardson at the crossing of the railroads, which manufactured doors, sash, blinds, moldings, etc. (*Detroit Free Press* 1883). In 1875, Richardson had been the assignee in the H. J. Hart bankruptcy to dispose of the planing mill, lumber and stock, apparently relating to Hart & Richardson's "extensive lumber yard and planing mills" for sash, door, and blind manufacturing, described in the 1873 state gazetteer under Charlotte (Scripps & Polk 1873: 142, 144; *Detroit Free Press* 1875a).

The Benton Manufacturing Co. is located here in the 1904 city directory. There is no mention of this company in Charlotte in the 1893 state gazetteer, and the company first appears in the 1897 edition as a manufacturer of agricultural implements, with G. N. Potter president, J. C. Potter secretary, and J. S. Moon manager (Polk 1897: 422). An 1894 newspaper article had reported that the company was moving from Potterville to Charlotte because of the "need of greater facilities" (*Detroit Free Press* 1894). In the 1907 and 1911 state gazetteers it is identified as a manufacturer of scythe snaths, with Frank Spaulding and J. C. Potter as principals (Polk 1907: 522; Polk 1911: 419). A newspaper article from 1950 reported that the building here was originally Richardson's mill, taken over by the Benton Manufacturing Co. before it became Plant A of the Charlotte Chair Co. (*Lansing State Journal* 1950a). As noted above, the 1886 Sanborn shows a sash and blind factory here on property labeled as O. P. Richardson's Estate, thus the earliest occupation may be O. P. Richardson's sash and blind factory.

The Charlotte Chair Company, here by the 1913 city directory and continuing through the 1966 edition, was started by E. J. Elles and Frank Spaulding in 1912 (note that Spaulding was a principal in the Benton Manufacturing Co. that was located here through 1911), but soon after 1920 E. J. Elles became the sole owner. In 1920 the company announced plans for a large addition as well as a profit-sharing plan for employees, and by 1921, the plant had grown to 34,000 sq. feet and 30 employees (*MMFR* 1920a: 20). The building is located in North Cochran, where James Brandt Company is now. The company's only product originally was dining room chairs. They had a special patented locking method for securing the seat and arms to the back. This made for an exceptionally strong chair. It was merchandised with tables and other dining room furniture from other manufacturers. In 1930 the plant acquired the old Dolson/Duplex Truck factory, and began using oak wood. By 1935, Edward Elles joined the company. He soon became the general manger, and then the sole owner. During World War II the factory received a few war contracts to produce wooden items for the military. After the war, the chair factory began to secure other business contracts instead of just doing personal chairs. They built many chairs for commercial businesses, like restaurants, offices, and even the Chicago Civic Center. By 1956 the chair factory shifted its focus from commercial building of new chairs to repairing and reproducing antique chairs. They began by building many restored chairs for the State House in Springfield, Illinois. The business expanded and they were producing antique reproductions for sale at retailers such as Macy's (Eaton County Historical Society 1989: 60). A 1963 ad for the chair company says "a Reflection of Fine Taste Since 1912" (*Charlotte Republican-Tribune* 1963: 52). In 1969, the Charlotte Chair Company was sold to a conglomerate, the Illinois Iron and Bolt Company, and both of the plants were sold to other companies, although the buildings were the location of the Charlotte Chair Co. until 1988 (*Lansing State Journal* 2016c).

An obsolete property application for 339-401 S. Cochran by the current owner in 2015 stated that in "late 1800s structure was used for lumber and shingle storage, as well as sash and blinds." From 1999 until 2013 Dennis Distributing used the building for a retail business selling used appliances, furniture and mattresses (Faulkner 2015).

**421 N. Cochran. Miller & Hamilton / H. L. Shepherd Elevator / Shepherd & Mikesell Elevator / L. H. Shepherd Milling, Grain & Bean Co. / Minor Walton Bean Co. (1895-1904 period / 1896; 1944; 1970s?). Contributing.**

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This industrial complex is located adjacent to the south side of the former Michigan Central railroad tracks and is composed of a variety of buildings and structures, some of which date prior to 1900. The largest footprint in the complex is at its center and is a two-story flat-roofed concrete block building that has a long curved main axis. The southern rear and opposite northern walls are punctuated at regular intervals by steel frame awning windows near the eave, while the east side wall has two louvered vents at the building corners near the parapet. Two recent vintage metal frame gabled structures clad in metal panels are located south of this building. Northwest of this building are a series of concrete and galvanized steel silos and elevators that are arranged to parallel the southeast side of the Canadian National Railroad tracks. Northeast of the silos and north of the large building is a four-story-tall gabled building with a concrete first story and vertical metal panel sheeting covering the upper three stories, and a metal roof, built as an elevator, the oldest surviving structure in the complex. Single-story gabled sections extend east and south off this building, and conveyors connect them to the central large concrete block building. Three 85-foot-tall concrete elevators are located adjacent to the west side of this structure, and the 1950 Sanborn update records that they were constructed in 1944, while other silos and their support structures further to the west along the property boundary were built sometime after 1967.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950):

The 1886 Sanborn map reveals that the H. L. Shepherd Elevator "Capacity 18,000 Bushels" had already been constructed at the north end of the complex near the junction of the Michigan Central and Grand Trunk Western railroads. A warehouse was attached to its southeast elevation. The Charlotte Steam Heat Evaporating Co. is in buildings at the southeast portion of the complex along Cochran, and other buildings, including dwellings, are present across the center of the present complex (all now gone). In 1890 and 1895 the business was identified as Shepherd & Mikesell Elevator, but the building complex remained unchanged except for a small one-story section paralleling the Grand Trunk Western railroad.

By 1904 the business is identified as the H. L. Shepherd Milling, Grain & Bean Co. Between the 1895 edition and this time, the original mill had been replaced by a larger one at the same location. One-story sections along the railroad are labeled Storage and Grain Wholesale and connect to a new three story Flour Mill. This abuts another two-story building to the southwest along the railroad that is labeled Fenn Manufacturing Co. Bending Works.

By 1911 the business is identified as the L. H. Shepherd Grain, Bean & Milling Co. Along the mill structure to the southeast, a small addition is labeled Sacks and a stand-alone building adjacent to this is labeled Flour. To the west, the Fenn Manufacturing Co. has expanded to the southwest with single-story shops and warehouse. The former Charlotte Steam building is labeled as a Cider Plant, and an Ice Plant is located near the center of the property.

By 1918 the L. H. Shepherd Grain, Bean & Milling Co. has apparently taken over the Fenn property and replaced its buildings with a large single-story concrete block Factory & Cider Mill. Elsewhere in the property, little changes other than the cider plant became a bottling works and the ice plant became an ice cream factory.

The 1927 edition is notable for providing construction dates. For the original two-story mill at the north end of the property the map states, "Built 1866" and for the three-story mill to its southwest it states, "Built 1896." In 1927 the Factory & Cider Mill is labeled a Feed Warehouse. To the south and east the ice cream factory is identified as the Snow Ice Cream Co. and the bottling works is occupied by American Railway Express.

The 1950 edition identifies the complex as the Minor Walton Bean Co. It shows the three story 1896 mill demolished and replaced by a new structure that extends northeast from the surviving single-story Feed Warehouse. This building is no longer linked to the Minor Walton buildings to the northeast as in previous

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editions. Instead there is a gap between structures and the newly constructed ones to the southwest are identified as "Charlotte Milling Co. Flour and Feed Mill Built 193\_ L. S. Markley, Proprietor." An examination of the current property reveals that the buildings on the property other than the three-story 1866 mill have been removed since circa 1950 and generally have been replaced by large steel storage silos.

The change in the buildings occurring after the 1927 Sanborn results from a fire in 1930. Newspapers reported "the plant of the Shepherd Milling Co." destroyed by fire for a loss of \$25,000, although "heroic efforts" and "fire walls at each end of the plant served to protect a large bean elevator and wool warehouse belonging to the Shepherd Co. from destruction" (*Battle Creek Enquirer* 1930b).

In 1904 the city directory has the Henry L. Shepherd flour mill, the L. H. Shepherd Charlotte Milling Co. and Miller & Hamilton lumber yard all located at this address.

The L. H. Shepherd Grain, Bean and Milling Co., at the crossing of Michigan Central and Grand Trunk Railroads, was established by Elisha and James Shepherd, father and uncle of L. H. Shepherd, who became the principal in 1882, when the business was the buying and shipping of wheat, oats, beans and corn. In 1899 they built the flouring mill, which still survives on site today (Lowrey 1907: 20; Newark 1908: 58). A photo of the business published in 1907 appears to have the tall narrow gabled building between the big silos and the elevators (Lowrey 1907). The Minor Walton Bean Co. was founded in Chicago in 1928 by Minor Walton, president, Bert R. Post, vice president, and Roy Jepson, secretary treasurer (Citizens Historical Association 1942). They moved the company to Grand Rapids the following year. In 1934, the company bought the L. H. Shepherd Milling Co. in Charlotte (421 N. Cochran), and Post came here in 1938 to be its manager. Sometime during the late 1930s the company acquired the building at 339 N. Cochran and expanded it to serve as "Bean Warehouse and A." In 1941 Minor Walton died, followed by Roy Jepson in 1942. Their interests were purchased by Bert Post's son, Eldon, and Henry Arthur. The company dealt exclusively in bean and grains, and formerly employed 300-400 women to sort beans (Citizens Historical Association 1942). Through the decades "many additions" were constructed and "the area has been completely rebuilt, except for the old flour milling plant, which at present (1963) is used for storage" (*Charlotte Republican-Tribune* 1963: 116; Eaton County Historical Society 1989: 36). Shepherd was a mayor of Charlotte, a hotel owner, a banker and a director of the Grand Trunk Railroad (Campion 2016).

The Miller & Hamilton lumber yard included M. E. Miller, who came to Charlotte in 1891 from Eaton Rapids for the lumber firm of Webster, Cobb & Co., and ran their lumber and coal business for eight years before starting, with Fred E. Hamilton, Miller & Hamilton, dealers in lumber, wood, coal, etc., with a yard here opposite the Michigan Central passenger depot (421 N. Cochran, demolished) (Lowrey 1907: 52; Newark 1908: 44). In 1905, Hamilton moved to Lansing and his son, H. A. Hamilton, replaced him as partner in the firm (Newark 1913: 56). A 1913 publication relates that the company at that time offered a complete stock of white, southern, and Norway pine, hemlock, white and red cedar shingles, cedar fence posts, sash and doors, coal, wood, lime, cement, brick and other building materials (Newark 1913: 50). In 1918, M. E. Miller sold out his interest in the firm to the other partners (Fred Z. and H. A. Hamilton) (*Lumber World Review* 1918: 37).

The Shelden Lumber Co. had an ad in the 1944 city directory announcing that it was the successor to the Shelden Saunders Lumber Co. at 415-17 N. Main (Cochran) Street.

**455 N. Cochran. House (Pre-1886). Contributing.**

This single-story gabled ell has a rock-faced block foundation and is clad in vinyl siding. The shed roof porch fronting the ell retains its turned columns. Beneath the porch roof, a door centered in the side gable section is flanked on either side by a double hung sash window. A sliding window is centered in the front of the gabled

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section. The north side has a double hung sash and concrete block chimney, while the south side lacks windows. Some windows have been replaced but his house appears little changed from 1939 when it was occupied by D. L. Smith (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house was constructed prior to the earliest 1886 Sanborn map. It was first assigned an address of 451 in the 1904 edition but has been labeled 455 in the 1911 and subsequent editions.

**459 N. Cochran. House (1911-18 period). Contributing.**

This side-gabled single-story Craftsman bungalow is clad in stucco, but appears to have a rock-faced block foundation. The full width front porch is under an extension of the front roof slope and has stucco-finished rock-faced block pillars that support a wide frieze. The centered entry door is flanked by large cottage windows. Above the porch a shed roof dormer clad in wood shingles has three double hung sash windows. The south side elevation originally had two double hung sash windows in each story, but one in the second at the top of an added external stairway has been converted into a door. The north side elevation has functionally positioned fenestration and a wall chimney, and the rear elevation has a full width porch similar to the facade. This house appears little changed from 1939 when it was occupied by Alice Dwight (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1911 and 1918. The 1918 edition notes that the house is stuccoed.

**S. COCHRAN STREET, EAST SIDE south from Lawrence**

**101 S. Cochran. American Bank of Charlotte / PNC Bank Building (1974). Robert Smith of Laitala-Freeman-Smith-Fowler, Architects, Lansing. Non-Contributing.**

This two-story building, with its flat roof masked by a tall ribbed metal concave mansard roof in sections separated by narrow vertical window/pier strips, occupies the southeast quadrant of Lawrence Avenue. The long Lawrence facade is divided into seven bays, with a broader one at each end containing a glass door flanked by floor-to-ceiling window on either side, by red-brown brick piers. The lower-story fronts are recessed between the piers and each of the five center bays contains paired floor-to-ceiling windows. The second story is faced by the mansard roof, whose seven sections are separated by the vertical strips where the upper parts of the brick piers, flanked on each side by a tall and narrow window, are exposed. The narrow end facing Cochran is faced in the dark red-brown brick except for window bays near each corner, each topped by another section of mansard roof. The upper portions of the mansard roof sections at the Cochran-Lovett corner display large signs for the present occupant, PNC Bank. This building is Non-Contributing because it is less than 50 years old. It was designed by architect Robert Smith of Laitala-Freeman-Smith, Architects, Lansing (Omoto 1980).

Laitala-Freeman-Smith-Fowler Architects included principal Walter M. Laitala, who had been a partner in the Laitala and Nuechterlein firm, noted for their "Michigan Modern" designs, "responsible for a number of spectacular homes in mid-Michigan, in addition to many churches and schools" before it dissolved in 1966 and he merged with Freeman Smith and Associates to form Laitala, Freeman, Smith, and Fowler in 1972 (Bandes 2016: 230). Among other commissions, Robert W. Smith in the late 1970s designed the Islamic Center in East Lansing (Bandes 2016: 214).

**105 S. Cochran. Building (1886-90 period). Contributing.**

This two-story brick Late Victorian commercial building forms a double storefront with the building next south at 107; although historically likely separate buildings, the two share a common entry to the second story spaces

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located at the juncture between the two fronts. No. 105 has a street level facade clad in T-111 siding that has a slant-sided central store entry between two fixed pane windows. Above a large awning that spans the transom area and runs up to a stone sill course at the base of the original window openings, the painted brick upper facade contains three square-head window openings, the center wider than the one to either side. The window openings have been partly infilled with boarding at their tops and bottoms, and lower double-hung windows inserted. The windows have decorative pressed metal hoods that have alternating sections of fluting and patera and are topped by molded caps. Slightly projecting brick piers edge the facade in the second story and run up to an elaborate pressed metal cornice that extends between large brackets. Square-plan metal pedestals atop the end piers flank the ends of a paneled brick parapet and are topped by finial-topped pyramid forms.

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This two-story building replaced a single-story building between 1886 and 1890. The 1886 and 1890 maps show both the previous building and the new/present one housing a saloon. The 1895 map shows a tobacco shop, the 1904 one another saloon, the 1911 map a restaurant, and the 1918 map a grocery.

**107 S. Cochran. Building (1886-90 period). Contributing.**

This two-story Late Victorian commercial building's front matches closely in its exterior detailing the buildings to the north at 105 and also the two fronts at 109 and 111 to the south, but is distinguished by retaining its original second-story wood front windows with their margin-light upper sash. The center window has old painted lettering - "B. G. Cameron." The building's ground floor storefront also displays T-111 siding and a recessed central entry flanked by a display window on either side. The storefront is capped by an asphalt shingle pent roof. Like 105, the brick upper facade features three windows, the central one wider, with the same pressed metal hoods, and the same design metal main cornice with its finial and pyramid-capped pedestals flanking the paneled brick parapet.

The Sanborn maps show the building was constructed between 1886 and 1890. The 1890 map lists a boots and shoe store as the occupant, the 1895 one a billiards parlor with barber upstairs, the 1904 map a saloon, the 1911 a clothing store, and the 1918 a millinery.

**109 S. Cochran. Building (1886-90 period). Contributing.**

This and the adjoining two-story brick building of similar Late Victorian design at 111, like 105-07 to the north, appear to be two historically separate buildings that share a common second-story entry and staircase located at the juncture of the two buildings. The two buildings share upper facades virtually identical in their architectural features to 105-07 - thus forming the end of a four-building front of unified design, suggesting the four buildings were all built at the same time. No. 109 has a circa 1950s-60s ground floor storefront that angles gently inward from left to right to a recessed door at the right/south end. The low bulkhead of random ashlar stonework supports metal-frame display windows. A cloth awning covers the transom area. The three now partly blocked in second story windows rest on a continuous stone sill course. As in 105 and 107, the center window is broader than the one to either side, and all three display pressed metal hoods of design identical to those in the row's three other buildings. Slightly raised brick piers mark the edges of the second-floor front and support large metal brackets topped by pedestals with the same finial-topped pyramid caps, and a metal cornice between them that displays small Gothic arches separated by brackets. The cornice supports a paneled brick parapet.

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building replaced another building between 1886 and 1890. The 1890 map shows a saloon, with tailor in the second story; the 1895 map a drugstore, still with tailor upstairs; the 1904 map a saloon, with a cigar factory upstairs; 1911 billiards parlor plus the cigar factory; and in 1918 a fruit store.

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The Gem Theater, a nickelodeon, was apparently located in 109 circa 1905 (*Charlotte Republican Tribune* 1963: 77).

The Palace Drug Store with O. P. Shuler, druggist, was here in the 1904 city directory. In 1899, O. P. Shuler, Jr. and the Palace Drug Store produced a small booklet stating "Our prescription department is our Pride: Our Soda Water is recognized the best in town," and "We keep a full line of Cigars to Burn" (*Lansing State Journal* 1963b). (O. P. Shuler, Sr. is at 117 S. Cochran in the 1904 city directory.)

**111 S. Cochran. Lang Block (1886-90 period). Contributing.**

No. 111 has a broader front than 105, 107, or 109 but otherwise displays the same Late Victorian architectural elements. The two-story brick building shares a common second-story entry located where the two buildings meet. Its modern paneled door is framed by what appear to be the original ornamental metal pilasters. The door is topped by a transom and, above that, a taller now blocked in window that presumably illuminated the second-story staircase. The circa 1940-looking storefront has a broad off-center recessed entry that contains a pair of wood doors each containing a large glass light; the entry is flanked by display windows on low bulkheads on either side. A blue script neon sign in the window states "Jewett Carpet." T-111 siding covers the storefront transom area and extends up to the second story windows, which rest on a stone sill course. The brick upper facade contains four windows, the two center ones wider than the outer ones. The pressed metal window hoods, Gothic-detail cornice with its bracket and pedestal ends, and paneled brick parapet all duplicate those elements in 105-109.

The building replaced a one and two-story building between 1886 and 1890. It housed a barber shop (111, a narrow north store) in the 1890 through 1918 maps and a grocery (113, south store) in the 1890 through 1911 maps and tailor shop as of 1918.

This building is identified as the Lang Block in a 1913 newspaper article reporting Geddes' purchase of the building from the Lang estate (*Lansing State Journal* 1913e).

**115 S. Cochran. Building (pre-1886?). Non-Contributing.**

This single-story brick veneer and metal panel clad building has a recessed corner entrance and fixed pane windows outlined by fluted metal mullions mounted on low brick walls. The majority of the facade above these is covered in vertically seamed metal paneling. This building is Non-Contributing because none of the original building fabric is evident.

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building may pre-date 1886 although it is possible that it is a more recent building with the same footprint as an earlier building at this address. In 1886 it was occupied by a boots and shoes store, in 1890 by a jewelry and news shop, in 1895 by a fruit store, in 1904 by jewelry and millinery store, and in 1911 and 1918 by a jewelry store.

A. T. Selkirk, here in the 1904 and 1913 city directories, had an advertisement and is listed under jewelry in the 1916 directory, with an advertisement in the 1921 city directory stating, "The Old Reliable - Established 44 Years" (Wilmer Atkinson 1916: 15, 188). A 1919 newspaper article about the Selkirk's golden wedding anniversary states he had been in business at this location (115 S. Cochran) for twenty-three years (would be since 1896) (*Lansing State Journal* 1919s). Selkirk died in 1921 and was recognized as one of the pioneer businessmen in the city, having a jewelry business in Plainwell for nine years before moving to Charlotte in 1878 and buying out W. D. Delamater's store (*Lansing State Journal* 1921i). Mrs. Nellie Selkirk, also here in the 1904 city directory, is described as "the pioneer businesswoman of the city," conducting a millinery and art store in



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conjunction with her husband until his death and then also running the jewelry store - stores in Charlotte closed during her funeral (*Battle Creek Enquirer* 1927e). She is listed here at 115 in the 1921 city directory under the heading Jewelers. In the same directory under the heading Milliners at this address are Mrs. Matie Markham and Mrs. D. L. Clement.

**117 S. Cochran. Building (pre-1886?). Contributing.**

This single-story brick building has a slant sided center entry with an aluminum framed glass door between aluminum frame display windows on metal panel-clad bulkheads. The storefront is spanned by a narrow projecting metal canopy that likely once sheltered a roll-up awning. It is topped by now enclosed metal-framed transom windows. The clay tile parapet-capped brick upper facade is partly covered by a vertical ribbed metal sign panel. The front of the building appears to date from a circa 1950s renovation, and the rear is composed of recent vintage concrete block and a shed roof.

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building may pre-date 1886 although it is possible that it is a more recent building with the same footprint as an earlier building at this address. Sanborns from 1886 through 1918 have it occupied by a drug store.

O. P. Shuler is here in the 1904 and 1913 city directories, and in the 1917 city directory, O. P. Shuler, Sr. is listed under Druggists. He apparently was located here at 117 from the 1880s through c. 1920 - his 1922 obituary states he had operated a drug store in the city for fifty-three years, "all but one of which were spent in the same building" (*Lansing State Journal* 1922b). A 1919 newspaper article stated that Shuler moved to Charlotte in 1868 or 1869 and opened a drug store with George Pixley "where the Thomas opera house now stands" (109 W. Lawrence) and after a year moved "to his present location" where he was associated with John Bennett for several years, then with his younger brother, D. W. Shuler, "for a long time" as Shuler Brothers, then alone with the help of his son, Perry Shuler Jr. (*Lansing State Journal* 1919j). This source appears to indicate that this building at 117 S. Cochran was constructed in the early 1870s. As a druggist in the early 1900s, O. P. Shuler had contested the reporting requirements for alcohol distribution under Eaton County's 1899 local option law, with the case as People vs. Shuler reaching the state supreme court in 1904 (State of Michigan 1906b: 161). A second Oliver P. Shuler (1873-1963) merited a brief obituary that stated he was a pharmacist and a life-long Charlotte resident, apparently Shuler Sr.'s son, O. P. Shuler, Jr., who is at 109 S. Cochran in the 1904 city directory (*Battle Creek Enquirer* 1963b).

**119 S. Cochran. Building (pre-1886; circa 1870s?). Contributing.**

This two-story brick Italianate building has upper facade brickwork that displays a highly sculptural quality. The building has an angled storefront composed of an aluminum framed glass door at one end and aluminum framed display windows on brick bulkheads slanting inward toward it from the left. A steel door at the far right corner leads to the second floor. The circa 1950s storefront has a projecting flat-top metal canopy. The second story has four window bays, framed by slightly projecting brick piers; three of them are of equal width, the fourth a narrower one above the second-story entrance. Each bay contains a double-hung window set in round-arch opening topped by raised double-rowlock-course brick arches with stone keystones. The bays themselves are capped by their own double-rowlock course arches (with stone keystones) that spring from the piers' stone capitals. The tall upper facade displays alternating long and short raised brick strips that descend from the frieze and have corbelled brick lower "points." The raised brick frieze has corbelled brick dentils and is now topped by a plain parapet (what looks like a simple, slightly projecting cornice has been removed). The visible side elevation lacks windows and has a parapet stepped down towards the rear.

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building shows in the first, 1886 Sanborn map.

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It then housed a notions store, with a photography studio on the second floor. In 1890 it housed a "furnishing goods" store with the photographer on the second floor and in 1895 it was occupied by a millinery and sewing machine shop with the photography studio still above. The 1904 to 1918 maps show a tobacco and barber shop, with "sign painting" on the second floor in 1911 and 1918.

**121 S. Cochran. Building (1929). Non-Contributing**

This single-story building has been renovated and incorporated into Cochran Center, which also occupies part of the adjacent building to the south (see 123-125), but was originally a separate building. Its facade now has an off-center entry with an aluminum framed glass door with sidelights and transom. It is framed by paneled wood piers, as is the adjacent display window to the left that rests on a Roman brick bulkhead. The transom area is covered by a canvas bubble canopy. The upper facade of the building is clad in vertically ribbed metal paneling that continues onto the adjacent portion of 123. The building is non-contributing because none of its historic finish is apparent.

(Sanborn 1911, 1918, 1927, 1950): A building with this footprint replaced another building between 1927 and 1950. A 1929 newspaper article reported, "The Dilley Insurance Agency will occupy the new store now being built on Main Street by Sherman Hotchkiss. The new building replaces one of the old wooden landmarks and is a big improvement to the business section" (*Battle Creek Enquirer* 1929e).

**123-125 S. Cochran. R. S. Spencer Hardware Building /Arcade Block (pre-1886). Contributing.**

This three story red brick building is one of the downtown's largest Italianate buildings. The building's second and third stories are divided into three sections, a narrow single-window wide outer one on each side and central, four-window wide center one, by projecting brick piers, with recessed central panels, that rise from masonry plinth blocks in each story. The stone plinth blocks rest on a continuous limestone belt course in each story that also serves as sills for the windows. The second-floor windows have segmental-arch heads, the third round-arch ones. All these windows have elaborate pressed metal hoods with sculptural plant-form keystones, molded caps, and corbels with impressed quatrefoil motifs. The third-story piers support a round arch brick corbel table that supports a rebuilt plain brick parapet. The corbel table once supported a large bracketed cornice, presumably of pressed metal, sporting a tall central building name sign. The 123-side's renovated street level facade has an aluminum framed glass door, with sidelights and transom, centered between paneled wood piers and large fixed pane windows resting on Roman brick - this north storefront of 123-25 duplicating the one on 121 to the north. The storefront is topped by the south half of the cloth bubble canopy and the vertical metal sheeting above it that also fronts 121. The center bay between 123 and 125 holds a non-original steel door to the second story. This door, topped by a boarded over transom and window above, is set within a tall round arch opening that is enframed in a cast iron cable detail outlined by fluted composite semi-columns rising to a round-corner head ornamented with its own cable detail - this decorative ironwork all being original material. The street level storefront of 125 has a standard bond non-original brick veneer finish with a center entry having an aluminum framed glass door and gently inward-angling display windows on low brick bulkheads. The storefront's tall brick upper front displays a recessed corbelled brick-topped panel containing signage. A paint ghost on the building's left side elevation advertises "Crescent Flour."

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building had been constructed by the time of the publication of the earliest available Sanborn map in 1886. The north half housed a hardware store from 1886 through 1918. The south half in 1886 had a furniture store, with hand-printing on the third floor, then a bazaar and a harness shop on the second floor in 1890, followed by a dry goods store with harness shop on the second floor in 1895, and a grocer in 1904. In 1911 and 1918 the south half housed a confectionary and restaurant with candy making and an ice cream factory in the basement, and a lodge hall is noted on the third floor in 1918. In the 1950 edition a movie house is indicated for the south half of the building.

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A hardware store was in this building for over seven decades. Barber & Spencer hardware, here in 1904, was called "the oldest as well as the largest and most complete hardware store in Charlotte." It was owned by Russell S. Spencer in 1907. Spencer had worked for hardware stores in Ypsilanti and Jackson for eight years before moving to Charlotte in 1889 to work for the Barber & Merritt Hardware. In 1892 he purchased Merritt's interest to form Barber & Spencer, and in 1904 he bought out Barber. He served as a Charlotte alderman and city treasurer before being elected mayor in 1907 (*Ibid*). Spencer Hardware was acquired by Rudolph P. Kutsche in 1938.

The Knights of the Maccabees (K.O.T.M.) occupied the upper floor or floors of the building in its early years.

**127 S. Cochran. Stine Block / Richey Brothers Dry Goods Building (1895-1904 period). Contributing.**

The street level of this two-story brick commercial block of Neoclassical inspiration has a broad slant-sided entry recessed between large display windows over a painted enameled steel bulkhead. A second-story entry is located at the north corner of the facade. Above a small awning, the storefront transom area is composed of four horizontal panels of 15 lights each. The second story has raised light grayish-brown brick corner quoins that contrast with the buff brick of the building body, and rise to a plain gray-brown brick frieze beneath a pressed metal classical cornice embellished with consoles and dentils. The two replacement casement windows in the second story have masonry sills with molded caps and egg-and-dart bands outlining the window openings' sides and tops. The windows have hoods comprised of plain gray brick friezes and projecting brick cornices. This building is very similar in details and composition and use of contrasting brick to 106 S. Cochran.

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This building replaced another two-story building between 1895 and 1904. In 1904 and 1911 it was occupied by a dry goods store, in 1918 by a clothing store.

In 1914 George T. Bullen, John E. Richey and Fred A. Richey, from Albion, opened a dry goods store at this address, operating as Bullen & Richey until 1919, when John Richey acquired Bullen's interest to continue as John Richey & Co. In 1925 Fred A. Richey moved to Charlotte and became an equal partner as Richey Bros., becoming Fred A. Richey Co. after John retired due to ill health. The death of Fred Richey's wife in 1952 and a store robbery in 1953 motivated Fred to retire although he still owned the building (*Charlotte Republican Tribune* 1963: 66). John Richey was a director of the Commerce Club of Charlotte in 1915 (*MMFR* 1915: 26). A trade journal reported that Richey & Co. had succeeded Bullen & Richey in 1920 (*Garment Manufacturers' Index* 1920: 26). The 1925 state gazetteer has Richey & Co. dry goods with John Richey (Polk 1925: 336). Richey Brothers Dry Goods had their business here from the 1920s up to 1977 (Omoto 1980). A 1963 article about the store stated, "In the 1930s a new front was put on the building and in 1949 the second floor was remodeled. The interior of the first floor has kept much of its traditional appearance" with modern lighting installed in 1958 (*Charlotte Republican Tribune* 1963: 66). The Richey store, still located here in the 1966 city directory, was located here for over five decades.

**129 S. Cochran. Building (1890-95 period / present front circa 1970s?). Non-Contributing.**

This single-story building has a slant sided center entrance between large display windows on wood half-timber-look bulkheads. The storefront is topped by a very tall mansard roof, with a steeply inclined face of asphalt shingles dominated by a large central gable clad in vertically ribbed metal. This building is considered Non-Contributing because none of the original architectural fabric is evident.

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This site housed a one-story building containing two stores in maps prior to 1895, when a single-storefront building appears for the first time. The building housed a meat shop through the 1918 edition (the larger of the two store spaces in the previous building also held a meat shop).

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This building was the location of a meat market and/or grocery for over half a century. Heyman & Son, here in 1904, was composed of Mannuel Heyman and his son, Henry Heyman, who had been in business together "for a number of years" apparently here at 129 S. Cochran, at the father's death in December 1911 (*Lansing State Journal* 1913g). In 1912, Henry was described as "Charlotte's leading meat market man" who proposed to build an abattoir (slaughterhouse) and cold storage plant "of cement" near the Shepherd mill if he could secure financing (*Lansing State Journal* 1912h). Apparently he was successful, because the 1918 Sanborn map illustrates a concrete slaughterhouse and ice plant (now demolished) south of the Shepherd mill. Heyman sold his meat market and building here at 129 to Bert Porter in 1919 (*Lansing State Journal* 1919i). Heyman lived at 329 S. Cochran.

Bert Porter, acquired the Pettie & Milks meat market that was here in 1917, and in 1919 also bought Heyman's building, and is in the 1921 city directory here under the Meat Market heading, although at times Porter operated two markets simultaneously (*Lansing State Journal* 1919c; *Lansing State Journal* 1919i). The 1913 city directory has Bert B. Porter at 138 S. Cochran where he had purchased the Waddell & Cobb meat market in 1912 (*Lansing State Journal* 1912g). This location at 129 appears to be the location of a Porter family market through at least 1954, or over three decades, of the family business that continued over four decades.

**131 S. Cochran. Building (1895; circa 1960 storefront). Contributing.**

The Mid-Century Modern street level facade of this two-story brick Late Victorian building is clad in stacked bond Roman brick and has a recessed corner entry containing an aluminum frame glass door and a broad fixed pane window on a stone sill. Above this is a projecting metal folded plate canopy. Above it vertical seamed metal paneling rises up to the second floor window sills. The second story has raised brick corner quoins that extend up to a broad frieze topped by a simple, low pressed metal cornice that has a single long corner bracket at the left side. The two second story round arch windows have stone sills, flanks detailed with raised quoin details, and gauged brick caps with masonry keystones, and are connected by a raised brick string course at the arches' springing line level. The frieze displays a strip of raised brick crosses across the width of the facade and a dentil detail below the cornice.

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): The 1895 Sanborn map notes for this and the building next door at 133, "Being Built." The 1904 and 1911 editions both show a grocery here.

Ira Woodard, here in 1904, had acquired the store from J. Wildern in 1902, the store carrying tea and china, "a large and complete line of beautiful things," in addition to a general line of staple and fancy groceries (Lowrey 1907: 48). This building is listed as vacant in the 1913 directory, and Woodard may have not been able to recover from a store fire in 1911, "which did considerable damage to the large grocery store . . . one of the leading groceries in the city" (*Lansing State Journal* 1911e).

**133 S. Cochran. Building (1895). Contributing.**

The street level of this two-story brick Late Victorian building is clad in non-original brick veneer and has round arch entry doors at the corners - the left-hand one leading to a second-story staircase that served both 131 and 133 - separated by two round arch fixed pane windows. The storefront is capped by an asphalt shingle clad pent roof. The second story contains a narrow left-hand bay containing a single window above the staircase entry and a broad right-hand bay containing two windows. The bays are outlined by raised brick piers that rise to a raised frieze whose lower edge displays a corbelled brick detail formed of stacked headers. Each opening contains a shortened double-hung window beneath a boarded-in upper area. The windows rest on a continuous stone string course and have low gable-topped pressed metal hoods displaying molded caps, incised voissior lines, and raised

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verticals and triangles on the corbels that flank the windows' upper ends. The plain brick frieze is topped by a clay tile-cap parapet.

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): The 1895 Sanborn map shows this and 131 to the north then "Being Built." The 1904 edition has a drug store here, 1911 jewelry and drugs, and 1918 a grocery with bakery in the rear.

**135 S. Cochran. Greenman & Selkirk Building (1898). Contributing.**

This two-story Late Victorian brick building has an upper facade finish that closely matches 133's next door and also 137 to the south. The street level has a modern steel entry door centered between a fixed pane display window on each side and a wood and glass corner entry door to the second floor next to 137. The storefront has a cloth awning and its upper front up to the second-story window sill level is covered in vertical ribbed metal siding that displays the store signage. The second story has corner piers and three windows now containing modern double hung sash windows with transoms. The right window, located above the stairway entry, is narrower than the other two, but all share a continuous rock-face stone sill and have the same pressed metal hoods, which have low gabled tops and the same molded caps, incised voissior lines, and ornamental corbels as those next door at 133. The broad plain brick frieze, with its clay tile cap, rests on a brick corbel table and is identical to 133's.

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This two-story building replaced a single-story structure between 1895 and 1904. It was occupied by a clothing store with a tailor on the second floor in 1904 and clothing store still in 1911, and in 1918 by a confectionary store.

Harry T. Selkirk was here in the 1904 city directory. The *Charlotte Tribune* edition of July 20, 1898 had an advertisement for a "Great Clearing Sale" by Greenman & Selkirk before their move on September 1<sup>st</sup> to "the new building now being built for us three doors north of the post office" (*Charlotte Tribune* 1898a). In the 1895 Sanborn the post office is located on Lot 629 which in later editions is addressed as 141 S. Cochran, indicating the building three doors north is 135, which the Sanborn maps indicate was constructed between 1895 and 1904, conforming to the 1898 newspaper reference.

**137 S. Cochran. Building (1895-1904 period). Contributing.**

This narrow two-story brick Late Victorian building has an off-center aluminum frame glass entry door flanked by a double display window on the left and a corner entry door to the second story on the right - all capped by a flat-top metal canopy. The upper storefront up to the second-story windows is clad in metal paneling and has signage. The upstairs' two fixed pane windows share a continuous stone sill and have the same low gabled pressed metal hoods as 133 and 135 to the north. Corbelled brickwork above supports a low tile-capped parapet.

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): Although the footprint of the building at this address does not appear to change from earlier Sanborn editions, it seems likely the current structure was constructed between 1895 and 1904. The building prior to 1904 carries the notation "Frame 2<sup>nd</sup>" and the current building has two brick stories. In 1904 a boots and shoes store was here, followed by a confectionary store in 1911 and a tailor in 1918.

Victor C. Roblin Co., here in 1904, was opened in 1898, apparently in this building, by V. C. Roblin and his father, C. V. Roblin. The Roblins came to Charlotte in 1882, and V. C. began clerking for Murray's shoe store at the age of fourteen in 1889, leaving to open his own store here (Newark 1908: 79). In 1910, the shoe store apparently closed when Victor was elected Register of Deeds for Eaton County, because that year the *Detroit Free Press* carried a classified ad by V. C. Roblin, "Shoe Store and Fixtures For Rent; Location Good; Rent

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Cheap" (*Detroit Free Press* 1910a; Newark 1913: 69).

**139 S. Cochran. Jones Dry Goods Store Building (pre-1886). Contributing.**

This two-story brick Late Victorian building complements the building next south (141) in its matching height and roofline design with its horizontal and vertical strips of terra-cotta blocks and its eight course tall corbelled brickwork band beneath the molded metal cornice with its antefix-like roofline ornaments. Its ground-floor storefront also now displays a unified form with 141 in its arched display windows outlined by T-111 siding and the broadly projecting asphalt shingled pent roof that shelters both fronts. No. 139's storefront has a slant-sided central entry between display windows on each side. The second story has two large projecting slant-sided oriel windows with double hung windows below margin light Queen Anne upper windows. Their windows rest on bases that display panels displaying vertical fluting. The second story rises above a belt course band of a single course of square ornamental terra-cotta blocks topped by a triple-course corbelled brick strip built of alternately projecting and recessed stacked brick columns like that in the building frieze. Raised brick piers mark the ends and midpoint of the facade and project further via an eight-brick high corbelled detail beneath the frieze. Their antefix-like metal caps project above the cornice. The frieze itself is supported on another three-brick course tall corbelled brick detail of alternately projecting and recessed stacked bricks. The brick upper facade just below the projecting frieze, around the hip-roof heads of the oriel windows, displays a checkerboard pattern formed by raised three-stacked-header squares alternating with three-recessed-soldier squares.

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building was in place at the time of the earliest, 1886, Sanborn map, but probably was only a few years old then. In the 1886 and subsequent maps through 1918 it housed a dry goods store.

The Jones Dry Goods store was here in 1904. S. P. Jones had established the business in 1866, and his son, R.C., became a partner the following year, and was sole proprietor in 1875, as well as engaging in a "manufacturing business between 1888 and 1898." Rollin C. Jones had also been elected the first Republican clerk for Eaton Township and died in 1913 (Lowrey 1907: 47; Newark 1908: 42).

**141 S. Cochran. Post Office Block (Pre-1886). Contributing.**

Complementing the design of 139 to its immediate north in its roofline height and upper facade and roofline detailing, this two-story brick Late Victorian building has its upper facade divided into two sections or bays by raised piers at the ends and center. The piers flank a paired double-hung segmental-arch-head window in each bay and rise to support a pair of broad arches that span the recessed wall spaces between the piers containing the windows. The second-story windows rest on a smooth stone belt course that itself rests on a three-course corbelled brick strip whose use of alternating projecting and recessed stacked stretcher bricks complements those under the second-story windows next door in 139 and those in the beneath-the-roofline friezes of both 139 and 141. The segmental-arch-head windows and the arches spanning the window bays have tall hoods formed of soldiers and rowlocks. The arch spandrels above the windows display checkerboard brickwork identical to that in 139 above its oriel windows. No. 141's roofline displays the same corbelling of the upper parts of the piers, the same horizontal and vertical terra-cotta strips, the same eight brick tall corbelled treatment of the frieze, and the same molded metal cornice with antefix-like cresting aligned with the piers as in 139. The ground-floor storefront, unified with 139's, is clad in T-111 siding and has broad arched display windows between a recessed entrance at either end. A continuation of 139's broadly projecting asphalt shingled pent roof spans the front above the storefront.

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): Like 139 next door, this building shows in the earliest, 1886, Sanborn map, but was likely no more than a few years old then. The Sanborn maps show that this

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building housed the post office on the ground floor between 1886 and 1895, and show that space was vacant in 1904 while a telephone office then was located in the second floor (although the 1904 city directory still has the post office here). By 1911 the ground floor had been split into two storefronts, with one vacant and the other housing a confectionary. In 1918 the store spaces were occupied by a jewelry and a boots and shoes store, with a telephone exchange on the second floor that is also noted in the 1927 edition.

The 1904 city directory has the post office here. Charlotte's first post office was established in 1838, located in the Eaton County Building at 115 W. Lawrence Ave., with Jonathan Searles as postmaster and mail delivered weekly from Marshall (Durant 1880: 388). By the 1880s the post office was located "on the east side of Cochran Avenue near the Arcade building" (Durant 1880: 388). The "old post office block," was located here at 141 S. Cochran between 1886 and 1895, and in 1904 the post office moved to the south half of a building at 225 S. Cochran soon after it was built, where it remained until the 1918 edition when it moved to a new building at 117 W. Lovett constructed by the federal government in 1917 (Sanborn 1886, 1890, 1895, 1904, 1911, 1918).

Elmo Young acquired E. J. Patterson's jewelry business, which had been located here in the 1926 and 1929 city directories, and renamed it Young's Jewelry c. 1931. The shop was later run by his wife after his death in 1943 for twelve years, after which the son, Jack Young, took over (*Battle Creek Enquirer* 1955d). Young's had an advertisement in the 1964 city directory stating they had been in business at this address for 33 years and were still in business there into the 1980s (*Battle Creek Enquirer* 1980b (fifty years since 1931).

**143 S. Cochran. Building (pre-1886; circa 1870s?). Contributing.**

This two-story Late Victorian brick building has a street level consisting of an off-center aluminum frame glass entry door, with transom, between a similar corner entry door and a nine-light fixed glass window. A large awning extends up to a continuous metal-clad sill for the second story windows. The second story is divided into three bays by paneled piers with classical bases and capitals. The narrow side bays each contains a single segmental-arch-head window opening, the broader center one two more closely spaced windows. The square-head windows have double-hung lower parts and tall upper sash. The piers rise up into curving-contour "arched" transitions to a plain metal-clad frieze above. The upper pier-frieze transitions all display incised detail plant forms.

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building was constructed before the publication of the earliest available Sanborn map in 1886. It housed a drug store from 1886 through at least 1927, with a barber occupying basement quarters in the 1904 and 1911 editions.

An old post card view of this side of S. Cochran from the early 1900s illustrates this building with a cornice with "DELAMATER," so this building may have been known as the Delamater Block, although research discovered no references to it.

Behrens & Rowe, here in the 1921 through 1966 city directories, was established in 1919 by Claude W. Behrens and R. J. Rowe, of Detroit, who had acquired the Kinsman Bros. store, which was located here in the 1904 edition, after which William Kinsman continued as a drug clerk for many years (*Lansing State Journal* 1919; *N.A.R.D. Journal* 1949: 1882; *Lansing State Journal* 1923i; Polk 1931: 207). A downtown drug store for over four decades, the store was purchased by William John and Fran Brown in 1958, which they eventually renamed as Brown's Pharmacy and operated for 30 years, until 1988 (*Lansing State Journal* 2014b). Claude W. Behrens served as a vice president of the Eaton County Savings Bank before it merged with Michigan National Bank (Michigan State Banking Department 1945: 78).

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**145-147 S. Cochran. Building (c. 1880). Contributing.**

This two-story painted brick Italianate building, which sits at the northeast corner of Lovett Street, has two storefronts separated by a central entry door to the second story. The street level of the left (145) storefront has an angled front with an aluminum-framed glass entry door between display windows, all flanked by enameled steel panel piers to the left at the building corner and right next to and around the second-floor entry. The display windows rest on vertical ribbed metal bulkheads and the former transom area is finished in broad weatherboarding. A metal awning extends up to a continuous masonry belt course that serves as a sill for the second story windows. Part of the width of a fluted cast iron column or pier, an original building element, remains visible at the street level to the right of the second-story entry door, the rest perhaps covered up by the later enameled metal panel strip edging the door's right side. The right side (147) storefront has been renovated with brick veneer and has a recessed corner entry next to a bow casement display window. The building's second story is divided into three sections by brick piers with recessed center panels, with the side bays each having a single double hung sash window, with segmental arch-head transom window, beneath a double rowlock brick hood, and the center section having three such windows. The raised piers transition into a tall raised frieze via quarter circles, with the underside of the frieze displaying corbel tables. The clay tile-capped plain brick parapet probably originally displayed an ornamental metal cornice. All the windows rest on a continuous masonry sill. The Lovett Avenue side elevation in the first story has an entry at the back end set under a segmental-arch brick head and also a fixed pane window, while the second story has five tall windows set into segmental-arch-head openings. A short single-story gambrel-roof frame wing extends from the rear elevation.

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building was constructed before the publication of the earliest available Sanborn map in 1886. Durant's history of Eaton County states that in 1880 the *Charlotte Republican* newspaper was located "in elegant quarters in the brick block at the northeast corner of Main and Lovett streets," which would appear to be this building (Durant 1880: 394). Perhaps confirming an early 1880s date is an 1885 notice in the *Charlotte Republican* newspaper stating, "in J. H. Green's new building, corner of Lovett Street and Cochran Avenue" (*Charlotte Republican* 1885). In 1886 the north half housed a boot and shoes store and the south half a grocery with a printing shop on the second floor. In 1890 a book store was in the north half with the grocery in the south half and "steam printing" upstairs (almost certainly the *Charlotte Republican*). In 1895 a boots and shoes store was back in the north half and a drugs and jewelry store was in the south. In 1904 the drugs and jewelry continued in 147 but 145 was labeled "Racket" (old post cards show the New York Racket Store). In 1911 the north store contained a clothing store and the south a drugs and book store. By 1918 the clothing store continues in the north half and the south half is labeled as a drug store with a telephone exchange on its second floor. A drug store is noted is noted for 145 in the 1927 edition.

**201-207 S. Cochran. Weaver Brothers Drug Store Building (pre-1886). Contributing.**

This two-story Late Victorian brick building is sited at the southeast corner of Lovett Street, and an angled corner bay faces the intersection. The street level with its four storefronts appears to date primarily circa 1960, with some later alterations. The piers separating the storefronts are faced in vertical-rib metal paneling and the storefronts display buff brick bulkheads with slant-sided recessed entries and aluminum-trim doors and windows (one storefront has been enclosed with T-111 or board paneling, with a door aligned with the facade). The entire storefront, including the north end one with angled corner, is capped by a tall vinyl shake shingle-clad pent roof that, installed sometime after 1982, wraps around the corner. The second story facing Cochran has a pressed metal front that displays raised flat piers and frieze, the piers aligned with the storefront piers beneath to divide the upper facade into a total of six bays - the narrow angled corner bay, a single broad triple window bay, a narrow one window bay aligned with a now covered over second-story entry (a 1983 view shows the entry in place), two more triple window bays, and a south end bay with a paired window above the narrower south end storefront. All windows in the second story are double hung with Queen Anne margin light transom sash. In the triple and



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double windows the outer transom sash have quarter-round heads, while the transom sash above the second-story entry displays a round-arch head and the one in the angled corner bay has a square head. The triple and double windows are divided by plain vertical mullions that run up to I-beams, with regularly spaced rosette details, that span the bays between the piers. In these double and triple window openings the windows are edged by broad antae-like forms with paired vertical strip sunken panels below and rectangular sunken panels that, located at transom height, display incised Christopher Dresser-inspired plant forms. Horizontal panels above the window-spanning I-beams display raised pyramid forms similar to those used in the Richardsonian Romanesque architecture of the time (the three north bays now have undecorated panels in place of the pyramid ones), and the second panel north from the building's south end also has a shallow pediment filled with a sunburst motif over the center window (the first three-window bay south of the angled corner also had a pediment over its central window). The building's frieze is capped by a coved metal cornice with brackets which, aligned with the facade piers, displays Christopher Dresser-inspired incised plant forms. A circa 1947 post card view shows the roofline above the cornice displaying additional panel-fronted, gable-topped, and finial-embellished metalwork above the angled corner, second-story entry, and second bay from the south end. The red brick side elevation facing Lovett lacks fenestration in the painted first story, but the unpainted red brick second story has six double hung sash windows with masonry sills and metal hoodmolds with bullseye motifs and incised plant motifs.

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building was built prior to the publication of the first, 1886 Sanborn map, but likely no more than a few years earlier. The Sanborn maps show the following occupants by storefront:

201

1886 furniture on first and second floors  
1890 furniture, barber on second floor  
1895 same  
1904 restaurant, barber on second floor  
1911 drugs  
1918 same  
1927 same  
1950 same

203

1886 notions, office on second floor  
1890 millinery  
1895 same  
1904 grocer  
1911 millinery  
1918 same

205

1886 drugs  
1890 same  
1895 same  
1904 grocer  
1911 restaurant bakery  
1918 bakery

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207

1886 confectionary

1890 grocery

1895 tailor

1904 fruit store

1911 millinery

1918 same

Sanborn maps show that a drug store was located in this building, at 201 or 205, nearly from the time it was constructed for over a century into the 1990s. There are photos from circa 1907 and 1963 showing Wildern's Drug Store (201), noting "the front has been remodeled twice since the 1907 picture" (*Charlotte Republican-Tribune* 1963: 118). Drs. LeRoy and Frank Weaver opened Weaver Brothers Drug Store here in 1904, with successive owners of Weaver & Gage, Roehm & Moyer (Polk 1911: 421), Moyer & Chandler (Polk 1917: 325), Lee E. Chandler (1926 city directory), then the Charlotte Pharmacy (1935 city directory); Dr. Anderson and John Thornton & Co.; Chick Woldford and John Terry; and in 1948 Harper T. and Flora N. Wildern acquired the business and opened Wildern's Drug Store (*Charlotte Republican-Tribune* 1963: 118). The Wildern's drug store was operated by seven generation of Wilderns, the last of whom sold the store to CVS in the 1990s and work in that store today (Campion 2016).

**209-211 S. Cochran. Building (1886-90 period). Contributing.**

This is a two-story red brick Late Victorian building. Its left-hand street level storefront (209) has an off center aluminum framed glass entry door between display windows on low buff brick bulkheads, all beneath a canvas awning. The transom area above is faced in painted plywood panels. The right storefront (211) has a slant-sided store entry at the left and circa 1920s-30s white glazed brick bulkhead and metal-trimmed display windows. The opening into a deeply recessed second-story entrance at the right is flanked on its right-hand/south edge by a round fluted iron column and, adjacent, marking the building's outer edge, a fluted iron pilaster, now lacking any capital - the column and capital being the only surviving parts of the original storefront finish. Above the cloth awning the former transom area is now boarded in. The building's Late Victorian upper facade's second story is divided into three sections by raised paneled piers. The two outer sections are narrow, each containing a single window, the center section broad, containing three windows. The piers rise from a dressed limestone course that serves as a continuous sill for the second story windows and have metal classical capitals that serve as imposts for arches capping the sections and supporting the raised frieze with its corbelled brick lower edges. The square-head windows are set within round-corner openings topped by painted metal hoods with raised floral forms and keystones each with a single raised floral detail. The front is topped by a metal cornice with large brackets aligned with the piers below.

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building was constructed between 1886 and 1890 when a two-story structure replaced a single-story. In 1890 the north half (211) was occupied by a billiards hall and the south half (209) by a barber, but while the billiards was still here in 1895, the other storefront was then vacant. By 1904 the north half was occupied by a restaurant and the south by a meat market. While the meat market continued in 1911, 209 had a fruit store, and these businesses continued through the 1918 edition.

The Charlotte Fruit Co. was here in 1913 and owner Vance Spaniolo lived in the apartment above. Vincent (Vance) Spaniolo founded the Charlotte Fruit Co. in 1898 and became a U.S. citizen in 1911 (*Lansing State Journal* 1911f; Spaniola-Williams 2004). There are no relevant listings in state gazetteers through 1917, but in the 1921 state gazetteer, while no Spaniola is listed individually, Vincent Spaniola is listed with the Charlotte Fruit Co. (Polk 1931: 334). That same year in the city directory he is also listed under the heading Cigars &

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Tobacco at this address. In 1916 Vance Spaniola, "wholesale and retail fruit dealer" of Charlotte, had opened a wholesale fruit business in Lansing, while continuing to run his Charlotte business (*Lansing State Journal* 1916d). In 1922 he sold his building and the Charlotte Fruit Co., which had been in business at 209 for 15 years (would be 1907), to Bruno Spaniola (Spagnulo), a relative from Bryan, Ohio, in order to concentrate on his wholesale fruit business in Lansing (*Lansing State Journal* 1922a). Bruno is listed here in the 1926 and 1929 city directories. Bruno and Teresa Spagnuolo, born in Santo Ippolito, Italy, immigrated to America in 1920, first operating a fruit stand and later owned the Main Sweet Shop in Charlotte (*Lansing State Journal* 1966a). The 1931 state gazetteer has no entry for Charlotte Fruit Co., but Bruno Spaniola is listed individually as fruits and confectionary (Polk 1931: 209). City directories reveal that the Charlotte Fruit Co. was at 209 here until the early 1960s, or for over half a century. Bruno and Teresa Spagnuolo's grandson, Sam Paul Spagnuolo, operated Bruno's Party Store for thirty-two years before retiring in 1997 (Spagnuolo 2003; *Lansing State Journal* 2015).

**215 S. Cochran. Woodbury Block/KOTM Hall Building (1891). Contributing.**

This three story running bond brick Late Victorian building has a centered slant-sided front entrance with an aluminum framed glass door. The left side has an aluminum frame display window over a low buff brick bulkhead with header bond sills. The right side has the same low bulkhead, but the former window has been infilled with brick veneer. At the left corner of the building a fluted cast iron pilaster that forms part of a common wall with 209-11 extends up to the storefront transom area, which is covered with a canvas awning. The painted brick upper stories contain three square-head windows in each of the two stories. They have masonry slab sills and prominent raised masonry hoods, each with a central rosette motif, simple incised scrollwork, and molded corbels. In the center above the third floor is a date stone stating "K. O. T. M. / HALL / 1891." The facade is topped by a pressed metal cornice running between a large fluted scroll bracket at each end.

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building is addressed as 213-215 on the Sanborn maps. The 1895 Sanborn map is the first to show this building, then labeled the Woodbury Block and housing three narrow stores, a barber shop in the north store space, feed store in the south, and restaurant in the center, extending from side to side behind the other two stores. The 1904 map shows the building expanded with a large two-story rear section and now housing a single business, a furniture store. The 1911 and 1918 maps continue to show the furniture store use. The Sanborns take no notice of the lodge hall, which presumably occupied the building's third floor during its early years.

Donovan & Ives, here in 1904, with Frank A. Ives Furniture Co. here in 1913, was described as "the leading as well as pioneer undertaking and furniture establishment of Charlotte" (Lowrey 1907: 36). Donovan & Ives (Frank Ives and Robert Donovan) was formed in 1901, and in 1903 they bought the brick store building here at 215 S. Cochran and remodeled and added forty-five feet to its length for a total of 45x115 feet. In the early 1900s they claimed, "There is not a better furniture store in this part of the state" (Lowrey 1907: 37). Known as the "Big Store," the business had been founded in 1884 by Donovan & Mannary, which through the years was operated by a series of owners: Donovan & Vanderhoof, Donovan & Packard, Robert Donovan, Donovan & Ives, Frank A. Ives, Ives & Sylvester, and finally H. Roy Sylvester, who acquired the business from the estate of Mrs. Ives in 1922-1923 (*Lansing State Journal* 1923c). City directories reveal that Sylvester lived at 214 Pleasant Street.

The Knights of the Maccabees (K.O.T.M.) occupied the upper floor or floors of the building in its early years. The Charlotte lodge or "tent" likely was formed after 1880 because it is not listed in fraternal societies in Durant's history published that year (founded in Ontario in 1878, the Maccabees reorganized in the early 1880s with their headquarters in Port Huron). In the 1913 city directory the Maccabees were meeting above 123 S. Cochran.

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The Charlotte Candy Co., here in the 1935 through 1954 city directories, was founded by John Colizzi, who also established the Lansing Candy Co. and owned the Liberty of Sweets candy and fruit store in the building next door at 219 S. Cochran (*Lansing State Journal* 1970b). Colizzi opened Liberty of Sweets candy store in 1921, the Charlotte Candy Co. in 1929, and the Lansing Candy Co. in 1933 (which continued as F & J Vending) (*Lansing State Journal* 1970b). A 1931 newspaper article reported that Colizzi, who had conducted a wholesale candy business since selling his interest in the retail fruit store to his brother, had purchased the business block "recently vacated" by the Mates Furniture Co. because he had outgrown his present quarters (*Battle Creek Enquirer* 1931b). Colizzi sold the Charlotte Candy Co. in 1947, although the company remained in business and had a store in Lansing, which had a grand opening by then owner Harry Terzian in 1957 (*Battle Creek Enquirer* 1948h; *Lansing State Journal* 1957c).

**217 S. Cochran. Building (1886-90 period). Contributing.**

This brick two-story Late Victorian building has an upper facade matching that in 219 to the right/south and a common second-story entry and staircase between the two buildings. No. 217's ground-floor storefront is clad in vinyl siding and has a slant-sided corner entrance with aluminum framed glass entry door and display window. The vinyl siding also encompasses the upstairs entry's left side and top. The storefront is topped with a bubble canopy that extends up to the base of the second story windows. The second-story windows rest on a dressed limestone course that serves as a continuous sill. The upper facade is outlined by raised piers that flank the three windows - a window to their right that lights the upper common stair hall is framed by a pier on each side. The piers support a pressed metal cornice with large brackets aligned above the piers. The left-hand pier rises into a square-plan metal cap with flaring top decorated with anthemion-like forms. The tall and narrow square-head window openings now contain lowered double-hung windows, with boarded in upper parts, and are topped by molded-cap metal hoods (the upper stairhall window still has a full-height double-hung window). The paneled brick parapet has a clay tile cap.

The Sanborn maps indicate this building was constructed between 1886 and 1890, replacing a single-story building. The 1890 map shows it occupied by a saloon. The storefront, vacant in 1895, contained another saloon in 1904, "Motion Pictures" in 1911, and furniture in 1918.

The Colizzis are associated with here in 217 as well as 215 and 219 S. Cochran through the 1920s. The 1921 city directory has Colizzi Bros., proprietors, Liberty of Sweets at 219 under the heading Fruit Stores. John Colizzi also had the Charlotte Candy Co. in the building next door at 215 S. Cochran. In 1929, a local newspaper reported that Frank Colizzi sold the Liberty of Sweets confectionary, ice cream, tobacco, and fruit store to brothers John and Peter Colizzi, with John taking the wholesale business of the firm at 217 north of the retail part of the firm at 219 that would be operated by Peter, "each conducting his affairs under his own name" (*Lansing State Journal* 1929e; *Lansing State Journal* 1970b). The 1929 city directory has Colizzi Bros in 217 and 219 S. Cochran, but by 1935, while Liberty Sweets is in 219, 217 is no longer occupied by the family. This is explained by a 1931 newspaper article that reported Colizzi, who had conducted a wholesale candy business, had purchased the business block "recently vacated" by the Mates Furniture Co. at 215 S. Cochran because he had outgrown his present quarters at 217 (*Battle Creek Enquirer* 1931b).

**219 S. Cochran. Building (1886-90 period). Contributing.**

Sharing a unified red brick Late Victorian upper facade design with 217 to its north, the two-story building at 219 has a brick-clad storefront with a centered slant-sided entrance with aluminum framed glass entry door between display windows. Its storefront has been combined with the building next door at 221 as part of the White Rose Cafe. A common awning covers the storefront transom area of both buildings. In 219 the modern brickwork rises to a dressed limestone course that serves as a continuous sill for the second story's three tall and narrow square-

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head windows (and common stairhall window to the left). The three windows display half-height modern double-hung windows beneath blind upper sections. The windows display metal hoods identical to 217's. A metal cornice that once also matched 217's has been removed, leaving only the metal bracket and metal cap rising above the parapet at the facade's south end (this anthemion-decorated cap retains its full pyramid top, unlike 217's truncated top). A circa 1940 photo of the building reveals the appearance of the storefront when the seven members of the Pete Colizzi family were living above the store at that time (ECGS 2016).

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building was constructed between 1886 and 1890, having replaced a single-story building. The 1890 and 1895 maps show the storefront as vacant, while the basement housed a gunsmith's shop. Both storefronts were vacant in 1895, although the gunsmith was still in the basement. By 1904 the store held a meat market, with the gunsmith still present in the basement. The meat market continued in 1911, but the store space shows as vacant again in 1918.

A 1919 Lansing State Journal article reported that Colizzi and Paradise had rented "the Jakle building" to put in an ice cream, confectionary and fruit store (*International Confectioner* 1919: 57; *Lansing State Journal* 1919m). The Colizzis are associated with 217 as well as 215 and 219 S. Cochran through the 1920s, and had a candy store in 219 for years, from the 1920s until it closed in 1971 - a half century in business. In 1919 a confectionary trade journal reported the "new enterprise" of Colizzi & Paradise, and the Lansing newspaper reported the men, "two Greeks (*sic*) who had been in business in Lansing, had rented the Jakle building and will put in an ice cream, confectionary and fruit store" (*International Confectioner* 1919: 57; *Lansing State Journal* 1919m). The 1921 city directory has Colizzi Bros., proprietors, Liberty of Sweets here at 219 under the heading Fruit Stores. The Colizzis opened the Liberty of Sweets candy store in 1921, and the Charlotte Candy Co. in 1929, when a local newspaper reported that Frank Colizzi sold the Liberty of Sweets confectionary, ice cream, tobacco, and fruit store to brothers John and Peter Colizzi, with John taking the wholesale business of the firm at 217 north of the retail part of the firm at 219 that would be operated by Peter, "each conducting his affairs under his own name" (*Lansing State Journal* 1929e; *Lansing State Journal* 1970b). The 1931 state gazetteer is the first to mention the Colizzis, as Colizzi Brothers (John, Frank and Peter), confectioners (Polk 1931; 207). The city directories reveal that the Colizzis lived above the store here in the 1930s and 40s. In 1921 and 1926 the entries in the city directory are for "Liberty of Sweets," while later editions have "Liberty Sweets": the 2016 obituary for Sam Colizzi states, seemingly definitively, that he worked in his parents' shop, "Liberty of Sweets" (Pray 2016). The 1929 city directory has Colizzi Bros in 217 and 219 S. Cochran, but by 1935, while Liberty Sweets is in 219, 217 is no longer occupied by the family. This is explained by a 1931 newspaper article that reported Colizzi, who had conducted a wholesale candy business, had purchased the business block "recently vacated" by the Mates Furniture Co., at 215 S. Cochran, because he had outgrown his present quarters (*Battle Creek Enquirer* 1931b). Peter (Pietro) and Kate (Catalina) Colizzi ran their store, the Liberty Sweets Shop, here between 1929 and 1971 (Charlotte Public Library 2000; *Lansing State Journal* 1995a). Sam Colizzi worked in his parents' (Pietro and Catalina Colizzi) store, "Liberty of Sweets," before opening up his own business, Colizzi's Candy Kitchen in Eaton Rapids, which he operated 1954-1962 (Pray 2016).

P. A. Hults & Co. meat market was here in the early 1900s (apparently the meat market in the 1904 and 1911 Sanborn maps), organized in 1906 after Hults had been in business for 15 years, with Mrs. Hults doing the bookkeeping and clerical work of the firm, before they sold out to George Hodgkinson of St. Johns in 1911 (Newark 1908: 81; *Lansing State Journal* 1911a).

**221 S. Cochran. Trask Building (1904). Contributing**

This two-story brick building has a centered recessed entry with slant sides that each contains an entry door, flanking T-111 paneling that faces the back of the recess. The metal framed display windows on each side of the

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entrance have low bulkheads clad in T-111 siding. The awning covering the storefront transom area extends across the front of the adjacent building at 219 as well, which also contains part of the White Rose Cafe. A dressed limestone course serves as a continuous sill for the three symmetrically placed second story windows, which appear to have fixed-pane windows below an upper pivot sash. The upper facade is faced in buff colored brick, with the frieze faced in alternately projecting and recessed courses of this brick. A darker brownish brick is used in a pier along the facade's left edge and in a two-course tall belt course across the facade below the frieze. A slightly more reddish hued brick is used for another belt course that spans the front at the level of the tops of the second floor windows and for horizontal brick caps for the windows themselves. The parapet is also finished in the same brick. A 1907 photo of the building reveals the street level originally had corner entrances, but is otherwise little changed from that time (Lowrey 1907: 37).

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): The maps show this building was constructed between 1895 and 1904, occupying part of a larger site that had contained a dwelling. In the 1904 to 1918 editions it was the location of a millinery shop. The 1911 map (only) shows the G.A.R. Hall on the second floor. The 1950 edition has the building split internally, with the south half, addressed as 221 **14** housing a restaurant.

The Mrs. Irene L. Trask millinery establishment, in business since 1897 in "a very pretty modern two-story and basement brick building owned by herself," in 1904 required "larger and better accommodations," so she purchased an adjoining lot south of the first upon which "she erected the present store" at here 221 S. Cochran, from which she made semi-annual trips to Chicago and the East to keep up with latest fashions (Lowrey 1907: 37; Newark 1908: 40). The name change to Thyng listed in the 1913 city directory apparently indicates that Irene Trask married between 1907 and 1913. She had an advertisement and is listed in the 1916 directory under millinery and art goods, the same year the newspaper reports she sold her building to P. A. (Peter) Hults (or Hultz) (Wilmer Atkinson 1916: 1, 15; *Lansing State Journal* 1916e). In 1918 she sold her business, also known as the Hat Shop, to Cooper & Gilmore (Elsie L. Gilmore and Grace A. Cooper) (*Lansing State Journal* 1918f). Her husband, Dr. M. R. Thyng, received his degree from Ontario Veterinary College, moved to Charlotte in 1905, and had his veterinary surgeon practice at 226 N. Bostwick before moving it before 1917 when the city directory has him at "117-124" (sic) S. Bostwick Street (*American Veterinary Review* 1906: 286; Newark 1908: 39). In 1935, the year Sanborn maps reveal the building was vacant, the newspaper reported "the Peter Hultz block . . . formerly the Asa Morgan grocery store, is going to be remodeled into three shops, arcade style" (*Lansing State Journal* 1935b). City directories reveal Morgan was here in the 1921 through 1929 city directories.

**225 S. Cochran. Building (1895-1904 period; 1970s?). Non-Contributing.**

Apparently built as two separate buildings but now forming a single building with unified contemporary facade, this two-story building has a front finished in red brick veneer and vertically seamed metal paneling. The street level of the former south building has a corner entry and large display windows set on low brick bulkheads. The left-hand/north part of the storefront is faced in brick except for a large central window. The upper two-thirds of the facade consists of the metal paneling in two sections, with modern brick piers at the ends of the facade and near the center. This building is considered Non-Contributing because none of the historic building front is visible.

(Sanborn 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building is addressed as 223-225 in the Sanborn editions. It was built on part of a large lot previously occupied by a house between 1895 and 1904. In the 1904 to 1918 editions, the "Gas Off" occupied the north storefront and the post office was housed in its south one. The 1911 map (only) noted a Hall on the second floor.

Sanborn maps reveal that the U.S. Post Office was here soon after the building was constructed at the turn of the

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twentieth century. Charlotte's first post office was established in 1838, located in the Eaton County Building at 115 W. Lawrence Ave., with Jonathan Searles as postmaster and mail delivered weekly from Marshall (Durant 1880: 388). By the 1880s the post office was located "on the east side of Cochran Avenue near the Arcade building (Durant 1880: 388). The "old post office block," was located at 141 S. Cochran between 1886 and 1895, and in 1904 the post office moved to the south half of the building here at 225 S. Cochran, where it remained until the 1918 edition when it moved to a new building at 117 W. Lovett constructed by the federal government in 1917).

**227 S. Cochran. Building (1895-1904 period). Contributing.**

This two-story brick building has a circa 1950s storefront with recessed center entry, wood and glass entry door with transom, and metal-trim display windows that rest on enameled metal bulkheads. There is a second-story entry door at the right corner. A large awning covers the storefront transom area, but it appears the three symmetrically placed second story windows rest on masonry sills. These windows have replacement double hung sash set within the lower half of the original larger window openings. The lintels are obscured by large awnings. The upper facade is faced in light orange-buff brick, while piers that edge the facade, the corbelled brick lower edge of the frieze, and the parapet above a sunken-panel mid-level zone of the frieze are built of buff brick. The frieze's four sunken horizontal panels are finished in brick whose hue matches the body's orange-buff brick hue.

(Sanborn 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building was constructed between 1895 and 1904 on a previously vacant lot. It housed a millinery in 1904 and a grocer in 1911 and 1918.

A 1927 newspaper article identifies this business block as the Higby Building (*Battle Creek Enquirer* 1927g).

**229 S. Cochran. Building (Pre-1886). Contributing.**

This two-story red brick Late Victorian building has a renovated street facade clad in vertical boarding or T-111 siding with a large fixed pane display window centered between steel entry doors at the building corners. Above a storefront awning, the second story has three symmetrically positioned segmental arched window openings with wooden sills and double rowlock brick hoods. The openings have been reduced to accept double hung sash windows beneath enclosed upper portions. Four brick piers run up the corners of the facade and between the windows and terminate in a raised frieze. Horizontal bands of dogtooth and sawtooth brick cap the three window bays. The plain brick parapet above likely once supported a cornice.

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building may pre-date the first, 1886 Sanborn map. A two-story building with nearly the same footprint, housing a notions and sewing goods store, and cabinet shop in a rear extension, appears in that map. The map shows what seems to be an exterior staircase along the north side. The next, 1895 map shows the same footprint, minus the rear, cabinet shop extension, and with the staircase inside along the south side, where it apparently remains today, accessed by the south front entry. The building housed a tailor in 1890 and a grocer in 1895, a harness shop in 1904 and a tin shop and plumbing business in 1911, and the plumbing business remained through the 1927 edition.

**231 S. Cochran. Porter Furniture Building (1895-1904 period; 1963). Contributing**

This broad-fronted two-story brick building has a slant sided recessed central entrance with an aluminum frame glass door centered between large glass display windows that extend to the building's corners on low buff brick bulkheads. A bubble canopy spans the entire front above the windows. Above the canopy the upper facade is clad in two rows of tall steel panels set in a grid of thin vertical and horizontal strips. The current facade is the product of a renovation of the entire building front completed in 1963. At that time the building was occupied by Porter Furniture whose owners stated, "Our new front is a symbol of the faith we have in the future of this area"

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(*Charlotte Republican-Tribune* 1963: 46). This building is considered contributing because it achieved its current appearance over 50 years ago and it represents the renovations merchants made to their buildings to "modernize" them to complete with suburban sprawl.

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): In the Sanborn maps, this building is addressed as 231-233, and a building with this footprint is present by 1904, built on a site previously partly open space and partly occupied by a large "shed." In 1904 and all subsequent editions it housed a furniture store. Between 1918 and 1927 the single-story wing off its rear elevation was constructed; the 1950 map identifies it as a garage housing four cars.

**235 S. Cochran. Eaton Theater (1931). R. V. Gay, Architect, of St. Johns, Michigan. L. L. Wells, Charlotte, Contractor. Contributing.**

This two-story buff brick building has an explicitly symmetrical facade with each half a mirror image of the other. The building has a three-part facade that displays a suggestion of Mediterranean or Italian styling in its arched detailing. The front has a broader and taller, slightly projecting center section flanked by a lower, half as wide section to either side. The center part, containing two recessed double-door entrances flanking a central ticket window and flanked on both sides by wooden movie poster display cases with keystone-topped classical frames on both sides, is fronted by a broadly projecting, square-plan metal marquee that contains backlit signage for the theater and movie attractions. Centered in the upper part of the facade above and angled outward at a right angle to the facade is a tall, pointed-top metal name sign for the theater, displaying the EATON name in red letters against a black background outlined in red and blue and by a fringe of lighting (the name currently mostly covered up). The center of the facade above the marquee contains a recessed area with three square-head panels of lighter hue brickwork, outlined by bands of stretcher/soldier and header/rowlock brick below a cap formed of seven brickwork arches resting on brick corbels. A zigzag pattern detail in corbelled brickwork extends across the top below the flat concrete-capped parapet. The recessed and slightly lower side sections each have a narrow storefront with a transomed door and tall window in the ground story and, above, three double-hung windows set beneath arches formed of rowlocks. A square-plan panel beneath each window contains brick of a slightly lighter hue in a basketweave pattern lozenge form outlined by a header/soldier course. The side sections display the same zigzag-pattern brickwork and plain concrete-cap parapets. The visible side and rear elevations are laid in common bond brick. The flat roof is supported on steel trusses. The interior has a thirty-eight foot stage at the east end and a twenty-six foot balcony at the west end of the theatre, and retains its original seats, which have been reupholstered, while the projection equipment has been upgraded to modern standards.

(Sanborn 1927, 1950): This building first appears in the 1950 edition, replacing several small store buildings, with the theater addressed as 235!!, between two small storefronts in the corners of the building that are addressed as 235 and 237. It is described as Movies, concrete floor, steel trusses, and pilastered walls. A balcony curves across the western, street end of the theater, and a stage extends across the opposite, eastern end of the building. The theater had a capacity of 750 (*Chamber of Commerce* 1963: 14).

In 1930, a motion picture trade journal reported "Charlotte, Mich. - Work on the theater planned here is expected to start next month, according to R. V. Day (sic, Gay), of St. Johns, architect" (*Film Daily* 1930). The contractor for the Eaton Theatre, which had a footprint of 52x125 feet and included a 50x72-foot main auditorium that seated 232 people, and included "special arrangements regarding acoustics" (indicating it was a "talkie" theater), was L. L. Wells from Charlotte (*Lansing State Journal* 1930c, *Lansing State Journal* 1930d; *Battle Creek Enquirer* 1932d). The Eaton Theatre, costing an estimated \$50,000, was completed in 1931 for Cash R. Beechler and was designed by architect R. V. Gay (1895-1943) who also designed several other theaters including the Rialto Theater in Grayling. "which resembles the Eaton Theatre in Charlotte, built the same year" (*Lansing State Journal* 1930c; Eckert 1993: 438). Similarly, the Clinton Theater in St. Johns, built in 1935, is almost identical to



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the Eaton Theatre except for the corbel table at the facade cornice (Lostmichigan 2016), and was probably also designed by architect Gay. It was built and owned by Cash's brother, Roy G. Beechler, and opened on November 1, 1935 (*Michigan Alumnus* 1946: 176; *Clinton County News* 1966; Fink 2015). In 1960, *Box Office* magazine announced "Dick Beechler is closing the Eaton Theatre in Charlotte" (Waterwinterwonderland 2016). The Eaton Theatre and the Clinton Theater in St. Johns were part of the "Beechler Circuit," both closed briefly by the Beechlers in 1959-1960 before they reopened them in 1960, after adding a second theatre in the balcony of the Eaton Theater (LostMichigan 2016; waterwinterwonderland 2016).

In 1985 the horizontal marquis was considered unsafe and was replaced by one that was very similar in design, and after a \$45,000 fundraising campaign in 2011 the seats were reupholstered and digital projectors installed; the owner stated that restoring the original 1930s vertical marquee was planned (*Lansing State Journal* 2016b; Charlotte History 2016a).

Cash Beechler, owner of the Eaton Theatre, in the 1930s was a director of the Allied Theater Owners of Michigan, was a trustee of the Eaton County Bank, and served as mayor of Charlotte from 1933 to 1936 (Case 1936: 27). During the Depression he hosted free Christmas parties at the theater for local children, sometimes charging a toy or clothing for admission that would be donated to the Salvation Army (*Lansing State Journal* 1931c; *Battle Creek Enquirer* 1932e). During the 1940s Beechler operated a second Charlotte theater, the "B," that was in business a short time at 125 S. Cochran (1944 city directory; *Charlotte Republican-Tribune* 1963: 77). In 1950 he also opened the Rapids Theater in Eaton Rapids (waterwinterwonderland2015). The Beechler Circuit expanded through the years and by 1951 consisted of the Eaton in Charlotte, the Capitol and the Rapids in Eaton Rapids, the Ideal in Ithaca, and the Clinton in St. Johns, all in Michigan, as well as the Benitez Theatres in Weslaco, Texas, and by 1954 had added the Maple City Drive-In in Charlotte (*International Motion Picture Almanac* 1951: 424, 1964: 507). Cash Beechler lived at 320 E. Lawrence Street (see entry).

**239 S. Cochran. Building (1895-1904 period? 2000s?). Non-Contributing.**

This two-story brick veneer building has a red brick front with EIFS-clad detailing, including corner piers and a frieze with arcing lower edge beneath a simple coved cornice. The center bay contains the aluminum framed glass entry door topped by synthetic paneling and extends up to the frieze. Arch-top display windows are situated on either side of the entrance, and the second story contains three bay windows with casements. The two-story front portion of the building backs to a single-story shed roofed rear section that comprises the majority of the structure. The rear elevation of the two-story section is clad in vinyl siding and the rear of the single-story section is clad in wood board-and-batten siding. This single-story rear portion post-dates the 1950 Sanborn edition, and the current facade is a recent renovation. This building is Non-Contributing because none of the original building fabric is visible.

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): The Sanborn maps address the building at this location as 237–239. A two-story building with a rectangular footprint that appears to coincide with the front portion of the building currently at this site was built between 1895 and 1904 replacing a one-story structure that was part of a Feed and Stables operation. In 1904 it was occupied by a plumbing store, but is split into two stores by 1911, with the north half (237) occupied by a photographer and the south half (239) by an electrical fixtures store. In 1918 a milk station is here, followed by auto sales in 1927.

**241 S. Cochran. Building (circa 1919; circa 1990s?). Non-Contributing.**

This single-story building is clad in wood board-and-batten siding and has a tall vinyl shake mansard roof that spans the entire front. The facade has two off-center aluminum frame glass entry doors between three large rectangular 16-pane windows. A low triangular metal signboard is positioned above the entrance. The rear is

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sheathed in vertically seamed metal panels and has a central overhead door flanked by an aluminum framed glass entry door and a single fixed pane window. The facade is a product of recent renovations. This building is Non-Contributing because none of its original fabric is evident.

(Sanborn 1918, 1927, 1950): This building was constructed on a vacant lot between 1918 and 1927. It was constructed as a single-story garage with concrete floors and wood trusses and had a capacity of 20 cars. In the 1950 edition it is identified as auto sales and service. After the 1950 Sanborn edition the rear of the building was altered from an ell that extended north onto 239 N. Cochran, to a rectangular plan storage area occupying the rear of the 241 S. Cochran parcel.

Robinson's Buick was here in the 1926 city directory. In 1919, Charlotte contractor Frank J. Curtis was hired to build a garage for Lawrence Robinson on the east side of South Cochran Street next to the Masonic Temple, where the former city garage stood that had been destroyed by fire (*Lansing State Journal* 1919n).

**245 S. Cochran. Masonic Temple (1904). Sidney Osgood, Grand Rapids, Architect. Contributing.**

This four story tall Neoclassical building occupies the northeast corner with E. Seminary Street. The ground story, above the partly above ground limestone clad basement, forms a base for the building, with banded common bond brickwork in which each fifth course is deeply recessed. The upper stories above a broad limestone belt course are faced in Flemish bond, with alternating headers and stretchers in each course. A limestone cornerstone beneath the water table topping the basement is carved with "MASONIC TEMPLE" facing Cochran and "1904" facing Seminary St. The narrow front facing Cochran is symmetrical and divided horizontally and vertically into three sections. A central projecting classical limestone portico shields the centered entrance, with Tuscan columns supporting a paneled frieze and cornice topped by a limestone balustrade. The bay to either side is pierced by a triple window with transom beneath tall gauged brick flat arch. The second story base is composed of a wide limestone belt course from which large limestone balustrades front its three bays of stacked triple windows. The stacked windows are placed within arch-top two-story tall limestone surrounds that outline the square-head lower windows and arch-top upper ones and are separated by brickwork panels between the lower and upper windows. The broad limestone surrounds are topped by oversized keystones. In the central part of the upper facade between the arches are large limestone panels with swags, and near each building corner is a floral cartouche form that encloses the Masonic emblem. Above the front is spanned by a metal architrave band that, topped by the broad brick frieze, is in turn topped by a dentilled metal classical cornice below the tile-capped brick parapet. The long Seminary Street side elevation continues the details of the facade in general, with the banded masonry base with its transomed triple windows, limestone belt course, classical entablature, and brick parapet. Five triple-section windows, with flat-arch brick caps like the front window ones, rise out of the beltcourse, and there are more double-hung windows above. In the upper facade the metal architrave strip is interrupted by six regularly spaced round windows, with keystone-decorated limestone surrounds, rising above sculptural three-dimensional cornucopia forms resting on projecting limestone platforms. Photos taken during construction (*Charlotte Republican-Tribune* 1963: 83) and a 1907 photo of the building soon after it was completed show the building exterior has changed little since that time (Lowrey 1907: 9).

(Sanborn 1904, 1911, 1918, 1927, 1950): The Sanborn maps address this building as 245-247, and the 1904 edition shows this building as "Masonic Temple (From Plans)." The 1911 edition labels the front portion of the building along Cochran as Offices and Private Rooms, with the rest of the building labeled Dining Hall in basement, Assembly Hall on the 1<sup>st</sup> and 2<sup>nd</sup> floors, and Lodge Hall on the 3<sup>rd</sup> and 4<sup>th</sup> floors, with a stage at the rear of the building, while also noting that the 3<sup>rd</sup> floor was supported on steel girders.

The Masonic order traces its origins in Charlotte to the establishment of Charlotte Lodge No. 12 Free and

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Accepted Masons (F & A M) in 1859, with many of the most prominent residents of the city as charter members, receiving its charter in 1860, with Edward S. Lacey as Worshipful Master, having 20 members, which grew to 115 by 1880 (Durant 1880: 395). The Royal Arch Masons (RAM) No 82 was chartered in 1872 with 20 members, which grew to 51 by 1880 (Durant 1880: 395). Prior to 1904 the lodges met in various halls in business blocks on Cochran Street, but in 1904 had this substantial building built, which was reputed to have "one of the finest and best furnished lodge rooms in the state" (*American Tyler-Keystone* 1905: 473; Proctor 1981:16; MHPA 1908: 107; Newark 1913: 32). The building's interior had "a lodge room, auditorium, parlors, dining room, reception rooms, billiard rooms, etc." with mahogany finish and frescoed walls and ceilings (Newark 1913: 32). Sidney Osgood was the architect, and the firm he formed with his son, "Osgood and Osgood, had probably the most extended experience in connection with Masonic buildings of any architects in the United States" (Kocyba and Jacobs 2014: 27; *American Tyler-Keystone* 1905: 473). In 1913 the building suffered a fire: "the building has been badly damaged by fire recently, but has been fully repaired and finely redecorated" (Newark 1913: 32). The building has served as the home of Charlotte's active Masonic group for well over a century and the Masonic Temple Association remains active today. The organization still uses the third floor for meetings and rents out the basement for community events, while the first story has just been converted into four apartments with grant assistance from MSHDA (*Lansing State Journal* 2015b).

**301 S. Cochran. CVS Pharmacy Building (2008). Non-Contributing.**

This single-story flat-roof EIFS-trimmed concrete block building stands at the sidewalk line at the southeast Cochran/Seminary corner and has a large parking lot to its south side and rear/east. The facade walls have large fixed pane 8-light windows beneath metal awnings anchored to EIFS panels that extend to the building's frieze and cornice. The parapet steps up at the southwest corner entrance facing the parking lot south of the building. Date built is from Eaton Co. GIS property web site. Because this building is less than 50 years old it is considered Non-Contributing.

**319 S. Cochran. House (1918-27 period). Contributing.**

This single-story side gabled buff brick and shingled Craftsman bungalow, sited at the southeast corner of Krebs Court, has a prominent enclosed front gable porch, from which projects a small gabled enclosed entry. The off-center porch contains double hung sash windows, but retains battered brick piers topped by square-plan wood shingled posts. The front-facing porch gable and the house's side gables are clad in square wood shingles. All gable eaves display rectangular-form, open center brackets with projecting, rounded ends at the roof edges. The body of the house displays modern double hung windows with Craftsman-inspired vertical-light upper sash on the side elevations. The south side elevation has a wall chimney with limestone accent pieces and the north side a box bay window, and both have half-timbering motifs accenting their gable peaks. The gabled entry has been added and the porch enclosed with siding, but otherwise this house appears little changed from 1939 when it was occupied by H. L. Pollock (ECGS 2016 under 319 Cochran).

Sanborn maps reveal this house was constructed between 1918 and 1927 when vacant lots were developed south of Krebs Court, which was opened between 1911 and 1918 in association with the Krebs Subdivision adjacent to the east (Sanborn 1895, 1904, 1911, 1918, 1927, 1950).

**321 S. Cochran. House (1927-50 period). Frank J. Curtis, Charlotte Contractor(?). Contributing.**

This single-story frame house is clad in aluminum siding and has a concrete block foundation. The hipped roof enclosed entry porch has a brick foundation and six double hung sash ribbon windows across the front. A small sash window is centered above the porch near the peak of the beaded board-clad gable. The side elevations have functionally placed double hung sash windows, and a metal carport extends off the north side elevation.

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Sanborn maps reveal this house was constructed between 1927 and 1950 when vacant lots were developed south of Krebs Court, which was opened between 1911 and 1918 in association with the Krebs Subdivision adjacent to the east (Sanborn 1911, 1918, 1927, 1950).

Charlotte contractor Frank J. Curtis may have built this house. The *Lansing State Journal* reported in 1911 Curtis purchased two lots on S. Cochran that were part of the former Dr. LeRoy Weaver property (337 S. Cochran) and "will erect a fine modern residence on one lot," and had sold the other to L. J. Mouser, who had a \$2,500 contract with Curtis to also build him a new house (*Lansing State Journal* 1911g). The addresses to the north of 337 are 321 and 329 and to the south are 343 and 345, which were not built in the general time frame of the 1911 article.

**329 S. Cochran. House (pre-1890). Contributing.**

This two-story frame Italianate house has a hipped roof and rests on a coursed ashlar stone foundation. Most of the house is clad in composition siding, but the facade beneath the porch is sheathed in vertical wood boarding or T-111. The hipped roof wrap-around porch has slender Tuscan columns with a front-gabled fishscale shingle-clad section over the porch steps. The facade beneath the porch has a corner entry door and broad cottage window with a leaded glass upper sash, and there is a second entry door in the ell formed by a projecting bay on the south side elevation. The second story double hung sash windows have wood surrounds with low gabled lintels, and these are also used in the side elevations. The wide eaves above all elevations are supported with scroll brackets. The house has been resided and porch balustrades removed but otherwise it appears little changed from 1939 when it was occupied by E. C. Lietzke (ECGS 2016).

Sanborn maps show that this house was constructed prior to the earliest coverage of this block, which was 1890 (Sanborn 1890, 1895, 1904, 1911, 1918, 1927, 1950).

**337 S. Cochran. Dr. LeRoy Weaver House (1895-1904 period; 1910s-20s). Contributing.**

This two-story Queen Anne house has a coursed ashlar stone foundation, is now clad in stucco, apparently over brick veneer, and has a complex hip and gabled roof. A hipped roof wrap-around porch that fronts the house has battered pillars with squared wood "capitals" and shields an off-center paired entry door and a broad cottage window. Its piers and base/railing are also finished in stucco. The door is in a projecting square-plan front-gabled "tower" that has a second story paired fixed pane window, with transom, whose paired window and divided transom both rest on rock-faced limestone sills. The closed gable above has two small fixed pane windows set in vinyl fishscale shingle. The house's main front-facing gable behind also has vinyl fishscale shingling and is pierced by a single small fixed pane window. The long side elevations have functionally positioned fenestration mostly of single and paired double hung sash windows, but also include in the south side a door in the projecting center cross-gabled bay that has a hipped stoop hood and a box bay window with flaring-eave roof. The north side features a brick wall chimney in the center of a broad, projecting section between two closed gables which rise out of the hip roof. All windows in the house have rock-face limestone sills. A picture of the house as built appears in the 1907 publication, *Charlotte the Beautiful*, labeled the "Residence of Dr. LeRoy Weaver," showing the exterior apparently faced in brick and a hip-roof porch occupying the same location as the present one, but with wooden posts and balustrade and a gable topping the entry (Lowrey 1907: 38).

Sanborn maps show that this house was constructed between 1895 and 1904, with the 1911 edition noting "walls with air spaces" (Sanborn 1895, 1904, 1911, 1918, 1927, 1950). The house as built was likely faced in brick veneer - thus the 1911 map's reference to "air spaces" and "veneered" - and remodeled later, likely during the 1910s or 20s, with the stucco finish and rebuilt porch.

Dr. LeRoy Weaver, living here in 1904, is also listed with a business address at 133 S. Cochran and brother Dr. F.

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A. Weaver at 136 S. Cochran in the city directory, about the time they opened Weaver Brothers Drug Store at 201-207 S. Cochran Street (Lowery 1907; city directories). Frank A. Weaver first is listed as a Charlotte physician in the 1893 state gazetteer, but LeRoy F. does not appear until 1907 (Polk 1893: 383; Polk 1907: 545). Dr. LeRoy Weaver graduated from the Detroit College of Medicine in 1885 and the Post Graduate Medical School of Chicago in 1900, practiced twelve years in Nashville, where he ran for Congress in 1894 but was defeated, before moving to Charlotte 1897, and then to Lansing in 1913 (*Lansing State Journal* 1917j). Weaver Bros. is listed under Charlotte in a 1906 directory of drug firms (Haynes 1906: 94); however, in 1907 drug trade journals reported that Weaver Bros. had been dissolved and succeeded by Weaver & Gage (*Pharmaceutical Era* 1907: 94; *Midland Druggist* 1907: 474). State Medical Society member records show that while the brothers were both members of the Eaton County Medical Society in 1911, Frank A. was in Charlotte while LeRoy F. had moved to Lansing (Michigan State Medical Society 1911: 4).

**343 S. Cochran. House (1895-1904 period). Contributing.**

This 1 V story frame cross-gabled Eastlake house rests on a coursed ashlar stone foundation and is clad in vinyl siding. The facade has a central projecting 1 V story gable-front section that has a large picture window in the first story and a somewhat narrower window in the second. The gable above is clad in vinyl fishscale shingles. On either side of this central section is an entry door, the one to the left placed back of a small door porch at the front of a single-story hipped-roof bay and to the right beneath a hipped-roof open porch, both porches displaying triangular open brackets. Above the right entry porch in the street-facing front of the south side wing is a gabled wall dormer with cut-out floral motifs in the gable. The left / north side elevation has a gabled wall dormer identical to that of the facade near the front and, midway along that side, a projecting gabled wing that has a single-story slant-sided bay window, with other fenestration composed of functionally placed double hung sash windows. The right side has only two small double hung sash windows.

Sanborn maps show that this house replaced an earlier one at this location between 1895 and 1904 (Sanborn 1895, 1904, 1911, 1918, 1927, 1950).

**345 S. Cochran. Ion C. McLaughlin House (1935-40 period / 1937). Contributing.**

This single-story side gabled Colonial house has walls built of random ashlar stone and has a symmetrical front with a central open stone entry stoop. The pilastered front entry has sidelights and an elliptical fanlight and is centered between 8-over-8 double hung sash windows with rock-faced stone sills. The entry is topped by gauged rock-face voissiors, the windows by gauged stone flat arch lintels. The roofline above is broken by two gabled dormers, clad in clapboard and having paired wood six-light casement windows. Each side elevation has three windows in the first story and two in the second. A gabled ell extends to the house's rear. The house's right/south side elevation has a central stone wall chimney, and a single-story shed roof one-bay stone garage is attached to the rear corner of the left/west side elevation. The house stands out in the district for its fine Colonial-inspired design and stone finish. This house appears unchanged from 1942 when it was occupied by Lon C. McLaughlin (ECGS 2016).

Sanborn maps show that this house replaced an earlier one at this address between 1927 and 1950 (Sanborn 1927, 1950).

This house first appears in city directories in 1940 and was occupied by the Ion McGlaughin family through the 1966 edition. Ion Carlyle McLaughlin graduated from Olivet College and attended the University of Michigan Law School (University of Michigan 1930: 61). In 1935-36 Ion C. McLaughlin was a circuit court commissioner for Eaton County (Atwood 1935: 37). He served as Eaton County Judge of Probate in the 1950s and 1960s (*Battle Creek Enquirer* 1950g: 22, *Battle Creek Enquirer* 1960b: 19). In 1956 he was proclaimed the most

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valuable probate judge of the year by the Michigan Association of Probate and Juvenile Court Judges, retiring in 1964 (*Lansing State Journal* 1956a; *Lansing State Journal* 1964e). An obituary for Blanche Barbara McLaughlin, Ion's wife, states that during the Depression she and her husband had "built their dream home" in 1937 (Pray Funeral Home 2004). After graduating from the University of Michigan, she attended the University of Michigan graduate school, was awarded a fellowship to Columbia University in the field of the handicapped child and was the director of her own residential school for mentally challenged children, Tanglewood School (*Battle Creek Enquirer* 1936h). The 1944 city directory reveals this school was located at 441 S. Cochran, but all other entries provide this address, 345 S. Cochran, as the school, apparently being the office for the institution.

Barbara McLaughlin described Tanglewood School as a small private year-round boarding school accredited by the State of Michigan for teaching young educable retarded or emotionally disturbed children. It was opened in 1932 by D. S. and Hazel McWilliams Davis and their daughter Barbara at the Davis Tanglewood farm home between Olivet and Charlotte. The school started with ten children but grew to thirty, before closing in 1960 (McLaughlin 1989 in ECHS 1989: 46).

McLaughlin promoted the school through presentations and marketing. Typical is an entry in the *Battle Creek Enquirer* in 1936 stating, "Mrs. Ion C. McLaughlin of Charlotte will speak and a group of children from the Tanglewood School will entertain at the October luncheon of the women of the Methodist church here Wednesday at 1 p. m. She will discuss the program and purpose of the school; explain the various methods used and relate something of the types of children who come to the school for special instruction. Tanglewood School is located on US-27 between Charlotte and Olivet" (*Battle Creek Enquirer* 1936i).

A federally-sponsored tour guide of Michigan included Tanglewood School in its itinerary. It describes "Tanglewood School and Home," as a home for children "afflicted with speech difficulties and other handicaps arising from infantile paralysis, sleeping sickness, glandular deficiencies and malformations." The entry noted that Mr. and Mrs. S. D. Davis ran the school from their home and when they needed more space, moved to Tanglewood Farm (Works Project Administration 1941: 501).

A 1949 directory published by the state Department of Social Services locates Tanglewood School at 345 S. Cochran and names as Director Mrs. Barbara Davis *McLaughlin*, B.A. M.A., the school having a capacity of six with its purpose and ungraded program to provide academic, habit, and personality training for retarded children, and the school still appears in a nationwide directory of facilities for the mentally retarded in 1960 (Michigan Department of Social Services 1949: 49; American Association on Mental Deficiency 1960: 38).

**355 S. Cochran. Ivan D. Johnson / Sinclair Gas Station Building (1935-40 period; 1950). Contributing.**

This single-story rectangular plan (except for an angled southwest corner) concrete block building is located at the northeast corner of Henry Street. It has a narrow canted corner bay with a wood and glass door facing the intersection, and is clad in porcelain enameled steel panels that have been painted. From the cant corner entry left /north, the Cochran facade has a large fixed pane window and two large vehicular entrance bays with wood paneled overhead doors. The south/right side, facing Henry Street, has another large fixed pane window, a steel framed awning window and a wood door near the rear corner. The building has been painted white with horizontal red lines at the base, above the fenestration and near the parapet. A tall concrete block chimney extends above the rear portion of the roof.

Sanborn maps show that this building was built on an empty lot that was addressed as 347 S. Cochran between 1927 and 1950 (Sanborn 1927, 1950). What appears to be the current footprint shows in the 1950 map.

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The current owner, Tony Olson, provided construction and renovation dates. He stated he is the property's fifth owner, and that the station was built circa 1935. It was a Sinclair station from 1940 into the early 1970s, then was a Zephyr station until 1980. After that it housed a bait shop until he bought it in 2000, and has housed his vehicle repair business since that time. He stated that a 16-foot deep rear addition was made in 1950. An old photo in the business office shows a stucco-clad Sinclair gas station with a tiled pent roof (Tony Olson Interview July 19, 2016). The building as it stands today may be the result of renovations made circa 1950.

**403 S. Cochran. George H. Spencer House (pre-1904 / 1901). Prindle Brothers, Stone Masons, Charlotte. Contributing.**

This large fieldstone and shingle-clad Queen Anne house with its three-story round corner tower stands at the southeast corner of Henry Street. This 2 1/2-story cross-gable and hip-roof house is striking for its use of large rock-face random ashlar stonework built of carefully shaped fieldstones, many boulder-sized, for the two-story body. The gable, tower, and dormer walls above that are finished in circle-butt or fishscale wood shingles. A hipped roof porch extends across the facade, and is supported by Ionic columns that rise from stone bases to a wide frieze. The central bay of the house's front projects and has quarter-round corners. In the first story it is flanked by entry doors in the fronts of the adjacent recessed ends of the front and has a large central cottage window with leaded glass upper sash. In the second story the projecting center has a bay window with narrow quarter-round windows flanking the front-facing cottage window, all with leaded glass upper sash. The projecting fieldstone part with its bay window is flanked by an Ionic-column second-story porch - the projection and porches all beneath the broad and tall front gable. The shingled gable has a central triple sash window whose broad surround rises into a center arch form that references a Palladian window. A key visual element of the house's form is the round three story corner tower facing the intersection of Cochran and Henry. Its stone lower part has a cottage window curved to match the wall contour in the first story and two double hung windows with leaded upper sash in the second, all with rock-faced limestone lintels and sills, as do all of the windows in the house. The tower's third story is clad in fishscale shingle and has four small double hung sash windows with leaded glass upper sash facing the two streets and intersection. It is capped by a bellcast roof topped by a metal finial. The house's north side elevation facing Henry Street has a two-story slant-sided bay window-like projection topped by its own side-gable roof. It displays double hung sash windows in each face in both stories, and has a fishscale-shingled gable with paired small double hung sash windows. The south side has a broad central projection topped by its own side-facing gable that is finished in fishscale shingles like the front and contains a paired double-hung window. The back of the house has another projection ell topped by a gable roof, with fishscale-shingle-clad gable end displaying another paired window. A rear porch, with Ionic columns rising from square stone pedestal bases like those in the front porch, is covered by a slanting roof, with flaring lower eave, whose roof slope forms a continuation of the central hip roof and side gables' rear roof slope. The shingled north facade above the end of the rear porch and below the slanting roofline has an oval window in a wood surround with four keystone motifs. A single-story side-gabled two-bay garage has been added to the southeast corner of the rear elevation. Two tall fieldstone chimney stacks and a hip-roof dormer rise above the roofline. This is one of Charlotte's largest and finest historic homes and appears unchanged from photos dating to circa 1907-1908 and 1939 when it was occupied by G. H. Spencer (Lowrey 1907: 33; Newark 1908: 43; ECGS 2016).

Sanborn maps show that this house was constructed prior to the earliest coverage of this block, which was 1904 (Sanborn 1895, 1904, 1911, 1918, 1927, 1950).

Local sources state the house was built in 1901, by the Prindle Brothers, Charlotte stone masons (Bohms 2010: 26; Campion 2016). This attribution is supported by a 1945 *Battle Creek Enquirer* article. It states that Hayes Green Beach Hospital, at that time occupying the stone Hayes Green mansion, had owned the house "for some time" before deciding to sell it. The hospital originally acquired the stone Spencer mansion "to ensure sufficient

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stone to match the structure in the event of an addition to the building. Both buildings were built by the Prindle Brothers, leaders in the art of stone cutting, now practically extinct" (*Battle Creek Enquirer* 1945a).

In 1907 the "Largest grocery store in Eaton Co. and one of the best and handsomest in Michigan" was owned by the "pioneer firm" of Lamb & Spencer, which was formed in 1879 by Charles B. Lamb and George H. Spencer and acquired the crockery business of J. Mikesell, one of the leading merchants of the village of Charlotte. In 1886 they closed out the crockery department and started a wholesale department. In 1907 they moved from their original store at 140 S. Cochran to a three-story and basement brick building at 138-144 S. Cochran Street (see entry). The firm had been incorporated as Lamb & Spencer Co. in 1910, with C. B. Lamb as president, S. E. Kiplinger as vice president, and G. H. Spencer as secretary and treasurer, and grew to be the largest wholesale and retail grocer in the county (Lowrey 1907: 32-33; Newark 1908: 43; Newark 1913: 36; MHPA 1908: 575). George H. Spencer was on the first board of directors of the public library in 1894, was on the board of directors for both the Merchants National Bank and Eaton County Savings Bank, and was president of Eaton County Savings Bank in 1922 (MHPA 1908: 107, 126, 575; *MMFR* 1922: 8).

**407 S. Cochran. Dairy Queen (circa 1955; 1980s?). Non-Contributing.**

This single-story rectangular plan building is constructed with concrete block and brick veneer walls and has a metal mansard roof. The facade has large fixed pane windows with small slider inserts to serve walk-up customers. A red and white Dairy Queen sign rests atop the front part of the roof. Out front is a large flat-top metal canopy.

City directories reveal a Dairy Queen replaced a vacant building here after 1954 and before 1962. The 1955 Charlotte High School yearbook, the *Charhian*, has an advertisement for Dairy Queen, with owners Harold and Delight Romans (*Orange and Black* 1955: 102). The building was built for and still houses the Dairy Queen. The present building seems to be either a replacement building for the original circa 1955 one or reflects seemingly major renovations that include the red brick cladding and mansard roof. As a building that appears less than fifty years old, it is considered Non-contributing. And, as a modern commercial building, it appears out of keeping with the historic residential neighborhood around it.

**415 S. Cochran. Building (1944-54 period). Contributing.**

This single-story rectangular plan flat roofed building is faced in common bond brick over concrete block, with sides and rear portions partially clad in vinyl siding. The facade has a recessed entrance centered between a large fixed pane window to the right and triple fixed pane replacement window in a partially infilled opening to the left. The vertically oriented vinyl used for the infill is repeated across the full width of the upper portion of the facade and in a projecting fascia. The front section of the left/north side elevation is brick that extends back to a brick wall chimney, and also has a double hung sash window. To the rear of this the building is clad in vinyl siding and has a double hung sash window, a door and a fixed pane window. The right/south side is entirely clad in vinyl siding.

Sanborn maps show that this building was constructed after the publication of the last available, 1950, edition (Sanborn 1950). The 1944 city directory has no entry for this address, but the 1954 edition has National Farm Loan here and by 1962 through 1966 it houses the Federal Land Bank, which had been there as early as 1957 (*Lansing State Journal* 1957d). The National Farm Loan Association moved to its new building in Charlotte in 1953, a cooperative owned and operated by 800 members that made and serviced Federal Land Bank loans, financing for rural properties, for farmers in Ingham and Eaton counties (*Lansing State Journal* 1953c).

**417 S. Cochran. Isaac Frace House (Pre-1904). Contributing.**

This two-story cross gabled house has a rubble fieldstone foundation and is clad in vinyl siding. The front has a



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full width porch topped by a tall gambrel roof with front-facing gable end. The porch has a rubble fieldstone base and railing topped by Tuscan columns supporting a plain frieze on which rests the front gable end. The first story front has a corner entry door and two cottage windows with leaded glass upper sash. The second story front under the gambrel roof's gable end finished in vinyl fishscale shingle has a central triple double-hung sash window and an oval window, with four keystones, in the gable peak. The gambrel-roof front porch part of the house backs up to the main two-story side-gable-roof part of the house, whose ends align with the ends of the front porch. The gabled left/north side elevation has a box bay window supported on brackets in the first story and a double hung sash window in the second, while the south side's gabled part has a small window in the ground story and double-hung one upstairs. A rear ell has a gabled dormer with double hung window on the south side and functionally positioned double hung sash windows. This house is a near duplicate of the house next door at 421 S. Cochran, though with reversed plan. A circa 1907 photo shows the historic appearance of this house, then owned by Isaac Frace, little changed from today (Lowery 1907: 63).

Sanborn maps show that this house was constructed prior to the earliest coverage of this block, which was 1904 (Sanborn 1895, 1904, 1911, 1918, 1927, 1950).

Isaac K. Frace (1840-1913), living here in the 1904 and 1913 city directories, was "a well-known Carmel Township farmer," born in Steuben, New York, who moved with his parents to Carmel Township in 1852, and later moved to Charlotte in 1896 (possibly to this house) (*Lansing State Journal* 1913i).

**421 S. Cochran. Sherman E. Kiplinger House (pre-1904). Contributing.**

This two-story cross-gabled house has a two-story side-gable center section and 1 1/2-story gambrel-roof front and rear sections, the front with its gable to the street. The house has a coursed ashlar stone foundation and is clad in vinyl siding, but with wood shingled gables. The full width front porch rises from a concrete pad above a coursed ashlar stone base and has Tuscan columns and a wide vinyl sided frieze that supports the second story gambrel roof. The first story has a corner entry door and two cottage windows with leaded glass upper sash. The second story is the gambrel roof's front-facing gable and is clad in alternating bands of square and fishscale wood shingle. It has a central triple double-hung sash window beneath a frieze, above which in the gable peak is a lunette window surrounded by fishscale shingling. The gabled left/north side elevation has a door and double hung sash window in the first story and a double hung sash window in the second, beneath a gable covered with alternating sections of wood fishscale and square shingles. Towards the rear, a shed roof addition projects back behind the gambrel rear ell with its second story gabled dormer with double hung sash window. The opposite side elevation has a box bay window with a pent roof in the first story and a double hung sash window in the second, while the gambrel-roof rear ell has a gabled dormer above functionally positioned windows towards the rear. This house was a near duplicate of the house next door at 417 S. Cochran, and is a good example of the Dutch Colonial Revival style. Publications from 1907 and 1913 have photos of this house showing that it is little changed today from then (Lowrey 1907: 63; Newark 1913: 57). This house appears unchanged from 1939 when it was still occupied by Kiplinger (ECGS 2016).

Sanborn maps show that this house was constructed prior to the earliest coverage of this block, which was 1904 (Sanborn 1895, 1904, 1911, 1918, 1927, 1950).

Sherman Kiplinger (1872-1948) lived here from the 1913 through the 1940s. By 1910 he had been a member of Lamb & Spencer for several years when the thirty year old business was incorporated as Lamb & Spencer Grocery, Inc. (*Trade* 1910b: 6). The officers of the firm were C. B. Lamb president, S. E. Kiplinger vice president, and G. H. Spencer secretary and treasurer (Newark 1913: 36). Kiplinger was still in the grocery business when he died at age 76, running the South End Grocery (*Lansing State Journal* 1948b). The Kiplinger

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family lived in this house for over three decades.

**425 S. Cochran. House (Pre-1890). Contributing.**

This two-story hipped roof frame house rests on an uncoursed ashlar stone foundation and is clad in vinyl siding. The hipped roof full-width front porch has wrought iron supports that rise from stuccoed pedestals connected by low stuccoed walls. The facade is three bays wide, with a first story entry centered between two cottage windows and three second story double hung sash windows. The right/south side elevation has a single-story bay window and a double hung sash window in the first story and two double hung sash windows in the second, while the opposite side elevation is pierced by two double hung sash windows in each story. A single-story entry vestibule is situated on the rear elevation. The house has been sided, eave bracketing removed and porch supports replaced, but generally this house appears similar to 1939 when it was occupied by Elizabeth Sanford (ECGS 2016).

Sanborn maps show that this house was constructed prior to the earliest coverage of this block, which was 1890 (Sanborn 1886, 1890).

**435 S. Cochran. Dr. Karl A. Anderson House (1918-27 period). Contributing.**

This two-story frame house rests on a concrete veneer foundation, is clad in vinyl siding, and has a hipped roof. The off-center hipped roof entry porch has lower stucco walls and stuccoed battered pillars, and shelters an entry door centered on the facade, which is positioned between triple and paired double hung sash windows. The second story has paired double hung sash windows on either side of a small awning window. The right/south side elevation has a central brick wall chimney and double hung sash windows, while the opposite side elevation has a single-story boxed bay window in the first story and a double hung sash above, with other functionally positioned sliding windows towards the rear.

Sanborn maps reveal that this house was constructed on a vacant lot between 1918 and 1927 (Sanborn 1911, 1918, 1927, 1950).

Dr. Karl A. Anderson resided here apparently from the time the house was built though the 1940 city directory. In 1929 he was involved with a new drug store firm in Charlotte, the Charlotte Drug Store, owned by John Thornton, "with whom is associated Dr. K. A. Anderson in a financial way," which had acquired the inventory of the Chandler Drug Store at 201 S. Cochran (*Lansing State Journal* 1929f; *MMFR* 1929: 28). Anderson appears in the 1931 state gazetteer in Charlotte as a physician (Polk 1931: 207).

Peter, Sam, and Ann Colizzi lived here in the 1950s and 1960s. They had a candy store at 219 S. Cochran Street for years - a downtown institution (Campion 2016). In 1919 a confectionary trade journal reported the "new enterprise" of Colizzi & Paradise (*International Confectioner* 1919: 57; *Lansing State Journal* 1919m). The 1931 state gazetteer is the first to mention the Colizzis, as Colizzi Brothers (John, Frank and Peter), confectioners, and Peter later became the sole proprietor of the business (Polk 1931: 207). The city directories reveal that the Colizzis had a confectionary store at 219 in the 1920s through the 1960s and lived above it in the 1930s and 40s. Peter (Pietro) and Kate (Catalina) Colizzi ran their store, the Liberty Sweets Shop, between 1929 and 1971 (Charlotte Community Library 2000). Sam Colizzi worked in his parents (Pietro and Catalina Colizzi) store, Liberty Sweets, before opening up his own business, Colizzi's Candy Kitchen, which he operated 1954-62 (Pray 2016).

**441 S. Cochran. House (Pre-1890 / 1870s?). Contributing.**

This two-story brick Italianate house has walls constructed in running bond, stands on a fieldstone foundation, and has a pyramidal hipped roof. The symmetrical front has an entry centered between two cottage windows that

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rests on masonry sills. The entry door is centered within a broad arch-top opening in the brickwork that has been renovated into a slightly recessed broad masonry panel surround that appears to result from efforts to stabilize the facade. Arched gauged brick shoulders form the arch above the door but do not meet, and the non-original masonry finish continues up from the center of the former doorway arch to and around a casement replacement window directly above in the second story and rises up to a round arch of gauged brick. This arch is centered between two other identical round arches associated with replacement second-story double hung sash windows with masonry sills. Above these is a wide wooden frieze and paired scroll brackets with pendants that support the wide roof eave. The right/south side elevation has a round-arched window in each story and a brick wall chimney while the opposite side elevation has two round arch double hung sash windows in each story. All sides continue the paired eave brackets. The L. H. LeVanway family was here in 1939 (ECGS 2016 without photo).

Sanborn maps show that this house was constructed prior to the earliest coverage of this block, which was 1890. The maps show that by 1927 it was converted into apartments, and the building is labeled Flat in 1950 (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950).

**S. COCHRAN STREET, WEST SIDE south from Lawrence**

**102-104 S. Cochran. (Addressed today as 103 W. Lawrence) (circa 1875?). Building-see discussion under 103 W. Lawrence.**

**106 S. Cochran. Marple Building (1904). Culbertson & Titus, Contractors, Charlotte. Contributing.**

This narrow-fronted two-story commercial building is faced in light yellowish brick, with buff brick trim that includes raised quoin-like side piers and corbelled brick frieze beneath the former cornice location and also brick framing for the two second-story windows - stacked header brick on either side and "keystone"-topped flat-arch caps formed of gauged brick. The street level has an asphalt shingle pent roof over the storefront. A few courses of buff brick matching that used as trim in the second story are visible above the pent roof and below the second-story windows. The storefront has a recessed corner entry flanked by a display window over a stone or stone-look bulkhead. The south half of the storefront is infilled with a random ashlar-design stone or stone-look finish that contains pressed geometric designs. (A 1953 newspaper article stated that the building was having an Indiana limestone facade installed (*Battle Creek Enquirer* 1953b).) The second story has two double hung sash windows with limestone sills that project slightly from a limestone belt course that spans the front at window-sill level. The facade is topped by a zone of white brick where a cornice may once have been present. This building appears very similar to 127 S. Cochran (1895-1904) in its details and composition and use of patterned or contrasting brick.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950):

The present building has the same footprint as the one located here in 1886, and starting with the 1890 map and through the 1918 edition the building at the location housed a bakery. Slight differences between the earlier and later Sanborn editions indicate a new structure with the same footprint replaced the old circa 1904, which is supported by historical references (see discussion below). In the 1950 edition it is listed as a restaurant.

Frank D. Marple was here from the 1904 through the 1926 city directory. He was a "popular baker and confectioner," who had established his retail and wholesale business at this address in 1887 and removed his earlier frame building to construct this two-story brick storefront in 1904, which was constructed by Culbertson & Titus (Lowrey 1907: 55). In summer months he also had a wholesale and retail ice cream business. Glenn D. Marple was associated with his father, Frank D., in the Marple Bakery, which, in the 1904 through 1929 city directories is located here, running the business after Frank died in 1917 after forty-five years in business. Some of the obituaries stated he had run a bakery, candy, and ice cream store for "many years" (*Lansing State Journal*

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1917d; *Battle Creek Enquirer* 1927d; *Lansing State Journal* 1927a).

**108-112 S. Cochran. Building (pre-1886 / circa 1860s). Contributing.**

This three story broad-fronted brick Italianate building originally housed three storefronts at street level plus the open entry to the east-west alley at the south end adjacent to 114 S. Cochran. The walls are built in running bond. The street level of 108 has a recessed entry at the north end and the storefront's windows angle outward to the facade line to the south. The storefront, edged by modern brick piers, has an aluminum frame glass door and a wall of aluminum frame display windows on a very low brick bulkhead. The storefront of 112 that fills two former store spaces is of recent vintage and has a recessed entry off the alley and six large fixed windows that rest on a bulkhead with soldier bond brick. Brick piers mark off ends of the old store spaces. Above a broad bubble canopy, the facade below the second-story windows is covered in board-and-batten wood siding. Above the storefronts, the building's ten bays are defined through the second and third stories by raised brick piers that have corbelled brick capitals that serve as spring blocks for round arches spanning the recessed areas between the piers, the arches formed of double rows of headers. The brick arches remain in place in the northern six bays, but in the southern four they have been replaced by a simple corbelled brick treatment just above the pier capitals. The ten bays all contain round-arch-head windows in their second and third stories, each with bracket-supported metal sills and arched metal lintels that display decorative corbels at their lower edges. An ornamental cornice, probably ornamental metal like that used in the windows, is no longer present, replaced with a plain clay-tile-capped brick parapet.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): The building appears to have been constructed prior to the publication of the earliest available Sanborn edition, published in 1886. The Sanborn maps show the three storefronts in this building were occupied:

1886

108 clothier, telegraph office on second floor  
 110 tailor  
 112 drugs

1890

108 clothier, telegraph office on second floor  
 110 boots and shoes  
 112 drugs

1895

108 grocer, telegraph office on second floor  
 110 boots and shoes  
 112 drugs

1904

108 barber and American Express office  
 110 boots and shoes  
 112 drugs

1911

108 notions and American Express office  
 110 boots and shoes  
 112 drugs  
 lodge hall entire 3<sup>rd</sup> floor

1918

108 variety  
 110 boots and shoes

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112 drugs  
 lodge hall on third floor

1927

108 store  
 110 store  
 112 drugs  
 lodge hall 3<sup>rd</sup> floor

1950

108 store  
 110 store  
 112 drugs  
 lodge hall 3<sup>rd</sup> floor

An 1870 bird's eye view of the city of Charlotte (Merchants Lithographing Co. 1870) appears to show this building had already been constructed. A c. 1860s date is confirmed by discussion of the Charlotte Library Association in a 1908 history of Eaton County (MHPA 1908). It states the association was organized in December, 1870, and that Joseph Saunders, at that time editor and publisher of *The Republican* and a prime mover in this organization, in "his printing office over what is now Bryan's drug store, which building he erected, he neatly fitted up the two front rooms of that story for library and reading rooms" (MHPA 1908: 481). Bryan's Drug Store was located here at 112 S. Cochran prior to 1928 (Omoto 1980, 1913 city directory). A local historian states that the entire second floor housed the Carmel Township Hall in the late 1800s (Campion 2016). The *Charlotte Republican* traces its roots to the establishment of the *Eaton County Republican* in 1855 by Edward A. Foote (Durant 1880: 382). The newspaper later in the 1913 through 1926 city directories was located at 114 E. Lawrence before it was consolidated with Charlotte's other two newspapers, the *Leader* and *Tribune*, to form the *Charlotte Republican Tribune* in 1928 (*Charlotte Republican Tribune* 1963: 62). g

City directories reveal that the I. O. O. F. had a hall on the third floor of this building before 1913. The state organization held their fifty-eighth Grand Encampment in Charlotte in May 1906, and this hall, home of Charlotte Lodge No. 120, would have been a center of the activities (Steiner 2008: 28). Sanborns indicate a lodge was on the third floor from 1913 through the 1950 edition. The group apparently moved from here, or a second lodge met in the hall on the third floor of 123 S. Cochran (see entry).

The Bryan Drug Store was at 112 possibly as early as 1886 until 1928, when it was purchased by John L. and Martin D. McNamara, who ran it as McNamara-Putnam Drug Store until 1931 when they moved to a new location in the former Lamb & Spencer Grocery at 144 S Cochran, where they remained in 1963 (*Charlotte Republican-Tribune* 1963: 106). James H. Bryan is listed as a druggist in the 1916 directory, apparently the Bryan Drug Store (Wilmer Atkinson 1916: 11, 241). In 1919 the sheriff raided the James H. Bryan drug store here "where violations of liquor laws have been suspected for a long time," and Bryan was arrested for serving liquor the three men in the back of his store (*Lansing State Journal* 1919r).

Albert Murray, here in 1904, came to Charlotte in 1876 and clerked in the dry goods store of James Shepherd for four years and then for R. C. Jones for six years before opening a boot and shoe store in 1885 in this building, which he eventually bought (MHPA 1908: 454). He owned a shoe store here at 110 S. Cochran for 53 years, with a 1955 ad stating, "Between the Banks for Nearly 50 Years" (Lowrey 1907: 26; *Charhian* 1955: 97; Campion 2016).

**114 S. Cochran. "Old Maid's Block" (1881). Contributing.**

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This three story painted brick Late Victorian commercial block has a modern street level facade of brick veneer with a corner aluminum frame glass entry door flanked by a ribbon window of four aluminum frame fixed panes. A tall asphalt shingle pent roof fills the upper part of the storefront up to the second floor window sills. Above it the second and third story's three bays are defined by brick piers that extend to corbelled brick capitals supporting round-corner "arches" formed of double rows of header brick. The facade between each set of second and third story windows contains a raised brick detail containing four side-by-side sunken panels. The building frieze above each arch contains a recessed rectangular brick panel displaying a raised brick treatment around its edges suggestive of the margin-light upper window sash seen in some 1880s houses. The building's second-story windows have segmental-arch heads and the third rounded corners - all windows are covered up with boarding or metal sheeting painted to look like closed shutters. The windows have metal hoods with raised moldings along their tops and incised Christopher Dresser-inspired plant details. The cornice area above has been reconstructed as a plain brick parapet and lacks ornamentation.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): The building appears to have been constructed prior to the publication of the earliest available Sanborn edition, published in 1886. The maps show that in 1886 a millinery was here, in 1890 a dry goods, and between 1895 and 1918 a boots and shoes store. This building is listed only as store in the 1927 and 1950 editions.

The building was built in 1881 for prominent local businesswoman Marthinia Kinne, a photographer and dressmaker. A single woman, she reputedly had the cornice inscribed "Old Maid's Block." An 1895 publication has a view of this building (clearly showing a cornice with "Old Maid's Block") (Bullock *et al.* 1895: 68). The 1879 state gazetteer describes her business as "Millinery, Jewelry, Fancy Goods, etc." (Polk 1879: 292). After her, in 1899 the building housed Goodspeed Bros. & Co. shoes, and continued to have a shoe store into the 1980s (Omoto 1980).

**116 S. Cochran. Building (1886-95 period). Non-Contributing.**

This two-story tall brick building is clad in brick veneer laid in common bond. The street level is composed of a centered recessed metal framed glass entry door between two sets of paired metal frame display windows, the southern window only half the width of the north one and adjoined by a corner entry to the upper story. The windows rest on plain masonry panels. The storefront transom area is spanned by a projecting canopy faced in vertical-rib metal panels. The second story has two single double hung sash windows flanking a paired center window; they have header brick sills and projecting low gabled lintels sheathed in metal. This facade and the adjacent building to the south at 118 are identical in details and composition and must have been constructed simultaneously. The building front appears to date from some time in the 1960s to 80s; because no original exterior finishes are evident, the building is Non-Contributing.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): It appears this building replaced a one-story building here between 1886 and 1895. The Sanborn maps reveal between 1886 and 1911 the buildings here housed dry goods stores. The building was joined by multiple internal doors on the second and third floors in 1918 and 1927, when 116 was a movie theater, as well as 1950.

**118 S. Cochran. Brown Brothers Clothing Store Building (pre-1886). Non-Contributing.**

This three story brick building is clad in brick veneer laid in common bond and has the same styling as 116 (the lack of any break in the brickwork between 116 and 118 suggests both facades were redone at the same time). The street level is composed of a centered recessed metal framed glass entry door between a metal frame display window and corner entry door on one side and a double metal frame display window on the other. The windows rest on plain masonry panels. The storefront transom area has a projecting canopy clad in vertical metal panels.

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The second and third stories each have three double hung sash windows, all with projecting low gabled lintels sheathed in metal. Because none of the original exterior finish of this building is evident it is Non-Contributing.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): The building appears to have been constructed prior to the publication of the earliest available Sanborn edition, in 1886. Sanborn maps illustrate that in 1886 and 1890 it was occupied by a grocer, in 1895 by a clothing store, in 1904 again a dry goods store, in 1911 and 1918 a clothing store, and at least since 1918 was joined to 116 by multiple internal doors on the second floor. Brown Bros. Clothing Store was here for about twenty-five years before 1913 (Campion 2016).

Brown Brothers Clothiers was here in 1904 and earlier (Omoto 1980). The "well and favorably known Brown Bros." was succeeded by Crofoot & Tears by 1913 (Newark 1913: 50). Brown Bros, "one of the most substantial mercantile establishments in Charlotte" having "one of the largest stocks of clothing, gent's furnishings, hats, trunks, traveling bags, etc., in the city," was established in 1887 by James S. and Carroll S. who came from Ionia (Lowrey 1907: 34; Newark 1908: 48).

**122 S. Cochran. Michigan National Bank (1960-61). Kenneth C. Black Associates, Inc. Lansing Architect; Haussman Construction Co. Lansing Contractor. Contributing.**

This two-story tall rectangular plan International style building is faced in a veneer of limestone baked enamel panels. The facade is divided into three bays by piers that rise to a broad frieze below the eave. A faint ghost of former lettering mounted here is visible: FIRST NATIONAL BANK. The broad middle bay contains a centered recessed entrance of aluminum framed glass, with double doors on either side of a revolving door. The street level on either side of the entrance lateral to and within the limestone piers is faced in enameled ceramic panels. Above the lower front containing the entrances the three bays in the central height of the front are filled with large aluminum framed glass window walls.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): The building post-dates the publication of the 1950 Sanborn edition. Its location was previously addressed as 120 and 122, the latter the location of a bank through the 1950 edition.

City directories list the First National Bank here from 1913 without break through 1954, followed by Michigan National Bank beginning in the 1962 edition, when it occupied its new building.

In 1870 the First National Bank had received its national charter and purchased the private bank of Musgrave & Lacey (*Charlotte Republican-Tribune* 1963: 63), with Joseph Musgrave as president, E. S. Lacey as cashier, with A. J. Ives as vice president, and directors composed of Musgrave, Lacey, Ives and E. W. Barber and Eliza Hayden (MHPA 1908: 124). Michigan National Bank moved here to a "beautiful new building completed in April 1961," after having acquired the assets of the century-old First National Bank and the Eaton County Savings Bank by purchase in December 1959 (*Charlotte Republican-Tribune* 1963: rear cover). The architect for the bank was Kenneth C. Black Associates, Inc. and the contractor was Haussman Construction Co., both of Lansing (*Lansing State Journal* 1961). The main floor was devoted to servicing the public, having a central lobby with eight teller windows along the south wall with mortgage, installment and commercial loan departments and offices along the north wall, and the mezzanine occupied by the local bank bookkeeping department and other administrative offices (*Lansing State Journal* 1961).

**124-26 S. Cochran. Collins Drug Store Building (pre-1886 / 1858). Contractor named Martin. Contributing.**

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This two-story brick Italianate commercial block has two storefronts separated by a centered entry to the second story. Both have modern aluminum frame glass doors and display windows set in replacement brick veneer and having brick bulkheads. The right front is recessed with an off-center entry and the front angled outward toward the building front on both sides. The left/south front is recessed and topped by a projecting flat metal canopy. The second story contains five double hung sash windows with masonry slab sills and pedimented pressed metal lintels. Above a belt course just over the window peaks, the brick frieze area displays a row of closely spaced arch-topped recessed brickwork panels. The facade is capped by an elaborate pressed metal cornice that has console brackets and dentils. A cast iron kick plate beneath the ground-story central door leading to the second-story staircase is cast with the name plate for its foundry, "J. A. MILLER / & CO. / CHARLOTTE, MICH. 1902."

The embossed door kick plate was manufactured by a firm that includes John A. Miller, who is listed in the 1875 state gazetteer as "Founder and Machinist General Job Work and Machine Repairing, Cochran Ave." (Polk 1875: 292). He survived a fire that burned his foundry and most of his tools, and resulted in an appeal by the local newspaper to help him recover, explaining how he had come to Michigan and built his business from scratch after losing everything he had during the failure of the Michigan banks (*Charlotte Leader* 1875b: 1). Apparently the appeal worked, because in the 1879 state gazetteer he is listed as John A. Miller & Co. (John A. and Marshall A. Miller, Van R. Davis), Founders (Polk 1879: 280). The firm is listed in the 1883 through 1893 editions but with only the two Millers as principals, and then in the 1897 edition only as John A. Miller, Founder (Polk 1883: 380, 1885: 405, 1887: 417, 1889: 436, 1893: 382, 1897: 424).

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building was constructed before the date of the first Sanborn map coverage in 1886. In 1886, 1890 and 1895 the north half housed a drug store and the south half a bank. In 1904, 1911 and 1918 the drug store continued but the south storefront was occupied by a boots and shoes store. In 1927 and 1950 the drug store continued and the southern half is designated only as a store. A catastrophic fire in 1962 resulting in a total loss for both Collins Drug Store and Cartwright Shoe Store located here in the city directory from that year, apparently resulted in both going out of business here, because in 1964 new tenants Streck's Insurance Agency (124) and Payless Discount Store (126) were here, which continue in the 1966 edition (*Lansing State Journal* 1962).

A. B. Collins & Co., here through the 1962 city directory, was the "pioneer drug store in Charlotte," founded in 1857 the year before George Vincent Collins built the brick building at 124 S. Cochran, "the first brick store built in Charlotte" (Durant 1880: 392; Lowery 1907: 40; Citizens Historical Association 1942). Collins and partner Delameter hired a contractor named Martin to build the store, with bricks produced by the Tower brick kilns on Lawrence Avenue (Citizens Historical Association 1942). No one named Martin appears in the Charlotte business directory in the 1856 state gazetteer (Sutherland 1856: 26-27). A. B. Collins, in 1884, had taken business courses at Valparaiso College and completed work at the Chicago College of Pharmacy in 1887, and became a registered pharmacist (Lowrey 1907: 40). He returned home to join with his father as G. V. Collins & Son, commonly called the "Pioneer Drug Store," and managed the business until his father's death in 1904, after which he formed A. B. Collins & Co. When Collins Drug Store was here in 1916 their advertisement stated they had been in the same location since 1858 (Wilmer Atkinson 1916: 181). They were still here in 1957 (Petosky 2016). Robert Collins had acquired the business in 1939, remodeled the building, and operated the store until 1954, when he sold the business to Forest Stevens - after 98 years in the Collins family, and the Collins name was retained until a catastrophic fire forced the store to close in 1962 (Robert H. Collins, son of A. B. Collins for Citizens Historical Association 1942; *Battle Creek Enquirer* 1948f; *Lansing State Journal* 1962).

**128 S. Cochran. Merchants National Bank and Eaton County Savings Bank (1902). E. W. Arnold, Battle Creek, architect. Contributing.**



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This brown Lake Superior sandstone-front two-story Late Victorian building combines beefy Richardsonian Romanesque rock-face masonry and Neoclassical motifs in an eclectic design characteristic of the time period in which it was built (see the Carnegie Library entry). Its street level has two broad round arches containing a metal framed glass entrance and metal frame display windows on a metal paneled bulkhead. These are outlined by large rusticated stone blocks that form piers that rise to support the arches' stone voussoirs. Each arch has a vertically ribbed stone console keystone. Above these there is a broad entablature whose center bows out to support a broad six-section bow window that spans most of the second-story front. The window has double-hung windows topped by transoms, the windows and transoms all outlined by smooth stone mullions and lintels. The rock-face piers at the outer edges of the facade frame the bowed window and support a taller bowed-front entablature with tall frieze containing horizontal cartouche-like ornaments. Large decorative corbels at the tops of the piers support projecting pedestals that in turn support the ends of the classical cornice and a stone-trimmed brick balustrade atop it. A 1907 photo reveals the building front is little altered from a few years after it was built (Lowrey 1907: 25).

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): On Sanborn maps this building is addressed as 128-130. The 1904 Sanborn shows that it replaced two one-story buildings present in 1895 that housed a meat market and a clothier.

The Merchants National Bank and Eaton County Savings Bank was organized 1883, with Phineas Spaulding as president, A. D. Baughman vice president, George M. Ely cashier, with directors Frank A. Ells, Frank Merritt, John T. Wilson and John M. Corbin (MHPA 1908: 125). In 1902, this "splendid bank building" was erected, in a "striking and attractive style of architecture," of brick and Lake Superior red sandstone, an interior finished in polished mahogany, and a tiled floor comprising "one of the most complete and commodious banking institutions in central Michigan" (Lowrey 1907: 25). The architect was E. W. Arnold of Battle Creek (I.O.O.F. 1906: 26). The Eaton County Savings Bank, organized in 1899 with E. T. Church as president and H. K. Jennings as cashier, occupied the same building as Merchants National Bank and had overlapping directorships (*Charlotte Tribune* 1899; Lowrey 1907: 25). The bank was designated a federal repository in 1904 and a state repository in 1906 (MHPA 1908: 125). See also A. D. Baughman entry for 218 N Cochran Street.

**134 S. Cochran. Building (Pre-1886). Contributing.**

This brick double storefront Italianate commercial building has a renovated street facade with brick veneer piers and bulkheads and metal framed off-center entry door and fixed pane windows, all beneath a large awning. The second story has raised brick piers at the building corners and in the center of the six-bay facade, extending up to a plain brick frieze capped by a flat-top masonry coping. Raised brick piers, with plain capitals, separate the windows in each half of the facade, rising to the windows' arch springblock level. The six windows are of round-arch form and framed by a recessed brick surround that is slightly recessed into the facade. The windows contain modern multi-light sash.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building is numbered 132-134 on Sanborn maps. The 1886 Sanborn map shows this building already present, containing a boots and shoes store in the north store and a dry goods store in the south. They also appear in the 1895 map. In 1904 and 1911 a hardware store occupies the north part, with the dry goods store still in the south, with carpets and notions in the basement. The 1918 map shows a hardware in the north half and clothing store in the south. In 1927 and 1950 the occupation is described only to the level of stores.

Apparently sometime after 1944, when occupied by the J. J. Newberry department store, the separate address for 132 was abandoned, probably after the store expanded into that half of the building.

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A. D. Baughman's dry goods store was in 134 in 1904, owned by "the leading dry goods merchant of Charlotte," which was the largest dry goods store in Charlotte and Eaton County, and by 1907, he had been "longer continuously engaged in the mercantile business here than any other" (Chapman 1891a: 625; Lowrey 1907: 26, 42). Adelbert D. Baughman (1847-1925) came to Charlotte in 1867 and opened a dry goods store with I. M. Strong as Strong & Baughman at 102-106 S. Cochran, and when Strong retired in 1870, Baughman took his place and went into business with father-in-law, Dr. J. T. Fouts (Durant 1880: 387; Lowrey 1907: 10). In 1910, his head clerk for twenty years, S. E. Cook, formed S. E. Cook & Co. (with P. H. D. Hunt, "a dry goods salesman known throughout Michigan") and acquired Baughman's dry goods business, "the oldest concern of the kind in central Michigan, established in 1867" (*Notions and Fancy Goods* 1910: 57). His business had branch stores in Jackson, Lansing, and Alma for a number of years (Campion 2016).

**136 S. Cochran. Building (Pre-1886; expanded to rear between 1904 and 1911). Contributing.**

This two-story building at the street level has a centered slant-sided entry with an aluminum framed glass door flanked by aluminum frame display windows that rest on tile bulkheads, and also has a wood door at the right corner of the facade. The upper storefront up to the second-story windows is clad in vertical metal paneling with signage, above which is a rock-faced stone string course. The second story has three bays defined by fluted and paneled pilasters, with molded capitals, that support a plain raised frieze with metal coping at the roofline. Each bay has a segmental-arch-head double hung sash with transom replacement window. The walls are faced in EIFS with the upper part lined out to look like large voissiors above the windows. The current storefront appears to date from circa 1950s, the upper facade pilasters may be the originals, and the current windows may fill the original openings.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): Between 1904 and 1911 the building acquires a deeper footprint, apparently indicating an expansion toward the back of the lot. The Sanborns through the 1918 one all show the building occupied by a clothing store.

Myer Vomberg, here in the 1904 through 1954 city directories, moved to Charlotte in 1874, in 1876 was employed by Joseph Lang, becoming a partner in Lang & Vomberg in 1887, and bought out his partner in 1900, to become the "proprietor of the leading gentlemen's clothing and haberdashery store of Eaton County" (Newark 1908: 55). For many years in the 1910s and 1920s he was a director of the Eaton County Savings Bank (*MMFR* 1922: 8). He lived at 221 E. Lovett Street (see entry). His obituary stated that Vomberg had lived in Charlotte seventy-six years and been in the clothing business the entire time (*Battle Creek Enquirer* 1951a). His son, Arthur, partnered with Myer and carried on the business after his death, continuing the store until he went out of business in 1957, after five decades of involvement (*Lansing State Journal* 1957a).

**138 S. Cochran. Building (Pre-1886). Contributing.**

This three-story red brick Italianate building has a centered slant-sided front entrance containing an aluminum framed glass door, which is flanked by display windows resting on polished granite panel bulkheads, and a steel upper-story entry door is placed at the left corner of the facade. An awning covers the transom area and is topped by metal paneling running up to the second-story windows. The second and third stories each contain three double-hung windows, the second story with segmental-arch heads, the third with rounded upper corners. They have decorative iron hoods with keystones and console-decorated lower ends. The upper facade's north/right edge displays a raised brick pier running up to a quarter-round transition to the raised frieze with its corbelled brick-decorated lower edge. The same quarter-round transition is found on the south edge, too, but the pier it rises from is actually part of the adjacent building's facade. The building now has a plain brick parapet.

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Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950):

This building pre-dates the first, 1886 Sanborn map. The storefront occupants - a grocery in 1886, a boots and shoe store in 1890, a bazaar in 1895 with a warehouse in the rear, a grocery in 1904, a grocery and meats in 1911 and 1918, and a store in 1927 with printing on second floor.

**140 S. Cochran. Building (Pre-1886). Contributing.**

This three-story Italianate building displays a two-hued facade, with red brick used as the base and yellow-buff brick used for raised piers that divide the facade's three bays, the arches that cap the bays and the frieze above them, and the two-header-course brick caps that top the round-arch window openings in both floors. The storefront, forming the north half of a unified circa 1940-50 storefront that also includes 142 to the south, has a centered slant-sided entrance containing an aluminum framed glass door that has wood transom windows and flanking display windows resting on low polished granite panel bulkheads. The transom area is covered with a signboard, and above is a wide band of vertical seamed metal paneling that matches the ones in 138 and 142 to either side. The three bays of the second and third stories have round arch double hung sash windows with masonry sills and double rowlock brick hood molds with masonry imposts and keystones. The arches capping the bays are also built of double rowlock courses. The rebuilt plain parapet capping the facade is of red brick.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950):

This building pre-dates the first, 1886 Sanborn map. The storefront occupants - a dry goods store in 1886, a grocery from 1886 to 1895 with a warehouse in the rear, a grocery with cigar factory on second floor in 1904, vacant in 1911, a 5-cent & 10-cent store in 1918, and a store in 1927 with printing on the second floor.

Lamb & Spencer, listed here in 1904, in 1907 moved from their original store, here at 140, two doors down to 144 S. Cochran - see detailed discussion under 144 S. Cochran entry.

**142 S. Cochran. Building (Pre-1886). Contributing.**

Three-story red brick Italianate building whose upper facade design closely matches 140 to the north except for using brick entirely of a red hue. It also closely matches the upper facade of 144 to its immediate south except for that building's brick being of a slightly darker reddish color. The ground story storefront is a continuation of 140's, with matching aluminum-trim doors and windows and gray granite bulkheads, and its transom-level store panel and metal paneling above also match 140's. The upper facade has raised brick piers in the center, with the outer pier on each side being part of the adjoining building. The round-arch windows display the same double rowlock course caps with stone spring blocks and keystones, and the arches spanning the bays the same rowlock detailing and stone keystones. The upper front has a similar rebuilt plain red brick parapet.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950):

This building pre-dates the first, 1886 Sanborn map. The storefront occupants - a dry goods store in 1886, a grocery in 1890, a bazaar in 1895, a crockery store in 1904, a dry goods with china and notions store in 1911, a clothing store in 1918, and a store in 1927. The Behrens & Rowe Drug Store had an ad stating 142 S. Cochran was their address in 1963 (*Charlotte Republican-Tribune* 1963: 112).

**144 S. Cochran. J. B. May Building (Pre-1886; 1907 renovations designed by E. W. Arnold, architect, Battle Creek, built by Mark Hall, contractor, Charlotte). Contributing.**

This three-story red brick Italianate building has an upper facade very similar to 142's but is slightly narrower, so that the arches capping the three facade bays are slightly lower. The details are virtually identical to 142's - the same piers with stone caps, the round-arch windows with their stone slab sills and double rowlock course caps with stone keystones and spring blocks, and the bays' arched tops framed by rowlocks with stone keystones. This

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building's roofline has also been rebuilt with a plain brick parapet. The storefront has enameled metal paneled side piers, window bulkheads, and upper front above the transom level, which displays an asphalt shingle pent roof. The storefront, with its aluminum-trim center entry and flanking windows, appears to date from circa 1950s. The long side elevation on W. Lovett displays low segmental-arch-head door and window openings but no other architectural detail. Its ground story has been painted white and contains only a doorway and several closed-in windows. The second story contains three doors, all now leading nowhere, and the second and third floor windows generally aligned vertically with one another. A two-story rear extension contains a storefront, with door flanked by a window on each side, and three square-head second-story windows.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950):

This building, including 144's rear extension, pre-dates the first, 1886 Sanborn map. The storefront occupants - a hardware from 1886-1904, with Masonic hall in third floor in 1886-1895, a grocery with wholesale grocery on the second and third floors in 1911, a grocery in 1918, and a store in 1927.

This building may date as early as circa 1872, when an advertisement in the *Eaton County Republican* for Foreman, Ketchum & Co. that sold building and house finishing hardware stated, "on the old corner in J. B. May's new building, first door north of the Baird House, west side of Cochran Street" (*Eaton County Republican* 1872: 1). The Baird House was on the southwest corner of Cochran and Lovett streets.

The Munger Hardware store traces its lineage back to 1878 in the Union Block (Proctor 1981: 29): John W. Munger and C. Marion Jennings had a hardware store at the northwest corner of Lovett and Cochran in 1878, apparently what is addressed today as 144 S. Cochran Street. Munger and Jennings had a hardware store at the northwest corner of Lovett and Cochran as early as 1895, and is probably the hardware store in the 1886 Sanborn map, remaining here until 1905 when Munger bought out Jennings and built a new store at 222 S. Cochran, when Munger's son, Duray, joined the firm and it became Munger & Son (Newark 1908: 78). The firm continued in business until about 1974 (Campion 2016).

Lamb & Spencer, here in the 1913 through 1926 city directories, in 1907 claimed to be the "Largest grocery store in Eaton Co. and one of the best and handsomest in Michigan," owned by the "pioneer firm" of Lamb & Spencer, which was formed in 1879 by Charles B. Lamb and George H. Spencer and acquired the crockery business of J. Mikesell. In 1886 they closed out the crockery department and started a wholesale department. In 1907 they moved from their original store at 140 S. Cochran to this three-story and basement brick building, which was "entirely overhauled and remodeled on all four floors" under the direction of architect E. W. Arnold of Battle Creek, with construction completed by Mark Hall of Charlotte (Lowrey 1908: 32-33). The first floor was devoted to retail and the basement and other two floors for warehouse use, the fittings being of weathered oak produced by the Charlotte Interior Finish Co. The firm was incorporated as the Lamb & Spencer Co. in 1910, with C. B. Lamb as president, S. E. Kiplinger as vice president, and G. H. Spencer as secretary and treasurer (Lowrey 1907: 32-33; Newark 1908: 43; Newark 1913: 36). G. H. Spencer lived at 403 S Cochran; C. B. Lamb lived at 319 E Lawrence.

The McNamara-Putnam Drug store moved here from 112 S. Cochran in 1931, owned by John L. and Martin D. McNamara, which remained in business here for over four decades until it moved out of the downtown in 1974 (*Charlotte Republican-Tribune* 1963: 106; *Battle Creek Enquirer* 1974d). J. L. McNamara's 1950 obituary states he had operated the drug store for twenty years, indicating it had been established in 1930 (*Battle Creek Enquirer* 1950e).

**202-206 S. Cochran (and 101-111 W. Lovett). Peters Circle Building / Union Bus Depot / Indian Trails Service Station / Hi Speed Gas Station Building (1935-40 period). Clausen Co. Architect (Cyril Edward**

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**Schley?) and Contractor, Detroit. Contributing.**

This broad-fronted building is located at the southwest corner of W. Lovett and S. Cochran and angles around the corner in five sections of unequal length, leaving a roughly triangular paved area in front facing the intersection. The building has storefronts addressed on both streets: 101, 105, 107, 109 and 111 W. Lovett, and 202, 204 and 206 S. Cochran. This single-story building is faced in glazed brick, employing white for the body color and dark green for horizontal accent strips at the base and in several levels above the window and door lintels. The center section is canted to face the corner of Cochran and Lovett and has a slightly taller parapet than the flanking wings. The building facade angles to present five different wall planes, two on each side of the center section, so that the two end sections each parallel one of the cross streets, Cochran and Lovett. The longest section of facade faces W. Lovett at the building's northwest end and contains five storefronts. There is a single storefront in the first angled section beyond it. Next comes the raised-parapet section and a lower section southeast of it that both directly face the intersection. Beyond, at the building's southeast end, are two more storefronts, one angled, the last directly facing Cochran. The fenestration consists of nearly continuous large fixed pane display windows and doors at each commercial address. Most are aluminum framed. In contrast to the white body color, dark green glazed brick is laid in nearly continuous soldier brick string courses at the foundation, above the display windows and door, and at the top of the center bay parapet, while string courses of header brick are used beneath the display windows, above the tops of the display windows, and beneath the center bay parapet. The only breaks in the horizontal green accents occur in what was the southeast half of the bus station area facing the intersection (now 202 S. Cochran); there a broad four-section window rests on a very low wood bulkhead rather than the green brick. The building's west/rear elevation has the same cladding and has four entry doors and four pairs of steel casement windows. Clausen, Architects, of Detroit, designed the building (Omoto 1980).

Sanborn Map Co. fire insurance maps address this building as 101, 103, 105, 107, 109, 111, and 115 W. Lovett Street and 200, 204 and 206 S. Cochran Street (Sanborn 1927, 1950): The current building replaced a cluster of buildings containing seven stores fronting on both Cochran and Lovett sometime between the publication of the 1927 and the 1950 Sanborn editions. The 1950 edition shows the present building containing six small storefronts facing W. Lovett Street and another in the south edge of the building facing S. Cochran Street. In between, and comprising about half the building, is a Bus Station and associated restaurant.

The 1935 city directory has stores and businesses at this location, but the 1940 directory has the current building.

This building is attributed to the Clausen Co. (Omoto 1980), a Detroit contracting firm established in 1926 that also offered engineering and architectural services beginning in the 1930s, under the supervision of architect Cyril Edward Schley, who had previously worked for C. Howard Crane and Smith, Hinchman & Grylls, with one of the buildings listed by the company being the Hi Speed building in Toledo (*Detroit Free Press* 1924b, 1939b).

Local sources say this location was once commonly called Peters Circle, for Vine Peters, who had the building built. It initially, in part, housed a HI SPEED gas station in the center facing the intersection (Campion 2016). A photograph on file in the Eaton County Genealogical Society shows this building circa 1930s (based on automobiles), and at that time it had a two-story, square-based tower topped by chevrons that centered on the canted bays on which was written in vertical letters, "HI SPEED." This style of Hi-Speed station had the company's name spelled out vertically on the tower. In the early 1940s, there were 1,800 Hi-Speed stations in Michigan and northern Ohio. There were 350 in Detroit, 225 in Cleveland, and 125 in Toledo. These stations were later acquired by Pure Oil, and the tower signage changed to spell out "Pure" (Roadside Architecture 2016).

In 1935 a newspaper noted among "the most outstanding improvements in Charlotte during 1935" included "Peters Circle, a new \$10,000 building for offices" (*Battle Creek Enquirer* 1936b), and later that year James

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Peters was the new oil station manager in the Peters Circle building (*Battle Creek Enquirer* 1936c). A 1938 newspaper article stated that George Reakes took possession of the filling station on Peters Circle here and would equip a waiting room and bus station for the Short Way and Indian Trail companies (*Battle Creek Enquirer* 1938b). A 1940 classified newspaper advertisement from the building's owner, Indian Trails Bus Lines, offered "ideal store with exceptional display windows . . . now used in part as bus depot with full-time employees . . . will consider commission or rental basis" (*Battle Creek Enquirer* 1940d).

**208 S. Cochran. Building (1895-1904 period). Contributing.**

This single-story brick building has an off-center recessed entrance and a rectangular double aluminum framed window located high up in the front beneath the transom location. The circa 1950s-60s storefront is faced in random ashlar stone-look veneer painted in monochrome gray. A bubble canopy at transom level is topped by an upper facade of T-111 siding rising above the visible tops of the stonework. The visible side elevation is brick and has a parapet that is stepped down towards the rear.

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building was likely built between 1895 and 1904. The 1904 Sanborn map shows a building with shorter footprint than shows in 1927; it seems likely the building was extended to the rear between 1918 and 1927. A previous building at the same site as well as the present building through the 1918 edition housed a harness shop (the 1918 map lists "Harness/Buggies"). In 1927 and 1950 it is labeled only as a store.

**210 S. Cochran. Building (Pre-1886? / enlarged 1927-50 period). Contributing.**

This single-story brick building has a slant sided corner entry, with wood door, next to large display windows on a board-and-batten wood bulkhead. Above this, a full-width asphalt shingled pent roof covers the transom area. The plain brick upper facade is topped by a tile coping.

(Sanborn 1927, 1950): A building with the same footprint as the front part of this building stood here at the time of the first, 1886 Sanborn map. A lengthy rear extension for "Dry Clean'g" was added between 1927 and 1950. The Sanborn maps list the building use as a harness shop from the 1886 through the 1918 editions. The rear addition appears to be associated with Fielder's DeLuxe Cleaners, which is here in the 1954 through 1966 city directories.

John L. Miller was here in the 1904 and 1913 city directories and almost certainly was the harness shop here in the 1886 Sanborn map. His obituary (1861-1937) describes him as a "pioneer main street merchant," who had conducted a harness shop for fifty-eight years, whose most prized possession was a carved wood horse displayed in his shop window, which he had refused to sell to Greenfield Village; stores in Charlotte closed for his funeral (*Battle Creek Enquirer* 1937b). Miller is also associated with one of Charlotte's old railroad hotels, the Cottage House, at 301 N. Oliver (see entry). A notice in the *Charlotte Tribune* newspaper in 1891 states, "To Rent: The Cottage House across from the M.C.R.R. depot either for hotel purposes or private families on easy terms. Call at John L. Miller's harness shop" (*Charlotte Tribune* 1891a). Miller, listed as a harness manufacturer in the 1916 directory, made the Cottage House his residence after the hotel ceased business and before his death in 1937 (Lenzen 1989; Wilmer Atkinson 1916: 13, 248).

**212 S. Cochran. Will Peskett Barber Shop (1919). Contributing.**

This very narrow front single-story brick building's street level facade is entirely occupied by a wood corner entry door and narrow fixed display window on a low brick bulkhead. A signboard fills the transom area and, above that, the brick upper facade has a frieze panel displaying a checkered motif formed of alternately recessed stacked headers and a corbelled brick pattern below a tile coping parapet.

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(Sanborn 1918, 1927, 1950): Between 1904 and 1918 this location was occupied by a barber, and this building continued to be a barber shop in the 1927 and 1950 Sanborns, and still houses a barber today, almost a century later.

This location has housed a barber shop since the early twentieth century (Omoto 1980). George Hoffman is in the 1897 state gazetteer for Charlotte as a barber, a listing that continues through the 1911 state gazetteer, and is at 218 S. Cochran in the 1904 city directory (Polk 1897: 542; 1911: 420). The building footprint appears to change to a longer building between the 1918 and 1927 Sanborns, and a 1919 newspaper article reports, "William Peskett will move his barber shop into the basement the second door north of his present location while his new building is being erected" (*Lansing State Journal* 1919h). William Peskett is listed as a barber in Charlotte in the 1907 state gazetteer, had a barber shop at 132 S. Cochran in the 1904 city directory, and had a barber shop here at 212 S. Cochran for over three decades, while living at 230 N. Cochran Street (see entry) (Polk 1907: 544; 1913-1944 city directories). This building continued to house a barber shop in the 1927 and 1950 Sanborns, and still houses a barber today, almost a century later. It currently houses Jerry's Barber Shop.

**214 S. Cochran. Building (1920). Contributing.**

This two-story red Commercial Brick building has its ground story now combined with 216's to house one business, the Eaton Pub & Grill, with a unified street level facade. No. 214's first story now has an asphalt shingled pent roof above vinyl siding with fenestration consisting of two doors and a fixed pane window. At the pent roof's midpoint where the two buildings meet, a large front gable displays the business signage. The three bays of the second story contain three double hung sash windows capped only by the common bond masonry wall above. Slightly projecting brick corner piers extend up to a plain parapet. The frieze contains a corbelled brick band at its lower edge beneath two recessed brick panels filled with common bond brickwork laid vertically and topped by brickwork dentil bands.

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This two-story building replaced an earlier one and two-story structure between 1918 and 1927. "Vulcanizing" is listed for the building use in the 1927 map.

The building was constructed in 1920 for Gibbard & Simpson, who operated a tire vulcanizing shop and also sold gasoline, with the apparent successor partnership of Simpson & Holden, here in the 1926 and 1929 city directories, dealing in tires (*MMFR* 1920b: 35; Omoto 1980).

**216 S. Cochran. Building (pre-1886). Contributing.**

This two-story Late Victorian building now has its ground story in a unified design with 214 to the north to house the Eaton Pub & Grill. Like 214, 216 has an asphalt shingled pent roof above vinyl siding. The fenestration consists of a corner steel second-floor entry door and two large fixed pane windows. The pent roof contains the north half of the central gable containing the Pub & Grill signage. The building front up to the second-story window sill level also displays vinyl siding. The second story front is divided into three sections by raised piers, a narrow left-hand section that, aligned above the second-story entry, contains a single narrow window; broad central one containing two closely spaced windows; and right end, medium-width one containing another window. The square-head openings contain blocked down double-hung windows topped by gable forms displaying curvilinear incised plant forms. The piers support an elaborate bracketed metal cornice. The piers appear to be metal, as do the areas of checkerboard design paneling above the gabled window heads and below the cornice. The window surrounds appear to be faced in EIFS or some similar material, perhaps in a light coating over the original metal finish, in what was until recent years fully a metal-clad upper second story front.

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(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): The first, 1886 Sanborn map shows the building already standing. In 1886 and 1890 it was occupied by a crockery shop and in 1895 a produce vendor. In 1904 and 1911 it was occupied by a millinery shop, and in 1918 by a music store.

**218 S. Cochran. Building (north section pre-1886; south section post-1950). Non-Contributing.**

This address appears to have originally been two separate buildings that have been unified by installation in recent years of buff brick veneer over the full facade. The right/north half of the building is two stories and the left/south one story. The building corners have masonry quoins. A masonry string course runs across the front above a tall asphalt shingled full-width mansard roof that has a prominent front-gable center section with signage. The street level has an aluminum-framed glass entry door and three fixed pane windows set into the brickwork, while the second story section has three double hung sash windows. This building is considered Non-Contributing because no historic finishes are visible.

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): The two-story section now addressed as 218 pre-dates the earliest, 1886 Sanborn map, which shows it occupied by a dry goods store. The 1895 map shows it housing a grocery, in 1904 a restaurant, in 1911 a notions and tinware store, and in 1918 a produce store.

The single-story section of this building may also pre-date 1886. That year's Sanborn map shows a two-story building at this location, and subsequent maps through 1950 continue to show it. The building's top floor and the second story of the adjacent building at 222 burned circa 1955 and were not rebuilt, resulting in the current single-story buildings (Omoto 1980).

**222 S. Cochran. Building (Pre-1886 / circa 1955). Contributing**

This single-story brick enframed window wall type building has an aluminum frame glass corner entry door flanked by large aluminum frame display windows that rest on a low ribbed metal sheeting bulkhead. Ribbed metal sheeting covers the facade above the fenestration and around and atop the asphalt-shingled pent roof that contains the business signage. Masonry coping caps the facade's parapet. This building is considered Contributing because the present front (except for the later pent roof) appears to date largely from circa 1955.

(Sanborn 1918, 1927, 1950): The Sanborn maps from the first, 1886 one through 1950 show a two-story building. This building is reported to have originally been two stories, but the top floor and the second story of the adjacent building at 220 burned circa 1955 (Omoto 1980). The building as it presently exists, including the front, seems to date from renovations following the fire. In 1886 the building was occupied by a Boots & Shoes store, in 1890 and 1895 a dry goods store, then in 1904 a furniture store, and by 1911 a New and 2<sup>nd</sup> Hand Store, which in 1918 is labeled a second hand store.

**224-228 S. Cochran. Munger Hardware Building (224-226: 1905; 228 (230): 1915; 1954; 1980s?). Contributing.**

This two-story brick building is composed of two sections with upper facades displaying very similar architectural features, but built at different times and using different brick. The broader north and somewhat narrower south sections each display four-bay wide upper facades, but the four upstairs windows in the right/north section are more widely spaced than the four in the south part. The second story of this building is enframed by raised quoining at the ends of each section's facade that support raised friezes with simple corbelled brick tooth details. The broader north section is faced in buff brick, with the quoins and frieze and parallel horizontal string courses in the upper facade above the windows in a darker brown brick. The square-head windows have slightly raised caps of white brick. In the south portion of the front the body of the upper facade is faced in yellow-buff brick, the quoining, frieze, and string courses in light brown brick, and the window caps in a darker brown brick. In this



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south section, the two upper facade string courses frame a centrally positioned stone block displaying the name MUNGER BLOCK and 1915 construction date in raised figures. The building's plain flat-top parapet is capped by a clay tile coping. The renovated street level in the right section of the building has a glass entry door at its left end and is divided into two parts by center and end piers clad in diagonal and chevron-pattern wood veneer. Each part is infilled with narrow vertical arch-head windows outlined in modern red brick. This north section's storefront is capped by a broadly projecting two-slope mansard canopy finished in vinyl shakes. The first story facade of the left portion of the building is clad in vertical metal paneling, has a central glass entry door between fixed pane windows and a second-story entry at the right corner. The windows are topped by awnings. Both side elevations have stepped parapets towards the rear, with the north lacking fenestration and the buff south side wall having segmental-arch-head windows with double rowlock brick lintels.

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building is addressed as 224-230 on Sanborn maps. The northern portion of this building at 224-226 was not yet present in 1904, appearing in 1911 as hardware, with offices on the second floor, which continues in 1918. The 1918 map shows 230 in place and housed auto service and sales, with a hall on the second floor.

The Munger Hardware store traces its lineage back to 1878 in the Union Block (Proctor 1981: 29): John W. Munger and C. Marion Jennings had a hardware store at the northwest corner of Lovett and Cochran in 1878, apparently what is addressed today as 144 S. Cochran Street. Munger bought out Jennings and built a new store at 224 S. Cochran in 1905, when Munger's son, Duray, joined the firm and it became Munger & Son (Newark 1908: 78). This building at 224, the home of Munger Hardware when built in 1905, was proclaimed "the largest and most commodious hardware store in central Michigan" (Newark 1908: 78). Built by J. W. and D. F. Munger, it extends through the whole block, measuring 44x243 feet, with a warehouse in the rear (Newark 1913: 37). A two-page ad in the 1963 *Charlotte Centennial* history claims four generations of family ownership over 85 years since its founding in 1878 by J. W. (John Wesley) Munger.. A 1963 article includes a photo of the "newly modernized front" "installed in 1954" before the hardware joined the V&S chain in 1963 and was renamed Munger V&S Hardware and Sporting Goods (*Charlotte Republican Tribune* 1963: 1-2). The store continued in business until about 1974 (Campion 2016).

**236 S. Cochran. Eaton Federal Savings Bank (1986). Non-Contributing**

This two-story brick building has a projecting broad two-story portico with round brick columns and a single-story drive through section that, also supported on brick columns, extends the left side elevation. The brickwork in the columns and in much of the building body is laid in vertical stack bond to provide architectural interest. This building is less than 50 years old and is therefore considered Non-Contributing.

Eaton Federal Savings and Loan was established as Charlotte Federal Savings and Loan Association in 1937 by a group of Charlotte business leaders, who deposited \$5,000 and raised an additional \$30,000 from the community (Lansing Community Newspapers 2003). The new bank's objective was to provide home loans, which were difficult to fund during the Depression, and demand increased enormously with veterans after World War II. The bank's first office was at 128 1/2 S. Cochran in the building's second story. It later moved to 139 S. Cochran by 1944 and then to 106 S. Cochran, where it was located in the 1950s and 1960s, before constructing this large main office here in 1986 (Ibid.). It established a branch in Eaton Rapids in 1957 and also constructed the branch bank building at 202 S. Cochran in 1963 (Lansing Community Newspapers 2003).

**240 S. Cochran. Verizon Building (1974). Non-Contributing.**

This single-story flat roofed concrete block building faced in dark brown brick stands at the northwest corner of W. Seminary Street. The Cochran Street side has an off-center metal frame glass door centered between two sets

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of narrow fixed pane windows and the Seminary Street side has a similar configuration. The eaves display a broadly projecting ribbed metal panel fascia. The Eaton Co. GIS property website provides a 1900 construction date and a 1974 renovation date, which is assumed to date this building, as the 1950 Sanborn map has a filling station at this location. This building is considered non-contributing because it is less than 50 years old.

**302 S. Cochran. Shell Gas Station and Food Mart (circa 1987). Non-Contributing.**

This rectangular plan single-story concrete block building is clad in metal paneling and has a shallow-pitched front-gabled roof. The right side of the building has an entrance and large glass windows and the left side has two large former vehicle bays that are now enclosed or contain large windows. A two-story steel frame flat roof canopy supported on four columns and two steel posts at the back near the building front shields gasoline pump islands in front of the building. The building is considered Non-Contributing because it is less than 50 years old.

The current building was built in 1987 according to the Eaton Co. GIS property web site, but city directories reveal that there has been a Shell gasoline filling station here for over five decades.

**322-24 S. Cochran. Building (1974). Non-Contributing.**

This single-story concrete block and red brick veneer flat-roofed commercial plaza building has a long but narrow rectangular footprint whose axis is perpendicular to Cochran Street. It fronts south on a parking lot. A single large fixed pane window faces Cochran, while the side facing the large parking lot has a mansard roof and is composed of two sections. The set-back right section has a pair of double metal-frame glass doors at each end, between which are a series of large fixed pane windows on a narrow brick bulkhead. The left section has paired metal glass doors and small fixed pane windows. Date built is from Eaton Co. GIS property web site. This building is non-contributing because it is less than 50 years old.

**338 S. Cochran. House (1911-18 period). Contributing.**

This two-story Colonial house is clad in stucco and has an asphalt shingle hip roof. The facade has a centered flat-roof classically inspired entry porch having fluted Ionic columns supporting a wide entablature and sheltering a projecting vestibule with a door set into a frontispiece with sidelights and an elliptical fanlight. The broad three bay facade is symmetrical, with triple casement windows on either side of the entry porch and, in the second story, a triple casement window centered between two double hung sash windows. The south side of the facade has been extended by a shed roof vinyl clad 1 1/2-story addition. A wood-sided enclosed exterior stairway is to the rear of this section, providing access to the second story of the house. The south side elevation has an addition and the windows have been replaced, but generally this house looks similar to 1939 when it was occupied by E. W. Nelson (ECGS 2016).

Sanborn maps reveal this house replaced an earlier one between 1911 and 1918, and is described as being stuccoed (Sanborn 1911, 1918).

**344 S. Cochran. Herbert K. Jennings House (circa 1904). Contributing.**

This large two-story Colonial Revival house has a tall gambrel roof with belcast eaves and is clad in yellow-buff brick in the ground story and wood shingle in the upper part. An enclosed front porch beneath the front roof slope now has a rubble stone veneer finish around its broad front windows and double-door south end entrance. The asphalt shingle roof above surrounds an open second-story deck, with vinyl railings, accessed by a sliding glass door recessed between two large gambrel roofed dormers that are clad in wood shingles. The house's north side ground story has a ribbon of five casement windows and a stair leading to a door all placed within a mansard-roof side porch and the south side a slant-sided bay window centered between double hung sash windows. The side facades' tall upper portions (a second story and tall attic space) are clad in wood shingling, which has a flaring

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lower edge on each side above the brick ground story. Two double hung sash windows are positioned in the second story of each side elevation, and above these, the north/right side has a picture window while the opposite side has a triple casement window. A two-story shed roof metal panel clad ell projects from the rear of the house. Extending to the rear from this is a broad and long rectangular-footprint 1 V-story gambrel-roof wing, which is finished with sheet metal siding and roofing. This extension has nearly as large a footprint as the main house in front, but is lower and, as a non-contributing part of the building, fairly unobtrusive. Although altered, this substantial house remains an important example of the Colonial Revival or Dutch Colonial style in the historic district. A circa 1907 photo of this house illustrates its historic appearance (Lowrey 1907: 35).

Sanborn maps reveal this house was built circa 1904 because the edition from that year has a footprint of the house labeled "from plans" (Sanborn 1895, 1904, 1911, 1918).

H. (Herbert) K. Jennings, here in the 1913 city directory, was born in Eaton Co. in 1867 and in 1881 moved with his family to Charlotte. He attended Charlotte High School and went to work as a message boy in the Merchants National Bank (MHPA 1908: 396). In 1890 he had risen to Assistant Cashier of the Merchants National Bank in Charlotte (Rhodes 1890: 317), and was made Cashier in 1893, and by 1908 was a member of the Boards of Directors of the Merchants National Bank and Eaton County Savings Bank, where he had served the role of cashier since its organization in 1899 (*Charlotte Tribune* 1899: 10; MHPA 1908: 126, 396; Lowrey 1907: 25). In 1917 he was a Secretary and Director of District No. 7 Federal Farm Bank, St. Paul, Minnesota, and was later its president, before resigning in 1928 (*Lawyer and Banker* 1917: 256; *Commercial West* 1928: 25). He moved here from 329 E. Lawrence.

**354 S. Cochran. Building (1972). Non-Contributing.**

This single-story office building with its large parking lot is located at the northwest corner of Henry Street. It has a low hip roof surrounding a flat central deck, with a low gable-front structure extending through the center. The facade is divided into three sections by wooden piers. A double metal frame glass entry door in the center section is flanked by fixed pane windows atop brick kneewalls, and the windows and brick knee walls continue in the sections to either side and in the side facades. The front-gabled section of the roof above the entry, clad in T-111 siding, contains signage. The Eaton Co. GIS property web site provides a 1972 construction date. Because this building is less than 50 years old, it is considered Non-Contributing.

**402 S. Cochran. Charles Chappell House (pre-1904 / circa 1870s?). Contributing.**

This house is located at the southwest corner of Henry Street. This two-story brick hipped roof Italianate house has a coursed ashlar stone foundation. The brick is laid in a variant of common bond, with five courses of stretchers between courses that alternate stretchers and headers. The hipped roof wrap-around porch has been partially reconstructed with new square-plan wood posts and horizontal plank balustrade, but retains the original scrollwork brackets and frieze displaying closely spaced modillion-like brackets beneath the eave. The facade's fenestration is asymmetrical, consisting of an off-centered entry flanked by two windows on one side and one on the other. The square-head two-over-two windows are set within low segmental-arch-head openings with gauged brick lintels and masonry sills. The second story front displays three of this window type. Above the second story large scroll brackets support a cornice with more of the small closely spaced modillion-like brackets between. The Henry Street side elevation has a projecting center section with a first story slant-sided bay window with the same bracket detail and a double window above. The projection has a sealed entry door in its narrow side where the wrap-around porch joins it. Behind this north side projection, there is a long two-story rear ell. The north side's windows include two-over-two windows in the front section and one-over-ones in the rear ell. The south side elevation has more functional fenestration, an open stairway to the second story, and a frame two-story section in the ell towards the rear elevation. This house is one of the best preserved examples of Italianate

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residential architecture in the historic district. Other than the horizontal porch balustrade this house appears little changed from a photo in publications dating to 1907/1908, when it is identified as the Charles Chappell House, and in 1939 when it was occupied by C. W. Cole (Lowrey 1907: 70; Newark 1908: 56; ECGS 2016).

Sanborn maps do not cover this area prior to 1904, and by that time this house had already been constructed (Sanborn 1895, 1904, 1911, 1918, 1927, 1950). It is described as a rooming house in the 1950 edition, which would explain the notable increase in number of occupants at this address that occur between the 1944 and 1954 city directories (below).

Charles Chappell, living here in 1904, was a Charlotte Academy graduate, Civil War veteran, temperance man, administered estates and financial loans from his office in the Merchants National Bank Building, and was treasurer of Michigan Mutual Tornado, Cyclone and Windstorm Insurance Co. (MMTCWI) (Newark 1913: 61). In 1876-77 he was Carmel Twp. Supervisor in Eaton Co. and continued to reside on the Carmel Township homestead until 1893, when he moved to Charlotte. In 1869 Mr. Chappell established a brick and tile manufactory on his farm, building up a very extensive enterprise. He derived a large profit from this industry, which he continued until 1901, when he disposed of the plant and business. For eighteen years he was treasurer of the Farmers' Mutual Fire Insurance Company of Barry and Eaton counties and was also treasurer of the Michigan Mutual Tornado, Cyclone & Windstorm Insurance Company when it was organized in 1885. Since moving to Charlotte he served two years as grain commissioner of Eaton County, having been elected in 1898 (Chapman 1891a: 377-378; MHPA 1908: 236; Durant 1880: 441). While here at 402 in 1904 he was serving as secretary of the Eaton County Telephone Co., and in 1907 he is in the state gazetteer in real estate and loans and still with the MMTCWI Co. (Polk 1907: 541).

**408 S. Cochran. Dr. A. R. Stealy House (pre-1904). Contributing.**

This 1 1/2 story cross gabled house is clad in vinyl siding and has a hip-roofed wrap-around front porch that displays vinyl-clad finishes - fluted vinyl columns and solid vinyl-clad frieze. The facade's first story has an entry door with a wood classical entablature lintel next to a cottage window that has a similar entablature lintel but with keystone and dentils. The gable above contains two double hung sash windows. The porch wraps around to the right side elevation to a short projecting ell topped by a gable roof with its own center cross-gabled section that has double hung sash windows. The house has plain raking cornices without returns. Nearly all finishes are clad in vinyl.

Sanborn maps do not cover this area prior to 1904, and by that time this house had already been constructed (Sanborn 1895, 1904, 1911, 1918, 1927, 1950). It is described as apartments in the 1950 edition.

Dr. Alison R. Stealy and family members are listed here from the 1904 through the 1944 city directories. Stealy moved as a youth with his family to Charlotte in 1877 where he attended business school and taught school in Eaton County for five years. He began technical reading of medicine under Charlotte Drs. Patterson and Allen, studied a year in the medical department at the University of Michigan and graduated from the Rush College of Medicine in Chicago in 1886 (MHPA 1908: 580). He began his practice in Carlisle but moved to Charlotte in 1887. Dr. Stealy was city health officer in 1891, was elected to the state medical society in 1894, and was a trustee of the city Board of Education in 1907 (Lowrey 1907: 5; Bullock *et al.* 1895: 72; Michigan State Board of Health 1891: 200; Michigan State Medical Society 1894: 556). In the early 1900s he was associated with his half brother, Dr. Vinton J. Rickerd, in practice as Stealy & Rickerd (MHPA 1908: 515). Their office was at 124-126 S. Cochran in the 1904-1913 city directories, and after Stealy's death in 1919 (*JAMA* 1919: 364), Rickerd was in practice by himself in the 1926 through 1935 directories at 131 S. Cochran (see entries). The home was in the family for over three decades.

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**414 S. Cochran. John W. Munger House (pre-1904 / circa 1890). Contributing.**

This two-story Queen Anne house has a complex hip and cross-gable roof, is clad in clapboard up to the top of the second story and wood shingle in the gables and has a coursed ashlar stone foundation. The hipped roof wraps around front porch has shallow gables with sunburst motifs above steps at the house's northeast corner and at the left end of the facade. The porch has battered rock-face stone piers from which Tuscan columns support a frieze with fretwork and a cornice with modillions. A round tower at the northeast corner rises three stories, with the third faced in round and scallop or cove-butt shingles. It has a conical roof capped by a finial. Most of the house's windows are cottage windows - a few broad but most of a width similar to typical double-hung windows. The broad windows on either side of the entry door have leaded glass upper sash. Large front and north side gables display the same round and cove-butt shingling and elaborate gable ornaments with slotted bargeboards rising to a horizontal spindlework panel edged by short queenpost forms and topped by sunburst motifs. The third story of the tower has half-height Queen Anne windows, each with a large central light flanked by a row of small tinted glass lights on either side. The right/north side elevation has a short projecting gabled wing, a porch tucked into the corner behind the wing towards the rear, and fenestration similar to the facade. The left side elevation is more functional, with a bay window and double hung sash windows. This house appears virtually unchanged from 1939 when it was occupied by Newell Smith (ECGS 2016).

A 1 // story front-gabled frame carriage house stands northwest of the house.

Sanborn maps do not cover this area prior to 1904, and by that time this house had already been constructed (Sanborn 1895, 1904, 1911, 1918, 1927, 1950).

Local sources state this was the home of John W. Munger as early as circa 1900 and he is here in the 1904 and 1913 city directories (Campion 2016). The Munger Hardware store traces its lineage back to 1878 in the Union Block (Proctor 1981: 29): John W. Munger and C. Marion Jennings had a hardware store at the northwest corner of Lovett and Cochran in 1878, apparently what is addressed today as 144 S. Cochran Street (see entry). Munger bought out Jennings in 1895, and built a new store at 224 S. Cochran in 1905, when Munger's son, Duray F. Munger, joined the firm and it became Munger & Son (Newark 1908: 78, 1913: 37). In 1915 the firm expanded by constructing a new block adjacent to the old one, the same year Vine Peters purchased an interest in the firm and the name was changed to Munger Hardware Co. (*American Artisan and Hardware Record* 1915a: 56, 1915b: 35). A two-page ad in the 1963 *Charlotte Centennial* history claims four generations of family ownership over 85 years since its founding in 1878 by J. W. (John Wesley) Munger. The store continued in business until about 1974 (Campion 2016). Munger was active in other areas of the community, for example, serving on the Building Committee for the Lawrence Avenue Methodist Church that was built in 1902 (see entry) (Walden 1961: 12).

**416 S. Cochran. George W. Sherwood House (circa 1850s?). Contributing.**

This frame Greek Revival house has a two-story gable front section and a single-story side-gabled wing, is clad in vinyl siding, and is built on an uncoursed ashlar stone foundation. The front-gabled upright has a projecting two-story portico with balustrade deck on each floor. Square-plan corner columns, with pointed-arch-head panels extending their full height, support wide friezes in both stories and wide frieze boards below the gable's raking cornices. The front beneath the portico displays a central door flanked by a double-hung window on each side, and the front of the wing contains two double hung windows. Both side elevations have double hung sash windows. A box bay window has been removed and the porch balustrades replaced but otherwise this house appears little changed from 1939 when it was occupied by Fred Nash (ECGS 2016).

Sanborn maps do not cover this area prior to 1904, and by that time this house had already been constructed

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(Sanborn 1895, 1904, 1911, 1918, 1927, 1950). Between 1911 and 1918 a two-story wing to the north that balanced the existing wing on the south was removed.

Almeda Sherwood, who was living here in 1904, was the city librarian for ten years circa 1905-1915, and the wife of George W. Sherwood, the proprietor of the Sherwood House, one of Charlotte's principal early hotels (*Lansing State Journal* 1915e; United States Census 1880). George W. Sherwood was an early settler of Charlotte, arriving in 1848, and set up a small grocery in the old Eagle Hotel, which he also managed. After setting up an independent store that he ran for ten years, he partnered with his brother as G. W. & S. C. Sherwood and had a successful clothing store for twelve years. In 1869 the Sherwood House was constructed and managed by Sherwood until his death in 1901 (Michigan Historical Collections 1901: 44). An 1880 history stated that the three story Sherwood House was "one of the most prominent structures in the city," built from "plans drawn up" by Sherwood, who also "superintended the construction" (Durant 1880: 393). Whether this house was actually built by or for the Sherwoods or how long they lived there is not currently known.

**418 S. Cochran. House (1904-11 period). Contributing.**

This two-story hip and cross-gabled frame Queen Anne house is clad in clapboard and rests on a coursed ashlar stone foundation. The full-width shed roof front porch has turned columns and spindlework railing and a gable over the steps that has dentils and is filled with wood octagon-butt shingling, as are the ends beneath the porch roof. The front has a door at one end and paired double hung sash windows centered in both stories of the gable front section. The gable above has a center louvered vent in a field of alternating bands of square, octagon and cove-butt wood shingles. The right side elevation has a centered door beneath a bracketed stoop hood, while the opposite side has a slightly projecting box bay window beneath a pent roof, with the rest of the side fenestration consisting of functionally placed single and paired double hung sash windows. Vinyl siding is being installed (2016) and porch columns have been replaced, but this house appears otherwise unchanged from 1939 when it was occupied by Robert Cole (ECGS 2016).

A 1 1/2-story gable-front gambrel roof carriage barn, clad in novelty siding, stands at the rear of the residence.

Sanborn maps reveal that this house replaced an earlier one at this address between 1904 and 1911 (Sanborn 1904, 1911, 1918, 1927, 1950). It is described as a rooming house in the 1950 edition.

**436 S. Cochran. C. H. McUmb House (pre-1904 / circa 1870s?). Contributing.**

This large two-story cross-shaped - with long front/back axis and short north and south side wings - and cross-gable-roof Eastlake house has walls built of running bond red brick and rests on a coursed ashlar stone foundation with a masonry water table. The entry is within a single-story mansard-roof enclosed porch at the house's northeast corner between the north and east wings. It has a brick apron and side-by-side Craftsman windows with triple vertical-light low upper sash and longer single-light lower. The house's windows are all double hung with plain masonry slab sills and segmental arch hoods each formed of three brick courses, each projecting slightly above the one below it, with masonry keystones and spring blocks, the spring blocks displaying incised Christopher Dresser-inspired plant-form motifs. Above the second story, paired open triangular wood brackets with turned diagonals support the lower edges of decorative scalloped-edge bargeboards displaying cutout floral motifs. Pendants that may once have decorated the lower ends of kingposts below the gables and other points are no longer present. Each gable displays an oculus window. A tall brick chimney rises from the gable ridge near the intersecting cross-gable, constructed using corbelling for decorative effect. A single-story hipped roof section is located on each side in the rear angle at the back of the house.

Sanborn maps do not cover this area prior to 1904, and by that time this house had already been constructed

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(Sanborn 1895, 1904, 1911, 1918, 1927, 1950). It is described as having "walls with air space" in the 1911 edition.

According to local historians, this is the Charles McUmb House (Campion 2016). Charles H. McUmb and J. E. Tirrell were the partners in McUmb & Tirrell, poultry dealers in the 1907 state gazetteer (Polk 1907: 542). In 1913 McUmb & Tirrell were shipping 12,000-15,000 pounds of poultry per week (*Egg Reporter* 1913: 28-29) and were still active as poultry dealers in the 1916 Eaton Co. Rural Directory (Wilmer Atkinson 1916: 189), with an apparent successor firm, C. H. McUmb & Son poultry dealers, present in the 1921 state gazetteer and listed at 320 Hall Street under the Poultry Dealers heading in the 1921 city directory (Polk 1921: 324).

**W. FOOTE STREET, NORTH SIDE west from Bostwick**

**204 W. Foote. House (Pre-1886; post-1950). Contributing.**

This two-story gabled ell frame dwelling has a stone foundation under its eastern portion and a concrete block foundation under its west. It is clad in vinyl siding, and its fenestration consists of replacement windows and doors, but the second story paired window in the east gable front retains its pedimented lintel. The shed-roof entry porch within the ell is supported by treated wood posts.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): Sanborn maps reveal this house had been built by the publication of the earliest 1886 edition. At that time it was located along N. Bostwick Street, which ended at a lumber yard east of the house. Foote Street had not yet been constructed and first appears in the 1890 edition. The current western gabled section apparently post-dates the 1950 Sanborn map (Sanborn 1950). The porch has been altered and the wing raised a half story since the house was occupied by O. R. Shupp in 1939 (ECGS 2016).

**E. HARRIS STREET, NORTH SIDE east from N. Cochran**

**113 E. Harris. Gospel Tabernacle Parsonage (c. 1923). Contributing.**

This 1 V story rectangular plan front-gabled frame Craftsman Bungalow rests on a concrete block foundation. Its first story is clad in vinyl but the V story above retains original cedar shakes. The facade has a corner entry porch that has a paneled post atop a brick apron. The majority of the first-floor front is occupied by an enclosed sun porch with original small pane casement windows, and the original windows with their vertical-light upper sash are present in all elevations. The roof is supported by open triangular Craftsman brackets and has an open rake. Cross-gabled dormers with Craftsman brackets break the roof line of the side elevations. This house appears little changed from 1939 when it was occupied by Don H. Marsh (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1918, 1927, 1950): This house was built between 1918 and 1927, replacing a woodworking shop.

John Zuiderhoek, who was here in 1926, was the moving force behind the founding of the Gospel Tabernacle next door at 117 E. Harris in 1922. The Reverend Early was here in 1929, so it appears that this house served as the parsonage for the church next door, at least during the 1920s. It appears very likely that it was built about the same time as the church next door, which dates to 1923 (see entry).

**117 E. Harris. Gospel Tabernacle Church / Harris Avenue Baptist Church (1923). Contributing.**

This front gabled single-story rectangular plan frame building rests on a concrete block foundation with vinyl siding on the side elevations. Its facade has been renovated through the application of a light-hued rock-face

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random ashlar stone facade and reconfiguration of its fenestration, which now consists of a centered double entry flanked by single double hung sash windows. The stonework features a cross centered in the front gable. A circa 1950s postcard view shows the church had shingle siding above a concrete veneer foundation and had Craftsman-light windows and eave brackets. The church now houses Free International Missions. This building has always housed a religious function since its construction, and other than the permastone veneer on the facade, it retains its original architectural composition and appearance and is therefore considered Contributing.

Sanborn Map Co. fire insurance maps (Sanborn 1918, 1927, 1950): This building was constructed between 1918 and 1927, replacing a vacant building, and is identified as Gospel Tabernacle, and as Gospel Church in the 1950 edition.

This church was constructed by the members of Charlotte's First Baptist Church (60% of the church) who followed John Zuiderhoek, a pastor dismissed by the church board, and formed a new congregation, building a new edifice and paying it off in 1924 "less than one-and-a-half years from the beginning of church building operations" (*Detroit Free Press* 1924a).

The Gospel Tabernacle was started in 1922 by John Zuiderhoek, who arrived in Charlotte in 1917 as pastor of the First Baptist Church but split with it "a few years later" because of a disagreement between the church board and congregation, although continuing to follow Baptist doctrines (*Battle Creek Enquirer* 1927b). The church later became Harris Avenue Baptist Church under the leadership of Pastor Richard Hill. In 1964, it became Calvary Avenue Baptist Church and property was acquired and a new church built at 835 N. Cochran in 1965 under the pastorship of George Dagley (Calvary Baptist Church 2016).

**121 E. Harris. Building (1927-50 period; circa 1928?). Contributing.**

This two-story rectangular plan building is clad in vinyl and has single-story sections on its west and rear /north elevations. Its boomtown front is backed by a gable roof with recent vintage metal roofing. The original fenestration has been altered by the installation of symmetrically positioned sliding windows in the facade and double hung sash on the side elevations. The replacement entry door with sidelights is placed between vertical fields of synthetic stone - all perhaps filling the former central garage door opening. The original small auto repair garage has been renovated into an office building.

Sanborn Map Co. fire insurance maps (Sanborn 1927, 1950): This building was built between 1927 and 1950, when it first appeared on the map identified as Auto Body Repair and Painting.

**215 E. Harris. House (1890-95 period; remodeled circa 1911-18?). Contributing.**

This single-story rectangular plan side-gabled frame Craftsman Bungalow is clad in vinyl siding and rests on a random ashlar stone foundation. The facade has a front-gabled full-width entry porch that is supported by battered piers. The roof is supported by open triangular Craftsman brackets and has an open rake. A shallow pitch roofed single-story section has been added to the rear of the house. Other than the siding and some replacement windows, this house appears little changed from 1939 when it was occupied by Elias Cover (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1890, 1895, 1904, 1911, 1918, 1927, 1950): Sanborn maps from 1895 on show the same one-story footprint, with the exception of the front porch. The 1895 map shows a porch across the front and west side of the front part. In the 1904 and 1911 maps the porch is reduced to one extending across just the west two-thirds of the front. In the 1918 and subsequent maps the porch extends across the entire front as it does today. This change is the only suggestion the maps provide of what may have been a more general renovation into today's Craftsman styling presumably done during the 1911-18 period. The house was built on a



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previously vacant lot between 1890 and 1895.

Elias Cover (1876-1970) was a retired mason and Charlotte resident for 75 years who had been living here for over four decades here at the time of his death in 1970 (*Lansing State Journal* 1970a).

**E. HARRIS STREET, SOUTH SIDE east from N. Cochran**

**100 block.** The south side of the street in this block to N. Washington Street contains an asphalt-surfaced parking lot that extends south from the sidewalk line and covers the ground.

**212 E. Harris. Frank F. Flaherty House (1904-11 period). Contributing.**

This two-story cross-gabled frame house rests on a coursed ashlar stone foundation and is mostly clad in clapboard although non-original board-and-batten siding is used to enclose the west side porch. The facade's shed roof porch, which is supported by Doric columns, wraps around to the west elevation and has pedimented gables above the entrances. Fenestration includes fixed pane picture windows and double hung sash. However, lunette or fanlight windows topped by elongated "keystones" are placed within the gables, which have prominent returns. This house exemplifies "Free Classic," combining a Queen Anne form with Colonial Revival detailing. It appears little changed from photos taken circa 1908 when owned by F. F. Flaherty (Newark 1908: 41), and 1939 when it was occupied by William Teman (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1904 and 1911.

Frank F. Flaherty, living here in the 1913 through 1929 directories, followed by John and Francis Flaherty in the 1935 edition, was an alderman from the 1<sup>st</sup> Ward, and chairman of the city Building Committee, as well as being the "efficient manager of the Elevator Company" in 1913 (Newark 1913: 27-28). The 1921 city directory has him as the manager of the Belden & Co., Inc., Elevator at 109 Lansing Street, and the company also had elevators in Eaton Rapids, Onondaga and Chester (*Lansing State Journal* 1921a). Mrs. F. F. Flaherty in 1926 was described as being the first woman ever elected to the Michigan Bean Jobbers Club, composed entirely of carload buyers of the commodity (*Lansing State Journal* 1926a). Their son, Ensign Francis C. Flaherty, received the Congressional Medal of Honor, losing his life while helping fellow crewmen escape the sinking *USS Oklahoma* during the attack on Pearl Harbor - a destroyer escort, the *USS Flaherty*, was later named for him and the Greenwalt-Flaherty American Legion Post No. 42 in Charlotte also bears his name (Charlotte Library 2017).

**216 E. Harris. House (1895-1904 period). Contributing.**

This 1 / 2 story frame house rests on a random ashlar stone foundation and is clad in aluminum siding. The facade's off-center entrance is shielded by a small gabled hood and is flanked by large cottage windows, while the single window in the second story above is a double hung sash. Fenestration of the side elevations is functionally positioned. This house has lost a full-width porch and has been sided but appears similar to 1939 when it was occupied by L. V. Roberts (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1895 and 1904.

**312 E. Harris. George Huggett House (Pre-1895). Contributing.**

This frame upright and wing house has a two-story front-gabled section and hipped roof single-story wing that are clad in vinyl siding and rest on a coursed ashlar stone foundation. The shed roof wrap-around entry porch rests on

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square posts, has a canted gable at the corner above steps with a rough-faced stone apron, and continues on the side elevation to a single-story side gabled bay with an entrance. The porch also shields a side entry to the front-gabled section upright. The wing's front contains a broad cottage window. The four windows in the front-gabled section are stacked two over two double hung sash, and this type window is used on the side elevations as well. Prominent brick chimneys break the ridge line in the single-story end-gabled and shed roof sections at the rear of the house. A 1907 photo of this house shows that it is essentially unchanged in form from that time (Lowrey 1907: 58), although the present exterior finishes are all non-historic. This house was not included in the 1939 city homes survey (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house was addressed as 321 on 1904 and earlier Sanborn maps. It had been built by the time of the earliest Sanborn map coverage of this block in 1895.

George Huggett, here in the 1904 and 1913 city directories, was "the dean of the Eaton County bar." In 1872 he was elected circuit court commissioner for Eaton County, served in the state legislature in 1874 to 1875, as Eaton County prosecuting attorney in 1876-1880, moving to Charlotte in 1877, was mayor of Charlotte in 1886, was a director of the board of education for fifteen years, was a Trustee on the city's Public Library Board, and from 1881 to 1900, was the senior member of Huggett & Smith attorneys, with future Congressman J. M. C. Smith (Barnard 1878: 54; Lowrey 1907: 5, 57-58; Newark 1908: 36). "Mr. Huggett takes a deep interest in his home . . . and he has one of the most attractive homes in the city" (Lowery 1907: 58; Chapman 1891a: 807).

Murl DeFoe lived here from the 1920s through 1962. In 1897 Murl H. DeFoe had been city reporter for the *Eaton County Republican*, in 1899 became editor of the *Charlotte Leader*, and a year later, in 1900, was the youngest city clerk ever elected in Charlotte (*Detroit Free Press* 1900). DeFoe had begun as a newsboy in Detroit and Grand Rapids, and rose to local correspondent for the Associated Press (Lowrey 1907: 46). In 1903 Murl H. DeFoe was recruited by publisher Harry McGrath and became city editor of the *Charlotte Republican-Tribune*, and then he later partnered with owner H. T. McGrath to form the McGrath-DeFoe Co. printers (Lowery 1907: 46; Newark 1913: 39). The office was located at 114 E. Lovett (see entry). By 1913 it was the largest circulation paper in the county and one of "Big Five" weeklies in the state (meaning five biggest in circulation) (Wilmer Atkinson 1916: 210). In 1928, the *Republican*, *Leader* and the *Tribune* were consolidated when McGrath, his son Earl, and DeFoe purchased the *Leader* and *Tribune* and continued publishing as the *Charlotte Republican Tribune* (*Charlotte Republican Tribune* 1963: 62; Lowery 1907: 46, 51; *Inland Printer* 1910: 413). He also served as Michigan governor Chase S. Osborne's private secretary and as a state senator in 1919 to 1920, on the state liquor control commission, and served twenty-five years on the Hayes-Green-Beach Memorial Hospital board of trustees (Newark 1913: 39; *Lansing State Journal* 1964d). DeFoe's first home in Charlotte was at 205 N. Oliver, but by 1913 he had moved to 222 N. Cochran, before moving here, where he remained into the 1960s.

**316 E. Harris. William B. Otto House (1911-18 period). Contributing.**

This frame two-story side-gabled house rests on an uncoursed stone veneer foundation and is covered in vinyl siding. The facade's corner entrance is in a projecting front-gabled vestibule behind a pedimented door porch, with gable returns, that rests on Tuscan columns. To its right is a broad cottage window, with margin light upper sash, and two double hung sash are in the second story, while a gabled roof dormer with returns has paired fixed pane windows. The right/west side elevation has a brick wall chimney and a mix of functionally positioned windows, and towards the rear has a gabled two-story section with a shed-roof first story. The opposite side elevation has functionally placed fenestration as well as a hipped roof porch with Tuscan columns. This house was not included in the 1939 city homes survey (ECGS 2016).

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Sanborn Map Co. fire insurance maps (Sanborn 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1911 and 1918.

The Otto Famly was here, apparently from the date of construction, in the city directories from after 1913 through the 1960s. William B. Otto was the largest stockholder when the Capitol Peat Fuel Company was incorporated circa 1908, and was capitalized at \$300,000. The company bought 800 hundred acres of land in the "Old Maid's Swamp," lying on the Grand Trunk railway, between Potterville and Lansing. "The peat on this tract averages in depth five and one-half feet and in some places is more than fifteen feet in depth, it is thought that the machinery for manufacturing it for use can be put up for less than \$4,000. If this proves to be true these swamps that have been a reproach to the state, will prove to be a source of wealth, and furnish an exhaustless supply of cheap fuel" (MHPA 1908: 131). For many years he was one of the most prominent breeders and owners of draft horses in the state, achieving a national reputation and travelling to Europe annually to improve his stock, before he retired due to declining health in 1920 (*Lansing State Journal* 1920a).

In 1936, Mrs. Arthur Vickery moved from this house and bought the house at 120 S. Pleasant, and Mr. and Mrs. Lawrence Otto and family, who had been living in Florida for several years, returned to Charlotte and moved in (*Battle Creek Enquirer* 1936a). Lawrence P. Otto (1888-1959) owned Otto's Jewelry from 1949 to his death in 1959 and was a director of the Eaton County Bank (*Battle Creek Enquirer* 1937a, *Battle Creek Enquirer* 1959). This house was in the Otto family for over 50 years.

**W. HARRIS STREET, NORTH SIDE**

**114 W. Harris. Building (1997). Non-Contributing.**

This building is sited at the northwest corner of Cochran Avenue. It is a single-story hipped roof frame office building that has an irregular footprint and is clad in vinyl siding. The off-center entrance is set at an angle to the flanking bays that are defined by paired casement windows. Because this building is less than 50 years old it is Non-Contributing.

**204 W. Harris. H. Lawrence House (Pre-1886 / 1867; 1960?). Contributing.**

This house is located at the northwest corner of Bostwick Street. It is a 1 // story side-gabled frame house that is clad in vinyl clapboard siding and rests on a random ashlar stone foundation. The facade has a full-width shed-roofed entry porch supported on Doric columns above a battered clapboarded apron. Two low windows occur beneath the eave above, which is supported by scroll brackets. The slightly off-center entry door is flanked by a large sash window to the south and a triple replacement window to the north. A brick chimney breaks the roof ridge near the rear of the house. A combination gabled and shed roofed single-story addition has been appended to the rear /north elevation. Other than being sided, this house appears little changed from 1939 when it was occupied by W. S. Hulst (ECGS 2016). This early house, although somewhat modified, displays what seems like an I-house form and Italianate style influences and is considered Contributing.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house may have been under construction at the time of the earliest 1886 Sanborn Map coverage of the city, which indicates a building here "from drawing." However, Steve Latchaw, Historic Charlotte member, states that this house was built for one of the sons of Thomas Lawrance, one of the proprietors of Charlotte (probably Henry or Horatio, who platted Lawrance's Addition in 1847), and provided the 1867 construction date. The real estate websites zillow and trulia, using local records, provide an 1866 construction date.

**HORATIO STREET, EAST SIDE south from E. Seminary**

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**301 Horatio. Charlotte High School / Charlotte Junior High School (1913-14 - Price Brothers contractor, East Jordan; 1936-37 - Warren S. Holmes & Co., architect, Lansing, Spence Brothers general contractors, Saginaw; 1955-56 - Warren S. Holmes Co., architects, Lansing, Foster-Schermerhorn-Barnes, general contractor, Lansing; 1989 - Kingscott Associates, Inc. architects, Kalamazoo; Kincaid-Henry Co. contractors 2005). Contributing.**

This large limestone-trimmed red brick former school building occupies the southeast corner of Horatio and Seminary Streets, extending south along Horatio's east side and a full block east along Seminary's south side to Pleasant Street.

**1936-37 Corner Building**

What reads as the central part of the building facing the intersection of Horatio and Seminary is three stories in height. Its primary, Horatio facade is divided into four sections, a narrow single-bay corner at the Seminary corner, narrow projecting entry "tower" section, broad ten-bay classroom section, and narrow south corner section. The projecting entrance bay facing Horatio near the Seminary corner rises above the flanking building parapets on either side. The entrance bay's ground story is faced in limestone with fluted piers on either side flanking a round-arch-head recess containing the double-door entrance. The metal doors are topped by an arched transom divided into sixteen irregular lights by equally spaced vertical muntins intersected by an ogee-arch muntin. In the entrance tower's second and third stories, broad brick piers flank a two-story central slant-sided metal-trim bay window whose lower end rests on the top of the limestone ground story arch's cap. The square-plan top of the tower has fluted limestone piers at the corners, with a slightly recessed checkerwork panel formed of alternating squares of horizontally laid red brick and vertically laid buff brick between, the whole capped by a low, recessed limestone parapet.

From the entrance area, limestone belt courses extend along both elevations to serve as continuous sills for the first and the second story windows and as the base of the buff brick parapet above the third story. The ground story serves visually as a base, with closely spaced window openings separated by narrow columns of plain brickwork. In the ten-bay classroom section of the west facade the two-story window bays are separated by plain brick piers that rise to raised stylized fluted capitals that rise into the buff brick parapet. The north corner section has a pair of windows in each story and a buff brick parapet accented with a central panel of limestone fluting above the windows, while the slightly projecting south end bay has a single window opening in the base and third story and a low buff brick parapet.

This building's facade along the Seminary/north side has a corner section identical to the adjacent one facing Horatio. Next east is a single-bay section that projects slightly outward and contains mid-level window openings between the first and second and the second and third floors. To its left the remainder of this side of the corner building's facade displays ten two-story window bays above a base similar to that on the west side, the outer bay at each end narrower than the other eight. The two-story brick piers separating the window bays display simple raised limestone block caps in place of the front's fluted ones. The north facade displays the same limestone belt course, including the one that serves as a base for the buff brick parapet.

The building exterior retains high integrity, with one important exception: the windows have all been greatly reduced in size as part of a conversion of the building to housing, with the upper parts of the openings and the spandrels separating the second and third-floor classroom windows filled in with EIFS. The entrance tower's bay window also appears to have been rebuilt in modern materials.

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This 1936-37 building has an L-shaped footprint: the part that fronts on Horatio and Seminary is nearly square, with the L's upright extending farther east behind the south side of an older building located directly to its east and fronting on Seminary. Along the Seminary Street front the 1936 building is attached to the 1914 building to its east by a narrow hallway whose front facing north on the street is deeply recessed from the building front to either side but has simple building finishes matching those of the adjacent 1914 building.

**1913-14 Building**

To the east of the 1936-37 building's north half, along Seminary Street, stands the oldest building in the former school complex, constructed in 1913-14. This building is 2 1/2 stories in height and has a slightly projecting entrance bay at its northwest corner containing paired steel doors set within an elliptical-arch-head recess faced in limestone. A partly above-ground basement story, with bricked in broad windows, is capped by a limestone belt course/water table and serves as the base for the two upper stories. The belt course is continued around the entrance bay, meeting the entrance arch at mid-level. From it rise paired half-round vertical limestone pole forms, with rounded bases and finial-like tops, that intersect (and give the appearance of supporting, banner-like) one horizontal limestone strip just above the door arch and another low gable-form limestone strip above it, the poles and two strips enclosing a low gable-top raised limestone plaque framed on either side by a small plaque containing a torch form. The plaque states, "19 HIGH 14 / SCHOOL." Above this is a large recessed brick panel having a central, further recessed panel, the paneling set on a limestone sill. The paneling is all in slightly contrasting brick, suggesting this may be infill for a former window opening. Flanking the upper portion of the panel are stylized triangular-base limestone forms suggestive of banners. A limestone frieze above this supports a coved metal cornice, which extends across the entire building below the masonry-coped parapet. To the left/east of the projecting entrance are five window bays, the outer ones narrower than the central three, in the two stories, separated by plain brickwork piers. Like the windows in the 1936 building, these have been reduced in height by half, with the upper portions now infilled with EIFS. The easternmost bay displays two side-by-side vertical brickwork panels formed by stacked round-end headers on either side and horizontal strips of soldiers above and below. The building's east side elevation's exposed second story has eleven bays composed of ten double-hung sash windows plus a pedestrian door, all with limestone sills, the same EIFS infilling, and the limestone frieze and metal cornice. The rear elevation has boarded-over windows. There is a brick smokestack at each building corner.

**1955-56 Building**

To the east of the 1913-14 building, forming the northeast corner of the school complex, is what was built as the "Natatorium Addition." It is a two-story tall flat-roofed orange-red brick section that has a single-story, flat-roofed, slightly projecting entrance section located at the west end next to the 1914 building. Within the entrance section the entry itself is recessed, the off-center paired doors framed by four large now boarded-over fixed pane windows on low brick bulkheads. Left/east of this entrance is a two-story tall blank-wall facade that extends to the building corner nearly to Pleasant Street. It is laid in a variant of common and Flemish bond brick, with five courses of stretchers between a course that alternates headers and stretchers. The wall plane is divided into four sections by slightly projecting broad brick corners and three narrow wall buttresses. This portion of the school housed the Natatorium, and two applied metal letters, "A T," survive between mounts for flanking letters now removed that correspond to the missing letters for the rest of the word "NATATORIUM." Single-story functional brick bays extend across the rear elevation of the building.

**Horatio Street South Building**

Extending southward from the 1936-37 building at the Horatio/Seminary corner is a two-story flat-roof red brick classroom addition with a front whose design appears to be a simplified version of the 1936-37 building's front to the north. Its northern three-fifths is fronted by a one-story shed-roof extension that has a recessed entry at the north end. The building has a limestone belt course below the first-floor windows and raised brick piers that

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separate wide window bays both in the two-story part and one-story extension. The piers display low projecting flat-topped limestone caps. The base below the first-floor windows, spandrels between the first and second-story windows, and the upper facade/parapet above the second-story windows are faced in red brick. Like the narrow north end bay containing the recessed entrance, the far south bay is also narrower than the rest; it displays one large window at mid-level. The windows have been replaced with multi-light double-hung transomed windows outlined in EIFS. The wing's narrow south end has a small projecting hip-roof central entry and a window above illuminating a central hall. The rear/east facade is more simply detailed, with the banks of windows but no piers.

**Several More Additions** have been made in the area east of the above south building and south of the 1936-37 and 1913-14 buildings, the most recent a gymnasium in 1989. These additions complement the height and exterior cladding materials of the older buildings. The largest, the 1989 gymnasium, uses red brick for the walls and has a cornice whose design and height matches that of the 1914 building and red brick with buff brick accents and concrete tinted to resemble the color of the limestone for a projecting square-plan entry off the south side facing toward the parking lot.

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): Prior to construction of the current building complex, the city's Union School was located facing north on Seminary Street just west of the 1914 building. It was built before 1895 when Sanborn extended coverage to this block. At that time, the Hawthorne School, a primary school building, stood south of it facing Horatio. The 1918 and 1927 maps show the 1914 building, doubling the size of the original building, standing just to the east of the original building and connected to it by a short passage, and together they are identified as High School. Hawthorne School still stood to the south. In the 1950 edition, the old pre-1895 school has been removed and the 1914 building and the 1936 corner addition have been merged into a much larger high school building that extends from the corner of Horatio and Seminary south to the then still-existing Hawthorne School.

The Charlotte High School was established in 1859 in "Printer Johnson's old academy building at the corner of Cochran and Seminary streets, with the first public funding resulting in construction of the original portion of the old high school at the corner of Horatio and Seminary" (*Orange & Black* 1936e: 1, 4). A new high school was built near the corner of Seminary and Horatio in 1869-70 at a cost of \$10,000, and on June 13, 1914, another high school building was dedicated (June 13, 1914) (*Ibid.*). Thus, the corner of Seminary and Horatio was the site of the city's high school for nearly a century.

In early 1914 Charlotte residents passed a \$35,000 bond issue (257 to 97) to construct an addition to the "badly overcrowded" high school (*Lansing State Journal* 1914g). The school board advertised for bids and the first attempt at hiring a contractor did not result in an immediate award. Newspapers reported, "School Bids Are Above Estimate," that the seven bids were all high, including those from three local contractors, E. H. Barber, Lavern Wells, and F. J. Curtis, with Barber \$1,000 above and the others a minimum of \$2,000 above "Price of Bay City, the low man" (*Lansing State Journal* 1914h). The school board reconsidered and "pared so much of the material called for in the original plans that one of the seven bids submitted likely will be accepted. The size or style of the building likely would not be changed through these alterations" (*Lansing State Journal* 1914i). A week later the school board awarded the contract to Price Brothers of East Jordan for \$32,425, although some reports placed the project cost at \$50,000 (*Lansing State Journal* 1914j; *Lansing State Journal* 1915g).

The 1913-1914 high school was built at the rear of the old high school, which was remodeled and connected to the new high school by "large, wide halls on both floors" (*Lansing State Journal* 1915g). The Auditorium on the second floor was 83x70 feet with a 16-foot ceiling, and had 300 seats with a stage. On the first floor were agricultural, chemical and physical laboratories with a separate lecture room, and a commercial room with a

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separate typewriter room. The basement gymnasium was 83x40 feet with a 15-foot ceiling, and had showers, baths and dressing rooms on the south side for girls and on the north side for boys.

The cornerstone ceremony for the "new" high school was placed on May 3, 1936, and the building was dedicated on March 30, 1937. The total cost of the new high school, designed by Warren S. Holmes & Co. of Lansing, was \$260,000, of which sum \$100,636 came from a federal Public Works Administration grant. Charlotte voters authorized a \$123,000 bond issue, and \$26,000 came from the general fund (*Orange and Black* 1936a, 1936b, 1936c; *Orange & Black* 1937: 1). The general contractor for the project was Spence Brothers of Saginaw, with successful bid of \$176,150, and Freyn Plumbing and Heating was awarded the plumbing and heating contract for \$29,728, and Hall Electrical Co. from Muskegon the electrical contract for \$9,651 (*Orange and Black* 1936d: 5; *Orange & Black* 1937: 1).

The main archway above the entrance contains a motto, "Enter To Learn, Learn to Serve," and panels inscribed with symbols, two art brushes and several musical notes that represent the art and musical curriculum, gears ("because the majority of students will do industrial labor"), a chemical flask, and a compass and carpenter's square "representative of manual training" (*Orange & Black* 1937: 2).

On the interior, in the north wing were sound-proof band and public speaking or English room; in the west wing were the reception area, superintendent's office, clerk's office and economics department; in the east and south wings were the gymnasium with boys locker and shower rooms off the east side and the auditorium, with a floor sloping to the stage and a capacity of 963 people. On the second floor, the north wing had typing and bookkeeping rooms, the principal's office and auditorium balcony, and the west wing held the agricultural department and two class rooms. The third floor north wing held the art room and two regular class rooms and the west wing held the library and two journalism rooms off it to the north (*Orange & Black* 1937: 1).

Constructed along Seminary east of the 1914 building is the Natatorium, built from architectural plans dated Oct. 1955 by Warren S. Holmes Co., Lansing. The 1957 *Charhian* yearbook was dedicated to Mr. and Mrs. Dorr C. Davis, whose generous donation funded the pool (*Charhian* 1957: 2-3). The two-story wing to the south was added to house the junior high in 1956 at a cost of \$400,000 (1964 city directory: 10; GFWC 2005). The school addition held nine general purpose classrooms for seventh and eighth graders, two science rooms, a homemaking department with "ultra-modern equipment" in six model kitchens, a sewing room and a living room, a vocal music room, a large band room and three practice rooms, and boys and girls rest rooms on each floor (*Lansing State Journal* 1957f). Both the junior high addition and the Natatorium were designed by Warren S. Holmes Co. of Lansing and the general contractor was Foster-Schermerhorn-Barnes, also of Lansing (*Battle Creek Enquirer* 1956b). The Gymnasium addition behind/east of the south wing fronting on Horatio and south of the 1936 and 1914 buildings fronting on Seminary was designed by Kingscott Associates, Inc. of Kalamazoo, Michigan, in 1989. When new high school and junior high buildings were constructed, the building became surplus property in 2002. In 2004, Charhian Development (owner Jim Cicorelli) bought the school complex and planned renovation into apartments, with 17 units completed by 2006 as the Old School Village. There are plans to develop other sections into apartments for the 55-and-older market (*Lansing State Journal* 2016d).

**345 Horatio. John L. Dolson House (Pre-1911 / circa 1880?). Contributing.**

This large and imposing two-story brick Eastlake house stands at the northeast corner of East Henry Street. It rests on a coursed ashlar stone foundation that is built using large rock-face blocks of fieldstone and topped with a painted smooth stone water table. The house exhibits highly complex massing and a picturesque form with a corner tower, angled corner and slant-sided bays, and a complex hip and multi-gabled roof. The front facing Horatio has a typical L-plan Italian villa footprint, with a square-plan tower in the northwest-facing angle - except

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for a projecting gabled two-story bay at the south end, with its angled front facing southwest toward the intersection. The tower rises to a wooden third story belvedere that, rising above the roof, has a mansard-roof cap. The south side fronting on Henry Street has the angled bay at one corner and broad gable-topped slant-sided two-story bay toward its right/east end, beyond which the easternmost end of that facade is both recessed and lower. This 1 1/2-story rear section both sets back from the south front to its west and on the north side projects out beyond the north facade to its west. Another small 1-story ell projects out behind it to the east and north. The house displays much masonry trim that includes a water table and door and window sills and caps. All of this trim is painted. While some of it, such as the water table and sills, may be of stone, the window caps with their incised detail are very similar to others in the Lansing area made of "cast stone" or concrete and are likely also made of that material.

The front's north wing behind the tower has a gable roof with north-end gable. The projecting part of the front south of the tower and the south side between the angled corner bay and slant-sided bay are topped by a hipped roof, with (not visible from the ground) flat deck or low-slope central part. The angled corner and slant-sided bays are topped by gable roofs that merge into the main hip roof, while the 1 1/2-story rear ell has another, lower hip (with flat-central deck) roof, and the farthest east 1-story section a hip and cross-gable roof.

The house's off-center paired heavy paneled wood entry doors are set beneath a massive stone or cast stone lintel and occupy the base of the three story tower tucked into the ell formed by rest of the L-footprint front. The attributes of the window in the tower's second story are repeated in all the double hung windows in the front portion of the house facing both Horatio and Henry Streets. It has a plain stone or cast stone slab sill supported at each corner by small console brackets. The cast stone hood mold has a projecting crest beneath which is a rosette centered between horizontal panels containing incised horizontal fluting. The bracket devices that support the ends display incised plant leaf forms.

Above the second story, the tower's wood frame third story is clad in wood paneling, and each of its three sides facing the streets has a centered sash window topped by a sharply pointed gable rising into the mansard roof. The tower's panels have raised lower corner blocks with incised sunbursts and raised upper corner blocks with incised floral designs. The recessed panel beneath each window is incised with a central rosette between sprig motifs and corner rosettes, similar to the lintel above. The triangular panel above each window is filled with a large sunburst. The eaves of the tower between the window and the corner in each side of each face are supported by a small bracket centered between two taller scroll brackets, all supporting a molded cornice. Above this is the mansard roof's flaring lower edge.

To the right/south of the tower the facade steps forward and has a single double hung sash window in each story. Continuing to the right, facing the intersection of Horatio and Henry streets, is a large two-story square-sided canted bay, which has a stone or cast stone sill that continues across all three of its sides below the first story windows. These windows all have arched hoods of double header courses with outscaled decorative keystones and spring blocks. All have wood panels within the arches above the windows that display incised floral and festoon motifs. The gable above the bay's second story is supported on large brackets and its gable bargeboards display alternating recessed panels and a type of quatrefoil block motif.

To the right of the canted bay, facing Henry Street, beyond an area of blank brick facade, is a two-story slant-sided bay that rises from the water table. Each face contains a double hung sash window, but the second story is topped by a gable cantilevered over the bay's angled sides, the gable's ends and front supported on large eave brackets. A pendant is suspended below the front corner where the brackets meet. The closed gable above has the same bargeboards and contains a central round arch fixed pane window. To the right/east of the gabled bay stands



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the rear hipped roof 1 / story section. Its finishes generally repeat the elements of the rest of the house, but it lacks eave brackets and has two small gabled wall dormers with triangular sunburst panels above the sash windows. The rear/east elevation to the right of this has a single-story hip and gabled section off its northeast corner.

Returning to the Horatio Street/west front, the bay to the left of the tower is pierced by a double hung sash window in each story. The first story of the left /north side elevation has a single-story projecting box bay window with a stone or cast stone sill that continues on all three sides and lintels that repeat the forms found in those in the front. Centered in the second story gable above is a sash window with a round arched hood of gauged brick with a stone or cast stone keystone. The upper portion of the hood incorporates a raised brick detail that extends horizontally to the gable's eaves. The house's north gable end repeats the paneled bargeboard treatment of the front, but at the base is supported by large solid brackets with incised floral designs. A fixed pane window with large plain sill and lintel is centered within the gable above the second story window. To the left/east of the side-gable end of the house's front section facing Horatio is a projecting gabled two-story bay that forms the end of the 1 / story section to the rear, with both fronted by a shed-roof porch. The closed gable above the second story is clad in wood fishscale shingle, while a gabled wall dormer in the 1 / story section has a sunburst within its gable. The single-story rear/easternmost section has two double-hung windows below its north-facing gable end.

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built prior to 1911 when Sanborn extended coverage to this block. The 1939 city home survey has no entry or photo for this house (ECGS 2016).

Some sources state that this home was constructed in 1879 (*Battle Creek Enquirer* 1982b).

John L. Dolson, here in the 1904 and 1913 city directories, began manufacturing wagons in Charlotte in 1865, and is listed as a partner with George Ward in Ward & Dolson, carriage manufacturers, in the 1879 state gazetteer, although the 1883 gazetteer has him as a seat fastener manufacturer (Polk 1879: 294; Polk 1883: 378; Lowrey 1907: 16). J. L. Dolson received a number of patents for various devices relating to wagons and later, automobiles, including in 1869 a patent for a carriage (*Scientific American* 1869), and through the 1890s (Seat Lock US Patent No. 229977A in 1880; Lubricating Axle US Patent No. 579704A in 1897, etc.). In 1875, J. L. Dolson was an alderman for the fourth ward in Charlotte (Durant 1880: 387). In 1890, a committee formed by city council to "establish maufactories" closed a contract with Dolson offering a \$5,000 bonus if he "erect a large brick building" worth \$25,000, capable of employing 200 men by October to "manufacture his patent road wagon and other vehicles" (*Detroit Free Press* 1890a). In 1891 the local newspaper noted that J. L. Dolson & Sons had shipped the first wagons from their new factory (*Charlotte Tribune* 1891c). J. L. Dolson & Sons (Elmore & Elton) Co. was a manufacturer of horse drawn carriages in the early 1900s. Like so many makers of wagons and carriages of the time they entered the American Automobile market in 1904, and in that year they also had an office at 129 S. Cochran.

A 1907 publication called the Dolson Automobile Company "one of Charlotte's largest and most important manufacturing institutions," with a board of directors consisting of John L. Dolson president and treasurer, W. E. Dolson vice president, D. Elmore Dolson secretary, designer and purchasing agent, and J. M. C. Smith president 1<sup>st</sup> National Bank, and H. K. Jennings cashier Merchants National Bank (Schwarzkopf. 1908: 157; Lowery 1907: 17). The Dolson company built its first car in 1902 and began production in 1904, phasing out the carriage business, and in turn, the J. L. Dolson & Sons Co. was renamed the Dolson Automobile Co. in 1906. The company's large four-cylinder automobiles were highly regarded, not only for their mechanics but also for their unusually early adoption of galvanized steel and copper sheet panel bodywork over the wood frameworks. Like its many contemporaries, Dolson's reach exceeded its grasp, and soon after acquiring the St. Anne Kerosene

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Motor Company, they ran out of capital (Charlotte History 2016b; American-automobiles.com 2016). Later, the Duplex Power Car Co. acquired the plant and began manufacturing there. Although the Dolson Automobile Co. was declared bankrupt on November 26, 1907, creditors were still in court with the company's owners as late as 1910 (State of Michigan 1911: 272).

**HORATIO STREET, WEST SIDE south from E. Seminary**

**310 Horatio. United Brethren Church Parsonage (1911-18 period). Contributing.**

This two-story side-gabled frame house has a coursed ashlar and rubble fieldstone foundation and is clad in vinyl siding. The nearly full-width hipped roof front porch has wood posts and a small gable above the front steps. It shields an off-center entry between two asymmetrically placed large fixed pane windows. The front's second story has two gabled wall dormers with double hung sash windows and a third smaller double hung window between. The side elevations each have two stacked double hung windows in each story, with those in the first having low gabled caps. Other than the porch then having columns and a third second story window and siding, this house appears little changed from 1939 (ECGS 2016).

(Sanborn 1911, 1918, 1927, 1950): This house replaced an earlier one-story one at this address between 1911 and 1918. The earlier house appears to have had a similar footprint, and the stone foundation could perhaps be a remnant of it - or the house itself perhaps be the earlier building much renovated.

This house was built to serve as a parsonage for the Charlotte United Brethren Church, which was north of the house on the corner of Seminary and Horatio and is now a vacant lot. It replaced an earlier parsonage that was associated with the brick church built in 1874, and was situated immediately behind it, apparently at the location of the house here today (Durant 1880:402). The United Brethren first organized a church in Charlotte in 1864 and was at this location until 1955 when the church burned and the congregation decided to build a new church at a different location in Charlotte (MHPA 1908: 79; *Battle Creek Enquirer* 1955e).

**316-18 Horatio. House (Pre-1895). Contributing.**

This frame vinyl sided upright and wing house occupies the northwest corner of Krebs Court. It rests on a coursed ashlar stone foundation and has a central two-story front-gabled upright section, a single-story wing to the left, and short shed-roof right-hand ell. The two-story upright has a large window centered in the first story and two double hung sash windows above. The side-gabled wing to the left has a shed roof enclosed porch across its front with an off-center entry door and ribbon windows of double hung sash each side. The ell to the right/north has a shed roof and an open corner entry porch that has square-plan wood piers. The side elevations have functionally placed double hung sash windows. Other than the siding, the house appears little changed from 1939 when it was occupied by Milo C. Spencer (ECGS 2016).

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1895 when Sanborn extended coverage to this block.

**324 Horatio. House (1895-1904; north part removed 1918-27 period). Contributing.**

This house is sited at the southwest corner of Krebs Court. It is a frame front-gabled two-story house that is clad in vinyl siding and has an uncoursed rubble stone foundation. The hipped roof full-width front porch is supported on wood posts linked by simple balustrades. It shields a corner entry door, with sidelights, and a large fixed sash window. The three bays above the porch are defined by double hung sash windows. The left/south side elevation has double-hung windows in both stories, the lower with low gabled caps, the right/north side functionally placed windows. There is a gabled single-story rear ell.

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(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house first appears in the 1904 map. It then had a large 1 V or 2-story north-extending side wing that had a west-extending 1-story ell. This north wing with west ell shows in the 1911 and 1918 maps but no longer appears in the 1927 one.

**328 Horatio. House (Pre-1904). Contributing.**

This 1 V story front-gabled house is clad in clapboarding and has a fieldstone foundation and broadly projecting eaves that retain their original wooden raking cornices without returns. An L-footprint hip-roof porch fronts the house and wraps around much of the right/north side. It is supported by square-plan wooden posts rising from fieldstone bases atop a fieldstone apron. The entry door is centered between two double hung sash windows and is directly below a double hung window centered in the gable above. The side elevations have double hung sash windows with frieze windows at the eave line above. The house has a hip-roof single-story rear ell that projects outward on the north side to meet the west end of the wraparound porch. A shed-roof garage has been added to the ell's rear northwest corner.

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1904 when Sanborn extended coverage to this block.

**KREBS COURT, NORTH SIDE east from S. Cochran**

**107 Krebs. House circa (1954-62 period/ 1956). Contributing.**

This single-story frame side-gabled ranch house has a concrete block foundation and is clad in vinyl siding and random ashlar stone veneer. The entrance is recessed at the back of a door porch between the house's end and the side of an attached side-gable garage extension. The stone veneer finish is used for the front and sides of a gabled front projection, a planter bed in front of it, the side and back of the entry porch, and a broad rooftop chimney. The front of the gabled projection contains a broad tripartite window. Other windows include double-hung sash ones and paired horizontal margin-light windows in the front.

Sanborn Map Co. fire insurance maps (Sanborn 1950): This house replaced an earlier one at this address after the 1950 edition. The Eaton County GIS website records that property as built in 1956.

**205 Krebs. House circa (1950-54 period). Contributing.**

This single-story frame side-gabled ranch house has a concrete block foundation and is clad in vinyl siding with accent areas of ashlar stone veneer. The entrance is set beneath a broadly projecting part of the front roof slope that also shelters space in front of the garage door. The corner of the house adjacent to the garage - a broad strip on the front, the area facing the driveway that contains the entry, and a narrow area containing a window adjacent to the garage itself - is faced in the stone veneer, along with the rooftop chimney and a projecting planter bed beneath the recessed central part of the house's front that contains a picture window. The rest of the vinyl-clad front and side elevations display standard double-hung sash windows.

Sanborn Map Co. fire insurance maps (Sanborn 1950): This house post-dates the 1950 edition. The Eaton County GIS website records that property as built in 1956, after the city directory date.

**KREBS COURT, SOUTH SIDE, east from S. Cochran**

**104 Krebs. House circa (1911-18 period). Contributing.**

This single-story frame house has a hipped and cross-gable roof, is clad in vinyl siding and rests on a rock-faced

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block foundation. The facade has an open entry stoop and a corner entry door, with sidelight, and an only slightly projecting oriel window beneath a pent roof. The side elevations contain functionally placed double hung sash and fixed pane windows. The hip roof displays prominent front and side gables, each with a triple window composed of a double hung sash between a lower fixed pane window on each side. This house had a corner entry porch when occupied by Mrs. Leon Bromberg 75 years ago (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1911 and 1918.

**106 Krebs. House circa (1904-1911 period / 1916). Contributing.**

This frame upright-and-wing house has a two-story gable-front upright and 1 1/2-story wing, which are clad in composition siding and have a concrete block foundation. The facade has a full-width pent roof spanning the front above the off-center open entry stoop/door positioned between two large double hung sash windows. The upright's second story front has a double hung sash window centered below the gable peak. The side elevations have functionally placed double hung sash and fixed pane windows. The back of the house has a gabled single-story ell. The house had a shed-roof porch and the same composition siding when occupied by H. A. Williams 75 years ago (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): Sanborn maps indicate that this house was built on a vacant lot between 1904 and 1911.

**108 Krebs. Ernest A. Krebs House circa (1916; 1980s?). Non-Contributing.**

This two-story frame gabled ell has a concrete block foundation and its first story is clad in T-111 siding panels. Renovations have essentially converted the second story below the wing's eave to a mansard roof, which is clad in asphalt shingles from the first story window peaks to the gable peaks. The first story of the facade has an off-center entry between two fixed pane windows, while the side elevations have replacement windows. The second story has a single double hung sash centered in the gable front and two in the side elevation - all set into recesses in the mansard. The house once reportedly closely resembled the house next door at 106 Krebs, when occupied by Estella / E. A. Krebs. This house is Non-Contributing because none of its original architectural fabric is evident.

John Ramsey, this house's owner in 2016, stated the house was built in 1916, the same time the house next door at 106 was built, and that they were originally mirror images of each other (John Ramsey 11-22-16).

Sanborn Map Co. fire insurance maps (Sanborn 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1911 and 1918.

Ernest A. Krebs is here in the 1913 city directory and the Krebs family resided here into the 1960s. Ernest, Estella, Minnie Krebs were some of the proprietors, with another family member Jesse Krebs, and others, of the Krebs Subdivision, which platted the street, Krebs Court, and the lot this house occupies in 1912 (State of Michigan DLEG 1912). Ernest Krebs, who had been working on Jesse Krebs' farm, moved to Charlotte in 1919 "to take up his trade as a plumber" (*Lansing State Journal* 1919g). His wife, Minnie, resided here until her death in 1962.

**112 Krebs. House (1966). Contributing.**

This is a single-story side-gabled frame ranch house, clad in vinyl siding. A shed roof, supported on ornamental steel pillars extends from the projecting single bay garage across the facade to the front door. Between the front door and garage is a picture window flanked by casements, and other windows in the house are of the sliding

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type.

Sanborn Map Co. fire insurance maps (Sanborn 1927, 1950): This house post-dates the latest, 1950 edition. The Eaton County GIS property website provides the 1966 construction date, apparently replacing an earlier house that had been vacant for several years.

**114 Krebs. House circa (1904-11 period / 1860s? / 1980s?). Contributing.**

This 1 / story side-gabled Greek Revival house is clad in vinyl siding and rests on a rock-faced block foundation. It has a single-story low side-gable side wing with gabled rear ell. The right half of the main house's facade has a shed-roof porch with posts of recent vintage that shields a corner entry door flanked to the left by two narrow double hung sash windows. The left end of the main house's facade and right edge of the adjacent short wing each display a small octagon window. The right (west) side elevation has a broad double hung sash centered in the first story while the second story has two smaller sash windows. The house has broad entablatures along the long sides parallel with the street and cornice returns in the narrow ends - all vinyl-clad. This house appears to be a much-renovated Greek Revival dwelling that may date to the mid-nineteenth century. The house's general appearance is similar to it when occupied seventy-five years ago by Harold Kimel (Kimmel in city directories) (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): There is no house at this location on Sanborn maps prior to 1911. The house appears much older than this; it appears likely that it was moved to this location from elsewhere in the city between 1904 and 1911, when Krebs Court was constructed.

**E. LAWRENCE STREET, NORTH SIDE east from Cochran**

**101 E. Lawrence. Peoples Savings & Loan Building (1968). Non-Contributing.**

This single-story brick veneer cross-gabled building has vinyl-sided gables and an open drive-through bay for its west elevation. The Charlotte Hotel was located here into the late 1960s. This building post-dates the 1950 Sanborn map and the Eaton Co. GIS property web site provides a 1968 date of construction. Peoples Savings & Loan had a series of newspaper ads in the early-to-late 1970s at this address. It is now occupied by Baryames Cleaners. Because this building is under fifty years old it is considered Non-Contributing.

**109 E. Lawrence. Sampson Hall / Kellogg's Opera House/Christensen's (1867; 1936, 1961?). Contributing.**

This rectangular plan flat roofed building is clad in brick veneer on the facade and in EIFS lined out in large strips and panels on the exposed east and west sides. The recessed street level facade had a centered paired glass entry door between large plate glass display windows that, resting on low bulkheads, span nearly the whole front. The doors and windows are recessed behind two square brick pillars near the center and between the end wall on either side. The storefront is capped by a shallow flat-top full-width metal canopy supporting a neon sign, "FURNITURE STORE." The broad window-less expanse of brick facade above has a large script neon sign, "CHRISTENSEN'S," and otherwise is broken only by three small vents near the tile coped parapet. Other than a steel fire door on the second story accessed by metal stairs the west elevation lacks fenestration. The current building appearance results from renovations that were completed over 50 years ago, probably dating circa 1961, when the store was acquired by new owners.

This current front, of contemporary Mid-Century Modern design from the 1960s, possesses its own historic significance as the front of an important downtown business that operated here for fifty years. But the building has other historic significance (see history presented below) as an opera house that was a key meeting place and social center for the community and even housed the county courts for most of the time between 1867 and 1885, a key period in Charlotte's developmental history. Whether any of the historic facade remains intact beneath the

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current one and whether its restoration is feasible is not currently clear. If in the future it is shown that enough of the historic facade remains in place to permit restoration, that original facade should be seen as having as much historic significance as (or more significance than) the present facade.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): The building here pre-dates the earliest 1886 edition. In that year's map, a Hall with scenery, stage and footlights is located on the second floor above a saloon and a then vacant storefront. The 1890 map designates it as Opera House, over two vacant store fronts, the same over a restaurant and steam printing in 1895, over upholstering and a store room in 1904. In 1911 the opera house is still designated in the second floor, but the first had Tulucco(sp?) billiards in the left street level and moving pictures in the right. Moving pictures continue in 1918 and 1927, but the left storefront has a news depot in 1918 and is split into two stores in 1927. In the 1950 edition the whole is a furniture store.

This building in its early years was commonly known as the Sampson Block and its second floor housed Kellogg's Opera House (*Charlotte Republican-Tribune* 1963: 77). The building was opened as Sampson Hall by Dr. Alden B. Sampson, a pioneer Charlotte physician. The hall, "in which the courts have long been held, built by him in 1866-67, and was the second or third brick building in the place" (Durant 1880: 382, 395). The *Detroit Free Press* confirms 1866 as the construction date because a January 14, 1867, edition, containing an article about Charlotte, observes there were two public halls, "one of which was built by A. B. Sampson, and is fifty by one hundred feet, furnished with a high and roomy stage, walls ornamented in the Corinthian style and capable of seating about twelve hundred persons. In the lower story of this block, which is of brick, are two stores, each twenty-five by one hundred feet, and among the best in town" (*Detroit Free Press* 1867). Durant's 1880 history also describes the building as 50x100 feet with the hall on the building's second floor as having a seating capacity of 1200, a "roomy stage" at the north end, and being 20 feet tall and "finely frescoed," opening first to the public on February 16, 1867, while also observing that Dr. Sampson died a short time after the building opened (Durant 1880: 395). Soon after opening, the sessions of the circuit court were moved to the hall and the county clerk had rooms adjacent to the court (Durant 1880: 358).

Bradford Kellogg, who renovated the Sampson Hall block after he acquired it in 1880, was described as an "experienced architect and builder who proposes to remodel the whole building and fit up the hall into a first-class opera house" (*Detroit Free Press* 1880). He was a mason who also worked on the Eaton County Courthouse in 1883-85 (see entry). Kellogg (1826-1909) is first listed under Charlotte in the 1881 state gazetteer as a mason, is absent in the 1883 edition but is listed as a builder in the 1885 edition, and in 1887 and 1889 is listed as a mason and proprietor of Kellogg's Opera House. By 1893 through 1907 he is listed solely as a mason (Polk 1881: 278; Polk 1885: 404; Polk 1887: 416; Polk 1889: 434; 1893: 382; 1897: 424; 1907: 542). It is certain that the building was remodeled by Kellogg and for a time it was called Kellogg's Opera House, circa 1885 (*Charlotte Republican-Tribune* 1963: 71). An 1889 publication states, "Kellogg's Opera House (Formerly Sampson Hall) Stage 30x50, proscenium opening 22x19, H to gr 14, to loft 18, seats 1200, 20 scenes, no piano" (Jeffery 1889: 154). The managers were C. F. and W. H. Marple, although C.F. had moved on to notions and W. H. to groceries and crockery by the time of the publication of the 1885 state gazetteer (Cheltnam 1892: 511; Polk 1885: 414). For some reason, the state gazetteers from the period do not carry a listing for Kellogg's or Sampson's opera houses.

By 1891 the building was called Thomas Opera House, John Thomas owner, although no listings occur in state gazetteers, but the 1904 city directory lists it at this address (*Charlotte Republican-Tribune* 1963: 71). National theater guides for 1899 and 1909 identify this building as the Thomas Opera House, with Baughman and Sleater as managers in 1899 and Donovan and Lane in 1909, with the building description including, proscenium opening 26 feet, height 16 feet, footlights to back wall 32 feet, curtain line to footlights 4 feet, distance between side walls

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50 feet, depth under stage 7 feet with one trap in center, five in orchestra, Theater on second floor (Cahn 1899: 408, 1909: 495).

A nickelodeon, the Bijou, operated under the Thomas Opera House circa 1905 (*Charlotte Republican-Tribune* 1963: 77). It was remodeled and renamed the Temple Theater in 1912 by new owner Horton Davis (former owner Sam Robinson retired), who also was operating the Arcade Theater at that time (*Lansing State Journal* 1912a), and then was the Regent Theater circa 1922-1926 (*Lansing State Journal* 1923a; city directories). Apparently there was also a short lived theater called the American, because a newspaper from 1917 reported that William Ohls had "thoroughly remodeled the old Temple Theater" and opened the new American (*Lansing State Journal* 1917a). In 1919, the building's owner, a "Mr. Osborn of Jackson," described his plans to renovate the interior into a "first floor house, modern and up to date in all respects, with two galleries . . . used for moving pictures and for legitimate stage productions" (*Lansing State Journal* 1919b). The newspapers at that time reported that Pierce's Restaurant was planning "to secure the location under the Thomas opera house next to the new Osborn movie theater, formerly occupied by Ole Hank Robinson's Nu-Bru Buffet" (*Lansing State Journal* 1919c). In 1925, the building's owner at that time, identified as Charles Osborn (brother of former governor Chase S. Osborn), hired Clever Construction Co. of Charlotte to convert the opera house into a gymnasium "for basketball and indoor baseball fans" and for high school games because the school gymnasium was too small for the crowds and the floor was smaller than regulation (*Lansing State Journal* 1925a). Newspapers reported in December 1926, that Carl Schroth and E. M. Beebee had leased the "Osborn skating rink" "built last winter by the remodeling of the opera house . . . and is one of the largest and best floors in the state," in which the two men "planned to hold dances and indoor games" (*Battle Creek Enquirer* 1926a). Charles Osborn's (1864-1939) obituary describes him as a Charlotte restaurant owner "for the past twelve years" (*Lansing State Journal* 1939a).

Christensen's Furniture was here in 1963, a furniture store "since it was converted from an opera house in 1936" owned by Paul Packard as Packard's Furniture until 1961 when Otto and Eileen Christensen, who had operated a furniture store in Nashville, purchased it and renamed the business Christensen's (*Charlotte Republican-Tribune* 1963: 30). It appears likely they renovated the building to its present appearance after the purchase, because a circa 1950s post card view shows Packard's Furniture as a three-story building with round arch windows in the upper stories, while a 1963 photo shows that it looks much the same as today (*Charlotte Republican-Tribune* 1963: 30, 70).

After housing a furniture store for 75 years after its conversion from an opera house in 1936, the vacant Christensen's was sold at auction in 2016, with the new owner planning residential lofts on the top two floors with retail space on the first floor (*Lansing State Journal* 2016a).

**111 E. Lawrence. Charlotte Municipal Building. (1975). Robert Cain, Kalamazoo, Architect. Terhorst Rinzema Construction Co., Grand Rapids, Contractor. Non-Contributing.**

This irregular plan, flat-roofed, two-story concrete-trimmed red brick building occupies a broad frontage on Lawrence east to the corner of Washington Street. The west part, set closer to the street, contains the fire department, with four fire equipment bays. It has a vertical emphasis with brick piers topped by wide masonry members, and a window-fronted story above. The east part, set back a little more from the street behind a lawn, houses city government. The building has a horizontal emphasis, created by brick wall planes and runs of fixed pane windows set between broad concrete bands between the first and second stories and at the roofline. The bell mounted in a steel frame in front of the building used to hang in the old fire station, now demolished, which formerly occupied part of the site of the current municipal building. Because this building is less than 50 years old it is considered Non-Contributing.

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City directories reveal that the Charlotte Fire Department and Council Rooms were located here in the 1920s, and the Fire and Police departments were housed on the west portion of this site into the 1970s, while city offices were in a converted residence on the corner of Bostwick and Lovett streets (demolished) (*Battle Creek Enquirer* 1972a). This building was designed by architect Robert Cain of Cain & Associates, Kalamazoo, and the construction contract was awarded to Terhorst & Rinzema Construction Co. of Grand Rapids in 1974, the same firms who also designed and built the new county courthouse complex in 1976 (*Battle Creek Enquirer* 1972b, *Battle Creek Enquirer* 1974a, *Battle Creek Enquirer* 1974b; *Battle Creek Enquirer* 1975a).

**205 E. Lawrence. Dick's Restaurant Building (circa 1948). Contributing.**

This single-story gable-roof frame building, which occupies the northeast corner of Washington Street, is clad in vinyl shake siding and has a concrete block foundation. Its gable faces Lawrence Street but the entrance is on the east side, near the building corner. Rectangular fixed-pane windows are north of the door, in the narrow south end, and in the west elevation along Washington Street. Small slider windows occur in each side elevation near the building's rear.

Sanborn maps show a vacant lot here in the 1927, but by the 1950 edition a restaurant is located here.

Dick's Restaurant or Dick's Grill opened here at 205 in 1947, owned by Autry C. "Dick" and Madge Mills until Dick's death in 1958, then run by Madge until she married Hobert Kenyon in 1962, and continued under their ownership until they retired in 1970 (*Charhian* 1955: 102; *Charlotte Republican-Tribune* 1963: 70; *Battle Creek Enquirer* 1982d). The building, with its front entry then at the west end of the south narrow end, continued to house a restaurant until about 2000.

**209 E. Lawrence. House (1895-1904 period). Contributing.**

This 1 V story cross-gabled house has a coursed ashlar stone foundation, is sheathed in synthetic stucco, with vinyl siding on the first-floor front, and has a modern metal roof. The facade's full-width shed-roofed porch has a low gable over the off-center entrance. Although partially enclosed, the front porch still has its battered porch piers. Two double hung sash windows appear in the second story. The side elevations have functionally positioned fenestration of replacement windows. A projecting shed-roofed bay occurs behind the prominent wall gable of the west elevation. This house has had part of the porch filled in and the pillars' shingle siding replaced, but the body was already clad in stucco and the house appears little changed from 1939 when it was occupied by James Shaul (ECGS 2016). A 1907 photo of Lawrence Avenue shows this house prior to modification (Lowrey 1907: 35).

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904): The maps show a vacant lot where this house is located in the 1895 edition, but a house has been constructed on it by the time of the publication of the 1904 edition.

After 1902 until circa 1911, this house served as the parsonage for the Lawrence Avenue Methodist Church, across the street, until it moved to 312 E. Lawrence (Walden 1961: 10, 24-26).

**219 E. Lawrence. R. S. Spencer House (1895-1904 period). Contributing**

This large, two-story, cross-gabled brick and shingled house exemplifies "Free Classic," a transitional circa 1900 style that combines the massing of the earlier Queen Anne with Colonial-inspired finishes. It has a coursed ashlar stone foundation. The western bay of the facade is canted to meet the side elevation, which runs back to an ell containing an entry door. The facade's shed roofed front porch that wraps around to the west elevation has Doric columns that support a classical cornice with dentiled frieze. The three bays of the facade are defined by a corner



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entry in the first story, flanked by two large windows that have gauged brick heads and masonry sills. The upstairs front windows rise up to a continuous frieze and cornice. The enclosed gable above the second story is clad in wood shingles and has a Palladian window incorporating diamond pane sidelights and an elongated wood keystone proportioned for the tall gable above. The west side elevation has a prominent two-story bay window and a shingled enclosed gable with paired diamond pane windows. A shed roof garage bay with beaded board siding has been appended to the rear of this house. This house appears little changed from a photo in a 1908 publication (Newark 1908: 68) and another from 1939 when it was occupied by R. W. Cohan (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1895, 1904, 1911, 1918, 1927, 1950): The maps show a vacant lot where this house is located in the 1895 edition, but a house has been constructed on it by the time of the publication of the 1904 edition.

Russell S. Spencer resided here in the 1904 through 1935 city directories, and after his death, by his wife in the 1940 and 1944 editions. He owned "the oldest as well as the largest and most complete hardware store in Charlotte" in 1907 (Lowrey 1907: 41). Spencer had worked for hardware stores in Ypsilanti and Jackson for eight years before moving to Charlotte in 1889 to work for Barber & Merritt hardware. In 1892 he purchased Merritt's interest to form Barber & Spencer, and in 1904 he bought out Barber. He served as chairman of the sewer commission, a Charlotte alderman and city treasurer, before being elected mayor in 1907 and 1909 (Lowrey 1907: 41; Newark 1913: 40; Polk 1897: 422; *Municipal Engineering* 1902: 59).

**221 E. Lawrence. Baum's Standard Service Station (1922?; 1927-50 period; 1990s?). Contributing.**

This building occupies the northwest corner of Oliver Street. The projecting western bay of this single-story concrete block and stucco-clad building contains a vehicle service entrance and is distinguished by its stepped Flemish gable capped at its apex by a flame pinnacle. The wall plane above the large door up into the gable contains block letters reading "STANDARD OIL PRODUCTS." The rest of the facade to the right/east is composed of a projecting central entry vestibule flanked by runs of large fixed pane windows. Metal sheeting forms a mansard roof that spans most of the south and east elevation of the larger part east of the Flemish gable section. Visible above the mansard is a shallow pitch side gabled roof shielding this larger part of the building. A projecting bay on the east side elevation nearly duplicates the facade's Flemish gable except that it is narrower and contains a pedestrian entry door. In front of the station along the Lawrence side a large square-plan canopy, supported by two sets of steel columns, formerly sheltered two sets of gas pump islands.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): Sanborns address this property as 223 or 225. A filling station is located here in the 1927 edition and replaced a dwelling on the lot shown in the 1918 edition. The filling station has been enlarged as shown in the 1950 edition, but it appears that substantial parts of the current building likely date from the 1920s.

In 1923 Charlotte city council charged Standard Oil Co. \$150 to remove three trees and obtain permission to erect a service station at the corner of E. Lawrence and N. Oliver streets (*Lansing State Journal* 1923b). Chuck's Chariots incorporates the older stuccoed Flemish gable style "Standard Oil" station. Baum's Standard Service was here in 1963, when it was stated the station there had been built in 1922 (*Charlotte Republican-Tribune* 1963: 76).

**301 E. Lawrence. George W. Rowley House (1895-1904 period). Contributing.**

This house occupies the northeast corner of Oliver Street. This two-story gabled ell rests on a coursed ashlar stone foundation. The house is constructed with painted brick walls, but a 1950s-looking flat roofed single-story western bay containing the entry is clad in courses of two-against-one rock-face random ashlar stone, as is an east

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side single-story side-gabled bay containing an enclosed porch. A square-sided two-story gabled brick bay window projects from the center of the upright's front. The front now contains a large single-light window in each story while each side displays a single double-hung window in each story. The street-facing front of the ell to the east is pierced by a single double hung sash window in each floor. The second story window in the ell rises into a wall dormer with a shed roof supported on thin, solid brackets whose edges display fluted edges. The lower ends of the house's gables all display similar fluted-edge solid brackets. A cross gabled 1 // story section extends the rear elevation.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904): The maps show a vacant lot where this house is located in the 1895 edition, but a house has been constructed on it by the time of the publication of the 1904 edition. The stone-faced entry bay post-dates the 1950 edition.

George W. Rowley, here in the 1904 and 1913 city directories, in the early 1900s conducted "one of the oldest and largest insurance agencies in the city" (Lowrey 1907: 49). He served as deputy county clerk before entering the insurance business circa 1887, and served the city as alderman and as a member of the fire department (*Ibid*). In 1889 the state gazetteer lists him as a partner in Parkhurst & Rowley insurance with John D. Parkhurst, while in the 1897 state gazetteer he is listed as a partner in Rowley & Beekman insurance, with William M. Beekman (Polk 1889: 436; 1897: 426). By 1911 he is listed as George W. Rowley insurance and real estate (Polk 1911: 431). His 1924 obituary describes him as "one of the best known pioneers of this city," who was "engaged in the insurance business and real estate and conveyancing, being one of the foremost in his business" before retiring several years before his death (*Battle Creek Enquirer* 1924a).

**311 E. Lawrence. House (1895-1904 period). Contributing.**

This narrow-fronted and deep two-story frame gabled ell house rests on a coursed ashlar stone foundation and is clad in aluminum siding. A shed roof entry porch in the angle between the upright and wing shelters the entry door. The gable front portion is pierced centrally in each story by paired double hung sash windows. The side elevations have functionally positioned windows consisting of double hung sash. This house has been sided but otherwise appears little changed from 1939 when it was occupied by "F. E. Vanorsdall" (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1895, 1904): The maps show a vacant lot where this house is located in the 1895 edition, but a house has been constructed on it by the time of the publication of the 1904 edition.

**317 E. Lawrence. George H. Moll House (pre-1895). Contributing.**

This 1 / story side-gabled house is clad in aluminum siding and rests on a random ashlar stone foundation. The facade's full width pent roof porch is supported by unadorned square pillars and shields a central entry door flanked on each side by a double hung window. Above the porch a single sash window rises into a central cross gable. A shed roof box bay window in the center of the first story of the west elevation is topped by a single central sash window in the second story. A 1907 photo of this house identifies it as the George H. Moll home and shows its original appearance (Lowrey 1907: 21).

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904): This house is numbered as 315 in Sanborn maps. The Sanborns do not cover the 300 block of E. Lawrence prior to 1895, when this house had already been built.

This house is identified as the "Residence of Ald. George Moll" in a 1907 publication (Lowrey 1907: 21). Moll & Thompson was incorporated in 1907 by George H. Moll and Arthur J. Thompson of Chicago in the general

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wholesale produce business with a factory located in Charlotte's north end. George Moll came to Charlotte in 1875, and had been manager of the elevator and feed mill of O. E. Packard for eighteen years in 1907, when he was serving as alderman in the city's 1st ward (Lowery 1907: 21; Newark 1908: 5).

**319 E. Lawrence. Charles B. Lamb House (pre-1895 / 1889). Contributing.**

This 2 V story cross-gabled and hipped roof brick Eastlake house rests on a roughly coursed fieldstone foundation. Gabled sections extend the facade, west and east elevations from a hipped roof core. The facade's full-width shed roof porch has posts with cutaway corners supporting large brackets and linked by turned spindle balustrades as well as a repeating pattern of small brackets beneath the porch lintels. A small gable above the porch entrance appears to have a cut-out motif of a lamb (referencing the original owner's name). The house's mostly tall and narrow double-hung windows all have elaborate masonry caps carved with incised rosettes and foliage motifs and simple masonry slab sills. The front and side gables display large paired scroll sawn cutout triangular brackets that support the lower ends of elaborate bargeboards/gable ornaments with decorative geometric and seemingly Christopher Dresser-inspired floral cut-outs. A gabled front dormer displays more of the same detailing, and a small area at the peak of the hip roof is outlined by an ornamental metalwork railing. Photos from circa 1907-1908 show that this house is little changed from that time (Lowrey 1907: 32; Newark 1908: 43)

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895): Sanborn maps do not cover the 300 block of E. Lawrence prior to 1895, when this house had already been built. The current owner, Charles Cook, stated his research indicates the house was built in 1889.

Local sources state the house was built in 1889 (Campion 2016). Lamb moved here by 1913 from 322 E. Lawrence, where he is located in the 1904 city directory.

In 1907 the "pioneer firm" of Lamb & Spencer, formed in 1879 by Charles B. Lamb and George H. Spencer, was the "largest grocery store in Eaton County and one of the best and handsomest in Michigan" (Lowrey 1907: 31; Newark 1908: 43; Polk 1897 434). Lamb was president of the Charlotte Board of Education in 1905 (*School Board Journal* 1906: 3). In 1908, he is described as the senior member of Lamb & Spencer wholesale and retail grocers, and a Charlotte resident since 1879, the same year he started Lamb & Spencer; he also had served as an alderman (MHPA 1908: 409-410).

**327 E. Lawrence. W. B. Otto House (pre-1904; circa late 1890s). Contributing.**

This two-story Eastlake/Queen Anne house rests on a random ashlar stone foundation, and is clad in clapboard. The facade is distinguished by its elaborate octagonal corner tower that rises from the first story's shed roof porch above the projecting entry bay through the second story, where the tower projecting from the front facade reads like a bay window, to a third story rising above the front slope of the hip roof. The tower roof rises in two steps in a pinnacle above sharply pointed gables atop front and side windows. The facade's full width shed roof porch has square posts, decorated with large brackets and supporting a bracketed lintel. The porch front displays a bowed spindlework railing. The paired entry doors are enframed by fluted pilasters supporting a dentilled frieze, and the two pairs of full-height windows to its west employ fluted casings, as do the tower's second-story windows and the adjacent single and triple sash windows in the second story front. Small brackets decorate the eaves of the porch roof and the friezes of the second story and second and third stories of the tower. Alternating fields of plain and fishscale shingle occur in the gable above the second story's triple sash window and between the second and third stories of the tower. The west side elevation has a box bay window with paneled bulkhead and fluted casings. A gabled carriage house stands at the rear of the house.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904): Sanborns do not cover east of 319 prior

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to 1904, when this house had already been built.

Some local sources indicate this house may have been built for Dr. Philo Patterson in the late 1890s, and the house was sold to Otto after Patterson's death in 1904 (Campion 2016).

William B. Otto was here in the 1904 and 1913 city directories, the latter also locating W. B. Otto & Co. here. W. B. Otto & Co. was known nationally for draft horses at the turn of the twentieth century and was reputed to be the only importer of purebred draft horses in Michigan. Otto came to Eaton County after the Civil War, in 1880 began raising draft horses on his 900-acre farm, and by 1897 had become one of the leading breeders in the state, winning a dozen prizes at the Chicago World's Fair. He spent months each year in Europe selecting draft horses, and then at the national level formed the Wayne Importing Co., with business partners in several states, but in 1899 he bought them out to form W. B. Otto & Co. He was one of the founders and a director of the Merchants National Bank beginning in 1892, and a member of the board of directors of the Eaton County Savings Bank since its founding in 1899 (Lowrey 1907: 74-77; Newark 1908: 70-72; Moody 1905: 2101; State of Michigan 1919: 99). In 1899 Otto and the directors of the Merchants National Bank had felt it was in the best interests of the city to increase capital via a savings bank, so the Eaton County Savings Bank was formed, and by 1908 it was the strongest capitalized bank in the county, with dual directorships for the two institutions (MHPA 1908: 126). Otto was also treasurer of Michigan Horse Breeders Association in 1909 (Polk 1909: 83).

Edward Axford (1873-1949) resided here after Otto, from the 1920s through the 1935 city directory. He was born in Canada but grew up in Clare County, Michigan, and in the early 1900s moved to Charlotte and entered into a partnership with W. B. Otto (W. B. Otto & Co.) for many years, during which time he traveled extensively throughout the United States, importing and dealing in Belgian and Percheron draft horses. After Otto's death, he eventually returned to Clare County, where he died in 1949 (*Clare Sentinel* 1949). In the 1920s, while living here, he was described as "one of the best known breeders of Holstein dairy cattle and horses" (*Battle Creek Enquirer* 1929h).

**331 E. Lawrence. David C. Hoedemaker House (pre-1904). Contributing.**

This two-story gabled ell house has a brick over random ashlar stone foundation and is clad in vinyl siding. The facade's hip roof porch is supported on aluminum-clad pillars linked by a replacement railing. The two-bay-wide front-gabled section contains an entry door and sash window on the first story and two sash windows on the second, and the ell's two bays are defined on the lower level by triple and single windows and on the upper by two sash windows. The trim has been replaced and the house has been sided but otherwise it appears little changed from 1939 when it was occupied by D. C. Hoedemaker (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904): Sanborns do not cover east of 319 prior to 1904, when this house had already been built.

David C. Hoedemaker, resided here in the 1904 and 1913 city directories, and after his death his wife, Elizabeth continued through the 1944 edition. Hoedemaker attended Kalamazoo College, began work in the recorder's court there and formed the court reporting firm of McGurrin & Hoedemaker, before moving to Charlotte in 1891 after his appointment by the governor to serve as the official stenographer and court reporter for the fifth judicial circuit of Michigan, a position he held until his death in 1921 (Lowrey 1907: 69; MHPA 1908: 370; *Lansing State Journal* 1921b).

**333 E. Lawrence. Clyde A. Fulton House (1918-26 period). Contributing.**

This two-story cross-gabled Arts-and-Crafts-influenced house is entirely clad in stucco, with half timbering in the

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second story's front and east side. The entry is located in an open porch at one end of the facade whose roof is an extension of the facade's roofline, and has rounded openings and battered piers. The first story west of the porch contains a broad slant-sided bay window beneath a pent roof with an open rake. Within the half timbering above are two pairs of double hung sash windows, and a third set occurs within the front gable. The main lean-to roof and east side gable roof have plain bargeboards supported by open stickwork brackets and their lower eaves display exposed rafter tails. Other than the bay window, all single and paired windows in the first story occur within segmental arch openings. The west side elevation has a hipped roof sun porch with a brick wall chimney tucked into the ell where it joins the body of the house. A stucco single bay garage with a jerkinhead gable roof stands back of the house's northeast corner. This house combines style influences from Tudor Revival and Arts-and-Crafts.

Sanborn Map Co. fire insurance maps (Sanborn 1918, 1927, 1950): This house is numbered as 101 Lansing Avenue in Sanborn maps and first appears after the 1918 edition, built on a previously vacant lot.

Clyde Fulton resided here apparently from its construction through the 1929 city directory. He was a son of one of the founders of the Colborn-Fulton Lumber Co., a commercial institution in Charlotte, founded in 1908 at 316 N. Washington (see entry). Clyde was the son of Willis Fulton, and moved to this house after 1915 (Campion 2016). Clyde Fulton was on the first board of directors when the Eaton Federal Savings was established in 1936. In 1948 he was named vice president of the National Retail Lumber Dealers Association and was president by 1952 (*Timberman* 1948, *Southern Lumberman* 1952). In the 1935 city directory the Fultons had moved to 316 E. Lovett Street, moving into the house after the death of his father, Robert (see entry). Clyde A. Fulton (1891–1989) moved to Charlotte in 1908 and was a founding partner in the Colborn-Fulton Lumber Co. He headed the Michigan Lumber Association, National Lumber Association, was president of the First National Bank and of the Eaton Federal Savings & Loan Association, was a director of the Michigan National Bank, the Lumberman's Mutual Insurance Co., and the Charlotte Country Club (*Battle Creek Enquirer* 1989). He moved here after his father's death, from 333 E. Lawrence.

**E. LAWRENCE STREET, SOUTH SIDE east from Cochran**

**108 E. Lawrence. Building (1927-50 period; early 1930s). Contributing.**

This narrow-fronted two-story building is located east of an alley. Its facade is clad in board-and-batten wood siding while the side elevation is partially sheathed in vertical ribbed metal panels and partially in vinyl siding. The street level of the two-bay principal elevation consists of an aluminum frame glass entry door and a large fixed pane display window, with two sash windows in the second story, while the fenestration in the west elevation is limited to two second story sash windows and a door in a single-story section at the rear.

Sanborn Map Co. fire insurance maps (Sanborn 1927, 1950): This building and the one next door at 106 were built on a vacant lot after 1927, and this building housed a restaurant for over three decades.

**110 E. Lawrence. Building (post-1950). Contributing.**

This small single-story building stands east of an alley. The base of its facade is clad in wood board-and-batten siding matching that in 108 next door, but the majority is in brick veneer, which extends from the base of the large fixed pane display window to metal coping at the roof line. An aluminum frame glass door with a transom stands to the right of the window. The east side elevation is sheathed in vertical and horizontal ribbed metal paneling.

Sanborn Map Co. fire insurance maps (Sanborn 1927, 1950): This building replaced an earlier two-story structure at this location after the 1950 edition.

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City directories list the occupants:

1954 vacant

1962 Self Serve Laundry, Charlotte Disposal Service

1964-66 Vacant

**112 E. Lawrence. Building (1904-11 period / 1907). Contributing.**

This two-story brick building is sited west of an alley. The street level facade consists of a recessed slant-sided corner entry flanked by large aluminum frame display windows resting on a low brick bulkhead. The pale yellowish brick enframing this fenestration up to the second story level is of more recent vintage than the painted brick comprising the rest of the building's walls. The front's second story contains two double hung sash windows with segmental-arch brick caps and resting on masonry sills. The west side elevation has more segmental-arch-head window openings on the first and second stories as well as a broad triple vinyl replacement window in the first. The front roofline displays a simple corbelled brick detail while the side elevation has a clay tile coping.

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): Sanborn maps address this building as 114. Between 1904 and 1911 this building replaced a single-story structure. In 1911 and 1918 it housed a steam laundry, but in 1927 it is labeled vulcanizing and in 1950 as auto sales and service.

The Charlotte Steam Laundry, here from in the 1931-1921 city directories, was established by M. L. Munson about 1887 and was purchased by brothers Don L. and Glen Clement in 1904, who "erected the two-story brick structure it at present occupies" in 1907, apparently at 136 S. Washington, where the business was located in the 1904 city directory (demolished) (Lowrey 1907: 30; Newark 1908: 50). It claimed to be "one of the best equipped laundries in this section." In 1911 Don L. Clement died and his wife took charge of the business, while Glen L. had moved to Oregon (Newark 1913: 45).

**114 E. Lawrence. Charlotte Republican Building (1911-18 period?). Non-Contributing.**

This single-story commercial building has brick veneer at the street level beneath a wide vertical seamed vinyl panel that extends from the top of the large aluminum frame display windows to the roof line. The windows rest on a low brick bulkhead and are recessed slightly beneath the vinyl panels, as is an off-center aluminum frame glass door with transom and sidelight. The rear elevation is sheathed in wood board and batten and metal siding, but the parapet sidewalls with coping and the aged concrete block construction reveal that this building is not of recent construction. It is considered Non-Contributing because none of the original building fabric is evident.

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): Sanborn maps address this building as 118. The building footprint and height changes between 1911 and 1918 indicate a new building had been constructed. In 1918 it is labeled printing and office, becoming printing in 1927 and office in 1950.

The *Charlotte Republican*, the city's first newspaper to achieve success and longevity, traces its roots to the establishment of the *Eaton County Republican* in 1855 by Edward A. Foote (Durant 1880: 382). Prior to 1870 the editor and publisher, had "his printing office was over what is now Bryan's drug store (112 S. Cochran), which building he erected, he neatly fitted up the two front rooms of that story for library and reading rooms" (MHPA 1908: 481). After 1870 the newspaper was located on the second floor of the building at 145-47 S. Cochran Street above 147 (Durant 1880: 394). The newspaper later, in the 1913 through 1926 city directories, was located here at 114 E. Lawrence before it was consolidated with Charlotte's other two newspapers, the *Leader* and *Tribune*, to form the *Charlotte Republican Tribune* in 1928 (*Charlotte Republican Tribune* 1963: 62).

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**118 E. Lawrence. Building (circa 1904-11 period). Non-Contributing.**

This two-story commercial building's facade is covered with T-111 siding. At the street level, a metal framed glass entry door near the building corner is joined to the west by a run of wide rectangular fixed pane windows set with plain wood jambs and continuous wood lintels and sills. The second story has four wide rectangular windows, three with fixed panes and the westernmost with a casement on either side of a fixed pane window. The rear elevation indicates the building has some age to it because of the stepped and coped parapet above the concrete block. This building is Non-Contributing because none of the original building fabric is evident.

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): On the maps this building is addressed as 122. In 1904 this was a vacant lot. In 1911 the front part of the building is garage, repairing, and the back part machine shop. In 1918 it is labeled auto sales and repairing. In 1927 the entry is illegible, but in 1950 this building had a showroom on the street level and auto sales and service to the rear, which extends to the mid-block alley.

In 1916, the J. A. Fritz Garage, located here in the 1913 city directory, had an advertisement stating he was an agent for Buick automobiles (Wilmer Atkinson 1916: 179). A 1912 newspaper article reported Fred L. Shepherd, James H. Brown and J. A. Fritz comprised a new firm that had the Overland automobile agency in Charlotte, at the Fritz garage, across from the fire department (*Lansing State Journal* 1912b). By 1926 city directories show he had his garage at 119 S. Washington Street.

**120 E. Lawrence and 102-06 S. Washington. W. Shaul Building (1909). Contributing.**

This large two-story brick commercial block occupies the corner of Washington Street. The facade's street level has a slant-sided corner entry and three large display windows, two of which have been reduced in size by infill panels. These windows' low brick bulkheads are of a different brick than that of the facade's center and corner piers, which match that used in the rest of the building. A bubble canopy occupies the storefront transom area. The second story front displays four segmental arch windows fitted with single fixed pane lights. They have raised brick hoods and plain masonry sills. Corbelled brickwork caps shallow recessed panels outlining the two windows in each side of the facade between the raised corner and central piers, and is also used to cap a horizontal rectangular panel above the windows that extends the full width of the facade. The building frieze also uses corbelling and alternating recessed and projecting verticals of stacked headers to create a dentil effect below the tile coping-capped roofline parapet. A masonry plaque centered beneath the cornice states, "W/ SHAULL / 1909." The long east side elevation in the first story has a display window at the facade corner. Three more doors are widely spaced along the side. Each consists of a recent vintage steel entry door with one or two sidelights beneath a flat arch brick hood. The side elevation also displays fixed pane windows - five downstairs and twelve upstairs - set within segmental-arch-head opening capped by double-course header brick hoods. The long side facade steps downward in eight steps with the rearward slope of the roof, the parapet sections capped in tile.

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): On the maps this building is addressed as 124. In 1904 a dwelling stood on this lot. In 1911 the building is labeled garage, vulcanizing. In 1918 this building's use was "autos." In 1927 this building was labeled auto sales and service, and in 1950 as tire service, vulcanizing and recapping, with a lodge hall on the second floor.

**210 E. Lawrence. Lawrence Avenue Methodist Episcopal Church (1903; 1960s educational wing). Claire Allen, Architect, Jackson. Prindle Brothers, stonework, and William Greensmith, Mason. Contributing.**

This large church combines gables, turrets and a commanding corner tower to create an imposing Romanesque Revival edifice at the corner of Washington Street. Built with walls of rock-faced Indiana limestone, the building

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is the equivalent of two to three stories tall, with the effect of the irregular massing enhanced by the much taller corner tower. Despite the picturesque combination of building forms the church is basically rectangular in plan but is sheltered by a complex roof having cross-gable, gabled, and hipped sections. The broad facade on Lawrence is dominated by the square corner tower that projects out from the building wall planes and holds the primary entrance facing Lawrence Avenue. The paired entry doors are set within a projecting portal containing a series of recessed arches supported by massy Romanesque columns. The arch above the door is filled with a stained glass panel with a quatrefoil inset. The portal's top is elaborately carved with foliate and grapevine motifs that culminate in a torch and flame. The tower walls contain a lancet window, with trefoil top, on the west side at entry level and another at mid-level above the door and in the west side wall. A buttress with slanting steps at several levels abuts the west end of the tower's north face. The top part of the square-plan tower is the belfry, containing in each face paired louvered openings framed by Romanesque columns supporting arches crowning the openings. Above this a projecting cornice is supported by closely spaced, solid brackets. A crenellated parapet or battlement caps the tower.

The tower fronts the corner of the cross-gable church auditorium. On both the Lawrence Avenue and Washington Street elevation the auditorium's tall gables hold large stained glass rose windows with trefoil tracery and quatrefoil centers. In each facade beneath, at the auditorium's main floor level, is a closely spaced row of narrow trefoil-top stained glass windows, set into arched openings. Farther east is another Romanesque-column-framed arched entry portal, and adjacent to that on the east a two-story tall semi-octagonal turret-like bay, capped by a tall pointed roof; this also contains stained glass windows. The farthest east end of the limestone church building is another two-story section, with its gable to the street. Its front displays two side-by-side arch-top window bays. Each contains paired stained glass windows in the first and second story, with paneled spandrels between.

A large rectangular-footprint 1960s educational wing stands as the east end of the church complex, positioned with its narrow front to the street. The two-story plus raised basement building has light buff-white brick walls whose color blends with the walls of the original church. It is connected to the church's east elevation by a masonry paneled passage. The front and side walls display vertical banks of paired sash windows, separated between stories by panels finished in pebbled concrete.

The *Charlotte Leader* of December 10, 1903, described the building (Walden 1961: 15). The finished building was 98 feet long and 96 feet wide. The basement held kitchen, dining room, lecture room, and an infant class room. The first floor of the east wing held a ladies parlor, hall, Bible School room and galleries. The auditorium was a domed "gem of elegance" with arches supported by four massive mahogany pillars. The art windows were all memorials. The altar and choir loft were finished in mahogany. The pipe organ was made by Hammer & Son of Detroit. Original plans called for a spire, but Mrs. Wilson Geddes suggested that the Gothic tower was distinctive without it, and so it remained. In the 1930s a chapel was made from the ladies parlor and a stage added to the Sunday School room for plays, which was converted into a parlor in 1956. The chapel was redecorated and refurnished in 1959 (ibid.: 18, 29).

Sanborn Map Co. fire insurance maps (Sanborn 1895, 1904) show that between 1895 and 1904 a T-plan church was replaced by a roughly square plan edifice with a corner tower.

The Charlotte Methodist Episcopal (now United Methodist) congregation was served for many years by circuit riding ministers after it organized in 1838, making it Charlotte's oldest religious society. People worshipped at the home of Jonathon Searles, in a temporary courtroom in the Eagle Hotel, in several other locations in the settlement, and in the county courthouse after 1846 until a church was built on the southeast corner of Washington and Lawrence - the site of the current edifice - in 1859. Although enlarged in 1875, the building soon became too



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small for the growing congregation and was demolished and replaced by the present church, completed in 1903. This church cost \$45,000 to build (Newark 1913: 55). The *Charlotte Leader* praised this church as "magnificent in proportion, exquisite in decoration and practical in construction" upon its dedication on December 20, 1903. The Building Committee in charge of the project included John L. Dolson, Jerrie Mikesell, J. W. Munger (Walden 1961: 12). Jackson architect Claire Allen designed the church, which is a grand example of the Romanesque Revival style. The stone work was all done by the Prindle Brothers and A. B. Mills may have been in charge of the stonework as he is described as the foreman who prepared the cornerstone (Walden 1961: 13). The congregation restored the church in 1996.

"Charlotte, Michigan - Claire Allen of Jackson, is stated to have prepared plans for a church for the Methodist Episcopal Society of Charlotte to cost about \$25,000" (*Engineering Record* 1901: 486).

In addition to this church, William Greensmith, who learned the trade from his father in England before migrating to Michigan in 1882, laid bricks for the Dolson Automobile Factory, the Curtis / Knight-Brinkerhoff Piano Co, Factory and "some of the finest business blocks" in Charlotte, as well as "almost the entire business section of Olivet and also the opera house in Bellevue, Michigan" (Newark 1908: 73).

**302 E. Lawrence. Orrin E. Packard House (pre-1895; 1880s?). Contributing.**

This two-story brick house occupies a corner lot at Oliver Street. The side gabled front portion rests on a stone foundation that includes portions in coursed cobblestone, coursed ashlar fieldstone beneath the boxed bay window of the side elevation, and random fieldstone in the rear cross-gabled bays. The facade has a shed roof porch that wraps around to the east, shielding a double entry door and large cottage window with dentilled lintel and leaded glass transom in the front, as well as a second paired entry door beneath a dentilled transom in the side ell. All windows have tooled limestone sills. The porch has turned columns, with brackets on each side with cut-out motifs, supporting a spindlework frieze and gable over the entry. Above this the second story front has three bays defined by segmental arch-head sash windows with brick lintels, while the front roof slope has two large eyebrow jerkinhead dormers. The west side elevation has a two-story boxed bay window capped by a pedimented hipped roof supported on small eave brackets, which is beneath a small round arch vent within the gable peak, and another porch with details identical to the front. The hip and cross-gabled rear section of the house has functionally positioned fenestration consisting of a cottage window with transom, door and triple window beneath a shed roof porch occupying the ell, above which are three segmental arch sash windows. A shed roof dormer with two sets of paired windows occurs above, and a tall brick chimney with corbelled panels anchors the roof ridge. The house's fine Eastlake/Queen Anne details such as the turned-post and spindlework porches and paneled front doors with the margin light windows suggest a construction date in the 1880s.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): Coverage by the Sanborn maps does not extend to the 300 block of E. Lawrence until 1895, by which time this house had already been built. This house appears unchanged from photos published in 1907 and 1908, and from a 1939 photo, when it was occupied by Edward Packard (Lowrey 1907: 53; Newark 1908: 46; ECGS 2016).

O. E. Packard and the Packard family resided here from the 1904 through the 1966 city directories. Orrin Elisha Packard (1849-1924) was involved in Charlotte's leading business and industrial interests since 1868, when he began business in Charlotte as a clerk in E. & J. Shepherd's general store. In 1870 he began work for the private bank of Musgrave & Lacey, employed by the bank for six months and then began managing the firm's grain buying, until 1889, when he bought the entire grain business of the firm, handling grain, beans, and wool, as one of the largest dealers in central Michigan (Lowrey 1907: 53; Newark 1908: 46). He also served as alderman and as mayor of Charlotte in 1889 (MHPA 1908: 476-477). In 1906 Packard sold the grain elevator in Charlotte to

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the Belden Co. of Genesee, New York (*Weekly Northwestern Miller* 1906: 477). Orrin E. Packard was the successor to the Edwin S. Lacey business established 1865, specialty Middleville and Pillsbury Flour, "opposite courthouse," (east side of N. Cochran between E. Lawrence and E. Harris streets) which was sold by his son, Orrin E. Packard, in 1952, after he had operated it for forty-two years, after which the property was cleared by its new owner, Rice Fowler, an automobile dealer (*Battle Creek Enquirer* 1952a; *Delphian* 1914 p. 97). A circa 1913 photo of this house reveals few changes (Newark 1913: 38). Three generations of Packards lived in this house (Campion 2016).

**306 E. Lawrence. Albert E. Murray House (pre-1895; circa 1880s). Contributing.**

This two-story cross gable and hip-roof painted brick Eastlake/Queen Anne house rests on a coursed ashlar stone foundation. The house's front and side gables display elaborate stickwork and slotted and incised-detail gable ornaments that include king- and queenpost and curving and turned stickwork, open triangular brackets, and slotted geometric and plant forms. The square-head double-hung windows feature sculptural stone caps displaying more of the incised geometric and plant forms. There is a slant-sided bay window in the west side's lower story, with a paired window above, and the three front and side gables all display small oculus windows set in frames that also display incised detailing. A 1939 photo shows a porch extending across the entire front and around the east side. This has been replaced with two smaller porches, a single-bay shed-roof one sheltering the front entrance and small makeshift one sheltering a front-facing entrance in a short side-gable wing. The house, described in 1908 as "one of the fine residences of this place" (MHPA 1908: 455), remains an outstanding example of the "Eastlake" architecture of the 1880s despite its deteriorated condition.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): Coverage by the Sanborn maps does not extend to the 300 block of E. Lawrence until 1895, by which time this house had already been built.

Albert Edward Murray (1857-1940) resided here from the 1904 through 1935 city directories, followed by his wife, Minnie, in the 1940 and 1944 editions. Murray came to Charlotte in 1876 and clerked in the dry goods store of James Shepherd for four years and then for R. C. Jones for six years before opening a boot and shoe store in 1885 at 110 S. Cochran, a building he eventually purchased (MHPA 1908: 454). He owned a shoe store downtown at 110 S. Cochran for 53 years, with a 1955 ad stating, "Between the Banks for Nearly 50 Years" (Lowrey 1907: 26; *Charhian* 1955: 97; Campion 2016). He was a director of the Eaton County Savings Bank in 1907, one of three Commissioners on the city Board of Water, director of the Board of Education, and a trustee of the Public Library Board in 1907 and served as an alderman for over 15 years (Lowrey 1907: 5, 26; MHPA 1908: 455). At the time of his death in 1940 he was "the oldest merchant in point of service located on Main Street," and was president of the Michigan Retail Shoe Dealers Fire Insurance Co., which he had helped establish in 1912, and served as president since its inception (*Lansing State Journal* 1940a; *Battle Creek Enquirer* 1952b).

**312 E. Lawrence. Albert M. Barber House (pre-1895; circa 1890). Contributing.**

This two-story frame hip and cross-gable-roof Queen Anne house is clad mainly in clapboard and rests on a coursed rock-face ashlar stone foundation. The facade is distinguished by a three-story round tower at the northwest corner that has a conical roof. The tower's second and third stories, which are divided by a pent roof wrapping around from the top of the second story, are clad in alternating sections of plain and decorative octagon-butt wooden shingles. The flat remainder of the front facade displays a double-door at the left, fronted by a wide door porch, with decorative black metal supports, and single broad window to its right next to the tower. The second story front contains a single door, opening onto a railed-in deck atop the porch, and another broad window. The otherwise straight side facades each displays a centrally positioned bumpout - a hip-roof slant-sided bay window on the right side and gabled square-plan projection on the left. In front a large gable rises from the

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peak of the hip roof, its face displaying a sunburst form beneath the bracketed cornices. The west side gable displays a fanlight with clapboarding radiating out from it in sunburst pattern. The house's projecting eaves display a repeating pattern of low brackets with instepping lower edges.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): Coverage by the Sanborn maps does not extend to the 300 block or E. Lawrence until 1895. This house shows in the 1895 map, but was likely only a few years old by then.

Albert M. Barber resided here in the 1904 and 1913 city directories. He arrived in Charlotte in 1882, and was a partner in an early hardware store in Charlotte at 123 S. Cochran, originally established by A. H. Munson & Co. in 1854. The firm became Munson & Son before Barber acquired it as Barber, Green & Co., later becoming Barber & Merritt. In 1892 Russell Spencer purchased Merritt's interest to become Barber & Spencer, and in 1904 Barber retired and Spencer became the sole proprietor. In 1906 Barber was elected register of deeds for Eaton County, and also served terms as city treasurer and mayor (Lowrey 1907: 41, 67-68; Newark 1913: 40; MHPA 1908: 166).

This house served as the parsonage for the Lawrence Avenue Methodist Church, across the street, after it moved here from 209 E. Lawrence, circa 1911, and served this purpose into the 1940s (Walden 1961: 10, 24-26).

**320 E. Lawrence. Frank Hooker House (pre-1904; circa 1870s). Contributing.**

This two-story brick house with its Italianate detail rests on a coursed ashlar fieldstone foundation. The facade is notable for its two two-story projecting bays, a rounded or bow section, containing two windows in each story, near the northeast corner and a square-plan bay window flanking the corner entry door near the northwest corner. The entrance is set back in a single-story square-plan vestibule in the angle between the main part of the house and an ell off the west end of the facade. All windows have flat arch openings with hood moldings of corbelled header bond brick and plain masonry sills. Single sash windows occur in the round projecting bay, while the bay window's front has a single broad window on the first story and paired windows in the second. The building's corners display raised brick quoins and the raised brickwork transitions into a low raised frieze with dentil-like lower edge below the plain projecting cornice. The side elevations have functionally positioned fenestration that repeats the architectural elements of the facade, differing only in the unadorned single-story slant-sided bay window on the east elevation. A street view and photo from 1907 reveals that this house originally had a mansard roof, now replaced with a flat or low hipped one not visible from the street (Lowery 1907: 3, 35).

Sanborn Map Co. fire insurance maps (Sanborn 1895, 1904, 1911, 1918, 1927, 1950): Coverage by the Sanborn maps does not extend to this block until 1904, by which time this house had already been built.

The Honorable Frank Arthur Hooker, who built this house, was one of the first justices of the peace when the city of Charlotte was chartered in 1871 (Lowrey 1907: 10; Campion 2016). He received his law degree from the University of Michigan in 1865, in 1866 moved to Charlotte, and was elected superintendent of schools in 1867. He later served as justice of the peace and two terms as Eaton County prosecuting attorney before being appointed 5<sup>th</sup> circuit court judge in 1878, a post he held until he was elevated to the Michigan supreme court in 1892, where he served for twenty years (*Battle Creek Enquirer* 1958a; *Charlotte Republican Tribune* 1963: 67). He was on the building committee for the courthouse built in 1883-1885, and some sources claim that he "was chiefly instrumental for the erection of the new courthouse" (MHPA 1908: 136). In 1887 Frank Hooker organized the New Charlotte Gas Co., which operated for forty years before being acquired by Consumers Power Co. in 1927 (*Battle Creek Enquirer* 1927c).

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**330 E. Lawrence. Shaw-Higby House (Pre-1904 / circa 1860?; 1880s?). Contributing.**

This frame one and two-story upright-and-wing/gabled ell house has three components - a central two-story Greek Revival upright, a single-story Greek Revival wing or ell at the east end, with a wrap-around shed roofed porch that shields the entrance, and a two-story side-gable wing, added later, at the west end. The porch is supported by square-plan pillars linked by balustrades of plain balusters. The gable front section to the west displays broad wooden piers supporting a classical entablature with broad architrave and frieze bands and projecting cornice - all part of the Greek Revival finish. The one-story east wing's front door and adjacent window and its side windows also display broad and simple Greek Revival trim. The house's two-story side-gable west wing is clearly a later addition. Its c. 1880s date of construction is suggested by the projecting first-floor window, with its shingled cap, centered in the wing's front. The broad cottage window form, round-butt shingled roof, and Eastlake bracketed trim all suggest a mid to late 1880s date of construction (the similar cottage window in the upright's front likely dates from the same time), along with the two large chimneys with decorative corbelling rising from the roof ridge.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): Coverage by the Sanborn maps does not extend to this block until 1904, by which time this house had already been built.

Local sources identify this as the Shaw-Higby House and state it was built in 1855 by Alvin Shaw (*Lansing State Journal* 1982b; Campion 2016). The house was in the Higby family from the 1920s through the 1966 city directory. Pitt M. and Frank A. Higby between 1860 and 1870 owned a dry goods store in Charlotte, and in 1873 P. M. Higby as secretary and A. D. Shaw were among the initial stockholders of the Charlotte Manufacturing Co., in northern Charlotte, described as "one of the leading and perhaps the pioneer manufacturing institution of this city" (Lowrey 1907: 13; MHPA 1908: 367). He was also a Director of the city Business Men's Association in 1907 (Lowrey 1907: 6). The Higby Block was located in the 100 block of S. Cochran in the 1870s (Polk 1875: 77). In 1896 Horatio A. Higby became one of the directors of the Charlotte Manufacturing Co., established in 1873 to manufacture staves and heading, but in 1884 began to manufacture tables, and by 1908 produced over 100,000 library, office and dining tables (MHPA 1908: 367). By 1908 he was secretary of the company, which was reincorporated as the Charlotte Furniture Co. in 1919, and went out of business in 1939 (Fine Furniture 1936; *Battle Creek Enquirer* 1952c). In 1919 he served as mayor of Charlotte, and in the 1925 state gazetteer Horatio Higby was listed as the leader of Higby's Orchestra (Polk 1925: 335; Charlotte History 2016c). Horatio Higby, who resided here in the 1926 through 1944 city directories was one of the developers who filed the 1923 plat of the Sunrise Addition (the others being William B. and Clyde A. Fulton and Frank P. Higby). It platted the area south of E. Lawrence / Lansing Avenue and east of Pleasant Street. The city homes survey in 1942 had Frank Higby at this address (ECGS 2016), apparently having moved from next door at 332, where he had been in the 1929 and 1935 directories.

**332 E. Lawrence. Frank P. Higby House (1918-27 period). Contributing.**

This Colonial house stands at the curve in the street where Lawrence becomes Lansing Avenue. It is a two-story side-gabled frame house that is now clad in aluminum siding and rests on a concrete block foundation with a soldier bond brick veneer. The symmetrical three-bay facade has a centered door, with transom and sidelights, between sets of paired double hung sash windows in both stories. In the second story above the door is a broad and low rectangular window opening now boarded over. A shed roof porch with Doric columns extends from the right end, while the left side elevation has a triple window in the first story and two double hung sash in the second. The gables feature gable returns and a brick chimney rises above the roof ridge at the right end.

Sanborn Map Co. fire insurance maps (Sanborn 1918, 1927, 1950): This house was built on a vacant lot between 1918 and 1927.

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Frank P. Higby apparently lived here from the date of construction through the 1935 city directory. He was the son of Horatio A. Higby of the Charlotte Manufacturing Co., and joined his father in the firm in 1912 as the third generation of the Higby family, serving as secretary (see entry for 330 E. Lawrence Street) (*Fine Furniture* 1936: 20). The plant was located north of the historic district along the MCRR north of McClure Street. Frank was one of the developers who filed the 1923 plat of the Sunrise Addition (the others being William B. and Clyde A. Fulton and Horatio A. Higby). It platted the area south of E. Lawrence / Lansing Avenue and east of Pleasant Street, which is where this house is located (State of Michigan DLEG 2016). City directories do not have this address prior to 1929 when Higby occupied the house, and it appears likely that he moved in to one of the new houses in his Sunrise Subdivision, before moving next door to 330 in 1954.

Burleigh R. Downey Sr. moved to East Lansing and was senior maintenance engineer for the state highway department for many years, retiring in 1957 after 25 years of service (*Lansing State Journal* 1965a).

**W. LAWRENCE STREET, NORTH SIDE west from Cochran**

**100 W. Lawrence. Eaton County Courthouse (1883-85; rebuilt in same form after 1894 fire); D. W. Gibbs & Company, Architects, Toledo; Miles & Horn, Contractors, Toledo. Masonry and brick work by Bradford Kellogg, interior wood finishing by J. C. (or G?) Fullerton, and decoration by F. A. Grace - all from Charlotte (*Charlotte Republican-Tribune* 1963: 16). The firm Architects Four prepared a 1995 master plan for restoration (Architects Four 1995).**

The following description is adapted from the 1993 national register nomination. (The adjacent Sheriff's residence has a separate address - see discussion under 126 N. Bostwick). The 1883-85 Eaton County Courthouse is a two-story-plus-raised-basement, hip-roof building of Renaissance inspiration, with porticos in the center of the south and east facades and a two-section tower atop the building's center point. The courthouse stands on footings and below-ground foundation walls of uncoursed rubble fieldstone. The above-ground basement walls are faced in light brown, rock-face, coursed ashlar sandstone over brick. The water table and lintel cornice in the first story, window and entrance arches and sills in the first and second stories, and pilaster bases and window transom-level band in the second story are also of stone. The portico columns are of cast iron, while the portico gables and balustrades, the building's main cornice, and the tower's finish are of galvanized iron. The figure of Justice which tops the tower is of pressed zinc (National Register 2016).

In 1840 Charlotte became the county seat. Five years later a modest Greek Revival courthouse was erected on the courthouse square, the site of county government from 1845 to 1976. (That building is now located in Bennett Park.) A second courthouse was built here in 1883-85 and used for county government until a third - the present one - was erected north of the city in 1976. Eaton is the only county in Michigan with three extant county courthouses. The Eaton County Courthouse Square is a rare Michigan example of an intact nineteenth-century government complex. The showplace of the square, the stately Renaissance Revival courthouse built in 1883-85, was designed by D. W. Gibbs & Company of Toledo, Ohio. The interior features several marbled slate mantelpieces, stained glass and native butternut trim. A cast zinc statue of Justice crowns the building and towers above the city. On July 4, 1894, fire destroyed much of the courthouse. The structure was rebuilt almost exactly to the original plans. The 1873 Second Empire sheriff's residence, which once had a no-longer-standing attached jail, is one of only a few of its age remaining in the state (National Register 2016).

**206 W. Lawrence. Alonzo and Dr. Mary Green House (1880; 1911-18; 1941; 1955). All Parts Contributing.** This large brick Italianate house with its picturesque form and mansard and gable roofs, occupies the northwest

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corner of W. Lawrence and Bostwick. Long a funeral home, the building in its present form is the product of two primary construction episodes, the second in which one of Charlotte's largest Victorian homes received extensive one and two-story 1955 additions that wrap round the facade facing Lawrence and Bostwick streets.

The large two-story brick house behind the extensive 1950s funeral home additions rests on a coursed ashlar stone foundation and is constructed with walls of light yellow brick. In form the main part of the house is irregular in footprint, with mansard roofs, and has gables on all four sides plus an angled gable-topped square-sided bay projecting from the southeast corner toward the Lawrence-Bostwick intersection facing the courthouse square. The upper slope of the mansard roofs (or perhaps flat decks) is not visible from ground level and screened by a decorative wrought iron railing. Square-head double-hung windows are topped by decorative incised-detail stone or cast stone caps with keystones, rosettes, and Christopher Dresser-inspired plant forms. The house's wooden main cornice displays large single brackets with small single ones between. The angled corner bay, topped by a gable that rises higher and at a steeper pitch than the other gables, has larger and smaller paired windows, with decorative stone mullions between, in the second story and gable, and the south front facing Lawrence also features a slant-sided second-story bay containing another paired window. To the right of this bay window section is another, slightly projecting gabled bay that displays another small paired window, like the angled corner bay, in its gable. Beneath is a large single-light window in the second story. The north and west facades each have an additional gable.

The 1950s funeral home additions surround the original house on the east, south, and west sides and are for the most part constructed with walls of brick of a light yellow hue that is similar to the house's brickwork. The addition that extends around the south and east sides is one story in height, has a flat roof, and embodies a modernized traditional style, with a limestone or concrete-capped parapet rising above a simplified classical cornice. The main front entrance is a broad double door, with large sidelights and transom, in a projecting central part of the south facade. It is sheltered by a flat-top canopy, on decorative dark metal corner supports, whose edge forms an extension of the main cornice. In the part of the extension east of the entry, tall square-head window openings that rest almost at ground level contain horizontal lights screened by metal grills with thin vertical and horizontal strips that give the appearance of multi-light sash. A second entry, with lower projecting canopy, is located at the back or north end of the east side. West of the main front entry the windows are smaller, almost square in form.

On the house's west side is a large two-story addition containing a three-bay garage with the doors across the south front. The otherwise flat roof features a slanting front, with three gabled dormers, designed to resemble the house's mansard roof profile. This addition's south front around the garage door bays is faced in the same yellow brick, while the sides and back are built of concrete block. The garage side facade contains large glass block windows, and the north/rear facade a single garage door. The upstairs displays a variety of window types that suggest residential use. The interior includes some surviving murals painted by artist F. A. Grace, who in 1885 also covered the interior Eaton County courthouse walls with beautiful murals, and is also known for his work in the Honolulu House in Marshall (GFWC 2005).

The earliest available Sanborn Fire Insurance Co. map, dating to 1886, shows that this house had been built prior to that date (Sanborn 1886). Between 1911 and 1918, a single-story square plan section (a garage?) had been added to the west elevation (Sanborn 1911, 1918). The 1927 edition still shows the building as a dwelling, but in the 1950 edition, it is labeled "undertaker." There is no photo for this house in 1942 when it was occupied by M. Donald Burkhead (ECGS 2016). A photo from the 1963 city centennial book indicates the building has been little changed from that time (*Charlotte Republican-Tribune* 1963: 32).

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This home was built for attorney Alonzo Green and Dr. Mary Green in 1880, with interior oak, cherry, walnut birds-eye maple woodwork, and Tiffany stained glass windows. Additions were made to the west south and east sides in 1955 to better function as a funeral home (*Charlotte Republican Tribune* 1963: 32). Dr. Mary E. Green attended Olivet College, then Oberlin College and in 1865 New York Medical College for Women, graduating in 1868 from Women's Medical College of Philadelphia, and began her practice in New York City. In addition to doing much charitable work, she became the first woman in the country to be admitted to professional medical associations. In 1873 she moved to Charlotte, where she was twice elected health officer of the city, and advocating space and clean air to combat disease, was instrumental in promoting the establishment of front lawns for dwellings. She was the only woman appointed as a judge of food products at the Worlds Columbian Exposition and became a national expert on hygiene and sanitation. When the Spanish American War broke out she received an order from the Surgeon General to establish "diet kitchens" at military bases for the concentrations of patients - the first person ever charged with this responsibility (MHPA 1908: 140).

The home was later owned by Franklin P. Town, whose family was here in the 1913 through 1935 city directories. Town had been a successful owner of lumber yards in Vermontville and moved to Charlotte in 1905, where he purchased this house from Mary E. Green, recognized as "one of the largest and best residential properties in Eaton County." Mr. Town had built ten houses, was President of the Duplex Power Car Co. and Secretary-Treasurer of the City Park Board, and earlier had been president of the village of Vermontville, where he had a lumber business.

M. Donald Burkhead had acquired and was "restoring" the house in 1941, and later "developed the additions and architectural design" of the building (a chapel was added in 1954), which he ran as the Burkhead Funeral Home. He was the son of Maurice D. Burkhead, who founded the original funeral home in Olivet in 1909 (Newark 1908: 6, 53. 1913: 31; *Charlotte Republican-Tribune* 1963: 31, 33; Bohms 2010: 26; Bullock *et al.* 1895: 72). The Burkhead family still lived above the funeral home in 1966 by which time it had become the Burkhead Cheney Funeral Home. It serves today as the Burkhead-Green-Kilgo Funeral Home.

**W. LAWRENCE STREET, SOUTH SIDE west from Cochran**

**103 W. Lawrence. I. M. Strong Dry Goods Store Building (historically addressed as 102-104 S. Cochran ) (1874-75). Contributing.**

This three-story square plan brick Italianate commercial block occupies the southwest corner of the intersection with Cochran Avenue. The stepped parapet on the Lawrence Street side indicates that what was originally the building's principal elevation faces Cochran Avenue. While the street level storefront has been extensively renovated with brick veneer and vertical boarding or paneling along with reconfigured fenestration with metal glass panel entry doors and fixed pane windows, the upper floors retain architectural integrity. On Cochran, four projecting brick piers with recessed panels rise above a light-hued sandstone belt course above the now-covered facade below the second-story windows, extending up to simple metal capitals that are linked by corbelled brick arcades below the frieze. The piers subdivide the five-window-bay-wide elevation into three sections, a single-bay wide one at each end flanking a central three-bay wide section. Both the segmental arch-head windows on the second story and round arch windows of the third have projecting arched brick hood molds with elaborate metal keystones and imposts. While the second story windows employ the limestone belt course as a continuous sill, the third-floor ones have individual sandstone sills. The present parapet is finished in plain brickwork, but once displayed an elaborate cornice, with large brackets aligned with the piers. This cornice, along with those on all the nineteenth-century buildings along Cochran's west side in this block, had been removed by about 1950. Except for the stepped parapet, the five-bay Lawrence Street facade duplicates all the architectural elements of Cochran Avenue.

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Sanborn Map Co. fire insurance maps (1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): The Sanborn maps show two stores fronting on S. Cochran and addressed as 102-104 S. Cochran. The 1886 and 1890 Sanborn Map Co. fire insurance maps show a north store at the corner occupied by a jewelry shop and south store by a "Bazaar." The 1895 Sanborn shows a jewelry and millinery shop in the north store, with a barber shop in the basement, and a grocery in the south half. By 1904 the north half of the building was occupied by a boots and shoes store, with a bicycle shop in the basement, and the south by a books and stationery store. In 1911 the north half of the building was occupied by a music and jewelry store and the south by a news stand and tobacco shop, and in 1918 the north half by an express office and the south half by a jewelry store. The 1927 and 1950 maps continue to show the ground floor divided into two store spaces.

The *Charlotte Leader* edition of February 5, 1875, reported, "I. M. Strong's new building on the corner opposite the Sherwood House is fast nearing completion and the lower rooms will be occupied in about two weeks. ... He will certainly have the most tasty, pleasant and convenient sales room in the city. ... The rooms in the second and third stories . . . are furnished with water from a reservoir above . . . The joiner work was done by D. S. Coder, one of our best mechanics, and the mason work by Richard Smith. It is a good building, built upon a good plan, and an ornament to the city" (*Charlotte Leader* 1875: 1). An early history of the county states, "Mr. Strong continues at the 'old reliable corner' opposite the Sherwood House, where he has erected an excellent brick building, one of the finest in the city. This was erected in 1874" (Durant 1880: 389).

An early history of the county states, "Mr. Strong continues at the 'old reliable corner' opposite the Sherwood House, where he has erected an excellent brick building, one of the finest in the city. This was erected in 1874" (Durant 1880: 389). Isaac M. Strong came to Charlotte in 1867 and was a principal in the firm of Strong & Baughman for three years before continuing in business by himself (Durant 1880: 625). Isaac M. Strong is listed in the 1879 state gazetteer, and as a partner with his son Walter M. in the 1881 and 1883 editions, but is absent by the 1885 edition.

**105 W. Lawrence. Building (pre-1886). Contributing.**

This two-and-a-half-story three-bay rectangular plan brick Italianate building is linked to 103 W. Lawrence to the east by a continuation of the street level's brick veneer and board-and-batten paneling and reconfigured fenestration. The three bays of the second story are defined by segmental arch windows with elaborate metal hood molds and plain masonry sills. The windows have been infilled with wood panels to accept smaller vinyl replacement windows. The attic above has two small segmental arch windows with arch brick lintels and masonry sills, positioned on either side of a shallow recessed rectangle that possibly once held a date stone. These are all located within a slightly recessed panel positioned beneath a plain brick frieze and parapet.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building was in place by the time of the earliest Sanborn edition. The 1886 map has a grocer with a hall in the second story, while the 1890 and 1895 maps show a bookstore and the 1904 map a stationery store. All continue to show the upstairs hall, which the 1904 map shows used by the Salvation Army. Between 1904 and 1911 the address of this building was changed from 107 to 105. In 1911 the occupant is illegible, but might be printing, and the 1918 edition definitely shows printing here. The building is unchanged in the 1927 edition with only a store indicated, but a restaurant is present in the 1950 edition.

The Charlotte Cafe was here from the 1920s until circa 1974. An advertisement in a newspaper from 1930 states, "Charlotte Cafe . . . Home Cooking and Baking . . . Nadu Bros." at 105 W. Lawrence Street (*Lansing State Journal* 1930a). Sam and Peter Nadu, natives of Greece (Peter had been here thirty-two years at his death in



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1948), "for many years conducted a restaurant business in Charlotte" (*Battle Creek Enquirer* 1948b). George Akas at 105 1/2 was also a Greek. Mrs. Mildred Gayron and her son and his wife, Mr. and Mrs. Glen McMillan, bought the cafe from Sam Nadu in 1946, and then sold it in 1950 to Andy Nicolaou, who was from Mount Pleasant (*Battle Creek Enquirer* 1950a). The restaurant apparently closed c. 1974 when a classified advertisement offered the building for rent, "present occupant is the Charlotte Cafe" (*Lansing State Journal* 1974a).

**107 W. Lawrence. Building (Pre-1886). Contributing.**

The renovated street level facade of this three-story rectangular plan brick Italianate building is constructed of brick veneer, vinyl siding and stuccoed panels placed beneath an asphalt shingle pent roof. The two stories above retain architectural integrity and are each pierced by three round arch windows having corbelled arch brick hoods with masonry keystones and imposts and stone slab sills. The windows in these three bays are set within in recessed zones outlined by four brick piers that extend to masonry capitals linked by broad round arches of corbelled brick that have masonry keystones. The pressed metal frieze and projecting cornice above feature brackets separated by modillion bands and panels. The metal cornice is one of a very small number left of Victorian cornices on the downtown buildings.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): Between 1904 and 1911 the address of this building was changed from 109 to 107. This building was built before 1886, the earliest Sanborn map to cover the city. In that year and 1890 it housed a book store. In 1895 and 1904 there was a music store here but by 1911 the first floor was occupied by a billiards hall. In 1918 "plumbing" was the occupant. The 1927 edition may read tin shop, and the 1950 map shows a wallpaper and paints store.

E. H. Bailey's store was apparently the book store in the 1886 Sanborn and is here in the 1904 city directory. In 1908, E. H. Bailey business here offered "Music, Books, Jewelry, Musical Instruments, Wallpaper," and Bailey also repaired jewelry and watches (Newark 1908: 89). Ephraim H. Bailey, a native of England, attended musical conservatories in New York and Boston, began teaching music in Charlotte in 1860, and was successful enough to own the business block where he had his business, "a well appointed double store, with a frontage of forty-four feet and a depth of sixty feet," and other properties in the city (Chapman 1891a: 507-508; MHPA 1908: 160).

**111-13 W. Lawrence. Building (circa 1872). Contributing.**

This two-story brick Italianate building has two storefronts separated by a centered entry door leading to the second story. The cast ornamental ironwork of the street level facade presents three round-cornered "arches" in each storefront separated by a true round arch over the center door, extending from fluted columns at each corner (the easternmost resting against a renovated storefront next door). In the eastern storefront the arches are supported by columns with composite acanthus and volute-detailed capitals; the metal capital details have been stripped from the columns in the eastern storefront. The arches across the entire facade display cabling and acanthus keystones. The seven bays of the second story are defined by double hung sash windows that have corbelled brick round arch hood molds with masonry imposts and keystones and plain masonry sills. Each is set in a recessed panel between brick piers supporting corbelled brick round arches with similar masonry keystones. The elaborate brick frieze of the building has alternating short and long vertical elements that each rise from a corbelled point and are separated by a short strip of corbelled brick dentils.

No. 111-13's cast-iron columns were a local product, fabricated in 1872 by Moore's Foundry in Charlotte (*Charlotte Republican-Tribune* 1963: 69). A. R. Moore is listed in the 1873 state gazetteer in Charlotte under agricultural implements (Scripps and Polk 1873: 144). Moore ran a series of newspaper advertisements in Charlotte during the 1870s emphasizing his implements business. Typical is an advertisement in 1875 in the *Charlotte Leader* that identifies Moore's business as the Charlotte Foundry and Machine Shop, located "east of

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the court house square" (*Charlotte Leader* 1875a).

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): The building appears to pre-date the publication of the earliest 1886 Sanborn edition. Between 1911 and 1918 the address of this building was changed from 111 and 113, to 109 and 113, and sometime after 1950 back to 111 and 113.

Sanborn maps for 109 (111 today) - In 1886 and 1890 this was occupied by a restaurant. In 1895 a millinery occupied both sides of the building. In 1904 a Chinese laundry was here. By 1911 paints and wallpaper was on the first floor and a cigar factory on the second, and wall paper and paints continued in 1918 and paints in 1927.

**115 W. Lawrence. Eaton County Office Building (circa 1842?). John Strickland, Mason, Alonzo Baker, Carpenter. Contributing.**

This brick, rectangular plan, one-story side-gabled building rests on a random rubble stone foundation. The facade consists of four bays composed of alternating sets of broad segmental arch windows and segmental arch-head doors, each with a brick cap. Paired replacement windows and steel doors fill these openings, which have masonry sills. The west side elevation has a single double hung sash window set beneath a brick flat arch. A flat roofed frame addition clad in vinyl siding projects from the rear of the building.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building, numbered as 315 and 317, pre-dates the earliest 1886 Sanborn edition. Its use is designated as office on all editions through the 1950 one.

Presumably the oldest building in Charlotte's downtown, this Eaton County Office Building is associated with a deed recorded in 1841. In 1842 the county commissioners authorized construction of offices for county officers and allotted \$251.75 to Alonzo Baker for "material for and labor on the clerk's office," and \$149.00 to John Strickland for "mason work on office and brick furnished." The building was constructed and furnished at a total cost of \$467.42 (Durand 1880: 357). In 1845 this building housed the county Register of Deeds, County Clerk, and the Post Office. Dr. W. H. Rand had his office here for many years starting in 1882, through at least 1913 (*Charlotte Republican-Tribune* 1963: 69, with photo). He was the son of Dr. Gardner T. Rand, reputed to be the first homeopathic physician in the county, who began practicing about 1848 (MHPA 1908: 105).

**119 W. Lawrence. Building (pre-1886). Contributing.**

This two-story gable-front building, which rests on a concrete block foundation, now has a storefront merged with the adjacent building to the west (121). Its street level front is clad in brick veneer, while the rest of the building is sheathed in wide aluminum siding, and has three large display windows but no front door of its own. The second story has two bays containing six-over-six true divided light double hung sash windows. A cross gable near mid-building joins the roof to 121.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): The footprint of this building indicates it pre-dates the 1886 edition. In that year and in 1890 it is a dwelling, but was converted to office use by 1895. In 1904 it is a bicycle shop and in 1911 through 1918 it housed a hand laundry. It is designated as a shop in 1927, and in the 1950 edition it is a restaurant.

**121 W. Lawrence. Eaton County Abstract Building (circa 1925). Contributing.**

This two-story brick building with its highly decorative Commercial Brick front rests on a rock-faced block foundation. The three bays of the facade's street level are defined by fixed pane display windows and a corner aluminum glass entry door that serves as the entrance to the store occupying the ground story of this building and

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adjacent 119. The three bays of the second story have large double hung sash windows. In the first story the bays are recessed between brick piers. The two center piers have decorative molded concrete capitals supporting a stack bond brick storefront frieze created by alternating a row of soldier bond between two rows of rowlock bond. The corner piers extend up to the corbelled parapet and are created by alternating a column of header bond between two columns of stack bond brick. In the second story, recessed panels beneath the window sills are formed by a half dozen courses of stacked header brick outlined by upper and lower rowlock strips. The continuous brick lintel of header bond above the windows is the base of a panel that has a course of soldier bond beneath another header bond course. Above this, a type of frieze is created by a series of square concrete panels that, with alternating paired vertical and diamond motifs, are separated by vertical strips of header bricks. This is capped by a simple masonry coping. The concrete panels and coping wrap around to the side elevation, which is six bays deep and has steel frame casement windows with header bond sills

Sanborn Map Co. fire insurance maps (Sanborn 1927, 1950): The lot occupied by this building was vacant until the 1927 edition, which notes "fireproof construction" and "built 1925." It appears to have been numbered 123 in 1927, but in the 1950 edition it is addressed as 121-123.

The Eaton County Abstract Co., was here in 1926, apparently from the time it was built, through the 1966 city directory. The company had been founded in 1870 (*Charlotte Republican-Tribune* 1963: 92). In 1908 Claude E. Chappell, formerly city manager of Jackson, Michigan, "has gone into the abstracting business in Charlotte as the head of The Eaton County Abstract Co." (*Michigan Technic* 1916: 150).

**125 W. Lawrence. Building (1925, 1934, 2000?). Non-Contributing.**

This single-story concrete block building occupies the corner of Bostwick Avenue. It has bays that face each street and a central canted corner section. Its fronts are clad in vertical metal panels and display a vertical metal panel mansard roof. The low brickwork bulkheads below the broad display windows on either side of the aluminum frame glass door suggest a storefront renovation circa 1960s or 70s.

Sanborn Map Co. fire insurance maps (Sanborn 1918, 1927, 1950): The lot occupied by this building was vacant until the 1927 edition, which notes a filling station sited toward the intersection, and the 1950 edition shows a long brick-faced concrete block addition that, to the south facing Bostwick, housed washing and greasing.

Community Oil Co. was here apparently from the time this building was constructed through the 1966 city directory. A 1963 source has a photo apparently showing a pre-renovation view of this building, stating that the original gas station was built in 1925 and enlarged in 1934 (*Charlotte Republican-Tribune* 1963: 94). The present front may date largely from renovations in the later 1960s or 70s. The rear of the building shows brick walls. The Community Oil Co. declared bankruptcy in 1984 and auctioned off its properties, which included the service station here, a self-service station at 702 S. Cochran, a tank farm at 406 Sheldon St., and bulk plants at 504 W. Lawrence in Charlotte and 1700 E. State St. in Hastings (*Lansing State Journal* 1984b).

**221 W. Lawrence. House (1904-1911 period). Contributing.**

The rectangular plan Foursquare-form frame house is clad in clapboard, has a pyramid roof, and rests on a brick veneer foundation. The broad front-gabled porch has a brick apron and is supported by large battered clapboarded pillars. The facade's two bays consist of an entry door flanked by paired double hung sash windows within the porch on the first story and two single double hung sash windows above. The west side elevation has a central brick wall chimney between a sash window and paired box bay window on the first floor and two single windows on the second.

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Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911): The current house replaced a boarding house formerly at this location between 1904 and 1911.

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**201 E. Lovett. House (Pre-1886). Contributing.**

This 1 V story T-plan frame side-gabled house occupies the northeast corner of Washington Avenue. It rests on a roughcut rubblestone foundation and is clad in vinyl siding. The shed roof full-width front porch is supported on plain unpainted wood posts and shelters a center entry flanked on each side by a broad cottage window. Paired double-hung windows above the entry rise into a prominent central front gable. Each side elevation contains a single window in each story, and a shed-roof porch fronts the rear ell's west elevation. The house has been sided and porch posts replaced but otherwise this house appears little changed from 1939 when it was occupied by Mrs. Ora White (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1886 when Sanborn maps extended coverage to this block.

**205 E. Lovett. House (Pre-1886). Contributing.**

This 1 V story T-plan frame side-gabled house rests on a concrete foundation and is clad in vinyl siding. The shed roof full-width front porch has a rock-faced block foundation and vinyl-clad posts. Back of it a center entry is flanked on each side by a slider window. Paired vinyl double-hung windows rise into a prominent central gable. Each narrow-gabled end contains a single window in each story, and a single bay shed roof garage has been appended to the corner near the rear of the west elevation.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1886 when Sanborn maps extended coverage to this block.

**209 E. Lovett. House (Pre-1886). Contributing.**

This 1 V story T-plan frame side-gabled house rests on a concrete foundation and is clad in clapboard. The shed roof full-width front porch is supported on plain round wood columns linked by wood baluster railings and has beaded board siding below the roof slope at either end. Back of it a center entry with a pedimented hood is flanked on each side by a large window. Paired double-hung vinyl windows rise into a prominent central front gable above, which has a decorative gable ornament at its apex. Each gabled end of the house displays a single double-hung window in each story. The front porch columns and front door and windows are replacements, and the gable ornament non-historic, but otherwise the house appears to retain much of its historic finishes. It appears to be the least altered of the three similar if not originally identical houses at 201, 205 and 209 E. Lovett Street and appears little changed from 1939 when it was occupied by Wayne Rochester (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1886 when Sanborn maps extended coverage to this block.

**217 E. Lovett. House (1911-18 period). Contributing.**

This single-story front-gabled frame Craftsman/Arts-and-Crafts house rests on a rock-faced block foundation and is clad in aluminum siding. The front-gabled entry porch has an open rake and its roof is supported by Craftsman triangular brackets. It has large aluminum clad pillars and has a small multi-pane window centered within its gable. The porch shields a centered entry between two cottage windows. Two casement windows are placed in the facade beneath the gable above. The roof eaves are also open rake, supported with Craftsman triangular brackets,

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and each slope has a shed roof dormer centered in it. The side elevations have functional fenestration. The house has been sided and the porch columns replaced or covered up, but generally this house appears little changed from 1939 when it was occupied by M. L. Cooper (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1911 and 1918.

**221 E. Lovett. David Tremaine House (1889). Contributing.**

This two-story frame Eastlake/Queen Anne house sits at the northwest corner of Oliver Street. It rests on a coursed ashlar stone foundation and is clad in vinyl siding. Its roof combines hipped and cross gable forms. The facade's shed roof entry porch features turned columns, railing balusters, and spindlework frieze. Beneath it is a paired wood entry door and above it a single double hung sash window. This bay is flanked to the east by a two-story slant-sided bay window, containing a single large window below and paired windows upstairs, below a broad front-facing gable. The gable displays vinyl squares and round-butt shingles and narrow vertical "boarding." On the east side elevation, a broad shed roof porch with details identical to the facade's occupies the ell formed by the projecting side-gable wing with its two-story gabled slant-sided bay window. Another similar porch fills the ell behind this bay to the rear elevation. The opposite/west side also features a shallow gabled wing whose gable displays the same finishes. A prominent brick chimney with decorative recessed brick panels stands near the center of the roof.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house replaced another building between 1890 and 1895. It appears little changed from 1939 when it was occupied by M. Vomberg (ECGS 2016).

The David and Marion Tremaine House was built in 1889 (GFWC 2015), the same year he was elected as fourth ward alderman, and he is here in the 1904 city directory (*Detroit Free Press* 1889). D. L. Tremaine owned a "general hack, omnibus, livery and transfer business" on S. Washington for thirty years, conducting a steady business to and from the Charlotte railroad depots, and after his death, the business was sold to Frederick Shepherd (Lowrey 1907: 45). Mrs. Tremaine is next door at 217 in the 1913 city directory, apparently until her death in 1922.

Myer Vomberg was here in the 1926 through 1944 city directories and his family continued to reside here after his death, through the 1966 edition. Born in Germany, Myer Vomberg (1862-1951) migrated to the United States in 1873, moved to Charlotte in 1874, in 1876 was employed by Joseph Lang, becoming a partner in Lang & Vomberg in 1887, and bought out his partner in 1900, to become the "proprietor of the leading gentlemen's clothing and haberdashery store of Eaton County" (Newark 1908: 55). Vomberg's Men's Clothing Store was located at 136 S. Cochran Street, and his obituary states that Vomberg had lived in Charlotte 76 years and been in the clothing business the entire time (*Battle Creek Enquirer* 1951a). For many years in the 1910s and 1920s he was a director of the Eaton County Savings Bank (*MMFR* 1922: 8). In 1919, Myer and Mary Vomberg purchased this house. Their son, Arthur, partnered with the father and carried on the business for many years, and after his death continued the store until he went out of business in 1957, after five decades of involvement (*Lansing State Journal* 1957a). Arthur started a foundation to assist local college students and left his entire estate to the foundation, which continues today as the Vomberg / Trumley Foundation, providing grant assistance for Eaton County residents to attend Olivet College (GFWC 2015).

**303 E. Lovett. Warren Shaul House (1895-1904 period). Contributing.**

This two-story side-gabled frame house is located at the northeast corner of Oliver Street. It has a concrete

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foundation and is clad in vinyl siding. The front section is side-gabled and has a shed-roofed wrap-around porch that is supported on Tuscan columns and a pedimented gable over the entrance. The facade beneath the porch has an off-center entry door and a broad cottage window, while the second story's three bays include two narrow and a third broad double-hung window. The long Oliver Street west side elevation has a second entry door and two large fixed pane windows under the porch and functional fenestration above. The porch extends along the side of the side-gable front section and part of a long gabled rear ell. The porch was not a wrap-around one and the house was not vinyl-sided but it otherwise appears little changed from 1939 when it was occupied by Warren Shaull (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1895, 1904, 1911, 1918, 1927, 1950): A change in the footprint indicates that this house replaced an earlier one at this address between 1895 and 1904.

Warren Shaull resided here, apparently from the house's construction through 1929, and after his death, his wife, Mary, continued here through the 1966 edition. Warren Shaull, a grocer and baker who was based for decades at 133 S. Cochran Street, may also have built the building at 120 E Lawrence in 1909 (First Congregational Church 1941: 12). Mary resided here until her death in 1971 (*Battle Creek Enquirer* 1971), meaning this house was in the family for seven decades.

Warren Shaull had a grocery as early as 1895, in 1904 is at 113 S. Cochran and for decades was in business at 133 S. Cochran (see entries). Shaull's family arrived in Eaton County in 1866, and he opened a confectionary store in 1880, to which he added groceries about 1903, which "he developed into one of the leading groceries of the city" and ran for five decades until his death in 1933. His funeral was observed by the closing of all stores in Charlotte for one hour (MHPA 1908: 542-43; *Battle Creek Enquirer* 1933a). Shaull is in the 1907 Polk's state gazetteer as grocer and baker, had an advertisement in the Charlotte High School yearbook, the *Delphian*, in 1915, and is listed as a baker and grocer in a 1916 directory (Polk 1907: 544; *Delphian* 1915; Wilmer Atkinson 1916: 172, 183).

**309 E. Lovett. Glenn D. Marple House (1918-27 period). Contributing.**

This 1 1/2-story side-gabled house has a concrete foundation. Its facade is now clad in brick veneer and vertical wood siding that appears to date from the 1950s or 60s, while the sides and shed roof dormer in front are clad in vinyl siding. The altered first story has an entrance and large fixed pane window recessed in the southeast corner behind an ornamental metal support, and a broad tripartite window. The roof above has a large shed roof dormer with sash windows. The sides have functionally positioned fenestration. A single bay garage extends back from the house's northeast corner. The house had a full width open porch and it has been vinyl sided, but generally it appears similar to 1939 when it was occupied by Glen Marple (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1918, 1927, 1950): This house replaced an earlier one at this address between 1918 and 1927.

Glenn D. Marple, here apparently from the time this house was built through the 1944 city directory, was associated with his father, Frank D., in the Marple Bakery, which the 1917 through 1929 city directories located at 106 S. Main Street. Frank died in 1917 after 45 years in business, with some obituaries stating he had run a bakery, candy and ice cream store "for many years" (*Lansing State Journal* 1917d; *Battle Creek Enquirer* 1927d; *Lansing State Journal* 1927a).

**317 E. Lovett. Robert Donovan House (Pre-1895; circa 1880s). Contributing.**

This two-story frame gabled ell has a random ashlar stone foundation and is clad in aluminum siding. The facade

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entry is in the ell under a shed roof porch having ornamental metal supports. A single double hung sash window is east of the entry towards the building corner and two others are in the second story above the porch. The gable front section's first story has a centered cottage window and the second has a sash window. The gable above is clad in cedar shakes, as is the ell's east side gable. A full-width porch has been removed and the house aluminum sided, but generally this house is not greatly changed from 1939 when it was occupied by Steven Williams (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house had been built by the time the Sanborns extended coverage to this block in 1895.

The house was owned by Robert Donovan, who resided here in the 1904 and 1913 city directories, and owned a furniture store with Frank Ives in the K. O. T. M. Building at 215 S. Cochran (Ives lived nearby at 334 E. Lovett). Donovan was Eaton Co. sheriff in the early 1900s, and later had an auto garage at 120-122 E. Lawrence (Campion 2016). Described as "the leading as well as pioneer undertaking and furniture establishment of Charlotte," Donovan & Ives began as Donovan & Mannery in 1885, followed by Donovan & Vanderhoof, then Donovan & Packard before 1897, followed by Donovan's sole ownership after Packard's death for a year before Ives joined the company in 1901 (Lowrey 1907: 36; Polk 1897: 422). In 1903 they bought the brick building at 215 S. Cochran (the K.O.T.M building) and remodeled and added 45 feet to its length for a total of 45x115 feet. "There is not a better furniture store in this part of the state" (*Ibid*). After gaining experience in his trade in Chicago and Rockford, Illinois and Grand Rapids, in 1871 Robert Donovan came to Charlotte and was employed in Samuel Robinson's furniture store as a manager for ten years before opening his own business in 1885, and associating with Frank Ives as Donovan & Ives in 1901. He served as Charlotte's mayor in 1896 and on the city Board of Water Commissioners, and was elected Eaton County sheriff in 1908, served on the Board of Directors of the 1<sup>st</sup> National Bank, and in 1912 began selling light vehicles before opening Donovan & Son Motor Garage and Auto Livery "one of the best largest and best equipped in the city," which repaired all makes of vehicles and was the agent for Maxwell, Buick and Oakland (MHPA 1908: 282; Moore 1915: 1143-1144).

**319 E. Lovett. House (Pre-1895). Contributing.**

This 1 1/2 story cross-gabled house rests on a concrete foundation and is clad in vinyl siding. The entrance is in an enclosed full-width hipped roof porch that has a small gable over the entry. The second story above has two replacement awning windows. The west side elevation has a projecting box bay window, with pent roof, supported on small brackets, and an enclosed one-story projection at the back off a two-story rear ell, perhaps once an open porch, is topped by a low mansard roof. Other fenestration appears to be replacement windows that are functionally positioned.

Sanborn Map Co. fire insurance maps (Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house had been built by the time Sanborn extended coverage to this block in 1895.

Harry Selkirk, residing here in the 1904 city directory, was a partner in Greenman & Selkirk, which in 1898 advertised a "Great Clearing Sale" before their move to "the new building now being built for us three doors north of the post office" (135 S. Cochran, see entry) (*Charlotte Tribune* 1898a). James A. Greenman in 1890 clerked for the J. J. Richardson clothing store for two years before buying the business and entering into partnership with Harry Selkirk in 1892, until Greenman sold out to, and the new firm formed of, Selkirk & Norton, in 1898 (MHPA 1908: 338-339). By 1919, Selkirk was described as a "traveling salesman" and "a former clothing store proprietor" (*Lansing State Journal* 1919r; *Lansing State Journal* 1919s). A notice of his death in 1930 describes him as a "well-known Charlotte man . . . who formerly was a prominent local clothing merchant" (*Battle Creek Enquirer* 1930d).

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**321 E. Lovett. House (Pre-1895). Contributing.**

This two-story frame hip and cross-gabled Queen Anne house has a concrete/concrete block foundation and is sheathed in vinyl siding. The hipped roof entry porch fills and extends out from a shallow angle between the projecting gabled front on the left and broader hip/side-gable section on the right, and is supported on wood Tuscan columns. Beneath it the entry door is located in a vestibule with angled corner and is flanked by a large sash window. The projecting gable-front section contains two windows in each story and a single window in the narrow side above the entry vestibule, while the recessed side-gable side has a broad window in the first story and standard-width one in the second. The east side-gable elevation also has sets of sash windows in each story, while the west side has a single window in each floor as does the section to the rear. This house appears virtually unchanged from 1939 when it was occupied by George Fuller (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house had been built by the time Sanborn extended coverage to this block in 1895.

**325 E. Lovett. House (Pre-1904). Contributing.**

This two-story frame gabled-ell house sits on a rubble stone foundation and is clad in vinyl siding. An enclosed hip-roof entry porch projects from the ell of the facade, above which is a single sash window. The front-gabled section to the west has a large centered window in each story. The west side elevation has a single sash window in each story towards the front, and towards the rear, a mid-twentieth-century-looking multi-light fixed window on the first and a run of five small sash windows in the second. This house had a full-width front porch, but otherwise appears little changed from 1939 when it was occupied by Carl Schroth (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): This house had been built by the time the Sanborns extended coverage to this block in 1904.

**333 E. Lovett. House (Pre-1904). Contributing.**

This large two-story frame Colonial Revival house is sited at the northwest corner of Pleasant Street and has a gambrel-roof left-hand side with gable facing the street and side-gable right-hand side. The wraparound hipped roof front porch is supported on fluted Doric columns linked by plain balustrades. Massive fieldstone steps capped in concrete lead up to the entry, which is set into a projecting bay next to a broad cottage window with leaded glass upper sash set beneath a dentilled lintel. The gambrel-roof section above the entrance has belcast eaves in its lower slope, a centered double sash window with dentilled lintel, and a lunette window within the gable peak. The side-gabled section to the east has paired second-story doors opening onto the porch roof; they are located beneath a gabled dormer with double sash windows and a dentilled frieze. The first story of the east side elevation has an entry door from the wrap-around porch, a small leaded bow window between two sash windows with dentilled lintels, and a triple window next to the door beneath a shed roof porch to the rear. Above this, the second story has a door onto the porch roof and a sash window, above which the vinyl shake clad gabled end is pierced by a Palladian window. This house is an excellent representative of the Colonial Revival style, and appears similar in many details to 405 E. Lovett. The house appears unchanged from 1939 when it was occupied by Ross Belyea (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): This house had been built by the time the Sanborns extended coverage to this block in 1895. In the 1950 edition the house is labeled as Flats.

**405 E. Lovett. Horatio H. Gale House (circa 1867; 1880; 1900-10 period). Contributing.**

This two-story cross-gambrel-roofed Colonial Revival frame house faces the intersection at the northeast corner



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of Pleasant Street. It rests on a rock-face coursed ashlar foundation and is clad in clapboard downstairs (and both stories in the rear section) and wood shingle in the upper portions of the gambrel-roof front part. The corner entry to the hipped roof wrap-around porch and corner entry door behind it are both angled to face the intersection. The porch entrance is emphasized by an urn-topped large broken pediment form, with dentiled cornice. The porch is supported on fluted square-plan posts rising from paneled bases linked by plain balustrades. The entry door and its two sidelights are outlined by fluted pilasters that support a flat-top entablature with dentil-trimmed cornice. The intersecting walls on each side of the entrance each contain a large cottage window enframed by more fluted pilasters and dentil-trimmed cap. The wood shingled second story of the front section has belcast eaves and the gable peaks above each display a lunette window with tall keystone form. The south-facing front contains two sash windows in the lower, second story of the gable, while the east-facing gable contains a single slant-sided oriel window. The slanting second-story roofs between each displays a single sash window wall dormer topped by a broken pediment form, with urn, similar to the front porch's. The opposite, west side elevation has a large brick wall chimney and the belcast eave gable common to the other elevations.

The gable-roof rear section to the east of the main body of the house displays Eastlake roofline trim and likely pre-dates the house's main front section. It has a small gable with decorative gable ornament with kingpost form and bargeboards at the ell's junction with the front section of the house. This rear ell has its own cross-gabled section that extends across the rear of the main, front portion of the house. A single bay garage with pent roof is placed on the north elevation of this section.

The house's main part facing the Lovett/Pleasant intersection is an excellent representative of the Colonial Revival style, and appears similar in many details to 333 E. Lovett.

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): The current house was in place by the time of the publication of the 1911 Sanborn, the first to cover this block.

The 1911 Sanborn shows the present footprint of the house, including the Colonial Revival front section. The front section's form and styling suggest a date of construction in the 1900-10 period. The owner stated the house's original address was on Pleasant Street but was changed to Lovett Street when the large addition was completed. (The house appears in the *Old House Journal* edition of May-June 2004: 84, stating that it appeared to be a mix of the Colonial Revival and Queen Anne styles.)

One source states that this house (the rear ell part) was built 1867 with additions in 1880 (the 1880 work may include the rear ell's Eastlake gable trim), when the house was owned by Horatio H. Gale (Campion 2016).

**411 E. Lovett. House (Pre-1911; circa 1880). Contributing.**

This 1 1/2 story frame house has a gabled-ell form with Eastlake and later detailing. It has a coursed ashlar stone foundation and is clad in vinyl siding. The entry is now situated in a low, curving extension of the gable-front upright and has a fanlight and is framed by fluted pilasters and a narrow canopy supported by triangular brackets. Next to it in the front-gabled section the first story picture window and paired second story sash windows both have dentilled caps with central keystones, a treatment repeated in the picture window on the ell's first story. Above this is a sharply pointed gable having a decorative Eastlake gable ornament at its peak, while a small shed roof wall dormer is placed above the curving eave above the entry door. The west side elevation has a bay window with dentilled frieze and large overhanging cornice, above which is a paired sash window beneath the wing roof's gable, which also displays an incised-pattern Eastlake gable ornament. Further back on the west side is a rear ell, with its own entry stoop with ornamental metal pillars. The house's gabled-ell form and Eastlake roofline detailing suggest a construction date in the 1870s or early 1880s, while the renovations to the front entry

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and ground-floor windows appear to date from the 1930s or later. The house appears little changed from 1939 when it was occupied by Ed Elles (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1911, 1918, 1927, 1950): This house was built before the publication of the 1911 Sanborn, the first to cover this block.

Ladd J. Nixon, residing here in 1904 and identified as a stock buyer, was Eaton County Register of Deeds in 1899-1900 (State of Michigan 1899: 490). In 1906 he was a candidate for Eaton County Drain Commissioner, with an endorsing newspaper noting he was from an Eaton County pioneering family (*Olivet Optic* 1906). In the 1907 through 1925 state gazetteers in Charlotte he is listed (although variously as "Ludd") as "livestock" (Polk 1907: 544, 1911: 421, 1917: 325, 1921: 324, 1925: 336). Born in 1855, Nixon was a livestock dealer and lived in Charlotte until his death in 1927 (Nixon genealogy 2016). He was active in the Detroit livestock market, with an entry in a 1925 issue of the *Detroit Free Press* stating Nixon was "one of the old time shippers" and that he had been "shipping for around 50 years and always comes to the Detroit market" (*Detroit Free Press* 1925).

**415 E. Lovett. John E. Pennington / Dr. C. S. Sackett House (Pre-1911). Contributing.**

This 1 / story side-gabled house rests on a concrete block foundation and is clad in vinyl siding. The facade includes a hipped roof entry porch on plain square pillars that shields a center entry door between two double hung sash windows. Above the porch two frieze windows (sliding replacements) are placed below the eave. The west side elevation has two sash windows on the first story and a single sash window within the gable above, while the opposite side elevation has only a gable window. A gabled ell extends from the rear elevation of the house.

Sanborn Map Co. fire insurance maps (Sanborn 1911, 1918, 1927, 1950): The current house was in place by the time of the publication of the 1911 Sanborn, the first to cover this block.

John E. Pennington, residing here in 1904, was a partner with Edwin C. Harmon in Harmon & Pennington, formed in 1900 with a shoe store at 114 S. Cochran in 1904 (see entry), and listed in the 1907 state gazetteer (Polk 1907: 542). The firm was a heavy advertiser in local newspapers at the turn of the century (*Charlotte Republican* 1900). Harmon ran the store and Pennington traveled for the firm. In 1907 Harmon bought out his partner, becoming "E. C. Harmon, The Shoe Fitter" (Newark 1908: 59; Omoto 1980). A news article from 1920 reported that John. E. Pennington, who was in the shoe business with E. S. Harmon for many years before selling out to him, and later was a "well-known manufacturer and dealer in advertising novelties." He was deaf and traveled through the country by automobile selling his products, and was killed when a train hit his car while on a trip to Illinois (*Lansing State Journal* 1920b; *Lansing State Journal* 1920c). Living here in 1904, Pennington moved to 333 E. Lovett by 1913.

Dr. Cassius S. Sackett, residing here in 1913, was born in 1857, attended Albion College, graduated from the Eclectic Medical Institute in Cincinnati in 1894, and practiced in Brookfield, Eaton County, before moving to Charlotte and opening an office in 1903. He was a member of the Michigan State Medical Society and was president of the Eaton County Medical Society in 1905-1906, and also was President of the Charlotte Sanitarium board (Lowrey 1907: 69; Newark 1913:16). In 1906 he was elected first vice president of Michigan's State Eclectic Medical and Surgical Society (*Detroit Medical Journal* 1906: 248). He practiced in Eaton County for over forty years before retiring in 1937 from an office at 236 S. Cochran Street (demolished) (*Lansing State Journal* 1939b; *Lansing State Journal* 1940b). City directories reveal that he lived here and had an office at 112 S. Cochran in 1913.

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**E. LOVETT STREET, SOUTH SIDE east from S. Cochran**

**114 E. Lovett. Tribune Building (1890-95 period). Contributing.**

This Late Victorian commercial building is sited east of an alley. It is a rectangular plan two-story brick building that has a three-bay wide facade, with the corner bay canted to face the intersection of Lovett Street and the side alley. The ground floor contains the entry door and two sash windows, the angled corner window occupying what appears to be a former door location. The three smaller sash windows above are replacements set in brick infill that once held much broader and taller window openings. The door and window openings retain their old caps formed of double rowlock rows in segmental arches. The building front is capped by a simple flat-top brick parapet. Beneath it, the angled corner bay contains a masonry plaque, "TRIBUNE BUILDING." The long side elevation has functionally positioned infill replacement windows, for most of which the segmental-arch-head rowlock caps remain evident. Photos in publications from 1907 and 1913 show that the building retains the general character it had then (Lowrey 1907: 56; Newark 1913: 54).

Sanborn Map Co. fire insurance maps (Sanborn 1890, 1895, 1904, 1911, 1918, 1927, 1950): This building was constructed between 1890 and 1895, replacing a single-story blacksmith and wagon shop. It is identified as Printing with Dressmaking on the second floor in 1895, Tribune Printing in 1904, and as Printing in subsequent editions.

The *Republican* was the oldest Republican newspaper in the city, established in 1855 and since 1903 had been owned by H. T. McGrath and located "in the handsome two-story and basement brick building" at 114 E. Lawrence (Lowrey 1907: 46; Newark 1908: 45, 1913: 39). The *Charlotte Tribune* here in the 1904 through 1929 city directories, was established in 1887, and by 1913 it was the largest circulation paper in the county and one of "Big Five" weeklies in the state (meaning five biggest in circulation) (Wilmer Atkinson 1916: 210). It had the latest linotype equipment in place in 1913, when Clifford Ward was editor (Newark 1913: 51). George A. Perry served as the newspaper's editor from its founding at least through 1907, while Murl H. DeFoe was city editor of the paper in the early 1900s, and Clifford C. Ward in 1910 (Lowrey 1907: 46, 51; *Inland Printer* 1910: 413). Ward is listed in the 1925 state gazetteer as publisher of the *Tribune* but is absent in the 1931 edition when the merged *Republican Tribune* is published by McGrath-DeFoe, here at 114 E. Lovett in the 1935 through 1966 city directories (Polk 1925: 336, 1931: 207).

**116 E. Lovett. Joseph Yates Hardware Building (1895-1911 period?; front rebuilt 1950s). Contributing.**

This single-story brick building has a slant sided central entrance between broad glass display windows on plain brick bulkheads. The facade above the storefront is clad in ribbed metal paneling. A concrete block warehouse is attached at a right angle to the rear of this building-see 218 South Washington Avenue.

Sanborn Map Co. fire insurance maps (Sanborn 1918, 1927, 1950): A building with a footprint like the front part of this building was not present in the 1895 map but first appears in the next, 1911 one. The footprint is extended farther back in subsequent editions, most notably between the 1927 and 1950 editions. This *could perhaps* indicate a new building replaced the old between 1927 and 1950. In the 1918 edition the location is occupied by a bicycle shop and hardware, while the 1927 edition renumbers the building as 118 and has Printing here. The 1950 edition lists Offices.

Joseph M. Yates hardware is not listed in the 1925 state gazetteer but is listed in the 1931 edition (Polk 1925, 1931: 209), and while not here in the 1926 city directory, Joseph M. Yates Hardware Co. was here at 116 in the 1929 through 1966 editions. Yates, as assignor to the Hancock Manufacturing Co. of Charlotte, received a patent in 1920 for a "Door handle for automobiles and the like" (US Patent Office 1921: 776). A city centennial history

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states that Yates Hardware traces its origins to the 1890s and the John Bare bicycle and machine shop (Polk 1897: 422), later owned by James McGill until 1927, when it was purchased by Joseph M. Yates (*Charlotte Republican Tribune* 1963: 76). In 1917 a newspaper article noted that "J. A. McGill, for many years engaged in the bicycle and machine business in this city, is branching out and is installing a complete line of hardware merchandise" (*Lansing State Journal* 1917e). Yates expanded the hardware line, which grew substantially over the next 25 years and required three expansions of the building before Rod Yates took over the business in 1953. "The front has been remodeled and the interior completely renovated . . . in the last few years" (*Charlotte Republican Tribune* 1963: 76). In 1963, the store still sold and repaired bicycles nearly 70 years after its founding, and had been in business over 35 years under the Yates name. The hardware store was in business at least into the late 1990s (*Lansing State Journal* 1971a, *Lansing State Journal* 1987, *Lansing State Journal* 1996).

An occupant interviewed on 11-20-16 stated that the block warehouse to rear of this building, 218 S. Washington, was built for a hardware store during WWII, and said "Rob Gates" was owner at that time (see entry).

**120 E. Lovett. Shaull & Lamont Automobile Building (1911-18 period; 1915). Contributing.**

This brick single-story building has a facade of three broad bays containing aluminum framed multi-pane fixed display windows and an off-center entry door. Brick corner piers with masonry coping rise above the building's straight lateral parapets, while two others flank the central bay beneath a low gabled central parapet. The upper portion of the face is clad in vertical vinyl siding. A poured concrete foundation berm occurs beneath the two bays flanking the center, which the central bay lacks, possibly indicating it was originally a broad vehicular entrance.

Sanborn Map Co. fire insurance maps (Sanborn 1911, 1918, 1927, 1950): This building is addressed as 120-122 in all Sanborn editions. It replaced a smaller single-story Garage and Auto Repairs building between 1911 and 1918. In 1918 it is labeled Auto Storage, Sales and Repairs, and in 1927 Auto Sales and Service. In the 1950 edition it housed a bowling alley.

In the 1890s, "William E. LaMont opened the first auto agency in Charlotte the year R. E. Olds came out with his first Reo car, and built the first garage in city near the Republican-Tribune building on E. Lovett" (*Charlotte Republican-Tribune* 1963: 75). The Tribune Building is located one door away at 114 E. Lovett Street and this reference appears to relate to this building location at 120 E. Lovett, and to the building the current one replaced between 1911 and 1918. In 1915 a trade journal reported that "Shaull & LaMont, Charlotte, Mich., are having a new garage built, which will be 100x150 feet and have room for more than 100 cars" (*Motor World* 1915: 32). The 1917 state gazetteer has an entry for Shaull & Lamont automobiles (Polk 1917: 325) and that same year the 1917 city directory under automobile dealers has an advertisement for George L. Shaull at 118 E. Lovett as a Reo agency, and he is also listed under Garages. In 1919 a newspaper article reported, "The large garage on East Lovett Street built by William C. LaMont of Lansing when he was in the automobile sales agency and repair business in this city has just been sold to Charles M. White, automobile agent, the consideration being \$5,000" (*Lansing State Journal* 1919d). It appears likely that Shaull & LaMont built this building that is documented on the 1918 Sanborn. Shaull soon afterwards "took the Ford agency and the firm for many years was Shaull-LaMont" (*Charlotte Republican-Tribune* 1963: 75).

**124 E. Lovett. Building (1927-50 period / circa 1947). Non-Contributing.**

This single-story rectangular plan brick veneer building with a mansard roof occupies the southwest corner of Washington Avenue. The facade's center entry is flanked by a small sash window on the right and a large display window to the left at the building corner. A brick corner pier separates this from an equal-size display window around the corner on the side elevation. The side also has a small enclosed central window and an entry door near the back. The rear section of the building along Washington, which houses a Laundromat, has a flat roof and is

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sheathed in vertical metal panels and its facade punctuated by a mix of fixed pane and sash windows and an off-center entry. This building is considered Non-Contributing because none of its original appearance seems to survive.

Sanborn maps provide a 1927-50 construction period, and based on a two-story building occupied by printing being replaced by a single-story laundry business, combined with 1944-1954 city directories listings changing from a printer to a laundry, it appears this building was constructed after 1944 and before 1950. An obituary for Hazel W. Beebe states she owned and operated the Wash Basket in Charlotte from 1947 to 1969, apparently dating this building to circa 1947 (*Battle Creek Enquirer* 1992).

**202 E. Lovett. Grace Church / First Church of Christ Scientist (1888-1895 period / circa 1885; 1990s?). Non-Contributing.**

This vinyl-clad gable-front frame church building occupies the southeast corner of Washington Street. The main portion of the building rests on a coursed ashlar stone foundation punctuated with glass block windows, but the projecting central front gable vestibule and a smaller gabled vestibule entrance on the side elevation have concrete block foundations. The facade of the projecting gabled vestibule contains a recessed Gothic arch with double entry doors flanked on each side by small rectangular diamond pane windows. A triple square-head stained glass window is positioned above the peak of this added vestibule section within the gable of the main building. The Washington Avenue side elevation has the projecting gabled entry near the main building's front corner. Behind it are triple and paired colored diamond-pane windows. The church's opposite side elevation has three sets of paired colored diamond pane windows. Paired diamond pane windows are also present in the lower-height gabled rear section of the building. The rear elevation of this section has a triple lancet arch stained glass window within the gable and also contains two steel entry doors.

Photographs in publications from 1907 and 1913 show that the building no longer appears anything like the original edifice, having lost its corner tower and having additions to the facade, side and rear that include the large front vestibule addition and smaller side vestibule both added after 1950 (Lowrey 1907: 64; Newark 1913: 76). This building is therefore considered Non-Contributing because none of its original composition and fabric survives.

Sanborn Map Co. fire insurance maps (Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This church building was built before the 1895 Sanborn edition, the first to cover this block. In that edition it is identified as Grace Church, and in the 1904 edition as Grace Protestant Church. By 1911 and through 1927 it is the First Church of Christ, Scientist, and in the 1950 edition it is the First Church of God. Today it is the Liberty Church of Charlotte.

The church was apparently renovated when the First Lutheran Church occupied it circa 1950 after it had served as a farm implement store for about two decades, and achieved its present appearance after the LDS church occupied it in recent years.

**210 E. Lovett. House (1895-1904 period). Contributing.**

This 1 V story cross-gabled house rests on a coursed ashlar stone foundation and is clad in aluminum siding. A not-very-old unpainted wood porch with second-story deck spans the front. The entry door is recessed slightly into an indentation in the left side of the front and is flanked by a cottage window. Paired sash windows rise into the front gable above. On the side elevations, the gables above the ground story's sash windows have fishscale shingling.

Sanborn Map Co. fire insurance maps (Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built on a

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vacant lot between 1895 and 1904.

**212 E. Lovett. House (Pre-1895). Contributing.**

This two-story gabled ell rests on a coursed ashlar stone foundation and is clad in vinyl siding. The two center entry doors, one in the upright and one in the wing, are flanked by a broad cottage window and a triple window. These are all sheltered by a full-width porch with substantial brick pillars rising from rock faced block apron walls. The two stories of the northwest corner bay are canted between the facade and side elevation.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1895 when Sanborn maps extended coverage to this block.

**218 E. Lovett. House (Pre-1895). Non-Contributing.**

This two-story cross-gabled house rests on a coursed ashlar stone foundation and is clad in vinyl siding. The entrance is placed within a set-back part of the front that, occupied by a modern two-story unpainted wood porch, adjoins a short gable-front projection on the front's right-hand side. There is a two-story small-footprint gabled box bay projection on the east elevation, while extensions of the main body of the house have been added to the sides and rear. Because no original fabric of this house is evident, it is considered Non-Contributing.

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1895 when Sanborn maps extended coverage to this block.

**220 E. Lovett. Reuben S. Smith House (1911-18 period). Contributing.**

This single-story side-gabled house is clad in vinyl siding and rests on a brick foundation. The full-width entry porch has Doric columns resting on brick piers and linked by recent vintage turned baluster railings. Beneath the porch the center entry is flanked on each side by a broad cottage window with leaded glass upper sash, and above the porch is a centered gabled dormer with vinyl shake siding. The west side elevation has a triple window with leaded glass upper sash and a second smaller triple window toward the rear, while the east has a slant-sided bay window with leaded upper sash. The gables above the first story are both clad in vinyl shakes.

Sanborn Map Co. fire insurance maps (Sanborn 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1911 and 1918.

Reuben S. Smith, residing here apparently from the time of construction through the 1966 city directory, was Secretary and Treasurer of the Charlotte Chair Co. for many years, retiring after over half a century of service with the company in 1963 (Charlotte Chair Co. 1912; *Battle Creek Enquirer* 1964b). Mrs. Reuben Smith's obituary stated she had lived here for over 60 years when she died in 1974, confirming that the Reubens had built this house (*Battle Creek Enquirer* 1974c).

**302 E. Lovett. Universalist Church / Gale Memorial Universalist Church (1882). Contributing.**

This hip and gable-roof brick church, which occupies the corner of Oliver Street, rests on a coursed rock-face ashlar stone foundation. A date stone adjacent to the northeast corner entrance states "1882." The building has a very picturesque roof line and employs contrasting brick in two colors (red and cream) to enhance its architectural elements. Red brick predominates, with cream brick used as accents - for the belt courses at window sill level and at the bases of the springpoints of the window arches, for the arches over the windows and doors and around the front's rose window, and in large triangle-head panels in the gables. The church proper occupies the front two-thirds of the building fronting on Lovett. The asymmetrical shallow gabled front section, its side walls slightly recessed from the square-plan central auditorium part behind, is dominated by a high gable over a centrally

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positioned large rose window, above four blind Gothic arches. A double-door front entry, under low pointed arch head, at the west/Oliver end of the facade, is set beneath a downward-sloping extension of the central gable roof. The narrow width and low roofline of this entrance area at the facade's right is balanced by a similarly narrow-fronted and low-roofed east end of the front that displays two pointed arch windows and has a roof that slopes steeply upward from its front. This high gabled but shallow front section backs up to the building's square central auditorium part that has a tall gable-on-hip roof. The auditorium part has a narrow, gabled, shallow transept-like projection, with metal gable trim, in the center of either side. The building's back end has a one and two-story hip and gable-roof section whose west/Oliver side projects outward from the church proper. This part is dominated by a two-story tall square-plan tower at its northwest corner. This crenellated tower contains a second double-door entry, set beneath a low pointed-arch head, on its north side. The apex of the rear section's west-facing gable displays cream-color brickwork with diagonal strips of red brick - the treatment suggestive of half-timbering. The church's front and side walls and the corners of the tower display projecting limestone-trimmed brick buttresses. The front's twin buttresses frame the central gabled area containing the rose window from the entry to the right and paired Gothic windows to the left. Those in the auditorium's side walls separate each tall pointed-arch window from the next. The auditorium's large windows, smaller ones in the rear, office/Sunday school section, and smallest ones in the corners of the front section, all have limestone slab sills and cream brick caps. The windows all contain colorful stained glass. The church appears virtually unchanged from a photo taken circa 1907 (Lowery 1907: 65).

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): Sanborn maps show that this edifice was built before 1895 when coverage was extended to this block.

City directories reveal that by 1921 the Church of God was here. In 1923 Charlotte Episcopalians leased the church for one year, forcing the Church of God, "which has occupied the Gale Memorial Church for some time," to move (*Lansing State Journal* 1923f). In 1929 the church was acquired from the Universalist society by the Four Fold Gospel Church based in Battle Creek, "thoroughly remodeled into a beautiful church," and was dedicated as Bethel Temple (*Battle Creek Enquirer* 1929a). By the 1940s the Church of the Nazarene was here and continues to worship here in 2017, over seven decades later, the longest tenure of any congregation in this edifice.

Occasional visits to Charlotte by Unitarian and Universalist clergymen preaching a "liberal" theology began in 1853. For some months the Rev. J. Pardee, a Unitarian minister, held services here regularly. In 1870 a Universalist society was organized. The Rev. James Gorton was the first resident Universalist minister, his ministry in Charlotte commencing in 1881, and the congregation was quite active by 1888 (Palmer 1888: 209). In 1889 the society was reorganized with seventy members (MHPA 1908: 80). Susan B. Anthony spoke at the church on March 17, 1893 (Bohm 2010: 31). In 1897, "Members of our church are rejoicing because the church is entirely free from debt. One of our members, Miss Fidelia Gale, who is over 80 years old and whose husband is deceased, has paid the mortgage. A reception was given her at the church and in show of appreciation to her it was voted that the church hereafter should be known as "the Gale Memorial Church, Universalist" (*Onward* 1897: 75). A 1908 publication identifies the church as "Gale Memorial Church (Universalist)" (Newark 1908: 31). The Gale family was a prominent landowner in the Charlotte area, having extensive holdings in the eastern area of the city, platted as Gale's Addition in the nineteenth century, as well as east of Cochran Avenue south of the fairgrounds (State of Michigan DLEG 2016; Bullock and Taggart 1895: 43). The church still struggled and was closed for several years, but reopened in 1905, only to lose its minister, and had to employ temporary pastors through 1907 (Lowrey 1907: 65). A 1917 post card of the church has the script message on the reverse, "Here is the Gale Memorial Church that we are working so hard to revive." The *Lansing State Journal* has notices of church speakers and events through 1917, but the church organization appears to have disappeared soon thereafter

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([Newspaper.com](#)). The Church of God worshipped here for a few years in the early 1920s. The building has served the Church of the Nazarene since the early 1940s.

**310 E. Lovett. Myron E. Miller House (1895-1904 period). Contributing.**

This two-story frame Colonial Revival house has a coursed ashlar stone foundation on the facade and random ashlar in the side elevations. Clad in clapboard, it is shielded by a hip and cross-gable roof. Its most dramatic component is the facade's two-story nearly full width porch that has three two-story tall Ionic columns, with capitals modeled closely on Scamozzi, supporting a wide frieze and dentilled cornice. A balconet resting on large scroll brackets and having a balustrade with corner posts with finials rises above the centered front door. A broad cottage window with leaded glass upper sash flanks the door to the west, while a semi-octagonal two-story projecting bay marks the east facade corner. The fenestration of the east side elevation features a square-shaped leaded glass window at mid-level, oculus window with four outscaled keystones, and in the east gable above the second story a Palladian window set within the gable's fishscale shingling. The opposite side elevation is less embellished, having a projecting shed roofed enclosed entry porch and functionally positioned paired sash windows in both stories and the gable above.

Sanborn Map Co. fire insurance maps (Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house is numbered 308 in editions before 1918 and 310 from 1918 and later. It replaced an earlier one on this lot between 1895 and 1904. Photos of this residence published in 1907 and 1908 show that it has changed little over the decades (Lowrey 1907: 52; Newark 1908: 44).

This large and highly ornamental house was built for lumberman and building products dealer Myron E. Miller and would have served as a fine advertisement for the products Miller's yard offered (and what could be built using them). Miller resided here by the 1913 city directory and his wife, Minnier, continued here after his death, through the 1929 edition. M. E. Miller came to Charlotte in 1891 from Eaton Rapids for the lumber firm of Webster, Cobb & Co. and he ran their lumber and coal business in Charlotte for eight years before starting, with Fred. E. Hamilton, Miller & Hamilton, dealers in lumber, wood, coal, etc. with a yard opposite the Michigan Central passenger depot on the west side of N. Cochran St. (421 N. Cochran, demolished) (Lowrey 1907: 52; Newark 1908: 44). In 1905, Hamilton moved to Lansing and his son, H. A. Hamilton, replaced him as partner in the firm (Newark 1913: 56). A 1913 publication relates that the company at that time offered a complete stock of white, southern, and Norway pine, hemlock, white and red cedar shingles, cedar fence posts, sash and doors, coal, wood, lime, cement, brick and other building materials (Newark 1913: 50). In 1918, M. E. Miller sold out his interest in the firm to the other partners (Fred Z. and H. A. Hamilton) (*Lumber World Review* 1918: 37). M. E. Miller served as Charlotte mayor for two terms in 1901-1902 and as an alderman for four years, and also was a delegate from Michigan to the Democratic National Conventions in 1912 and in 1918, and also was appointed postmaster at Charlotte in 1915, serving until his death in 1923 (US Senate 1919: 42; Newark 1913: 50; [Politicalgraveyard.com](#) 2016; charlotte history 2016c).

**316 E. Lovett. Frederick L. Shepherd / Willis B. Fulton House (nineteenth century; remodeled 1916). Architects for remodeling, Thos. Benjamin & Son, Grand Rapids. Contributing.**

This two-story hip-roof, stucco-clad house is an outstanding example of the Arts-and-Crafts/Prairie School-influenced homes of the time, not often seen in most Michigan communities. The facade has a full width entry porch with broad battered pillars (the ends of the rear facade use the same battered treatment). Beneath it is a corner entry door with short sidelights and a broad bay window with sections in a Craftsman margin-light pattern. In the second story, a similar but shorter bay window is placed nearly above the first, and is flanked to the west by two grouped Craftsman casement windows. Projecting wooden belt courses extend around the front and sides at the level of the sills and lintels of the second story windows. A hipped dormer with a run of small Craftsman



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windows breaks the roof above the second story. The side elevations generally have paired Craftsman windows, although a bank of six pierce the east elevation behind the brick wall chimney near the corner with the rear elevation.

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): This house is addressed as 318 on Sanborn editions after 1918, but in earlier ones it is 316. A house was on this lot prior to 1904, the first Sanborn to cover its location. The footprint of this house changed from an irregular plan to a rectangular plan between 1911 and 1918.

Frederick L. Shepherd, residing here in 1904, was the son of Charlotte pioneer L. H. Shepherd, who established the primary elevator business in the city (see 421 N. Cochran entry). He sold shoes and boots before entering the livery business, and also bred, bought and sold high grade horses. He served as county sheriff in 1898-1902, sold agricultural implements for a year, and then in 1904, purchased from the D. L. Tremaine estate his 30-year old "general hack, omnibus, livery and transfer business" (Lowrey 1907: 45; Newark 1908: 76).

Willis B. Fulton, living here by the 1913 city directory, was a founding partner in the Colborn-Fulton Lumber Co. (see entry 316 N. Washington), a commercial institution in Charlotte, founded in 1908. The owner of the nearby historic house 405 E. Lovett said this house was "built as a Queen Anne" but was later "updated" in style to its current appearance by a later owner. Pat Campion of the Eaton Co. Genealogical Society states this house was totally remodeled and confirmed the current house is a make-over. City directories reveal the house was owned by W. B. Fulton after Shepherd. In 1916, a notice in the trade journal, *American Contractor*, reported that the Grand Rapids architectural firm of Thos. Benjamin & Son had received a commission of \$3,000 to complete plans for then "owner W. B. Fulton, of the Colborn-Fulton Lumber Co.," and noted that the building was Stucco - which would seem to reference this house (*American Contractor* 1916a). A 1907 publication identifies the house here as the Residence of Fred L. Shepherd and reveals the original house was Italianate in inspiration (Lowrey 1907: 45). The fact city directories record Fulton at this address prior to 1913 appears to confirm that he had work done on an existing house.

W. B. Fulton's son, Clyde, moved here after his father's death from 333 E. Lawrence Street where he is listed in the 1926 and 1929 city directories. Clyde A. Fulton (1891-1989) moved to Charlotte in 1908 and helped found the Colborn-Fulton Lumber Co. In 1948, Fulton was named vice president of the National Retail Lumber Dealers Association, and was president by 1952 (*Timberman* 1948, *Southern Lumberman* 1952). He also headed the Michigan Lumber Association. Clyde Fulton was on the first board of directors when Eaton Federal Savings and Loan was formed in 1936 later serving as its president and also served as president of the First National Bank (*Battle Creek Enquirer* 1989). His wife was living here at the time of her death in 1978, indicating the house was in the family for at least sixty-five years (*Battle Creek Enquirer* 1978a).

The owner of the nearby historic house at 405 E. Lovett said this house was "built as a Queen Anne" but was "updated" in style to its current appearance by a later owner. Pat Campion of the Eaton County Genealogical Society confirmed that this house is a make-over. A 1907 photo identifies it as the L. H. Shepherd house and reveals the original dwelling was Italianate in inspiration (Lowrey 1907: 45). City directories reveal that the house was owned by W. B. Fulton after Shepherd. In 1916 a notice in the trade journal, *American Contractor*, reported that the Grand Rapids architectural firm of Thos. Benjamin & Son had received a commission of \$3,000 to complete architectural plans for then-owner "W. B. Fulton of the Colborn-Fulton Lumber Co.," and noted that the building was stucco - which appears to reference this house (*American Contractor* 1916a). The fact city directories record Fulton at this address prior to 1913 appears to confirm that he had work done on an existing house.

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The architectural firm Thomas Benjamin & Son (Adrian T.) was prolific in residential commissions. About the time they worked on Fulton's house, single issues of a trade journal for January 25, 1913, and April 18, 1914, had six commissions for four residences, a flat and store and a clubhouse in Grand Rapids and four commissions for two residences and a double residence in Grand Rapids and another residence in Muskegon (*American Contractor* 1913: 59, 1914: 85).

**320 E. Lovett. House (Pre-1904). Contributing.**

This two-story gabled-ell house rests on an uncoursed ashlar stone foundation and is clad in vinyl siding. The hipped roof entry porch has a gable above the front steps and has a dentilled frieze and square-plan posts, all of vinyl. The off-center entry is flanked by a cottage window, and at the corner of the house, by an angled bay pierced by a fixed pane and transom window. The wing's front contains a second broad cottage window in the ground story and somewhat narrower one upstairs whose top rises above the roof eave as a low gabled wall dormer. The second story upright's front also displays a cottage window similar to the one in the wing, along with a standard double hung sash window. Other than the siding and replacement windows, this house appears little changed from 1939 when it was occupied by Dr. L. Sevensen (ECGS 2016).

**326 E. Lovett. House (Pre-1904 / circa 1870?). Contributing.**

This upright and wing house has a two-story gable front upright section and a single-story wing, resting on what appears to be a concrete block foundation and clad in wood shingles. The street level has an enclosed hipped roof wrap-around porch that has vinyl fixed pane and casement replacement windows, while the second story has two double hung sash windows. The side elevations have mainly double hung sash windows.

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): A house was on this lot prior to 1904, the first Sanborn to cover its location.

**334 E. Lovett. Andrew Ives House (1904-11 period). Contributing.**

This large 2 Y story cross gabled Queen Anne house has an uncoursed ashlar stone foundation for the body of the house and a rock-faced block foundation for the porch. It is clad in vinyl siding except for cedar shake and wood fish-scale shingle in the gables above the second story. The first story has a wrap-around flat-roofed porch with vinyl Tuscan columns but retaining the original plain balustrades and dentilled frieze. A central front door is flanked by a single window to the right and broad double-width one to the left. The second story is pierced by double hung sash windows. The facade and east side elevation gables have horizontal fields of wooden plain and fishscale shingles. In the lower part of the front gable a slightly projecting central bay contains a fixed pane window with leaded glass lights. On the side elevation the gable is pierced by a large oculus window. A small gabled entry porch in the east side elevation also is supported on columns and employs plain and fishscale wood shingles in its gable. A photo from 1907/08 reveals that this house originally had a second story corner turret, which has been removed (Lowrey 1907: 37; Newark 1908: 68).

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): This house replaced an earlier one at this address between 1904 and 1911.

This house was probably built by Andrew Ives (Campion 2016), who arrived in Charlotte in 1854 with his son Frank, then less than a year old, and rose through the ranks to become a Vice-President of the 1<sup>st</sup> National Bank, serving until his death in 1896 (*Lansing State Journal* 1921e). Frank Ives (1853-1921), living here in the 1904 and 1913 city directories, followed by his wife, Celia, in the 1926 and 1929 editions, also served as a director of the 1<sup>st</sup> National Bank (Lowrey 1907: 36-37). But Ives was better known for his furniture store in the K. O. T. M.

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building, at 215 S. Cochran, in partnership with Robert Donovan, who lived nearby at 317 E. Lovett. Described as "the leading as well as pioneer undertaking and furniture establishment of Charlotte," Donovan & Ives was formed when Frank Ives joined the company in 1901 (Lowrey 1907: 36). In 1903 they bought the four-story brick store at 215 S. Cochran (the K.O.T.M building) and remodeled and added forty-five feet to its length for a total of 45 x 115 feet - "there is not a better furniture store in this part of the state" (*Ibid*). Ives later bought out Donovan and took on H. Roy Sylvester as a partner in the company in the 1920s (*Lansing State Journal* 1921e).

**W. LOVETT STREET, NORTH SIDE west from Cochran**

**106 W. Lovett. Building (Pre-1886). Contributing.**

This two-story rectangular plan painted brick building has a much-modernized front. The street level facade has a recessed off-center entrance flanked by a small fixed pane display window on each side and there is a small double hung sash window off to one side. A modern bubble canopy fills the transom location. The three windows of the second story have been much shortened into short square-head double-hung ones, but the original brick segmental-arch caps remain in place above brick infill. The plain parapet above has tile coping and is stepped downward toward the west side elevation, which is sheathed in concrete veneer and has two small sash windows in the first story. This building appears to have originally been a rear section and/or an addition to the building to the east at 144 S. Cochran. A photograph that appears to be of this building prior to renovation is provided in publications dating to 1907 and 1908 (Lowrey 1907: 53; Newark 1908: 57).

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): The Sanborn maps show this as the rear section of the building addressed as 144 S. Cochran and that it was built prior to the earliest 1886 edition. None of the maps show it as a separate address, and the 106 W. Lovett address apparently was assigned after 1950. No. 144 S. Cochran was occupied by a hardware from 1886 to 1904. In 1911, 144 was occupied by a grocery, with wholesale grocery on the 2nd and 3rd floors, with the rear section of this building assigned its own address as a separate occupation. No. 144 is a grocery in 1918, without a separate number for the rear section, and listed only as a store in 1927.

**120-122 W. Lovett. Beach Market (1924) and Beach Park (1932). Contributing.**

This brick structure, standing at the northeast corner of Lovett and Bostwick, houses the city's open-air market. It is composed of two single-story tall walls intersecting at the corner facing the intersection with the longer axis fronting south on Lovett. The Beach Market has a single small enclosed room (used for storage), with flat roof, in its southwest corner with a corner entry door and broad fixed pane window facing Lovett and three twelve-light fixed windows facing Bostwick. On Lovett the facade continues as four broad rectangular openings with masonry sills and a corner passage/entry. The upper facade displays three horizontal rectangular panels outlined by raised strips of rowlock and header brick. The larger center panel, beneath a slightly stepped center parapet, contains lettering spelling out "Beach Market" and the eastern smaller one a metal sign, "Charlotte Lions Club." A brass plaque at the building corner facing Lovett states "BEACH MARKET / PRESENTED TO / CITY OF CHARLOTTE / IN 1924 BY / FITCH H. BEACH." The Bostwick side elevation north of the three fixed light windows contains two broad rectangular openings and, at the back corner, a vehicle-width passage. This elevation's upper facade also has the three horizontal panels, the center displaying the "Beach Market" name, and a raised center section of parapet similar to that facing Lovett. This side also displays another metal "Charlotte Lions Club" sign. Behind the facades facing the two streets and, except for the room at the building's southwest corner and a narrow flat-roof metal canopy inside the walls, is an open-air rectangular space with hedge and fencing around its perimeter. The Beach Market functions as an open air market space serving Charlotte residents.

The property also includes a small paved parking lot extending around the market's north and east sides. A large

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vertically positioned boulder at the Bostwick Street displays a bronze plaque stating, "BEACH PARK / DONATED BY / MR. AND MRS. FITCH BEACH / TO THE CITIZENS OF EATON COUNTY / FOR / PARKING PURPOSES / C. S. KNOWLES, MAYOR 1932."

Sanborn Map Co. fire insurance maps (Sanborn 1918, 1927, 1950): The 1927 Sanborn shows that this structure, identified as "Public Market," had been built on what had been a vacant lot in 1924.

The opening of the Beach Market fostered a gala city celebration in 1924, "thronged with people from the city and country," and Fitch Beach was cheered by the crowd (*Lansing State Journal* 1924). A 1932 newspaper article states that Fitch H. Beach donated the land, the city voted to pave the 85-car lot and that "if it ever becomes unnecessary as a free parking lot it could be used as a public playground or a park." The parking lot was constructed by "jobless men" under the supervision of O. J. Bottomley, Charlotte contractor (*Detroit Free Press* 1932).

Fitch Beach, who donated this property to the city, had founded the Beach Manufacturing Co., in Lyons, Michigan, in 1894, and moved it to Charlotte in 1903. The company held 25 patents and was successful - in the early 1900s they were doubling in size every year after their founding and were described as one of the largest highway machinery and road culvert manufacturers in the world - making Beach a wealthy man. In 1940, Fitch sold his interest in Beach Manufacturing to his brother, Fred (Polk 1931: 207; Newark 1908: 51; myalive 2016). In his later years, a 1969 newspaper story stated, "he developed a craving to be remembered" and engaged in philanthropy, one example of this being the Beach Market, "which was his baby," and Beach Park (*Charlotte Republican Tribune* 1969). In 1924 the women of Charlotte's Sunshine Society and the Women's Club took steps to regulate use of the new market, Beach having requested that the mayor, one councilman, one member of the board of supervisors and a member of the market committee be in charge, and a market association formed to act with the regular commission (*Lansing State Journal* 1924c).

**W. LOVETT STREET, SOUTH SIDE west from Cochran**

**101-111 W. Lovett. See 202-206 S. Cochran.**

**117 W. Lovett. Post Office (1917). Office of James A. Wetmore, Supervising Architect. Lowell W. Baker, Construction Supervisor. Contributing.**

This building occupies the southeast corner of Lovett and Bostwick and its site takes up half a city block. A broad flight of steps across the center half of the building has a massive stone parapet at each end, each one displaying a large original ornamental metal lamp standard capped by a large glass shade. The post office is a rectangular plan two-story Georgian Revival brick building constructed with buff brick walls in Flemish bond and rests on a limestone block water table. The facade is symmetrical with a centered entry of paired aluminum frame glass doors and transom between two full-height six-over-twelve double hung sash windows with side lights. The door and windows are each topped by a wood sunburst motif set within a large round arch in the brick facade. The sash windows are separated from the sidelights by narrow pilasters. Lateral to these windows on each side is a slightly projecting bay of the facade pierced by a six-over-nine double hung sash window with a soldier bond lintel and limestone sill. Circular masonry medallions are placed between the entry and window arch below the frieze on each side, and rectangular masonry panels are placed above the lateral sash windows. The masonry frieze displays vertical fluting punctuated by paterae beneath a narrow dentil fretwork band. The projecting limestone cornice is capped by a brick parapet that has sections of urn balusters above each of the three central bays of the building. A cornerstone at the northwest corner of the building, partially obscured by a ramp reads, "William G. McAdoo / Secretary of the Treasury" and "James A. Wetmore\_Architect." The side elevations each comprise three bays

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of six-over-nine double hung sash windows identical to those of the facade and a fourth bay of functional fenestration towards the rear of the building. The decorative elements of the facade including the cornice and rectangular masonry panels are repeated on the side elevations.

Sanborn Map Co. fire insurance maps (Sanborn 1911, 1918, 1927, 1950): This building replaced a Livery and Feed business present in 1911, and the 1918 edition has Post Office Fireproof Construction (From Plans).

In 1910, Congress authorized the U.S. Treasury to spend \$10,000 to acquire a suitable site for a new post office in Charlotte, and in 1913 it initially appropriated \$65,000 for the new Charlotte post office building, in 1915 budgeting \$18,000 for start of construction, in 1916 authorized \$25,000 for continuation of construction, and in 1917 authorized \$25,000 for its completion (US Congress 1911: 690; Newark 1913: 32; US Congress 1914: 126; US Congress 1916: 232; US Congress 1917: 107).

In 1917 the low bidder on the contract for building the post office was Original Cabinet Co. of Evanston, Illinois, which proposed to erect the building for a cost of \$42,954 with limestone trimming or \$43,754 with sandstone, "well within the \$65,000 having been appropriated by congress," and the award to the company later stipulated "light colored limestone for all stone work except where granite is specified" (*Lansing State Journal* 1917b; *Lansing State Journal* 1917c). Lowell W. Baker supervised construction of this post office. In 1917 a publication noted that "He supervised construction of buildings in six cities in Ohio, two in Indiana, and is now in charge of two post office buildings at Albion and Charlotte, Michigan" (*Crisis* 1917: 31). At the time Baker (1869-1933) worked on these post offices, "he was the only African American to ever hold the rank of government consulting engineer" (Passic 2002: 24). The building continues to serve as Charlotte's post office today.

**W. MCCLURE STREET, SOUTH SIDE west from N. Cochran**

**107 W. McClure. Chicago & Grand Trunk / Grand Trunk Western Railroad Depot (1885; 1918-27).  
Contributing.**

This single-story running bond brick building has a cross-gabled roof and rests on a concrete veneer foundation. The elevation facing the railroad track has an off-center projecting bay window between a door and two windows to the left and a door and a window to the right. The right/southwest gable end elevation has three closely spaced centered windows beneath a rectangular panel of dogtooth bond brick, and the opposite/northeast end has a large centered door beneath a rectangular panel of dogtooth bond brick. All fenestration in all elevations has been sealed in wood panels, but the plain dressed stone lintels and sills are still evident. Large ornamental cut-out brackets are placed on all eaves of the building, and corbel tables appear in all the gables. A brick chimney with corbelled decoration is on the ridge line of the roof above the left section of the building. Of interest is that the bay window and the section of the building to its right are constructed of monochrome brick, while left of the bay window there is patterned brickwork. In this northeast section, in contrast to the orange-red brick of the body, buff-colored brick is used for wall and corner piers (such piers are not present in any form in the right section of the building), in a horizontal band at the building eave, and in the corbel table in the gable end. (Perhaps the greater degree of finish in the left section of this building resulted from this being the end of the building most commonly seen by the public.) The rear elevation extends the roof gable from the main building to a single-story frame, clapboard-clad lean-to bay. Further towards the opposite end the lean-to is novelty siding-clad, and extends to an ell created by a brick section that extends from the main body of the building. In this elevation the sealed window openings all run up to the building eaves, with those in the brick section having dressed stone sills and soldier bond flat arch lintels.

A second building is located close to and aligned with the depot, off the rear elevation southeast of the main

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building. It is a one-story front-gabled buff-colored running bond brick structure that appears to have a concrete or concrete veneer foundation. The end gable has a central entry door with a masonry lintel that interrupts a course of soldier bond brick. The two side elevations are identical, each having two windows with masonry sills, and masonry lintels that also serve as sills for what appear to be brick vents created by two courses of soldier bond alternating with openings. The opposite gable end elevation has two closed window openings with masonry lintels and sills.

The depot building appears on the earliest Sanborn Fire Insurance Co. map published for Charlotte in 1886. In this edition it is identified as the Chicago & Grand Trunk Passenger Depot. Approximately the northeast two-thirds of the building is labeled Baggage. The 1918 edition is the first to label it as Grand Trunk Western Railroad Depot. The second smaller building does not appear on Sanborn maps until 1927, when it is labeled Battery.

The Fulton New York History web site has been scanning Eaton County newspapers for the Courthouse Square Museum. One of their scanned page images, which does not carry a date but is bracketed as the March 1883-November 1885 *Eaton County Republican*, references this depot. Beneath the "Localities" heading the column reports, "The Grand Trunk are building a side track from the new depot to the old one." "The slate roof of the new depot is on and the finishing work is being rapidly done. It is expected that it will be occupied by January 1." These confirm the depot was built between 1883 and 1885 (*Eaton County Republican* 1883-1885).

The address of 107 is provided in the 1913 city directory, which identifies it as the Grand Trunk Railway Passenger Depot until 1954, when it is labeled as Grand Trunk Railroad Station, until 1962-66, when it is the Grand Trunk Western Railroad Station.

The first railroad to reach Charlotte was the Grand River Valley, which needed assistance from Eaton County and the Michigan Central Railroad to complete the route from Jackson to Grand Rapids through the village in 1868 (MHPA 1908: 121). The first depot was built the following year, and by 1870 the GRVRR was part of the Michigan Central system. In 1870 the Peninsular Railroad (later a part of the Grand Trunk system) reached Charlotte and the railroad created a junction in north Charlotte and shared facilities, at least initially, and later constructed separate depots (Meints 2013: 423-24; National Register 2016).

**N. OLIVER STREET, EAST SIDE north from E. Lawrence**

**104 N. Oliver. Wietzke House (1918-27 period). Contributing.**

This single-story side-gabled frame bungalow house is clad in stucco. It has a full width front porch whose slanting roof is an extension of the house's front roof slope. The porch displays wonderfully fat, battered (i.e. slanting outward toward the base) stuccoed piers at each corner, which support a broad stuccoed flat front lintel with rounded transitions to the piers at the ends. The porch shelters an entry door with sidelights that is centered between two triple casement windows. The sides of the porch have round arches below the eaves. Above the porch is a broad central gabled dormer that is also pierced by triple casement windows. All the windows have Craftsman margin-light sash. The side elevations have a mixture of single and paired double hung sash and triple casement windows, while the right/south side elevation also has a wall chimney. Both elevations feature large, open triangular Craftsman brackets supporting the wide eaves. This house is a fine example of the Craftsman Bungalow style. There is no entry for this house in the 1939 city house survey (ECGS 2016).

(Sanborn 1918, 1927, 1950): This house replaced an earlier one at this address between 1918 and 1927.

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Reinhold A Wietzke, here in the 1926 city directory, apparently from the date of construction, followed by Albert Wietzke in the 1929 through 1966 editions, is listed as a florist in Charlotte in the 1917 state gazetteer. Wietzke's business was called Roseacre Gardens, and was located at 620 W. Harris Street (Polk 1917: 325; Michigan Bureau of Agricultural Industry 1929: 14). The Roseacre Greenhouse, established by William Breitmeyer in 1911, and the building of its office, packing houses and power plant on W. Harris was awarded in 1911 to Charlotte contractor Frank Curtis (*Lansing State Journal* 1911k). A section in the 1913 publication, *Charlotte the Beautiful*, stated, "One of the new firms in Charlotte which has grown to large proportions in a very short time is that of William Breitmeyer, florist. ... (who) has had a reputation in this line of work for many years because he has grown some of the finest roses ever seen in Michigan" (Newark 1913: 41). Breitmeyer was a partner in the Detroit nursery firm, John Breitmeyer's Sons (with Philip and Fred), which a 1905 trade journal reported had been "recently incorporated," and had successfully exhibited at the American Rose Society's Boston meeting, and was in the process of constructing a new building at Miami and Gratiot Avenue in Detroit (*American Florist* 1905: 444).

Roseacre Gardens was bought by Reinhold and Bernice Wietzke in 1914. Wietzke advertised for greenhouse help in a 1914 trade journal - "all-around grower who understands roses, mums, carnations and general greenhouse stock" (*Florists' Review* 1914: 39) and joined the Society of American Florists in 1919. He is still listed as a florist in the 1931 state gazetteer (*Journal of the Society of American Florists* 1919: 204; Polk 1931: 209). The business remained in their family through at least 1981, when at that time it was stated to be "one of the oldest continuing business operations in the city" (*Bellevue Gazette* 1918: 4). Albert Wietzke also served as Charlotte's first ward alderman in the mid-1950s (*Lansing State Journal* 1956b).

**112 N. Oliver. House (1904-11 period). Contributing.**

This two-story hipped roof frame Foursquare house rests on a rock-face fieldstone foundation built using many unshaped large boulders and is clad in vinyl siding. The full-width hipped roof front porch rests on Tuscan columns and shields an entry door and broad cottage window. The facade's second story has two double hung sash windows. The right/south side elevation has a slant-sided oriel window capped by a flaring roof, while other fenestration includes another cottage window plus functionally positioned double hung windows. The opposite side elevation has a triple casement window plus several double-hung ones. A single-story gabled ell projects from the back. Other than missing porch railings and the vinyl siding, this house is minimally changed from 1939 when it was occupied by Mrs. Frank D. Reed (ECGS 2016).

(Sanborn 1904, 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1904 and 1911.

**116 N. Oliver. House (Pre-1895 / circa 1870s?). Contributing.**

This two-story frame Italianate house occupies the southeast corner of Harris Street. It has a hipped roof, is clad in clapboard, and rests on a coursed ashlar fieldstone foundation. The facade's corner entry door has a transom and sidelights and is flanked by paneled piers similar to those at the house's corners. The door is shielded by a gabled stoop hood supported by plain wood posts. The rest of the front displays double hung sash windows with projecting low gabled wooden hoods with trefoil-form undersides and ornamental brackets. These are also used on additional double hung sash windows on the two sides of the house's hip-roof front section. The corners of the house's front section are enframed by paneled corner boards supporting a broad frieze, with three horizontal sunken panels in each face, each displaying curving end raised detail that seems to include a *fleur-de-lis* design, below the broadly projecting eaves. The house has a long 1 V-story hip-roof rear ell whose sides display mostly double-hung windows, but without the elaborate hoods of the front section. Its south side has a central entry fronted by a gabled porch. Other than the porch then having turned columns this house appears little changed from 1939, when it was occupied by C. W. Wardwell (ECGS 2016).

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(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1895 when Sanborn extended coverage to this block.

**N. OLIVER STREET, WEST SIDE north from East Lawrence**

**113 N. Oliver. Van J. Tears House (Pre-1895). Non-Contributing.**

This two-story hipped roof frame house has a coursed ashlar stone foundation and is clad in vinyl siding. The entrance is in the left/south side elevation beneath a shed roofed porch that extends to a projecting bay near the rear elevation. A brick wall chimney rises near the middle of this side and cuts through the porch roof and the eaves of the main roof. The house displays functionally positioned double hung windows in the first and second stories. The side elevation that faces the street has a triple window with leaded glass central upper sash along with standard double-hung windows. The rear facade opposite the side-facing front has two box bay windows. This house is considered non-contributing because none of its original architectural fabric is apparent. A 1907 publication with a photo of this house identifies it as the "Van Tears Residence" and shows its appearance prior to renovations (Lowrey 1907: 38).

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1895 when Sanborn maps extended coverage to this block.

Van Tears, here in the 1904 to 1913 city directories, and John R. Sutherland, who followed in the 1926 through 1935 editions, were business associates. In 1913 a newspaper article reported that Charlotte men Van J. Tears and J. R. Sutherland were closing a store they had been operating for several years in Moravia, New York, and were opening a store in Union City (*Lansing State Journal* 1913j). In 1914, Tears was appointed to be an agency for the Mutual Benefit Life Insurance Co. in Charlotte (*Indicator* 1914: 260). He is identified as a Michigan insurance agent in a 1919 trade publication (Spectator Co. 1919: B-101). By 1923 he was a traveling salesman for men's clothing and was based "at the clothing store now conducted by Mitchell & Clemons" (118 S. Cochran Street) (*Lansing State Journal* 1923j).

**115 N. Oliver. Earl M. McGrath House (1918-27 period). Contributing.**

This house occupies the southwest corner of East Harris Street. A two-story pyramidal roof Foursquare house, it is clad in vinyl siding and has a concrete foundation. The full-width hipped roof front porch has turned columns and shelters an entry door and a triple window with central fixed pane and side double-hung sash windows. The second story front has two double hung sash windows. The right/north side elevation has a brick shouldered wall chimney between a double hung sash window and a central box bay in the first story and two double hung sash windows in the second story. The opposite side elevation has functionally positioned double hung sash windows, and a side gabled garage projects off the rear elevation.

(Sanborn 1918, 1927, 1950): This house was built on a vacant lot between 1918 and 1927.

Earl M. McGrath (1887-1960) lived here apparently from the date of construction through the 1954 city directory, followed after his death by his wife, Wilma, in the 1962 and 1966 editions. McGrath was born in Charlotte, and graduated from Michigan Agricultural College (MSU) in 1909. He taught school for eleven years in Quincy, Illinois, and Helena and Butte, Montana, before returning to Charlotte to joining his father, Harry, and Murl DeFoe in the *Charlotte Republican* newspaper in 1921. The paper consolidated with the *Charlotte Tribune* in 1928 to form the *Republican-Tribune*, of which McGrath became publisher upon the death of his father in 1950 (*Battle Creek Enquirer* 1960c). In the 1925 state gazetteer, E. M. McGrath appears for the first time and is



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identified in bold type as the Advertising Manager for the *Charlotte Republican* newspaper (Polk 1925: 336). He is positioned next to Harry T. McGrath, the publisher of the newspaper, who had been listed in 1921 and earlier editions of the publication. In the 1931 state gazetteer Harry T. McGrath is the President of the McGrath-DeFoe Co., publishers of the *Charlotte Republican Tribune* and printers, with M. H. DeFoe as the vice president, and E. M. McGrath as secretary-treasurer, while remaining advertising manager of the newspaper (Polk 1931: 208). In 1936 he is vice president of the Charlotte Printing Service, established in 1934 at 212 W. Stoddard, with Murl H. DeFoe as secretary treasurer (*Printing Trades Blue Book* 1936: 246).

**203 N. Oliver. William and Mary Metsinger House (1895-1904 period). Contributing.**

This large Queen Anne house sits on the northwest corner of East Harris Street. It is a two-story cross gabled frame dwelling that has a longer rectangular mass running east-west and short gabled wings on both sides midway along the long sides, is clad in vinyl siding and has vinyl fishscale shingling in its gables. The hipped roof wraps around front porch that spans the front and south side west to the short south wing is supported on turned columns linked by plain baluster railings and has a pedimented gable over the front steps. Beneath it the front facing Oliver Street has a door near one end and a broad square-head front window divided up by an arched mullion running side to side and by vertical mullions that separate narrow side sections from a large square center section. A large square window also pierces the recessed part of the first floor's Harris Street facade beneath the porch. The second story front has a centered triple window composed of a large double hung window between two much smaller ones. A round-top "fanlight" filled with small lights in a grid is centered in the gable above. In the south/Harris facade, the west end of the wraparound porch and a short second-story porch are both set beneath one end of the broad gable that caps the house's south wing. A door opens onto the second-story porch, which has a turned-post at its outer corner and a wooden railing like the front porch. The projecting south wing has a double-hung window in each story, and the gable above displays another "fanlight" window set in vinyl fishscale shingling. A shed roof porch fronts the Harris side of the house's 1 1/2-story rear section. The house is little changed from 1939 when it was occupied by R. S. Preston (ECGS 2016).

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house is addressed as 201 in 1927 and earlier editions. It was built on a vacant lot between 1895 and 1904.

William Metsinger and Carrie Harles, who built a number of homes in the late nineteenth century, owned this house prior to 1904 through the 1913 city directory, and their daughter Mable, and her husband Arthur Vickery, who was a druggist, also lived here (Campion 2016). William Metsinger sold wines and liquors on Cochran street in the 1877 state gazetteer, owned a saloon in Charlotte in the 1881 state gazetteer and a billiard hall in 1885, but is absent in the 1889 edition (Polk 1877: 208, 1881: 280, 1885: 405). An ad in an 1886 edition of the *Charlotte Republican* places Dr. J. W. Willmot in "Metsinger's Block" (*Charlotte Republican* 1886: 1). Mrs. William Metsinger spent her declining years in the home of her daughter, Mrs. R. S. Preston, who lived here after her mother's death (*Battle Creek Enquirer* 1927h).

A 1921 newspaper article appears to mention this house in association with "John S. Opt, one of the earlier pioneer families of this city, living in the residence now rebuilt and owned by Mrs. William Metsinger" (*Lansing State Journal* 1921m). Sanborn maps clearly indicate a vacant lot here prior to the 1904 edition.

Roy S. Preston was here beginning in the 1920s and his family lived here through the 1966 city directory. In 1907 R. S. Preston was the agent for the Michigan Central Railroad in Charlotte (Polk 1907: 542). In 1913 he is a director of the 1<sup>st</sup> National Bank, and was vice president and cashier by 1931, and he continued to work for the bank until he retired in 1945 (Newark 1913: 33; Polk 1931: 209; *Michigan Investor* 1945: 44). City directories place him at 221 E. Lovett in 1913 before he moved here, where he lived until his death in 1964. His obituary

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describes him as a retired banker who lived in Charlotte for most of his life (*Lansing State Journal* 1964b).

**205 N. Oliver. House (Pre-1895). Contributing.**

This 1 / story frame gabled-ell-form Gothic Revival house has a coursed ashlar stone foundation and is clad in vinyl siding. The facade has a centered hipped roof porch on square posts that extends from the edge of the gable-front upright across much of the wing/ell and shields a large cottage window along with the front door. The ground story front contains a double hung window to the right / north of the porch, and another large cottage window, with a hipped hood, is centered in the upright's front. The upstairs features three pointed arch "Gothic" windows, one in the upright's front gable, another in the ell's north gable, and a third in a tall, subsidiary gable in the center of the front above the porch. Other than the porch then having columns with Ionic capitals, this house appears little changed from 1939 when it was occupied by Frank Keith (ECGS 2016).

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1895 when Sanborn extended coverage to this block.

Murl DeFoe lived here by 1904. In 1897 Murl H. DeFoe had been city reporter for the *Eaton County Republican*, in 1899 became editor of the *Charlotte Leader*, and a year later, in 1900, was the youngest city clerk ever elected in Charlotte (*Detroit Free Press* 1900). DeFoe had begun as a newsboy in Detroit and Grand Rapids, rose to local correspondent for the Associated Press (Lowrey 1907: 46). In 1903 Murl H. DeFoe was recruited by publisher Harry McGrath and became city editor of the *Charlotte Republican-Tribune*, and he later partnered with owner H. T. McGrath to form the McGrath-DeFoe Co., printers (Lowrey 1907: 46; Newark 1913: 39). The office was located at 114 E. Lovett (see entry). By 1913 it was the largest circulation paper in the county and one of "Big Five" weeklies in the state (meaning five biggest in circulation) (Wilmer Atkinson 1916: 210). In 1928, the *Republican*, *Leader* and the *Tribune* were consolidated when McGrath, his son Earl, and DeFoe purchased the *Leader* and *Tribune* and continued publishing as the *Charlotte Republican Tribune* (*Charlotte Republican Tribune* 1963: 62; Lowrey 1907: 46, 51; *Inland Printer* 1910: 413). He also served as Michigan governor Chase S. Osborne's private secretary and as a state senator in 1919-20 (Newark 1913: 39; *Lansing State Journal* 1964d). By 1913 DeFoe had moved to 222 N. Cochran and in the 1920s moved to 312 E. Harris where he remained into the 1960s.

**207 N. Oliver. House (Pre-1895). Contributing.**

This two-story cross-gabled frame house has a coursed ashlar stone foundation and is clad in aluminum siding. A shed roof enclosed entry porch occupies the ell formed by the front- and side-gabled sections. The front has a broad picture window with flanking casements centered in the first story beneath a paired double-hung window in the second, while a single double hung window is located in the front of the ell above the porch roof. The left/south side elevation has a shouldered brick wall chimney and both side elevations have functionally placed double hung and fixed pane windows. The one-time open porch has been enclosed and the picture window replaced two sash windows in the facade since 1939 when the house was occupied by Frank Bartig (ECGS 2016).

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1895 when Sanborn extended coverage to this block.

**209 N. Oliver. House (Pre-1895). Contributing.**

This 1 / story frame upright-and-wing house rests on a coursed ashlar stone foundation and is clad in vinyl siding. The eave of the side-gabled wing extends over a recessed-front south ell and also an enclosed bay holding the entrance and an associated front porch. The porch is supported by recent vintage wood posts linked by plain wooden balustrades, and it shields a door centered between two double hung sash windows. Other than a short

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fixed pane window in the facade to the left of the porch and two sliding windows in the north elevation, all of the house's windows are double hung sash. In 1939, when occupied by George Kerstetter, this house was clad in wood shingles and had two sash windows in the upper part of the front-gabled upright section (ECGS 2016).

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1895 when Sanborn extended coverage to this block.

**211 N. Oliver. House (Pre-1904). Contributing.**

This 1 1/2 story frame front-gabled house stands on an uncoursed ashlar stone foundation and is covered in vinyl siding. The main section of the house has a picture window in the first story centered beneath a double hung window beneath the front gable. The front entrance is located in the front-facing part of a 1-story gabled ell that extends back from the 1 1/2-story front part, with half its width extending out southward to the side. The entry is located beneath a short entry porch capped by a shed roof that corresponds with the south roof slope of the rear ell's gable roof. The porch is supported by a square post and has a simple baluster railing. The back end of the ell has a short shed-roof extension. Other than the replacement of a turned corner post in the porch and vinyl siding, this house appears unchanged from 1939 when it was occupied by John W. Sanders (ECGS 2016).

(Sanborn 1904, 1911, 1918, 1927, 1950): This house was built before 1904 when Sanborn extended coverage to this block.

**213 N. Oliver. House (Pre-1904 / 1870s?). Contributing.**

This 1 1/2 story gabled ell house rests on a coursed ashlar stone foundation and has vinyl siding. The house's gable-front upright has a centrally positioned entry in its broad north side and another in the narrow part of the south side in front of the ell that extends to the upright's south. The upright's front contains a large square-plan window, with asphalt shingle hood, in the first story centered beneath a double hung window in the story above. The front of the side-gabled ell to the left has two double hung sash windows in each story. Its left/south side elevation lacks windows, and a single-story shed roof section extends across the rear elevation. There is no photo from the 1939 city house survey, when this dwelling was occupied by Charles Halsey (ECGS2016).

(Sanborn 1904, 1911, 1918, 1927, 1950): This house was built before - perhaps well before - 1904 when Sanborn extended coverage this far up this block.

**217 N. Oliver. House (Pre-1904). Contributing.**

This 1 1/2 story cross-gabled frame house is clad in vinyl siding and rests on a rubble stone foundation. The shed-roof entry porch nearly fills the angle between the gable-front upright and southward-projecting ell, set well back from the upright's front. The porch is supported by an ornamental metal corner support and shields a door in the side-gabled ell and a picture window in the side of the upright. The first story of the front-gabled section has a paired double hung sash window centered below a single double hung window in the story above. The left/south side elevation has a single sash window centered in each story of the ell, as does the opposite side, along with a sash window in the side of the front-gabled section. Other than the replacement of a turned post by the porch's iron support and the siding, this house is little changed from 1939 when it was occupied by Mrs. Ernest Howard (ECGS 2016).

(Sanborn 1904, 1911, 1918, 1927, 1950): This house was built before 1904 when Sanborn extended coverage to this part of the block.

**223 N. Oliver. House (1990). Non-Contributing.**

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This side-gable ranch house occupies the southwest corner with Stoddard Street, with the facade facing Stoddard Street. The house has a poured concrete foundation and is clad in vinyl siding. Date built is from Eaton County GIS property web site. This house is Non-Contributing because it is less than fifty years old.

**301 N. Oliver. Cottage House Hotel (circa 1870; 1941; 1989). Contributing.**

This large two-story T-plan frame former hotel building/now apartments has a broad-fronted side-gable front section facing Oliver and deep, central rear ell forming the shaft of the T. It rests on a rubble stone foundation partly faced in concrete and is clad in vinyl siding. The front is nearly symmetrical, consisting of an entry door centered between two double hung windows on either side in the first story and five double hung windows in the second (the two northernmost smaller than the others). A shed roof porch constructed using treated lumber posts and balustrade covers the centered entry and the two double hung sash windows to its left/south. The left/south side gabled elevation has an off-center single double hung sash window in each story. The two-story rear ell has its own shed-roof porch, with treated lumber posts, across part of the south side. The right/north side elevation has double hung sash in the first and second stories and entry doors in both the gabled front section and gabled rear section.

The 1935 city directory notes that the address on this house was changed to 221 E. Stoddard, but it is addressed as 301 N. Oliver today. There is no photo from the 1939 city house survey, when this dwelling was occupied by Lou Morclas (ECGS2016). The house was renovated and divided into apartments in 1941, and later exterior photographs reveal that it was sided and the windows replaced circa 1989 (Lenzen 1989).

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house was addressed as 221 E. Stoddard in all editions prior to 1927. In the earliest Sanborn to cover this area in 1895 it is identified as "Cottage Ho." In all later editions is labeled simply as a Dwelling.

The building is a landmark of the early railroad era in Charlotte. An 1870 birdseye view of the city of Charlotte (Merchants Lithographing Co. 1870) shows this building, and an 1873 plat map shows a T-plan building here (Lake *et al.* 1873: 39). The Cottage Hotel is mentioned in Samuel Durant's 1880 *History of Ingham and Eaton Counties, Michigan*. He states that it was built after the railroad reached Charlotte, and that the proprietor in 1880, Matthew Miller, was "interested in its construction" (Durant 1880: 394). A local historian states that Matthew Miller built, owned and operated the hotel and lived in it with his family after 1860 (citing Lenzen 1989). The Cottage House first appears in the 1881 state gazetteer with M. Miller as proprietor and continues to be listed through 1889 (Polk 1881: 278; Polk 1883: 378 Polk 1885: 402; Polk: 1887: 414), with the 1887 entry noting that the Cottage House, Matthew Miller, proprietor, was "Newly Finished and Furnished, Bath Rooms Attached" (Polk 1887: 414). The 1889 gazetteer has the hotel with Freeman E. Parmeter as proprietor (Polk 1889: 433).

A notice in the *Charlotte Tribune* newspaper in 1891 states, "To Rent: The Cottage House across from the M.C.R.R. depot either for hotel purposes or private families on easy terms. Call at John L. Miller's harness shop." A second note just over two months later observes, "The Cottage House has been nicely repaired and finished on the inside by the artist McManus" (John J. McManus appears in the 1889 state gazetteer as a Charlotte painter (*Charlotte Tribune* 1891a: 1; *Charlotte Tribune* 1891b: 1; Polk 1889: 435). The Cottage House is not listed in the 1893 state gazetteer, but is still labeled on an 1895 county atlas (Bullock *et al.* 1895: 43). John L. Miller, whose shop was at 210 S. Cochran in the 1904 and 1913 city directories, is listed as a harness manufacturer in the 1916 directory, and he made this building his residence after the hotel ceased business and before his death in 1937. After that it was renovated and converted into four apartments by Howard and Ambrose Dick in 1941 (Lenzen 1989; Wilmer Atkinson 1916: 13, 248).

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**S. OLIVER STREET, EAST SIDE south from E. Lawrence**

**109 S. Oliver. House (1940-44 period). Contributing.**

This two-story side-gabled frame Colonial house is clad in wide clapboard and has either a concrete block or concrete foundation. The paneled wood entry door stands at the top of an open stoop with ornamental iron railings, within a projecting front-gabled vestibule, and is framed by fluted pilasters and beneath a flat-top dentilled entablature. To its left a flat-roofed projecting canopy, with ornamental metal supports and balustrades, spans the rest of the front, sheltering a paired six-over-six light double hung sash window. The front's second story has a small four-light fixed pane window centered between two single double-hung windows identical to those in the first story. The left/north side elevation has double hung sash windows and the opposite side a brick wall chimney, while a single-story flat-roof section on the rear elevation has a second story porch. The 1939 city homes survey has no entry for this house, perhaps indicating it may post-date the survey (ECGS 2016).

(Sanborn 1927, 1950): This house was built on a vacant lot between 1927 and 1950, and city directories do not assign an address until 1944.

**121 S. Oliver. House (Pre-1890). Contributing.**

This frame 1 and 2-story expanded upright and wing house is clad in vinyl siding and has a full-width front porch beneath an extended eave that is supported by fluted vinyl-clad Tuscan columns. The entry is located in an enclosed vestibule under the front porch in the front of the wing just to the gable-front upright's left. It is flanked to the right by two double hung sash windows in the upright and to the left by a recessed bay in the wing's front with a single double hung window. The gable-front upright above the porch has a centered pair of double hung sash windows. The left/north side elevation has a cottage window with leaded glass upper sash within the side-gabled end and a ribbon window of four casements in a broad single-story rear ell. The south side elevation has two stories of functionally placed double hung sash windows. The 1939 city homes survey has no entry for this house (ECGS 2016).

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house is addressed as 131 in 1927 and earlier editions. It was built before 1890 when Sanborn extended coverage to this block.

**127 S. Oliver. House (1895-1904 period). Contributing.**

This two-story broad-fronted frame house has a hipped roof and widely overhanging eaves, and is clad in vinyl siding. The facade's shed roof entry porch rests on turned columns and shields a centered entry door. On either side of the porch are boxed bay cottage windows that rest on small brackets and are capped by octagon-butt wood shingled pent roofs, each supported on three brackets. The second floor front has four double hung sash windows. The front's fenestration is all located in the southern two-thirds, leaving the north third window-less. The first story of the right/south side elevation has two box bays duplicating the facade's, each beneath a double hung window in the second story, while the opposite side elevation has functionally placed fenestration. This house has the hip-roof form, with broadly overhanging eaves, of an Italianate house but with Eastlake-influenced detailing characteristic of the later 1880s and 90s. Except for the siding, this house is nearly unchanged from 1939, when it was occupied by Dwight Durner (RCGS 2016).

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house is addressed as 137 in the 1904 edition and as 135 in the 1911 through 1950 editions. It replaced an earlier house with different footprint at this address between 1895 and 1904.

**139 S. Oliver. House (1904-11 period). Contributing.**

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This two-story cross-gabled Dutch Colonial house has gambrel roofs and a concrete foundation and is clad in vinyl siding. The porch that spans the front of the street-facing gabled end has Tuscan columns and a low pedimented shallow-pitched gable roof. The first story has an entry door centered between two cottage windows. The second story has a tall front-facing gable that has a central paired double hung sash window. The left/north side elevation has a central brick wall chimney between double hung sash windows in the second story of the side wing's gable end and, in the first story, a fixed pane window and a single-story porch with ribbon windows to the rear. The opposite side elevation has a cottage window in the first story near the front corner, and a recessed porch, with Tuscan columns, fronting a cottage window, beneath the south side gable. Other than siding over the original stucco, this house is little changed from 1939, when it was occupied by W. Glen Abbott (ECGS 2016).

(Sanborn 1904, 1911, 1918, 1927, 1950): The significant change in footprint between what is shown in the 1904 and 1911 maps suggests this house replaced an earlier one at this address between those years.

In 1917, Ellen Bowers sold her home to "W. Glen Abbot, proprietor of the Abbott variety store, possession to be taken September 1," after which Bowers would move to Chicago (*Lansing State Journal* 1917l).

The correct name is W. Glen Abbott, who resided here through the 1944 city directory, followed after his death by his wife, Anna in the 1954 through 1966 editions. Abbott had a variety store at 108 S. Cochran Street in the 1921 through 1940 city directories (see entry). He and his wife moved to Charlotte in 1914, when this "prominent Montcalm County politician" purchased the E. S. Devine & Co. variety store, where he remained in business for three decades, and he and his family lived here at 139 S. Oliver Street for over four decades, through Anna Abbott's death in 1967 (*Lansing State Journal* 1914f; *Battle Creek Enquirer* 1967c). When the Charlotte chapter of the Gideons was organized in 1943, W. Glen Abbott was chosen as its vice president (*Battle Creek Enquirer* 1943: 10). Before he moved to Charlotte, Abbott had been the county clerk in Montcalm County in 1910 and was president of the Michigan Association of County Clerks (*American Contractor* 1910: 42; *Coloma Courier* 1911; *Lansing State Journal* 1950c).

**215 S. Oliver. House (Pre-1895). Contributing.**

This single-story side-gabled house has a concrete foundation and is clad in wood shingles. The slightly off-center wood paneled entry door with its vertical-light upper section is centered between two double hung sash windows, and all have low gabled wood caps. The left/north side elevation has an off center double hung sash window and a shed-roof porch stoop where the gabled end of the front section of the house abuts a gabled rear ell. The opposite side elevation has two double hung sash windows corresponding to the door and window placement of the north side, and all have the low gabled wood caps found in the front. In 1939 the house had clapboard siding and a hipped-roof front porch on columns when it was occupied by Harold Baker (ECGS 2016).

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1895 when Sanborn extended coverage to this area.

**219 S. Oliver. House (1911-18 period). Contributing.**

This two-story frame Foursquare house has a pyramidal roof, is clad in clapboard and rests on a rock-faced block foundation. The front's full-width shed roof enclosed porch has an off-center entry and eight double hung ribbon windows across the front, with three more at each end, while the second story above contains two double hung sash windows. The right/south side elevation has a brick wall chimney centered between a cottage window and paired double hung window in the first story and double hung windows in the second, while the opposite side has functionally placed double hung and fixed pane windows. The house appears virtually unchanged from 1939 when it was occupied by Jay Dykhous (ECGS 2016).

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(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house appears to have replaced an earlier one at this address between 1911 and 1918.

**221 S. Oliver. House (1895-1904 period). Contributing.**

This 1 V story side-gabled frame house rests on a coursed ashlar stone foundation and is covered in vinyl siding. The full-width shed roof front porch has a pedimented gable fronting the entrance, and is supported by plain wood posts. The porch floor is in two levels, with ground-level concrete pavement in one half and two-step-up concrete block-fronted deck in the other fronting the door. Back of the porch, the entry door is centered between two broad double hung sash windows, and the second story front above displays two low double-hung windows aligned with the ground story ones. The side-gable front section of the house has a double hung sash window centered in each story. The roof of a gabled rear ell rises slightly above the front section's roof ridge. The ell's north side is aligned with the front section's north gabled end and contains a mix of double-hung and fixed windows. On the south side a shed roof single-story entry porch fronts the rear ell. In 1939, when occupied by C. B. Masters, the front porch had columns and balustrades but other than this and replacement siding, the house is little changed (ECGS 2016).

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): The Sanborn maps suggest the present house replaced an earlier one at this address between 1895 and 1904.

Joseph J. Ottney (1840-1922), residing here by 1904 through the 1913 city directory, was an Eaton County resident for forty-five years, living here at his death in 1922 at age 82, surviving his wife by only three weeks (*Battle Creek Enquirer* 1922a). As a carpenter, it is possible that he built this house.

Charles B. Masters was a state highway department employee honored for twenty years service in 1950 (*Battle Creek Enquirer* 1950h).

**225 S. Oliver. House (1904-11 period). Contributing.**

This single-story front-gabled frame bungalow house has a concrete veneer foundation and is clad in wide exposure aluminum siding. The left side of the full-width hipped roof entry porch has been enclosed but the right half retains its paneled wooden piers. The centered entry door stands next to a triple double hung sash window. The house's gable above has triangular Craftsman brackets now sheathed in siding. The left/north side elevation has two double hung sash windows and a fixed pane window, while the south side has a double-hung sash window in front of a side-gabled single-story addition on a concrete block foundation near the back. The house had stuccoed walls and an open full-width porch when occupied by Mrs. George Holden in 1939 (ECGS 2016).

(Sanborn 1918, 1927, 1950): This house appears to have replaced an earlier one at this address between 1904 and 1911.

**231 S. Oliver. House (Pre-1895; circa 1885-95). Contributing.**

This two-story side-gabled frame Eastlake house retains the essence of its historic character despite substantial renovations. It has an uncoursed rubble stone foundation and is clad in composition siding. The shed roof front porch has non-historic wood posts and baluster railings and shields an off-center entry door and a broad double hung sash window to either side plus another narrower one farther to the left that all display simple colonial trim with dentil-trimmed caps. A front-gable second-story porch rising above the central porch entry displays original narrow paneled bargeboards, molded eaves boards, and octagon and circle-butt wood shingling in the gable; its wood posts and railing are non-historic replacements. A central door leads out onto the porch, and the second-story front contains a single double-hung window to either side. A single-story side-gabled wing extends the

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facade to the left/north, and has a single double hung window each in its front and side elevations. The house's gabled right/south side elevation has a shed-roof box bay window downstairs containing a cottage window in each face, while the second has another smaller box bay window above the lower one, with paired double-hung windows, rising into the side gable, which has bargeboards and molded eaves board like the front's ones. A single-story shed roof extension projects off a two-story gable rear ell. Other than the siding and the replaced porch components this house appears much like it was when photographed in 1939 when occupied by Mrs. Mary A. Prescott (ECGS 2016).

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1895 when Sanborn extended coverage to this area.

Dr. Emory C. Palmer, residing here by 1904 through the 1913 city directory, graduated from the Rush College of Medicine in Chicago in 1882 and arrived in Charlotte to practice medicine in 1892, having practiced in Potterville earlier (Bullock *et al.* 1895: 72). He is listed as a physician in Charlotte through the 1917 state gazetteer and had an office in the Pythian Temple building (Polk 1917: 325; *Lansing State Journal* 1917m). His wife, Marion's, will left the bulk of her \$25,000 estate and the family homestead to the city to establish a hospital, after a life estate for her "aged husband," to be called the Guy Raymond Palmer Memorial Hospital, and if declined, the estate was to be divided among the relatives. The bequest was created after discussion with her son, Guy Raymond, a Charlotte dentist who had suffered a painful illness and death weeks earlier (*Battle Creek Enquirer* 1922b; *Detroit Free Press* 1922). The 1921 city directory reveals that Dr. Guy R. Palmer had his offices over Chandler's Drug Store, 201 S. Cochran Street.

**237 S. Oliver. House (Pre-1895). Contributing.**

This 1 / story side-gabled frame house is clad in vinyl siding and has a coursed ashlar stone foundation. The centered hipped roof enclosed entry porch has a brick foundation and recent vintage steel door with sidelights and sliding windows. Wide and low double hung sash windows are located on either side of the porch, and smaller ones are stacked above these below the eave in the story above. The side elevations have double hung sash windows, with a paired window in each end in the second story, as does the single-story gabled rear ell. A two-story front-gabled frame carriage house stands at the back of the lot behind the house. In 1939 this house had a full width entry porch and a central front-gabled wall dormer in the second story. It was then occupied by Harley Coplin (ECGS 2016).

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1895 when Sanborn extended coverage to this area.

**241 S. Oliver. House (Pre-1895). Contributing.**

This two-story front-gabled frame house, at the northeast corner of E. Seminary Street, is clad in vinyl siding and has an uncoursed rubble stone foundation. The full-width shed-roofed entry porch is supported by round columns with simply detailed wooden Ionic capitals that support a dentilled frieze and projecting eaves. The porch shields a corner entry door with paired and single double hung sash windows to its left. The second story above contains three double hung sash windows. The right/south side elevation has paired and double hung sash windows in the first story only, while the north side elevation has a few single double-hung windows in both stories. At the house's back stands a gabled one-story rear ell that, with shed-roof extensions on both sides, extends out from the north side and then across the entire rear of the house. In 1939 the porch had balustrades and a pediment above the entrance as well as a decorative bargeboard in the gable peak. It was then occupied by Earl J. Patterson (ECGS 2016).



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To the east of the house fronting south on Seminary stands a large two-story side gabled frame carriage barn that is clad in novelty siding. It has a full-width single-story shallow pitch front-gabled extension toward the street that retains at least one set of vertical board doors.

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1895 when Sanborn extended coverage to this area.

Frank E. Wheaton (1869-1945), residing here by 1904 through the 1929 and 1940 through 1944 city directories, was a carpenter who lived in the Charlotte vicinity his entire life (*Battle Creek Enquirer* 1945b). In 1918 he was awarded the contract to reroof St. Mary's Catholic Church in Charlotte (*Lansing State Journal* 1918g). As a carpenter, it is possible that he built this house.

**S. OLIVER STREET, WEST SIDE south from E. Lawrence**

**130 S. Oliver. James B. Church House (1904-11 period). Contributing.**

This 1 Y story narrow-fronted and deep frame cross-gabled house has a rock-faced block foundation. The front's full width hipped roof porch has wood posts linked by turned-baluster railings, and shields an off-center door and a slant-sided bay window. A paired double hung window is centered in the gable above, which has oversized returns and an enclosed peak. The left/south side elevation has a projecting bay containing an at-grade entry door beneath a fixed pane window, which is placed towards the front of the house between functionally positioned double hung and sliding windows. In the story above, a double hung sash is centered in the side-facing gable. The opposite side elevation is similarly configured but lacks the projecting bay. The house has been resided and the plain columns replaced, but otherwise it is little changed from 1939 when it was occupied by Walter Batsche (ECGS 2016).

(Sanborn 1904, 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1904 and 1911.

James Church resided here apparently from the time of construction through the 1935 city directory. He apparently moved next door to 140 when a new house was built after 1935. He apparently moved next door to 140 when a new house was built after 1935. James B. Church in 1895 began employment in Warren Shaull's grocery store in Charlotte, bought the store from Shaull's estate in 1933, and continued to operate the store at 133 S. Cochran for fifteen years before his retirement in 1948, when he was also a director of the Charlotte Federal Savings Bank (Citizens Historical Association 1942; *Battle Creek Enquirer* 1960d: 16). By the time of his death in 1960, he was vice president of the Eaton Savings & Loan Association and a member of the Charlotte Zoning Board of Appeals, and was a member of the board of directors of the First National Bank of Charlotte until the time of its sale to the Michigan National Bank in 1959 (*Battle Creek Enquirer* 1960d: 16).

**140 S. Oliver. James B. Church House No. 2 (1935-40 period). Contributing.**

This single-story side-gable frame bungalow house is clad in clapboard, rests on a rock-faced block foundation and has jerkinhead gables on the side elevations. The off-center entry door is placed beneath a prominent jerkinhead gable hood that is supported by open triangular Craftsman brackets. To its left/south are two sets of paired double hung sash windows. Both side elevations have two sets of paired double hung windows below the gable ends that are clad in wood paneling with thin vertical battens. A matching jerkinhead-roof garage projects from the house's southeast corner. This house is a fine example of Art-and-Crafts influence as a "bungalow cottage." It is not represented in the 1939 city house survey, so may not have been built at that time (ECGS 2016).

(Sanborn 1927, 1950): This house was built on a vacant lot after 1927.

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James Church apparently moved here from next door at 130 S. Oliver Street where he had lived prior to 1940, and after his death his wife, Cora, was here through the 1966 city directory. See discussion under 130 S. Oliver.

**218 S. Oliver. Albert Towe House (1895-1904 period). Contributing.**

This large two-story frame Queen Anne house rests on a coursed ashlar stone foundation, is clad in composition siding below the gables, and has a cross-gabled and hipped roof. The wrap-around front porch has coursed rock-face ashlar stone piers as bases for paired Tuscan columns supporting a hipped roof. This roof is broken by a low, projecting pedimented gable filled with sculptural raised sunburst and diamond patterns on a cant bay at one corner of the house, and a second smaller gable with the same ornament above the steps in the southernmost section of the porch. The first story of the front has a corner entry and a large cottage window, while the second story has a paired double hung window centered in the front-gabled section above the cottage window and a double hung window above the door in a slightly recessed part of the front capped by a hipped roof. The front gable is clad in wood cove and circle-butt shingling. In the house's hip-roof southeast corner the front wall has a curving transition to the south side, which is pierced near the front only by a second story window with a round arch transom. To the left of this the cross-gabled section has a large sash window in the first story and paired double hung window in the second. The south gable is clad in wood cove and circle-butt shingles identical to those of the front. A gabled single-story section with a shed roof frame extension projects from the rear elevation. The north side elevation includes the wrap-around porch that extends to the front of the cross-gabled wing, which shelters another entry door between a double hung sash window and a cut-away corner window. The second story above the porch and in both stories of the cross-gabled section toward the rear have double-hung windows, and the north gable has the same wood shingle treatment as the other elevations. Other than the removal of the porch's balustrade and the siding application, this house is little changed from 1939 when it was occupied by Dan

Blanchard (ECGS 2016).

A gabled 1 V story carriage barn clad in novelty siding stands at the rear of the house. Contributing.

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1895 and 1904.

Albert Towe (1865-1923) was residing here by 1904 through the 1913 city directory, followed after his death by his wife, Eva, in the 1926 and 1929 editions, who continued here after her remarriage as Eva Blanchard in the 1940 and 1944 editions. Towe was "a pioneer resident of this county," arriving in Eaton County with his family as a boy in 1871, and in 1892 moved to Charlotte. Here he engaged in construction of barns and bridges, and then partnered with Charles Bennett in the Bennett & Towe Wood & Lumber Co. He was also involved in the Charlotte Bending Works Co. In 1904 he partnered with Herbert Cove as Towe & Cove, and the Charlotte Interior Finish Co., "one of the substantial manufacturing institutions in the city" (Lowery 1907: 14; *Lansing State Journal* 1923k). (The plant burned in 1908 and its location was redeveloped as the Colborn-Fulton Lumber Co. at 316 N. Washington.) Towe's company provided the interior woodwork for the 1907 renovation of the Lamb & Spencer store at 144 S. Cochran, but had a national reach, including providing trim for the city court building in Battle Creek and a Presbyterian church in Salt Lake City (*Ibid.*). Towe was a city alderman and President Pro Tem of the Charlotte council in 1907, served as streets supervisor, and in later years was involved in Farm Bureau and Y.M.C.A. work (Lowrey 1907: 4; *Lansing State Journal* 1923k). Towe also had business interests nationally, and in 1911 he was a major investor in the Barnwell Lumber Co. and an active manager when it erected a new mill in South Carolina (*American Lumberman* 1911: 70).

Eva Towe, Albert's widow, eventually married Dan Blanchard, and resided in this house until 1946, when she moved to Charlevoix to be cared for by her son, Lawrence Towe, and therefore resided in this house for well over

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three decades (*Lansing State Journal* 1931d; *Battle Creek Enquirer* 1948i).

**PLEASANT STREET, EAST SIDE south from E. Lawrence**

**101 Pleasant. Frank C. Merritt House (Pre-1911 / mid-nineteenth century?). Contributing.**

This 2-story gabled-ell house occupies a lot that fronts on the curve where Lawrence Avenue becomes Lansing Avenue, but has a drive access and address on Pleasant Street. It stands on an uncoursed rubble stone foundation and is clad in vinyl siding. The house has an eastern gable-front section, a side-gabled western section and gabled rear section. The front-gabled section has a three-bay facade, with a corner entry door beneath a gabled stoop hood, with arched underside, resting on a bracket on either side. The entry is flanked by two double hung sash windows to its left and there are three double hung sash windows in the second story stacked above the openings below. A single-story side gabled wing extends to the left. To the gable-front upright's right is a two-story hip-roof section that has an entry door beneath a shed-roof stoop hood in the angle with the front-gabled section and two double hung sash windows in each story of the front. The side elevation is pierced by a single double hung sash window in each story in front of a two-story hipped roof sun porch that has ribbon windows of 8-light casement windows in each floor.

(Sanborn 1911, 1918, 1927, 1950): This house was built before 1911 when Sanborn extended coverage to this block. In the 1950 edition it is labeled as Apartments.

Although the historic exterior finishes are covered up or have been removed, the front-gabled section of this house has a form typically associated with early buildings of Greek Revival vintage built typically in the 1840s and 50s. The earliest Sanborn to provide coverage of this area, the 1911 map, illustrates the dwelling with a footprint approximating that of the current building, including the north and south wings. In a 1908 publication, it is identified as the "Residence of Mrs. Frank Merritt, the first brick house built in Charlotte" (Newark 1908: 41).

Horatio Gale apparently built this house and also later owned a house built in the 1860s at 405 E. Lovett Street (Campion 2016). Horatio Gale was one of the pioneers of Eaton County, arriving in Eaton County in 1841 and moving to Charlotte in 1850 (Durant 1880: 440). The Gale family was a prominent landowner in the Charlotte area, having extensive holdings in the eastern area of the city, platted as Gale's Addition in the nineteenth century, as well as east of Cochran Avenue south of the fairgrounds (State of Michigan DLEG 2016; Bullock and Taggart 1895: 43; Durant 1880: 386). In 1895, the area that was platted as Gale's Addition is illustrated on a map of the city as "H. H. Gale Est." indicating it was part of Gale's estate (Bullock and Taggart 1895: 42-43). Gale was also one of the initial stockholders of the Charlotte Manufacturing Co., described as "one of the leading and perhaps the pioneer manufacturing institution of this city," having been established in the northern part of Charlotte in 1873 (Lowrey 1907: 13).

Sarah Merritt, widow of Frank C. Merritt, was here by 1904 through the 1911 city directory. Frank Merritt was a druggist and physician who had a drug store at 143 S. Cochran (Campion 2016). He studied medicine under Charlotte pioneer physician Dr. F. D. Patterson, studied at the state medical college in Ann Arbor and the Medical College of Detroit, where he graduated in 1878. He opened a practice in Charlotte, which he ended after two years because of failing eyesight. He then opened a drug store that he ran until 1885, and then purchased an interest in Barber's hardware store, which became Barber & Merritt (Chapman 1891a: 767). The 1879 state gazetteer has a bold face ad under Charlotte stating "Merritt, Frank, physician and druggist, Cochran Avenue" (Polk 1879: 292). Through the 1880s his listing continues in state gazetteers, variously as Frank Merritt MD, druggist (Polk 1881: 280), Dr. Frank Merritt, druggist (Polk 1885: 415) and Frank Merritt, physician (Polk 1889: 435). In 1893 he is listed only as Frank Merritt "Livestock" (Polk 1893: 382), but in the 1897 state gazetteer he

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has a listing for Merritt & McClintic (with Frank L. McClintic), druggist, as well as Frank Merritt, stock breeder (Polk 1897: 424). Frank Merritt was on the first board of directors when the Merchants National Bank was established in 1883, and in 1893 and 1894 was mayor of Charlotte (see 128 S. Cochran) (*Detroit Free Press* 1903b; Lowrey 1907: 25; MHPA 1908: 107, 125, 396).

**107 Pleasant. Malcolm Gobel House (1940-44 period). Contributing.**

This single-story side-gabled Cape Cod house is clad in aluminum siding and rests on a rock-faced block foundation. It has a projecting front-gabled entry bay, with a concrete stoop, in which a centered wood paneled entry door with a half-circle top light is set within a frame of fluted wood pilasters supporting a flat-top entablature with dentilled cornice. The entry is flanked on either side by a broad double hung sash window, each located below a gabled roof dormer. To the left/north, a tall brick chimney stands at the junction of the main house with a small, lower single-story side-gabled wing that has a single double hung sash window in its front. The north side elevation has double hung sash windows and the opposite side casement and double hung sash windows.

(Sanborn 1927, 1950): This house was built on a vacant lot between 1927 and 1950.

This is also the only house on Pleasant Street not represented in the 1939-42 city home survey, which, with the city directories of 1940 and 1944, brackets its construction date.

Malcolm Gobel resided here apparently from the date of construction through the 1966 directory. He was a teacher and head football coach at Charlotte High School for over three decades beginning in 1935 (1935-1970), and was inducted into the Michigan High School Football Coaches Association Hall of Fame in the 1980s (*Lansing State Journal* 1954d; MHSFCA 2004; ECGS 2015).

**121 Pleasant. William McPherson House (Pre-1911 / century 1900?). H. Daverman & Son, Grand Rapids, architect; Robert Duane Wheaton, Charlotte, Contractor(?). Contributing.**

This large two-story Shingle Style/Queen Anne house has clapboard siding in the first story and wood shingle above and rests on a rock-faced random ashlar fieldstone foundation. It is composed of a central pyramidal-roofed section, with a side gable on the left/south side elevation and a large gabled wall dormer in the front. A distinguishing feature of the front is a two-story round corner tower with a low conical roof. It rises from a stone foundation through a semi-octagonal base faced in large windows, with leaded glass transoms, in the first story. The tower's rounded second story is shingled, with a flaring lower edge above the downstairs octagon, and contains more cottage windows, with leaded glass upper sash, but with the sash curving to match the wall's curvature. The tower's top above the second story has a tall paneled frieze beneath a dentilled cornice capped by the conical roof. Porches with Tuscan columns span the front from the tower's inner edge to the far right edge and extend from this corner tower along the side elevation. The front within the porch has a projecting vestibule with a wood and glass door between stained glass sidelights, the entry centered between cottage windows with leaded glass upper sash. Above the porch aligned over the door in the second story is a slant-sided bay window, with leaded glass upper sash, which is placed below the large gabled wall dormer. The dormer's front contains a Palladian window form, with arched-top central double-hung window flanked by a lower flat-top diamond-pane sash on each side, the arched window topped by a keystone form of greatly exaggerated height. The window is recessed into a pointed-arch-head shingled recess beneath the dormer's gable, a Shingle Style form that traces back to French medieval houses. The main roof's eaves are punctuated by heavy wooden brackets. The shallow projecting side-gable section on the left/south side elevation repeats the Palladian-window-in-pointed-arch-shingled-recess-below-the-gable form of the front dormer's gable. This side gable rises above a slant-sided bay containing a cottage window in each face that in turn rests atop a projecting porch with a semi-circular footprint.

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A large oval window with a keystone-decorated surround occupies the part of the second story facade between the gabled bay and corner tower. The opposite side elevation has a triple ribbon window of stained glass towards the front, behind which is a two-story slant-sided bay window, with leaded glass upper sash downstairs, that is anchored at the base by a tall rock-faced fieldstone foundation. The roof above this side has a tall paneled brick chimney. A street view photo presented under the heading "A Quartette of Pretty Charlotte Homes" in the 1907 *Charlotte the Beautiful* shows that this house is unchanged except for the paint scheme (Lowery 1907: 1, 38).

This house was built from plans provided in a circa 1907 publication by Daverman & Son, Grand Rapids architects, as "Design No. 8, Modern Colonial" (Daverman & Son 1907: 16). Today the house lacks a balustrade atop the porch and the roof of the round corner feature has a low cone form, but the picture in *Charlotte the Beautiful* shows the porch-top balustrade present and a belcast roof on the round corner feature - identical to the planbook design (Lowery 1907: 1, 38). The house as built is reversed from the Daverman & Son plan, however, each plan in their publication clearly states in large letters, "Any of these plans can be reversed to suit location." The cost estimate provided in the booklet for the house is \$3200, with plans costing \$40, and a bill of materials \$10.

(Sanborn 1911, 1918, 1927, 1950): This house was built before 1911 when Sanborn extended coverage to this block.

William McPherson resided here by 1904 through the 1913 city directory. The house could possibly have been built by Robert Duane Wheaton, the father-in-law of the first owner, W. N. McPherson (Campion 2016). Wheaton is identified as a bridge contractor in the 1893 state gazetteer, head of the Robert D. Wheaton bridge building company of Charlotte (and Chicago), and mayor of Charlotte in 1900, who also was city alderman in 1907 (*Detroit Free Press* 1900b; Campion 2016; Lowrey 1907: 10; Polk 1893: 383). Although several bridges have been identified as his work, no other buildings have come to light. Still it is plausible Wheaton was involved in the house construction based on his line of work and the fact the house plans and specifications were provided by Daverman & Son.

In 1902, a trade journal reported that W. N. McPherson was opening up a dry goods store in Charlotte (*Dry Goods Reporter* 1902: 83), and a 1919 article, noting he was ill (he died later that year), described him as "a well-known traveling salesman" (*Lansing State Journal* 1919q). A 1911 newspaper article earlier had reported that McPherson was one of the "big men in the peppermint business" in Charlotte (*Lansing State Journal* 1911i). On a more personal note, in 1899, Detroit lawyer William Woodbury charged his wife, Mrs. Zeila Woodbury, with adultery, and she and her father, "R. D. Wheaton, a prominent and wealthy resident of Charlotte," traveled with the sheriff from Charlotte to Detroit, where her father posted bail, "confident his daughter's innocence can be proved" - and the co-respondent was Wm. McPherson, of New York (*Detroit Free Press* 1899a). Zeila's 1946 obituary identifies her as Mrs. Zeila Bell McPherson, daughter of Mr. and Mrs. R. D. Wheaton, and a lifelong Charlotte resident (*Lansing State Journal* 1946c).

**129 Pleasant. James H. Brown House (Pre-1911 / circa 1880?). Contributing.**

This broad-fronted 1 Y story cross-gabled frame Swiss-inspired or Stick Style house is clad in clapboard and rests on a coursed ashlar stone foundation. The symmetrical front of this hip and cross-gable-roof house has a central gable-front section flanked by a short hip-roof wing on each side that displays a large gabled dormer facing to the side. The front's projecting central section, with its second story with sharply pitched front-gable roof, extends out over the entry porch and is supported on corner posts with chamfered edges. These extend upward to support large curving brackets, with pendants, that support the second story. The porch's sides display Gothic arch tracery, with quatrefoils, between the posts and beneath the lintel. The lintel spanning the front of the porch

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displays dogtooth millwork. The porch floor extends out beyond the posts to include an open stoop with finial-topped square post at the corners and flat, slotted vertical boarding for the railings. The porch leads to a wood paneled entry door that is centered between a double hung sash window in the wing's front to either side. The gabled second story has a horizontal strip of clapboard paneling framed by vertical and horizontal stickwork across the base below a central window within the gable. The front gable has scalloped-edge slotted bargeboards and a gable ornament formed of a slotted crosspiece stick intersected by chamfer-edged stickwork kingpost and curving braces. A large curving edge bracket supports the gable's lower eave on each side. The tall hip-roof side elevations both have large side-facing second story gabled wall dormers, each with a triple double hung sash window topped by tall gable roof resting on a coved cornice. The dormer's sides and gable are faced in wood shingling. The first story of the left/north side elevation has an oriel window with leaded glass transoms while the opposite side has central double hung sash windows. Two tall brick chimneys extend upward from the roof ridge near the center of the roof. The house appears unchanged from photos taken 1907-08, and 1939, when it was occupied by Harry S. Denison (Lowrey 1907: 34; Newark 1908: 48; ECGS 2016).

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1911 when Sanborn extended coverage to this block.

James H. Brown lived here, apparently from the date of construction through the 1935 city directory. A city promotional publication from 1907 has a view of this house (Lowrey 1907: 34), and states James H. Brown was one of the Brown Bros. that had "one of the most substantial mercantile establishments in Charlotte," having "one of the largest stocks of clothing, gent's furnishings, hats, trunks, traveling bags, etc., in the city." The store was established in 1887 by James S and Carroll S. Brown, who came from Ionia (Lowrey 1907: 34; Newark 1908: 48) and located at 118 S. Cochran. Brother Carroll S. Brown lived across the street at 120 Pleasant (see entry). Brown Bros. was succeeded by Crofoot & Tears by 1913 (Newark 1913: 50). James was president of the Public Library Board in 1907 (Lowrey 1907: 5). In a 1916 rural directory of Eaton Co. James Brown had an ad that stated, "Real Estate, Loans and General Sales Agency, We Specialize in High Class Farm Lands" (Wilmer Atkinson 1916: 230). For many years he had his office in 115 W. Lawrence Street, and the 1929 city directory listing also notes that at that time he was county probation officer.

**137 Pleasant. House (Pre-1911). Contributing.**

This frame upright-and-wing house has a two-story gable-front upright section and a single-story wing that rest on an uncoursed rubble stone foundation and are clad in vinyl siding. The shed roof entry porch spans the front of the wing and shields a door in a single-story extension into the porch space of the upright's side. The wing's front also contains a picture window. The front-gabled section has two double hung sash windows in each story, with a third first-floor one in the street-facing front of the alcove beneath the upright second story's left front corner. The north side elevation has two fixed pane windows. The house's south side elevation has a door and there are two double-hung windows in its second story. A one-bay side gabled garage extends off the house's southeast corner. The entry alcove has been added and the porch balustrade removed since the 1939 photo taken when the house was occupied by J. B. Dowdigan (ECGS 2016).

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1911 when Sanborn extended coverage to this block.

**PLEASANT STREET, WEST SIDE south from E. Lawrence**

**108 Pleasant. Arthur F. Vickery House (1904-11 period). Contributing.**

This single-story side-gabled frame Colonial house is clad in vinyl siding and has a rock-faced block foundation.

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The full-width engaged front porch has fluted vinyl-sheathed columns that support a wide frieze. Behind it are an off-center door and paired double hung sash windows. Centered in the roof above is a broad dormer that has a front gable with returns and contains four low casement ribbon windows. The gabled side elevations have functionally placed windows in the first story, gable returns above the first story, and two double hung sash in the second story. In 1939, when occupied by Leila Dawson, this house had a shingled second story above clapboarded first, unfluted Tuscan porch columns, and two double hung sash in the dormer (ECGS 2016). A street view photo from 1907 shows that this house had a shingled second story but is otherwise similar to today (Lowery 1907: 1).

(Sanborn 1904, 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1904 and 1911.

Arthur F. Vickery resided here apparently from the date of construction through the 1913 city directory. He was a partner in Beard & Vickery "dealers in drugs, books, wall paper, window sheds, etc." formed with Frank A. Beard in 1900 when they bought out the estate business of George W. Foote, who had been in business ten or twelve years (Lowrey 1907: 33; Newark 1908: 47). Vickery attended the Pharmacy Department at the University of Michigan and became a registered pharmacist in 1898, working in Foote's pharmacy prior to the establishment of his firm. In 1912 Beard bought out Vickery and continued in the business as the Frank E. Beard Drug Store (*MMFR* 1913: 13). In 1914 Vickery was appointed as agent in Charlotte for the Mutual Life Insurance Co. (*Indicator* 1914: 261). In 1916 a drug trade journal stated that Vickery, "an assistant in the drug store of J. W. Sassaman" in Charlotte, had purchased the business of Arthur Mulholland in Hastings and taken possession (*Trade* 1916b: 16).

**120 Pleasant. Carroll S. Brown House (Pre-1904 / 1887). Contributing.**

This substantial 1 1/2-story side-gabled Colonial Revival house has a clapboarded first story and wood shingled upper finish in the gable ends and dormer, and rests on a coursed ashlar stone foundation. The facade's engaged full-width porch has unfluted Ionic columns linked by turned spindle railings. It shields a central wood paneled door between a cottage window on one side and shallow slant-sided bay window on the other with lintels having tall fluted friezes. Above the porch, an off-center pentagonal dormer is clad in wood shingle, contains double-hung sash windows on three sides, and a hip roof capped by a finial. The left/south side elevation has a projecting box bay window towards the rear of the first story, a small box bay window between the first and second stories that has a flaring roof and a vertical-light, with interlacing triangular heads, sash, and within the second story's shingled gable, single and paired double hung sash with leaded glass upper lights, an oval window in a surround with outscaled keystones, and in the peak, paired round arch-head windows with half circle fanlights and emphatically vertical keystones. The opposite side elevation has identical paired round-head windows in the gable peak, two double hung sash in the second story, and in the first story, functionally placed leaded glass fixed pane and double hung sash with leaded glass upper lights. The house appears virtually unchanged from photos dating circa 1907/1908 and from 1939, when it was occupied by Mrs. Mabel Vickery (Lowery 1907: 34; Newark 1908: 48; ECGS 2016).

(Sanborn 1904, 1911, 1918, 1927, 1950): This house was built before 1904 when Sanborn extended coverage to this block.

Carroll S. Brown resided here apparently from the time of construction through the 1913 city directory. The first page of a city promotional publication from 1907, *Charlotte the Beautiful*, has a view of this house and street, and another image identifies it as the residence of Carroll S. Brown (Lowery 1907: 1, 34). Local sources state this house was built in 1887 (Campion 2016), but this seems too early by ten years given its full-bodied Colonial styling. Carroll S. Brown was a partner in Brown Bros, "one of the most substantial mercantile establishments in

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Charlotte" having "one of the largest stocks of clothing, gent's furnishings, hats, trunks, traveling bags, etc., in the city." Brown established the store in 1887 with his brother, James S., after they moved from Ionia (Lowrey 1907: 34; Newark 1908: 48). Their store was at 118 S. Cochran. Brown Bros. was succeeded by Crofoot & Tears by 1913 (Newark 1913: 50). C. S. Brown was vice president of the city Cemetery Association in 1907 (Lowrey 1907: 5). In 1908 Brown was selected vice-president of the new Charlotte Businessmen's Association (*Trade* 1908: 6). As treasurer, he was one of an entirely new set of officers and directors selected for Duplex Power Car Co. in 1911 (*Motor Age* 1911: 43). He had been cashier of the 1<sup>st</sup> National Bank of Charlotte by 1913, rising to vice president by 1921, and during the Depression, in 1931 he was named receiver for Sunfield State Savings Bank (Newark 1913: 33; Wilmer Atkinson 1916: 170; *Commercial West* 1931: 23). His brother, James, lived nearby at 129 Pleasant Street.

**122 Pleasant. Dr. Arnet J. Garlinghouse House (1911-18 period). Contributing.**

This side-gabled single-story Craftsman Bungalow has stucco-covered walls. The facade has a broad off-center front-gabled entry porch. Beneath it is a paired casement window with Craftsman margin-light sash and a wood paneled entry door, which is centered between this window and a broad picture window to the porch's right. The porch has massy square-plan corner piers and a wide bargeboarded eave supported on open triangular Craftsman brackets. A low profile shed roof dormer that is centered in the roof above contains three narrow horizontal multi-light windows and eaves that have both small Craftsman brackets and an open rake. Both side elevations have large Craftsman brackets supporting the wide eaves, but the right (north side) also has a brick wall chimney and a single bay shed roof garage attached to the corner with the rear elevation. The sides' fenestration is functionally placed and composed of double and triple casement windows. This house is not represented in the 1939 Charlotte city homes survey (ECGS 2016).

(Sanborn 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1911 and 1918, and in the 1918 edition it is described as Stuccoed.

A. J. Garlinghouse was living here from the 1920s through the 1954 city directory. Local sources state that the house was built in 1914 and occupied by Garlinghouse from 1914 until 1959 (Campion 2016; GFWC 2005). He graduated from the American School of Osteopathy in Kirksville, Missouri, in 1910, when he moved to Charlotte, opened an office in the Munger Block at 224 S. Cochran, and resided at 314 W. Lovett Street (Newark 1913: 74). In 1911 he also opened up an office in Hastings, where he had hours for partial days on Wednesdays and Saturdays (*Journal of Osteopathy* 1911: 72). He also was a graduate of the Ruddy Post-Graduate College and Clinic in California, and served on the Charlotte Board of Education, and as its president in the 1930s and 1940s (*Lansing State Journal* 1941c). For many years (at a minimum 1926-54) he had his office at 136 V S. Cochran Street.

**126 Pleasant. Fred C. Cobb House (Pre-1904 / circa 1875-80?). Contributing.**

This two-story hipped-roof Italianate house with L-footprint front section rests on a coursed ashlar stone foundation and is clad in wide lap wood siding. The facade's wing is fronted by a hipped roof entry porch that rests on narrow paneled pillars supporting elliptical-arch lintels with central narrow elongated medallions that extend between tall scroll brackets aligned above the posts. The porch contains doors into both the narrow projecting left-side section and recessed wing and a broad cottage window and double hung sash window in the wing's front. All have wood frames with low gabled lintels, as do all the house's doors and windows. The projecting part has another large cottage window in the first story and two double hung sash in the second, while the wing displays two other sash windows above the porch roof, all placed below a paneled frieze with large paired brackets. The first story of the right/north side elevation is occupied by a square-plan bay window with paneled bulkhead and double hung sash windows beneath a bracketed eave. In the second story end above is a



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single double hung window, centered in the narrow end beneath the paneled frieze with its corner and center brackets. To the rear is a single-story section projecting from the back of the house's north end. It has paneled pillars and a bracketed eave similar to that of the front. The opposite/south side elevation has two casement windows in the first story stacked beneath two double hung sash in the second. A 1907 photo shows the house as it originally appeared (Lowrey 1907: 51). This house then had narrower siding and the porch had floor and roof balustrades, but otherwise the house appears unchanged from 1939, when it was occupied by Chester Wilcox (ECGS 2016).

(Sanborn 1904, 1911, 1918, 1927, 1950): This house was built before 1904 when Sanborn extended coverage to this block.

Fred C. Cobb apparently lived here from the time of construction as he is living here in the 1904 city directory, and a local source states he resided here between 1885 and 1890 (Campion 2016). The Fred C. Cobb & Co. yards were located along the Grand Trunk railroad on W. Lovett St. The company was a dealer in lumber, shingles, coal, coke, drain tile, sewer pipe, fire brick, fire clay, cement, lime, etc., with buildings on the north and south sides of Lovett (Lowrey 1907: 51). In 1884 Cobb purchased an interest in the Union Lumber Co., which in 1889 became Webster, Cobb & Co. after Hiram P. Webster also purchased an interest in the firm. In 1891 they established the business in Charlotte, to which Cobb moved to become resident manager. In 1906 Webster, Cobb & Co. was dissolved, with Cobb taking its Olivet and Charlotte interests as Fred C. Cobb & Co. (Lowrey 1907: 51; MHPA 1908: 240). The Colborn-Fulton Lumber Co. soon took over the business of Fred C. Cobb & Co. (*Retail Coalman* 1905: 73). Another source states Cobb was born in 1858 in Vermont, moved to Eaton Rapids in 1885 and was associated with the O. P. Springer Lumber Co. before moving to Charlotte in 1891 and establishing his lumber, coal, and wood business, with yards and offices opposite the Chicago & Grand Trunk freight depot (MHPA 1908: 244-45). In 1903 Cobb was elected a director of the Eaton Co. Telephone Co., and in 1907 was its vice president (*American Telephone Journal* 1903: 29; Lowrey 1907: 31).

Chester M. Wilcox (1896-1958) resided here from the 1929 city directory until his death in 1958, and his wife, Betty continued here in the 1962 and 1966 city directories. Wilcox was a Charlotte industrialist who served as president of the Federal Savings and Loan Association (*Battle Creek Enquirer* 1958e). In 1910 Wilcox had a small company making radios and transcription recorders and expanded into the manufacture of amateur radio components and kits at an office on West Lawrence Avenue. Wilcox started the Wilcox Laboratory in 1926 and established the Wilcox-Gay Corporation with Paul Gay in Charlotte in 1931. They moved into the old Bennett furniture factory to manufacture radios and eventually expanded into tape decks, reel-to-reel, televisions, police radios, and record players. They launched the Recordio in 1939, which was advertised to appeal to the middle class, recording 78 rpm transcriptions with decent fidelity. Musicians who recorded on these machines included Les Paul and Johnny Cash. In 1939 the company sold 25,000 units, but the industry standard was evolving to magnetic tape and sales had suffered during the Great Depression. In 1949 Chester Wilcox, who had founded and for more than thirty years headed the company, resigned as president and treasurer due to ill health, but remained on the company board and continued his financial interest (*Battle Creek Enquirer* 1949d). In 1950 the Leonard Ashbach Company acquired a controlling interest in Wilcox-Gay and merged it with Majestic Radio and television to integrate several companies, consolidating a significant portion of American radio manufacturing. In 1960 the company moved to Chicago, but in 1963 declared bankruptcy (*Battle Creek Enquirer* 1958e; Morton 1995: 114; Radiomuseum 2016; Holt 2016).

**214 Pleasant. H. Roy Sylvester House (Pre-1904). Contributing.**

This 1Y story front-gabled frame house sits on a coursed ashlar stone foundation and is clad in vinyl siding. In the front masonry steps rise to an off-center unshielded stoop and entry door that is flanked to the right by a double

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hung sash window. Another double hung sash window is centered in the story above, partly within the lower part of the tall front gable. The gable has returns and an enclosed gable peak. The side elevations each have a large gabled wall dormer with returns, and both have functionally placed replacement windows, including a recent vintage bay window in the north side. A gabled single-story section projects from the rear elevation. The house had a full-width hipped roof porch in 1939 when occupied by Clarence Paddock (ECGS 1939).

(Sanborn 1904, 1911, 1918, 1927, 1950): This house was built before 1904 when Sanborn extended coverage to this block.

H. Roy Sylvester (1872-1925) was residing here by 1904 through the 1913 city directory. He left school at age 13 to farm, in 1902 moved to Charlotte and was employed as a junior clerk in Donovan & Ives' "Big Store" (founded in 1884 by Donovan & Mannery). Through the years the business was operated by a series of owners: Donovan & Vanderhoof, Donovan & Packard, Robert Donovan, Donovan & Ives, Frank A. Ives, Ives & Sylvester, and then Sylvester in 1922-1923 when he acquired the business from the estate of Mrs. Ives (*Lansing State Journal* 1923c). Sylvester was mayor of Charlotte in 1918 and president of the Charlotte Community Association (city web site; *MMFR* 1918: 33), and the 1921 state gazetteer has him in the firm Ives & Sylvester (with Frank A. Ives) furniture and undertakers (Polk 1921: 324). A full-page advertisement inside the rear cover of a 1913 publication is for the "Big Furniture Store" with Frank Ives furniture and undertaking, and H. R. Sylvester, manager (Newark 1913). Sylvester died in 1925 (*MMFR* 1925: 27). In 1923 in a nationwide ballot for the *Grand Rapids Furniture Record*, H. R. Sylvester's furniture store was voted "one of the 100 finest small city furniture stores in the United States" (*Lansing State Journal* 1923c). His obituary states he was one of Charlotte's "most prominent and useful citizens" (*Battle Creek Enquirer* 1925c).

**216 Pleasant. Vine B. Peters House (1918-27 period). Contributing.**

This two-story hip roofed frame house is clad in vinyl and rests on a brick veneer foundation. The facade is symmetrical, having a central hipped roof entry porch shielding a door centered between two combination picture/casement windows, which are stacked below two second story casement windows that flank a small central fixed pane window over the porch. The right/north side elevation has a hipped brick wall chimney in front of a recent vintage first story box bay window and also has three casement windows in the second story. The first story of the opposite side has a full width flat roofed sun porch with casement ribbon windows and a railed deck on its roof. The second story porch railing has been replaced and the house resided, but the house otherwise appears little changed from 1939 when it was occupied by Vine Peters (ECGS 2016).

(Sanborn 1918, 1927, 1950): This house was built between 1918 and 1927 when it replaced an earlier home at this address.

Vine B. Peters was living here apparently from the date of construction through the 1954 city directory. In 1915 Vine Peters purchased an interest in Munger & Son Hardware (*American Artisan and Hardware Record* 1915b: 35), and in 1919, a trade journal reported that J. W. Munger had sold his interest in Munger & Son Hardware (224-228 S. Cochran, see entry) to Peters, with the new firm to be known as Munger Hardware (*American Artisan & Hardware Record* 1919: 39). The 1921 and 1925 state gazetteers show Peters was a partner with D. F. Munger in the Peters-Munger Auto Co., automobiles and garage (Polk 1921: 324, 1925: 336). In 1926 Peters and his wife, "Mrs. Vine Peters," were elected to the board of directors of the Charlotte Chair Co. (*MMFR* 1926: 37). In the 1930s Vine Peters constructed what became popularly known as Peters Circle (Campion 2016), the Indian Trails / Hi Speed service station set back from the southwest corner of Cochran and Lovett (101-111 W. Lovett / 202-206 S Cochran, see entry). Vine Peter's (1890-1969) obituary identifies him as a retired Charlotte automobile dealer (*Battle Creek Enquirer* 1969c).

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**224 Pleasant. A. B. Collins House (Pre-1904; circa 1900). Contributing.**

This two-story side-gabled frame Colonial house rests on a coursed ashlar stone foundation and is clad in clapboard. The facade's full-width engaged entry porch has a non-original brick apron and is supported on plain wood posts, with replacement railings. The porch shields an off-center wood paneled and glass entry door with transom and also a cottage window. Above the porch the front's second story, except for a narrow slice of the front roof slope on either side that slants down on either side to cover the front porch, rises into an asymmetrical front gable with flaring lower eave on its right/north end. The second story contains two 10-over-1 light double hung sash windows and a small, lower one, and the gable peak above has a fixed 8-light window. The upper part of the front roof slope to the front gable's right has a large multi-light eyebrow window. The house's right/north side elevation has a centered hipped roof slant-sided bay window and a hipped roof porch in the first story near the rear elevation, as well as functionally placed windows that include an 8-over-1-light sash above the bay window and a 16-light window in the gable peak. The opposite side elevation features a central two-story bay window, and some of the windows' sash have Craftsman margin-light upper sash. A 1907 photo shows this house not long after it was built (Lowery 1907: 40). In 1939 the porch had turned columns and balusters and above it the gabled section also was fronted by a turned-baluster railing enclosing the narrow deck set back in the porch roof, but otherwise the house is little changed from that year, when it was occupied by A. B. Collins (ECGS 2016).

(Sanborn 1904, 1911, 1918, 1927, 1950): This house was built before 1904 when Sanborn extended coverage to this block.

A. B. Collins is residing here by 1904 and continues through the 1935 city directory, followed after his death by his wife, Maude, in the 1940 through 1944 editions. A. B. Collins & Co. traces its origins to the "pioneer drug store in Charlotte," founded by G. V. Collins in 1857. In 1858, G. V. Collins built the brick building at 124 S. Cochran, "the first brick store built in Charlotte," which the firm still occupied in 1907 (Durant 1880: 392; Lowery 1907: 40; Citizens Historical Association 1942). A. B. Collins associated with his father in the drug store in 1885 and managed the business until his father's death in 1904, after which he formed A. B. Collins & Co. In 1884, he had taken business courses at Valparaiso College, and in 1887 completed work at the Chicago College of Pharmacy and became a registered pharmacist. He had also served as city treasurer in the early 1900s (Lowery 1907: 40). He continued in business until his death in 1939, after 54 years with the store, after which his son, Robert B. Collins, continued the business (*Battle Creek Enquirer* 1939g; *Battle Creek Enquirer* 1948f).

**230 Pleasant. James A. Greenman House (Pre-1904). Contributing.**

This two-story cross-gabled frame house has an uncoursed fieldstone foundation and is sheathed in wide aluminum siding. The front's wrap-around hip-roof porch is supported by Tuscan columns on non-original brick piers and has a low gable over the entrance. Beneath the porch, the gable-front section has a corner entry door and cottage window with leaded glass upper sash, while the side elevation beneath the porch runs back to a second door in the front-facing narrow side of a shallow ell midway back from the front. To the second door's immediate left in the north facade of the house's front section is a low round-arch stained glass window. Rising above the porch at the corner of the facade is a square-plan angled turret containing double hung sash windows and extending upward another full story though a steeply pitched hip roof with flaring lower eaves. The cross-gabled right/north side elevation has a central cottage window in each story, with a leaded glass upper sash in the first. A gabled 1V story section toward the rear has a shed-roofed porch with Tuscan columns supported on a rock-faced block apron in the first story, and a gabled wall dormer in the second. The opposite side has a first story picture window and a second story gabled wall dormer in front of the cross gabled section. This side also has a single-story flat roof side extension on a PermaStone veneer foundation. There is no image of this house from the 1939 city homes survey when it was occupied by Cecil Deuel (ECGS 2016).

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(Sanborn 1904, 1911, 1918, 1927, 1950): This house was built before 1904 when Sanborn extended coverage to this block.

James Greenman was residing here by 1904 and continues here through the 1935 city directory. The *Charlotte Tribune* edition of July 20, 1898, had an advertisement for a "Great Clearing Sale" by Greenman & Selkirk before their move on September 1" to "the new building now being built for us three doors north of the post office" (*Charlotte Tribune* 1898a), which is 135 S. Cochran. The 1897 state gazetteer has the partners in this company as James A. Greenman and William H. Selkirk (Polk 1897: 424). James A. Greenman (1858-1937) was born in Eaton County and took courses at Grosscup's Business College. In 1890, he clerked for the J. J. Richardson clothing store for two years before buying the business and entering into partnership with Harry Selkirk in 1892, until Greenman sold out to a new firm formed of Selkirk & Norton in 1898. Greenman then formed Greenman & Levi, the firm lasting until 1905, when he sold out to partner Henry Levi, after which he was manager for the John Tripp Clothing Co. at 135 S. Cochran (MHPA 1908: 338-339). In 1893, James A. Greenman was Recorder for the Charlotte common council meetings, and later served one term as city clerk and three terms as an alderman (*Charlotte Tribune* 1893; MHPA 1908: 338-339; Newark 1908: 5, 88; Newark 1913: 29). Later, in 1919, he was appointed agent in Charlotte for Guarantee Fund Life Insurance Co. (*Indicator* 1919: 279), and in 1921 he was Eaton County Register of Deeds (Polk 1921: 116).

**240 Pleasant. Ladd J. Nixon House (1904-11 period). Contributing.**

This 1 V-story side-gabled Colonial house is clad in clapboard and wood shingle and has a rock-faced block and partial concrete (repair) foundation. The central shed roof entry porch is accessed from a concrete block stoop, has Tuscan columns, and shelters a wood panel and glass door. A broad cottage window with leaded glass upper sash to the left of the porch complements a small round-arch fixed pane window to its right. A large dormer above has two double-hung sash windows and a closed gable that is clad in wood shingles. The side elevations both have a low pent roof between the clapboarded first and shingled gables. The first story of the left/south elevation has a central cottage window with leaded glass upper sash between a fixed pane window toward the front and a double hung sash to the rear, while the opposite elevation has a central slider window between a fixed pane window towards the front and a door and double hung sash window towards the rear. The second story elevations within the gables are mirror images of one another, with two double hung sash windows placed between two round-arch fixed pane windows near the eaves and below a third identical round-arch window centered beneath a sunburst in clapboarding in the gable above. The house had a wrap-around porch extending out from the pent roof, but otherwise appears the same as pictured in 1939 when owned by Blanche Blasier (ECGS 2016).

(Sanborn 1904, 1911, 1918, 1927, 1950): This house was apparently built between 1904 and 1911 replacing an earlier home on this lot. In 1904 it was addressed as 238 and in 1911 and subsequent editions it is 240.

Ladd J. Nixon resided here apparently from the date of construction through the 1926 city directory, followed after his death by his wife, Fannie, in the 1929 and 1935 editions. Nixon was Eaton County Register of Deeds in 1899-1900 (State of Michigan 1899: 490). In 1906 he was a candidate for Eaton County Drain Commissioner, with an endorsing newspaper noting he was from an Eaton County pioneering family (*Olivet Optic* 1906). In the 1907 through 1925 state gazetteers in Charlotte he is listed (although variously as "Ludd") as "livestock" (Polk 1907: 544, 1911: 421, 1917: 325, 1921: 324, 1925: 336). Born in 1855, Nixon was a livestock dealer and lived here until his death in 1927 (Nixon genealogy 2016). He was active in the Detroit livestock market, with an entry in a 1925 issue of the *Detroit Free Press* stating that Nixon was "one of the old time shippers" and that he had been "shipping for around 50 years and always comes to the Detroit market" (*Detroit Free Press* 1925).

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**E. SEMINARY STREET, NORTH SIDE east from S. Cochran**

**321 E. Seminary. House (1895-1904 period). Contributing.**

This 1 Y story gabled ell type frame house is clad in vinyl and rests on a concrete veneer stone foundation. The facade's full-width shed roof porch rests on fluted vinyl clad columns and protects a steel entry door centered between two double hung sash windows. A casement window is centered in the front-gabled section above. The left (west) side elevation has a double hung sash window centered in each story and there is an end-gabled single-story section on the rear elevation. The right side elevation has three bays in each story defined by a mix of double hung, casement and fixed pane windows. The house retains its basic form, but the porch had Tuscan columns and the fenestration has been altered since 1939, when the house was occupied by R. Beis (ECGS 2016).

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1895 and 1904.

**323 E. Seminary. Ned L. Waters House (post-1950 period). Contributing.**

The siting of this house is unusual in that it is accessed by a drive easement between the neighboring houses at 321 and 325 and is built near the center of this city block. This single-story side gabled rectangular plan frame house is clad in aluminum siding and rests on a concrete foundation. The facade's off-center entry door is in a projecting vestibule beneath a front-gabled hood flanked by two double hung sash windows. The roof above contains a full width shed roof dormer pierced by two sliding windows. A duplicate dormer occurs in the roof above the rear elevation. The side elevations contain sliding and paired double hung sash windows. A detached front gabled frame two-bay garage, clad in clapboard, stands adjacent to the house. The house is not represented in the 1939 homes survey, but the adjacent dwellings at 321 and 325 are, confirming its later construction date

(ECGS 2016).

The zillow and trulia real estate web sites referencing public records state that this house was built in 1952.

(Sanborn 1927, 1950): This house post-dates the 1950 Sanborn map.

Glen D. Walters (1892-1950) was a Charlotte carpenter and contractor who had lived in the area twenty-nine years and was residing next door at 321 E. Seminary when he died in an automobile accident in 1950, survived by his wife, Elizabeth, and sons, Ned and Glen Jr. (*Battle Creek Enquirer* 1950b). Ned is listed at that address in 1954, and apparently split off the property here at 323 in the early 1950s and built the house here at 323, living in it through the 1960s while his mother, Elizabeth, continued to reside next door at 321. Ned. L. Walters' (1925–2005) obituary states that he worked for Consumers Power Company for forty years before his retirement in 1987, and Eaton County property records reveal he lived here until his death, or for over half a century (Pray 2017).

**325 E. Seminary. House (1904-11 period). Non-Contributing.**

This small frame 1 Y story front-gable house rests on a concrete block foundation, and is clad in vinyl siding. The entrance is in the side of a single-story shed roofed front section that backs up to another, taller shed-roofed section, which in turn backs up to the 1 Y story front-gabled main part of the house. The gable, which rises above the top of the rear shed-roof part, now displays two triangular fixed pane windows that fill most of the space. The fenestration of the house is composed of replacement double hung sash, slider and bay windows. In 1939 this house appeared to be a variant of an upright-and-wing when occupied by Glen Walters (ECHS 2016). This house is the product of extensive renovations that have entirely negated its original composition so that the original is not identifiable. Therefore, it is considered to be Non-Contributing.

(Sanborn 1904, 1911, 1918, 1927, 1950): This house replaced an earlier one with a different footprint at this

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address between 1904 and 1911.

**327 E. Seminary. House (1904-11 period). Contributing.**

This upright-and-wing type house consists of a two-story front-gabled section and single-story hipped roof wing. It rests on a rock-faced block foundation and is covered with vinyl siding. The facade's shed-roofed porch spans the front of the gabled upright section, has a painted rock-faced block apron, and has Tuscan columns. The upright's front beneath the porch has a double slider window. Single double hung sash windows are centered in the single-story to the right of the porch and in the second story of the gable-front section above. The gable peak is filled with vinyl fishscale shingle. The side elevations have functionally placed double hung sash and casement windows. At the rear is a single-story shed-roofed section.

(Sanborn 1904, 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1904 and 1911.

**E. SEMINARY STREET, SOUTH SIDE east from S. Cochran**

**126 E. Seminary. House (Pre-1890; circa later 1880s). Contributing.**

This two-story cross-gable and hipped-roof Late Victorian house rests on a coursed ashlar stone foundation and is clad in clapboard. The facade's full-width porch has a stuccoed apron and its hipped roof a shallow gable, displaying a raised sunburst design, over the steps. The porch has a plain frieze supported by stuccoed Tuscan columns on stuccoed square pier bases. Under the porch roof are off-center and corner entry doors and a broad front window with leaded glass transom, all having molded trim caps. In the second story above the doors is a projecting slant-sided bay window with pointed, polygonal roof. Both the bay window and the paired double hung sash windows in the front-gabled section next to it have raised panel and circle motifs in their lintel friezes. Other than under the porch, all window lintels in the house are shallow pediments. The west side elevation has a square window near the front, arched one at mid-level (marking the staircase location), and another broad window like the front's, while the opposite side elevation has double hung sash.

(Sanborn 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1890 when Sanborn maps extended coverage to this block.

**202 E. Seminary. House (Pre-1895). Contributing.**

This 1 V story frame front-gabled house is clad in vinyl siding. The facade's full-width hipped roof porch is supported on recent vintage corner posts and turned columns flanking the off-center entry, and has vertical board wood railing. The front is two bays wide, with an off-center entry and wide cottage window on the first story and two double hung sash in the second. The east side elevation has two double hung sash windows and a small sliding window below the eave.

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1895 when Sanborn maps extended coverage to this block.

**204 E. Seminary. House (Pre-1895). Contributing.**

This two-story pyramid-roofed frame house is covered in aluminum siding and rests on a concrete veneer foundation. The deep, hipped roof full width porch includes an open right-hand corner bay, with large window at its back in the house's front wall. The left-hand two-thirds of the porch now forms a room enclosed by grouped double-hung windows, with a door off the open corner bay. The second story above is pierced by two double hung sash windows. The west side elevation has a center entry beneath a hipped stoop hood supported on Craftsman brackets, next to a projecting boxed picture window beneath a pent roof. The other fenestration of both

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side elevations is double hung sash.

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1895 when Sanborn maps extended coverage to this block.

**208 E. Seminary. House (Pre-1895). Contributing.**

This renovated frame upright and wing type house rests on a coursed ashlar stone foundation and is sheathed in vinyl siding. It has a gable-front upright and hip-roof wing. The facade's enclosed entry porch extending across the single-story wing has a shed roof, double hung sash windows, and rests on a poured concrete foundation. A gable rises above the entrance. The two-story front-gabled portion of the house has paired sash windows centered in each story. The east side elevation has a separate entry door, and other fenestration consists mostly of double hung sash. The porch has been enclosed and a two-story bay window on the gable front section removed and siding and replacement windows installed since 1939 when it was occupied Roy E. Hinckley (ECGS 2016).

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1895 when Sanborn maps extended coverage to this block.

**214 E. Seminary. House (Pre-1895). Contributing.**

This 1 V story side gabled frame house rests on a rubble stone foundation and is clad in vinyl siding. The facade's first story has a corner entry door and broad window that are placed beneath a full-width shed roof entry porch with unpainted wood posts and railing. The story above has a double hung sash window rising into a prominent centered front-facing gable. Single-story rear-gabled and shed roof sections extend the rear elevation, and a single bay gabled garage projects off the southeast corner of the house.

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built before 1895 when Sanborn maps extended coverage to this block.

**W. SEMINARY STREET, NORTH SIDE, No Properties**

**W. SEMINARY STREET, SOUTH SIDE west from S. Cochran**

**109 W. Seminary. House (1918-27 period). Contributing.**

This two-story frame Foursquare house rests on a brick foundation, is clad in vinyl siding and has a hipped roof. The entrance is centered on the facade in a projecting front-gable vestibule extended by a gabled door hood with a broad round arch underside and supported on large curving brackets. The fenestration of the body of the house consists of a single double hung sash in the first story and two double hung sash in the second, each near the building corners. A short side-gable wing, with shed-roof extension behind it along the house's west side, displays triple windows in its front and the side beneath the gable. The east side contains only one small double-hung window. A single-vehicle gable-front garage stands behind the house on the east side.

Sanborn Map Co. fire insurance maps (Sanborn 1918, 1927, 1950): This house was built on a vacant lot between 1918 and 1927.

**121 W. Seminary. House (1890-95 period). Contributing.**

This two-story cross-gable and gable-on-hip-roof frame Queen Anne house is clad in aluminum siding and rests on a foundation finished in coursed ashlar fieldstone in the areas that would have been visible from the front and rough-cut rubble stone where, likely, they would have been hidden by a more extended, now gone, front porch.

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The facade's slightly projecting front-gabled right-hand portion has a pedimented front-gable entry porch, with paneled posts, that shields a sidelight-framed paneled Late Victorian wood door with large upper glass light. Adjacent is a broad cottage window with margin-light upper sash. The gable-front part's second story contains two double hung sash windows. The slightly recessed front of the gable-over-hip-roof left side contains a plain cottage window downstairs and narrower double hung window in the second. The ends of this longer east wing and a short west wing each contains a single cottage window downstairs - the east one still having its margin-light upper sash - and narrow double-hung upstairs window. Above the second story, the front gable is pedimented. This house had a larger porch across the central section and has been sided but generally appears little changed from 1939 when it was occupied by Fred Murray (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1890, 1895, 1904, 1911, 1918, 1927, 1950): The maps reveal this house replaced an earlier one between 1890 and 1895.

**201 W. Seminary. John M. C. Smith House (1895-1904 period). Contributing.**

This two-story Queen Anne house with its semi-octagonal corner tower has a rock-face coursed ashlar fieldstone first story, brick second story and a cross-gable and hip roof. The entry porch is recessed into the east corner of the gable-front portion of the house, but wraps around that part's east side to extend back to a door in the street-facing front of the short side-gable east wing. The porch has a hipped roof that is supported by a stone pillar beneath the gable-front part of the house corner and round wood columns with flaring tops in the side part leading to the door. The first story front is lit by two large windows, while the brick second story contains two narrow sash windows. The corner tower extension contains a doorway on its west side face (no steps now lead to it), a square window in the adjacent angled face, and a double-hung window in each face in the second story. Another short side-gable wing projects from the house's west side back from the tower. It also has one larger window downstairs along with standard double-hung ones. The windows all have rock-face stone slab sills, and the downstairs ones, along with the entries, thicker stone caps. A rock-face stone belt course separates the stone lower story from brick upper. The upstairs windows are topped by splayed brick caps that use gauged brick. The house's gables and the top part of the tower below its tall conical roof are finished in vinyl shingles. The front gable displays a triple window, with the center taller and wider than the one to each side. They have flat tops, with molded cornices, the central one displaying a keystone. The side gables have double windows, with flat molded caps. The entire house has a recent vintage metal roof.

A clapboarded side-gable frame carriage barn, with subsidiary front-facing gable, stands behind the house's west side (Contributing).

A 1907 photo of this house reveals that it is virtually unchanged from that time (Lowrey 1907: 57).

Sanborn Map Co. fire insurance maps (Sanborn 1895, 1904, 1911, 1918, 1927, 1950): Sanborn maps reveal this house was built on a vacant lot between 1895 and 1904. The maps show this as a commercial property in 1927 and in 1950 it is labeled Undertaker.

John M. C. Smith, living here by 1904 and in the 1913 city directory, was a leading member of the Eaton County Bar. Born in Ireland in 1853, he arrived in Charlotte in 1874. His father was a contractor and Smith worked under him as a mason, and "assisted in the building of the Congregational Church and several business blocks" in Charlotte (Lowrey 1907: 57). He attended the University of Michigan literary and law schools, received his law degree in 1880, read law in Detroit, and was admitted to the Bar in 1882, the same year he opened his office in Charlotte, a practice that grew with cases tried in state and federal courts (*Ibid*). He was Eaton County Prosecuting Attorney from 1885 to 1888, President of the 1<sup>st</sup> National Bank of Charlotte in 1898. He was also



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engaged in manufacturing, was a city alderman in 1903 and a member of the State Constitutional Convention in 1908, before being elected to and serving in Congress from 1911 to 1921 and 1922 until his death in 1923 (US Congress 2016). After admittance to the Bar in 1882, he was associated for eighteen years with George Huggett, which ended when he became President of 1<sup>st</sup> National Bank (Newark 1913: 60).

**203 W. Seminary. Jeremiah R. Mikesell House (Pre-1890 / circa later 1880s; tower and porch added 1890-95 period). Contributing.**

This stone-trimmed cross-gable-roof red brick house with its round corner tower is a fine Eastlake/Queen Anne building. The visible foundation at the rear of the house is of rough-cut rubble fieldstone. The facade displays a picturesque combination of a lengthy wrap-around veranda, projecting and recessed gables and the conical-roof round corner tower. The porch projects from the center section of the house, with a gable over its entry leading to the double front doors, and steps back around the west side, making a jog to front the one-story hip-roof west side wing. To the east of the center projection the porch assumes a circular footprint to make a broad sweep around the base of the east corner tower. The porch's hipped roof is supported on bracket-trimmed turned columns resting on square-plan bases. The porch displays railings formed of vertical and horizontal stickwork and a highly decorative frieze of rectangular panels containing sawn stickwork. Large sawn brackets with slotted details aligned with the posts and a repeating pattern of tiny brackets between support the porch cornice. The paired wood entry doors stand in a projecting off-center bay behind concrete steps that are positioned beneath a pedimented gable. An adjacent broad window in the main building has a rock-face limestone lintel to match the door, as do the second story facade windows and sills, including those in the tower. The tower's windows are bowed to match the curve of the walls - an unusual refinement. All second story windows appear to be double hung sash with transoms. The windows and door in the set-back wing west of the entry have brick segmental arch lintels. The gable above the second story of the projecting entry bay has sunburst and bullseye motifs and a small central window, while the primary front gable is clad in alternating sections of plain and octagon-butt wood shingle and is pierced by small paired windows. The soffits of both gables contain a series of small consoles. The west side elevation has a bay window to the rear of the porch, and a frame clapboard-clad section extends from it to the rear corner. The opposite east side elevation is notable for a brick wall chimney with decorative paneling. This house appears unchanged from photos dating to circa 1908 (Newark 1908: 62), and 1939 when it was occupied by H. C. Glasner (ECGS 2016).

(Sanborn 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house is present in the 1890 map, the first to cover this area. However, the 1890 map shows neither the round corner tower nor the extensive front verandah; these features both appear in the next, 1895 map.

Jeremiah "Jerrie" Mikesell (1838-1918) built this house in the late 1800s (Campion 2016) and was residing here in the 1904 through 1913 city directories. He built the business block at 140 S. Cochran to house his grocery store, which we ran for fifteen years before selling out to Spencer & Lamb in 1879, and also had a cannery on Hall Street (Campion 2016). Mikesell began in business in 1861 and in the 1860s and 1870s "had numerous partners and been in several kinds of businesses but finally settled down to the grocery line" (Durant 1880: 387). He was one of the initial stockholders of the Charlotte Manufacturing Co., described as "one of the leading and perhaps the pioneer manufacturing institution of this city," having been established in the northern part of Charlotte in 1873, was its president in 1907, but served for many years as its treasurer and for over thirty years on its board of directors (Lowrey 1907: 13; *Lansing State Journal* 1918c). He was a fire warden of Charlotte village in 1868 and a trustee in 1869 and 1870, and a city alderman in 1872, 1873 and 1878 (Durant 1880: 386-87).

**211 W. Seminary. House (Pre-1890 /circa 1870s?). Contributing.**

This upright and wing type house rests on a rough-cut rubble stone foundation and is clad in vinyl siding. The

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two-story gable front section has two double hung sash windows in each story. The single-story wing contains an off-center entry door beneath a shed roof entry porch. It is flanked by a window on each side. The west elevation has two sash windows in each story, while the single-story east elevation has a single sash window. This house had a full width porch, has been sided and trim removed but appears similar to 1939 when it was occupied by Clifford Smith (ECGS 2016).

A frame gambrel-roof carriage house/barn, with its gable end to the street, stands behind the house's west side. Contributing.

(Sanborn 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house is present when the maps first cover this area in 1890.

**215 W. Seminary. House (1904). Contributing.**

This two-story cross-gable and hip-roof Colonial Revival house has an uncoursed rough-cut rubble stone foundation and is vinyl sided. The facade's full-width porch has an apron of rough-cut fieldstone that supports round columns with dentilled capitals beneath a frieze with a dentilled cornice. A centered entry door is flanked by a bow window that wraps around the left corner and a slant-sided bay window to the right. Above the bay window and porch, the second story of the front-gabled section has prominent returns. In it, a broad window is centered beneath the gable, which is faced in patterned wood shingling around a small square central window. In the side-gabled portion above the entrance the front roof slope curves outward to cover the porch as well. This front roof slope is broken by a broad gable containing a Palladian window. The east side elevation has a central projecting two-story box bay with large windows, between double hung sash windows. The gable above displays more patterned wood shingling and paired triangular head windows. The west side elevation has a smaller gable containing a single sash window. This house appears unchanged from 1939 when it was occupied by George Hyde (ECGS 2016).

A gable-front two-story wooden carriage house/barn stands behind the house's east side. Contributing.

(Sanborn 1890, 1895, 1904, 1911, 1918, 1927, 1950): Sanborn maps reveal this house and the one next door at 217 replaced an earlier one on these lots between 1895 and 1904. The 1904 edition labels this house "From Plans," apparently indicating it was under construction.

**217 W. Seminary. Dr. Philo D. Patterson House (1895-1904 period). Contributing.**

This two-story cross-gabled house is clad in vinyl siding and has a coursed ashlar stone foundation. The hip-roof wrap-around porch rests on plain wood posts and has a shallow pitch shingled gable over the front steps. The entry door is set in the recessed street-facing side of the shallow east wing, while the front-gabled portion has a central large window in the first story and a smaller centered one in the second. The east wing's gabled east side elevation has a slant-sided bay window on the first story while the opposite west side has a broader slant-sided two-story central section with a broad window, with pent-roof cap, in the first story and sash windows elsewhere.

(Sanborn 1890, 1895, 1904, 1911, 1918, 1927, 1950): Sanborn maps reveal this house and the one next door at 215 replaced an earlier one on these lots between 1895 and 1904.

Dr. Philo D. Patterson (1843-1903) had this house built and lived here until he died, then W. B. Otto bought it (Campion 2016). The widow Mrs. Patterson was residing here in the 1904 city directory. Patterson had his first medical experience during the Civil War in surgery at the Army Hospital in Nashville. He returned home and graduated from Hillsdale College and then from the University of Michigan Medical School with high honors in

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1869. He took additional courses at the Detroit College of Medicine before beginning practice in Carlisle in 1870, moving to Charlotte in 1872 after being elected county clerk, and remained in the city to practice afterwards. At his death in 1903 it was stated that he was one of the "best known and oldest practitioners in this section of the state," was "one of the more capable surgeons in the state," and had performed more operations in Eaton County than any other man (Michigan State Medical Society 1903: 553; *Detroit Free Press* 1903a). He served on the school board and also was on the first board of directors when the public library was established in 1894, and as its president managed negotiations with Mr. Carnegie to build the city library (Durant 1880: 107; Michigan State Medical Society 1903: 553). He also served as vice president and then president of the state medical society (Bullock *et al.* 1895: 72; *Detroit Free Press* 1903a). The house was later used as the parsonage for the 1<sup>st</sup> Baptist Church, which was located nearby on Cochrane just south of Seminary Street (GFWC 2005).

**N. SHELDON STREET, EAST SIDE north from W. Foote**

**402 N. Sheldon. George Wright House (1890-1895 period). Contributing**

This single-story side-gabled house is clad in vinyl siding and rests on a rubble stone foundation. The facade has an off-center entry door between a single double hung sash to the north and two double hung sash to the south. The single bay deep gabled side elevations each has a central double hung sash. The single-story rear ell has a full length shed roof porch shielding an entry door and double hung sash windows on the south side and a shed roof extension on the north.

(Sanborn 1890; 1895): This house replaced a smaller house with a different footprint on this lot between 1890 and 1895. The earlier Sanborns address this house as 527

George Wright, a cabinet maker living here in the 1904 city directory, and George D. Wright (apparently the same person), here in the 1913 and 1926 editions, do not appear under Charlotte in state gazetteers from the late 1890s through the 1920s. George B. Wright, has a listing in the 1931 state gazetteer as a painter, and is listed as a painter by trade in the 1929 city directory entry (Polk 1931: 209).

**S. SHELDON STREET, EAST SIDE south from W. Lawrence**

**113 S. Sheldon. House (1918-27 period). Contributing.**

This single-story side-gabled frame bungalow style house is clad in stucco with a wood shingled left-side gable and rests on a rock-faced block foundation. It has a full width entry porch under the extended front roof slope of its side-gable roof that is supported on square-plan stuccoed pillars. The porch shelters an off-center entry door between sets of two and three double hung sash windows. Above the porch is a broad, central stucco-clad shed-roof dormer that is pierced by two pairs of double hung sash windows. The side elevations have single and paired double hung sash windows. Both side elevations feature large Craftsman brackets supporting the wide eaves. This house is a fine example of the Craftsman Bungalow style. There is no entry for this house in the 1939 city house survey (ECGS 2016).

(Sanborn 1918, 1927, 1950): This house was built on a vacant lot at this address between 1918 and 1927, and the city directories below indicate it had been built by 1926.

William C. Lamont resided here by the 1926 city directory, perhaps from its date of construction. In 1915 a trade journal reported that "Shaull & LaMont, Charlotte, Mich., are having a new garage built, which will be 100x150 feet and have room for more than 100 cars" (*Motor World* 1915: 32). This building was apparently constructed at 120 E. Lovett Street (see entry). The 1917 state gazetteer has an entry for Shaull & Lamont automobiles (Polk

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1917: 325). Shaul soon afterwards "took the Ford agency and the firm for many years was Shall-LaMont" (*Charlotte Republican-Tribune* 1963: 75). A 1919 trade journal reported that William C. Lamont "had returned to the Capital Auto Company's organization, having been previously identified with the concern's sales forces" (*MMFR* 1919: 29). Shaul apparently had the mechanical expertise and LaMont was the salesman. LaMont moved from this house just up the block to 221 W. Lawrence by the time of the 1929 city directory, where he lived through the publication of the 1940 edition.

**115 S. Sheldon. House (1895-1904 period). Contributing.**

This two-story gabled ell house has a concrete veneer foundation and is clad in clapboard siding. The shed roof porch across the wing's front retains its turned columns. Beneath the porch roof is an off-center door and a double hung sash window. The front-gabled section has a large centered window in the first story and a double hung sash window centered in the second story above. A brick wall chimney is placed to the rear of a large first floor window and second story double hung sash window in the left/north side elevation. There is no entry for this house in the 1939 city house survey (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house replaced an earlier single-story dwelling at this location between 1895 and 1904.

There are few records in relation to the longest tenured resident of this house, Milo Osborn, with no mention in state gazetteers or in association with city directory listings that place him here in the 1935 through 1966 editions. The 1940 census lists his occupation as "Securities," and under industry as "Municipal Department," and in 1961 he is mentioned as a member of the Paine Webber firm out of Detroit, where he was manager of the municipal department, so he must have been in the financial industry, in bonds (United States Census 1940a; *Detroit Free Press* 1961). His 1971 obituary states he had been a Charlotte resident for 39 years (apparently here at 115 S. Sheldon for all of that period), retiring in 1966 as head of the bond department for Paine, Webber, Jackson and Curtis Co., a Detroit investment firm (*Lansing State Journal* 1971b).

**E. STODDARD STREET, NORTH SIDE east from N. Cochran**

**121 E. Stoddard. Bert R. Post House (circa 1940-44). Contributing.**

This single-story side-gabled Cape Cod house rests on a rock-faced block foundation and is clad in vinyl siding. On the facade, a centered entry door in a projecting gabled vestibule is flanked by a bay window to the east and a double hung sash window on the west. The house's east end has a gabled entry porch and a breezeway that connects to a side-gabled two-bay garage.

Sanborn Map Co. fire insurance maps (Sanborn 1927, 1950): This house was built on a vacant lot between the 1927 and 1950 editions.

Bert Post, who city directories place here from the time of construction through the 1954 edition, was employed for seven years by Minor Walton as manager of Chatternon & Son, bean jobbers, Toledo, Ohio, before the two men left and formed the Minor Walton Bean Co. in Chicago in 1928, with Walton as president, Post as vice president, and Roy Jepson as secretary-treasurer (Citizen's Historical Association 1942). They moved the company to Grand Rapids the following year. In 1934 the company bought the L. H. Shepherd Milling Co. in Charlotte (421 N. Cochran), and Post came here in 1938 to be its manager. In 1941 Minor Walton died, followed by Roy Jepson in 1942. Their interests were purchased by Bert Post's son, Eldon, and Henry Arthur. The company dealt exclusively in bean and grains, and formerly employed 300-400 women to sort beans (Citizens Historical Association 1942).

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**125 E. Stoddard. Free Methodist Church (1935-1940 period; 1965?). Contributing.**

This church building occupies a corner lot at Washington Street. It has a concrete block foundation creating a rectangular footprint and is distinguished by its three story pyramid-roofed corner tower that is crowned by a small cross. This tower contains the paired entry doors beneath a gabled bracketed hood. The front-gabled portion of the church beside the tower identifies the nave, which extends to a cross-gabled section at the rear of the building. The building is sheathed in vinyl siding and all fenestration appears to have been altered, with the main sections of the church having primarily paired and triple double hung sash windows, augmented with fixed pane and single double hung sash. Post cards postmarked 1943 and 1962 reveal the church was little changed during those years, but since 1962 the tower's pyramidal roof and the rear side-gabled section have been added.

Sanborn Map Co. fire insurance maps (Sanborn 1927, 1950): Although it appears to be older, this church does not appear on the Sanborn maps until the 1950 edition, when it stood on a formerly vacant lot and was identified as the Free Methodist Church.

The Free Methodist congregation, here in the 1940 through 1966 city directories, was formed in 1935, first leasing the Gospel Tabernacle on E. Harris Street, then under the Rev. Harold Fleck, built the church here at 125 E. Stoddard, which was dedicated in June 1940, and the mortgage paid off in July 1942 (*Battle Creek Enquirer* 1942a).

**201 E. Stoddard. Lorenzo M. Lyon House (1911-18 period). Contributing.**

This two-story T-plan house rests on a rock-faced block foundation and is clad in clapboard. The front section is side-gabled and has a full-width hipped roof entry porch resting on battered pillars rising from brick piers. The two bays of the facade's first story are defined by an off center entry flanked by a picture window, while two double hung sash windows are located above the porch roof. The side elevations of the front block are a single bay and the picture windows on the first story have leaded glass transoms. The house appears little changed from 1939 when it was occupied by L. M. Lyon (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1911, 1918, 1927, 1950): This house has a markedly different footprint from a smaller one shown in earlier maps and apparently replaced that earlier house between 1911 and 1918.

Lorenzo M. Lyon apparently moved here after the Colborn-Fulton Lumber Co. bought his former house in 1916 that was located just south of the company's offices in order to extend the Michigan Central siding to Washington Street (*Lansing State Journal* 1916k). Lyon resided here apparently from the time this house was built through the 1954 directory, and after his death, his wife, Edith, lived here through the 1966 edition, and was residing here at her death in 1970 (*Battle Creek Enquirer* 1970e). Lorenzo Lyon was elected 1<sup>st</sup> district supervisor in the 1945 Charlotte city elections (*Battle Creek Enquirer* 1945e). An article celebrating the Lyon's 50<sup>th</sup> wedding anniversary in 1953 stated Lorenzo was a retired railway postal clerk (*Lansing State Journal* 1953f). In 1928, he was highlighted with his photograph in a front page *Lansing State Journal* article reporting the robbery of the Grand Trunk express train no. 10 at Evergreen Park, a Chicago suburb, which netted the robbers about \$130,000 and resulted in injuries to Lyon, who at that time had been on the Grand Trunk's "Chicago to Port Huron run for many years" (*Lansing State Journal* 1928).

**207 E. Stoddard. House (Pre-1904). Non-Contributing.**

This two-story front-gabled frame house has a single-story shed-roof wing extending the west elevation. It is clad in vinyl siding and rests on a rock-faced block foundation. The entrance is in a single-story shed roof enclosed

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porch. The original piercing pattern has been altered by installation of replacement windows and the original massing and appearance of the house is hidden. Because of the extent of the alterations which obscure or replace the original finishes it is considered Non-Contributing.

Sanborn Map Co. fire insurance maps (Sanborn 1904, 1911, 1918, 1927, 1950): This house was already built before Sanborn maps extended coverage to this area in the city in 1904.

**211 E. Stoddard. House (circa 1860s? / circa 1904). Contributing.**

This 1 V story front-gabled frame house has a rectangular footprint, rests on a random ashlar stone foundation and is clad in aluminum siding. The facade has a shed-roof full-width porch that shields a corner entry door and a flanking triple window. The second story is pierced by two double hung sash windows. The side elevations have functionally placed sash windows, while a single-story low gabled section extends across the rear elevation. The house's Greek Revival styling suggests a construction date in the 1850s or 60s. The house has been sided and porch posts and railing changed but otherwise the house appears little changed from 1939 when it was occupied by Eva Stebbin (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): When the Sanborn maps extended coverage to this area in the city in 1904, the location of this house has a dashed line labeled "Foundation." The architecture of this house argues that it is much older than 1904, and it appears likely that it was moved to a then newly laid foundation from another location.

**E. STODDARD STREET, SOUTH SIDE east from N. Cochran**

**112 E. Stoddard. House (1911-18 period). Contributing**

This 1 V story side gabled house features a prominent central cross gable centered in the facade, is clad in vinyl siding and rests on a random ashlar stone foundation. All fenestration has been replaced and the piercing pattern altered and a broad enclosed entry section extends across the facade. A garage has been appended to the southwest corner. The broad gabled porch was present 75 years ago, but has been much renovated; otherwise the house does appear similar to 1939 when it was occupied by Ralph Shaull (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1911 and 1918.

**116-18 E. Stoddard. House (1918-27 period). Contributing.**

This rectangular plan 2 V story front-gabled frame house rests on a rock-faced block foundation. It is a side-by-side duplex whose facade is composed of mirror image fenestration, two bays each consisting of an entry door flanked by a large window on each side in the first story and two double hung sash windows on each side in the second. The full-width entry porch has a cross-hatch apron and plain columns with simple balusters. The first story is clad in narrow clapboard while the second and upper half-story within the gable are sheathed in cedar shingles, but the second story and attic's square-butt shingling are separated by a band of half-circle-pattern cut-out shingle. Two of the three bays of the side elevations display broad cottage windows on the first floor while the second have three double hung sash windows, with an open rake at the roofline.

Sanborn Map Co. fire insurance maps (Sanborn 1918, 1927, 1950): This house was built between 1918 and 1927, replacing a garage at this site.

**124 E. Stoddard. House (1918-27 period). Contributing.**

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This house is sited at the southwest corner of Washington Avenue. It is a 1 Y story side-gabled frame house that rests on a rock-faced block foundation and is clad in aluminum siding. A central shed-roof dormer breaks the roof above the modified engaged full-width entry porch. All windows have been replaced and the fenestration pattern modified. Despite its modification, this house is still representative of the bungalow type. The house has been sided, the porch has been altered and the windows replaced but this house appears similar to 1939 when it was occupied by Donald Courtright (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1918, 1927, 1950): This house was built on a vacant lot between 1918 and 1927.

**206 E. Stoddard. House (Pre-1904). Contributing.**

This upright-and-wing type house is composed of a two-story front gabled section and a recessed single-story end gabled wing, all clad in vinyl siding. The two-story section has a corner entry door flanked by two double hung sash windows, while the flanking wing is pierced by three sash windows. The fenestration pattern has been altered, but this appears to be a nineteenth-C. house, this verdict supported by its massing and the presence of eyebrow windows beneath the eave of the side elevation. The house has been sided but fenestration and other elements appear little changed from 1939 when it was occupied by William P. Rogers (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house was already built before Sanborn maps extended coverage to this area in the city in 1904.

**210 E. Stoddard. Otto J. Munch House (Pre-1904 / 1895). Contributing.**

This side gabled 1 Y story frame house is clad in vinyl siding and rests on a random ashlar stone foundation. A shed roofed entry porch supported on plain columns runs across the facade and around to the west side elevation. The first story facade has a central entry door flanked by double hung sash, while the half story above lacks windows. The side elevations are each pierced by centrally placed windows in the first and second story. A single-story end-gabled wing extends from the rear elevation. The facade eave windows above the porch have been lost but otherwise the house appears little changed from 1939 when it was occupied by E. J. Munch (ECGS 2016).

Sanborn Map Co. fire insurance maps (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): This house was already built before Sanborn maps extended coverage to this area in the city in 1904.

Otto J. Munch was here by 1913. Otto Munch is listed as a manufacturer and dealer in furniture in Manchester in the 1875 state gazetteer (Polk 1875: 522), and first appears in Charlotte in the 1887 edition, as a cabinetmaker (Polk 1887: 417). In 1895, Otto J. Munch is a cabinet maker on Stoddard Street, apparently at this location, and by 1916 has the Otto J. Munch Manufacturing Co., which produced wooden register faces in the early 1900s (Bullock *et al.* 1895: 80; *American Artisan & Hardware Record* 1916: 58). The 1917 and 1921 city directories have O. J. Munch under the headings of Cabinet Makers and Cold Air Register Manufacturers at 111 E. Harris St. Munch (1849-1927), described as "a pioneer resident" of Charlotte, was known for his cabinet shop and for being "one of the finest workmen on inside finish work for houses," and in later years for association with his son, Edward, in manufacturing wood faces for cold air registers - "pioneers in this line of work" (*Battle Creek Enquirer* 1927a).

**N. WASHINGTON STREET, EAST SIDE north from E. Lawrence**

**204 N. Washington. House (1911-18 period). Contributing.**

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This side-gabled single-story frame bungalow house rests on a poured concrete foundation and has been resided in vinyl. It has a full-width entry porch that, placed beneath the main roof slope, has plain posts and shelters an off-center entry door and a broad sliding window. A central shed-roof front dormer displays a sliding/casement combination window. The right/south side elevation has a box bay window and functionally positioned double hung sash and fixed pane windows, as does the opposite elevation. There is no entry for this house in the 1939 city survey (ECGS 2016).

(Sanborn 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1911 and 1918.

**210 N. Washington. House (1918-27 period). Contributing.**

This two-story pyramidal-roof frame Foursquare house has a concrete block foundation and is clad in composition siding. The enclosed full-width entry porch has a hipped roof, the entry at the north narrow end, and two triple double hung windows across the front. The right/south side has a box bay window towards the rear and double hung sash windows, while the opposite side mixes double hung sash and fixed pane windows. A one-bay gabled garage stands at the rear of the house. This house was clad in stucco in 1939 when occupied by Claude A. Haines but otherwise is generally unchanged (ECGS 2016).

(Sanborn 1918, 1927, 1950): This house was built on a vacant lot between 1918 and 1927.

**212 N. Washington. House (1911-18 period). Contributing.**

This single-story side-gabled frame bungalow house is clad in vinyl siding and rests on a cobblestone/rubble fieldstone foundation. The full width entry porch, placed beneath the front roof slope, also has a cobblestone base and railing and square wood posts that support the gently flaring eave. The entry door is centered between two large double hung sash windows, and a small gabled dormer breaks the center of the roofline above the porch. The left/north side elevation has a triple window, with double-hung windows flanking a fixed center one, and double hung and sliding windows, and the opposite elevation is similar but lacks a triple window. The eaves of both side elevations have triangular Craftsman brackets that have been sheathed over. In 1939, when occupied by Ed Woodard, the house had clapboarded walls with wood shingled gables and open brackets, but otherwise appears little changed (ECGS 2016).

(Sanborn 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1911 and 1918.

**214 N. Washington. House (Pre-1895). Contributing.**

This two-story frame gabled ell has a concrete veneer foundation and is clad in vinyl siding. An enclosed hip-roof entry porch in the ell is fronted by a projecting flat roof stoop hood supported by ornamental metal supports. Paired double hung windows are centered in the first story of the front-gabled section. Although clad in metal, they retain a low gabled lintel as do all the double hung sash windows in the facade and side elevations. A small fixed pane window is present in the second story of the ell near the gable front section. There is no entry for this house in the 1939 city health survey (ECGS 1939).

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house appears in the first, 1895, map that covered this area. A rear wing was removed between 1918 and 1927.

**216 N. Washington. House (1918-27 period). Contributing.**

This two-story Dutch Colonial house, with brick-clad lower story and stuccoed second, has a gambrel roof with its gable to the street. An off-center entry is accessed via an open stoop at the corner of the house adjacent to an enclosed sun porch that, spanning the rest of the front, has six-over-two light double hung sash windows on



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masonry sills. A wide frieze extends around the ground-story eave of the front and along the side elevations to an enclosed vinyl sided porch on the rear elevation. A mixture of awning and six-over-one light sash occur in the first story of both side elevations. In the stuccoed front gable are two double hung sash windows and, above them near the gable peak, a louvered vent. The long side elevations display broad stucco-clad shed dormers that have open rakes with exposed rafter ends. The left/south side also has an awning and fixed pane window, while the opposite elevation has a shouldered brick wall chimney. The house appears unchanged from 1939 when it was occupied by L. C. Laase (ECGS 2016).

(Sanborn 1918, 1927, 1950): This house replaced an older house at this address between 1918 and 1927.

**218 N. Washington. Wheeler House (Pre-1904). Contributing.**

This two-story frame side gabled house has a rock-faced block foundation and is covered in vinyl siding. The full-width hipped roof front porch is supported by plain wood posts linked by a simple baluster railing. In the first story there is a slightly off-centered entry door and a double hung sash window, and there are two double hung sash in the second story above. The front roof slope contains a centered, small window-less gable. Each side elevation contains a single double hung window in each story. A single-story gable-roof ell projects from the rear elevation. In 1939, when occupied by Fred Wheeler, the house had a shed roof entry porch and two windows in the second story of the side elevations (ECGS 2016).

(Sanborn 1904, 1911, 1918, 1927, 1950): This house was built prior to 1904 when Sanborn maps first covered this block.

**220 N. Washington. House (Pre-1904). Contributing.**

This two-story frame cross-gabled house rests on an uncoursed ashlar stone foundation and is covered in vinyl siding. The full-width shed-roofed front porch rests on slender Tuscan columns and has a gable over the front steps. It shields a door centered between two double hung sash windows, and the second story front also contains two double hung sash windows. The side elevations have functionally placed windows that are mostly double hung sash, and a single-story gabled ell extends from the rear elevation. The front and a side gable are finished in vertical vinyl siding and each contains a single window. Other than siding and replaced porch columns similar to the original, this house is very similar to that pictured in 1939 when occupied by Mrs. Carrie L. Scott (ECGS 2016).

(Sanborn 1904, 1911, 1918, 1927, 1950): This house was built prior to 1904 when Sanborn maps first covered this block.

**222 N. Washington. House (Pre-1904). Contributing.**

This single-story gable-front frame house rests on a rubble fieldstone foundation, is clad in vinyl siding, and has a shed-roof side extension to the right/north side that has a rock-faced block foundation. The hipped-roof entry porch has a front-facing gable over the front steps and is supported by square-plan wood posts linked by plain baluster railings. Behind the porch, a door centered beneath the gable peak is flanked by a double hung window on either side, the left wider than the right. The left/south side elevation has a brick wall chimney behind a double hung sash window as well as a sliding window in a shed roof rear extension. The north side has double hung and slider windows. Other than replaced porch posts and the vinyl siding, this house is very similar to 1939 when it was occupied by Harold Wilson (ECGS 2016).

(Sanborn 1904, 1911, 1918, 1927, 1950): This house was built prior to 1904 when Sanborn maps first covered this block.

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**224 N. Washington. House (Pre-1904). Contributing.**

This 1 1/2 and 2-story gabled ell frame house rests on a stone and concrete veneer foundation and is clad in both aluminum and vinyl siding. The enclosed full-width shed-roofed front porch has a pediment over the front steps and double hung sash ribbon windows on either side of the off-center entry. A single double hung sash is centered in the two-story gable-front section above. The left/south side elevation has two double hung sash windows in each story and the vinyl-clad north end of the wing has two sets of paired double hung sash in the first story and two single double hung ones above. Other than the siding and conversion of single to paired double hung sash in the right side elevation, this house is very similar to that pictured in 1939 when occupied by Charles T. Wright (ECGS 2016).

(Sanborn 1904, 1911, 1918, 1927, 1950): This house was built prior to 1904 when Sanborn maps first covered this block.

**228 N. Washington. House (1991). Non-Contributing.**

This single-story side-gabled ranch house occupies the southeast corner of Stoddard Street. It has a poured concrete foundation and is clad in vinyl siding. The off-center entry door is placed between single and paired double hung sash windows, and the right/southernmost bay is a one-car garage. City directories have no entry for this address through 1966. Construction date is provided by the Eaton Co. GIS property web site. This house is Non-Contributing because it is less than 50 years old.

**316 N. Washington. Colborn-Fulton Lumber Co. / Grand River Valley House (1908-1927, 1950s / [Spencer House/Grand River Valley House/Valley House] 1869). Contributing.**

This is a nine-building lumber yard complex, all frame structures, extending to the south from the southwest side of the former Michigan Central Railroad tracks between Washington and Oliver streets. Several of the buildings stand in a row alongside the northwest-southeast alignment of the railroad line, while the others to the south all stand on east-west alignments perpendicular to Washington and Oliver streets. The buildings along the railroad adjacent to the tracks have openings where they used to receive shipments. A no longer present railroad siding once extended from the railroad line east of Oliver Street across that street and through the south edge of the complex west to Washington Street's east edge (1950 Sanborn map; Mike Fulton, personal communication 11/18/16).

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The largest building (#1) and anchor of the complex is a rectangular plan 1 and 2-story wood framed structure that fronts west on Washington Avenue. The 2-story central section of this broad-fronted shallow-pitched front-gabled structure is clad in beaded board. Almost the entire street level is faced in large wood overhead sliding doors constructed of beaded board anchored to wood lumber frames. Above these doors is the painted name, THE BIG RED SHED. The second story front displays a series of five four-over-four light wood double hung sash windows in plain wood frames topped by a horizontal six-light fixed window just below the eave beneath the gable peak. The ground level of the building's left/north side elevation has a single-story shed-roofed extension, above which the building's second story displays 12 sash windows identical to those of the facade. The interior consists of two full length corridors or "alleys" that provide access to extensive lumber storage areas or bins both centrally and laterally.

Attached to the right /south side of The Big Red Shed is a more recent vintage single-story side-gabled frame building (#9) clad in red brick veneer up to window sill level and lap siding above. It has an entrance centered between a picture window on each side. Above the entrance applied large wood letters read, FULTON LBR CO. It serves as the company's office. A one-story extension of The Big Red Shed trails out behind it to the east.

To the right/south of the main building are two frame linear plan wood storage sheds (#2, #3). These both have open sides to access the lumber. The much larger two-level one nearer the main building (#2) has tongue-and-

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groove planking on the ends and a shallow-pitched gable roof. The front roof slope, supported at its outer edge on posts that angle outward, is longer than the rear. The smaller one to the south of the first (#3) has novelty sided ends and a salt-box-form gable roof.

Southeast of these stands a gambrel roof two-story building clad in novelty siding (#8). It has a large sliding door at ground level and a second smaller one in the story above. A four-light window is centered above the doors and beneath the eave. A long shallow pitch 1-story shed roof wing, with a series of large sliding doors, extends off the east elevation. According to owner Mike Fuller, this building was used as a stable for the company's horses in its early years.

To the northeast of these stands a large two-story rectangular plan gable-roof frame structure that is clad in novelty siding (#7). Its narrow rear/west elevation faces the other buildings and the east gabled end fronts on Oliver Street. The Oliver Street facade has a shed-roof ground story extension with a large central wood overhead sliding door between two sealed smaller openings. The shed-roof extension wraps around to the south side elevation where it has two smaller wood sliding doors having small four-light windows. The second story of the east/Oliver facade alternates three double hung four-over-four light sash windows with two wood pedestrian doors (now opening onto nothing), and the front gable above contains two more identical windows. All these doors and windows have low gabled wood lintels, as do the seven identical double hung windows in the second story of the south side elevation. The building's north side elevation has a tall single-story shed-roofed extension along its east part. The ground story of the rear/west elevation has a small entry door but otherwise lacks fenestration. Its second story has a small fixed pane four-light window, a wood door that also now leads to nothing, and a double hung sash window, while the gable above contains two more sash windows beneath the gable peak. All windows but the small fixed window have four-over-four light double hung sash similar to the main building on Washington Avenue, but also have low gabled wood lintels, as do all windows on the visible side elevations. This building has a long history that includes long time use as a hotel, labeled the Valley House and Central House in the Sanborn maps. Lumber yard owner Mike Fulton reports firm personnel commonly refer to the building as "the hotel" - see discussion below.

Northwest of this building stands a rectangular-plan structure (#6) that, built with walls of jumbo brick and concrete block below weatherboarded gable ends, has a shallow-pitched gable roof. The south side has four double hung sash windows. A newer gabled metal-sided building extends the west end elevation.

North and northeast of this building, along the southwest side of the railroad tracks, is a linear row of structures attached one to another (#5). At the southeast end of the row at Oliver Street is a small single-story shed roofed structure. It has a poured concrete foundation, is clad in novelty siding, and has a sliding wood door opening northeast on the tracks. Continuing northwest along the south side of the railroad tracks and joined to this building is a longer single-story gable-roof rectangular plan structure with a concrete foundation and cladding of metal seam siding and clapboard. It has three wood sliding doors opening toward the railroad tracks. Extending off the west end of this structure is a two-story gabled frame structure standing on a tall poured concrete foundation and clad in vertical seamed metal paneling. It has a sealed opening in the gable and a sliding door opening facing the railroad tracks. The interior has wooden crib walls constructed of 2x4-inch lumber stacked face on face, and the ceiling has 2x4 lumber stacked side-by-side. According to owner Mike Fulton, when the company used to sell coal this was a primary storage building.

Extending from the west elevation of this two-story structure, and approaching the northwest corner of the property near Washington Avenue, is a single-story gabled structure (#4), open sided to the south towards the center of the complex and clad in metal paneling.

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(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): Between 1904 and 1911 the Colborn-Fulton Lumber Co. replaced the Charlotte Interior Finishing Co., which had had a structure adjacent to the railroad as well as a dwelling formerly along Washington Street.

Building #7, used by Colborn-Fulton for lumber storage and for sash production and storage, is illustrated in the earliest Sanborn maps from 1886, 1890, and 1895 as the Valley House. In the Sanborn 1904 map it is identified as the Central House and in 1911 is labeled as a dwelling. By 1918 the former hotel had been incorporated into the lumber yard and is labeled Lumber Storage, then as "Lumber" in 1927 and Woodworking and Lumber in 1950. The shed roof addition to the north side was constructed between 1911 and 1918 and labeled in the 1918 map as Lumber Shed.

The 1911 Sanborn map is the first to record the full lumber yard complex including the large building (#1 on key) called today the Big Red Shed that fronts on Washington. It had an office in its southwest corner. The single-story shed extension off the northwest corner paralleling Washington was present at that time. East of the Big Red Shed along the railroad tracks was a storage building for Lime and Cement (southeast section of #5 on key) and adjoining it to the northwest along the railroad tracks a Coal Elevator of crib construction with 8-foot concrete walls (northeast section of #5 on key). At the south edge of the yard was the gambrel-roofed barn; storage areas for coal, lumber, shingles and posts were distributed around the yard.

By 1918 the yard has expanded southward and has incorporated the former Valley House /Central House (#7) as Lumber Storage and a railroad siding has been built into the complex, running from the east along its south side. A 1916 newspaper article reported that the company had purchased a house that was located just south of the company's offices in order to extend the Michigan Central siding to Washington Street (*Lansing State Journal* 1916k). South of this the gambrel roofed building that was used for horses (#8 on key) has been built and includes the long sloping shed roof to the east that is labeled Lumber Shed. The Big Red Shed (#1) is labeled Lumber Sheds and a small tile building had been constructed adjoining its southwest corner where the office (#9 on key) is today. Coal sheds had been built northwest of the coal elevator along the railroad tracks where #4 is today. The southeast part of the #5 structure along the railroad tracks is labeled Lime and Plaster. The lumber storage shed (#2 on key) just south of the big shed appears to date to this period.

The 1927 map has the small tile building off the southwest corner of the Big Red Shed labeled Office. The southeast portion of #5 is labeled Lime Warehouse. The building east of the Big Red Shed and north of #7 had been built and is noted as being built of tile. No changes are noted in the 1950 edition.

In his 1909 book, *Lumber Shed Construction For Retail Lumber Yards*, Met L. Saley describes several that relate to structures in the Colborn-Fulton Lumber Co. complex. The Big Red Shed appears to be an example of the Enclosed Two-Alley Shed and a "Model Shed" (Examples III and IV) (Saley 1909: 75-79). He also illustrates a Lumber Shed for End Storage in Pontiac, Michigan, which in plan and profile is very similar to the Charlotte shed. Its wide and broad front-gabled two-story center section and the sloping shed roofs shelter stacks of lumber between two alleys running the length of the building, accessed by sliding doors at both ends (Saley 1909: 62-63). A similar 1917 book, *Retail Lumber Sheds and Sales Equipment*, describes the Big Red Shed building type as simply an End Storage Shed (Kerr 1917: 87-89). Building #2 here in Charlotte appears very similar to Saley's Double Deck Open Shed, Example XXII, having two levels with one side entirely open, and the roof supported by braces (Saley 1909: 117-118). Kerr's 1917 book identifies this form as the Hooded Open Shed, and illustrates a two-level example (Kerr 1917: 95-97). Building 3 in the Colborn-Fulton complex, in its asymmetrical gable with the short side consisting of open stack storage space for lumber, appears identical to Plan of a Single Shed,

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Example II, in Saley's publication (Saley 1909: 73-75). Although few coal sheds are illustrated, Saley's 1909 book describes a recommended shed that is similar to Colborn-Fulton's #5 in that it is constructed of walls "built of 2x4s, spiked one on top of the other" (Saley 1909: 145).

The large gabled building #7 used for storage and formerly as a sash manufacturing structure by the lumber company had been the Grand River Valley or Valley House hotel prior to the lumber yard. This building fronted on Oliver Street and was constructed to serve railroad passengers and workers associated with the Grand River Valley/Michigan Central Railroad, whose tracks are just to the north. It is illustrated in a 1913 publication (Newark 1913: 42). Lumber yard owner Mike Fulton stated that when it was taken over by the lumber company early in the twentieth century, it became the location of their sash manufacturing operation. It is currently being used for storage.

An 1870 birdseye view of the city of Charlotte (Merchants Lithographing Co. 1870) shows this building. The Valley House does not appear in a listing of hotels in Charlotte in the 1870 state gazetteer, or in the full business listings for Charlotte in the 1873 and 1875 state gazetteers (Scripps and Polk 1873; Polk 1875: 144). However, an 1873 county atlas map of the First Ward labels a building here as the "Spencer House," and the state gazetteer from that year calls it the "Spenser House," run by "W. Spenser" (Lake *et al.* 1873: 39; Scripps and Polk 1873: 144). By 1875 it was known as the Grand River Valley House, because an advertisement in a January 1, 1875, edition of *The Leader* states. "The Grand River Valley House, situated near the Valley depot, having been newly fitted up, is open to the traveling public," run by Barnes & Merrill. The ad includes a note: "P. S. If any person should wish such a place as this, we would sell cheap for cash or exchange for a farm" (*The Leader* 1875: 1).

Durant's 1880 *History of Ingham and Eaton Counties* calls this building the Grand River Valley Hotel, and states it is "located near the station of the railroad bearing that name, was built in the year following completion of the road to this city, by a man named Spencer, of Jackson" (Durant 1880: 394). Thus the Spencer House and Grand River Valley Hotel appear to be the same building. The GRVRR reached Charlotte in October 1868, indicating the hotel was built in 1869 (MHPA 1908: 122).

The hotel is not listed in the 1873 state gazetteer but does appear as the Grand River Valley House in the 1875 state gazetteer with Barnes & Merrill, proprietors, and as the Valley House in the 1877 state gazetteer under proprietor Mortimer D. Imus (Polk 1875: 174, 1877: 208, 938), while the 1879 gazetteer listing states "John Opt, Grand River Valley House," who had also been a 1st ward alderman in 1877 (Polk 1879: 292, 387). There is no listing for this hotel under Charlotte in the 1881 state gazetteer. The 1883 edition has an entry for the "Valley House, Clark Foote, proprietor" (Polk 1883: 382). The 1885 through 1889 editions call the hotel the Valley House, with "C. G. Christian / Christopher G. Christian, proprietor" (Polk 1885: 402, 406; Polk 1887: 414, 418; Polk 1889: 432, 438). The hotel is illustrated in the earliest city Sanborn maps from 1886 through 1895 as the Valley House.

Durant's text from 1880 relates that the building was used as a "railway eating-house" and was not used regularly for lodging at that time (1880). However, a large advertisement on the front page of an 1887 edition of the *Charlotte Tribune* stated, "The Valley House Opposite M.C.R.R. Depot / Having Been Rented to an old Commercial man and been 'Resurrected' Renovated and Thoroughly Cleaned from Cellar to Garret / Solicits your patronage assuring you a clean Bed and first class Meals at Living Prices / Boarders Wanted . . . D. Ells, Prop" (*Charlotte Tribune* 1887a: 1). A note just over a month earlier in the same newspaper had observed, "The Valley House, which in the past has experienced rather a checkered career, under the management of Mr. Ells is getting to the front on good style" because he and his wife were "well versed in the science of public house keeping" (*Charlotte Tribune* 1887b: 1). By late October of 1887 Ells was reporting 30 boarders (*Charlotte Tribune* 1887c:

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1), and he continued to encourage business through a series of newspaper advertisements. However, building up the business was not easy, as the newspaper reported that "Landlord Ells . . . bounced a dozen boarders the other day, railroad men, for drunkenness and making the nights hideous." The very same edition contained the observation, "the Tribune accepted a call to tea" at the Valley House and especially admired the hostess's "art in pastry," concluding the hotel "under the management of Mr. and Mrs. Ells, is not only getting to the front, it is at the front row" (*Charlotte Tribune* 1887d: 1). However, the local newspaper reported in late December 1887 that "Mrs. Landlord Ells is counted among the sick," and in 1888, C. G. Christian, who had previously run the Valley House, leased it and again became the proprietor of the hotel (*Charlotte Republican* 1887e: 1, 1888a: 1).

By the time of the 1893 state gazetteer the Valley House had a new proprietor, Mrs. William Gaffney, and an 1895 atlas continues to label it as the Valley House (Polk 1893: 383; Bullock *et al.* 1895 43). By 1897, while Mrs. Gaffney remains the proprietor, the hotel has been renamed the Central House (Polk 1897: 422, 424), and in the 1904 Sanborn map it is identified by that name. In the 1904 city directory the entry for 307 N. Washington has the Central House, Mrs. Gaffney, proprietor, under the hotels heading. During this period the hotel was coming under scrutiny. In 1903 the hotel had been inspected by the state and was ordered to "erect platform and stairs to ground, place signs on toilet rooms and signs showing way to fire escapes" (State of Michigan 1903: 275).

By 1907 through 1911 the entry is reduced to "Mrs. Wm. Gaffney, hotel" (Polk 1907: 542; Polk 1909: 2654; Polk 1911: 420). In the 1911 Sanborn map it is labeled simply as a dwelling. The hotel does not appear in either the 1913 city directory or the 1917 state gazetteer. The 1918 Sanborn has the building within the Colborn-Fulton Lumber Co. complex and labeled Lumber Storage. It appears, then, that this building operated as a hotel from 1868 until about 1911, when it was used as a dwelling, until it was incorporated into the growing Colborn-Fulton Lumber Co. sometime before 1918. Some locals refer to the building as the Gaffney House.

Colburn-Fulton founders I. R. Colborn and W. B. Fulton came to Charlotte from Grand Rapids in 1908 and built a new business on the site of the Cove & Towe Interior Finish / Charlotte Interior Finish Co. complex that had just burned. Colborn and Fulton owned yards in other cities but would be based in Charlotte and provide wholesale and retail lumber and coal. Clever & Sons was awarded the contract for concrete work and constructed the modern coal elevator (#5 on key) operated by electricity furnished by the L. H. Shepherd Milling Co. across the street. The main lumber shed (today's Big Red Barn) was 100 feet square with double driveways under the roof and a capacity of 1.25 million feet of lumber. Other structures included a "thoroughly up-to-date" lime and cement house and a shingle shed (*Charlotte Republican*, May, 15, 1908, quoted in Citizens Historical Association 1942).

The company added a new office and showroom, and remains in business today well over a century later. (*Charlotte Republican-Tribune* 1963: 108 with 1963 and historic photos). The 900 sq ft showroom expanded to 4100 sq ft in the 1970s (secondwavemedia 2008). A 1913 period photo is in Newark 1913(Newark 1913: 42). See also entry for Fred C. Cobb house, 126 Pleasant Street.

**N. WASHINGTON STREET, WEST SIDE north from E. Lawrence**

**209 N. Washington. House (1895-1904 period). Contributing.**

This 1 V story gabled ell frame house is clad in asbestos shingle siding. A shed roof entry porch with plain posts and asbestos shingle aprons is tucked into the facade's ell and shelters an entry door and double hung sash window. The gable-front section has a broad front window centered in the first story beneath a double hung sash window in the second, and there is a smaller double hung window above the porch. The side elevations have double hung sash windows, and a side-gabled 2-bay garage extends from the southwest corner of the house.

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The house appears very similar to 1939 when occupied by Mort D. Bailey, but siding has been changed and there was a small extension located where the garage is now (ECGS 2016).

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1895 and 1904.

**211 N. Washington. House (1918-27 period). Contributing.**

This single-story front-gabled frame house rests on a rock-faced block foundation and is clad in vinyl siding. Its full-width front-gabled entry porch has plain wood posts. The porch shields an entry door centered between two double hung sash windows. The left/south side elevation has two double hung sash and the opposite side has a double hung sash and a replacement slider window. A shed-roofed section has been added to the rear elevation. Other than siding, this house is little changed from its appearance in 1939 when it belonged to Fay A. Wilbur (ECGS 2016).

(Sanborn 1918, 1927, 1950): This house replaced an earlier one at this address between 1918 and 1927.

**213 N. Washington. House (1895-1904 period). Contributing.**

This 1 1/2 story side-gabled house rests on an uncoursed rubble stone foundation and is sheathed in vinyl siding. The facade's full-width shed roofed enclosed entry porch has a centered entry above which is a wide, front-gabled wall dormer with two double hung sash windows. Both side elevations contain double hung sash windows, and a gabled single-story section extends the rear elevation. The house was occupied by Earl Wells in 1939 (no photo) (ECGS 2016).

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1895 and 1904.

**215 N. Washington. House (1895-1904 period). Contributing.**

This narrow, single-story front-gabled frame house is clad in clapboard and has an uncoursed rubble stone foundation. The full-width two-bay-wide shed roof entry porch with its turned posts and simple wood railing shelters a corner entry door and double hung sash window, both of which have low gabled wood lintels. This type of lintel is also used in the double hung sash windows on the side elevations. The house's narrow-fronted and deep form is similar to the Shotgun houses common in parts of the American South.

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built on a vacant lot between 1895 and 1904.

**217 N. Washington. House (1918-27 period). Contributing.**

This single-story front-gabled three-bay wide frame house has an uncoursed rubble stone foundation and is clad in vinyl siding. The facade has a front-gabled porch on slender posts that projects out from an entry door centered between two double hung sash windows. The side elevations have double hung sash windows, and a lower end-gabled section extends from the rear elevation. Other than siding, this house is little changed from 1939 when it was occupied by Edward L. Ball (ECGS 2016).

(Sanborn 1918, 1927, 1950): This house replaced an earlier one at this address between 1918 and 1927.

**219 N. Washington. House (pre-1890). Contributing.**

This two-story frame gabled ell rests on an uncoursed fieldstone foundation and is covered in vinyl siding. Tucked into the facade's ell is a hip-roof enclosed entry with a stoop that has a turned column. The front and side facades display mostly single four-over-one double-hung windows, but there is one paired window in the front. In 1939 the house had a second facade entry in the front gabled section and an open porch extending the full length



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of the ell.

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built before Sanborn coverage extended to this portion of the block in 1904.

**223 N. Washington. House (Pre-1904). Contributing.**

This 1 and 1 1/2 story upright-and-wing type frame house has a 1 1/2 story gable-front upright section and 1-story side gabled wing that rest on an uncoursed rubble stone foundation and are covered in vinyl siding. The entry porch that spans the wing's front has turned columns with turned spindle balustrades and shelters an entry door at the corner of the front-gabled section and a broad cottage window. The front-gable upright has another cottage window centered in the first story and two double hung sash windows above. The side elevations have double hung sash windows. Other than siding, the house appears little changed from 1939 when it was occupied by William W. Shaull (ECGS 2016).

(Sanborn 1895, 1904, 1911, 1918, 1927, 1950): This house was built before Sanborn coverage extended to this portion of the block in 1904.

**225 N. Washington. House (circa 1918). Contributing.**

This single-story rectangular plan frame house has a rock-faced block foundation, is clad in aluminum siding and has a pyramid roof. The entrance is sheltered by a front-gabled stoop hood supported on diagonal brackets and is centered between a large sliding picture window and a double hung sash window. The side elevations have double hung sash windows. The 1939 image shows what appears to be a stucco-clad house with a shed roof entry porch on turned columns. The house was then occupied by Charles L. Skinner (ECGS 2016).

(Sanborn 1911, 1918, 1927, 1950): The 1918 edition for this has "Foundation" apparently indicating the house was under construction.

**311 N. Washington. House (Pre-1904). Contributing.**

This two-story frame house is clad in vinyl siding and has a pyramidal roof. The full-width hipped roof entry porch rests on slender Tuscan columns connected by plain baluster railings. It covers an entry centered between two paired double hung sash windows. The facade's second story has two double hung sash windows, and this window type is also used in the side elevations. The right/north side has a covered stairway to the second floor near the rear elevation. Other than siding, the house is little changed from 1939 when it was occupied by Stanley B. Bentley (ECGS 2016).

(Sanborn 1904, 1911, 1918, 1927, 1950): This house was built before 1904 when the Sanborn maps extended coverage to this block.

**313 N. Washington. House (Pre-1904). Contributing.**

This 2-story frame side-gabled house rests on a rubble fieldstone foundation and is clad in vinyl siding. A front-gabled entry porch spans the front door, which is centered between two double hung sash windows with low gabled wood lintels. Two smaller double hung windows are aligned in the second story over the ground floor ones. The left/south side elevation has more gabled windows in the first story but a large sliding window in the second. The house has a 1 1/2-story gabled rear ell, and a single-story side-gabled wing extends south from it and contains an entry door beneath a shed roof front porch on Tuscan columns near the junction with the main house. The wing has low gabled window trim as well. The north side elevation has several double hung sash windows and a fixed pane window. The 1939 photo shows a hipped centered entry porch similar in size to the current one,

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but otherwise the house appears little changed from 1939 when it was occupied by Phillip Wolcott (ECGS 2016).

(Sanborn 1904, 1911, 1918, 1927, 1950): This house was built before 1904 when the Sanborn maps extended coverage to this block.

**317 N. Washington. House (Pre-1904). Contributing.**

This single-story gabled ell type frame house rests on an uncoursed rubble stone foundation and is sheathed in vinyl siding. It has a concrete stoop within the ell, presumably once the base for a front porch, but the door is now located in the left/south narrow end elevation in the front of a small shed-roof extension now sheltered by a small porch with unpainted wood post and railing. The house's front has a broad cottage window and single double-hung one in the wing and another cottage window in the front of the upright, and the side elevations have double hung sash windows. In 1939 the front had doors in the side of the upright facing the concrete stoop and between the windows of the side-gable wing. It was then occupied by Clifford Deal, but otherwise appears similar to the house today.

(Sanborn 1904, 1911, 1918, 1927, 1950): This house was built before 1904 when the Sanborn maps extended coverage to this block.

**319 N. Washington. House (Pre-1904 / 1850s?). Contributing.**

This 1 Y story narrow-fronted and deep gable-front frame house has a low-pitch roof and concrete veneer foundation and is clad in vinyl siding. A modern unpainted wood deck fronts the entry door, which is centered between two eight-over-eight light double hung sash windows and is directly below a third identical window in the gable above. The side elevations have double hung sash windows in the first story and slider windows at the eave line above. In 1939, when occupied by Howard L. Kunkle, this house had the same fenestration with a gable-front stoop hood over the front door. It had wide gable returns above a broad frieze on the side elevations, and the left/south side visible in the photo had an entry centered between two double hung sash windows (ECGS 2016).

(Sanborn 1904, 1911, 1918, 1927, 1950): This house was built before 1904 when the Sanborn maps extended coverage to this block. The wide friezes and cornice returns showing in the 1939 photo offer a suggestion of Greek Revival styling and with it the possibility the building may be much older than other nearby buildings.

**S. WASHINGTON STREET, EAST SIDE south from E. Lawrence**

**119 S. Washington. Building (1918-27 period). Contributing.**

This two-story dark red brown Commercial Brick building has a front divided into three bays by slightly projecting brick piers. The street level has its front entrance at the left edge of the right-hand/south bay. The aluminum frame entry door with transom and an adjoining display window on low brick bulkhead fill the bay. The two bays to the north contain more display windows on low brick bulkheads. The display windows' brick bulkheads have rowlock brick sills and the openings are topped by soldier brick lintels. The double hung sash window centered between the piers in each bay of the second story are outlined by stacked stretchers on each side and rest on a rowlock brick sill. A soldier brick belt course spans each bay between the piers at window lintel level. This belt course supports an eight course tall frieze that, laid in Flemish bond, has each course corbelled slightly outward from the one below. A strip of yellow-buff hue soldiers tops the corbelled brickwork just below a tile-capped parapet formed of two courses of header bricks. A backlit sign perpendicular to the facade hangs from the pier at the right corner of the facade and consists of a large "V" on which are mounted two horizontal panels reading "MIKE'S / AUTOMOTIVE." The left/north side elevation has an entry door between two windows in each story, with the openings sealed in the first story and the second having a cantilevered metal deck and double

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hung sash windows flanking the door. The rear of the building has a shorter T-111-clad single-story shed-roof rear section connecting to a large square-plan lean-to roof 1 and 2-story rear building that, clad in vinyl and T-111 siding, spans the entire back end of the property.

(Sanborn 1927, 1950): This building is addressed as 129 on Sanborn editions. The front brick building with single-story rear part replaced a smaller single-story structure previously at this location, part of a much larger livery to the south, between 1918 and 1927. No building shows at the back of the lot in 1911, but a 2-story building, part of the same livery operation, appears in the 1918 one. In 1927 the front 2 and 1-story building was occupied by Auto Sales, with Auto Repair in the large rear building. By 1950 the front building on the street housed a wholesale grocery operation. The present building at the back may be the one present by 1918, but the 1950 map shows an expanded footprint, with the building then at the site incorporated into a larger building to the south at 135 and serving as part of a used furniture warehouse. Vitale's Home Furnishings was next door at 135 S. Washington.

The 1917 city directory had F. P. Leonard & Co. at this location, listed under Hack Barns, which appears to be the building Sanborn maps indicate was replaced by a new structure.

**135 S. Washington. Building (1927-50 period / circa 1939). Contributing.**

The broad front of this two-story building displays a highly creative Arts-and-Crafts-influenced/Commercial Brick finish. The rectangular plan red-brown brick and concrete block-wall building has a tall side-gable-front roof masking the full two-story height of the building, capped by a flat roof back of the front roof slope. The roof contains four large symmetrically placed front-gabled wall dormers, the center two clad in front in uncoursed stone veneer and the two at the ends in brick veneer - the north end one in a whitish brick, the south in a range of light hues from whitish to yellow-buff - ornamented with square colored tiles in horizontal strips across the lower part below the windows. Each dormer contains paired awning windows. The building front is divided into a roughly symmetrical arrangement of nine bays by slightly raised brick piers in the ground story. There is a narrow, door-width bay at each end, a pair of broad bays toward the center on each side - each aligned with a broad dormer above - a narrower bay between each of the dormered bays on each side, and a broader bay in the center of the facade. The center contains an aluminum-trim double door flanked on either side by a "sidelight" panel displaying checkerboard brickwork with inset stone pieces. A "transom" panel above contains similar rock-work decorated checkerboard brickwork. One of the bays contains a garage door, three others display windows, another a door and pair of fixed-pane windows, and another a panel of checkerboard brickwork in place of a window. One narrow end bay contains a door, the opposite end one a window opening filled with checkerboard brickwork. Some transom areas contain panels of checkerboard brickwork outlined by strips of soldiers above and below. The exposed south elevation is faced in concrete block downstairs and vinyl siding upstairs. A single-story shed roof concrete block section is visible at the rear of the building.

(Sanborn 1927, 1950): This building replaced a large livery stable building complex previously at this location between 1927 and 1950. In the 1950 map the front part of the building facing Washington is shown as a store space, while a much larger L-footprint rear section that wraps around behind the building to the north (119) is listed as a used furniture warehouse.

The Sanborn maps back to the first, 1886, one show that this building occupies the site of a complex of buildings that housed a "Bus. Barn," shown in the 1890 and 1895 maps as owned by D. L. Tremain. The 1904 map shows it as Mrs. D. L. Tremain's "Bus. Stable," the 1911 and 1918 maps as a livery stable, and the 1927 map housing a "transfer" business. This building complex was replaced by a new building between 1927 and 1950. City directories show that in 1940 the U. S. Surplus Commodities Admn. occupied space next door at 119 S.

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Washington and may have used this warehouse behind 119. The first city directory to show a business at 135 is the 1954 one that lists Surine Motor Sales. The 1962 directory lists Vitale's Home Furnishings here, with Sam and Robert Vitale then living upstairs next door at 119V S. Washington.

**141 S. Washington. Building (1954-62 period/ 1955). Contributing.**

This single-story buff brick building has a flat roof now with an asphalt shingle clad mansard in front and wrapping around the corner onto both side elevations. The street-facing front has a ribbon of windows spanning nearly side to side, composed of aluminum framed double hung sash on a continuous masonry sill. The entrance is around the left/north corner, and has a transom. This side also has a paired aluminum frame double hung window separated by a brick wall chimney from a single window of the same type farther back. A projecting ell at the rear northeast corner of the building contains a pedestrian entrance atop a small stoop.

This building post-dates the 1950 Sanborn maps.

City directories show that this address was occupied by the Charles Heffner residence in 1954, but by 1962 the house been replaced by this small office building, then occupied by C. O. Willits, M.D., which continues through the 1966 edition. The Eaton County GIS website records that property as built in 1955.

**225 S. Washington. Carter's IGA Supermarket (1975; 1990s?). Non-Contributing.**

This large rectangular plan building has its back on Seminary Street's north side between Washington and Oliver streets and faces north toward an extensive parking lot between Washington and Oliver that occupies most of the block northward. The single-story flat roofed building is constructed with concrete block walls and has a tall horizontal metal panel fascia across the upper facade that extends between and beyond two large triangular gable forms that rise above the flat roof parapet to mark entrances. The main, east entry beneath the larger of the two gables has multiple metal framed glass doors flanked by ribbons of metal framed fixed pane windows. The building is Non-Contributing because it is less than 50 years old.

**S. WASHINGTON STREET, WEST SIDE south from E. Lawrence**  
**102-06 S. Washington - see 120 E. Lawrence.**

**108 S. Washington. Building (1911-18 period; 2010s?). Non-Contributing.**

This single-story rectangular plan building has a narrow front and is sheathed in vertical metal panels. The front's paneling rises well above the side wall to a flat top and resembles a boomtown falsefront. The two-bay wide facade has a steel corner entry door and adjacent large fixed pane display window. A rock-faced block kneewall extends from the door under the window to the building corner and from the door to the opposite corner. The left/south side elevation has a single double hung sash window. The building is considered Non-contributing because no historic exterior features remain evident.

(Sanborn 1911, 1918, 1927, 1950): This building was constructed on a vacant lot between 1911 and 1918.

**South of 108.** The west side of the street in this block contains an asphalt-surfaced parking lot that extends west from the sidewalk line and covers the ground.

**218 S. Washington. Yates Hardware Warehouse (connected to 116 E. Lovett) (1942-45 period). Contributing.**

This single-story concrete block warehouse building has a stepped (crowstep) parapeted gable facing S. Washington. The front is dominated by a slightly off-center garage entry, now infilled with vinyl siding. To its

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right is a pedestrian door and a steel sash window, to its left a former large window opening, now also covered up. The building's long north side has a single steel sash window, the south side a single slider window near the rear corner. This building appears to be connected to its rear to another concrete block section that extends to the north to connect to the rear of 116 E. Lovett.

Sanborn Map Co. fire insurance maps (Sanborn 1927, 1950): This building replaced an earlier one at this address between 1927 and 1950.

In 1941 a newspaper article reported that an old two-story frame building at 218 S. Washington Street used to store trucks for the Floyd Lowe Transfer Co. that was owned by Yates Hardware had burned, causing slight roof damage to the Republican-Tribune and Yates hardware buildings that were "set close to the razed structure" (*Battle Creek Enquirer* 1941c). The current building apparently replaced this structure a few years later. An occupant interviewed 11-20-2016 stated that this block warehouse to the rear of 116 E. Lovett was built for a hardware store during World War II (the Joseph M. Yates Hardware Co. was located at 116 E. Lovett, to which this building connects, in the 1944 city directory (see entry)). He stated that the owner at that time got the steel beams for the roof structure from Detroit during a period when steel was rationed. However, the city directories for 1944-1966 have Floyd Lowe Trucking or Lowe Trucking at this address.

**200 Block S. Washington.** The central part of the west side of the 200 block forms another large asphalt-surfaced parking lot extending back from the sidewalk line.

**234 S. Washington. House (1886-90 period). Contributing.**

This two-story gabled ell has an uncoursed rubble stone foundation and is covered in vinyl siding. The facade's ell is fronted by a double-decker enclosed porch that rests on a concrete block foundation and has ribbon sash windows in both stories. To its right/north the front-gabled upright contains a left-hand entrance, topped by a small shed-roof canopy, and a paired double hung sash window in each story. The side elevations both have functionally placed single and paired double hung sash windows. The house is little changed from 1939, including the two-story porches (then screened in), when occupied by Mrs. Arlo Hammond (ECGS 2016).

(Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950): The maps suggest this two-story house replaced a previous house with a single-story wing and different footprint between 1886 and 1890. In the 1950 edition it is labeled Apartments.

**South of 234.** The west side of the street in this block south to Seminary Street contains an asphalt-surfaced parking lot that extends west from the sidewalk line and covers the ground.

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Section 7 Appendix - City Directory Entries and Occupants Research

**N. BOSTWICK STREET**

**111 N. Bostwick. Building (Post-1950). Contributing.**

City directories occupants:

1954 vacant  
1962 Stanley H. Raidle; Stanley H. Raidle law ofc.  
1966 Stanley H. Raidle; Stanley H. Raidle attorney

**123 N. Bostwick. Wilson B. Geddes House (Pre-1886 / ca. 1855?). Contributing.**

City directories occupants:

1904 no entry for 123, but Oliver Halliday, sheriff, res and office, is at 129 N. Bostwick  
1913 Wilson B. Geddes  
1926 Wilson B. Geddes  
1935 Wilson B. Geddes  
1940 Wilson Geddes  
1944 Mrs. Linnie A. Geddes  
1954 Linnie Geddes; Henry G. DeHann  
1962 Henry DeHann  
1966 Henry DeHann

**126 N. Bostwick. Eaton County Sheriff's Residence (1873). NRHP-Listed (Courthouse Square Boundary Increase 1993).**

City directories occupants (apparently the county jail was not assigned this address until after 1926):

1904 no entry  
1913 no entry  
1926 no entry  
1929 County Jail  
1935 County Jail  
1940 County Jail; Milton J. Krieg  
1944 County Jail; Milton J. Krieg  
1954 Eaton Co. Sheriff; Police Dept.  
1962 vacant  
1966 Cooperative Extension Service, Agricultural Extension Agent, 4-H Club Agent

**S. BOSTWICK STREET**

**106 S. Bostwick. First Congregational Church (1872-76, 1879-80). Charles H. Marsh, Architect, Rochester, New York, Stained Glass by W. H. Wells & Bros., Chicago. NRHP Listed.**

City directories occupants:

The First Congregational Church has always occupied this edifice.

**124 S. Bostwick. Bell Telephone Building (1929). Smith, Hinchman & Grylls, Architects, Detroit. Contributing.**

City directories occupants:

Michigan Bell Telephone was here from 1929 through 1962, and in 1964-66 it was occupied by the First

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Congregational Church Annex, which continues today.

**128 S. Bostwick. Michigan National Bank Facility (1974). Non-Contributing.**

This structure was occupied by Michigan National Bank.

**134 S. Bostwick. Horace S. Maynard House (Pre-1886). Contributing.**

City directories occupants:

1904 Horace Maynard, attorney, Ethel Maynard, dressmaker, Belle Maynard, retoucher

1913 Horace S. Maynard

1926 Elmer E. Bosler

1929 Elmer Bosler

1935 Alonzo W. Braden

1940 Ray S. Willett, printer; Mrs. Minnie H. Bosler

1944 Ray S. Willett

1954 Willett Ray; Ethan Chapman, Mary Deichelbohr; Mary Bulling; Carla Dean; Maxine Harmon;  
William Osborne; Fern B. Smith

1962 Ray Willett; 134 V Etta Irish, Eliz Watts, Ethan Chapman, Fern B. Smith

1966 Ray S. Willett; Julius J. Bahr, Ethan Chapman, William Newton, Laura O. Parker (apts)

Alonzo Braden was owner of Braden Auto Service and Hot Point Appliance, located at 112 E. Lawrence Street, which is featured in an ad in the 1944 city directory.

**204 S. Bostwick. Eaton Federal Savings & Loan Building (1963). Contributing.**

City directories have no entries for this address through 1962, but in 1966 Eaton Federal Savings & Loan is here.

**218 S. Bostwick. House (1895-1904 period; 1904-1911 garage). Contributing.**

City directories occupants (all 218, no entries for 216):

1904 M. R. Parmelee, Supt. Charlotte Public Schools, Mabel A. Holland high school teacher (bds)

1913 Elmer N. Peters

1926 Elmer N. Peters

1929 Elmer N. Peters

1935 Mrs. Irene Peters

1940 Mrs. Irene B. Peters

1944 Mrs. Irene B. Peters

1954 Ivan Johnson

1962 Ivan D. Johnson

1966 Ivan D. Johnson

Ivan D. Johnson (1900-1972) operated Johnson's Auto Repair Shop for twenty-two years up to his retirement in 1968 (*Lansing State Journal* 1972b). According to city directories, he operated Johnson's filling station at 355 S. Cochran Street at the time of the 1935 through 1944 editions (see entry).

**238-240 S. Bostwick. House (1895-1904 period). Contributing.**

City directories list the occupants:

1904 no entry

1913 no entry

1926 238 no entry

240 Edwin B. Morgan

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1929 238 no entry		240 Edwin B. Morgan
1935 238 no entry		240 Edwin B. Morgan
1940 238 Roy C. Kelley	238 V Mrs. Edith M. Biggs	240 Ralph J. Overmyer
1944 238 Jos. N. Frace;	238 V Mrs. Edith Biggs;	240 Luther Roth
1954 238 Joseph Frace;	238 V Maynard A. Backofen	240 Aura E. McGinnes
1962 238 Wm. LaFrey,	238 V Margt. Glick	240 Aura E. McGinnes
1966 238 Wm. B. LaFrey	238 V Vacant	240 Aura E. McGinnes

Edwin Morgan was a partner with his father, C. E. Morgan, in C. E. Morgan & Son, formed in 1907, offering "one of the largest and most complete exclusive dry goods establishments in Charlotte . . . the successor to F. H. Loveland & Co.," a firm in which C. E. Morgan had been a member (Lowrey 1907: 39; Newark 1908: 84). In 1953 Morgan had a classified newspaper advertisement selling, due to ill health, "a going neighborhood grocery" that had "operated for 50 years" at 600 S. Cochran (*Battle Creek Enquirer* 1953a).

Aura E. McGinnis was Charlotte city treasurer from 1942 through 1965 (*Lansing State Journal* 1943b; *Lansing State Journal* 1965b).

**242 S. Bostwick. House (Pre-1890 / ca. 1860s?). Contributing.**

City directories occupants (from 1926 through 1944 listed address as 244):

1904 S. T. Green, transfer agent  
 1913 vacant  
 1926 Stanley Wildern  
 1929 Stanley Wildern  
 1935 Dr. John Lawther  
 1940 Raymond O. Day  
 1944 Raymond O. Day  
 1954 G. Tobleck Guenter  
 1962 Thomas M. Kern, Jerry Kern, Richard A. Hanson  
 1966 Thomas M. Kern

Stanley Wildern's (1872-1944) obituary states he had resided in Charlotte for twenty-five years at the time of his death in 1944, and was an "accessory store proprietor" (*Battle Creek Enquirer* 1944d). His wife, Frances (1887-1954), began her teaching career in Charlotte in 1915, had a life certificate for teaching, was a 1938 graduate of Michigan State Normal College in Ypsilanti, and taught English and Art at Charlotte High School from 1916 until her death in 1954 (*Lansing State Journal* 1954a).

Dr. John Lawther (1905-2000) graduated from Albion College and the University of Michigan Medical School in 1931, and practiced fifty years, first in Charlotte and then in Hartford (*Lansing State Journal* 2000). The 1935 and 1940 city directories have his office at 127 V S. Cochran Street.

Raymond O. Day (1909-1986) was a retired master electrician for the Fisher Body plant in Lansing, and had owned and operated Day's Meat Market in Charlotte from 1932 to 1944, and his 1986 obituary gives his address here, at 221 N. Bostwick (*Battle Creek Enquirer* 1986a).

**N. COCHRAN STREET**

**200 N. Cochran. Carnegie Library (1903). E. W. Arnold, Battle Creek, architect; E. E. Linton, Battle**



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**Creek, contractor. Contributing**

City directories occupants (initially addressed as 202 and later as 200):

1904 (202) Charlotte Carnegie Public Library

1913 (202) Free Public Library

1926 (202) Char Free Public Library

1929 "ne cor" Free Public Library

1935 (202) Free Public Library

1940 (200) Free Public Library

1944 Free Public Library

1954 Carnegie Public Library

1962 Carnegie Public Library

1966 Carnegie Public Library

**210 N. Cochran. Dr. Herbert B. Cole House (1895-1904 period). Contributing.**

City directories occupants:

1904 Fred Hamilton (Miller & Hamilton); Hallie Hamilton, bookkeeper

1913 Dr. H. B. Cole

1926 Dr. H. B. Cole

1929 Dr. H. B. Cole

1935 Herbert Cole

1940 Herbert Cole

1954 Florence Cole; Donald Cole

1962 Ellis Bracy, Geo Brokaw

1966 Ellis E. Bracy, Archie Barbour

**213 N. Cochran. John C. Potter House (1895-1904 period). Contributing.**

City directories occupants:

1904 J. C. Potter, Benton Manufacturing Co., Harry Potter student

1913 John C. Potter

1926 vacant

1929 Leon Benedict

1935 Leon C. Benedict

1940 Leon C. Benedict

1944 Leon C. Benedict

1954 Leon Benedict; Madaleen Benedict

1962 Charles Carvell

1966 Charles R. Carvell

Leon C. Benedict, described as a "prominent Charlotte manufacturer," was manager of the American Machine Operating Co. (vending machines) at 125 Y S. Cochran in the 1921 city directory, was an alderman during the 1910s and 1920s, and mayor of Charlotte in 1926-1927 and 1946. In 1946, he resigned as mayor of Charlotte one month after being elected because the city council did not approve his ambitious street paving program (*Times Herald* 1946). During the 1910s, he was the city park commissioner who was "chiefly responsible for the establishment of Bennett Park" (*Battle Creek Enquirer* 1924c; *Detroit Free Press* 1926; Charlotte History 2016c). In the 1930s, he worked for the State of Michigan tax department in Lansing as the assistant manager of the state board of tax administration (*Battle Creek Enquirer* 1936f; *Times Herald* 1936a).

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**214 N. Cochran. House (Pre-1895 / ca. 1860s?). Contributing.**

City directories occupants:

1904 Rev. Theodore Lewis, Baptist church pastor, Claude Lewis, student  
1913 John A. Hageman  
1926 Richmond M. Buck  
1929 Martin Buck sign pntr.  
1935 Martin R. Buck  
1940 Harry S. Denison  
1944 Harry S. Denison  
1954 Harry Denison, Marietta Denison; Marcia Slosson  
1962 Harry Denison  
1966 Harry S. Denison

John Hageman, who died in 1917, was a grocer and later a "salesman traveling for a New York firm" (*Battle Creek Enquirer* 1955a).

Harry S. Denison (1887-1968) was a teacher and school principal at several school districts for thirty-four years before serving as Eaton County School Commissioner and then County Superintendent of Schools from 1939 to until he retired in 1951, the period when he resided here (*Battle Creek Enquirer* 1939a; *Battle Creek Enquirer* 1941b; *Battle Creek Enquirer* 1950c; *Lansing State Journal* 1968a).

**217 N. Cochran. L. H. Shepherd House (Pre-1895). Contributing.**

City directories occupants:

1904 Henry L. Shepherd (sic?), prop. Flouring mill and elevator near GTW depot; Ion Shepherd, miller  
1913 L. H. Shepherd  
1926 L. Henry Shepherd  
1929 L. Henry Shepherd  
1935 Terrance J. Flower  
1940 Bert R. Post  
1944 Loree C. Kenneth      217 !/ Carl G. Twitchel, Mrs. Iva Braithwaite  
1954 Howard F. Streeter      217 !/ Carlie Kennedy, Arthur W. Holmes, Arthur J. Holmes  
1962 Bruce E. McFarland      (apt) Florence E. Youngquist  
1966 Michael G. Sayre

Bert R. Post was one of the founders of the Minor Walton Bean Co. See discussion under 121 E. Stoddard.

**218 N. Cochran. A. D. Baughman House (1879-80? / 1895-1904 period). Contributing.**

City directories occupants:

1904 A. D. Baughman (dry goods and carpets); Mrs. J. B. Belcher (widow J. B.), John T. Belcher, clerk  
1913 Adelbert D. Baughman  
1926 Community Hospital; H. Allen Moyer  
1929 Community Hospital; Allen H. Moyer phys.  
1935 vacant  
1940 Frank A. Marsh, Jas. Moore, Mrs. Iva Braithwaite, Gordon R. Laird  
1944 no entry  
1954 Frank Marsh, Cora Gaul, Iva Braithwaite, Lewis Bauer, Kenneth Ward, Louis Gidner, Mary Derby, Florence Sherman

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1962 (apts) Iva Howard, Don Southworth, Lott Higgins, Fannie Shults, Jas Longcor, Ethel Phillips, Eva Faner, Hazel Watkins, Alvin Barnabee, Dorothy Hill

1966 (apts) Fannie Shults, Eva Faner, Lena Marsh, Iva Howard, Hazel Watkins, Leon Collins, Lee Smith, Jas Loncor, Charles Southworth

**222 N. Cochran. House (pre-1904 / ca. 1860s?; 1880s?). Contributing.**

City directories occupants:

1904 Herbert Cole, dentist

1913 Murl H. DeFoe

1926 Mrs. Edith L. Bryan

1929 Mrs. Edith L. Bryan music tchr.

1935 John D. Hanna

1940 Donald F. Cole

1944 Harold Kloko

1954 John C. Rose

1962 John C. Rose; Tom Rose

1966 Harry E. Loveless

Dr. Herbert B. Cole moved from this house to 210 N. Cochran by the time of the 1913 city directory, where the family remained for over four decades. See 210 entry for discussion of Cole.

In 1897 Murl H. DeFoe was city reporter for the *Eaton County Republican* and in 1899 became editor of the *Charlotte Leader*, and a year later, in 1900, was the youngest city clerk ever elected in Charlotte (*Detroit Free Press* 1900). In 1903 Murl H. DeFoe was recruited by publisher Harry McGrath and became city editor of the *Charlotte Republican-Tribune* and then partnered with owner H. T. McGrath to form the McGrath-DeFoe Co. printers (Lowery 1907: 46; Newark 1913: 39). The office was located at 114 E. Lovett (see entry). By 1913 it was the largest circulation paper in the county and one of "Big Five" weeklies in the state (meaning five biggest in circulation) (Wilmer Atkinson 1916: 210). In 1928, the *Republican*, *Leader* and the *Tribune* were consolidated when McGrath, his son Earl, and DeFoe purchased the *Leader* and *Tribune* and continued publishing as the *Charlotte Republican Tribune* (*Charlotte Republican Tribune* 1963: 62; Lowery 1907: 46, 51; *Inland Printer* 1910: 413). DeFoe began as a newsboy in Detroit and Grand Rapids, rose to local correspondent for the Associated Press (Lowrey 1907: 46). He also served as Michigan governor Chase S. Osborne's private secretary and as a state senator in 1919-20 (Newark 1913: 39; *Lansing State Journal* 1964d). In 1904 DeFoe lived at 205 N. Oliver, before moving here by 1913, and then to 312 E. Harris in the 1920s, where he remained into the 1960s.

**223 N. Cochran. Warren H. Rand House (Pre-1904 / ca. 1840s?). Contributing.**

City directories list the occupants:

1904 Dr. Warren Rand, Harvey Rand, clerk; Alice M. Brown, teacher (bds)

1913 Dr. W. H. Rand

1926 Frank W. Robinson

1929 Mrs. Charlotte Rand

1935 John H. Rand; Mrs. Charlotte Rand

1940 Mrs. Pearl Towns, Jay F. Carpenter, Alger L. Gocha

1944 Jay Carpenter

1954 Jay Carpenter, Robt. Dunning, Vacant Apt

1962 Jay F. Carpenter, Charlotte Eldred

223 V Roger Morrison, Clarence Shaver

1966 Jay F. Carpenter

223 V Robt E. Dunning

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In 1927, Jay F. Carpenter acquired B. J. Lowery's printing business, later expanding to advertising specialties, and the Carpenter Calendar Co. was still in business in 1963 at 112 E. Lawrence (*Charlotte Republican-Tribune* 1963: 6). Carpenter (1906-1998) owned the company from 1927 to 1959, and then was a partner in the C & B Silo Co. in Charlotte before retiring in 1981 (*Battle Creek Enquirer* 1998a).

**226 N. Cochran. Joseph B. Gibbons House (Pre-1904). Contributing.**

City directories occupants:

1904 J. B. Gibbons, jeweler and optician  
1913 Joseph B. Gibbons  
1926 Joseph B. Gibbons  
1929 Joseph B. Gibbons  
1935 Jos. B. Gibbons  
1940 Jos. B. Gibbons  
1944 Jos. B. Gibbons  
1954 Harold Kloko  
1962 Harold Kloko  
1966 Harold W. Kloko

Harold Kloko joined First National Bank of Charlotte in 1954, was its cashier when it was purchased by Michigan National Bank in 1959, and was promoted to vice president of Michigan National Bank in 1960 (*Battle Creek Enquirer* 1960a). He had lived next door at 222 N. Cochran in 1944 before moving here.

**229 N. Cochran. Samuel Pollock House (Pre-1904 / ca. 1840s?). Contributing**

City directories occupants:

1904 Samuel Pollock  
1913 Mrs. Jennie Pollock  
1926 James E. Leak  
1929 James E. Leak  
1935 Geo. Bennett  
1940 Jas. E. Leak, Dorothy L. Beauty Shop  
1944 Jas. E. Leak; Harold W. Bradley  
1954 James Leak, Paul J. Young  
1962 James Leak;      229 Y Clay Paddock, Stell Huggett  
1966 James C. Leak

James E. Leak (1885-1977) was a city and rural mail carrier who had retired in 1950, had been a Charlotte resident for sixty-nine years and had lived here for over fifty years at 229 when he died in 1977 (*Battle Creek Enquirer* 1977a).

**230 N. Cochran. William C. Peskett House (1918-27 period). Contributing.**

City directories occupants:

1913 no entry  
1926 William C. Peskett  
1929 William C. Peskett  
1935 William C. Peskett  
1940 Wm. C. Peskett

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1944 Wm C. Peskett  
1954 William Peskett  
1962 William Peskett  
1966 Wm C. Peskett

**233 N. Cochran. House (1904-1911 period). Contributing.**

City directories occupants:

1904 no entry  
1913 Archie R. Boyd  
1926 Rollo Marple  
1929 Von Sheldon  
1935 Ned B. Alsover  
1940 Ivan Terwilliger  
1944 Ivan Terwilliger  
1954 Howard Moss  
1962 Roger Ennis  
1966 Garth Slocum

Rollo Marple worked in his father's bakery before taking a position as draftsman and designer with the Hancock Manufacturing Co. of Charlotte (*Lansing State Journal* 1916b). In 1921 was involved with marketing a new type of gas stove burner attachment invented by William Wright (*Lansing State Journal* 1921f). About the time he is living here at 233, in 1924 he was a city alderman for the third ward (*Lansing State Journal* 1924).

Ned B. Alsover had been assistant cashier of the Merchants National Bank in 1907 and a director and assistant cashier of the Eaton County Savings Bank in 1921, and in the 1930s was cashier (Lowrey 1907: 25; *Lansing State Journal* 1921g; *Battle Creek Enquirer* 1936g).

Ivan Terwilliger (1901-1970) had a billiard parlor at 210 S. Cochran in the 1929 and 1935 city directories followed by a tavern at 214 S. Cochran, which he ran for thirty years from c. 1935-1965, and was living above it at 214 ! after his retirement when he died in 1970 (*Battle Creek Enquirer* 1970a). He moved to this address from 208 N. Washington Street, where he lived at the time of the 1935 city directory.

**234 N. Cochran. House (Pre-1904 / ca. 1860s?). Contributing.**

City directories occupants:

1904 Roy McPeck, stenographer to governor, Mrs. Inez McPeck (widow Judge J. L.)  
1913 Mrs. Jennie Mead; Mrs. Mary A. Bretz  
1926 Dorr V. Moyer; Mrs. Jennie Meade  
1929 Dorr V. Moyer; Mrs. Jennie Meade  
1935 Oliver D. Simmons; Oliver Carlock  
1940 Donald Clifford, David A. Bender  
1944 Robt. Rockwell; Don DePue  
1954 Glenn Morey  
1962 Glenn P. Morey; Mary Saunders (apt); 234 ! Anne E. Field apt  
1966 Glenn P. Morey; Deleski Smith (apt); 234 !/ Anne E. Field apt

In 1913 the city directory has Mrs. Jennie Meade at 216 S. Cochran Avenue, and the 1917 city directory has her at 207 S. Cochran Street under the Milliner heading, and she remains at that address in the 1921 and 1926 city

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directories. Meade had started the business about 1895 with her sister, Mrs. Nick Barrett, on Lawrence Avenue, and then moved her shop to Cochran Avenue where she remained for over eighteen years before moving across the street to another storefront where she was in business for seventeen years until her retirement in 1929 (*Battle Creek Enquirer* 1929d; *Lansing State Journal* 1929b).

Dorr V. Moyer was manager of the Charlotte Mercantile Agency in 1918, which city directories have classified under the "collecting agencies" heading in 1917 and 1921 (*Lansing State Journal* 1918d).

Glenn P. Morey's (1885-1968) obituary states he was a retired salesman who was living here when he died in 1968 (*Lansing State Journal* 1968b).

**235 N. Cochran. Lyman H. McCall House (1904-11 period). Contributing.**

City directories occupants:

1904 L. H. McCall, attorney, Harry bds., and Hattie, student  
1913 Lyman H. McCall  
1926 Lyman H. McCall  
1929 Lyman H. McCall  
1935 Geo. F. Dean  
1940 Mrs. Wilma L. Willard; In 1942 George Willard was here (ECGS 2016 without photo).  
1944 Robt. Cox  
1954 Jack Hatt  
1962 Shirley Fast;      235 V Cora Cronk (apt)  
1966 Clifford J. Shaver

George F. Dean (1899-1975) moved to Charlotte in 1925, served on the Eaton County Board of Supervisors, and then on Charlotte City Council for six years before his election as mayor in 1962, a position he held through 1974, and had also owned the Fleetwing Gas & Oil distributorship in Charlotte beginning in the mid-1930s (*Battle Creek Enquirer* 1975b; *Charlotte History* 2016c).

**240 N. Cochran. Floyd Booth Filling Station (ca. 1935). Contributing.**

The 1935 city directory for the first time lists this address and the note "new home," apparently indicating the incorrectly described building was under construction. The 1940 and 1944 directories identify this building as the Floyd Booth filling station, in 1954 it is Bandfield's Service, and in 1962 through 1966 Bodo's Mobil Service.

**303 N. Cochran. House (Pre-1904). Contributing.**

City directories occupants:

1904 Mrs. C. L. S. Johnson; Ray Thomas, mail carrier  
1913 no entry  
1926 Charles L. S. Johnson  
1929 Claude S. Knowles  
1935 Vena J. Stone  
1940 George Fowler  
1944 George Fowler  
1954 Albert Fowler  
1962 Alberta Melvin  
1966 Alberta Melvin

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Charles L. S. Johnson (1859-1940) was a lifelong Charlotte resident who was employed for many years by Lamb & Spencer grocery (*Battle Creek Moon-Journal* 1940).

Claude S. Knowles was an alderman from the 2<sup>nd</sup> ward in 1908 (Newark 1908: 6), and in 1932 was mayor of Charlotte at the time Beach Park was donated (see entry 120-122 W. Lovett Street). In 1929, while residing here, he was manager of the Eaton County automobile license bureau (*Battle Creek Enquirer* 1929c). Knowles' (1868–1938) death notice describes him as a retired livestock buyer and former manager of the license bureau (*Lansing State Journal* 1938).

**304 N. Cochran. David E. Dolson House (Pre-1911). Contributing.**

City directories occupants:

1904 D. Elmore Dolson, Dolson Furniture Co. (with W. Elton Dolson); James Dell, electrician

1913 David E. Dolson

1926 David E. "Tom" Dolson

1929 David E. "Tom" Dolson

1935 vacant

1940 Fred T. Derby;

By 1942 the Derby family was here and the house had been divided into apartments (ECGS 2016).

1944 Mrs. Leona Derby

1954 Leona Derby, William Wythe, Nathan Napier

1962 vacant

1966 Benj. Passos, M.D.

**307 N. Cochran. House (Pre-1904; ca. 1900). Contributing.**

City directories occupants:

1904 Anson Bare (*sic*) is listed at 317

(307 and 319 are the only addresses on N. Cochran in 1904 Sanborn)

1913 Anson Bair

1926 Anson Bair

1929 Anson Bair

1935 Mrs. Martha J. Hickey

1940 Mrs. Martha J. Hickey

1944 Mrs. Martha J. Hickey

1954 John Walsh, Rupert Bentley, Steve Bohus Jr.

1962 Martha Walsh, Max Hickey, V. J. Rickerd

1966 Martha J. Walsh, Max J. Hickey, V. J. Rickerd

Anson J. Bair was 61 years old at the time of the 1910 US census when he lived in Chester Township and listed his occupation as a farmer (United States Census 1910a), but by 1920 in Charlotte he lists his occupation as a carpenter, and in 1930 at age 81 he is a patient at the Kalamazoo State Hospital (United States Census 1920a; United States Census 1930a).

Martha Hickey Walsh (1885-1969), a lifelong Charlotte resident, was a district agent for the *Lansing State Journal's* circulation department for twenty-eight years, while residing here, before retiring in 1959 (*Lansing State Journal* 1969a). John Walsh (here in 1954) apparently was her second husband, as she continued to reside here based on the 1962 listing.

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**310 N. Cochran. Alonzo A. Houghtaling House (Pre-1911). Contributing.**

City directories occupants:

1904 no entry  
1913 Alonzo A. Houghtaling  
1926 Alonzo A. Houghtaling  
1929 Alonzo A. Houghtaling  
1935 Mrs. Daisy Houghtaling  
1940 Mrs. Daisy Houghtaling  
1944 Mrs. Daisy Houghtaling  
1954 Mrs. Daisy Houghtaling  
1962 Frank L. Dickinson  
1966 Frank L. Dickinson

**312 N. Cochran. House (Pre-1911). Contributing.**

City directories occupants:

1904 no entry  
1913 Wm. E. Wright  
1926 Burt Sickels  
1929 Mrs. Dora Harmon  
1935 Mrs. Dora Harmon  
1940 Alton M. Shepherd  
1944 Percy Young  
1954 Percy Young  
1962 Gladys B. Cochrane  
1966 Gladys B. Cochrane

William E. Wright (1878-1946), when employed as a watchmaker in the Selkirk jewelry store in 1921, invented a gas stove burner attachment (*Lansing State Journal* 1921f). Apparently he took over the jewelry store from the Selkirk firm, operated it at 115 S. Cochran from 1927 until his death in 1946 (*Battle Creek Enquirer* 1946c; *Lansing State Journal* 1946a).

Percy Young (1897-1955) was a machinery salesman who had lived in Charlotte forty-five years when he died in 1955 (*Battle Creek Enquirer* 1955b).

**319 N. Cochran. Wm. M. McDougall House (Pre-1904; ca. 1890?). Contributing.**

City directories occupants:

1904 William M. McDougald (*sic*), teamster; Harry Dyer, barber; Lovinia Powers (widow, Sam)  
1913 Wm. M. McDougall  
1926 Wm. M. McDougall  
1929 Wm. M. McDougall  
1935 Thomas G. McDougall  
1940 Chas. H. McDougal, Douglas F. Gossett, Silas Fenn  
1944 Chas. H. McDougal; Carl E. French; Geo. E. Mahan  
1954 Estella Mahan, Edward Maye, John L. Stearley  
1962 Vera Keefer, Wm. Burkett, Joyce Lindo, H. R. Moats, Edgar Husted (apts)  
1966 Jas. L. Jones, Fredrk. W. West, Jackie D. Castle, Jack Ludwick (apts)



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**326 N. Cochran. House (Pre-1911; ca. 1870s). Contributing.**

City directories occupants:

1904 Mrs. Hart (widow H. J.); Eva Deland (bds), Mrs. A. Walling (bds)  
1913 Mrs. Jennett Hart; Mrs. Lizzie Silverthorn  
1926 Mrs. Nettie Waddell; Paul Settle; Mrs. Francelia Frost; William W. Jones  
1929 Marion Friar, Herman Gillahan, Wm. Jones Mrs. Mary Nicol  
1935 Geo Kelley; Geo. L. Pangburn; Norman M. Magoon; Ray L. Leonard  
1940 Mrs. Eliz. Jones  
1944 Mrs. Eliz. Jones  
1954 Henry Morrison, Orrie Falkner  
1962 Henry Morrison  
1966 Henry E. Morrison

Mrs. Hart, here in 1904, is listed in the city directory as the widow of H. J. Hart, who was the partner in Hart & Richardson, mentioned in an 1875 bankruptcy proceeding, relating to Hart & Richardson's "extensive lumber yard and planing mills" for sash, door, and blind manufacturing, described in the 1873 state gazetteer under Charlotte (Scripps & Polk 1873: 142, 144; *Detroit Free Press* 1875a).

Henry E. Morrison's obituary describes him as a retired farmer and factory worker and Charlotte resident for fifteen years, who was living here at the time of his death in 1962, although the 1966 directory still has him here, apparently because his wife continued to reside here until her death in 1970 (*Battle Creek Enquirer* 1962a).

**327 N. Cochran. House (Pre-1904). Non-Contributing.**

City directories occupants:

1904 H. L. Carpenter, miller  
1913 Mrs. Nellie Carpenter  
1926 Asa J. Warner  
1929 Mrs. Louise M. Warner  
1935 Mrs. Louise M. Warner  
1940 Stanley L. Showalter  
1944 Arthur Patterson  
1954 Gerald Kellogg; 327 V vacant  
1962 Beulah M. Sheils 327 V Angela Billadeau  
1966 Bruce Bailey

In 1925, 73 year old Asa Warner, of Lansing, married Louise Allmendinger, 58, of Charlotte, after which they moved here to 327 N. Cochran Street (*Lansing State Journal* 1925b). Apparently a relative, Vernon Allmendinger, lived next door at 329 in 1929.

**329 N. Cochran. House (Pre-1904; ca. 1890). Contributing.**

City directories occupants:

1904 Wilda Shaull, domestic (bds)  
1913 no entry  
1926 William Cole  
1929 Vernon E. Allmendinger, Wayne F. Green  
1935 Mrs. Edith M. Green  
1940 Len F. Green; 329 V Geo E. Wright

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1944 Mrs. Edith Green;	329 V Geo. E. Wright
1954 Robert Anderson;	329 V Fanny Backofen
1962 Vivian L. Rolfe; Robert Anderson;	329 V vacant
1966 Joseph Berg;	329 V Margaret Best (apt)

Vernon Allmendinger lived next door to a relative Louise Allmendinger, who had married Asa Warner in 1929.

**338 N. Cochran. House (Pre-1911 / ca. 1870s?). Contributing.**

City directories occupants:

1904 Boyden Moyer, county clerk  
1913 Mrs. Emily J. Bowes  
1926 Herbert L. Westgate  
1929 Herbert L. Westgate  
1935 Amy E. Westgate  
1940 Vacant  
1944 Wm. McCormack  
1954 Wm. McCormack; James Sherbrook  
1962 Amy McCourt, Jas. Sherbrook  
1966 Amy E. McCourt

Herbert L. Westgate was a 56 year old salesman when he married 54 year old nurse Mrs. Amy Johnson in 1921 (*Lansing State Journal* 1921h).

**339 N. Cochran. Goodrich Manufacturing Co. / Minor Walton Bean Co. Building (1918-26 period; expanded 1927-50 period). Contributing.**

City directories occupants (the property appears to have been addressed as 337 or 339 in city directories):

1913 339 Niles J. Hays; vacant livery barn  
1926 337 Goodrich Manufacturing Co.  
1929 337 Goodrich Manufacturing Co. Auto Accessories  
1935 337 Vacant  
1940 339 Minor Walton Bean Co.  
1944 339 Minor Walton Bean Co (whse)  
1954 339 Minor Walton Bean Co (whse)  
1962 339 Minor Walton Bean Co (whse)  
1966 339 Minor Walton Bean Co (whse)

**344 N. Cochran. Consumers Power Co. Building (Pre-1911; 1900-1910 period). Contributing.**

City directories occupants:

1904 no entry  
1913 Consumers Power Co.  
1921 Consumers Power Co.  
1926 Consumers Power Co.  
1929 Consumers Power Co. (sub sta)  
1935 Consumers Power Co. Sub Sta  
1940 no entry  
1944 Consumers Power Sub Sta  
1954 Consumers Power Sub Sta

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1962 Consumers Power Co. Service Building

1966 Consumers Power Co. Service Building

The 1917 city directory has this building listed under Electrical Supplies. In the 1940-1966 city directories, Consumers Power Co. also occupied 225 S. Cochran.

**401 N. Cochran. O. P. Richardson's Sash & Blind Factory / Benton Manufacturing Co. / Charlotte Chair Co. Factory (Two-story brick front section pre-1886; south side brick additions 1895-1904 period; west brick building 1918-27 period Frank J. Curtis Contractor, Charlotte; west end metal buildings post 1950). Contributing.**

City directories occupants (the property appears to have been addressed as 403 or 409 in city directories):

1904 Benton Manufacturing Co.

1913 409 Charlotte Chair Co.

1926 no entry

1929 403 Charlotte Chair Co.

1935 403 Charlotte Chair Co.

1940 403 Charlotte Chair Co. (plant)

1944 403 Vacant

1954 409 Charlotte Chair Co.

1962 409 Charlotte Chair Co.

1966 409 Charlotte Chair Co. - Plant A

**421 N. Cochran. Miller & Hamilton / H. L. Shepherd Elevator / Shepherd & Mikesell Elevator / L. H. Shepherd Milling, Grain & Bean Co. / Minor Walton Bean Co. (1895-1904 period / 1896; 1944; 1970s?). Contributing.**

City directories occupants (addresses varied apparently depending on businesses, between 415 and 427, and in the directories the Minor Walton Bean Co. was not assigned a numbered address):

1904 421 Miller & Hamilton (M. E. Miller, F. Z. Hamilton), lumber, coal and wood dealers, office

Henry L. Shepherd flouring mill and elevator, near GTW depot

Charlotte Milling Co. L. H. Shepherd, prop. M. C. & G. T. W. R. R. crossing

1913 419 W. T. Leonard & Co.

1921 421 Community Wet Wash, A. G. Snyder, Proprietor

1926 421 American Railway Ex. Co.

1929 421 Railway Express Agency      423 Snow Ice Cream Co.; L. H. Shepherd Grain, Bean & Milling

1935 421 vacant      423 Snow Ice Cream Co.; Minor Walton Bean & Grain Co.

1940 423 Snow Ice Cream Co.      425 Charlotte Milling Co.      427 Minor Walton Bean Co.

1944 423 Snow Dairy Co.      425 Charlotte Milling Co.      427 Minor Walton Bean Co.

1954 423 Charlotte Ice Plant      423 ! Charlotte Locker Storage; Minor Walton Bean Co.

1962 421 Shelden Lumber Co.      Minor Walton Bean Co.

1966 421 Vacant      423 Palmer Food Locker      425 Minor Walton Bean Co.

W. T. Leonard & Co., at 419 in 1913, had a creamery here, one of a "string of creameries" the company owned at this time (*Lansing State Journal* 1913c).

The 1917 and 1921 city directories have the Charlotte Artificial Ice Co. under the heading Ice Manufacturers, located at "junction GT and MC Ry tracks," which would appear to place it on this property and conform to the 1918 Sanborn map illustrating an ice plant. The company was managed by L. H. Shepherd, so was associated

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with the mill business located on the property (*Ice and Refrigeration* 1919: 164).

The Snow Ice Cream Co., owned by John R. Snow (1896-1980), a graduate of Cornell University, appears in a state listing of Michigan Dairy Manufacturing Plants in 1924 (*Lansing State Journal* 1980a; State of Michigan 1924: 6). In 1935 the company was incorporated for \$30,000 and changed its name to the Snow Dairy & Cold Storage Co. with Dr. John R. Snow as president and partner Harold Cowan as treasurer (*Ice Cream Review* 1935: 56). By 1937 Ralph W. Cowan is identified as the owner of the company, whose wife was a 1919 University of Michigan graduate, Mary Helen Spencer (*Michigan Alumnus* 1937: 346). Ralph W. Cowan lived at 219 E. Lawrence Street, the Russell Spencer family home, from 1935 through at least 1966 (see entry).

The American Railway Express Co. (ARE) was established by the US government in 1918 when it nationalized America's railways during World War I. Private carriers such as American Express and Wells, Fargo were merged into the new entity, which continued after the war until 1928, when eighty-six of the nation's railroads bought out the ARE and replaced it with a private company, the Railway Express Agency, which became REA Express in 1960 (Britannica 2016). American Express had offices at 108 S. Cochran before World War I, and the government ARE had an office at 102 W. Lawrence in 1921, while the public ARE was here at 421 in 1926, followed by the privatized Railway Express Agency.

The Charlotte Milling Co. was owned by Leland S. Markley, who had been manager of the Holland, Michigan, plant of the St. Louis Sugar Co. and then manager of the A. J. Brown and Isbel Seed Co. before moving to Charlotte in the 1930s and starting the business here, which he discontinued in 1946 (*Battle Creek Enquirer* 1969a).

**430 N. Cochran. Michigan Central Railroad Charlotte Depot (1901). Spier & Rohns, architects, Detroit; N. J. Rogers, contractor, Detroit. NRHP-Listed.**

City directories occupants (this building is numbered as 416 in 1913, and as 350 when shown in later editions up to 1966 when it is numbered 402):

1904 "N. Cochran Ave." Michigan Central Passenger Depot  
1913 416 Michigan Central Railway Passenger Depot  
1926 no entry  
1929 350 MCRR Passenger Station  
1935 350 MCRR Passenger Station  
1940 350 NYC System Passenger Station.  
1944 no entry  
1954 350 NYC Depot  
1962 "--- " NYC Railroad Station  
1966 402 Miller's Dairy Store

**455 N. Cochran. House (Pre-1886). Contributing.**

City directories occupants:

1904 (451) Mrs. E. Miller (widow John)  
1913 August Goldsmith  
1926 Frank D. Root  
1929 Maria A. DeGraff  
1935 Irwin Merrill  
1940 Don L. Smith  
1944 J. W. King

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1954 Robert G. Reed  
 1962 Caroline L. Polhamus  
 1966 No entry

**459 N. Cochran. House (1911-18 period). Contributing.**

City directories occupants:

1913 no entry  
 1926 Mrs. Prudence Holden  
 1929 Mrs. Prudence Holden  
 1935 Maria A. DeGraff  
 1940 Mrs. Alice Dwight  
 1944 Jack Davis  
 1954 Leigh Davis; 459 V Wendell Ripley  
 1962 Gerald Chapman  
 1966 McDaniel "(Inf Incpt)" (information incomplete?)

**S. COCHRAN STREET**

**101 S. Cochran. American Bank of Charlotte / PNC Bank Building (1974). Robert Smith of Laitala-Freeman-Smith-Fowler, Architects, Lansing. Non-Contributing.**

American Bank of Charlotte was here from the date of construction.

**105 S. Cochran. Building (1886-90 period). Contributing.**

City directory occupant listings:

1904	Loop & Kenyon Restaurant (Frank Loop and Frank Kenyon)	
1913	Vacant store	
1921	R. V. Rank	
1926	Marshall Field No. 2	
1929	Vacant	105 V American Legion Aux.
1935	Lunch Club, Silver System Shoe Rep.	105 V Pinch Realty Co.; <i>Farmers &amp; Merchants Exchange</i>
1940	Goodyear Service tires	105 V Pinch Realty Co.; <i>Farmers &amp; Merchants Exchange</i> ; Glen P. Pinch, auctioneer
1944	Pastime Recreation bowling and billiards	
1954	Vacant	105 V Jack Beals
1962	(Mel's) Recreation	105 V Vacant
1966	Mel's Recreation	105 V no entry

In the 1921 city directory R. V. Rank is listed under the Grocers heading at 105 S. Cochran. In 1916 a trade journal reported, "Reuben V. Rank has purchased the south end grocery of E. I. Fast and taken possession" (*Trade* 1916a: 12). He is listed as a grocer in the 1921 and 1925 state gazetteers (Polk 1921: 324, 1925: 324). The 1926 city directory has a South End Grocery at 600 S. Cochran Street. Rank lived at 205 E. Lovett Street (see entry).

Marshall Field first appears in the 1921 city directory under the heading Grocers, when he is located in a store at 137 S. Cochran, and apparently opened up a second store here at 105 S. Cochran in 1926. Marshall W. (Wakely) Field (1894-1980) was president of Field's Pure Food Market in 1939 (*Northwestern Reporter* 1939: 557). His obituary states that he owned a grocery store and bakery in Charlotte from 1917 until 1953 and had also served two terms as an alderman (*Battle Creek Enquirer* 1980a).

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Glen Pinch is associated with an ad for the Farmers & Merchants Exchange, Al Steinhauer real estate, and as Glen Pinch, auctioneer, in the 1935 city directory when he is here at 105 Y, and later, in 1944 through 1954, was at 138 Y S. Cochran Street. Pinch had moved to Charlotte in 1923 and entered the auction and real estate business, and in 1932 began publishing the *Farmers & Merchants Exchange* monthly (Citizens Historical Association 1942).

**106 S. Cochran. Marple Building (1904). Culbertson & Titus, Contractors, Charlotte. Contributing.**

City directories occupants:

1904 Frank D. Marple, bakery and confectioner, restaurant

1913 Frank D. Marple; Dr. George Zederbaum

1926 Marple's Bakery

106 Y George Zederbaum

1929 Kroger Groc. & Baking Co.;

106 Y George Zederbaum

1935 Charlotte Cafe;

106 Y George Zederbaum, Dentist

1940 Charlotte Cafe (side ent);

106 Y Leon G. Woodward; Geo. Zederbaum dentist

1944 Charlotte Cafe (side ent);

106 Y Leon G. Woodward; Geo. Zederbaum dentist

1954 Charlotte Federal Savings & Loan

106 Y Bauer & Bauer

1962 Eaton Federal Savings & Loan Assn.;

106 Y Bauer & Bauer

1966 Credit Bureau of Eaton Co., Inc.;

106 Y Bauer & Bauer

Dentist Dr. George Zederbaum had his office here from 1913 until 1945, for over three decades, after moving from 108, where he was located in 1904. Zederbaum (1874-1952) was born in St. Petersburg, Russia, and emigrated to America in 1887, became a citizen, served in both the US army and US navy, and was with Admiral Dewey at the Battle of Manila. He graduated from the Northwestern University dental school in 1901, opened his office in Charlotte in 1902, opened another in Lansing in 1925, and practiced in Charlotte until 1945, maintaining his Lansing office until his death in 1952, for a professional career of half a century (*Lansing State Journal* 1952b).

The Kroger chain first appeared in Charlotte city directories in 1929, when it is located both here at 106 and at 137 S. Cochran, before it moved to 142 S. Cochran, where it is located in the 1935 through 1944 editions (see discussion under 142 S. Cochran).

This building has the side entrance to the Charlotte Cafe, opened by brothers Sam and Peter Nadu in the 1920s at 105 W. Lawrence (see entry).

Charlotte Federal Savings and Loan moved to 106 S. Cochran "after extensive remodeling of the building" (*Battle Creek Enquirer* 1962b). Eaton Federal Savings and Loan was established as Charlotte Federal Savings and Loan Association in 1937 by a group of Charlotte business leaders, who deposited \$5,000 and raised an additional \$30,000 from the community (Lansing Community Newspapers 2003). The new bank's objective was to provide home loans, which were difficult to fund during the Depression, and demand increased enormously with veterans after World War II. The bank's first office was at 128 Y S. Cochran in the building's second story, before moving two additional times, to 139 S. Cochran by 1944 and here at 106 S. Cochran in the 1950s and 1960s, before constructing a large main office at 236 S. Cochran in 1986 (*Ibid*). The S & L, which owned the building, spent \$25,000 in 1953 to install an Indiana limestone facade, install a new bank vault, while the front part of the second floor would be leased and the rear rooms used by the board of directors (*Battle Creek Enquirer* 1953b). In 1957 it established a branch in Eaton Rapids and also constructed the branch building at 204 S. Bostwick in 1963 (see entry).

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Carl V. Reck Jewelers moved into this building in 1973 and remained in business here in 2017, over four decades after it opened (*Lansing Community Newspapers* 2003:14).

**107 S. Cochran. Building (1886-90 period). Contributing.**

City directory occupant listings:

1904	Dan Hickey's Drug Store, Dan Hickey billiards	
1913	New York Store; Garry C. Fox; May Drowley; Elmer N. Peters	
1921	No entry	
1926	Noah C. Kraft	107 V Claude J. Marshall
1929	Noah Kraft barber,	107 V Burton Cameron, lawyer, city attorney; Citizens Mutual Auto Ins; Lyman H. McCall lawyer, Roy J. Snyder Ins.
1935	Beebe Cigar Store;	107 V Burton G. Cameron, lawyer; Fred C. Young
1940	Goodyear Service Stores tires	
1944	Fay Carpenter liquors	107 V Burton Cameron lawyer
1954	Monty's Tavern	107 V Burton Cameron atty.
1962	Monty's Tavern	107 V vacant
1966	Monty's Tavern	107 V vacant

Dan Hickey, here in 1904 with a drug store and billiard parlor, had a listing under Billiards and Pool at 107 E. Lawrence in the 1917 city directory, and had a news stand at "102 %" S. Cochran in the 1921 directory. His residence was at 217 N. Oliver in the 1913 directory.

Relating to the "B. G. Cameron" paint ghost, Cameron is listed in the 1921 state gazetteer as circuit court commissioner and had an advertisement as an attorney in the 1926 city directory (Polk 1921: 383; Polk 1926). He occupied his office in this building, at 107V, for over a quarter century. He was a 1917 graduate of the University of Michigan Law School, in 1927-1928 he was a representative from Eaton County in the state legislature, in 1929 was city attorney, in 1942-1946 was Eaton County prosecutor, and was president of the Eaton County Bar Association at the time of his death in 1957 (*Battle Creek Enquirer* 1957a).

Elmer Peters (1913 listing) graduated from the University of Michigan Law Department in 1899, served as Eaton Rapids city supervisor and then city prosecuting attorney for four years before being selected as Eaton County prosecuting attorney in 1905, the year he moved to Charlotte (Newark 1908: 75, 1913: 66). In the 1921 city directory he is a partner with C. J. Marshall with an office here at 107 V South Cochran Street. City directories show that he lived at 218 S. Cochran from 1913 through 1929.

Claude J. Marshall had an office at 125 S. Cochran in 1913, then was a partner with Elmer N. Peters and had an office here at 107 V S. Cochran in the 1921 city directory. He was Eaton County Prosecuting Attorney in 1921-1924 and in 1926 had an advertisement in the city directory, the same year he still maintained an office here at 107 V S. Cochran Street (Eaton County Prosecuting Attorney 2016). He had started his law career in Charlotte in 1910, moving to Lansing in 1929, and continued in practice there (*Lansing State Journal* 1966b).

Noah Kraft, after having his barber shop and Bath Room here at 107 in the 1917 through 1929 city directories, moved to 139 S. Cochran by the time of the 1935 city directory. The 1921 city directory has an advertisement for N. C. Kraft, proprietor of the D-K Cigar Store, "Barber Shop In Connection." He lived at 201 E. Lovett Street.

**108-112 S. Cochran. Building (pre-1886 / ca. 1860s). Contributing.**

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City directories occupants:

- 1904 108 American Express Co.; National Express Co.; Floyd H. Hayner, barber; George W. Sattler, cigar manufacturer, George Zederbaum, dentist; Scott Kaufman, tailor  
110 Albert M. Murray Boots and Shoes; J. C. Nichols attorney  
112 Bryan Drug Store; Cassius S. Sackett, physician
- 1913 108 American Express Co.; National Express Co.; G. D. Blasier:  
110 Albert Murray; R. L. Sowers; Fred File; IOOF Hall  
112 Dr. C. S. Sackett; James H. Bryan
- 1917 108 Postal Telegraph & Cable Co.
- 1921 108 W. Glen Abbott  
110 Albert M. Murray; 110 / Fred J. File  
112 Chas M. Aspinall 112 !/ Dr. Cassius S. Sackett;
- 1926 108 W. Glen Abbott  
110 Albert E. Murray; 110 !/ Fred File; Mrs. Bertha Buffenbarger;  
112 Fred S. Morey
- 1929 Same occupants all addresses
- 1935 108 W. Glen Abbott Variety Store; 108 V^ Glenn F. Aulls;  
110 Albert Murray shoes; 110 ! Fred J. File Shoe Repair;  
112 Giers' Painting & Decorating;
- 1940 108 W. Glen Abbott variety store  
110 vacant 110 !4 Fred File shoe repr.; Mrs. Eliza Chapman; Gordon Neer  
112 Vacant
- 1944 108 Fred Sessions variety store;  
110 Lynd's Market fruits; 110 ! Mrs. Ella Gordeneer; Mrs. Eliza Chapman;  
112 Duffy's Tavern liquors
- 1954 108 Gittelman's 110 PX Mart Co; 110 V^ Howard Kunkel;  
112 Duffy's Tavern; 112 V^ Mary M. Boyde
- 1962 108 Jerrold's Apparel Shop  
110 Jack's Barber Shop; 110 W vacant;  
112 PX Store; 112 vacant
- 1966 108 Jerrold's Apparel Shop  
110 Jack's Barber Shop;  
112 PX Store;

The telegraph office here on the second floor of 108 in the 1880s and 1890s was probably the Western Union Telegraph Co., which had established a nationwide reach before that of its major competitor, the Postal Telegraph and Cable Co., which appeared in the city near the turn of the 20<sup>th</sup> century. The Postal Telegraph Co. was absorbed by its larger rival, Western Union, in 1943 (Britannica 2017a). Postal Telegraph & Cable Co. in Charlotte had an office in 104 S. Cochran in 1913, here at 108 in 1917, in the S of 102 S. Cochran in 1921, and in 202 S. Cochran in 1940 (see entries).

In 1899, 108 housed McGrath's Grocery Store and the City Treasurer's Office (McGrath was city treasurer), then Glen's Variety Store c. 1918-40, followed by Session's Variety Store 1945, and Gittelman's in 1954 (Omoto 1980), and then in 1963, Jerrold's Apparel Shop (*Charlotte Republican-Tribune* 1963: 68).

In 1899, 112 housed Bryan's Drugs, Dr. Philo Patterson, and Murray's Boots and Shoes, a stationery shop in 1921, was vacant in 1940, was Duffy's Tavern in 1954, and the P.X. Store in 1964 (Omoto 1980).



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Dr. George Zederbaum was here at 108 in 1904, but moved to 106 V by 1913, where he remained for over four decades (see 106 V entry for detailed discussion).

Gamaliel D. Blasier (or Blazier), here at 108 in 1913, moved to Charlotte in 1895 and "for eight or nine years built one house each year for rent or sale," was admitted to the bar in 1904, and was a justice of the peace 1907-09 (Lowrey 1907: 6, 68; Newark 1908: 36).

Rosslyn L. Sowers was a member of the Eaton County bar, in 1889 served as Eaton County drain commissioner, and in 1904 was admitted to practice before the state supreme court (Lowrey 1907: 69; Newark 1908: 67). After having an office here at 110 in 1913 he was at 102 V S. Cochran in 1921 where he is a partner in Sowers & Cameron in 1926, and is again in sole practice at 111 V S. Cochran in 1929. Sowers lived at 418 N. Cochran in 1926.

Dr. Cassius S. Sackett attended Albion College, graduated from the Eclectic Medical Institute in Cincinnati in 1894, and practiced in Brookfield, Eaton County, before moving to Charlotte and opening an office in this building in 1903. He was a member of the Michigan State Medical Society and was president of the Eaton County Medical Society in 1905-1906, and also was President of the Charlotte Sanitarium board (Lowrey 1907: 69; Newark 1913:16).

Fred S. Morey had an ad in the 1926 city directory for The Gift Store, where he had a fountain service and sold sundries, patent medicines, cigars, books and magazines, and later (1944) was in the Indian Trails Bus Depot at Cochran and Lovett streets.

Charles M. Aspinall had a listing in the 1921 city directory under the Books & Stationery heading at 112.

The Jerrold Co. was at 118 S. Cochran in 1929, had an ad in the 1940 city directory as Jerrold's Ladies and Men's Apparel when they were at 120 S. Main Street, and were here at 108 S. Cochran as Jerrold's Apparel Shop in 1962-66.

W. Glen Abbott and his wife moved to Charlotte and opened a variety store here at 108 in 1914, where he was in business for three decades, and he and his family lived at 139 S. Oliver Street for four decades (see entry) (*Battle Creek Enquirer* 1967c).

**109 S. Cochran. Building (1886-90 period). Contributing.**

City directories occupants:

1904	O.P. Shuler, druggist, Palace Drug Store; the Exchange Cigar Store; Jacob Michel, cigar manufacturer	
1913	Page & Harrison; Jacob Michel, Jack Donovan	
1921	Clyde Whitaker	109 V Jacob Michel
1926	Leader Clothing Store	109 V Louis Tolpin
1929	Economy Cleaners, Leader Dept. Store	109 V David Applebaum, Robinson Beauty Shop
1935	V. F. Shaw & Co.	109 V vacant
1940	Forest Everts restr.	109 V Chas. D. Huber phys.
1944	Bureau of Social Aid (Eaton Co);	109 V Chas. D. Huber phys.; Loren F. Ernsberger
1954	Montgomery Ward	109 V Schrader-Huber Agency
1962	Montgomery Ward	109 V Leona Winsor, Vera & Carl Moist

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1966    Vacant      109 Y Peggy J. Robeck, vacant apt.

A 1907 publication has R. W. "DeCou" running the Exchange Barber Shop in association with the Exchange Cigar Store, run by F. A. LeSeur & Co. in the same building (Lowrey 1907: 49). Later, F. H. Avery & Co. had an advertisement for the Exchange Cigar Store at 119 S. Cochran that carried tobacco, cigars and "smokers' articles" in the 1914 Charlotte High School yearbook (*Delphian* 1914) and is also listed in the 1917 city directory under cigars and tobacco. Avery had been in the cigar store business eighteen years in 1922 when he sold his business to Floyd Ripley (*Lansing State Journal* 1922).

Jacob Michel, here at 109 in 1904 through 1921, is listed in the 1917 city directory as having a cigar factory at 109 S. Cochran.

The 1921 city directory has Clyde Whitaker at 109 in a listing under the heading Billiards & Pool.

A 1923 newspaper article mentions I. Guttman of Battle Creek, "proprietor of the new Leader clothing store" in Charlotte, and eight years later, in 1931 another article notes that the stock of the store had been "moved from the building owned by the I. Guttman estate," apparently explaining the store's relatively short duration here at 109 (*Lansing State Journal* 1923g; *Battle Creek Enquirer* 1931a).

A 1923 newspaper article reported that V. F. Shaw was locating in Charlotte to take over the Studebaker agency located in "the Clever Building, as formerly" (*Lansing State Journal* 1923h). A trade journal reported that in 1933 "V. E. Shaw," at 119 S. Washington Street, had added Plymouth and Chrysler cars to his dealership (*Automobile Topics* 1933: 71). V. F. Shaw is also located in 1935 and 1940 at 119 S. Washington Street, according to city directories, and also here at 109 S. Cochran Street in 1935.

Dr. Charles D. Huber (1875-1948) first taught in rural Eaton County schools before graduating from the University of Michigan Medical School in 1901, entering into practice in Charlotte until he retired in 1945 (*Lansing State Journal* 1948a). City directories place him at 114 Y S. Cochran in the 1921 through 1935 editions before moving here to 109 Y in 1940.

Montgomery Ward represents the increasing influence of national market retail chains in the Charlotte economy, first appearing here at 109 S. Cochran in the 1954 and 1962 city directories before moving to 222 S. Cochran by the 1966 edition, and remaining in business there into the 1970s (Omoto 1980).

**111 S. Cochran. Lang Block (1886-90 period). Contributing.**

City directories occupants:

1904	111 City Barber Shop, Frank Underwood barber shop; George Sattler, Jr., cigar manuf. and shop	
	113 Warren Shaull Grocer & Bakery	
1913	111 Thomas Sadler	
	113 W. Geddes & Co.	
1921	111 Y Dr. Garner M. Byington	
1926	111 Don Marsh	111 Y Henry F. Pennington; Lyman H. McCall
	113 Wilson Geddes	
1929	111 Don Marsh, barber;	111 Y Rosslyn Sowers lawyer, Nathan Spencer real est.
	113 W. Geddes & Co. merchant tailors	
1935	111 Don Marsh Barber Shop	
	113 W. Geddes & Co. merchant tailors	

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1940	111 Don H. Marsh Barber	
	113 W. Geddes & Co. tailors	
1944	111 Don H. Marsh barber;	111 ! Stanley H. Raidle lawyer
	113 American Red Cross	
1954	111 B. F. Schockley phys.	111 ! Geo. W. Watson atty.
	113 Charlotte Appliance Co.	
1962	111 Robert E. Landick M.D.	111 ! vacant
	113 Charlotte Appliance Co.	113 ! Calvin E. Ferris, Chas. Fisher
1966	111 Vacant	111 ! no entry
	113 Charlotte Appliance Co.	113 ! Calvin E. Ferris, Chas. Fisher, Al C. Escobar

Warren Shaull opened a confectionary store in 1880 later adding groceries, which "he developed into one of the leading groceries of the city" (MHPA 1908: 542-43). Shaull is in 1907 Polk's state gazetteer as grocer and baker, located here at 111 in the 1904 city directory, but an ad in a 1913 publication announced he was "located in new store," at 133 S. Cochran (Polk 1907: 544; Newark 1913; *Lansing State Journal* 1913f). He had an advertisement in the Charlotte High School yearbook, the *Delphian*, in 1915, and is listed as a baker and grocer in a 1916 directory (Polk 1907: 544; *Delphian* 1915; Wilmer Atkinson 1916: 172, 183). Shaull lived at 309 E. Lovett Street, and apparently also built the W. Shaull Building in 1909 at 120 E. Lawrence (see entries).

Wilson Geddes has his name in tile on the floor of the entrance to 113 S. Cochran (Campion 2016). Wilson Geddes and W. A. Boos started as Geddes & Boos in 1892, but Geddes bought out Boos the next year, creating W. Geddes & Co., and in 1896 moved to the Pythian temple block to sell his men's clothing lines, followed by a move to a larger store here, at 113 S. Cochran in 1912 or 1913 (Newark 1908: 28; Newark 1913). He remained in business here for three decades before his death in 1942 (familysearch 2016). In 1913 Geddes was a director of the 1<sup>st</sup> National Bank (Newark 1913: 33).

Frank Underwood is here at 111 in the 1904 directory, apparently as owner of the City Barber Shop.

City directories reveal that Rosslyn L. Sowers had an office at 110 S. Cochran in 1913, was at 102 ! S. Cochran in 1921, where he was a partner in Sowers & Cameron in 1926, and is again in sole practice at 111 ! S. Cochran in 1929. Sowers lived at 418 N. Cochran in 1926.

Dr. Garner M. Byington, a graduate of the Detroit College of Medicine and Surgery, where he later was an assistant professor, came to Charlotte to teach bacteriology, hygiene and chemistry in nurses' classes at the Charlotte Sanitarium (Newark 1913: 75). His office was at 114 S. Cochran in 1913, here at 111 ! S. Cochran in 1921, and at 124 S. Cochran in 1926.

An article in the *Detroit Free Press* in 1948 notes that the then 63 year old barber Don Marsh had been cutting hair for nearly fifty years, beginning in Eaton Rapids when he was 14, barbering in Charlotte since 1916, and here at 111 in the 1926 through 1944 city directories (*Detroit Free Press* 1948).

Charlotte Appliance Co., here in 1963, was established in 1947 (*Charlotte Republican-Tribune* 1963: 6).

**114 S. Cochran. "Old Maid's Block" (1881). Contributing.**

City directories occupants:

1904 Harmon & Pennington Boots & Shoes; Frank E. Piper shoe shop

1913 E. Clyde Harmon; Garner M. Byington

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1921 Harmon & Smith Shoes	114 V Charles D. Huber
1926 Griffins Shoe Store	114 V Charles D. Huber; Mrs. Martha Jones
1929 Floyd Griffin's Shoes	114 V Charles D. Huber
1935 Floyd H. Griffin Shoes	114 V Chas D. Huber, phys
1940 Floyd H. Griffin Shoes	114 V Shamp Music Store; Edw. Shamp
1944 Shepherd's Shoes	
1954 Water's Shoe Store	114 V Denzel Dernier; Blanche Dernier
1962 Water's Shoe Store	
1966 Water's Shoe Store	

The 1899 occupant, Goodspeed Bros & Co., composed of Theron H. and John W. Goodspeed and Frank L. Wilber, is in Charlotte at the time of the printing of the 1897 state gazetteer (Polk 1897: 424), but they are out of business or have moved on by 1907, when they are no longer listed in the city.

Harmon & Pennington, here in 1904, included partner E. Clyde Harmon, who got his start in 1890 as a clerk selling shoes in the Albert Murray shoe store, and in 1900 formed a partnership with J. E. Pennington, where Harmon ran the store and Pennington traveled. In 1907 Harmon bought out his partner, becoming "E. C. Harmon, The Shoe Fitter" (Newark 1908: 59; Omoto 1980).

Dr. Garner M. Byington, a graduate of the Detroit College of Medicine and Surgery, where he later was an assistant professor, came to Charlotte to teach bacteriology, hygiene and chemistry in nurses' classes at the Charlotte Sanitarium (Newark 1913: 75). His office was at 111 V S. Cochran in 1921.

Dr. Charles D. Huber (1875-1948) first taught in rural Eaton County schools before graduating from the University of Michigan Medical School in 1901, entering into practice in Charlotte until he retired in 1945 (*Lansing State Journal* 1948a). City directories place him here at 114 V S. Cochran in the 1921 through 1935 editions before moving to 109 V in 1940 and 1944.

**115 S. Cochran. Building (pre-1886?). Non-Contributing.**

City directories occupants:

1904 A. T. Selkirk Jeweler, Nellie Selkirk Milliner  
 1913 Alfred T. Selkirk; Mrs. Rozzie Cleaver  
 1921 Mrs. Nellie Selkirk; Mrs. Matie Markham Mrs. D. L. Clement  
 1926 Mrs. Nellie Selkirk  
 1929 Chas Snyder optometrist; Wm. E. Wright, jeweler  
 1935 Wm. E. Wright, jeweler  
 1940 Wm. E. Wrightjwlr  
 1944 Wm. E. Wrightjwlr  
 1954 Otto's Jewelry  
 1962 Hawley's Jewelry & Gifts  
 1966 Hawley's Jewelry & Gifts

A jewelry store was located here for at least seven decades. After the Selkirks, William E. Wright apparently took over from the Selkirk firm. He operated a jewelry store here from 1927 until his death in 1946 (*Lansing State Journal* 1946a). Earlier, when employed as a watchmaker in the Selkirk jewelry store in 1921, he invented a gas stove burner attachment (*Lansing State Journal* 1921f).

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**116 S. Cochran. Building (1886-95 period). Non-Contributing.**

City directories occupants:

1904 F. H. Loveland & Co. dry goods

1913 Arcade Theatre; Dr. O. I. Laird

1921 Arcade Theatre

1926 Rialto Theatre

1929 Rialto Theatre

1935 vacant

1940 Vaughn & Ragsdale dept store; 116 V Donald F. Cole

1944 Vaughn & Ragsdale dept store; 116 V Donald Cole

1954 Vaughn's 116 V Victory Kaufman DDS

1962 Vaughn's 116 V vacant

1966 The Vaughn Co.

Loveland & Co., here in 1904, was succeeded by C. E. Morgan & Son by 1907, Morgan being one of the members in the Loveland firm, when the store is described as "one of the largest and most complete exclusive dry goods establishments in Charlotte" (Lowrey 1907: 39).

The Arcade Theatre, here in the 1913 city directory, is listed in Charlotte in the 1917 state gazetteer (Polk 1917: 323) and is also here in the 1917 and 1921 city directories. By the time of the 1925 state gazetteer, the Rialto Theatre is listed, the same year it was sold by C. B. Snell to C. R. Beechler of St. Johns, and is still operating in 1931 with Beechler as the proprietor (Polk 1925: 336, 1931: 209; *Lansing State Journal* 1925c).

O. Irving Laird had an ad in the 1926 city directory, where he sold glasses from the Welch Block. An advertisement in the 1916 directory locates him in the Lockard Block, having five years experience in Charlotte and 16 years "successful practice" in all as an "eyesight specialist" (Wilmer Atkinson 1916: 13, 170). He left Charlotte in 1931 after twenty years here and moved to Angola, Indiana (*Lansing State Journal* 1931b).

Vaughn & Ragsdale Department Stores was a chain founded in Montana, but moved its headquarters to Albion, Michigan, in 1929 when it acquired twelve stores, nine of which were in Michigan and two in Illinois (*Battle Creek Enquirer* 1948e). The chain had grown to twenty-four stores in Michigan, Illinois, Montana and Wyoming when it opened at 225 S. Cochran in Charlotte in 1932 (*Chain Store Age* 1932). It later moved here to 116 S. Cochran where it remained in business until sold in 1968 (*Reporter* 2016).

**117 S. Cochran. Building (pre-1886?). Contributing.**

City directories occupants:

1904 Perry Shuler, Sr. druggist, O. P. Shuler Drug Store; J. Santee, laborer

1913 Oliver P. Shuler Sr.

1926 Kilmer & Blanchard

1929 Kilmer & Blanchard meats

1935 Cyrus Kilmer grocery

1940 Clyde B. Hinkley meats

1944 Clyde B. Hinkley grocery

1954 Thomas Grocery

1962 Econ-O Wash

1966 Econ-O Wash

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In the 1921 city directory James Lewis & Cyrus Kilmer had a meat market at 227 S. Cochran, but the partnership soon ended. The following year, in 1922, a trade journal reported, "Silas Kilmer and Daniel Blanchard have opened up a new meat market in Charlotte, Michigan," and the 1926 and 1929 city directories place them here at 117 S. Cochran Street, with Kilmer listed alone as a grocer in the 1935 edition (*National Provisioner* 1922: 49).

**118 S. Cochran. Brown Brothers Clothing Store Building (pre-1886). Non-Contributing.**

City directories occupants:

1904 Brown Brothers, clothiers

1913 Crofoot & Tears

1921 A. Mitchell & J. H. Clemons

1926 Harper H. Krebs

1929 Jerrold Co. Clothing; 118 Y R.S. Willet Co. printers

1935 Harper H. Krebs, Grocery

1940 Roy W. Murray gro.; 118 Y vacant

1944 Roy W. Murray gro.; 118 Y Melborne Cribb

1954 Edna Randall; 118 Y Edna Robins

1962 Murray's Grocery; 118 Y Edna Randall; Edna Robins

1966 Murray's Grocery; 118 Y Edna M. Robins

Crofoot & Tears was out of business by 1919, when a newspaper article reported that R. Crofoot had purchased the house at 225 S. Oliver, to which he would move and store the contents of his recently sold clothing store, until he decided on a new location (*Lansing State Journal* 1919o).

A. Mitchell & J. H. Clemons are here at 118 in the 1921 city directory under the heading Men's Furnishings.

In 1924, a newspaper article reported that H. H. Krebs, "a pioneer in the business" who had retired from the grocery business five years earlier after having a store on S. Cochran "for many years," had purchased the stock and fixtures back from the owners, Campbell & Lovell, and would conduct a cash grocery (*Battle Creek Enquirer* 1924b). The Krebs's grocery acquired by Campbell & Lovell was located at 227 S. Cochran in the 1913 and 1921 city directories, but Krebs moved here to 118 S. Cochran for the 1926 and 1935 editions.

The Jerrold Co., here at 118 S. Cochran in 1929, had an ad in the 1940 city directory as Jerrold's Ladies and Men's Apparel when they were at 120 S. Main Street, and were Jerrold's Apparel Shop when they were at 108 S. Cochran in 1962.

**119 S. Cochran. Building (pre-1886; ca. 1870s?). Contributing.**

City directories occupants:

1904 The Exchange Barber Shop & Baths (William Ellis, prop)

1913 F. H. Avery & Co.; Fetterman & Keith; Mrs. C. E. Church; C.E. Church

1926 Edwin B. Morgan 119 Y Charles Dion

1929 Miller Jones Co. shoes; 119 Y Chas. Dion

1935 Miller-Jones Co. Shoes; 119 Y Chas. F. Dion

1940 Miller-Jones Co. Shoes; 119 Y Chas. F. Dion

1944 Miller-Jones Co. Shoes 119 Y Chas. F. Dion

1954 Miller & Jones; 119 Y Gertrude E. Fullerton

1962 Sprague's Beauty Parlor; 119 Y Gertrude Fullerton

1966 Sprague's Salon of Hair Design; 119 Y Gertrude E. Fullerton

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The Exchange Barber Shop & Baths, here in 1904, when operated by William Ellis, by 1917 was operated by Theron Fetterman (apparently of Fetterman & Keith, here in 1913), who, in the 1917 city directory, has his barber shop here and is also listed under Bath Rooms at this same address, with a listing as the Exchange Barber Shop here in the 1921 city directory.

F. H. Avery & Co., here in 1913, had an advertisement in the 1914 Charlotte High School yearbook for the Exchange Cigar Store, which carried tobacco, cigars and "smokers' articles" (*Delphian* 1914), and is also listed in the 1917 city directory under cigars and tobacco. Avery had been in the cigar store business eighteen years in 1922 when he sold his business to Floyd Ripley and his business block here at 119 to Charles F. Dion (*Lansing State Journal* 1922).

After purchasing this building from F. H. Avery in 1922, Charles F. Dion moved into 119 ! here. Dion's (1862–1947) obituary states he had been a resident of Charlotte for sixty years and was a retired baker (*Battle Creek Enquirer* 1947).

C. E. Church is in the 1917 city directory at 119 ! S. Cochran under the heading Sign Writers.

Edwin Morgan was a partner with his father, C. E. Morgan, in C. E. Morgan & Son, "one of the largest and most complete exclusive dry goods establishments in Charlotte . . . the successor to F. H. Loveland & Co.," a firm in which C. E. Morgan had been a member, in 1907 (Lowrey 1907: 39).

Miller Jones Shoe Stores, apparently based in Lansing, also had stores in central Michigan cities such as St. Johns and Battle Creek in addition to Charlotte during the 1930s.

**121 S. Cochran. Building (1929). Non-Contributing**

City directories occupants:

1929 City Treasurer's Office; Standard Electric; Dilley Ins. Agency.

1935 Dilley Agency, Inc.; Standard Electric Co.

1940 Standard Electric Co. elec equip; Strecks Insurance Agency

1944 Strecks Insurance Agency; Martin Munson

1954 Don Marsh barber; Joy McCormack rl. est., Strecks Ins Agency

1962 Edwards Late realtor; Strecks-Ald Ins. Agency

1966 no entry (possibly now part of adjacent 123-125 S. Cochran)

Dilley Insurance Agency was founded by Glenn P. Dilley, who is listed as general insurance and mayor in the 1931 state gazetteer, which probably explains why the city treasurer office was located here in 1929 (Polk 1931: 207). He had been Eaton County sheriff in 1921 (Polk 1921: 116). His agency, here in the 1929 through 1935 city directories, was succeeded by Streck's Insurance Agency, which was located here in the 1940 through 1954 editions, and, after a merger with the Ald Insurance Agency in 1955, continuing as Streck's-Ald Insurance Agency in 1962-66 (*Battle Creek Enquirer* 1955c).

The Standard Electric Co, formed by L. B. Frace (or France) and M. L. Carroll, sold electrical appliances and radio sets, according to the 1931 state gazetteer, and was formed in 1927 by the two men, former employees of the Peters-Munger Ford garage, who would also offer electrical installation, here, in what it called the Charles Osborn block (Polk 1931: 209; *Battle Creek Enquirer* 1927f).

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**122 S. Cochran. Michigan National Bank (1960-61). Kenneth C. Black Associates, Inc. Lansing Architect; Haussman Construction Co., Lansing, Contractor. Contributing.**

City directories list the First National Bank here from 1913 without break through 1954, followed by Michigan National Bank beginning in the 1962 edition, when it occupied its new building.

**123-125 S. Cochran. R. S. Spencer Hardware Building /Arcade Block (pre-1886). Contributing.**

City directories occupants:

- 1904 123 Barber & Spencer Hardware;  
125 George J. Barney & Son Dry Goods; Ernest Davids, F. A. Dean, G. C. Fox, E. S. Tracy, all attorneys  
in second story of Arcade Block
- 1913 123 Am. Machine Operating Co.; Fred L. Shepherd; James H. Brown; Myron Hawkins, Equitable Life  
Ins. Co. of Iowa; City Treasurer's Office; Maccabee Hall; Russel S. Spencer  
125 Arcade Building; Crout's Cafe; Ernest G. Davids; Frank Dean; Claude Marshall
- 1921 123 Marvin S. Coffin; 123 V Myron Hawkins, Columbus Mutual Life Ins. Co. of Ohio  
125 V American Machine Operating Co.
- 1929 123 Arcade Block; R.S. Spencer Co. Hardware; 123 V -125 V IOOF hall;  
125 Coffin's Cafe; 125 V American Machine Operating Co.; Farmers Mutual Fire  
Ins.
- 1926 123 R. S. Spencer & Co.;  
123 V Draper's Dry Cleaners; E. A. Strout Farm Agency;  
125 no entry
- 1935 123 Arcade Block; R.S. Spencer Co. Hdw.; 123 V Strouts Farm Agency; Farmers Mutual Fire Ins.  
Co.; Jane M. Davis; Frank Robinson;  
123 V-125 V IOOF Hall (3<sup>rd</sup> fl);  
125 Coffin's Cafe; 125 V American Machine Operating Co.; Frank E. Wilbur
- 1940 123 Kutsche's Hardware;  
123 V Strout E. A. Farm Agency real est.; Lawrence F. Ernsberger; IOOF Hall  
125 Alt Clothing Co. (directory ad)
- 1944 123 Kutsche's Hardware;  
123 V Strout E. A. Realty; Am. Machine Operating Co. vending machs.; IOOF Hall  
125 B Theatre
- 1954 123 Huston Hardware;  
123 V Odd Fellows, Conservation Club, Rebecca Lodge;  
125 Gambles
- 1962 123 Hanson Hdw.;  
123 V IOOF Hall;  
125 Gamble's
- 1966 123 Wally Hanson's, Inc.  
125 Gamble's  
125 V IOOF Hall #62, Rebekahs Lodge #68

In 1904 Maccabee Hall was here above 123, after they moved from the K.O.T.M. Hall building where they had met since they were organized after 1880 (see entry). The Knights of the Maccabees (K.O.T.M.) occupied the upper floor or floors of the building in its early years. City directories reveal that the Odd Fellows (IOOF) had their hall on the third floor of this building in the 1920s. For some period in the early 20<sup>th</sup> C. their hall had been on the third floor of 108-112 S. Cochran, and would have been a very active place when the state organization held their fifty-eighth Grand Encampment in Charlotte in May 1906 (I.O.O.F. 1906; Steiner 2008: 28).



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A hardware store was in this building for over seven decades. After the Barber & Spencer and Spencer hardware stores, Kutsche Hardware, was here in 1940, owned by Rudolph P. Kutsche, who graduated in 1908 with an electrical engineering degree from the University of Michigan, worked for Western Electric in Chicago, and designed automobiles for the Reo Motor Car Co. In 1913, he moved to Charlotte and purchased the Truman Gillette Hardware store at 132 S. Cochran, which he operated for ten years and then sold, leaving the city. In 1938 he returned to Charlotte and purchased the R. S. Spencer Hardware Store here at 123 S. Cochran (Citizens Historical Association 1942).

George J. Barney & Son, here at 125 in 1904, appears related to a listing in the 1897 state gazetteer for George J. Barney & Co. (Barney and Fred H. Loveland) dry goods (Polk 1897: 422). Barney began selling dry goods in Marshall in 1868, moved the business to Bellevue in 1878, and then to Charlotte in 1887 where he remained in business until exiting the trade in 1908 (*Lansing State Journal* 1919k).

When this Arcade Block was purchased by Dr. Warren Rand and Warren Shaull in 1920, it was occupied by R. S. Spencer Hardware and Crout's Cafe (*Lansing State Journal* 1920g).

Crout's Cafe, here in 1913, appears related to Crout & Stillwell (John Crout and Sheridan Stillwell), established in 1899 by Mr. Crout, who was joined by Mr. Stillwell as a partner in 1903, and they had an "up-to-date restaurant, lunch counter and ice cream manufactory" south of Lovett Street, after which John apparently later moved here to 125 by 1913 to open a restaurant (Lowrey 1907: 70; Newark 1913: 75; MHPA 1908: 253).

The American Machine Operating Co., here at 123 in 1913 and 125 V in 1921 and later directories, is under the heading Vending Machines in the 1917 and 1921 city directories. Leon C. Benedict, who was Charlotte mayor in 1926-1927, was manager, and lived at 213 N. Cochran (see entry).

Ernest G. Davids, listed here at 125 in 1904, graduated from the Law Department of the University of Michigan in 1900, joined the practice of F. A. Dean in Lansing, and moved with him to Charlotte in 1901, becoming a partner in the firm, but leaving to serve as a Justice of the Peace in 1903, a post he held at least into 1907 (Lowrey 1907: 5, 68). City directories reveal he still had his office here at 125 V in 1921.

Frank Dean, listed here at 125 in 1904, came from one of Eaton County's pioneer families and practiced law in Charlotte. He studied law with Frank A. Hooker and was admitted to the bar in 1879. In 1893 he was appointed United State consul at Naples, Italy, served for four years, traveled through Europe, and returned to Charlotte in 1900 to resume his practice (Lowrey 1907: 59; Newark 1908: 76).

Claude J. Marshall, listed here at 125 in 1913, was Eaton County Prosecuting Attorney in 1921-1924 and in 1926 had an ad in the city directory, the same year he had an office at 107 V S. Cochran Street (Eaton County Prosecuting Attorney 2016). He lived at 333 E. Lovett Street in 1926.

The "B" Theater was constructed in 1939 for Cash Beechler who also owned the Eaton Theatre at 125 S. Cochran, was air conditioned, seated 325, and cost \$10,000 to complete (*Battle Creek Enquirer* 1939c). A 1953 newspaper article stated that Cash Beechler was moving the equipment from his "B" movie theater out (125 S. Cochran) and was remodeling the building so that Charlotte mayor Herbert R. Black could move his Gamble's Store there from 216 S. Cochran (*Lansing State Journal* 1953a). It is probable that the current street level storefront dates to this remodeling.

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Gamble's moved from 216 S. Cochran in 1944 here to 125 S. Cochran in the 1954 through 1966 city directories, and remained in business into the 1980s, or over four decades. See Gambles discussion under 216 S. Cochran.

Huston's Hardware in 123 became Hanson's Hardware in 1954 when Earl A. Huston sold his business to Wallace Hanson, who had been with Baldwin's Hardware in Howell for eighteen years (*Battle Creek Enquirer* 1954b).

**124-26 S. Cochran. Collins Drug Store Building (pre-1886 / 1858). Contractor named Martin. Contributing.**

City directories occupants:

1904 124 G. V. Collins & Son (A. B.) drug store; Stealy & Rickerd, physicians	
1913 124 A. B. Collins & Co; Drs. Stealy & Rickerd	126 Fred Murray & Co; Charles Sattler
1921 124 A. B. Collins & Co. 124 V Dr. W. W. Norris, Dr. S.A. Stealy ;	126 Fred Murray & Co.; Charles Sattler
1926 124 A. Burton Collins; 124V Garner M Byington	126 Fred Murray 126V Charles F. Sattler
1929 124 A. B. Collins, drugs 124V Garner Byington phys.	126 Fred Murray shoes 126V Alton Vance dentist
1935 124 A. B. Collins Drugs; 124V Drs. Sevener & Sevener	126 Fred Murray Shoes 126V W. Alton Vance, dentist
1940 124 Collins Drug Store; 124V vacant	126 Fred Murray & Co Shoes 126V Wm Vance dentist
1944 124 Collins Drug Store	126 Fred Murray & Co. Shoes 126V Wm Vance dentist
1954 124 Collins Drug Store	126 Murray Shoes 126V Wm Vance DDS
1962 124 Collins Drug Store; 124 V Ray L. Carmoney	126 Cartwright's Shoe Store 126 V W A Vance DDS
1966 124 Strecks Ins. Agency; 124 V Geo. E. Thomas	126 Pay Less Discount Store 126V Vera M. Moist

Fred Murray & Co., when they opened their new shoe store here in 1908, claimed to have the "handsomest and most up to date shoe store in Charlotte" (Newark 1908: 83). Murray had learned the business from his brother, Albert Murray, "the pioneer shoeman of Charlotte," for eight years before accepting a position as bookkeeper with the Merchants National Bank, before leaving to open up his new store with Morris J. Lamson (*Ibid*). Fred remained in business here until he retired in 1951 (*Battle Creek Enquirer* 1952f).

In the early 1900s half brothers, Dr. Allison R. Stealy and Dr. Vincent S. Rickerd, practiced as Stealy & Rickerd (MHPA 1908: 515). Stealy lived at 408 N. Cochran and Dr. Rickerd, after Stealy's death in 1919, had his practice for many years at 131 V S. Cochran - see discussions under those entries for more comprehensive treatment of these men.

Dr. William Alton Vance (1905-1964), son of dentist Dr. William Vance who practiced in Nashville for over 50 years, graduated from the University of Michigan Dental School in 1928 and opened his practice in Charlotte the same year, serving patients for over thirty-six years until his death in 1964 (*Battle Creek Enquirer* 1964a; *Lansing State Journal* 1964a).

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Dr. Garner M. Byington, a graduate of the Detroit College of Medicine and Surgery, where he later was an assistant professor, came to Charlotte to teach bacteriology, hygiene and chemistry in nurses' classes at the Charlotte Sanitarium (Newark 1913: 75). His office was at 114 S. Cochran in 1913, at 111 ! S. Cochran in 1921, and was here at 124 ! in 1926.

Charles Sattler is in the 1917 city directory here under the heading Collections and Loans, and is in the 1904 city directory under the Collectors heading, at 120 S. Cochran (demolished).

**127 S. Cochran. Stine Block / Richey Brothers Dry Goods Building (1895-1904 period). Contributing.**

City directories occupants:

1904 no entry

1913 Weickgenant & Riede; Dr. George W. Toles; Dr. M. C. Shuler

1921 John Richey & Co.

1926 Richey Brothers; 127 ! London Assurance Co

1929 Richey Bro. dry goods; 127 ! Max J. Allen Ins.; Max Shuler dentist

1935 Fred A. Richey Co.; 127 Dr. M. C. Shuler; Dr. John Lawther

1940 Fred A. Richey dry gds 127 ! John Lawther phys

1944 Fred A. Richey dry gds 127 ! Bauer & Bauer lawyers

1954 Fred Richey Co.; Glenn Sayre phys

1962 Fred Richey Co. 127 Campfire Girls Inc., Geo. Watson atty.

1966 Fred A. Richey Co. 127 Campfire Girls Inc., Geo. Watson atty., Eaton Co. Friend of the Court

No information was discovered about Weickgenant & Riede, here in 1904. Dominic Riede's (1895-1939) obituary states he "was at one time employed in a department store owned by Jacob Weickgenant," who owned a department store in Battle Creek in the 1910s through late 1930s, although no mention was encountered of a store in Charlotte (*Battle Creek Enquirer* 1939d).

Dentist Dr. Max C. Shuler was a 1901 graduate of the Chicago College of Dental Surgery, where he was an assistant professor of operative dentistry for several years before returning to Charlotte in 1904 and opening an office here in the Stine Block (Newark 1908: 39).

Dr. George W. Toles is listed here under the Dentists heading in the 1917 city directory.

**128 S. Cochran. Merchants National Bank and Eaton County Savings Bank (1902). E. W. Arnold, Battle Creek, architect. Contributing.**

City directories occupants:

1904 Eaton Co. Savings Bank, Merchants National Bank

Eaton Co. Loan & Realty Co. (W. F. Stine Pres., C. W. Morrell, Sec.), Insurance

1913 Eaton Co. Savings Bank; Russell R. McPeck; Vaughan Griffith; Dr. W. D. Hart

1926 Eaton Co Savings Bank

128! Square Deal Coops Ass'n.; Charlotte Insurance Agency

1929 Eaton Co Savings Bank

Square Deal Coops Ass'n.

1935 Eaton Co. Savings Bank

128! Square Deal Coop Assn. live stock; Charlotte Insurance Agency, Richard J. Shaull, lawyer; Glenn A. Lake, real estate

1940 Eaton Co. Savings Bank Bldg.; Eaton Co. Savings Bank

128!! Charlotte Insurance Agency; Charlotte

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1944 Eaton Co. Savings Bank Bldg: Eaton Co. Savings Bank	Federal Savings & Loan Assn.; Richd. J. Shaull lawyer; Farmers Mutual Fire Ins. Co. 128Y Richd J. Shaull lawyer; Farmers Mutual Fire Ins. Co..
1954 Eaton Co. Savings	128 Y Richard Shaull atty.
1962 Schrader-Huber Ins. Agency;	128 Y Acme Business & Tax Service; Square Deal Realty; Shaull & Powers Attys
1966 Schrader-Huber Ins. Agency;	128 Y Square Deal Realty; Shaull & Powers Attys

In 1940 Charlotte Federal Savings & Loan Association moved here with the Charlotte Insurance Agency (*Charlotte Republican-Tribune* 1963: 82). See discussion at 106 S. Cochran.

Russell R. McPeck, here in 1913, was the junior partner in the law firm of Huggett & McPeck (George Huggett), which was located in the Pythian Block in 1908. The son of Judge J. L. McPeck, Russell graduated from the University of Michigan and received his license to practice before the Michigan Supreme Court in 1903, and served as prosecuting attorney in 1908-1912. He later served as probate judge and was elected to circuit judge in 1925, serving until his death in 1945. He was a director of the Fenn Manufacturing Co. and the Beach Manufacturing Co. (Newark 1908: 36; Newark 1913: 66; *Lansing State Journal* 1945).

In 1917 the *Lansing State Journal* reported that the Square Deal Co-operative Live Stock Association of Eaton County had taken out incorporation papers for the Square Deal Cooperative Elevator Co., capitalized at \$50,000, with the possibility of leasing the McLaren elevator and the Packard mill in Charlotte. At that time the association handled nearly one-half of the livestock shipped from the Charlotte yards. The article further reported that the Square Deal organizations were "inspired and fathered" by the Grange (*Lansing State Journal* 1917i). John May, county treasurer, was elected secretary and treasurer in 1918, succeeding Percy Young, who resigned, having been appointed in January to replace Clarence Kiplinger, who had moved to Buffalo to accept a position with the company (*Lansing State Journal* 1918e). By 1924, the coop had given up the elevator in Charlotte and was "paying more attention to the shipping of livestock" from the city and Vermontville (*Battle Creek Enquirer* 1924d).

A 1930 newspaper article reports that Byron Brown and Huey Stall bought the Charlotte Insurance Agency, which was here in 1926, from Mrs. Roy Sylvester at that time (*Battle Creek Enquirer* 1930c). According to the company web site, the firm's roots date back to 1869 and the company assumed its present name in 1928 (Charlotte Insurance Agency 2017). The agency was located here at 128 Y S. Cochran in the 1928 through 1940 city directories before moving here to 139 S. Cochran by 1944 (see entry). Byron Brown's obituary states he acquired the agency in 1928 and ran it for twenty years before he retired in 1948, while living at 337 S. Cochran (*Battle Creek Enquirer* 1958d).

Richard J. Shaull, here in 1935, received his law degree from the University of Michigan in 1929, beginning his practice in Lansing but establishing a branch in Charlotte before closing the Lansing office and moving here in 1936 (Citizens Historical Association 1942).

Acme Bookkeeping at 128Y in 1963, was established in 1951 (*Charlotte Republican-Tribune* 1963: 12).

**129 S. Cochran. Building (1890-95 period / present front ca. 1970s?). Non-Contributing.**  
 City directories occupants:

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1904 Heyman & Son (M. Heyman, Henry Heyman) meat market; A. K. Tower, ice dealer  
 1913 Henry Heyman  
 1917 Pettie & Milks (Thomas F. Pettie, Alfred W. Milks) (under directory Meats heading)  
 1921 Bert Porter  
 1926 no entry  
 1929 Porter's Market, meats  
 1935 John G. Porter grocery  
 1940 Porters Market gros. and meats  
 1944 Porters Market gros. and meats  
 1954 Porter's IGA  
 1962 Rudesill's Men's & Boys Wear  
 1966 Rudesill's Men's & Boys Wear

This building was the location of a meat market and/or grocery for over six decades.

Glen H. Rudesill opened his store here after moving from Lake Odessa in 1958, and apparently operated it until near the time of his death in 1975 (*Battle Creek Enquirer* 1975c).

**131 S. Cochran. Building (1895; ca. 1960 storefront). Contributing.**

City directories occupants:

1904 Ira Woodard's Staple & Fancy Groceries, teas and china	
1913 vacant store; City Water Clerk's office; Roy McCormack; J. D. Kay	
1921 vacant store; City Water Clerk's office	131 V Dr. V. J. Rickerd; Dan Zant
1926 Franz R. McElwain; City Water Clerk's office	131 V Vinton J. Rickerd
1929 Franz R. McElwain; City Water Clerk's office	131 V Vinton J. Rickerd "
1935 Hazel Fox Shop;	131 V Dr. Vinton J. Rickerd physician
1940 Mrs. Jessie G. Stine Women's clo	131 V vacant
1944 Jessie Stine Frock Shop	
1954 Jessie G. Stine Shop	
1962 The Lounge;	131 V vacant
1966 The Lounge;	131 V Georgia Lyford

Franz R. McElwain, here in 1926 and 1929, owned a dry goods store in Charlotte "for many years" (*Battle Creek Enquirer* 1963c). Franz R. McElwain was proprietor of the New York Store here, listed under Bazaar Goods in the 1917 city directory, and had an advertisement on the inside cover in the 1921 edition for dry goods, millinery and hosiery.

Dr. Vinton J. Rickerd was president of the Charlotte Medical Club in 1920 (*JAMA* 1920: 38). In the early 1900s he was associated with his half brother, Dr. Allison R. Stealy, in practice as Stealy & Rickerd with an office at 124-126 S. Cochran (see entry) (MHPA 1908: 515). Rickerd first worked in the pharmacy of George Foote in Charlotte while studying pharmacy at the University of Michigan and becoming a registered pharmacist before receiving a medical degree from Starling Medical College in Columbus, Ohio, in 1896, practicing in Charlotte since that time, and also took advanced medical courses at the New York Post-Graduate Medical College in 1902 and 1905 (MHPA 1908: 516).

Dan Zant is listed in the 1921 city directory here at 131 V under the heading Sample Rooms.

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J. D. Kay, here at 131 in 1913, is the J. D. Kay Co. is listed under the Insurance and Real Estate headings at 203 V S. Cochran in the 1921 city directory.

In 1929 Hazel Fox announced plans to open up a millinery store in Charlotte (*Lansing State Journal* 1929d).

In 1957, Jessie G. Stine sold her frock shop, which she had owned for twenty-one years, to Hazel E. Bintz, who had been in charge of the shop's dress department for three years (*Lansing State Journal* 1957b).

**133 S. Cochran. Warren Shaull Grocery Store Building (1895). Contributing.**

City directories occupants:

1904 Fred Emery Drug Store; E. J. Patterson, Jeweler; LeRoy Weaver, physician

1913 Warren Shaull

1926 Warren Shaull

1929 Warren Shaull grocery

1935 James Church Grocery                      133 V Prescott Cleaning & Pressing

1940 Jas. B. Church gro.

1944 Jas. B. Church gro.                      133 V Geo. H. Prescott tailor

1954 Putnam & Newland Grocery              133 V Grace's Alterations

1962 Newland's Grocery                      133 V vacant

1966 Newland's Grocery                      133 V Wilbur W. Baxter

This store housed a grocery for over half a century.

Here in 1904, E. J. Patterson's (1862-1932) obituary states he had been a Charlotte resident of fifty years and a jeweler for forty years at the time of his death in 1932 (*Battle Creek Enquirer* 1932c). He had an advertisement and a listing under jewelry in the 1916 city directory (Wilmer Atkinson 1916: 13, 236; Lowrey 1907: 5). He had moved his storefront to 141 S. Cochran in 1926 through 1929.

Dr. LeRoy F. Weaver, here in 1904, does not appear in Charlotte in state gazetteers until 1907 (Polk 1893: 383; Polk 1907: 545), but Weaver Bros. (Frank A. and LeRoy F.) is listed under Charlotte in a 1906 directory of drug firms (Haynes 1906: 94). In 1907 drug trade journals reported that Weaver Bros. had been dissolved and succeeded by Weaver & Gage (*Pharmaceutical Era* 1907: 94; *Midland Druggist* 1907: 474). State Medical Society member records show that while the brothers were both members of the Eaton County Medical Society in 1911, Frank A. was in Charlotte while LeRoy F. had moved to Lansing (*Lansing State Journal* 1917j; Michigan State Medical Society 1911: 4). Dr. LeRoy Weaver lived at 337 S. Cochran Street in the historic district (see entry).

Warren Shaull's family arrived in Eaton County in 1866, and he opened a confectionary store in 1880, to which he added groceries which "he developed into one of the leading groceries of the city" (MHPA 1908: 542-43). Shaull is in the 1907 Polk's state gazetteer as grocer and baker, located in the 1904 city directory at 111 S. Cochran, but an ad in a 1913 publication announced he was "located in new store," here at 133, which some sources identify as the Shepherd building (Polk 1907: 544; Newark 1913; *Lansing State Journal* 1913f). He had an advertisement in the Charlotte High School yearbook, the *Delphian*, in 1915, and is listed as a baker and grocer in a 1916 directory (Polk 1907: 544; *Delphian* 1915; Wilmer Atkinson 1916: 172, 183). Shaull lived at 309 E. Lovett Street, and apparently also built the W. Shaull Building in 1909 at 120 E. Lawrence (see entries).

James B. Church in 1895 began employment in Warren Shaull's grocery store in Charlotte, bought the store from

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Shaul's estate in 1933, and continued to operate the store at 133 S. Cochran through at least 1944, when he was also a director of the Charlotte Federal Savings Bank (Citizens Historical Association 1942). In total this store was the location of a grocery for well over half a century.

In 1953 Raymond L. Putnam sold a half interest in the store he had purchased a year earlier from Louis C. Gee to Donald B. Newland, who had been a clerk and meat cutter in Yund's Market for eighteen years (*Lansing State Journal* 1953b).

**134 S. Cochran (numbered 132-134 in Sanborn maps). Building (Pre-1886). Contributing.**

City directories occupants:

**132**

1904 Bare & Gillette Hardware; A. L. Nichols, collector; Will Peskett, barber; George H. Tubbs, grocery; H. B. Cole, dentist	
1913 Rudolph P. Kutsche, Dr. H. B. Cole	
1926 no entry	132 Y Herbert B. Cole
1929 no entries	
1935 Main Sweet Shop	132 Y Dr. Herbert B. Cole dentist
1940 Main Sweet Shop	132 Y Bruno Spagnuolo, Arthur H. Cook
1944 Main Sweet Shop, cnfrs.	132 Y C. Jos. Raines, Jacob Williams
1954 no entry	132 Y William W. Baxter, Martin Rolf
1962 no entry	132 Y vacant
1966 no entry	132 Y no entry

Bare & Gillette Hardware, here in 1904, was owned by Truman L. Gillette who sold the business in 1913 and became a director, later a receiver, for the Duplex Power Car Co. of Charlotte (*Lansing State Journal* 1913b; *Lansing State Journal* 1921d).

In 1913 Rudolph P. Kutsche moved to Charlotte and purchased the Truman Gillette Hardware store here, which he operated for ten years and then sold, leaving the city. He had graduated in 1908 with an electrical engineering degree from the University of Michigan, worked for Western Electric in Chicago and designed automobiles for the Reo Motor Car Co. (Citizens Historical Association 1942). In 1938 he returned to Charlotte and purchased the R. S. Spencer Hardware Store at 123 S. Cochran (Citizens Historical Association 1942).

Will Peskett, here in 1904, moved his barber shop here to 212 S. Cochran by 1913 where he remained for over three decades, while living at 230 N. Cochran Street (see entries for greater detail).

George H. Tubbs is also listed in the 1904 city directory at 138 S. Cochran - see entry for discussion.

Dr. Herbert B. Cole, who had his office here at 132 Y, lived at 210 N. Cochran Street (see entry).

The Main Sweet Shop, here 1935-1940, was owned by Italian immigrant Bruno Spagnuolo, who lived above the store here in 1940, and later had the store at 102 S. Cochran Street (see entry).

**134**

1904 A.D. Baughman Dry Goods & Carpets; Dr. J. B. Dowdigan, dentist	
1913 S. E. Cook & Co.; Dr. J. B. Dowdigan	
1926 F & I Dry Goods Co; Brown & Palmer;	134 Y John B. Dowdigan

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1929 F & I Dry Goods Co; Brown & Palmer	134 V John B. Dowdigan
1935 J. J. Newberry Co. 5-10 and 25-cent Store	134 V Dr. J. B. Dowdigan dentist
1940 J. J. Newberry Co. dept store;	134 V John B. Dowdigan dentist
1944 J. J. Newberry Co. dept store	134 V John B. Dowdigan dentist
1954 J. J. Newberry Co. dept store	134 V no entry
1962 J. J. Newberry Co. dept store	134 V no entry
1966 J. J. Newberry Co. dept store	134 V no entry

S. E. Cook acquired an interest in the Baughman dry goods store that he had managed for a number of years and renamed and continued the business as S. E. Cook & Co. (S. E. Cook and P. F. DelaHunt), the successor firm to A. D. Baughman (*Trade* 1910a: 6; Newark 1913: 55). However, the business appears to no longer be in Charlotte by the time of the 1916 directory (Wilmer Atkinson) or the 1917 state gazetteer (Polk 1917).

F & I dry goods, managed for many years by Frank Frandsen after the retirement of Charles O. Irish, closed in 1929 after the purchase of this building by Dr. F. L. Seger of Lansing, who entered into a long term lease with "the Woodbury chain store" (sic Newberry? ), a 5-cent to \$1 store (*Lansing State Journal* 1929c).

The J. J. Newberry Co. store here in 1963 had an advertisement that stated, "serving Charlotte for 30 years 1933-1963" (*Charlotte Republican-Tribune* 1963: 64). J. J. Newberry was a chain established by John Josiah Newberry, which had grown to 565 stores by 1961 and was taken over by the McCrory's chain in the early 1970s (Rootsweb 1999).

John B Dowdigan, here from 1904 through 1944, was "one of Charlotte's most prominent dentists" and vice president of the Central Michigan Dental Society, who had graduated from the University of Michigan in 1895 and practiced in Charlotte from 1903 until he retired in 1947, his entire professional life in this building (Newark 1908: 39; *Michigan Alumnus* 1947: 55). He lived at 137 Pleasant Street.

**135 S. Cochran. Greenman & Selkirk Building (1898). Contributing.**

City directories occupants:

1904 Harry T. Selkirk Clothier; Herbst & Son (F. W. and J. N.) Tailor Shop;	135 V Dr. H. Hillman, dentist
1913 George Akas; Ira L. Faulkner; Dr. D. J. Wight; J. N. Herbst	
1926 Olympia Candy Kitchen	135 V David J. Wight; John N. Herbst
1929 Fred DeHaven, confr;	135 V John Herbst merchant tailor, David J. Wight, dentist
1935 State of Mich-Liquor Contro Comm Retail Store;	135 V David J. Wight Dentist; John N. Herbst, merchant tailor
1940 Covell Hardware	135 V David J. Wight dentist; John N. Herbst tailor
1944 Covell Hardware	135 V David J. Wight dentist; John N. Herbst tailor
1954 Covell Hardware;	135 V Frank Robinson, Dolores Robinson, D. J. Wight DDS
1962 Wehr-Better Shoes;	135 V Foy Dental Lab
1966 Max Wehr Shoes;	135 V Foy Dental Lab; vacant apt

The *Charlotte Tribune* edition of July 20, 1898, had an advertisement for a "Great Clearing Sale" by Greenman & Selkirk before their move on September 1" to "the new building now being built for us three doors north of the post office" (*Charlotte Tribune* 1898a). The 1897 state gazetteer has the partners in this company as James A. Greenman and William H. Selkirk (Polk 1897: 424). Selkirk's 1930 obituary describes him as "formerly . . . a prominent local clothing merchant" (*Battle Creek Enquirer* 1930d). James A. Greenman had been born in Eaton



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County in 1858, took courses at Grosscup's Business College, and in 1890 clerked for the J. J. Richardson clothing store for two years. He then bought the business and entering into partnership with Harry Selkirk in 1892. Greenman sold out to a new firm, Selkirk & Norton, in 1898 (MHPA 1908: 338-339). Greenman lived at 230 Pleasant Street (see entry).

Herbst & Son, here in 1904, included John N. Herbst, becoming J. N. Herbst & Co. in the 1921 city directory here at 135! S. Cochran, whose ad under the heading Tailors, noted that it was an agent for Farm Bureau Suits & Overcoats. John Herbst's (1871-1946) obituary states he came to Charlotte with his father, for whom he worked before establishing his own shop, had been in the tailoring business in Charlotte for sixty years, and his home and shop were still located here at 135 S. Cochran at his death in 1946 (*Lansing State Journal* 1946b).

In 1908 the John Tripp Clothing Store, J. A. Greenman, manager, was here, which moved to 142 S. Cochran by 1913 (Newark 1908: 88; 1913 city directory).

Dr. David J. Wight, here before 1913 through 1944, graduated from the Chicago School of Dental Surgery, came to Charlotte, bought the practice of Dr. Hillman, and located in his office prior to 1908 (Newark 1908: 35). A 1954 newspaper article reported Wight had retired after practicing as a dentist in Charlotte for forty-six years, having arrived fresh from the Chicago College of Dental Surgeons and setting up shop here at 135 for his entire career (*Lansing State Journal* 1954b).

Tom Gregory is here at 135 in the 1917 city directory under the Confectionary heading. In 1921 he sold the Olympia Candy Kitchen store to Angelus Spires and Peter Zourdos, brothers-in-law who were "both experienced candy and ice cream makers," with Spires having run a similar store in Atchison, Kansas, for eight years and Zourdos in Tecumseh for five years, followed by a store in Chicago in 1919-1920, before they opened the Olympia Candy Kitchen here (*Lansing State Journal* 1921j).

Emmet Covell operated Covell Hardware here for seventeen years before retiring in 1958 (*Battle Creek Enquirer* 1961).

Wehr-Better Shoes, here in 135 by 1962, was owned by Max Wehr, who had been selling shoes since 1940. The store was still in business here as Wehr's Shoes in the early 1990s, over three decades later (*Charlotte Republican-Tribune* 1963: 114; *Lansing State Journal* 1990a).

**136 S. Cochran. Building (Pre-1886; expanded to rear between 1904 and 1911). Contributing.**

City directories occupants:

1904 Myer Vomberg Clothier; Dr. F. A. Weaver, physician

1913 Myer Vomberg; Dr. L. F. Weaver

1921 Myer Vomberg

136 ! A. J. Garlinghouse

1926 The Vomberg Co.

136 ! A. J. Garlinghouse

1929 The Vomberg Co., clothing

136 A. J. Garlinghouse, osteopathic phys

1935 The Vomberg Co., clothing

136 Arnet J. Garlinghouse, physician

1940 The Vomberg Co. Men's Clo.

136 Arnet J. Garlinghouse osteo.

1944 The Vomberg Co. Men's Clo.

136 Arnet J. Garlinghouse osteo.

1954 Vomberg Co.

136 ! A. J. Garlinghouse osteo.

1962 Homer Hayden's Inc.

136 V Willard Mikesell

1966 Homer Hayden's Store

136 V Willard Mikesell

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Dr. Frank A. Weaver, here in 1904, and LeRoy F. Weaver, here in 1913, opened Weaver Brothers Drug Store at 201 S. Cochran in 1904 (see entry). Frank A. Weaver first is listed as a Charlotte physician in the 1893 state gazetteer, but LeRoy F. does not appear until 1907 (Polk 1893: 383; Polk 1907: 545). Weaver Bros. is listed under Charlotte in a 1906 directory of drug firms (Haynes 1906: 94); however, in 1907 drug trade journals reported that Weaver Bros. had been dissolved and succeeded by Weaver & Gage (*Pharmaceutical Era* 1907: 94; *Midland Druggist* 1907: 474). State Medical Society member records show that while the brothers were both members of the Eaton County Medical Society in 1911, Frank A. was in Charlotte, while LeRoy F. had moved to Lansing (*Lansing State Journal* 1917j; Michigan State Medical Society 1911: 4). Dr. LeRoy Weaver lived at 337 S. Cochran Street in the historic district (see entry), and Dr. F. A. Weaver lived at 126 E. Seminary (see entry).

A. J. Garlinghouse, here in 1921, graduated from the American School of Osteopathy in Kirksville, Missouri, and received his degree in 1910, when he moved to Charlotte and resided at 314 W. Lovett Street (Newark 1913: 74). In 1913, city directories show he lived at 122 Pleasant Street, and the 1917 city directory places his office here at 136 Y. He therefore had his office in this building for nearly four decades. He lived at 122 Pleasant Street (see entry).

In 1958, Homer Hayden, here by 1962-66, was described as "a Michigan chain of about thirty women's specialty shops" (*Battle Creek Enquirer* 1958c).

**137 S. Cochran. Building (1895-1904 period). Contributing.**

City directories occupants:

1904 Victor C. Roblin Co. Boots & Shoes;	137 Y Eaton County Telephone Company
1913 Eldo Murray & Son; Frank L. Martin; James R. Moore	
1921 Marshall Field	137 Y Walker & Bryan
1926 Marshall W. Field	137 Y Walker & Bryan
1929 Kroger Grocery & Baking Co.	137 Y Roma Walker real est.
1935 Marshall Field Grocery	137 Y vacant
1940 Marshall W. Field gro.	
1944 Marshall Field Baker	
1954 Bos Bakery	
1962 Bos Bakery	
1966 Bos Bakery	

The Eaton County Telephone Co., here in 1904, was established in 1898 to give the public better and low-priced service and extend to rural districts, and had moved to 147 Y S. Cochran by 1913 (see entry), remaining there until acquired by Michigan Bell Telephone in 1938 (Lowrey 1907: 31; MPUC 1938: 793).

Eldo Murray & Son, here in 1913, was a real estate and insurance company, which opened in 1892 (Lowrey 1908: 69), and is listed in the 1916 directory as Eldo Murray, real estate and insurance (Wilmer Atkinson 1916: 13, 199). In the 1921 city directory under the heading Real Estate, Eldo Murray is next door at 139 Y S. Cochran.

Marshall W. (Wakely) Field (1894-1980) was president of Field's Pure Food Market in 1939 (*Northwestern Reporter* 1939: 557). He first appears in the 1921 city directory under the heading Grocers. The city directories reveal that he apparently opened up a second store at 105 S. Cochran in 1926, which was called Marshall Field No. 2. His obituary states he had a grocery store and a bakery from 1917 until 1953 (*Battle Creek Enquirer* 1980a).

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The Kroger chain first appeared in Charlotte city directories in 1929, when it is located at both 106 S. Cochran and here at 137 S. Cochran, before it moved to 142 S. Cochran, where it is located in the 1935 through 1944 editions (see discussion under 142 S. Cochran).

Walker & Bryan was a real estate firm with partners A. M. Walker and S. D. Bryan, here at 137 V in the 1921 and 1926 city directories.

The Bos Bakery was purchased in 1969 by Julius Brown of Pottersville, who owned Caki's Cake House there, and was renamed Caki's Cake House & Bakery (*Battle Creek Enquirer* 1969b). Thus, a bakery was located here for over four decades.

**138 S. Cochran. Building (Pre-1886). Contributing.**

City directories occupants:

1904	Greenman & Levy clothiers; G. H. Tubbs, grocery	
1913	Bert B. Porter; Frank H. Mott	
1921	Atlantic & Pacific (A & P) Store	
1926	Atlantic & Pacific Tea Co.;	
1929	A & P;	138 V Fairchild Printing;
1935	A & P Tea Co.;	138 V Doxsie Printing Co.;
1940	Great Atlantic & Pacific Tea Co. gros. and meats	138 V vacant
1944	no entry;	138 V Pinch Realty;
1954	Morris Stores;	138 V Pinch Realty;
1962	G. C. Murphy Co.;	138 V Michigan Veterans Trust Fund
1964	G. C. Murphy Co.;	138 V Michigan Veterans Trust Fund
1966	G. C. Murphy Co.;	138 V Michigan Veterans Trust Fund

Greenman & Levy, here in 1904, included James A. Greenman, who, in 1890 clerked for the J. J. Richardson clothing store for two years before buying the business and entering into partnership with Harry Selkirk in 1892. Greenman sold out in 1898, after which he formed Greenman & Levy at 138 S. Cochran, the firm lasting until 1905, when he sold out to Henry Levy, after which he was manager for the John Tripp Clothing Co. at 135 S. Cochran (MHPA 1908: 338-339).

George H. Tubbs had a grocery and crockery store in 138 in the early 1900s. He had been with Church & Fenn in 1883 to 1891 and then with Lamb & Spencer until 1900, when he started his own store as Tubbs & Coy in partnership with E. L. Coy. He then bought out Coy after two years (Newark 1908: 85). In the 1917 directory George H. Tubbs & Co. is listed under bakeries. Tubbs served as alderman and was mayor of Charlotte in 1908 (*Ibid*). (George H. Tubbs is also listed in the 1904 city directory at 138 S. Cochran.)

The 1913 city directory has Bert B. Porter here at 138 S. Cochran where he had purchased the Waddell & Cobb meat market in 1912 (*Lansing State Journal* 1912g). Henry Heyman sold his meat market building at 129 S. Cochran to Porter in 1919, and the 1921 city directory has Bert Porter here under the Meat Market heading, at times operating two markets simultaneously (*Lansing State Journal* 1919i). The store at 129 S. Cochran was the location of a Porter family market through at least 1954, or over three decades, of the family business that continued over four decades.

The Atlantic & Pacific (A & P) store was located here at 138 from the 1921 through 1940 city directories, close to its national competitor, Kroger, at 142 S. Cochran. A & P traces its origins to 1859 when the Great American Tea

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Co. was founded in New York City, which was renamed Great Atlantic & Pacific Tea Co. in 1870. By 1881 it had stores from Virginia to Minnesota and by 1900 had 200 stores in operation. In 1925 it had about 14,000 economy stores as the largest grocery chain in the country, and in 1936 it began opening larger supermarkets, which became its primary component, and also produced its own in-store products (Britannica 2017b).

Glen Pinch is associated with an ad for the *Farmers & Merchants Exchange*, Al Steinhauer real estate, Glen Pinch, auctioneer, in the 1935 city directory, and as Glen Pinch Realty at 105-107 S. Cochran Street in 1935-40. Pinch had moved to Charlotte in 1923 and entered the auction and real estate business, and in 1932 began publishing the *Farmers & Merchants Exchange* monthly (Citizens Historical Association 1942).

The Morris Stores expanded here into 138 from the adjacent storefront they previously occupied at 140 S. Cochran - see discussion under 140 S. Cochran.

**139 S. Cochran. Jones Dry Goods Store Building (pre-1886). Contributing.**

City directories occupants:

1904	R. C. Jones & Co. dry goods	
1913	Webster S. Proud; John Van D. Mureusen;	
1921	H. B. Strecks Co.	139 V Dr. C. D. Black, Eldo Murray
1926	Lucien L. King;	139 V Merrell D. Van Deusen;
1929	Eloise Clemmer gift shop; Elmer Fox, mlnr.	139 V W. M. Santee, real estate
1935	Winnie Brown Shop; Kraft Barber Shop;	139 V City Special Office;
1940	Winnie Brown Shop women's clo.	139 V Wm. B. McDonald;
1944	Charlotte Ins. Agcy; Charlotte Fed. Sav. & Loan Assn;	139 V Wm. B. McDonald;
1954	Buxton Barber Shop, Charlotte Ins. Agency;	
1962	Charlotte Ins. Agency; Buck's Barber Shop;	
1966	Charlotte Ins. Agency; Buxton's Barber Shop;	

Noah Kraft, after having his barber shop and Bath Room at 107 in the 1917 through 1929 city directories, bought out Harry Dyer, his partner in the Dyer and Kraft Barber Shop, in 1915, and later moved here to 139 S. Cochran by the time of the 1935 city directory (*Lansing State Journal* 1915f). The 1921 city directory has an advertisement for N. C. Kraft, proprietor of the D-K Cigar Store, "Barber Shop In Connection." He lived at 201 E. Lovett Street.

Webster S. Proud, here in 1913, is listed in the 1909 and 1911 state gazetteers as being the proprietor of a dry goods store (Polk 1907: 442; 1911: 424). In 1915 Proud sold his store to Hugh Strecks and Floyd Griffin, who would operate the business as Strecks & Griffin (*Lansing State Journal* 1915a). H. B. Strecks Co. was here in the 1921 city directory, with a listing under the heading Carpets, Rugs & Draperies.

In the 1921 city directory under the heading Real Estate, Eldo Murray is here at 139 V, but in 1913 he had been next door at 137 S. Cochran as part of the firm Eldo Murray & Son, real estate and insurance, which opened in 1892 (Lowrey 1908: 69). The 1916 directory has him as Eldo Murray, real estate and insurance (Wilmer Atkinson 1916: 13, 199).

Winnie Brown, who owned a millinery shop in Bellevue from 1910 to 1938, opened the Winnie Brown Dress Shop in Charlotte in 1921, and a second shop in Battle Creek in 1929, both of which she ran until 1941 (*Battle Creek Enquirer* 1942b).

Eaton Federal Savings and Loan was established as Charlotte Federal Savings and Loan Association in 1937 by a

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group of Charlotte business leaders, who deposited \$5,000 and raised an additional \$30,000 from the community (Lansing Community Newspapers 2003). The new bank's objective was to provide home loans, which were difficult to fund during the Depression, and demand increased enormously with veterans after World War II. The bank's first office was at 128 ! S. Cochran in the building's second story, before moving two additional times, here to 139 S. Cochran by 1944 and to 106 S. Cochran in the 1950s and 1960s, before constructing a large main office at 236 S. Main Street in 1986 (*Ibid*). In 1957 it established a branch in Eaton Rapids and also constructed the branch building at 204 S. Bostwick in 1963 (see entry) (Lansing Community Newspapers 2003).

A 1930 newspaper article reports that Byron Brown and Huey Stall bought the Charlotte Insurance Agency from Mrs. Roy Sylvester at that time (*Battle Creek Enquirer* 1930c). According to the company web site, the firm's roots date back to 1869 and the company assumed its present name in 1928 (Charlotte Insurance Agency 2017). Before moving here to 139 by 1944, the agency was located at 128 ! S. Cochran in the 1928 through 1940 city directories (see entry). Byron Brown's obituary states he acquired the agency in 1928 and ran it for twenty years before he retired in 1948, while living at 337 S. Cochran (*Battle Creek Enquirer* 1958d).

**140 S. Cochran. Building (Pre-1886). Contributing.**

City directories occupants:

1904	Lamb & Spencer, wholesale and retail grocers; Abe Berger, T. Gleason, cigar manufacturers
1913	Alonzo A. Houghtaling; Jessie Colson
1921	Alonzo A. Houghtaling
1926	Alonzo A. Houghtaling; 140 ! B. J. Lowrey Calendar Co.; Fairchild Printing Co;
1929	Houghtaling Dept. Store; 140 ! Carpenter Calendar Co.;
1935	Morris 5c to \$1.00 Store; 140 Carpenter Calendar Co.;
1940	Morris 5c to \$1.00 Store; 140 vacant
1944	Morris 5c to \$1.00 Store
1954	no entry (probably part of Morris store addressed as 138)
1962	no entry (probably part of G. C. Murphy store addressed as 138)
1966	no entry (probably part of G. C. Murphy store addressed as 138)

Lamb & Spencer, listed here in 1904, in 1907 moved from their original store, here at 140, two doors down to 144 S. Cochran - see detailed discussion under 144 S. Cochran entry.

Alonzo A. Houghtaling (1875-1932), here in the 1913 through 1929 city directories, was an alderman from the 1<sup>st</sup> Ward in and Chairman of the Board of Health 1913, and is listed in the 1917 and 1925 state gazetteers as having a notions store in Charlotte, which was located here at 140 S. Cochran, and which in 1931 is listed as a department store (Newark 1913: 27; Polk 1917: 324, 1925: 335, 1931: 268; city directories). His obituary states he was the proprietor of a variety store and had been a merchant in Charlotte for twenty-five years (*Lansing State Journal* 1932b). He lived at 310 S. Cochran (see entry).

B. J. Lowrey claimed to operate "one of the most widely known newspapers in the state," having worked at the *Charlotte Republican*, the *Howard City Record*, the *Morley Journal*, and being engaged in the printing business since 1877 (Lowrey 1907: 77). He printed a comprehensive booster publication, *Charlotte the Beautiful*, in 1907. He was succeeded by the Carpenter Calendar Co.

The Morris Stores at 142 was enlarged in 1952 adding 3,435 square feet of floor space as it apparently expanded next door into 138 S. Cochran, for a total of 9,345 square feet of merchandise space, completed about the time the company was acquired by the G. C. Murphy chain (*Lansing State Journal* 1952c; *Battle Creek Enquirer* 1952d).

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From that time the store is addressed as 138 as its successor G. C. Murphy. Morris stores was a seventy-one store chain founded in Bluffton, Indiana, by George Morris in 1907, and its stores were located primarily in Indiana and Illinois with some in southern Michigan (Togyer 2008: 119). The stores were much smaller than Murphy's and the new owner engaged in a campaign to upgrade the stores to Murphy's standards, which would explain the expansion at the time here in Charlotte. G. C. Murphy occupied the store here in the 1960s, with newspaper advertisements revealing it continued here into the mid-1970s (*Lansing State Journal* 1974b). The first G. C. Murphy store was opened by George Clinton Murphy in McKeesport, Pennsylvania, in 1906, grew slowly at first to only a dozen stores by 1911, but the five-and-dime format proved very successful, even during the Great Depression, when Murphy's sales nearly doubled and the number of stores increased to 181 (Murphy 2017). After World War II growth increased markedly with a number of acquisitions including the Morris Stores, like the one here in Charlotte. The company was purchased by the Ames Department Store chain in 1985 and many of the smaller variety stores were eventually closed (Ibid.).

**141 S. Cochran. Post Office Block. (Pre-1886). Contributing.**

City directories occupants:

1904	post office; "over post office" Michigan Telephone Co.	
1913	Wear-U-Well Shoe Co.; Hauger-Martin Co.; Wm. T. Young; Ellsworth J. Patterson; Western Union Tel. Co.	
1916	The Beehive Store was here in 1916 (Wilmer Atkinson 1916: front ad)	
1921	no entry	141 V Michigan State Telephone Co.
1926	Fielder's Dry Cleaning Works; Ellsworth J. Patterson	141 V Mich. Bell Tel. Co.
1929	Ellsworth Patterson, jeweler	
1935	Young's Jewelry Shop; M. H. Fielder Dry Cleaning	141 V Allen H. Moyer Physician and surgeon
1940	Young's Jewelry Shop; Wm. Lexen shoe repair;	141 V Domestic Finance Co
1944	Young's Jewelry Shop; Lexen Shoe Repair;	141 V Domestic Finance Co.
1954	Young's Jewelry, W. A. Lexen Shoes;	141 V vacant
1962	Young's Jewelry; Lexen Shoes;	141 V vacant
1966	Young's Jewelry; Lexen Shoes;	141 V no entry

The Michigan State Telephone Co., located here "above the post office" in 1904 and listed here at 141 V in the 1921 city directory, is the telephone office present in the 1904 Sanborn map. The Michigan State Telephone Co. was established in 1904 as a consolidation of Michigan companies controlled by the Bell system and American Telephone & Telegraph. In 1924 it became Michigan Bell Telephone Co., listed here at 141 V by the time of the 1926 edition (ATT 2016; Funding Universe 2016).

The Western Union Telegraph Co. office was housed at 141 in 1913, and may have been in 108 S. Cochran as early as the 1880s. In the 1921 city directory it had moved to 103 E. Lawrence where it remained through the 1926 edition, from 1929 through 1954 at 101 E. Lawrence (demolished), and by 1962 at 111 W. Lovett Street. The Western Union Telegraph Co. was organized in 1856, and achieved fame for the first transcontinental line in 1861. It attempted to break into the telephone business but lost a patent fight to Bell Telephone in 1879 and thereafter focused on developing telegraphy, becoming the nation's largest telegraph company by absorbing over 500 other independent telegraphers, including its chief rival, the Postal Telegraph Co., in 1943 (Britannica 2017a).

Well-U-Wear Shoe Co. was here at 141 in 1913 before moving to 208 S. Cochran by the time of the 1917 city directory. The company was founded by the Wolfe Brothers in the early 1900s in Columbus, Ohio, starting as a

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shoe manufacturer, and then expanded into a chain of shoe stores that survived into the 1950s (Paprocki 2010).

William T. Young is in the 1917 directory under the heading Shoe Repairing in "S Y" of 141 S. Cochran.

E. J. Patterson's (1862-1932) obituary stated he had been a Charlotte resident of fifty years and a jeweler for forty years at the time of his death in 1932 (*Battle Creek Enquirer* 1932c). He was located at 133 S. Cochran in 1904, and his storefront was here at 141 S. Cochran in 1926 through 1929. He was treasurer of the city's Cemetery Association in 1907, and had an advertisement and a listing under jewelry in the 1916 city directory (Wilmer Atkinson 1916: 13, 236; Lowrey 1907: 5).

The 1916 city directory reveals that Jacob Summers was the proprietor of the Beehive Store, a shoe store at 141 S. Cochran, which in 1913 had been located at 105 W. Lawrence (Wilmer Atkinson 1916: 2, 16).

M. H. Fielder moved his dry cleaning business to Charlotte in 1920, apparently to this building at 141 S. Cochran, before purchasing and remodeling the building at 210 S. Cochran in 1938. He served two terms on city council and was elected mayor of Charlotte in 1942 (Citizens Historical Association 1942).

**142 S. Cochran. Building (Pre-1886). Contributing.**

City directories occupants:

1904	The Jumble, bazaar store, F. A. Ives, prop.; W. F. Stirling, insurance; Kay & Talbert, loans and real estate
1913	The John Tripp Co.; Tolbert & Co.; W. F. Stirling & Son
1921	The John Tripp Clothing Co.
1926	John Tripp Clothing Co.; 142 Y W. F. Stirling & Son;
1929	John Tripp Clothing Co.; 142 Y Geo. Wilson phys & osteo.;
1935	Kroger Store; 142 Y Max W. Holden Co. Clothing;
1940	Kroger Grocery & Baking Co. groc. / meats 142 Y vacant
1944	Kroger Grocery & Baking Co.; 142 Y Charlotte Laboratory, Walter M. Holden;
1954	no entry; 142 Y Charlotte Dental Lab;
1962	no entry
1966	no entry

Frank Ives had his Jumble bazaar store here in 1904. Frank Ives (1853-1921) also served as a director of the 1<sup>st</sup> National Bank (Lowrey 1907: 36-37). But Ives was better known for his furniture store in the K. O. T. M. building, at 215 S. Cochran, in partnership with Robert Donovan. Described as "the leading as well as pioneer undertaking and furniture establishment of Charlotte," Donovan & Ives was formed when Frank Ives joined the company in 1901 (Lowrey 1907: 36). Ives later bought out Donovan and took on H. Roy Sylvester as a partner in the company in the 1920s (*Lansing State Journal* 1921e).

In 1908 the John Tripp Clothing Store, J. A. Greenman, manager, was at 135 S. Cochran, which moved here to 142 S. Cochran by 1913, where city directories locate it through 1929 (Newark 1908: 88; city directories). After Tripp died, the store was owned by his son, Walter Holden, who held a going out of business sale "for one of the oldest clothing stores in this city" in 1933 to make room for the Kroger Co., after which Holden's son, Max Holden, would open a store with the remaining stock in the second story of the building, which is confirmed by the 1935 city directory (*Battle Creek Enquirer* 1933e).

W. F. Stirling & Son (Guy E.) were located above the Tripp store here at 142 Y Cochran in 1913, when it was

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proclaimed that the elder had over 39 years experience in the insurance business, through 1926 (Newark : 1913: 82).

The Kroger grocery chain first appeared in Charlotte city directories in 1929, when it is located at both 106 and 137 S. Cochran, before it moved here to 142 S. Cochran (one door from national competitor A & P at 138 S. Cochran), where it is located in the 1935 through 1944 editions. Barney Kroger started the business in Cincinnati in 1883 as the Great Western Tea Co, becoming the Kroger Grocery & Baking Co. Co. in 1902, the first grocery to have bakeries, and in 1904 the first to sell meats and groceries in combination, and also producing its own grocery lines. By 1912, Kroger expanded into neighboring states, including a store in Detroit, Michigan, and by 1929, when Kroger was in Charlotte, the company had around 5,575 stores across the United States (Kroger 2017; [Grocery.com](http://Grocery.com) 2017).

**143 S. Cochran. Building (pre-1886; ca. 1870s?). Contributing.**

City directories occupants:

1904 Kinsman Bros. drug store; Sherman F. Hotchkiss, barber; Dr. Guy R. Palmer, dentist; F. J. Knight, physician

1913 John Sassaman; Dr. F. W. Sassaman; Dr. F. J. Knight

1921 Behrens & Rowe

1926 Behrens & Rowe

1929 Behrens & Rowe, drugs; Merle Fielder, dry clnr; 143 V Franklin Sassaman Phys.

1935 Behrens & Rowe Drugs; 143 V vacant

1940 Behrens & Rowe Drugs 143 V Franklin W. Sassaman Phys.

1944 Behrens & Rowe Drugs; 143 V Franklin W. Sassaman Phys.

1954 Behrens & Rowe; 143 V vacant

1962 Behrens & Rowe; 143 V Carman Real Estate, vacant

1966 Behrens & Rowe; 143 V "no information"

Kinsman Bros., here in 1904, was a partnership of William (W. W.) and Floyd Kinsman, according to the city directory of that year, and they sold their drug store business to Behrens & Rowe in 1919 (*Lansing State Journal* 1919i; *Lansing State Journal* 1923i).

Sherman F. Hotchkiss, a barber here in 1904, apparently was prosperous. A 1929 newspaper article reported, "The Dilley Insurance Agency will occupy the new store now being built on Main Street by Sherman Hotchkiss. The new building replaces one of the old wooden landmarks and is a big improvement to the business section," which was at 121 S. Cochran (*Battle Creek Enquirer* 1929e).

Dr. Franklin W. Sassaman (1867-1950), a graduate of the University of Chicago and the University of Illinois, practiced medicine in Charlotte for 42 years until his death in 1950, and thus had his office here at 143 V above his brother John's drug store initially, for most if not all of that period (*Battle Creek Enquirer* 1950f).

Dr. Flavius J. Knight had his office here by 1904. He had an ad in an 1895 *Charlotte Tribune* as physician and surgeon with an office "over Goadby's dry goods store" devoted especially to the eye, fitting of glasses, operating, etc." (*Charlotte Tribune* 1895). He is in the 1897 state gazetteer (Polk 1897: 424). In the 1917 city directory he is listed under the heading Sanitariums as "Private Hospital" at 236 S. Cochran and in the 1921 edition under the heading Hospital at the same address.

In a 1919 drug trade journal under "Stores For Sale," John V. Sassaman offered his "Fine Paying Business



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established over forty years . . . best location in Charlotte," (*NARDJ* 1919: 1158). He apparently was successful, selling his business to Behren & Rowe in 1919, and later opening a drug store in Hastings (Wilmer Atkinson 1916: 15, 195; *Lansing State Journal* 1919l, *Lansing State Journal* 1921k).

**144 S. Cochran. J. B. May Building (Pre-1886; 1907 renovations designed by E. W. Arnold, architect, Battle Creek, built by Mark Hall, contractor, Charlotte). Contributing.**

City directories occupants:

1904	J. W. Munger Hardware; Jack Newth, barber shop;	
	144 ! Nettie Welch, dressmaker shop; Minnie Hartford, cook (bds), Lottie Parmeter, waitress	
1913	Lamb & Spencer	
1921	Lamb & Spencer	
1926	Lamb & Spencer	
1929	Field's Pure Food Market	
1935	McNamara and Putman Drug Co.;	144 ! vacant
1940	McNamara Cut Rate Drug Store	144 ! County Agricultural Conservation Assn.
1944	McNamara Cut Rate Drug Store	144 ! no entry
1954	McNamara's Drug Store;	144 Credit Bureau of Eaton Co.; Robert Ballard atty.
1962	McNamara's Drug Store;	144 V Vacant
1966	McNamara Drug Store;	144 ! Vacant

**145-147 S. Cochran. Building (c. 1880). Contributing.**

City directories occupants:

1904	145 The Racket Store, bazaar; George Rowley insurance	
	147 Beard & Vickery drug store, books and stationery; J. B. Gibbons, jeweler and optician	
1913	145 George W. Rowley;	
	147 Eaton Co. Telephone; Frank E. Beard	
1921	145 Fred Lentz & Harold Smith; 147 Eaton Co. Tel. Co.	
1926	145 The Toggery Shop;	
	147 Frank E. Beard;	147 ! Eaton Co. Tel. Co.
1929	145 The Toggery Shop	145 V Eaton Co. Crdt Bur.;
	147 Frank Beard, drugs;	147 ! Eaton Co. Telephone Co.
1935	145 The Toggery Shop;	145 ! Eaton Co. Credit Bureau;
	147 Wood's Rexall Drug Store;	147 ! Eaton Co. Telephone Co.
1940	145 Toggery Shop men's clo;	145 Business Credit Bureaus collections; Mrs. Mae L Porter;
	147 Woods Drug Store;	147 ! Mich. Bell Telephone Co. switchboard room
1944	145 Toggery Shop	
	147 Woods Drug Store	147 ! Mich. Bell Telephone Co. switchboard room
1954	145 Harold E. Smith Clothing,	145 V Mae L. Porter, Vernon E. LeDuc DDS
	147 Brown's Drug Store	
1962	145 Smith's Men's Wear;	145 !2 Robt. Shidler DDS
	147 Eaton Agency;	147 ! Wm J. Byland DDS
1966	145 Smith's Men's Wear;	145 V Robt. Shidler DDS
	147 Eaton Agency;	147 ! Vacant

The New York Racket Store was here in 1904, under notions, apparently a national chain, and the 1907 state gazetteer has well over a dozen stores across Michigan, as widespread as Albion, Cheboygan, Dowagiac, and Sault Ste. Marie, among others (Polk 1907: 551, 2989, 2991, 2992).

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Beard & Vickery, here in 1904, was formed by Frank E. Beard and Arthur Vickery in 1900 when they bought out the estate business of George W. Foote, who had been in business 10 or 12 years, and were described as "dealers in drugs, books, wall paper, window sheds, etc." (Lowrey 1907: 33; Newark 1908: 47). Beard clerked in drug stores in Charlotte, Mount Pleasant and Battle Creek while studying pharmacy, became a registered pharmacist, and also served as a city alderman in 1908 (Newark 1908: 4). Vickery attended the Pharmacy Department at the University of Michigan and became a registered pharmacist in 1898, working in Foote's pharmacy prior to the establishment of the current firm. Beard bought out Vickery in 1912 and continued in business as the Frank E. Beard Drug Store (Newark 1913: 35; *MMFR* 1913: 13). In 1916 a drug trade journal stated that Vickery, "an assistant in the drug store of J. W. Sassaman" in Charlotte, had purchased the business of Arthur Mulholland in Hastings and taken possession (*Trade* 1916b: 16).

Joseph B. Gibbons, here in 1904, was a registered optician. He received a degree from the Chicago Ophthalmic College, was a watchmaker, and commenced his jewelry business in Charlotte in 1895. He carried "a fine and large stock of watches, diamonds and jewelry and a large assortment of the leading manufacturers of American cut glass" (Lowrey 1907: 77). A 1908 publication identifies his shop as a jewelry store (Newark 1908: 61). By 1913 it is called a jewelry and music store, offering Victor and Edison phonographs and Story & Clark pianos and a full line of all kinds of records (Newark 1913: 50).

George W. Rowley, here in 1904 through 1913, in the early 1900s conducted "one of the oldest and largest insurance agencies in the city," served as deputy county clerk before entering the insurance business ca. 1887, and served the city as alderman and as a member of the fire department and Eaton County as deputy clerk (Lowrey 1907: 49; Newark 1908: 80).

The Eaton County Telephone Company was at 137 V S. Cochran in 1904 but had moved here to 147 V by 1913 and maintained its switchboards and equipment, competing with Michigan Bell Telephone, which had its offices just up the block at 141 V S. Cochran before building a new structure at 124 S. Bostwick in 1929 (see entry). The Michigan Bell Telephone Co. became the sole provider of telephone service in Charlotte when it bought out the Eaton County Telephone Co. in 1938 (MPUC 1938: 793). The Eaton County Telephone Co. was established in 1898 to give the public better and low-priced service and extend to rural districts, which by 1907 had increased to twenty-seven rural lines and over 600 subscribers in its exchange, with outstate service provided by linking to Citizens Telephone Co. and other independent lines offering access to over 100,000 subscribers, and having an office centrally located "in a substantial brick structure, corner Cochran Avenue and Lovett Street" (Lowrey 1907: 31).

The Fred Lentz & Harold Smith firm is located at 145 under the Men's Furnishings heading in the 1921 city directory. Harold Smith is identified as the proprietor of the Toggery Shop in a 1930 newspaper article where he announced he was running for mayor of Charlotte (*Battle Creek Enquirer* 1930e). Smith's Men's Wear went out of business in 2004, the store Lawrence Robinson had sold to Harold Smith in 1918, who in turn sold to Richard Cooper in 1968, whose son, Scott, was the last to run the business to 2004, which was Charlotte's oldest continuously operating downtown retailer at that time (*Lansing State Journal* 2004).

In 1963, the Eaton Agency, founded 1916, claimed to be the largest realtor in Eaton Co., and the owner, Lloyd J. Eaton, also sold, built and distributed "Permabilt" homes (*Charlotte Republican-Tribune* 1963: 16).

**201-207 S. Cochran. Weaver Brothers Drug Store Building (pre-1886). Contributing.**  
City directories occupants:

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- 1904 201 Crout & Stillwell bakers and confectioners; 201 Y Art Marsh Studios, photographer  
203 J. S. Krebs milliner shop; Marsh Studio Gallery; John Andrus, laborer  
205 Fred Winters, confectioner and res.  
207 no entry
- 1913 201 Boyden P. Moyer; Dr. H. A. Moyer; Dr. G. R. Palmer  
203 Mrs. Lettie C. Kimpland; John P. Marek; F. G. Warren;  
205 Norman MacLeod;  
207 Wm. J. Ludlow
- 1921 207 Mrs. Jennie Meade
- 1926 201 Chandler Drug Store; 201 Y Karl A Anderson;  
203 Frank H VanAuken; 203 Y Powers-Dilley Agency; Frederick G Warren;  
205 Norman MacLeod; 205 Y Norman MacLeod;  
207 Mrs. Jennie Meade
- 1929 201 Chandler Drug Store; 201 Y K. A. Anderson, phys.;  
203 Publix Stores, women's wear; 203 Y J. D. Powers real estate & Ins.;  
205 Norman MacLeod baker and gro.; 205 Y Norman MacLeod;  
207 vacant
- 1935 201 Charlotte Pharmacy Inc.; 201 Y Karl A. Anderson, physician; Dr. C. J. Lackey,  
dentist;  
203 Shinnners Market; 203 Y J. D. Powers real estate;  
205 Norman MacLeod, baker and gro.; 205 Y Norman MacLeod;  
207 Railway Express Agency
- 1940 201 Charlotte Pharmacy Inc. drugs 201 Y Karl A. Anderson phys; Clayton J. Lackey dentist  
203 E. G. Shinner & Co. meats 203 Y J. D. Powers Agency real estate and ins.;  
205 Normand MacLeod gro. and baker;  
207 Railway Express Agency Inc
- 1944 201 Charlotte Pharmacy; 201 Y Clayton Lackey dentist;  
203 E. G. Shinner & Co., meats; 203 Y J. D. Powers Agency real est. & ins.;  
205 Norman MacLeod gro. & baker; 205 Y Norman MacLeod;  
207 Railway Express Agency Inc.
- 1954 201 Wildern's Drug Store;  
203 Domestic Finance Co.; 203 Y Myrta Warren;  
205 MacLeod's Groc. & Bakery; American Legion; 205 Y Theresa MacLeod;  
207 Hobby Shop
- 1962 201 Wildern's Drug Store; 201 Y Jos. Riley Jr. M.D.  
203 Domestic Finance; 203 Y Myrta Warren;  
205 Charlotte Bakery; 205 Y Theresa MacLeod  
207 Bruce's Barber Shop
- 1966 201 Wildern's Drug Store; 201 Y K. L. Curtis M.D., D. D. Joseph M.D.  
203 Domestic Finance; 203 Y Myrta J. Warren;  
205 Charlotte Home Bakery; 205 Y Theresa S. MacLeod  
207 Bruce's Barber Shop

In 1929 Karl A. Anderson was involved with a new drug store firm in Charlotte, the Charlotte Drug Store, owned by John Thornton, "with whom is associated Dr. K. A. Anderson in a financial way," which had acquired the inventory of the Chandler Drug Store (*Lansing State Journal* 1929f; *MMFR* 1929: 28).

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Frank A. Weaver first is listed as a Charlotte physician in the 1893 state gazetteer, but LeRoy F. does not appear until 1907 (Polk 1893: 383; Polk 1907: 545). Weaver Bros. is listed under Charlotte in a 1906 directory of drug firms (Haynes 1906: 94); however, in 1907 drug trade journals reported that Weaver Bros. had been dissolved and succeeded by Weaver & Gage (*Pharmaceutical Era* 1907: 94; *Midland Druggist* 1907: 474). State Medical Society member records show that while the brothers were both members of the Eaton County Medical Society in 1911, Frank A. was in Charlotte while LeRoy F. had moved to Lansing (*Lansing State Journal* 1917j; Michigan State Medical Society 1911: 4). Dr. LeRoy Weaver lived at 337 S. Cochran Street in the historic district (see entry).

Crout & Stillwell (John Crout and Sheridan Stillwell), here in 201 in 1904, originated in business in 1899 by Mr. Crout, who was joined by Mr. Stillwell as a partner in 1903, and they had an "up-to-date restaurant, lunch counter and ice cream manufactory" "south of Lovett Street" (apparently here), after which John apparently moved to 125 S. Cochran by 1913 to open a restaurant (Lowrey 1907: 70; Newark 1913: 75; MHPA 1908: 253).

Norman MacLeod, in 205 and living in 205 V from at least 1913 until his death in 1948, was born in Scotland, migrated to the US in 1912, is listed as a baker in the 1917 city directory and apparently opened his bakery and grocery here soon after arriving in Charlotte (*Battle Creek Enquirer* 1948g).

Dentist Dr. Guy R. Palmer, here at 201, apparently died of a painful illness, and in failing health moved his office to the family home at 231 S. Oliver by 1922 - the Palmer estate was willed to the city to establish a hospital in Guy's name (see details in entry for 231 S. Oliver).

Boyden P. Moyer, from a pioneer family of Eaton County, engaged in farming and was Chester Township clerk in 1899-1902, before moving to Charlotte after being elected county clerk in 1902, a position he held for three terms 1907 (Lowrey 1907: 67; Newark 1913: 43). Moyer & Chandler is listed as having a drug store in the 1916 directory, which was here at 201 S. Cochran Avenue (see entry) (Wilmer Atkinson 1916: 8, 13). In 1904, he resided at 338 N. Cochran, and later lived at 121 Pleasant Street in the 1930s and 1940s.

Dr. H. A. Moyer was the city Health Officer in 1907 and Vice President of the Charlotte Sanitarium board in 1913 (Lowrey 1907: 5; Newark 1913: 16).

Frederick G. Warren was secretary of the Citizens Protective Association insurance company, served as postmaster of Charlotte in 1889-1903, served two terms as an alderman, and organized the Charlotte Improvement Association in 1892. Warren Street in Charlotte is named for him (Lowrey 1907: 73; Newark 1908: 60).

G. R. Palmer appears under the Dentists heading in the 1917 city directory.

Mrs. Jennie Meade is at 207 in the 1921 and 1926 city directories under the heading Milliners. She was in the millinery business for over 35 years before retiring in 1929, starting on Lawrence Avenue but located for most of her business life on S. Cochran Avenue, first at 216 and then here at 207, while her home was at 234 N. Cochran (see entries).

Shinners Markets / E. G. Shinner & Co. is in 203 in the 1935-1944 city directories, and was a regional meat market chain that had thirty-three locations across Illinois, Wisconsin, Michigan (including here in Charlotte and Lansing) and Iowa by 1952, when the company employee pension fund bought out the company on the retirement of its owner Ernest G. Shinner (*Lansing State Journal* 1952d).

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The US government in 1918 nationalized America's railways during World War I. Private carriers such as American Express and Wells, Fargo were merged into the newly formed the American Railway Express Co., which continued after the war until 1928, when eighty-six of the nation's railroads formed a private company, the Railway Express Agency, Inc., which bought out the ARE the following year (and which became REA Express, Inc. in 1960) (Britannica 2016).

The Charlotte Bakery apparently was the successor to MacLeod's Bakery at 205 in the 1950s and 1960s. In 1968 the store was destroyed by fire, which also caused smoke damage in neighboring businesses, Domestic Finance, Bruce's Barber Shop and Wildern's Drug Store (*Battle Creek Enquirer* 1968e).

**202-206 S. Cochran (and 101-111 W. Lovett). Peters Circle Building / Union Bus Depot / Indian Trails Service Station / Hi Speed Gas Station Building (1935-40 period). Clausen Co. Architect (Cyril Edward Schley?) and Contractor, Detroit. Contributing.**

The 1935 city directory has stores and businesses at this location, but the 1940 directory has the current building and its businesses:

North Cochran:

- 1940 202 Union Bus Depot; Indian Trails Bus Lines; Postal Telegraph-Cable Co.  
 204 Donald M. Raymond rest.  
 206 no entry
- 1944 202 Union Bus Depot; Indian Trails Bus Lines; Eaton Cleaners  
 204 Circle Cafe; 206 no entry
- 1954 202 Michigan Bell Tel. ofc.  
 204 Circle Cafe  
 206 ReNu Shoe Shop
- 1962 202 Michigan Bell Tel.  
 204 Martens News  
 206 ReNu Shoe Shop
- 1966 202 Michigan Bell Tel.  
 204 Martens News  
 206 ReNu Shoe Service

West Lovett:

- 1940 101 No entry  
 103 Walter Chevalier, Baker  
 105 Elite Beauty Shop  
 107 Fred S. Morey Gift Shop  
 109 Charlotte Production Credit Assn. Loans
- 1944 101 No entry  
 103-05 Mrs. Jane Dymond beauty shop  
 107 Charlotte Navy Mothers Club  
 109 Circle Bakery  
 111 Mich. Mutual Liability Assn.; Charlotte Production Credit Assn.
- 1954 101 Circle Barber Shop  
 103 no entry

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105 Edna's Beauty Salon  
107 Powers Agency, Glenn L. Archer auctioneer;  
109 Circle Bakery  
111 Maple City Cab, Indian Tails Bus Lines, Farmer's Home Admn., Don's Cleaners

1962 101 Circle Barber Shop  
103 no entry  
105 Edna's Beauty Salon  
107 Power's Agency  
109 Hazel Bintz Shop  
111 Indian Trails Bus Lines, Western Union Telegraph

1966 101 Circle Barber Shop  
103 no entry  
105 Edna's Beauty Salon  
107 Power's Agency  
109 Hazel Bintz Shop  
111 Indian Trails Bus Lines, Western Union Telegraph

The Indian Trails bus line was founded in 1910 in Owosso, Michigan, and is still based there today (Indian Trails 2016). In 1929 they acquired Charlotte's Shance Bus Line, which ferried workers to Lansing to work in the Oldsmobile factories (*Charlotte Republican Tribune* 1963: 67).

Fred S. Morey, whose shop occupied 107 W. Lovett for a time, had an ad in the 1926 city directory for The Gift Store at 108-12 S. Cochran Street, where he had a fountain service and sold sundries, patent medicines, cigars, books and magazines, before he moved here.

J. D. Powers & Co. (107 W. Lovett later) was located at 219 S. Cochran in 1913 and had an advertisement and listing in the 1916 directory under real estate (Wilmer Atkinson 1916: 13, 214).

The Postal Telegraph-Cable Co., for a time located at 202 S. Cochran, was Western Union Telegraph Co.'s primary national competitor during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, but was absorbed by the larger company in 1943, so its location here appears to have been its last office as an independent company (Nonnenmacher 2001).

Martens News, in 204, was established by Carl V. Martens in 1945 (*Charlotte Republican-Tribune* 1963: 114 with photo). The photo of his front in 1963 indicates little change from today.

105 W. Lovett apparently housed a beauty shop from the time of its construction into the 1980s. In 1984 Edna Robbins McDermid stated she had owned Edna's Beauty Salon, here by the publication of the 1954 directory, for thirty-five years, indicating it began business in 1949 (*Lansing State Journal* 1984a).

**208 S. Cochran. Building (1895-1904 period). Contributing.**

City directories occupants:

1904 no entry  
1913 H. N. Pierson & Co.  
1926 Sam Theros

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1929 Saml Vitale shoe repr.  
 1935 Re-Nu Shoe Shop  
 1940 Saml Vitale shoe repr.  
 1944 Re-Nu Shoe Shop  
 1954 no entry, but Re-Nu Shoe Shop is listed at 206  
 1962 no entry, but Re-Nu Shoe Shop is listed at 206  
 1966 no entry, but Re-Nu Shoe Shop is listed at 206

Harry N. Pierson & Co. was established in 1890, dealing in harness and horse furnishing goods, carriages, and robes and blankets, having learned the business from partner Samuel Walters (Newark 1908: 60). In the 1916 directory H. N. Pierson & Co. had an advertisement and a listing under carriages, harness and shoes (Wilmer Atkinson 1916: 13, 210). In 1904 his shop was at 217 S. Cochran, in 1913 was here at 208 S. Cochran, and in 1926 through 1944 was at 226 or 228 S. Cochran in the Munger Hardware building.

In 1921 Samuel Theros was in the S Y of 206 S. Cochran where the city directory had him listed under the heading Clothes Cleaned & Repaired, was in business here at 208 S. Cochran in 1926, and had a dry goods store at 216 S. Cochran in the 1929, 1935 and 1940 directories. In the 1925 state gazetteer Sam is listed as dry goods and George as a shoe shiner (Polk 1925: 336). After Prohibition he had a beer garden in Charlotte (*Detroit Free Press* 1936) and the 1940 city directory has him here at 210 S. Cochran in 1940, and was still there in the 1944 directory.

**209-211 S. Cochran. Building (1886-90 period). Contributing.**

City directories occupants:

1904	209 no entry	
	211 Henry Heilway billiards; John L. Miller, harness shop;	
	211 Y Georgia Snyder, composer (bds); W. H. Hammond, butcher (res)	
1913	209 Charlotte Fruit Co.; Vance Spaniolo	
	211 Bert Reynolds; Emit Dennie	
1921	209 Vincent Spaniolo	
1926	209 Charlotte Fruit Co.;	209 Y Bruno Spaniolo;
	211 no entry	
1929	209 Bruno Spaniolo fruits & confry.;	209 Y Bruno Spaniolo;
	211 S & C Bakery	
1935	209 Charlotte Fruit Co.;	209 Y Vance Spaniolo;
	211 Eaton Grill	
1940	209 Peter Spaniolo confr.;	
	211 Eaton Lunch liquors;	211 Y Peter Spaniolo, Vance Spaniolo
1944	Peter Spaniolo, confr.;	
	211 Eaton Lunch liquors;	211 Y Peter Spaniolo; Vance Spaniolo
1954	209 Charlotte Fruit Co.;	
	211 Eaton Lunch	
1962	209 Charlotte Fruit Co.;	209 Y Sid Silvas;
	211 Eaton Co. Credit Bureau;	211 Y Doreen Lowe
1966	209 Paul's Party Store;	209 Y no entry
	211 Soft Water Service;	211 Y Paul A. Teichmann

John L. Miller, listed here in the 1904 city directory, appears to be a misprint, because he was located at 211 S.

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Cochran in the same directory, as well as in the 1913 edition (see entry).

Henry Heilway, who owned a billiard hall here in 1904, lived with Marie Heilway, clerk, at 210 E. Lovett in the 1904 through 1913 city directories.

For 211, The Hen House Quilting Shop website in 2016 states they've been a downtown fixture for over 30 years.

**210 S. Cochran. Building (Pre-1886? / enlarged 1927-50 period). Contributing.**

City directories occupants:

1904 John L. Miller harness shop  
1913 John L. Miller  
1926 Dearborn Sport Shop  
1929 Ivan Terwilliger billiards  
1935 Ivan Terwilliger billiards  
1940 Saml K. Theros liquors  
1944 Saml K. Theros liquors  
1954 Eaton Tavern, Fielder's DeLuxe Cleaners  
1962 Boorn's; Fielder's Deluxe Cleaners  
1966 Boorn's Bar; Fielder's Deluxe Cleaners

Ivan Terwilliger followed his billiard parlor business by running a tavern at 214 S. Cochran in 1940 and 1944 that was later known as the Dearborn Tavern, which he ran for thirty years to 1965 (*Battle Creek Enquirer* 1970a). City directories reveal that he resided at 208 N. Washington in 1935 and at 233 N. Cochran at the time of the 1940 and 1944 directories, later moving above the tavern to 214 ! S. Cochran.

Samuel Theros was in business at 208 S. Cochran in 1926 (the 1921 city directory had him in the "S of 206" S. Cochran where he had been listed under the heading Clothes Cleaned & Repaired, and his dry goods store at 216 S. Cochran was listed in the 1929, 1935 and 1940 directories. He opened his liquor store here at 210 S. Cochran in 1940.

M. H. Fielder moved his dry cleaning business to Charlotte in 1920, apparently in the building at 141 S. Cochran where he was according to the 1926 city directory, before purchasing and remodeling this building at 210 S. Cochran in 1938. He served two terms on city council and was elected mayor of Charlotte in 1942 (Citizens Historical Association 1942). Charles H. Fielder operated Fielder's Deluxe Cleaners from 1947 to 1967 (*Lansing State Journal* 1986).

**212 S. Cochran. Will Peskett Barber Shop (1919). Contributing.**

City directories occupants:

1913 Will C. Peskett  
1926 Will Peskett  
1929 John Miller, harnessmkr; Will Peskett, barber  
1935 Will Peskett, barber  
1940 Fielder's Dry Cleaners clothes clnrs.; Will Peskett barber  
1944 Fielder's Dry Cleaners clothes clnrs.; Will Peskett barber  
1954 Francis Barber Shop  
1962 Art's Barber Shop  
1966 Art's Barber Shop



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The building currently houses Jerry's Barber Shop.

William Peskett is listed as a barber in Charlotte in the 1907 state gazetteer, had a barber shop at 132 S. Cochran in the 1904 city directory, and had a barber shop here at 212 S. Cochran for over three decades, while living at 230 N. Cochran Street (Polk 1907: 544; 1913-1944 city directories).

**214 S. Cochran. Building (1920). Contributing.**

City directories occupants:

1926 Simpson-Holden & Co.;	214 V Elite Beauty Shoppe
1929 Simpson & Holden tires;	214 V Pierson Beauty Shoppe; Harry N. Pierson
1935 Young's Market	
1940 Ivan Terwilliger liquors;	214 V Clyde S. Shaul
1944 Ivan Terwilliger liquors	214 V Carolyn Ames, Geo. E. Thomas
1954 Dearborn Bar	214 V William Davis
1962 Dearborn Bar	214 V Carolyn Ames, George Thomas
1966 Twig's Tavern	214 V Ivan Terwilliger

The building was constructed in 1920 for Gibbard & Simpson, who operated a tire vulcanizing shop and also sold gasoline, with the apparent following partnership of Simpson & Holden, here in the 1926 and 1929 city directories, dealing in tires (*MMFR* 1920b: 35; Omoto 1980).

Ivan Terwilliger (1901-1970), who previously had a billiard parlor at 210 S. Cochran in the 1929 and 1935 city directories, is listed here at 214 in the 1940 and 1944 city directories as Ivan Terwilliger, liquors, followed in the 1954 through 1962 editions as the Dearborn Bar, and then by Twig's Bar in 1964. Terwilliger's obituary stated he retired five years before his death in 1970, and was living in the apartment above the bar at 214 V when he died (*Battle Creek Enquirer* 1970a). Twig's Bar was owned by Ivan's son, Wayne Terwilliger, until the late 1970s (*Lansing State Journal* 1971c).

**215 S. Cochran. Woodbury Block/KOTM Hall Building (1891). Contributing.**

City directories occupants:

1904 (213, no entry 215) Donovan & Ives furniture dealers and undertakers  
1913 Frank A. Ives Furniture Co.  
1917 E. I. Fast & Co.  
1926 Mate Furniture Co.  
1929 Mate Furniture Co.  
1935 (213-215) Charlotte Candy Co.  
1940 Charlotte Candy Co. whol. Confrs.  
1944 Charlotte Candy Co.  
1954 Charlotte Candy Co.  
1962 Perry's Interior Decorating  
1966 Kirby's Paint Shop

E. I. Fast & Co. is at this address under the heading Furniture Dealers in the 1917 city directory. E. I. Fast formerly ran the South End Grocery, which he sold to Reuben V. Rank in 1916 (*Trade* 1916: 12). In 1920, B. S. Edwards and his father, A. E. Edwards, who had furniture and undertaking stores in Dimondale and Swartz Creek, bought the business of "the late E. I. Fast" with B. S. moving to Charlotte and managing the store here (*Lansing State Journal* 1920h).

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**216 S. Cochran. Building (pre-1886). Contributing.**

City directories occupants:

1904 Barrett & Mead, milliner shop; C. C. Peck, physician

1913 Mrs. Jennie A. Meade

1917 Grinnell Brothers

1921 Fred E. VanOrsdale

1926 G. W. Mitchell;

216 V Mrs. Mary Lindley

1929 Saml. K. Theros dry gds.;

216 V Chas. D. Newcomer

1935 Samuel K. Theros dry goods;

216 V Chas. Treadwell

1940 Saml .K. Theros dry gds.;

216 V Chas. Treadwell

1944 Gambles Store auto accessories

1954 Charlotte Wall Paper & Paint Studio

1962 Charlotte Wall Paper & Paint Studio

1966 Charlotte Wall Paper & Paint Studio

Jennie Meade was in the millinery business for over 35 years, briefly on Lawrence Street, then for most of her business life on S. Cochran Avenue, first at this address, then at 207 until her retirement in 1929, and she lived at 234 N. Cochran Avenue (see entries).

The 1917 city directory has Grinnell Brothers, here, under the Phonographs heading, with A. W. Heffner as the Local Manager.

Fred E. VanOrsdale had a 1921 city directory listing under the heading Billiards & Pool here at 216.

In 1921 Samuel Theros was in the S V of 206 S. Cochran where the city directory had him listed under the heading Clothes Cleaned & Repaired, was in business at 208 S. Cochran in 1926, and had a dry goods store here at 216 S. Cochran in the 1929, 1935 and 1940 directories before he opened a liquor store at 210 S. Cochran in 1940.

Gamble's was here at 216 S. Cochran in the 1944 city directory, moving to 125 S. Cochran in the 1954 through 1966 city directories. A 1953 newspaper article stated that Cash Beechler was moving the equipment from his "B" movie theater out of 125 and was remodeling the building so that Charlotte mayor Herbert R. Black could move his Gamble's Store there from 216 S. Cochran (*Lansing State Journal* 1953a). Gamble's was in business in Charlotte into the 1980s. Bertin C. Gamble and Phil Skogmo had opened the first Gambles as an automobile parts store in St. Cloud, Minnesota, in 1925. The store was so successful that four more stores opened in the Dakotas within ten weeks. Gamble-Skogmo was incorporated in 1928, and the headquarters and central warehousing was moved to Minneapolis. At that time there were fifty-five Gambles retail outlets in five states. By 1933 they had added 100 more outlets and grown annual corporate sales to \$10 million. Franchised dealerships were inaugurated in 1933 and, in 1941, clothing and other "softlines" were added to the staple "hardlines" business, a diversification made necessary by the unavailability of consumer hard goods during World War II" (Minnesota Historical Society 2017).

Charlotte Wallpaper & Paint Studio at 216 in 1963 (*Charlotte Republican-Tribune* 1963: 102, includes a photo of the 1<sup>st</sup> story at that time).

**217 S. Cochran. Building (1886-90 period). Contributing.**

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City directories occupants:

1904	Harry Pierson harness shop	
1913	J. D. Powers Co.; Marion M. Porter; M. Hartz; H. A. Goodrich;	
1926	no entry (probably merged with Colizzi Bros. in 219)	
1929	217-219 Colizzi Bros. confrs.;	217 Y Mrs. Mary Lindley
1935	Collins Grocery;	217 Y vacant;
1940	Z. B. Cushing auto accessories;	217 Y Mrs. Grace L. Searles tailor
1944	Smith & Osborn infants' wear	217 Y Mrs. Grace Searles tailor
1954	Smith & Osborn	
1962	Smith & Osborn	
1966	Smith & Osborn	

H. N. Pierson, here in 1904, was Harry N. Pierson & Co., established in 1890, dealing in harness and horse furnishing goods, carriages, and robes and blankets, having learned the business from partner Samuel Walters (Newark 1908: 60). In the 1916 directory H. N. Pierson & Co. had an advertisement and a listing under carriages, harness and shoes (Wilmer Atkinson 1916: 13, 210). In 1913 his shop was at 208 S. Cochran, and in 1926 through 1944 at 226 or 228 S. Cochran in the Munger Hardware building.

J. D. Powers is listed here in 1913, identified as J. D. Powers & Co. in the 1916 directory under real estate (Wilmer Atkinson 1916: 13, 214). It was the Powers-Dilley Agency at 203 Y S. Cochran in 1921 and J. D. Powers Co. in 1926, as Powers Real Estate and insurance at the same address from 1929 through his death in 1940, after which it was continued by J. D.'s son, William, through 1944, when there is an ad in the 1944 city directory for real estate and surety bonds, and in 1954 as the Powers Agency, after moving to 107 W. Lovett (at Cochran) (*Battle Creek Enquirer* 1954a).

Marion Porter, here in 1913, is mentioned in a 1912 newspaper article reporting that the Charlotte Sales Agency had been formed, with Porter and Frank B. Johnson, formerly of Lansing, selling insurance, and Charlotte residents Col. N. W. Spencer conducting auctions and R. G. Cramer selling real estate, but the firm was dissolved a year later (*Lansing State Journal* 1912i). In 1916, Porter had an advertisement and listing under insurance in the city directory (Wilmer Atkinson 1916: 13, 203).

**218 S. Cochran. Building (north section pre-1886; south section post-1950). Non-Contributing.**

City directories occupants:

1904	George Hoffman, barber; French secondhand store (under furniture)	
1913	Welch's Cafe; Ralph A. Welch	
1926	Charlotte Home Dairy Co.	
1929	Charlotte Home Dairy Co.	218 Y Leroy Smith; optometrist
1935	Charlotte Home Dairy Co.	218 Y vacant
1940	Charlotte Home Dairy; Fisher's Restaurant	218 Y vacant
1944	Charlotte Home Dairy; Schwegler's Restr.	
1954	Charlotte Home Dairy	
1962	Charlotte Home Dairy	
1966	Copper Lantern Inc.	

George Hoffman, here in 1904, is in the 1897 state gazetteer for Charlotte as a barber, a listing that continues through the 1911 state gazetteer (Polk 1897: 542; 1911: 420). See entry for 212 S. Cochran.

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The Charlotte Home Dairy was here at 218 in 1963, when they had an advertisement stating that they had been in business since 1921 (*Charlotte Republican-Tribune* 1963: 114). A 1922 notice in a dairy trade journal reported that Roy E. Fisher had purchased a one-third interest from H. G. Newth & Co. (H. George Newth and Claude A. Marshall) and the firm had changed its name to the Charlotte Home Dairy Co. and would soon be adding a complete ice cream manufacturing plant (*Butter Cheese & Egg* 1922: 84). By 1930 Fisher had apparently become sole owner and sold the company to L. P. Smith & Son of Charlotte, although Lee E. Fisher is identified as the proprietor in 1940 (*Milk Plant Monthly* 1930: 85; *American Milk Review* 1940: 172). A 1986 obituary for Wayne O. Webb states that he had owned and operated the company for twenty five years before retiring in 1968 (*Battle Creek Enquirer* 1986b).

LeRoy Smith, here in 1929, was an optometrist and optician who arrived in Charlotte and set up shop in the Tribune Building in 1908, was at 114 V E. Lawrence in the 1917 city directory, had an ad in the 1926 city directory, and later moved here to 218 V S. Cochran Street (Newark 1913: 58).

**219 S. Cochran. Building (1886-90 period). Contributing.**

City directories occupants:

1904	Edwin Neuth, grocer (and residence), Emma Neuth, clerk	
1913	Jacob Jackel (basement)	
1921	Liberty of Sweets	219 V Jacob Jackle
1926	Liberty of Sweets;	219 V Jacob Jackle
1929	217-219 Colizzi Bros. confrs;	217 V Mrs. Mary Lindley
1935	Liberty Sweets;	219 V Peter Colizzi
1940	Peter Colizzi confr.;	219 V Peter Colizzi
1944	Peter Colizzi confr.;	219 V Peter Colizzi
1954	Liberty Sweets	
1962	Liberty Sweets	
1966	Liberty Sweets	

A Jacob Jackel, gunsmith, with his shop and residence is at 221 S. Cochran in the 1904 directory (demolished), is almost certainly the Jacob Jakle here in 1913, listed at 219 V under the heading Gunsmiths in the 1921 city directory, and under Charlotte in state gazetteers from 1873 through 1911 (Scripps & Polk 1873: 144; Polk 1911: 420). In 1886 he had received a patent for "certain new and useful improvements in shoe fasteners and clasps" (US Patent Office 1886). He apparently moved from next door when the Trask Building was constructed.

P. A. Hults & Co. meat market was here in the early 1900s (apparently the meat market in the 1904 and 1911 Sanborn maps), organized in 1906 after Hults had been in business for fifteen years, with Mrs. Hults doing the bookkeeping and clerical work of the firm, before they sold out to George Hodgkinson of St. Johns in 1911 (Newark 1908: 81; *Lansing State Journal* 1911a).

**221 S. Cochran. Trask Building (1904). Contributing**

City directories occupants:

1904	Mrs. Irene Trask milliner shop	
1913	Mrs. Irene L. Thyng; G.A. R. Hall; Modern Woodman Hall	
1921	A. R. Morgan	
1926	Morgan's Grocery;	221 V Clark O Rudesill
1929	Morgan's Grocery;	221 V Clark O Rudesill; chiropractor
1935	vacant	

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1940 Eaton Barber & Beauty Shop; Roy Parish plmbr;	221 ! Mrs. Vera Parish rest; Jas. M. Bolin; Arnold Ernsberger
1944 Eaton Barber & Beauty Shop;	221 ! Vera's Restr.; Alonzo W. Braden
1954 Jean's Restaurant, Pierce Barber Shop	
1962 Pierce's Barber Shop; Coffee Shop;	221 ! Thelma Lowe, Vacant Apt, Geo W. Mc Carney
1966 Pierce's Barber Shop; Dew Drop Inn;	221 ! Jas. L. Fenn, Sid Sylvas

Asa Morgan, who had been one of the head clerks in the Lamb & Spencer store, bought the local store of the Pierce cash grocery stores here at 221 in 1920 (*Lansing State Journal* 1920i). Morgan's Grocery was owned by A. R. Morgan, who is listed in the 1921 city directory here at 221.

Clark O. Rudesill graduated from the Michigan College of Chiropractic in Grand Rapids in 1911 and returned to Charlotte (Citizens Historical Association 1942). He moved just up the street a couple doors to 227 S. Cochran in the 1935 through 1944 city directories.

**222 S. Cochran. Building (Pre-1886 / ca. 1955). Contributing**

City directories occupants:

1904 Carl & Wisner (R. S. Carl, W. G. Wisner), furniture dealers and undertakers	
1913 H. Davis & Co.; Jay W. Pierce; Adelbert Baughman	
1926 Pierce's Restaurant;	222 Jay W. Pierce
1929 Mrs. Lillie Pierce, restr.; Tip Top Bus Co. Wolverine Bus Co.	222 ! Mrs. Lillie Pierce
1935 Mrs. Lillie G. Pierce; vacant;	222 V Mrs. Lillie G. Pierce
1940 Eaton Parts & Accessories auto parts	222 Walter Chevalier, Keith F. Overmyer
1944 Eaton Parts & Access auto parts;	222 ! Walter Chevalier; Mrs. Clara E. Faust
1954 Al Cudney B. F. Goodrich Store;	222 ! Clara Foust
1962 Cudney's	
1966 Montgomery Ward	

W. G. Wisner located his Wisner Furniture Co. and undertaking business in Charlotte in 1898 and in 1913 was located at 231 S. Cochran Street, when he was secretary of the Michigan Funeral Directors Association (Newark 1913: 52; *Lansing State Journal* 1914b). Wisner sold his business in 1916, after which the family moved to Honolulu (*Lansing State Journal* 1916a). Wisner was married to Carl's sister and lived at 321 E. Lovett in the 1913 city directory, while Carl lived next door at 325 E. Lovett (see entries).

H. Davis & Co. is at this address under the Furniture Dealers and Second Hand Store headings in the 1917 and 1921 city directories, identifying Horton Davis in the latter edition.

Pierce's Restaurant, here from ca. 1913 and apparently through 1935, had contemplated a move in 1919 to Thomas Opera House block (*Lansing State Journal* 1919c)

Montgomery Ward represents the increasing influence of national market retail chains in the Charlotte economy, first appearing in the 1954 and 1962 city directories at 109 S. Cochran before moving here to 222 by the 1966 edition, and remained in business here into the 1970s (Omoto 1980).

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**224-228 S. Cochran. Munger Hardware Building (224-226: 1905; 228 (230): 1915; 1954; 1980s?). Contributing.**

City directories list the occupants:

1913	224 J. W. Munger & Son; Dr. A. J. Garlinghouse; Grange Hall	
	226 J. W. Munger & Son	
	228 no entry	
1921	226 V F. J. Rowland, office	
	228 Peters-Munger Auto Co.	
1926	224 Munger Hardware Co.;	224 V Clayton J Lackey
	226 Harry N. Pierson & Co.	
	228 Peters-Munger Auto Co.	
1929	224-226 Munger Hardware;	224 V John Auld dentist, Clayton Lackey, dentist
	228 Harry N. Pierson harness & women's wear	
1935	224-228 Munger Block	
	224-226 Munger Hardware Co.;	224 V Agricultrl ofc.; Charlotte Production Credit Assn.
	228 Harry N Pierson harness;	228 V Grange Hall
1940	224-226 Munger Hardware Co.;	224 V County Agricultural Agent
	228 Frank J Guthrie barber, Chars. H. Draper clothes clnr., Harry N. Pierson harness shoes	
	228 V Grange Hall	
1944	224-226 Munger Hardware;	224 V Co. Agrig. Agent;
	228 Simon P Herman ins.; Cora E. Draper clothes clnr.; Harry N. Pierson harness and shoes	
	228 V Grange Hall	
1954	224 Munger Hardware;	224 V Eaton Co-op Ext. Serv.
	226 no entry;	226 V Charlotte Shopping Guide
	228 Sear's Sales Office;	228 V Charlotte Grange
1962	224 Munger Hdw. Co.;	224 V Amer Cancer Soc; New York Life Ins.;
	226 no entry;	226 V vacant;
	228 Sears-Roebuck Co.	
1966	224 Munger V & S Hardware;	224 V Amer Cancer Soc.; Valli Dance Studio; Ed Morey
		CLU
	226 no entry;	226 V no entry
	228 Sears-Roebuck Co.	

The Peters-Munger Auto Co. is identified as a Ford agency here in the 1921 city directory, and D. R. Munger and Vine Peters were the partners.

Harry N. Pierson & Co. was established in 1890, dealing in harness and horse furnishing goods, carriages, and robes and blankets, having learned the business from partner Samuel Walters (Newark 1908: 60). In the 1916 directory H. N. Pierson & Co. had an advertisement and a listing under carriages, harness and shoes (Wilmer Atkinson 1916: 13, 210). In 1904 his shop was at 217 S. Cochran, in 1913 at 208 S. Cochran, and in 1926 through 1944 here at 226 or 228 in the Munger Hardware building.

A. J. Garlinghouse graduated from the American School of Osteopathy in Kirksville, Missouri, and received his degree in 1910, when he moved to Charlotte and resided at 314 W. Lovett Street (Newark 1913: 74).

F. J. Rowland is at 226 V in the 1921 city directory under the heading "Neuropractor."

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Sears, Roebuck represents the continuing influence of national market retail chains in the Charlotte economy, which was in this building in the 1950s into the 1970s.

**225 S. Cochran. Building (1895-1904 period; 1970s?). Non-Contributing.**

City directories occupants:

1904	223 no entry; 225 residence occupied by Lohr, Moory	
1913	223 New Charlotte Gas Co.	
	225 Post Office	
1917	223 New Charlotte Gas Co.	
1921	223 New Charlotte Gas Co.	
	225 Charlotte Community Ass'n.	
1926	223 New Charlotte Gas Co.	
	225 Charlotte Community Ass'n.	
1929	223 Consumers Power Co.	223 Community Hall
	225 City Clerk's Office; Community Assoc.; Community Band; Community Rooms	
1935	223 Consumers Power Co.	223 ! Community Hall
	225 Vaughn and Ragsdale Co.	
1940	223 Smith & Edwards Co. Auto Accessories;	223 ! Morning Star newspaper
	225 Consumers Power Co.	
1944	223 Smith & Edwards Co. Auto Accessories;	223 ! Lola Stone photog.
	225 Consumers Power Co.	
1954	223 Smith & Edwards Co.	
	225 Consumers Power Co.	
1962	223 One Hour Martinizing	
	225 Consumers Power Co.	
1966	223 One Hour Martinizing	223 ! Star Twirlers Square Dance Club
	225 Consumers Power Co.	

The Charlotte Gas Co., organized in 1887 by Frank Hooker, was reorganized as the New Charlotte Gas Co. in 1904, which updated the original machinery to run on coal gas, piped through ten miles of mains in 1908, rapidly expanding to fifteen miles by five years later. In addition to lighting service, it supplied gas to residential and commercial customers and offered "a full line of gas stoves and ranges, fixtures, etc. . . . displayed at their offices, No. 223 S. Cochran Avenue" (Newark 1908: 61, 1913: 23). The company operated for forty years and was here in 223 from 1913 through 1926 before being acquired by Consumers Power Co. in 1927 (*Battle Creek Enquirer* 1927c). The firm appears in state gazetteers through the 1925 edition (Polk 1925: 336). By the publication of the 1931 edition, J. W. Sawyer, the gas company's former manager, appears as president-treasurer of the Sawyer Oil Co. (Polk 1931: 209). The Consumers Power Co., here at 223 from 1929 through the 1960s, also occupied 344 N. Cochran as a substation and service building in the 1913 through 1966 directories.

The Charlotte Community Association was a civic improvement and booster group active as early as World War I. In 1918 it headed a campaign enrolling all the city's residents to buy "a Thrift or a War Savings Stamp," a goal achieved in three days that became a national model through the efforts of Chairman Ells, President Sylvester and secretary-treasurer (G. Robert) Galloway (*American City* 1918: 353-355). In 1921 it moved into the former post office building here (*Lansing State Journal* 1921). An industry trade journal in 1921 under the heading "What Some Michigan Cities Are Offering Industry," reported the city had available a 60x150 foot building on the Michigan Central and a three story and basement 40x60 foot building on the Grand Trunk (*MMFR* 1921: 35). The following year a state roads journal announced that the Standard Oil Co. was providing the group with fifty signs

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"to be used as tourist guides" (*Michigan Roads and Pavements* 1922: 30). Other notices through the 1920s related to hosting 4-H clubs and similar activities. The 1925 state gazetteer reveals that the 400 member Charlotte Community Association "represented the commercial, industrial and professional enterprises of the city," to "promote the commercial, industrial and civic prosperity of the city," and had a commodious club house with billiard and pool tables and bowling alleys, lounge and large dining room (Polk 1925: 334). An interesting sidelight is that the association considered and voted down changing its name to the Chamber of Commerce in 1931 (*Battle Creek Enquirer* 1931c). The group is no longer here in the 1935 city directory and appears to have ceased activities during the Great Depression.

Vaughn & Ragsdale Department Stores was a chain founded in Montana, but moved its headquarters to Albion, Michigan, in 1929 when it acquired twelve stores, nine of which were in Michigan and two in Illinois (*Battle Creek Enquirer* 1948e). The chain had grown to twenty-four stores in Michigan, Illinois, Montana and Wyoming when it opened here in Charlotte in 1932 (*Chain Store Age* 1932). Here at 225 in 1935, it later moved to 116 S. Cochran, where it remained in business until sold in 1968 (*Reporter* 2016).

**227 S. Cochran. Building (1895-1904 period). Contributing.**

City directories occupants:

1904 no entry

1913 H. H. Krebs & Co.; Wm. Dell

1921 Campbell & Lovell Grocers; James Lewis & Cyrus Kilmer Meat Market

1926 vacant 227 Y Henry Robinson

1929 Mark's Stores Inc. auto access; 227 Y Henry Robinson

1935 Stan's Accessory Store; 227 Y Clark O. Rudesill, Chiropractor

1940 Mark's Stores Agency auto accessories; 227 Y Clark O. Rudesill chiropractor

1944 Mark's Stores Agency auto access.; 227 Y Clark O. Rudesill chiropractor

1954 Mark's Stores Inc., 227 Y Wm Bacon chiro., American Business Service

1962 Johnson's Paint Store; 227 Y Allied Business Service

1966 Johnson's Paint Store; 227 Y Vacant Office

A 1908 ad for H. H. Krebs & Co. noted "Staple and Fancy Groceries" and "Farm Produce Bought and Sold" (Newark 1908: 89). He sold out, apparently to Campbell & Lovell, in 1920 after sixteen years in business here at 227 (*Lansing State Journal* 1920j). In 1924 a newspaper article reported that H. H. Krebs, "a pioneer in the business" who had retired from the grocery business five years earlier after having a store on S. Cochran "for many years," had purchased the stock and fixtures back from the owners, Campbell & Lovell, and would conduct a cash grocery (*Battle Creek Enquirer* 1924b), which the 1926 city directory places at 118 S. Cochran.

Clark O. Rudesill graduated from the Michigan College of Chiropractic in Grand Rapids in 1911 and returned to Charlotte (Citizens Historical Association 1942). He was just down the street a couple doors at 221 Y S. Cochran in the 1926 and 1929 city directories.

In the 1921 directory James Lewis & Cyrus Kilmer had a meat market here at 227 S. Cochran, but the partnership soon ended. The following year, in 1922 a trade journal reported, "Silas Kilmer and Daniel Blanchard have opened up a new meat market in Charlotte, Michigan," and the 1926 city directory places them at 117 S. Cochran Street (*National Provisioner* 1922: 49).

It is possible that Henry Robinson had a restaurant here at 227 Y in 1926 and 1929, because a 1921 city directory



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has H. Robinson and Hank's Supreme Lunch Service at the corner of Lawrence and Cochran, and F. Robinson & H. Robinson had the Little Green Onion at 103 S. Cochran, both under the Restaurant heading.

Mark's Stores was an auto accessories company based in Grand Rapids, which leased the Higby Building "recently vacated by H. H. Krebs & Co. grocery" in 1927 and remodeled it, with the store "included in their plans for a string of fifty stores" (*Lansing State Journal* 1927f). By 1928, with the purchase of four stores in Detroit, the company claimed to be the largest retail chain store organization in the state," with 28 stores located across southern and central Michigan into northern Indiana and Ohio (*Detroit Free Press* 1928a). The company went bankrupt in 1932 during the Great Depression, but apparently re-organized and emerged (*Lansing State Journal* 1932c). Stan's Accessory Store, here in 1935, may have co-occupied the space with Mark's, because a 1933 newspaper advertisement identifies Stan's as an agent for the Continental Automobile Co. of Detroit (*Lansing State Journal* 1933b).

**229 S. Cochran. Building (Pre-1886). Contributing.**

City directories occupants:

1904 Dolson Implement Co., agricultural implements

1913 Louis J. Krogman, plmbr.

1921 Louis J. Krogman, plmbr.

1926 Louis J. Krogman, plmbr.;

1929 Bailey Plumbing & Heating;

1935 Bailey Plumbing & Heating;

1940 Chas O. Snyder optometrist;

1944 Chas Snyder optometrist;

1954 Higby's;

1962 Chamber of Commerce;

1966 R. A. Barr ette, DO;

229 V Louis Krogman

229 V Louis Krogman, plmber.

229 V Louis J. Krogman

229 V Mrs. Lou Krogman

229 V Mrs. Lou Krogman

229 V Diana VanNoppen, Robert Moist, Angus MacLeod atty

229 V Angus MacLeod Atty.

229 V Angus MacLeod Atty.

The Dolson Implement Co. here in 1904, at that time was next door to Dolson Bros. furniture dealers at 231-233, which had D. Elmore and W. Elton Dolson as partners. A single advertisement in the 1904 city directory for Dolson Bros. offered both furniture and farm implements, so the businesses were obviously intimately connected. The brothers earlier were members of J. L. Dolson & Sons, a Charlotte wagon manufacturer (*Charlotte Tribune* 1891c). The Dolson company built its first car in 1902 and began production in 1904, phasing out the carriage business, and in turn, the J. L. Dolson & Sons Co., with a board of directors that included John L. Dolson president and treasurer, W. E. Dolson vice president, D. Elmore Dolson secretary, designer and purchasing agent, was renamed the Dolson Automobile Co. in 1906. A 1907 publication called the Dolson Automobile Company "one of Charlotte's largest and most important manufacturing institutions" (Schwarzkopf. 1908: 157; Lowery 1907: 17; State of Michigan 1911: 272). The company over-extended itself and went bankrupt in 1907 (Charlotte History 2016b; [American-automobiles.com](http://American-automobiles.com) 2016).

The Chamber of Commerce, here in 1962, was organized in 1945, in 1958 became a full-time operation opening its office here at 229, and is currently in the historic district in the old Eaton Co. sheriff s residence at 126 N. Bostwick Street (*Charlotte Republican-Tribune* 1963: 10).

Louis J. Krogman had been in the plumbing business in Charlotte for 41 years when he retired in 1929 at age 73, and died in 1940 (*Battle Creek Enquirer* 1940e).

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**231 S. Cochran. Porter Furniture Building (1895-1904 period; 1963). Contributing**

City directories occupants:

1904 231-233 Dolson Bros. furniture dealers Dolson Implement Co. (D. Elmore and W. Elton Dolson)  
1913 Wisner Furniture Co.  
1921 Smith & Conklin  
1926 Pray & Co.  
1929 231-233 Pray & Co. furniture and undertakers  
1935 231-233 Pray & Co. furniture and undertakers  
1940 231-233 Pray & Co furn. and funeral directors;      233 Mrs. Ramona J. Bretz draperies  
1944 231 Pray & Co furn. & funeral directors  
1954 Vitale & Sons  
1962 Porter Furniture  
1966 Porter Furniture

The Dolson Bros., here in 1904, at that time was next door to the Dolson Implement Co. at 229. Dolson Bros. listed D. Elmore and W. Elton Dolson as partners, and a single advertisement in the 1904 city directory for the company at 231-233 S. Cochran offers both furniture and farm implements. See discussion under 229, above.

W. G. Wisner located his furniture and undertaking business in Charlotte in 1898, and is described in a 1913 publication as "one of the best known furniture and undertaking men in central Michigan" (Newark 1913: 52).

The 1921 city directory had Smith & Conklin here at 231-233 under the headings Furniture and Carpet, Rugs & Draperies

Pray & Co. had as partners Ernest G. and Myron E. Pray (Polk 1931: 209). They moved to 401 W. Seminary by the time of the publication of the 1954 city directory and remain in business there today. According to the company web site, Pray Funeral Home was established in 1921 by Ernest G. and Myron E. Pray. This father and son team purchased an existing furniture store and "Undertaking" company (apparently Wisner's). Their business was located on the main street of Charlotte's downtown business district until 1930 when Myron and his wife, Hazel, purchased a residence at 405 W. Seminary Street, which they used as their personal residence and as the funeral home, and they remain in business there today (Pray Funeral Home 2016).

Sam Vitale started a used furniture business in 1939 at 135 S. Washington, moved to 231 S. Cochran Street in 1950, and returned to 135 S. Washington in 1960 (*Charlotte Republican Tribune* 1963: 16; *Lansing State Journal* 1972a; *Lansing State Journal* 1982).

Porter Furniture, here in 1962-1966, was another short term client, as a review of newspapers discovered advertisements only for the period 1966-1968.

**235 S. Cochran. Eaton Theater (1931). R. V. Gay Architect, of St. Johns, Michigan. L. L. Wells Charlotte, Contractor. Contributing.**

City directories list the occupants:

1935 Eaton Theatre  
1940 Eaton Theatre  
1944 Eaton Theatre  
1954 Eaton Theater; Latchaw's Barber Shop  
1962 Eaton Theatre; Haysmer's Barber Shop

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1966 Eaton Theatre; Haysmer's Barber Shop

**236 S. Cochran. Eaton Federal Savings Bank (1986). Non-Contributing**

This building has always housed a financial institution.

**239 S. Cochran. Building (1895-1904 period? 2000s?). Non-Contributing.**

City directories occupants:

1904 no entry

1913 vacant

1921 Rex A. Dell

1926 no entry

1929 Robinson Buick autos

1935 Stanley H. Shaul autos & radios; Robinson Buick autos; 239 ! Stanley H. Shaul

1940 Lawrence Robinson autos

1944 Lawrence Robinson autos

1954 Western Auto Assoc;

239 Al Stadler

1962 Charlotte Shopping Guide;

239 ! Vera Carmoney, Mattie

Hathaway, Velda Aseltine

1966 Charlotte Shopping Guide;

239 Vacant apt.

City directories have Robinson Buick at the address next door at 241 S. Cochran in 1926. The 1917 city directory has Lawrence Robinson as an agent for Overland automobiles at 145 S. Cochran the same year he had a men's clothing store at 114 S. Cochran. It appears 239 and 241 S. Cochran were usually combined as a single business, as Robinson's Buick is listed at 241 in 1926, and at 239 in subsequent years, and in some advertisements as 239-241 S. Cochran.

Rex A. Dell is listed here in the 1921 city directory under the heading Electrical Supplies. The Dell family lived at 204 W. Seminary.

**240 S. Cochran. Verizon Building (1974). Non-Contributing.**

This building is currently vacant.

**241 S. Cochran. Building (ca. 1919; ca. 1990s?). Non-Contributing.**

City directories occupants:

1926 Robinson's Buick

1929 no entry

1935 no entry

1940 no entry

1944 no entry

1954 Curtice Buick Inc.

1962 Curtice Buick Inc.

1966 Curtice Buick Inc.

City directories have Robinson Buick at the address next door at 239 S. Cochran in 1929. It appears 239 and 241 S. Cochran were usually combined as a single business, as Robinson's Buick is listed at 241 in 1926, and at 239 in subsequent years, and in some advertisements as 239-241 S. Cochran.

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H. (Harold) H. Curtice was president of Curtice Buick, which had an ad in the 1954 city directory for the business at 241 S. Cochran Street. He had purchased the Robinson Buick agency in 1952 (*Lansing State Journal* 1952a).

**245 S. Cochran. Masonic Temple (1904). Sidney Osgood, Grand Rapids, Architect. Contributing.**

All city directories 1913-1966 have the Masonic Temple, but a few provide more information than others:  
1944 Masonic Temple; Charlotte Lodge No 12 F & A.M; Rotary Club; Horace S. Maynard Lodge No 82  
(RAM); Charlotte Commandery No 37 (KT)  
1954 Mich. Mutual Liability Co.; Masonic Temple  
1966 Masonic Temple, Charlotte Chamber of Commerce

**301 S. Cochran. CVS Pharmacy Building (2008). Non-Contributing.**

**302 S. Cochran. Shell Gas Station and Food Mart (ca. 1987). Non-Contributing.**

The current building was built in 1987 according to the Eaton Co. GIS property web site, but city directories reveal that there has been a Shell gasoline filling station here for over five decades:

1935 Shell Petroleum Corp  
1940 Clifford E. Olmstead filling sta  
1944 Lykins Shell Service  
1954 Shell Service Sta  
1962 German Shell Serv  
1966 Down Town Shell Serv Station

**322-24 S. Cochran. Building (1974). Non-Contributing.**

**319 S. Cochran. House (1918-27 period). Contributing.**

City directories occupants:

1913 no entry  
1926 Herbert Pollock  
1929 Rice C. Fowler  
1935 vacant  
1940 Chas J. Cook  
1944 Chas J. Cook  
1954 Charles J. Cook, Anna Brown  
1962 Chas Cook, Anna Brown  
1966 Chas J. Cook

Rice C. Fowler and his father, Benjamin J. Fowler, started Fowler Chevrolet in Potterville in 1923, and that same year Rice moved to Charlotte to start an agency of the company here. In 1936 the company began selling farm equipment, including Oliver and Case, and branched out to include Oldsmobile and Pontiac automobiles (Citizens Historical Association 1942).

Charles Cook (1876-1967), a lifelong Charlotte resident who served as a city alderman in the 1920s, was a retired carpenter who lived here at 319 until his death in 1967 (*Lansing State Journal* 1967).

**321 S. Cochran. House (1927-50 period). Frank J. Curtis, Charlotte Contractor(?). Contributing.**

City directories occupants:

1926 no entry  
1929 no entry

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1935 no entry  
1944 no entry  
1954 Louis Barnhart  
1962 Louis Barnhart  
1966 Louis E. Barnhart

**329 S. Cochran. House (pre-1890). Contributing.**

City directories occupants:

1904 Henry Heyman, butcher	
1913 Willard Mitchell	
1926 Mrs. Emily Mitchell	
1929 Mrs. Lida M Hultz	
1935 Edward C. Lietzke	
1940 Edw. C. Lietzke	
1944 Edw. C. Lietzke	
1954 Edw. C. Lietzke, Amanda Haun, Flossie Taylor	329 Y Lois Cook, Florence Cook
1962 Mary Nelson, Pauline Russell,	329 Y Wm. Lundeen
1966 Mary N. Nelson, Pauline Russell,	329 Y Vacant

Henry Heyman, residing here in 1904, was the son in the Heyman & Son butcher shop, located at 129 S. Cochran, in 1904. Manuel Heyman and son, Henry Heyman, had been in business together "for a number of years" at the time of the father's death in December 1911 (*Lansing State Journal* 1913g). In 1912, Henry was described as "Charlotte's leading meat market man" who built an abattoir (slaughterhouse) and cold storage plant near the Shepherd mill on N. Cochran near the railroads, present on the 1918 Sanborn maps (now demolished) (*Lansing State Journal* 1912h). Heyman sold his meat market and building to Bert Porter in 1919 (*Lansing State Journal* 1919i).

Willard Z. Mitchell was a director of the 1<sup>st</sup> National Bank in 1913, and died in 1914 (Newark 1913: 33; *Lansing State Journal* 1914e).

Edward C. Lietzke's obituary (1887-1970) states he was a custodian in Charlotte Public Schools before he retired in 1955 (*Battle Creek Enquirer* 1970b).

**337 S. Cochran. Dr. LeRoy Weaver House (1895-1904 period; 1910s-20s). Contributing.**

City directories occupants:

1904 Dr. LeRoy Weaver; M. Della Powers, teacher  
1913 H. W. Hancock  
1926 Joseph M. Yates  
1929 Byron Brown  
1935 Byron F. Brown  
1940 Byron F. Brown  
1944 Byron F. Brown  
1954 Phillip, Barbara, and Bruce Brown  
1962 Phillip Brown MD  
1966 B. Phillip Brown

The Joseph M. Yates Hardware Co. was at 116 E. Lovett. Yates, as assignor to the Hancock Manufacturing Co.

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of Charlotte, received a patent in 1920 for a "Door handle for automobiles and the like" (US Patent Office 1921: 776). A centennial history states that Yates Hardware traces its origins to the 1890s and the John Bare bicycle and machine shop (Polk 1897: 422), later owned by James McGill who added hardware lines, when it was purchased by Joseph M. Yates in 1927 (*Charlotte Republican Tribune* 1963: 76). Yates expanded the hardware business, which grew substantially over the next twenty-five years and required three expansions of the building before Rod Yates took over the business in 1953. In 1963, the store still sold and repaired bicycles nearly seventy years after its founding, and had been in business over thirty-five years under the Yates name. The hardware store was in business at least into the 1970s (*Lansing State Journal* 1971a: 104).

Byron F. Brown's (1875-1958) obituary states he had lived in Charlotte for thirty-six years, was a former secretary of the Belding Chamber of Commerce, was business manager at Olivet College in 1925-1927, when he bought the Charlotte Insurance Agency, which he operated until he retired in 1948 (*Battle Creek Enquirer* 1958d). Brown moved to Charlotte when he bought the business, so may have been in this house as early as 1928. Brown was also president of the Charlotte Cemetery Co. for thirty years, retiring in 1956, when he was living at 101 Pleasant Street and his son, Dr. Philip Brown, was residing here at 337 S. Cochran (*Battle Creek Enquirer* 1956a).

Dr. B. Phillip Brown's (1905-1997) obituary describes him as a "long-time area physician" who had graduated from Olivet College and the University of Michigan Medical School, and had served at an evacuation hospital in the Mediterranean theater 1941-1945 during World War II. After practicing in Parma for three years he opened his practice to Charlotte, which he ran from 1935 to 1962, before becoming medical director and health officer for the Barry-Eaton Health Departments, and was instrumental in combining them into a single district agency (*Battle Creek Enquirer* 1997b).

**338 S. Cochran. (1911-18 period). Contributing.**

City directories occupants:

1913 Ned B. Alsover  
1926 Ned B. Alsover  
1929 Edward Nelson  
1935 Edward W. Nelson  
1940 Edw W. Nelson  
1944 Edw W. Nelson  
1954 Robert Munger  
1962 Robert Munger  
1966 Robert S. Munger

Ned B. Alsover had been assistant cashier in the Merchants National Bank in 1907 (Lowrey 1907: 25) (see business discussion 224-228 S. Cochran Street).

Edward W. Nelson was with the Farmers Elevator Co. of Charlotte when he became a member of the Great Lakes Region Rail Shippers Advisory Board in 1945 (GLRRSAB 1945: 3).

Robert Munger, third generation owner Munger Hardware, lived here in 1950s (Campion 2016). Munger Hardware was in business nearly a century (see discussion 224-228 S. Cochran Street).

**343 S. Cochran. House (1895-1904 period). Contributing.**

City directories occupants:

1904 Hiram M. Thomas

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1913 Webster Proud  
1926 John B. Rickerd  
1929 Nathan Spencer  
1935 Nathan W. Spencer  
1940 Mrs. Margt Spencer  
1944 Jason Sanders; 343 \_\_\_\_\_ Hummon  
1954 Jack West, Millburn Cribb  
1962 John Frank; 343 V Melburn Cribb  
1966 William B. Newland

Hiram Thomas's (1834-1913) obituary describes him as a "prominent farmer" who had moved to Charlotte after he retired (*Lansing State Journal* 1913h).

Webster S. Proud is listed in the 1909 and 1911 state gazetteers as being the proprietor of a dry goods store (Polk 1907: 442; 1911: 424). In 1915 Proud sold his store to Hugh Strecks and Floyd Griffin, who would operate the business as Strecks & Griffin (*Lansing State Journal* 1915a).

John B. Rickerd was an auto dealer in Charlotte, located at 118 E. Lawrence in 1944 (*Lansing State Journal* 1970c).

In 1929 the city directory shows that Nathan Spencer had a real estate office at 111 ! S. Cochran, and he also appears in the state gazetteer for 1931 (Polk 1931: 209).

**344 S. Cochran. Herbert K. Jennings House (ca. 1904). Contributing.**

City directories list the occupants:

1913 Herbert Jennings  
1926 Fred S. Beach  
1929 Fred S. Beach  
1935 Fred S. Beach  
1940 Fred S. Beach  
1944 Fred S. Beach  
1954 Sherman J. Rowland  
1962 Allen M. Lipsey; 344 V Dale Rider  
1966 Allen M. Lipsey; 344 V Ronald L. Robbe

Fred S. Beach, here in the 1926 through 1944 city directories, and his brother, Fitch (F. S. and F. H. Beach), founded the Beach Manufacturing Co., in Lyons in 1894 and moved it to Charlotte in 1903. The company held 25 patents and was successful - in the early 1900s they were doubling in size every year after their founding and were one of the largest highway machinery and road culvert manufacturers in the world - making Beach a wealthy man. In 1940, Fred bought out his brother's interest in the company (Polk 1931: 207; Newark 1908: 51; myalive 2016). He retired as the company president in 1945 and died in 1949 (*Kalamazoo Gazette* 1949).

**345 S. Cochran. Ion C. McLaughlin House (1935-40 period / 1937). Contributing.**

The address is not in the 1935 city directory but is present in the 1940 edition. The entries:

1940 Ion C. McLaughlin  
1944 Ion C. McLaughlin  
1954 Ion C. McLaughlin; Suzanne McLaughlin

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1962 Ion McLaughlin  
 1966 Ion C. McLaughlin

Tony Olson, owner of 355 S Cochran next door, stated that a newspaperman built this house and that it was in his family until 4-5 years ago (Olson interview July 19, 2016).

**354. S. Cochran Building (1972). Non-Contributing.**

**355 S. Cochran. Ivan D. Johnson / Sinclair Gas Station Building (1935-40 period; 1950). Contributing.**

The 1935 city directory has no entry for this address, but by 1940 and through 1944 the Ivan D. Johnson Filling Station is located here. In 1954 the address is listed as 355 and Kline's Service is the business, continuing in the 1966 edition as Kline's Sinclair.

**402 S. Cochran. Charles Chappell House (pre-1904 / ca. 1870s?). Contributing.**

City directories list the occupants:

1904 Charles Chappell (sec. Eaton Co. Telephone Co.), Cora Chapell, bookkeeper, Claude Chappell, student

1913 Mrs. Carrie D. Chappell

1926 Mrs. Laura Hayes

1929 Ralph Schiltz, Wm. Wise

1935 Wm. H. Wise;

402 Y Larry Church

1940 Clarence W. Cole

1944 Clarence W. Cole

1954 Clarence Cole, Clarence Andrews, Lloyd Dinnin, Guy Thornton, 402 Y Graydon E. Sayles

1962 Eva Cole, Milton Kreig, Rex McNaughton, Hadley Stone, Lloyd Dillin, Frank Reed, Guy Thorton;

402 Y Ray Deere

1966 Austin C. Houghton, Herbert Thomas, Hadley Stone, Lloyd A. Dillin, Frank P. Reed 402 Y John F. Myers

**403 S. Cochran. George H. Spencer House (pre-1904 / 1901). Prindle Brothers, Stone Masons, Charlotte. Contributing.**

The 1904 city directory may be incorrect, because historical documentation supports that this house was built for prominent businessman George H. Spencer. It appears likely that this house may have replaced an earlier one at this location, whose occupants are recorded in the list below. City directories occupants:

1904 (earlier house?) E. M. Thomas (res); Parm M. Thomas, salesman,

1913 George H. Spencer

1926 George H. Spencer

1929 George H. Spencer

1935 George H. Spencer

1940 Geo. H. Spencer

1944 Geo. H. Spencer

1954 Paul Roberts

1962 Paul E. Roberts

1966 Paul E. Roberts

**407 S. Cochran. Dairy Queen (ca. 1955; 1980s?). Non-Contributing.**

City directories reveal a Dairy Queen replaced a vacant building here after 1954 and before 1962.



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**408 S. Cochran. Dr. A. R. Stealy House (pre-1904). Contributing.**

City directories list the occupants:

1904 Dr. A. R. Staley (Staley & Rickard) (sic), res. S. Cochran

1913 Dr. A. R. Stealy

1926 Stanley A. Stealy

1929 Chas. Rhynard, Mrs. Eva Stealy, Stanley Stealy, Merle Wilber

1935 Maynard A. Oldt

1940 Mrs. Eva Stealy; Ruth Stealy mus. tchr.

1944 Delbert Starkweather; Ruth Stealy furn. rms.

1954 Leonard Fischer; 408 V Mary Neil, Elizabeth Austin

1962 Cecile Terwilliger, Leonard Fischer; 408 V Eliz. Austin

1966 Leonard G. Fischer; 408 V Eliz. A. Austin, Chio Tirrill

**414 S. Cochran. John W. Munger House (pre-1904 / ca. 1890). Contributing.**

City directories list the occupants:

1904 J. W. Munger (wholesale and retail hardware); Duray F. Munger, clerk; Jennie Munger (bds)

1913 John W. Munger

1926 Newell Smith

1929 Newell Smith

1935 Newell Smith

1940 Newell E. Smith

1944 Newell E. Smith

1954 Edward Smith, Ida Nash, Theron Nash

1962 Arthur Francis

1966 Arthur L. Francis

In 1907, N. L. Smith was vice president of the Charlotte Manufacturing Co., described as "one of the leading and perhaps the pioneer manufacturing institution of this city," having been established in the northern part of Charlotte in 1873 (Lowrey 1907: 13).

**415 S. Cochran. Building (1944-54 period). Contributing.**

The 1944 city directory has no entry for this address, but the 1954 edition has National Farm Loan here and by 1962 through 1966 it houses the Federal Land Bank, which had been there as early as 1957 (*Lansing State Journal* 1957d).

**416 S. Cochran. George W. Sherwood House (ca. 1850s?). Contributing.**

City directories list the occupants:

1904 Mrs. Sherwood (widow of George), Josephine Sherwood, bookkeeper

1913 Mrs. Almeda V. Sherwood

1926 Fred A. Nash

1929 Fred A. Nash

1935 Fred A. Nash

1940 Fred A. Nash well driller

1944 Fred A. Nash well driller

1954 Fred Nash

1962 Theron Nash

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1966 Duane L. Casper

Fred A. Nash's obituary describes him as an 83 year old retired well driller who had lived in the Charlotte area for thirty-seven years at his death in 1962 (*Battle Creek Enquirer* 1962c).

**417 S. Cochran. Isaac Frace House (Pre-1904). Contributing.**

City directories occupants:

1904 Isaac Frace, farmer; Mrs. E. Markham, Lula Ray, bookkeeper (bds)  
1913 Isaac K. Frace  
1926 George R. Wirt  
1929 Lyle Ryan  
1935 vacant  
1940 Russell Pfeifer  
1944 Russell Pfeifer  
1954 Dora Pfeifer, Floyd Merritt  
1962 Floyd Merritt  
1966 Floyd M. Merritt, Dora Pfeiffer

**418 S. Cochran. House (1904-11 period). Contributing.**

City directories list the occupants:

1913 Harold Ward  
1926 Rosslyn L. Sowers  
1929 Ella Sowers  
1935 Mrs. Ella K. Sowers; 418 V Ralph Johnson  
1940 Ralph Parkhurst; Harry G. Day  
1944 Ralph Parkhurst; Harry G. Day  
1954 Ralph Parkhurst; Harry G. Day 418 V Wm. Reinhard  
1962 Ralph Parkhurst; 418 V vacant  
1966 Ralph W. Parkhurst; 418 V Edward M. Kerns

City directories reveal that Rosslyn L. Sowers had an office at 110 S. Cochran in 1913, was at 102 V S. Cochran in 1921 where he was a partner in Sowers & Cameron in 1926, and is again in sole practice at 111 V S. Cochran in 1929. A native of Ohio, Sowers, when he ran as the only Democrat for the circuit judge of the fifth judicial circuit of Michigan in 1936, had been admitted to the practice of law "over 35 years ago," and was described as "perhaps the dean of the Eaton County bar" (*Lansing State Journal* 1941b). His 1951 obituary stated he had been an Eaton County resident for sixty-two years and a Charlotte attorney for forty-seven years, serving as county drain commissioner 1900-1904, county prosecuting attorney 1904-1910, and a Democratic candidate for the US Congress in 1930 and 1936 (*Battle Creek Enquirer* 1951c).

Ralph W. Parkhurst (1896-1970) was a retired pharmaceutical salesman who had lived in Charlotte for forty years and was residing here at the time of his death in 1970 (*Battle Creek Enquirer* 1970c).

**421 S. Cochran. Sherman E. Kiplinger House (pre-1904). Contributing.**

City directories occupants:

1904 Byron Peters, carpenter  
1913 Mrs. Frances Smith; Sherman E. Kiplinger  
1926 Sherman E. Kiplinger

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1929 Sherman E. Kiplinger  
1935 Sherman E. Kiplinger  
1940 Sherman E. Kiplinger  
1944 Sherman E. Kiplinger  
1954 Donald Clay  
1962 Roy & Fran Grill  
1966 Vacant house

A photograph that appears to show this house in a 1913 publication indicates that F. E. Voorhies lived here prior to that date, having moved to Charlotte in 1910 and engaging in the coal and feed business since 1890 (Newark 1913: 57).

**425 S. Cochran. House (Pre-1890). Contributing.**

City directories occupants:

1904 Edwin Coy, clerk  
1913 Charles C. Hoag  
1926 Harry Cox  
1929 Bruce Sanford  
1935 Bruce E. Sanford  
1940 Mrs. Eliz. Sanford  
1944 Mrs. Eliz. Sanford  
1954 Norman Harmon  
1962 Norman C. Harmon  
1966 Norman C. Harmon

Edwin L. Coy's (1861-1940) obituary describes him as "a dry goods store clerk until his retirement some years ago," who had lived in Charlotte about forty years at the time of his death in 1940 (*Battle Creek Enquirer* 1940f; *Lansing State Journal* 1940c).

Charles C. Hoag is listed in real estate ventures and secured a position with the Farmer's Loan Bank in St. Paul in 1917, for which he left Charlotte (*Lansing State Journal* 1917k).

Bruce E. Sanford's (1867-1939) obituary describes him as a retired merchant and "active Republican campaigner" who had lived in Charlotte twelve years (*Battle Creek Enquirer* 1939e).

**435 S. Cochran. Dr. Karl A. Anderson House (1918-27 period). Contributing.**

City directories occupants:

1913 no entry  
1926 Karl Anderson  
1929 Dr. Karl Anderson  
1935 Dr. K. A. Anderson  
1940 Karl A. Anderson  
1944 Lyman Chamberlin  
1954 Pete, Sam, and Ann Marie Colizzi  
1962 Peter & Ann Colizzi  
1966 Pete, Sam, and Ann M. Colizzi

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**436 S. Cochran. C. H. McUmb House (pre-1904 / ca. 1870s?). Contributing.**

City directories list the occupants:

1904 William McConaughy, mason

1913 Joseph D. Powers

1926 Joseph D. Powers

1929 Joseph D. Powers

1935 Joseph D. Powers

1940 Wm F. Powers

1944 Wm F. Powers

1954 William Powers, Rilla Powers

1962 Wm F. Powers

1966 Wm F. Powers

In 1913, a newspaper article, described William McConaughy as a "well-known builder and contractor" who had recently died and willed his estate to Joseph D. Powers, "with whom he had resided for several years" (*Lansing State Journal* 1913d).

J. D. Powers is listed in city directories as the J. D. Powers Co. at 217 S. Cochran in 1913, as the Powers-Dilley Agency at 203 S. Cochran in 1921 and as J. D. Powers Co. in 1926, as Powers Real Estate and insurance at the same address from 1929 through his death in 1940. His son William, continued the business through 1944, when there is an ad in the 1944 city directory for real estate and surety bonds, while in 1954 the business is named the Powers Agency, after moving to 107 W. Lovett (at Cochran) (*Battle Creek Enquirer* 1954a). A 1938 newspaper article states that J. D. Powers had been in the real estate business for "more than forty years," in the same office building for twenty-five years, and had a son, William, who at that time was Charlotte city clerk (*Battle Creek Enquirer* 1938c).

A 1987 newspaper article about William F. Powers, who had been a county commissioner for thirty-five years at that time, stated he was "living in the house his grandfather built in the 1800s" (*Lansing State Journal* 1987). William Powers' (1899-1988) obituary states he graduated from Olivet College, had served as Charlotte city clerk until 1940, served on the county commission including as chairman in 1976, and had retired from the Powers Agency in 1970 (*Battle Creek Enquirer* 1999).

**441 S. Cochran. House (Pre-1890 / 1870s?). Contributing.**

City directories occupants:

1904 Frank Bellinger, mason; Frank Leonard, mail carrier

1913 Mrs. P. S. DeGraff

1926 Fred J. Ehrke; Robert T. Fletcher; Richard P. Hall; Virgil C. McKinney

1929 Sunny Side Apartments: Fred J. Ehrke; Robert T. Fletcher; Richard P. Hall; Virgil C. McKinney

1935 Sunny Side Apartments: Wm J. Shriver; Mrs. Carrie G. Bot; Laurence Crozier; Henry L. Weinman

1940 Kenneth A. Lykins; John H. Terry; Myrl N. Yeomans; Harold L. LeVanway

1944 Doremus S. Davis, Ivan H. Craft, Hubert J. Bivens, Edw J. Schrand; Tanglewood Tutoring Sch,

Louis H. LeVanway

1954 Robert Latour, Leland Oesterle, June Ketchum, Leroy Bradley, Virgil Fleming

1962 Herbert Wilson, Duane Casper;

441 V Jas White

1966 Harold P. Clark, Elwood P. Clark, Ernest Berger

441 ! Joyce Nicols, Vacant

P. (Parm) S. DeGraff is in the 1877 and 1889 state gazetteers as a circuit court administrator, in the 1881 edition

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as circuit court commissioner, in 1879 through 1887, editions as a justice and lawyer, but has no listing in the 1893 edition (Polk 1877:48, 1879: 290, 1881: 278, 1883: 378, 1885: 402, 1887: 414; Durant 1880: 364). DeGraff advertized his services in the local newspapers, and typical is the entry in an 1888 edition of the *Charlotte Republican* stating, "Parm S. DeGraff Attorney and Counselor at Law, Circuit Court Commissioner and Justice of the Peace Office in Excelsior Block" (*Charlotte Republican* 1888b: 1). The county bar had a memorial for DeGraff and Judge Jacob L. McPeck in 1898 (*Charlotte Tribune* 1898b: 6). It states that DeGraff was born in Oneida Eaton County in 1848, began the study of law in the office of J. W. Nichols & D. P. Sangendorph in 1870, was admitted to the Eaton County bar in 1872, and for many years was circuit court commissioner and justice of the peace in Charlotte. He moved to Chicago in 1890 and practiced there in the firm of Flower, Smith & Musgrave until his death, although he remained active in Charlotte and maintained his residence in this county.

**W. FOOTE STREET**

**204 W. Foote. House (Pre-1886; post-1950). Contributing.**

City Directories occupants:

1904 James Houck, finisher  
1913 J. C. Hayner; D. G. DeFoe  
1926 Otis Shupp  
1929 Otis Shupp  
1935 Ora S. Shupp  
1940 Otis S. Shupp  
1944 Paul J. Whitney  
1954 Paul J. Whitney  
1962 Paul J. Whitney  
1966 Paul J. Whitney

D. G. DeFoe started the Home Furnishing Co. at 121 S. Cochran in 1906 and carried "everything to furnish the home," including furniture, carpets, rugs, curtains, sewing machines, phonographs, records and novelty goods (Lowrey 1907: 66).

**E. HARRIS STREET**

**113 E. Harris. Gospel Tabernacle Parsonage (c. 1923). Contributing.**

City directories occupants:

1926 John Zuiderhoek  
1929 Mervin F. Early, Rev.  
1935 Milo S. Newman  
1940 Don H. Marsh  
1944 Don H. Marsh  
1954 Nettie Marsh, Don Marsh  
1962 Donna Hill  
1963 Overmyer's Beauty Shop was here (*Charlotte Republican-Tribune* 1963: 20).  
1966 Keith Overmyer, Overmyer Beauty Shop

Don H. Marsh is listed in the 1931 state gazetteer as a barber and cigar seller, with city directories revealing that he had a shop at 111 S. Cochran from the 1926 through 1944 editions and was at 121 S. Cochran by 1954 (Polk 1931: 208). An article in the *Detroit Free Press* in 1948 notes that the then 63 year old barber had been cutting

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hair for nearly 50 years, beginning in Eaton Rapids when he was 14, and barbering in Charlotte since 1916 (*Detroit Free Press* 1948).

**117 E. Harris. Gospel Tabernacle Church / Harris Avenue Baptist Church (1923). Contributing.**

City directories occupants:

1926 no entry  
1929 Gospel Tabernacle  
1935 Gospel Tabernacle  
1940 Baptist Tabernacle  
1944 Gospel Church  
1954 Harris Ave. Bapt. Ch.  
1962 Harris Ave. Bapt. Ch.  
1966 Harris Ave. Bapt. Ch.

**121 E. Harris. Building (1927-50 period; ca. 1928?). Contributing.**

City directories occupants:

1913 no entry  
1926 Alburtus F. Ostrander  
1929 Alburtus F. Ostrander, auto repair  
1935 Neil H. Heiland Body & Fender Wks.  
1940 Neil H. Heiland auto repr.  
1944 Neil H. Heiland  
1954 no entry  
1962 Fowler's Body Shop  
1966 Fowler's Body Shop

Neil Heiland's obituary describes him as a retired auto mechanic, and states that he was born in Oslo, Norway, in 1885, and had resided in Charlotte for forty-eight years when he died in 1968 (*Battle Creek Enquirer* 1968a).

**212 E. Harris. Frank F. Flaherty House (1904-11 period). Contributing.**

City directories occupants:

1904 no entry  
1913 Frank Flaherty  
1926 Frank Flaherty  
1929 Frank Flaherty  
1935 John J. Flaherty; Francis Flaherty Co.  
1940 Wm. Teman  
1944 Mrs. Minnie Garvey  
1954 Claude Bone, Vinnie Garvey; 212 Y Wayne Thornton  
1962 Vinnie Garvey, Chas Garvey; 212 Y Gary Brock, Ron McKeever  
1966 Vinnie Garvey, Chas Garvey; 212 Y Gary Brock (apt), Richard Hillard (apt)

**215 E. Harris. House (1890-95 period; remodeled ca. 1911-18?). Contributing.**

City directories occupants:

1904 no entry  
1913 Mrs. Mary E. Fleury  
1926 Elias C. Cover

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1929 Elias C. Cover

1935 Elias C. Cover

1940 Elias C. Cover

1944 Elias C. Cover

1954 Elias Cover

1962 Elias Cover

1966 Elias Cover

In 1919, Mary E. Fleury, the widow of the late Charlotte attorney Alvan G. Fleury, married Charles Collar of Mason (*Lansing State Journal* 1919a).

**216 E. Harris. House (1895-1904 period). Contributing.**

City directories occupants:

1904 no entry

1913 vacant

1926 George Fletcher

1929 Ella Casterlin

1935 Ralph L. Bryan

1940 L. V. Roberts

1944 Baynon R. Skinner

1954 Stuart Bearup, Oliver Cross

1962 Donna Fenning, Nell Wooley

1966 Harley Estep

**312 E. Harris. George Huggett House (Pre-1895). Contributing.**

City directories occupants:

1904 George Huggett, attorney

1913 George Huggett

1926 Myrl H. DeFoe

1929 Murl DeFoe

1935 Murl DeFoe

1940 Murl H. DeFoe

1944 Murl H. DeFoe

1954 Mike DeFoe, M. H. DeFoe

1962 Merle H. DeFoe

1966 Carlyle J. Hennessey

**316 E. Harris. William B. Otto House (1911-18 period). Contributing.**

City directories list the occupants:

1913 no entry

1926 Mrs. Wm. B. Otto

1929 Mrs. Wm. B. Otto

1935 Mrs. Celia Otto

1940 Mrs. Celia Otto

1944 Celia M. Otto

1954 Lawrence Otto

1962 Margera Otto

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1966 Wm Otto

**W. HARRIS STREET**

**114 W. Harris. Building (1997). Non-Contributing.**

**204 W. Harris. H. Lawrence House (Pre-1886 / 1856; 1867; 1960?). Contributing.**

City directories occupants:

1904 Peter Hultz, farmer

1913 Peter A. Hults

1926 George Akas

1929 George Akas

1935 John Porter

1940 Willard S. Hults

1944 L. O. Rathburn

1954 Paul Scherrer

1962 Ray Lamb

1966 Ray Lamb

P. A. Hults (Hultz in city directory), here in 1913, had a meat market at 219 S. Cochran in the early 1900s, organized in 1906 after Hults had been in business for 15 years, with Mrs. Hults doing the bookkeeping and clerical work of the firm. They sold the business in 1911 (Newark 1908: 81; *Lansing State Journal* 1911a).

George Akas was proprietor of the Sugar Bowl at 102 S. Cochran Street from ca. 1910 into the 1940s (*Lansing State Journal* 1943a). He had been in the confectionary business in Charlotte for two years in 1913 when he leased the adjoining building from H. A. Higby for ten years to "conduct a modern candy and ice cream store" (*Lansing State Journal* 1913a). He lived here at 204 W. Harris Street in the 1920s and 105 V S/ Cochran in 1940, and was in business at 102 S. Cochran until shortly before his death in 1948 (*Battle Creek Enquirer* 1948a).

**HORATIO STREET**

**301 Horatio. Charlotte High School / Charlotte Junior High School (1913-14 Price Brothers contractor, East Jordan; 1936-37 - Warren S. Holmes & Co., architect, Lansing, Spence Brothers general contractors, Saginaw; 1955-56 - Warren S. Holmes Co., architects, Lansing, Foster-Schermerhorn-Barnes, general contractor, Lansing; 1989 - Kingscott Associates, Inc. architects, Kalamazoo; Kincaid-Henry Co. contractors 2005). Contributing.**

City directories occupants:

1904 301 no entry      303 no entry

1913 301 no entry      303 High School

1926 301 no entry (residential listings only)

1929 "SE Corner High School" / 2S County Normal School / Hawthorne School

1935 301 no entry      303 High School

1940 "SE Corner Charlotte Public High School" / Board of Education / Hawthorne School

1944 "SE Corner Charlotte Public High School" / Board of Education / Hawthorne School

1954 "South from E. Seminary St." Charlotte High Sch, Hawthorne School on corner

1962 "South from E. Seminary St." Charlotte High School

1966 305 Charlotte High School



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**310 Horatio. United Brethren Church Parsonage (1911-18 period). Contributing.**

City directories occupants:

1913 no entry  
1926 J. Albert Beardsley  
1929 Rev. Frank Moxon  
1935 Rev. Floyd H. Nagel  
1940 Rev. Paul E. Olmstead  
1944 Rev. V. H. Beardsley  
1954 Vernon Beardsley  
1962 Henry Lynd, Nancy J. Wild, Marilyn Feher  
1966 Henry D. Lynd      310 Y Edward Evert (apt)

**316-18 Horatio. House (Pre-1895). Contributing.**

City directories occupants, indicating the house was a duplex between 1929 and 1935:

1904 316 J. E. Terrell, farmer, Edith Terrell, teacher, Ellis, Myrtle, Nellie and Howard Terrell;	
	318 no entry
1913 316 Levi L. Williams;	318 no entry
1926 316 Ernest L. Lyon; Jack C. Grooms;	318 no entry
1929 316 Murrel Leight; Oliver Simons;	318 no entry
1935 316 Samuel J. Bowes; Vern N. McGiveron;	318 Mrs. Murrel D. Leight
1940 316 Mrs. Edith Ells;	318 Mrs. Agnes Andrews
1944 316 Mrs. Genevieve Roberts;	318 Frank O. Cooper
1954 316 Lizzie N. Brott;	318 Kenneth N. Sparks; Archie Wakley, Richard Wakley
1962 316 Lizzie Brott;	318 Carl Hinrichs
1966 316 Lizzie N. Brott;	318 Harold R. Stafford

**324 Horatio. House (1895-1904; north part removed 1918-27 period). Contributing.**

City directories occupants:

1904 Mrs. Emma Osborn  
1913 Wm J. Ludlow, Frank G. Bryant  
1926 John F. King  
1929 Geo F. Dean  
1935 John F. O'Connor  
1940 Otis Carmen  
1944 Otis J. Carmen  
1954 William Sullivan  
1962 Don L. Allen  
1966 Don L. Allen

**328 Horatio. House (Pre-1904). Contributing.**

City directories occupants:

1904 Rex Spafford, deputy register of deeds  
1913 Glenn A. Collier  
1926 Willard S. Baird

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1929 Willard S. Baird  
 1935 Willard S. Baird  
 1940 Willard S. Baird  
 1944 Bert Thompson  
 1954 Harry Blanchard  
 1962 Mary E. Boven  
 1966 Norman W. Gooding

Rex Spafford, here in 1904, was an attorney who moved to Grand Ledge and was a circuit court commissioner by 1918 (*Lansing State Journal* 1918h).

Willard S. Baird (1856-1942) was a retired farmer who lived in the Charlotte area his entire life (*Battle Creek Enquirer* 1942c).

**345 Horatio. John L. Dolson House (Pre-1911 / ca. 1880?). Contributing.**

City directories occupants:

1904 John L. Dolson, Sr. president Dolson Carriage & Automobile Co.

1913 John F. Dolson (sic)

1926 Jack Hess; Leslie S. Clements

1929 Shirley & Grove Shaull

1935 Grove D. Shaull; Shirley R. Shaull

1940 Henry R. MacGillis

1944 Henry R. MacGillis;

1954 Mattie Hathaway, Susan Carmondey;

1962 Eugene Baker;

1966 Ralph J. Feeny (apt), Donald F. Moore (apt);

345 V Wm H. Dodgson

345 V Leon, Charlene & Joan Gardiner; Gladys  
 & Norman Rutter

345 V Robt VanVleet Jr., Arlene Myers, Sharon  
 K. Mead

345 V Juanita Kita (apt)

Like an earlier occupant of this house, John L. Dolson, Grove Shaull made his living in relation to automobiles. In 1914 James and "Grover" (sic?) Shaull invented an automobile "self-starter" that they patented, which led a manufacturing trade journal to state, "Charlotte has a new industry" (*MMFR* 1914: 17). In 1917 Shaull leased a new garage building completed by Frank Wheaton on E. Lawrence (where the city municipal building now stands (*Lansing State Journal* 1917n). In 1929, the city contracted with Grove Shaull to maintain state trunk line roads within the city limits and acquired a snow plow to attach to his truck for winter snow clearance to meet state standards, noting Shaull's work to date "gave excellent satisfaction" (*Battle Creek Enquirer* 1929f). Shaull's (1870-1948) obituary describes him as a retired mechanic (*Lansing State Journal* 1948c).

Henry R. MacGillis was an attorney who graduated from the University of Michigan Law Department in 1910, moved to Charlotte from Detroit in 1938, and was a candidate for fifth judicial circuit judge for Barry and Eaton counties in 1941 (*Battle Creek Enquirer* 1941d).

**KREBS COURT**

**104 Krebs. House ca. (1911-18 period). Contributing.**

City directories list the occupants:

1913 Mrs. Laura Henry

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1926 Raymond Sanford  
1929 Mrs. Aileen Combs  
1935 Leon T. Bromberg  
1940 Mrs. Florence Bromberg  
1944 Mrs. Florence Bromberg  
1954 Marena Kiplinger  
1962 Paul Nicolaou  
1966 Cecil M. Sutfn

Leon T. Bromberg (1871-1935) had served as Kalamo Township supervisor in the 1920s and was secretary and treasurer of the Barry Eaton Mutual Fire Insurance Co. when he died in 1935 (*Battle Creek Enquirer* 1928b; *Lansing State Journal* 1935a).

**106 Krebs. House ca. (1904-1911 period / 1916). Contributing.**

City directories occupants:

1904 no entry  
1913 Jesse Krebs  
1926 Harvey A. Williams  
1929 Harvey & Emma Williams  
1935 Emma Williams  
1940 Harvey A. Williams  
1944 Harvey A. Williams  
1954 Mable Williams; 106 V Bernice Curtis  
1962 Mable D. Williams; 106 Edna Butterfield  
1966 Mable D. Williams; 106 V Gary Crews (apt)

Jesse Krebs was one of the proprietors, with other family members Ernest, Estella, Minnie, and others, of the Krebs Subdivision, which platted the street, Krebs Court, and the lot this house occupies in 1912 (State of Michigan DLEG 1912).

John Ramsey, owner of the house next door at 108, stated this house was built in 1916 at the same time, and that they were originally mirror images of each other (John Ramsey 11-22-16).

Harvey A. Williams was Eaton County surveyor for most of the 1930s, apparently leaving to become clerk for the Eaton County Road Commission (*Lansing State Journal* 1932a; *Battle Creek Enquirer* 1938a; *Battle Creek Enquirer* 1940b)

**107 Krebs. House ca. (1954-62 period/ 1956). Contributing.**

City directories have no entry for this address in 1954, and first assign an address to this location in 1962, when it was occupied by Grant Duncan, and in 1966 by Helen T. Duncan.

**108 Krebs. Ernest A. Krebs House ca. (1916; 1980s?). Non-Contributing.**

City directories occupants:

1913 Ernest A. Krebs  
1926 Ernest A. Krebs, Minnie Krebs  
1929 Estella Krebs  
1935 Ernest A. Krebs

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1940 Ernest A. Krebs

1944 Ernest A. Krebs

1954 Minnie Krebs

1962 Minnie Krebs

1966 Vacant

**112 Krebs. House (1966). Contributing.**

City directories occupants:

1962 Mary A. Hiltner

1964 vacant

1966 vacant

**114 Krebs. House ca. (1904-11 period / 1860s? / 1980s?). Contributing.**

City directories occupants:

1904 no entry

1913 W. H. Hartsock

1926 W. H. Hartsock

1929 W. H. Hartsock

1935 W. H. Hartsock

1940 Harold G. Kimmel

1944 Harold G. Kimmel

1954 Dorance & Donald Marple

1962 Dorance & Donald Marple

1966 Dorance W. Marple

W. (William) H. Hartsock is listed as a blacksmith in the 1916 city directory (Wilmer Atkinson 1916: 174).

Harold G. Kimmel and his wife, Patricia, owned Pat and Harold's Bar & Grill prior to 1981, and Harold had also worked as a supervisor at Wilcox-Gay in Charlotte and Baker Chair Co. in Grand Rapids (*Battle Creek Enquirer* 1993; *Battle Creek Enquirer* 2001).

**205 Krebs. House ca. (1950-54 period). Contributing.**

City directories list no entry for this address in 1944 and first assign an address to this location in 1954, when it was occupied by Dewey Scott, who also occupied the house in the 1962 and 1966 editions. His obituary describes him as a former mechanic and fire chief (*Lansing State Journal* 1985).

**E. LAWRENCE STREET**

**101 E. Lawrence. Peoples Savings & Loan Building/now Baryames Cleaners (1968). Non-Contributing.**

Peoples Savings & Loan had a series of newspaper ads in the early-to-late 1970s at this address.

**108 E. Lawrence. Building (1927-50 period; early 1930s). Contributing.**

City directories list the occupants:

1929 no entry

1935 Dutch Lunch

1940 Dutch Lunch & Restaurant; Vernon L. Wolcott

1944 Dutch Lunch; Delbert R. Neal

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1954 Town House Restr.

1962 Town House Restr.

1966 Town House Restr.

**109 E. Lawrence. Sampson Hall / Kellogg's Opera House/Christensen's (1867; 1936, 1961?). Contributing.**

City directories occupants:

1904 (107) Thomas Opera House

1913 Temple Theatre

1921 109 Regent Theater; 105 V - 109 V Thomas Opera House

1926 Regent Theatre

1929 Vacant

1935 no entry

1940 107-109 Packard's Furniture Store

1944 107-109 Packard's Furniture Store

1954 107 (109) Packard's Furniture Store

1962 107 (109) Christensen's Furniture

1966 107 (109) Christensen's Furniture

**111 E. Lawrence. Charlotte Municipal Building. (1975). Robert Cain, Kalamazoo, Architect, Terhorst Rinzema Construction Co., Grand Rapids, Contractor. Non-Contributing.**

**112 E. Lawrence. Building (1904-11 period / 1907). Contributing.**

City directories occupants:

1913-21 Charlotte Steam Laundry

1926 Goldsmith & Waddell

1929 L. H. Goldsmith & Co., tires

1935 L. H. Goldsmith, garage

1940-44 Braden Auto Service, repair

1954-66 Carpenter Calendar Co. (J. F. Carpenter)

The 1925 state gazetteer has the Goldsmith and Waddell garage in Charlotte (Polk 1925: 335). In 1915 Goldsmith had been selected as one of the directors of the newly formed Automobile Business Association of Grand Rapids (*MMFR* 1915a: 6).

In 1963 the Carpenter Calendar Co. was here, acquired by Jay F. Carpenter in 1927 from B. J. Lowery, and he later expanded to advertising specialties (*Charlotte Republican-Tribune* 1963: 6).

**114 E. Lawrence. Charlotte Republican Building (1911-18 period?). Non-Contributing.**

City directories occupants:

1913 Charlotte Republican

1921 Charlotte Republican

1926 Charlotte Republican

1929 Johnson Auto Sales

1935 H. M. Parish & Son

1940 Field's Fine Food Restr.

1944 US Selective Service Bd. No 1

1954 Eaton Co. Bureau Social Aid

1962 Harry Hannah MD

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1964-66 LDS Office Supply

Homer M. Parish had a listing under plumbing and tinning in the 1916 directory (Wilmer Atkinson 1916: 13, 188) and is at 114 Lansing in the 1921 city directory.

**118 E. Lawrence. Building (ca. 1904-11 period). Non-Contributing.**

City directories occupants:

1913 Joseph A. Fritz (also here in advertisement in 1917 directory as Buick agency)

1921 advertisement here for Curtiss-Rand Auto Co. (F. H. Curtiss, J. H. Rand), Essex and Hudson agencies; 118 V C. Austin Clemons, listed under the heading Carriage & Auto Painting

1926 Bosworth Auto Co.

1929 no entry - but 116 is Johnson Auto Sales

1935 Bloomquist Garage

1940 J-B-R Motor Sales

1944 Rickerd Motor Sales autos

1954 vacant

1962 vacant; (118 V?) Eaton Co. Bureau of Social Aid

1964-66 Volunteers of America

**120 E. Lawrence and 102-06 S. Washington. W. Shaull Building (1909). Contributing.**

City directories list the Lawrence Street occupants variously as 120, 120-122 and 122 E. Lawrence (see below for side street 102-104-106 S. Washington):

1913 (120) Donovan & Son, James H. Shaull; Clarence V. Roblin; (122) Donovan & Son

1917 (120) P. J. Wilson garage

1921 (120-122) Price J. Wilson agricultural implements, Price J. Wilson Oakland & Nash agencies  
 John Henry garage in rear

1926 no entries

1929 (122) Reliance Auto Sales

1935 (122) Simpson & Holden Gas Station

1940 (122) Thomas R. Bruce Auto Repair

1944 (122) Van Sickle Motor Sales;

(122 V) Charlotte Lodge No. 597 LOM

1954 (120) Mel's Gift Shop;

(122) Fowler's Used Appliance

1962 (120) Hobart Skinner Appl Repair; Foster Bottle Gas

(122) Vacant

1966 (120) Ron's Pizza Palace

(122) Vacant

Warren Shaull appears to have built the building here at 120 E. Lawrence in 1909 (First Congregational Church 1941: 12). Warren Shaull had a grocery as early as 1895, in 1904 is at 113 S. Cochran and for decades was in business at 133 S. Cochran. Shaull's family arrived in Eaton County in 1866, and he opened a confectionary store in 1880, to which he added groceries, developing it "into one of the leading groceries of the city" (MHPA 1908: 542-43). Shaull is in 1907 Polk's state gazetteer listed as grocer and baker, had an advertisement in the Charlotte High School yearbook, the *Delphian*, in 1915, and is listed as a baker and grocer in a 1916 directory (Polk 1907: 544; *Delphian* 1915; Wilmer Atkinson 1916: 172, 183).

In 1914 James and Grover Shaull invented an automobile "self-starter" that they patented, which led a manufacturing trade journal to state, "Charlotte has a new industry" (*MMFR* 1914: 17). In 1916, the Shaull & Lamont garage (Wilmer Atkinson 1916: 182) was an agent for Saxon motor cars.

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Robert Donovan had an auto garage at 120-122 E. Lawrence in the early 1900s (Campion 2016). In 1912 Donovan began selling light vehicles before opening Donovan & Son Motor Garage and Auto Livery, "one of the best largest and best equipped in the city." It repaired all makes of vehicles and was the agent for Maxwell, Buick and Oakland (Moore 1915: 1143-1144).

A 1915 newspaper article reported that V. C. Roblin, former register of deeds, had opened a real estate office and automobile agency in Charlotte (*Lansing State Journal* 1915b).

Price J. Wilson had an advertisement as agent for Oakland and Nash agencies here (120-122) in the 1921 city directory. Previously, in the 1917 directory, he was listed under both agricultural implements and as an agent for Oakland automobiles at 231 S. Washington, having purchased the R. J. Garber & Son business and warehouse in 1912 (Newark 1913: 34).

John Henry is listed under Garages in the 1921 city directory with a location in the rear of 120-122 E. Lawrence.

City directory listings for 102-104-106 S. Washington:

1913 no entry		
1926 no entry		
1929 no entry		
1935 no entry		
1940 102 no entry	104 no entry	106 Charlotte Brake Service auto reprs
1944 no entries		
1954 102 no entry	104 Wilson Tire Service;	106 no entry
1962 102 no entry	104 J & W Motors;	106 no entry
1966 102 S. S. Abrasive		

**205 E. Lawrence. Dick's Restaurant Building (ca. 1948). Contributing.**

City directories occupants:

1944 no entry  
 1954 Dick's Restaurant  
 1962 Dick's Grill  
 1966 Dick's Grill

**209 E. Lawrence. House (1895-1904 period). Contributing.**

City directories occupants:

1904 no entry	
1913 Rev. Robert J. Slee	
1926 James H. Shaul	
1929 Jas. H. Shaul	
1935 Jas. H. Shaul	
1940 Jas. Shaul; Cecil Hay	
1944 Jas. Shaul; Cecil Hay	
1954 Thomas Nichols, Munroe Gardner;	209 ! Mary Moynahan, vacant
1962 Geo. Wilson, Thos. H. Nichols;	209 ! Marion Woods, vacant apt, John Boner
1966 Geo. Wilson, D.O., Anne M. Nichols; Jas. G. Poynter, Bruce Helton	
	209 ! Marion M. Woods, Robert L. McDermid

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In 1914 James and Grover Shaul invented an automobile "self-starter" that they patented, which led a manufacturing trade journal to state, "Charlotte has a new industry" (*MMFR* 1914: 17).

**210 E. Lawrence. Lawrence Avenue Methodist Episcopal Church (1903; 1960s educational wing). Claire Allen, Architect, Jackson. Prindle Brothers, stonework, and William Greensmith, Mason. Contributing.**

**219 E. Lawrence. R. S. Spencer House (1895-1904 period). Contributing**

City directories occupants:

1904 Russell Spencer

1913 Russel (*sic*) S. Spencer

1926 Russel Spencer

1929 Russel Spencer

1935 Russel S. Spencer; Ralph Cowan

1940 Mrs. Mary H. Spencer; Ralph W. Cowan

1944 Mrs. Mary H. Spencer; Ralph W. Cowan

1954 Ralph Cowan

219 Y William Webster

1962 Ralph Cowan

219 Y vacant

1966 Ralph W. Cowan

**221 E. Lawrence. Baum's Standard Service Station (1922?; 1927-50 period; 1990s?). Contributing.**

City directories occupants:

1926 No entry

1929 "NW Corner" (of Lawrence) Standard Oil filling station

1935 Standard Oil filling station at 225

1940 Baum Standard Station filling sta.

1944 Baum Standard Station filling sta.

1954 A. D. Baum Serv. Sta.

1962 Baum Serv. Sta.

1966 Baum Standard Service Station

**301 E. Lawrence. George W. Rowley House (1895-1904 period). Contributing.**

City directories occupants:

1904 George W. Rowley; Elizabeth McKinnon, teacher; Winifred Skelton, music & drawing

1913 George W. Rowley

1926 Mrs. Rebecca D. Berg

1929 Mrs. Rebecca D. Berg

1935 Mrs. Rebecca D. Berg

1940 Geo L. Lord chiropractor

1944 Walter E. Lampson; Douglas W. Dossett

1954 vacant

1962 Edith Montgomery

1966 Edith K. Montgomery

**302 E. Lawrence. Orrin E. Packard House (pre-1895; 1880s?). Contributing.**

City directories occupants:

1904 (Lansing State Rd.) O. E. Packard, Louise Packard, state clerk, Ted Packard, student

1913 O. E. Packard



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1926 O. E. Packard  
1929 O. E. Packard  
1935 O. E. Packard  
1940 Orrin E. Packard  
1944 Orrin E. Packard  
1954 O. Packard  
1962 Eliz L. Packard  
1966 Orrin E. Packard Jr.

**306 E. Lawrence. Albert E. Murray House (pre-1895; ca. 1880s). Contributing.**

City directories list the occupants:

1904 Albert Murray  
1913 Albert E. Murray  
1926 Albert E. Murray  
1929 Albert E. Murray  
1935 Albert E. Murray  
1940 Mrs. Minnie L. Murray  
1944 Mrs. Minnie L. Murray  
1954 John McNaughton, James E Frazier, John B. Bumps, Harold Mahler, Lester Teeny  
1962 Vacant House  
1966 Jerry A. Zerba; Vern Sharp (apt), Audrey Winchell (apt)

**311 E. Lawrence. House (1895-1904 period). Contributing.**

City directories occupants:

1904 no entry  
1913 no entry  
1926 Fred E. Van Orsdale  
1929 Fred E. Van Orsdale  
1935 Fred E. Van Orsdale  
1940 Fred E. Van Orsdale  
1944 Fred E. Van Orsdale  
1954 Edith Markham  
1962 Vacant  
1966 No entry

Fred E. VanOrsdale had a 1921 city directory listing under the heading Billiards & Pool at 216 S. Cochran Street, which was commonly known as Fred's Place.

**312 E. Lawrence. Albert M. Barber House (pre-1895; ca. 1890). Contributing.**

City directories occupants:

1904 Albert M. Barber  
1913 Albert M. Barber  
1926 William Diehl  
1929 Winston L. Stone, Rev  
1935 Rev. Geo. A. Mooers  
1940 Rev. Leon W. Manning  
1944 Rev. Wm. E. Backett

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1954 Lowell Reed, Reed Photographs  
1962 Reed Photographers, Lowell Reed  
1966 Reed Photographers, Lowell R. Reed

Lowell R. Reed graduated in 1928 from the Dana School of Music in Warren, Ohio, and attended the Winona School of Photography in Winona, Indiana, after which he taught instrumental music in the Battle Creek schools prior to moving to Charlotte in 1947 and opening the Reed Photography Studio with his wife, Donna. He was located at 145 Y S. Cochran Ave. before moving here to Lawrence Avenue in 1952. In 1961 he was elected president of the Michigan Photographers Society (*Battle Creek Enquirer* 1998b; *Charlotte Republican-Tribune* 1963: 122).

**317 E. Lawrence. George H. Moll House (pre-1895). Contributing.**

City directories occupants:

1904 no entry  
1913 Roderick Hughes  
1926 John P. Grimes  
1929 Mrs. E. Florence Brugh  
1935 John P. Grimes  
1940 John P. Grimes  
1944 Kay C. Bly  
1954 Kay Bly  
1962 Kay Bly  
1966 Kay Bly, John Bly

Kay C. Bly's (1917-2003) obituary states he was a Michigan Department of Transportation foreman (*Lansing State Journal* 2003).

**319 E. Lawrence. Charles B. Lamb House (pre-1895 / 1889). Contributing.**

City directories occupants:

1904 no entry  
1913 Charles B. Lamb  
1926 George M. Fenn Jr.  
1929 Geo. Fenn Jr.  
1935 vacant  
1940 Hayes-Green Memorial Hosp. nurses home  
1944 Hayes-Green Memorial Hosp. nurses home  
1954 Nurses Home  
1962 Eaton Co. Health Dept.; Eaton Co. Zoning Commission  
1966 Eaton Co. Health Dept.; Eaton Co. Zoning Commission

George M. Fenn was junior partner in the Charlotte grocery firm of Church & Fenn from 1899 to 1902. In 1902, he patented a machine that bent scythe snaths, and its production at the Charlotte Bending Works, which became Fenn Manufacturing Co. in 1904, grew into "one of the more important industries in Charlotte" (Lowrey 1907: 15). By 1918 the adjacent L. H. Shepherd Grain, Bean & Milling Co. at 421 N. Cochran Street, expanded across the Fenn property and replaced its buildings (Sanborn 1918). Fenn was mayor of Charlotte in 1921 (Charlotte History 2016c).

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**320 E. Lawrence. Frank Hooker House (pre-1904; c. 1870s). Contributing.**

City directories occupants:

1904 Mrs. Martha Long, Bertha Long  
1913 Mrs. Martha J. Long  
1926 Vacant  
1929 Cash Beechler  
1935 Cash R. Beechler  
1940 Cash R. Beechler  
1944 Cash R. Beechler  
1954 Cash R. Beechler  
1962 Ethel M. Beechler  
1966 Ethel M. Beechler

Mrs. Martha J. Long was here in 1904 (Davids & Loomis 1904; Lowrey 1907: 35). In 1895, Long had owned a large tract of land on the west side of town west of the Chicago & Grand Trunk Railroad between Stoddard and Harris (Bullock and Taggart 1895: 43).

After 1929, the house was owned by Cash Beechler (1893-1957), owner of the Eaton Theater, built in 1931 at 235 S. Cochran (see entry). In the 1930s he was a director of the Allied Theater Owners of Michigan, a trustee of the Eaton County Bank, and served as mayor of Charlotte from 1933-1936 (Case 1936: 27). During the 1940s Beechler operated a second Charlotte theater, the "B," that was in business a short time at 125 S. Cochran, and in 1950 also opened the Rapids Theater in Eaton Rapids (1944 city directory; *Charlotte Republican-Tribune* 1963: 77; waterwinterwonderland2015).

**327 E. Lawrence. W. B. Otto House (pre-1904; ca. late 1890s). Contributing.**

City directories occupants:

1904 Wm. B. Otto, farmer  
1913 Wm. B. Otto; W. B. Otto & Co.  
1926 Edward Oxford (*sic* Axford)  
1929 Edw. Axford, horse dlr.  
1935 Edward Axford  
1940 Emerson R. Boyles  
1944 Emerson R. Boyles  
1954 Emerson R. Boyles; Bertha Clark  
1962 vacant  
1966 John Chaplin

Emerson R. Boyles, Charlotte High School valedictorian, graduated from the University of Michigan Law Department in 1903, passed the bar and opened an office in Charlotte in 1904, served as a justice of the peace 1907-09, and was county prosecuting attorney in 1913 (Lowrey 1907: 6, 69; Newark 1913: 65). Boyles (1881-1960) was one of Charlotte's most successful attorneys. After serving as prosecuting attorney in 1912-1916, he became a probate judge 1921-1927, then was deputy attorney general for six years, served the Michigan Public Utilities Commission 1935-1936, then served as legal advisor to Michigan governors Frank Fitzgerald and Luren Dickinson, and in 1940 was elected as a justice on Michigan's Supreme Court, which extended until 1956. He also authored the *Michigan Criminal Index*, *Probate Blanks* and the *Probate Manual* as well as supervising the state's *Compiled Laws of 1929* (MSCHS 2017; Bentley Historical Library 2017). He therefore lived in this house while serving as a Supreme Court justice, apparently until his death in 1960.

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**330 E. Lawrence. Shaw-Higby House (Pre-1904 / ca. 1860?; 1880s?). Contributing.**

City directories occupants:

1904 no entry  
1913 Bert Littell  
1926 Horatio A. Higby  
1929 Horatio A. Higby  
1935 Horatio A. Higby  
1940 Horatio A. Higby  
1944 Horatio A. Higby  
1954 Frank Higby  
1962 Hazel Higby  
1966 Hazel C. Higby

Bert Littell, who had been mayor of Eaton Rapids previously, opened up a sauerkraut factory in Charlotte in 1912, and moved to Charlotte that same year (*Lansing State Journal* 1912c). The sauerkraut factory is specifically mentioned a 1913 publication describing the city and its advantages (Lowrey 1913: 21).

**331 E. Lawrence. David C. Hoedemaker House (pre-1904). Contributing.**

City directories occupants:

1904 D. C. Hoedemaker, court stenographer, office and residence  
1913 David C. Hoedemaker  
1926 Mrs. Elizabeth Hoedemaker  
1929 Mrs. Elizabeth Hoedemaker  
1935 Mrs. Elizabeth Hoedemaker  
1940 Mrs. Eliz. Hoedemaker  
1944 Mrs. Eliz. Hoedemaker  
1954 Frances Hasemeier, Duane Lane, Ann Terwilliger, H. Wallace Schauer, W.H. Turner  
1962 Wesley Ruchomaki, Dennis Gorganeer, Marlene Johnson, Larry Curtiss, Carrie Lane  
1966 Wesley Ruchomaki, Marlene Johnson, Yvonne Lehman, Ruth Starks (apts)

**332 E. Lawrence. Frank P. Higby House (1918-27 period). Contributing.**

City directories occupants:

1913 no entry NOTE: 1913 Directory addresses end at 331 E. Lawrence  
1926 no entry  
1929 Frank P. Higby  
1935 Frank P. Higby  
1940 Burleigh R. Downey  
1944 Chas. Schaefer  
1954 William Newton  
1962 William Newton  
1966 Loren J. Swanson

**333 E. Lawrence. Clyde A. Fulton House (1918-26 period). Contributing.**

City directories occupants:

1913 no entry NOTE: 1913 Directory addresses end at 331 E. Lawrence  
1926 Clyde A. Fulton

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1929 Clyde Fulton  
 1935 Mrs. Floyd Shepherd  
 1940 Wm. A. Vance  
 1944 Wm. A. Vance  
 1954 Wm. A. Vance  
 1962 Wm. A. Vance  
 1966 Margaret Vance

Dr. William Alton Vance (1905-1964), son of dentist Dr. William Vance who practiced in Nashville for over 50 years, graduated from the University of Michigan Dental School in 1928 and opened his practice in Charlotte the same year, serving patients for over thirty-six years, and was living here at 333 at the time of his death in 1964 (*Battle Creek Enquirer* 1964a; *Lansing State Journal* 1964a).

**W. LAWRENCE STREET**

**100 W. Lawrence. Eaton County Courthouse (1883-85; rebuilt in same form after 1894 fire); D. W. Gibbs & Company, Architects, Toledo; Miles & Horn, Contractors, Toledo. Masonry and brick work by Bradford Kellogg, interior wood finishing by J. C. (or G?) Fullerton, and decoration by F. A. Grace - all from Charlotte (*Charlotte Republican-Tribune* 1963: 16). The firm Architects Four prepared a 1995 master plan for restoration (Architects Four 1995).**

**103 W. Lawrence. I. M. Strong Dry Goods Store Building (historically addressed as 102-104 S. Cochran ) (1874-75). Contributing.**

City directories occupants (Sanborns address this building as 102-104 S. Cochran) and show no entries for 103 W. Lawrence. For 102-104 S. Cochran:

- 1904 102 Griffin & Graves (Floyd Griffin, Clark R. Graves) boots and shoes; T. C. Rulison machine shop; L. J. Dann attorney, H. S. Maynard attorney, L. H. McCall attorney  
 104 no entry
- 1913 102 J. B. Gibbons, Nettie M. Welch, Lyman M. McCall;  
 104 Postal Tel. & Cable, Harry H. Dyer, Kenneth Searles, Horace S. Maynard
- 1917 102 barber Charles H. Draper, Joseph B. Gibbons optometrist and phonographs;  
 102 V Nettie M. Welch dressmaker, George E. Brackett real estate (also Collections and Loans)  
 104 V attorney Horace S. Maynard, "Lockard Block," O. I. Laird optometrist
- 1921 102 American Railway Express Co. in N V of 102, Postal Telephone & Telegraph (B. O. Blaier mgr) S V of 102, The Hat Shop (Mrs. E. L. Gilmore)  
 "102 %" Dan Hickey news stand  
 102 V Rosslyn L. Sowers attorney, Mrs. May Haynes public stenographer  
 104 V O. I. Laird optometrist
- 1926 102 Akas Bros.  
 102 V Sowers & Cameron, Nettie M. Welch, O. Irvin Laird  
 104 Mrs. Virginia Bricker
- 1929 102-104 Welch Block  
 102 Sugar Bowl  
 102 V Carlisle Radio Service  
 104 Bricker Hat & Art Shop  
 104 V Chas Johnson, O. Irvin Laird, Alice R. Munch Beauty Shop, Nettie M. Welch
- 1936 102-104 Welch Block

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- 102 Sugar Bowl
- 102 ! vacant (basement)
- 104 vacant
- 104 ! J. Karreman (optometrist, later directories, other addresses), Nettie M. Welch, Chas. L. S. Johnson
- 1940 102 Sugar Bowl confrs.
- 102 Nettie M. Welch, Blanche L. Pollock
- 104 Eaton Dry Cleaners
- 104 ! no entries
- 1944 102 Sugar Bowl confrs.
- 102 V Nettie M. Welch, Mrs. Mabel Craig
- 104 no entries
- 104 ! no entries
- 1954 102 Main Sweet Shop
- 102 ! James A. Longcor, Nettie M. Welch, Hazel Wells, Sammy Spagnulo
- 104 no entries
- 104 ! no entries
- 1962 102 Main Sweet Shop
- 102 ! Russell C. Hamilton Photo Service
- 104 no entries
- 104 ! no entries
- 1966 102 Main Sweet Shop
- 102 Ivan E. Harris (apt), Hazel M. Wells (apt)
- 104 no entries
- 104 ! no entries

Griffin & Graves shoe store, here at 102 in 1904, included Floyd Griffin, who, in 1915 with H. R. Strecks, acquired Webster Proud's dry goods store at 139 S. Cochran, which would be in business as Strecks & Griffin (*Lansing State Journal* 1915a). Clark R. Graves later was instrumental in Consumer Power Co.'s purchase of the Charlotte Gas Co. and was serving as manager of the company's Lansing district in 1927 (*Battle Creek Enquirer* 1927c).

The American Railway Express Co. (ARE), here at 102 in 1921, was established by the US government in 1918 when it nationalized America's railways during World War I. Private carriers such as American Express and Wells, Fargo were merged into the new entity, which continued after the war until 1928, when 86 of the nation's railroads bought out the ARE and replaced it with a private company, the Railway Express Agency, which became REA Express in 1960 (Britannica 2016). American Express had offices at 108 S. Cochran in 1904 and 1911 prior to US government ownership and moving the office here to 102 in 1921.

The Postal Telephone & Cable Co. was located here at 104 in 1913 and at 102 in 1921. This company was a major operator of telegraphs in competition with the acknowledged leader, Western Union, with which it consolidated in 1943. The company was founded in 1886 by John W. McKay, who had made a fortune in silver mining out west. He wished to develop a trans-Atlantic cable free of Western Union, and built the Postal network by the purchase of independent telegraph firms. Originally called the Pacific Postal Telegraph Cable Co., it grew sufficiently to achieve a national reach and the Pacific was dropped from the company name. It achieved some success against Western Union, sometimes controlling as much as 20% of the nation's transmissions

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Nonnenmacher 2001). City directories place this company here at 104 in 1913, at 108 S. Cochran in 1917, back here to 102 in 1921, and had moved to 202 S. Cochran by 1940.

Lyman C. McCall, here above 102 in 1904 through 1917, was Eaton County prosecuting attorney in 1893-94 and several times was city attorney, and was a member of the state legislature in 1899 and 1901 (Newark 1908: 63). He lived at 235 N. Cochran (see entry for more detailed discussion).

City directories reveal that Rosslyn L. Sowers had an office at 110 S. Cochran in 1913, was at 102 V S. Cochran in 1921 where he was a partner in Sowers & Cameron in 1926, and is again in sole practice at 111 V S. Cochran in 1929. Sowers lived at 418 N. Cochran in 1926.

Daniel Hickey, here at 102 % in 1921, was at 107 S. Cochran in 1904 with a drug store and billiard parlor, had a listing under Billiards and Pool at 107 E. Lawrence in the 1917 city directory, and lived at 217 N. Oliver in the 1913 directory.

George Akas was proprietor of the Sugar Bowl in the 1940s (*Lansing State Journal* 1943a). He had been in the confectionary business in Charlotte for two years in 1913 when he leased the adjoining building from H. A. Higby for ten years to "conduct a modern candy and ice cream store. A new front will be placed on the store at once" (*Lansing State Journal* 1913a). He lived at 204 W. Harris Street in the 1920s and was in business here until shortly before his death in 1948 (*Battle Creek Enquirer* 1948a).

The Main Sweet Shop was owned by Bruno Spagnuolo for 44 years (*Lansing State Journal* 1966a), located at 132 S. Cochran in the 1930s into the 1940s, with Bruno living above the store at 132 V, and then had his store here at 102 S. Cochran from the 1940s and 1950s, apparently assuming the store space here after George Akas's death in 1948. Bruno and later his son, Sam, lived at 310 E. Lovett Street from the 1940s through the 1960s (see entry).

**105 W. Lawrence. Building (pre-1886). Contributing.**

City directories occupants:

1904 (105-107) E. H. Bailey books and stationery, jewelry

1913 Jacob Summers; James Spears

1926 no entry

1929 Charlotte Cafe; Nadu Bros; 105 V Salvation Army

1935 Charlotte Cafe

1940 Charlotte Cafe restr.; 105 V Geo Akas

1944 Charlotte Cafe

1954 Charlotte Cafe; 105 V Even Nicholas, Ralph Flath, S. A. Southworth

1962 Charlotte Cafe; 105 V Jos. Graybill

1966 Charlotte Cafe; 105 V Jos. Graybill

In 1904 E. H. Bailey was here in 105 and 107, see discussion under 107 W. Lawrence.

The 1916 city directory reveals that Jacob Summers was the proprietor of the Beehive Store, a shoe store at 141 S. Cochran (Wilmer Atkinson 1916: 2, 16). In 1892 he had been postmaster of the village of Chester, in Eaton County (US Secretary of the Interior 1892: 608).

**107 W. Lawrence. Building (Pre-1886). Contributing.**

City directories occupants:

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1904 (105-107) E. H. Bailey books and stationery, jewelry  
 1913 Dick Bowes  
 1921 Charles Parish  
 1926 no entry  
 1929 Chas. Parish, plmbr.  
 1935 Chas. W. Parish;                      107 Y Christian Science Church  
 1940 Frank Bouska & Sons paints;      107 Y J. F. Carpenter Calendar Co.  
 1944 Frank Bouska & Sons paints;      107 Y J. F. Carpenter Calendar Co.  
 1954 Bouska & Son  
 1962 McDonald's Hair Styles  
 1966 Morton's Photo Service;              107 Y Matilde R. Silvas (apt)

Morton's Photo Service Commercial and Portrait was here in 1963 (*Charlotte Republican-Tribune* 1963: 8).

Dick Bowes had a listing under Billiards and Pool and also offered cigars and tobacco here in the 1917 city directory.

Charles W. Parish had a listing in the 1916 directory as a plumber and an advertisement on the back fly leaf (Wilmer Atkinson 1916: 13), and is here at 107 under the Plumbing & Heating heading in the 1921 city directory.

**111-13 W. Lawrence. Building (ca. 1872). Contributing.**

City directories occupants:

1904 111 Yem Lee, laundry  
 1913 111 Geo. W. Sattler  
 1917 111 Frank S. Madison  
 1921 111 Reuben F. Wilkinson  
 1926 111 Reuben Wilkinson;              111 Y Mrs. Harriet Brunger  
 1929 111 Reuben Wilkinson  
 1935 111 no entry  
 1940 111 O. P. Bergeron milk dlr.  
 1944 111 O. P. Bergeron milk dlr.  
 1954 111 no entry                              111 Y vacant  
 1962 111 Behnke & Son Plumbing;      111 Y vacant  
 1966 111 Behnke & Son Plumbing;      111 Y Rose Bowlin

Yem Lee laundry, here in 1904, is located a couple doors down at 119 W Lawrence in 1913.

The 1913 city directory has George W. Sattler as a cigar manufacturer at 111. In the 1917 city directory Carr & Sattler were here under the Automobiles heading as a Paige agency, which appears to indicate that Sattler partnered with Ralph W. Carr next door (see 113 below) for at least a short time.

Frank S. Madison was listed in the 1917 city directory under the heading Paints, Oils and Varnishes.

Behnke & Son Plumbing & Heating was here in 1963. William Behnke purchased the O. P. Bergeron Store formerly used as an egg market ca. 1960 when "it was remodeled into an attractive showroom and office with a beautiful apartment upstairs" (*Charlotte Republican-Tribune* 1963: 46).



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Reuben F. Wilkinson is listed here under the heading Paints, Oils & Varnishes in the 1921 city directory. In the 1931 state gazetteer he is listed as dealing in wallpaper (Polk 1931: 209). In 1906 he had been the manager of the Wilkinson coal mine near Grand Ledge in Eaton County (State of Michigan 1906a: 57). An obituary of his wife stated that Reuben was a Decorator (*Battle Creek Enquirer* 1968b).

Sanborn Map Co. fire insurance maps for 113 (Sanborn 1886, 1890, 1895, 1904, 1911, 1918, 1927, 1950):  
In 1886 this was occupied by a boots and shoe store. In 1890 the library was here. In 1895 a millinery occupied both sides of the building. In 1904 to 1950 the space housed a monument business, variously labeled a marble shop, "monuments," a granite warehouse, and "monuments" again over the years.

City directories occupants:

1904 113 Loomis & Venn marble and granite works; Mrs. Ollie Fields nurse (res),  
113 V N. Hildreth cobbler  
1913 113 Ralph W. Carr  
1926 113 Ruben F. Wilkinson  
1929 113 Carr Granite Co.  
1935 113 R. W. Carr Granite Co.; 113 V James Van Ornum  
1940 113 R. W. Carr Granite Co. monuments; 113 V Robt. C. Carr lawyer  
1944 113 R. W. Carr Granite Co. monuments; 113 V Robt. C. Carr lawyer  
1954 113 R. W. Carr Granite 113 V Robt. Carr lawyer  
1962 113 Carl Rochester; Peter's Clinical Laby.; 113 V vacant  
1966 113 Rochester Ins. Agency; Layton E. Edwards realtor; Peter's Clinical Lab; McDonald's Hair  
Styles

In 1963 McDonald's Hair Styles was in 113 (*Charlotte Republican-Tribune* 1963: 20).

In 1904 this was the location of Loomis & Venn, described as the "pioneer marble works of the city," which moved to the middle of the block here on Lawrence Avenue in 1904, but remained only a year before moving to N. Cochran Avenue (Lowrey 1907: 48). The company was established by Richard Venn and son-in-law George W. Loomis in 1884 and upon the death of the latter, Richard Loomis, who had been a salesman for the firm, succeeded to his father's interest, the same year they moved the shop from Lawrence Avenue (Newark 1908: 69).

Only a year after Loomis & Venn, in 1905, Ralph W. Carr started Carr's Monumental Works here, a monument works and show room, where he carried a large stock of domestic and imported marbles and granites, and by 1913 was employing a dozen men (Lowery 1907: 61; Newark 1913: 38).

**115 W. Lawrence. Eaton County Office Building (ca. 1842?). John Strickland, Mason, Alonzo Baker, Carpenter. Contributing.**

City directories occupants:

1904 Dr. W. H. Rand  
1913 Dr. W. H. Rand; W. W. Stine  
1926 James H. Brown; Bert C. Smith  
1929 Jas Brown, Co. probation officer; Co. Agricultl. Agent Hans Karder  
1935 no entry  
1940 State Bureau of Social Aid  
1944 Co. Child's Welfare Serv.  
1954 Co. Child's Welfare Serv.

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1962 Eaton Co. Children's Service

1966 Eaton Co. Investigator, Friend of the Court

**119 W. Lawrence. Building (pre-1886). Contributing.**

City directories list the occupants:

1904 no entry

1913 Lem Yee

1917 Chin Kee (under directory Laundries heading)

1926 Grover C. Wellman; 119 V Grover C. Wellman

1929 Grover C. Wellman

1935 Quality Tire Shop

1940 Jay's Sandwich Shop rest.

1944 Jay's Sandwich Shop rest.

1954 Jay's Sandwich Shop rest.

1962 Jay's Grill

1966 Jay's Sandwich Shop

Yem Lee laundry, here in 1913, had moved from 111 W. Lawrence, where it had been located in 1904. In 1918, Charlotte was the home of "one Chinaman," "Chin King," who almost certainly is the occupant of this building in 1917, and was commended for his purchase of thrift and war savings stamps (*Lansing State Journal* 1918a).

**121 W. Lawrence. Eaton County Abstract Building (ca. 1925). Contributing.**

City directories occupants:

1913 vacant

1926 Eaton Co. Abstract Co; Stanley A. Stealy

1929 Eaton Co. Abs. Co.; Claude Chappell, civil engineer

1935 Eaton Co. Abs. Co.; Claude Chappell, civil engineer

1940 Eaton Co. Abstract Co.; Claude E. Chappell civ. Eng.

1944 Eaton Co. Abstract Co.; Claude E. Chappell civ. Eng.

1954 Eaton Co. Abstract Co.

1962 Eaton Co. Abstract Co.

1966 Eaton Co. Abstract Co.

**125 W. Lawrence. Building (1925, 1934, 2000?). Non-Contributing.**

City directories occupants:

1926 no entry

1929 Community Oil

1935 Community Oil Co.

1940 Community Oil filling sta.

1944 Community Oil filling sta.

1954 Community Oil filling sta.

1962 Community Oil filling sta.

1966 Community Oil filling sta.

**206 W. Lawrence. Alonzo and Dr. Mary Green House (1880; 1911-18; 1941; 1955). All Parts Contributing.**

City directories occupants:

1904 Dr. Mary Green, physician, office and residence

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1913 Frank Town  
1926 Frank Town  
1929 Frank Town  
1935 Franklin M. Town; Frank B. Town  
1940 vacant  
1944 Burkhead Funeral Home; Donald M Burkhead  
1954 Donald Burkhead, Russell Mursch, Burkhead Funeral Home  
1962 Burkhead Cheney Funeral Home, Donald M. Burkhead  
1966 Burkhead Cheney Funeral Home, Irma I. Burkhead

**221 W. Lawrence. House (1904-1911 period). Contributing.**

City directories occupants:

1904 Mrs. David Barr, boarding house  
1913 David Barr  
1926 Mrs. Jane Barr  
1929 Wm. C. LaMont  
1935 Wm. C. LaMont  
1940 Wm. C. LaMont  
1944 Vacant  
1954 H. H. Curtice  
1962 Harold H. Curtice  
1966 Edward G. Foster

A 1918 newspaper note on the death of David Barr describes him as "a prominent resident of this city for many years" (*Lansing State Journal* 1918b).

In 1915 a trade journal reported that "Shaull & LaMont, Charlotte, Mich., are having a new garage built, which will be 100x150 feet and have room for more than 100 cars" (*Motor World* 1915: 32). This building was apparently constructed at 120 E. Lovett Street (see entry). The 1917 state gazetteer has an entry for Shaull & Lamont automobiles (Polk 1917: 325), and that same year the 1917 city directory under automobile dealers has an advertisement for George L. Shaull at 118 E. Lovett as a Reo agency. Shaull soon afterwards "took the Ford agency and the firm for many years was Shaull-LaMont" (*Charlotte Republican-Tribune* 1963: 75). However, a 1919 trade journal reported that William C. Lamont "had returned to the Capital Auto Company's organization, having been previously identified with the concern's sales forces" (*MMFR* 1919: 29). Shaull apparently had the mechanical expertise and LaMont was the salesman.

LaMont moved to this house from just down the block at 113 S. Sheldon, where he was living at the time of the publication of the 1926 city directory,

H. (Harold) H. Curtice was president of Curtice Buick, which had an ad in the 1954 city directory for the business at 241 S. Cochran Street. He had purchased the Robinson Buick agency in 1952 (*Lansing State Journal* 1952a).

**E. LOVETT STREET**

**114 E. Lovett. Tribune Building (1890-95 period). Contributing.**

City directories occupants:

1904 Charlotte Tribune; Grace Bush, dressmaking shop

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1913 Charlotte Tribune; LeRoy R. Smith  
1926 Charlotte Tribune  
1929 Charlotte Tribune  
1935 Charlotte Republican Tribune  
1940 no entry but Charlotte Republican is listed at 116 E. Lovett  
1944 Charlotte Republican Tribune  
1954 Republican Tribune, Mich. Local Board #23  
1962 McGrath-DeFoe Co., Republican Tribune; 114 V US Selective Service  
1966 Charlotte Republican Tribune; 114 V McGrath-DeFoe Co.

LeRoy Smith was an optometrist and optician who arrived in Charlotte and set up shop in the Tribune Building in 1908, was still at 114 V E. Lawrence in the 1917 city directory, had an ad in the 1926 city directory, and later moved to 218 V S. Cochran Street by the time of the 1929 city directory (Newark 1913: 58).

**116 E. Lovett. Joseph Yates Hardware Building (1895-1911 period?; front rebuilt 1950s). Contributing.**

City directories occupants:

1904 James McGill, machine shop; Mrs. E. A. Hodges res.  
1913 James A. McGill, Eugene D. Treadwell  
1917 James A. McGill (under listing of Bicycles and Repairing)  
1921 James A. McGill (under listings of Bicycles and Repairing and Hardware)  
1929 Joseph Yates Hardware  
1935 Joseph Yates Hardware Co  
1940 Charlotte Republican Tribune; McGrath-DeFoe Co. publr.; Jos. M. Yates Hdw.  
1944 Jos. Yates Hdw.; Orel K. Mapes mach.  
1954 Yates Hardware  
1962 Yates Hardware  
1966 Yates Hardware

City directories reveal that in 1944 Orel K. Mapes was a machinist at this address.

**120 E. Lovett. Shaull & Lamont Automobile Building (1911-18 period; 1915). Contributing.**

City directories occupants:

1913 no entry for 120-122 but Shaull & LaMont are at 118  
(apparently the new building at 120-122 replaced the 118 address present in earlier directories)  
1926 Charles M. White  
1929 Charles White autos; Dodge Bros. Motor Cars & Trucks  
1935 White's Garage  
1940 Edw T. Shedleski bowling alley  
1944 Geo. W. Field bowling  
1954 Charlotte Recreation  
1962 Porter's Warehouse  
1966 Cushion & Cue

Charles M. White, garage, is not in the 1917 state gazetteer but does appear in the 1925 edition, and in 1931 he is listed as Charles M. White, autos (Polk 1925: 336, 1931: 209). He is also in the 1921 city directory at 118 E. Lovett as a Dodge agent at the same time the Curtiss-Rand Auto Co. (F. E. Curtiss and J. H. Rand) is listed under Garages at this address. A 1919 mention in a trade journal noted the creation of the partnership and that it would

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be a Buick agency (*Motor World* 1919: 31). In the 1926 edition Charles M. White is at this address. An informant interviewed 11-20-16 in association with 116 E. Lovett stated that "Mohawk floorscapes" space at this address previously had housed a semi-truck repair business.

Charles White lived close to his business, residing at 201 E. Lovett, according to the 1926 and 1929 city directories. The 1921 city directory had him as an agent for Dodge Brothers automobiles.

The 1921 city directory has Max Goodrich, under the heading Garages, located at the rear of 118 E. Lovett.

The 1940 city directory has the Edw. T. Shedlesky bowling alley here, which was also called the Charlotte Recreation bowling alleys (*Battle Creek Enquirer* 1941a). Mr. and Mrs. George Field acquired this property from Shedleski later in 1940 and opened their Charlotte Recreation bowling alleys on September 1, 1940, with "completely reconditioned" alleys and a redecorated interior, later selling the business to Mr. and Mrs. Charles Martens in 1958 (*Battle Creek Enquirer* 1944b, *Battle Creek Enquirer* 1958b). The lanes apparently closed after 1960 when the Martens built the new Char-Lanes recreation center on West Lawrence Street west of the M-78 / M-79 intersection (*Lansing State Journal* 1960).

**124 E. Lovett. Building (1927-50 period / ca. 1947). Non-Contributing.**

City directories occupants:

1940 Don B. Ells, Printer  
1944 Don B. Ells, Printer  
1954 Self-Service Laundry  
1962 The Wash Basket  
1966 Skinner Appliance & Repair; The Wash Basket (rear)

**201 E. Lovett. House (Pre-1886). Contributing.**

City directories occupants:

1904 no entry  
1913 vacant  
1919 N. C. Kraft  
1926 Charles M. White  
1929 Charles M. White  
1935 Mrs. Ora M. White  
1940 Mrs. Ora M. White  
1944 Mrs. Ora M. White  
1954 Mrs. Ora M. White  
1962 Mrs. Ora M. White  
1966 Leon Carey

N. C. (Noah) Kraft, after having his barber shop and Bath Room at 107 S. Cochran in 1917 through 1929 city directories, moved to 139 S. Cochran by the time of the 1935 city directory. The 1921 city directory has an advertisement for N. C. Kraft, proprietor of the D-K Cigar Store, "Barber Shop In Connection."

A note in a 1919 newspaper reported that W. C. LaMont had sold the house at the corner of Lovett and Washington streets, occupied by Mr. and Mrs. N. C. Kraft, to Charles M. White (*Lansing State Journal* 1919d). Like LaMont, Charles White was in the automobile business and lived close to his place of work - in the 1926 directory his business is at 120 E. Lovett (formerly owned by LaMont, see entry), which in 1929 is listed as

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Charles White autos, Dodge Bros. Motor Cars & Trucks, and in 1935 as White's Garage. The 1921 city directory had him as an agent for Dodge Brothers automobiles, while the 1925 state gazetteer also lists him as having a garage, and the 1931 edition has him as "autos" (Polk 1925: 336, 1931: 208).

**202 E. Lovett. Grace Church / First Church of Christ Scientist (1888-1895 period / ca. 1885; 1990s?). Non-Contributing.**

City directories occupants:

1904 no entry  
1913 First Church of Christ (Scientist)  
1917 First Church of Christ (Scientist)  
1926 no entry  
1929 Vacant  
1935 Ripley Implement Barn  
1940 Darrald J. Denison farm implements  
1944 Darrald J. Denison farm implements  
1954 First Lutheran Ch.  
1962 First Lutheran Ch.  
1966 First Lutheran Ch.

Grace Church was a Protestant Episcopal mission established in 1888, which by 1895 had a congregation of 120 members and a chapel valued at \$3500 (Protestant Episcopal Church 1895: 112). A note in diocese records confirms the church was built before 1890 (Protestant Episcopal Church 1890: 54).

The Christian Science society was organized in Charlotte in 1903 and formally established in 1905. They purchasing this existing church building in 1906, redecorating it and adding a heating plant (Lowrey 1907: 64).

Darrald J. Denison (1892-1976) operated a store in Charlotte between 1933 and 1943 (*Battle Creek Enquirer* 1968d).

The church was apparently renovated when the First Lutheran Church occupied it ca. 1950 after it had served as a farm implement store for about two decades, and achieved its present appearance after the LDS church occupied it in recent years.

Charlotte's Reorganized Church of Jesus Christ of Latter Day Saints that meets here today was organized as a mission in 1951 at a meeting in the home of Elder Harry and Pearl Carlisle, 223 N. Washington, which is also in the historic district (*Lansing State Journal* 1977).

**205 E. Lovett. House (Pre-1886). Contributing.**

City directories occupants:

1904 Samuel Robinson  
1913 Reuben V. Rank  
1926 Mrs. Edith Rank  
1929 Mrs. Edith Rank  
1935 Mrs. Edith Rank  
1940 Mrs. Edith A. Rank  
1944 Geo. Field  
1954 Nelson Waddell

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1962 Josephine Waddell

1966 Josephine Waddell

In 1916, a trade journal reported, "Reuben V. Rank has purchased the south end grocery of E. I. Fast and taken possession" (*Trade* 1916a: 12). (The 1926 city directory has a South End Grocery at 600 S. Cochran Street.) In the 1921 city directory he is listed under the Grocers heading at 105 S. Cochran, and is listed as a grocer in the 1921 and 1925 state gazetteers (Polk 1921: 324, 1925: 324). However, it is possible Rank died in 1925, because a classified ad from that year by Mrs. R. V. Rank offers a wide range of grocery fixtures for sale, apparently indicating the store had gone out of business, and in the 1926 city directory only Mrs. Edith Rank is listed (*Battle Creek Enquirer* 1925a).

Mr. and Mrs. George Field acquired the bowling alleys at 120 E. Lovett in 1940 (see entry), and opened their Charlotte Recreation bowling alleys on September 1, 1940, later selling the business to Mr. and Mrs. Charles Martens in 1958 (*Battle Creek Enquirer* 1944b, *Battle Creek Enquirer* 1958b).

**209 E. Lovett. House (Pre-1886). Contributing.**

City directories occupants:

1904 Will Birt, carpenter

1913 Howard A. Blackmar

1926 Wayne Rochester

1929 Wayne Rochester

1935 Wayne Rochester

1940 Wayne Rochester

1944 Wayne Rochester

1954 Wayne Rochester; Forrest Rochester

1962 Forrest Rochester

1966 Wayne Rochester

Howard A. Blackmer was one of Charlotte's early druggists. In 1905 a trade journal stated that "Howard A. Blackmar has again entered the drug business in Charlotte after an absence of seven years. Before he went away, he conducted a pharmacy in the city for ten years" (*Pharmaceutical Era* 1905: 666). He apparently had left Charlotte to open a pharmacy in Owosso in 1899 (*Druggists Circular* 1899: xix). Blackmer's (1849-1921) obituary describes him as "a prominent resident" of Charlotte, who had arrived in the city in 1868 to clerk in the G. V. Collins drug store, later purchasing the Charles M. Aspinall drug store that he later sold to James H. Bryan (112 S. Cochran, see entry) (*Lansing State Journal* 1921c).

Wayne Rochester (1898-1965) was a postal clerk in Charlotte for 47 years until his death in 1965 (*Battle Creek Enquirer* 1965a), having resided here for four decades.

**210 E. Lovett. House (1895-1904 period). Contributing.**

City directories occupants:

1904 Henry Heilway, owner billiard hall, Marie Heilway, clerk

1913 Henry Wm. Heilway

1926 Ralph S. Stine

1929 Ralph S. Stine

1935 Mrs. Jessie G. Stine

1940 Harold M. Dunn; Mrs. Jessie G. Stine

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1944 H. M. Hobby  
1954 Geo Constable, Jessie Stine  
1962 Emma Walter, Wilma Walter; 210 V Jessie Stine  
1966 Stella Kline

In 1904, Henry Heilway, who was here in 1904 through 1913, owned a billiard hall at 211 S. Cochran.

Ralph S. Stine (1873-1933) had been Judge of Probate for six years when he lost the election in the Democratic landslide in 1932, and, despondent in his inability to find work, committed suicide here in his home. He had previously been a bookkeeper for the Hancock Co. and was probate register under Judge Emerson Boyles (*Lansing State Journal* 1933a; *Battle Creek Enquirer* 1933c). Jessie G. Stine was Probate Register from 1924 until 1932 (apparently under her husband), worked two years for the Michigan Department of Revenue and also had a dress shop at 102 S. Cochran Street in Charlotte in the 1940s and 1950s (city directories variously identify it as Mrs. Jessie G. Stine Women's clothing, the Jessie Stine Frock Shop, and the Jessie G. Stine Shop), and was residing here at the time of her death in 1967 (*Battle Creek Enquirer* 1967a).

**212 E. Lovett. House (Pre-1895). Contributing.**

City directories occupants:

1904 Mrs. Maggie Collins  
1913 Allison A. Hill  
1926 Miss Hattie Snow  
1929 Miss Hattie Snow  
1935 Miss Hattie Snow  
1940 Don B. Ells  
1944 Don B. Ells; Wm. A. McKeag  
1954 Ora Hoag, Jessie Rank  
1962 Richard Johnson; 212 V Herbert Stacey  
1966 Richard J. Johnson

Hattie Snow was the sister of Mrs. Allison A. Hill, who died in 1923 (*Lansing State Journal* 1923d). In 1906, the *Detroit Free Press* claimed that Hattie Snow, who had previously been employed as a bookkeeper for John C. Potter, the largest peppermint grower in Eaton County, had the largest woman-owned and supervised peppermint farm in the state, employing eighteen men on 110 acres 1 V miles east of Charlotte (*Detroit Free Press* 1906a). She later was head bookkeeper for the O. E. Packard mills for many years (*Battle Creek Enquirer* 1921). When living here at 212, she ran for the office of Charlotte city treasurer in 1928, but was defeated by a margin of two votes out of 1,000 cast (*Lansing State Journal* 1928a).

Don B. Ells, a "bachelor and retired printer" was living here with his sister Ora Hoag when he died in 1948 (*Battle Creek Enquirer* 1948c). His printing shop was at 124 E. Lovett (demolished).

**217 E. Lovett. House (1911-18 period). Contributing.**

City directories occupants:

1913 Mrs. Marion Tremaine  
1926 Vern H. Cooper  
1929 Chas. Cooper  
1935 Mrs. Louise Cooper  
1940 Mrs. Louise Cooper



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1944 Mary A. Cooper

1954 Merritt Dillin

1962 Marion Dillon

1966 Marion L. Dillon

Mrs. Marion Tremaine - see discussion under the house next door, 221, which follows.

Vern H. Cooper (1857-1936), a life-long resident of Eaton County and "well-known" Kalamo Township farmer, moved to Charlotte in 1929 to live with his daughter-in-law, Mrs. Vern Cooper, here at 216. He spent many hours watching the trains through Charlotte, but was deaf, and was killed when struck by a Michigan Central passenger train (*Lansing State Journal* 1936).

**218 E. Lovett. House (Pre-1895). Non-Contributing.**

City directories occupants:

1904 Charles Waltersdorf (city marshal)

1913 Wm. Jordan

1926 Levi J. Raidle

1929 Levi J. Raidle

1935 Levi J. Raidle

1940 Clarence L. Kiplinger

1944 Clarence L. Kiplinger

1954 Merrel, Leland & Neal Williamson

1962 Merrel & Leland Williamson

1966 Merrel Williamson

William Jordan moved to Charlotte in 1892, is listed in the 1895 Eaton County atlas as a grocer, was a notary public, and was a Supervisor for the 1<sup>st</sup> District in city government for over ten years before 1913, when he appears in the Eaton County atlas (Bullock *et al.* 1895: 80; Lowrey 1907: 4; Newark 1908: 75, 1913: 58; Ogle 1913: 26). While living here, in 1915 Jordan was serving his 25<sup>th</sup> year as a member of the board of supervisors and was the board's chairman (*Lansing State Journal* 1915d).

Levi J. Raidle, formerly in the real estate business with Andrew J. Thompson as Thompson & Raidle, in partnership with Howard O. Tolbert purchased Leonard's livery barn on S. Washington Ave. from the estate of D. L. Tremaine, who ran his hack and livery service there, which they remodeled into a garage with a capacity of one hundred automobiles, and from which they also ran their Maxwell agency and sold used auto parts (*Lansing State Journal* 1923e).

**220 E. Lovett. Reuben S. Smith House (1911-18 period). Contributing.**

City directories occupants:

1913 no entry

1926 Reuben S. Smith

1929 Reuben S. Smith

1935 Reuben S. Smith

1940 Reuben S. Smith

1944 Reuben S. Smith

1954 Reuben S. Smith

1962 Reuben Smith

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1966 Reuben S. Smith

**221 E. Lovett. David Tremaine House (1889). Contributing.**

City directories occupants:

1904 D. L. Tremaine

1913 Roy S. Preston

1926 Myer Vomberg

1929 Myer Vomberg

1935 Myer Vomberg

1940 Myer Vomberg

1944 Myer Vomberg

1954 Mary & Arthur Vomberg

1962 Arthur Vomberg

1966 Arthur J. Vomberg

In 1907 R. S. Preston was the agent for the Michigan Central Railroad in Charlotte (Polk 1907: 542). In 1913 he is a director of the 1<sup>st</sup> National Bank, and was vice president and cashier by 1931, and he continued to work for the bank until he retired in 1945 (Newark 1913: 33; Polk 1931: 209; *Michigan Investor* 1945: 44). His obituary describes him as a retired banker who lived in Charlotte for most of his life (*Lansing State Journal* 1964b). He resided here in 1913 before moving to 203 N. Oliver, where he lived until his death in 1964.

**302 E. Lovett. Universalist Church / Gale Memorial Universalist Church (1882). Contributing.**

City directories occupants:

1904 no entry

1913 no entry (although 301 is "church property" and crossed out by hand and renumbered 302)

1917 Universalist Church

1921 Church of God

1926 no entry

1929 Bethel Temple

1935 Bethel Temple

1940 Temple Bethel

1944 Church of the Nazarene

1954 Church of the Nazarene

1962 Church of the Nazarene

1966 Church of the Nazarene

**303 E. Lovett. Warren Shaull House (1895-1904 period). Contributing.**

City directories occupants:

1904 Warren Shaull

1913 Warren Shaull

1926 Warren Shaull

1929 Warren Shaull

1935 Mrs. Mary Shaull

1940 Mary L. Shaull; Carl F. Norris

1944 Mary L. Shaull; Robt L. Kelly

1954 Mary L. Shaull; Robt L. Kelly; Jerry Norris

1962 Mary Shaull; Wayne Felzke

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1966 Mary Shaul

**309 E. Lovett. Glenn D. Marple House (1918-27 period). Contributing.**

City directories occupants:

1926 Glenn D. Marple

1929 Glenn D. Marple

1935 Glenn D. Marple

1940 Glenn D. Marple

1944 Glenn D. Marple

1954 Marvin Flower

1962 Marvin Flower

1966 Marvin E. Flower

Marvin Flower was a teacher in Charlotte schools and received a twenty-year service pin in 1967 (*Lansing State Journal* 1967a).

**310 E. Lovett. Myron E. Miller House (1895-1904 period). Contributing.**

City directories occupants:

1904 no entry for 308 (pre-1918 Sanborn), or 310 (1918 and later Sanborn)

1913 Myron E. Miller

1926 Mrs. Minnie B. Miller

1929 Mrs. Minnie B. Miller

1935 George Watson

1940 Mrs. Floyd A. Shepherd

1944 Bruno Spagnuolo

1954 Bruno Spagnuolo

1962 Sam Spagnuolo

1966 Sam Spagnuolo

Bruno and Sam Spagnuolo were associated with the Charlotte Fruit Co., which was located at 209 S. Cochran for over half a century. A relative, Vincent (Vance) Spaniolo (records show both spellings in use) had also immigrated from Italy and settled in Charlotte, Michigan, and started a fruit stand that eventually became the Charlotte Fruit Co. on Main Street (Spaniola-Williams 2004). Bruno and Teresa Spagnuolo, born in Santo Ippolito, Italy, immigrated to America in 1920 and started a fruit stand which later became the Main Sweet Shop (located at 132 S. Cochran in the 1930s into the 1940s, with Bruno living above the store at 132 V, and at 102 S. Cochran from the 1940s and 1950s) in Charlotte, Michigan. Bruno and his son, Sam Spagnuolo, went into business and the store later became Bruno's Party Store (Spagnuolo 2003). There are no relevant listings in state gazetteers through 1917, but in the 1921 state gazetteer, while no Spaniola is listed individually, Vincent Spaniola is listed with the Charlotte Fruit Co. (Polk 1931: 334). The 1931 state gazetteer has no entry for Charlotte Fruit Co., but Bruno Spaniola is listed individually as "fruits and confectionary" (Polk 1931: 209).

**316 E. Lovett. Frederick L. Shepherd / Willis B. Fulton House (19<sup>th</sup> C.; remodeled 1916). Architects for remodeling, Thos. Benjamin & Son, Grand Rapids. Contributing.**

City directories occupants:

1904 Fred Shepherd (prop. Farmers' Exchange); Genevieve Germaine, teacher

1913 Willis B. Fulton

1926 William B. Fulton

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1929 Willie B. Fulton  
1935 Clyde Fulton  
1940 Clyde A. Fulton  
1944 Clyde A. Fulton  
1954 Clyde A. Fulton  
1962 Clyde A. Fulton  
1966 Clyde Fulton

**317 E. Lovett. Robert Donovan House (Pre-1895; ca. 1880s). Contributing.**

City directories occupants:

1904 Robert Donovan  
1913 Robert Donovan  
1926 Andrew M. Williams  
1929 Almira Williams  
1935 Mrs. Almira E. Williams  
1940 C. Dodge Williams  
1944 C. Dodge Williams  
1954 Darwin Cole  
1962 Wallace Stooks  
1966 Jas. A. Kurtz

C. Dodge Williams, of the Williams family who arrived in Charlotte in 1877, counts among its members U.S. Congressman Arthur B. Williams of Battle Creek who died in 1935, and his mother, Mrs. A. M. Williams (1852–1935), who died at her home here in 1935, and was survived by her son, C. Dodge, who was a state representative in 1936–1944, when residing in this house (*Battle Creek Enquirer* 1935; *Battle Creek Enquirer* 1936d).

**319 E. Lovett. House (Pre-1895). Contributing.**

City directories occupants:

1904 Harry Selkirk, clothier  
1913 Dr. H. A. Moyer  
1926 H. Allen Moyer  
1929 Dr. H. Allen Moyer  
1935 Dr. Henry Moyer  
1940 Paul Packard  
1944 Geo. F. Dean  
1954 Wayne Chapman, Kathryn Robbins  
1962 Wayne Chapman  
1966 Wayne Chapman

Dr. H. Allyn Moyer (1876–1944) graduated from the Detroit College of Medicine in 1901, and studied with the Mayo brothers in Rochester, Minnesota, and in Europe under a fellowship from the Interstate Medical Association (*Battle Creek Enquirer* 1944a). He moved to Charlotte in 1905 and was appointed Eaton County health officer, in 1906 as the Charlotte city health officer, and in 1913 was vice president of the Charlotte Sanitarium board (Lowrey 1907: 5; Newark 1913: 16; MHPA 1908: 452). In 1925 he bought the A. D. Baughman residence at 218 N. Cochran to "remodel into an up-to-date hospital . . . following his trip to Europe with the Mayo brothers of Rochester" (*Battle Creek Enquirer* 1925b). The hospital was bought by the city of Charlotte in 1930 and closed when Hayes Green Hospital opened in 1933 (*Battle Creek Enquirer* 1930a). City directories reveal that in 1913

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his office was at 201 S. Cochran and in 1935 at 141 Y S. Cochran. He served as Michigan governor Lauren Dickinson's personal physician and in 1939 he was appointed Michigan's state health commissioner, where he established the nation's largest state laboratory and statistical bureau before his death in 1944 (*News-Palladium* 1939; *Battle Creek Enquirer* 1944a ).

City directories occupants:

1904 Celia Depew, domestic (bds)  
1913 W. G. Wisner  
1926 George F. (sic) Fuller  
1929 George M. Fuller  
1935 George M. Fuller  
1940 Geo M. Fuller  
1944 Geo M. Fuller; Howard J. Bryan  
1954 Etta Fuller, Howard J. Bryan, Wm Kleinfelt  
1962 Howard J. Bryan; 321 Y Bertha Day  
1966 Howard J. Bryan; 321 Y Bertha E. Day

W. G. Wisner located his Wisner Furniture Co. and undertaking business in Charlotte in 1898 and in 1913 was located at 231 S. Cochran Street. He was then secretary of the Michigan Funeral Directors Association (Newark 1913: 52; *Lansing State Journal* 1914b). In 1912, he was secretary of the Duplex Power Car Co. (*Lansing State Journal* 1912d). Wisner sold his business in 1916, after which the family moved to Honolulu (*Lansing State Journal* 1916a). For several years he lived next door to his brother-in-law, R. S. Carl, at 325 E. Lovett, with whom he partnered in Wisner & Carl, located at 222 S. Cochran in 1904 (see entry).

George Fuller moved to Charlotte in 1911 and served as Eaton County sheriff 1919-1922 after serving as undersheriff in 1913, and also served as a supervisor of the 1<sup>st</sup> district/east side of Charlotte (*Lansing State Journal* 1941a). In 1919, his wife, Mrs. Etta May Fuller, was appointed Eaton County deputy sheriff, reported to be the first and only female deputy sheriff in the state, and also served on the county's "first all-woman jury" (*Lansing State Journal* 1919e; Eaton County Sheriff 2016; *Lansing State Journal* 1958). In 1941 he had owned the Bryan & Fuller service station at 224 W. Lawrence Ave., with his son-in-law, Howard J. Bryan, for four years (*Lansing State Journal* 1941a).

Howard Bryan (1893-1964) served as Eaton County clerk in 1925-1929, and in 1941 had owned the Bryan & Fuller service station at 224 W. Lawrence Ave., with his father-in-law, George Fuller, for four years, living here at 321 until his death in 1964 (*Lansing State Journal* 1941a; *Lansing State Journal* 1964c). He earlier lived at 326 E. Lovett Street, next door to his father, Horton Bryan (see entry).

**320 E. Lovett. House (Pre-1904). Contributing.**

City directories occupants:

1904 Amos Fox, drover, Nellie Fox  
1913 Mrs. Ida M. Fox  
1926 Horton H. Bryan  
1929 Horton H. Bryan  
1935 Dr. Lester Sevensen  
1940 Clement E. Tullis; Harry W. Hannah  
1944 Elmer Church; Richd Schroeder  
1954 Mildred Felska, Frieda Janson; 320 Y Joseph Bauer

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1962 Mary Fielder; 320 V Jas Betz  
1966 Chas Garrison 320 V Vacant

Amos Fox's (1846-1912) obituary describes him as "one of the oldest and best-known livestock dealers in Michigan," in business for forty-five years, formerly associated with H. L. Bishop, a livestock dealer in Detroit (*Lansing State Journal* 1912e).

In 1913, Horton H. Bryan was selected as a director of the Duplex Power Car Co., and in 1917 is identified as the company's treasurer (*Lansing State Journal* 1913b; *Lansing State Journal* 1917f). In the 1921 directory, H. H. Bryan is listed under automobile dealers as a Chevrolet and Briscoe agency at 115-119 E. Lawrence. That same year, he and Truman L. Gillette, as receivers for the Duplex Power Car Co. in Charlotte, began a series of legal actions against the Duplex Truck Co. of Lansing, alleging complicity between Frank P. Town and James H. Robinson promoting the "sale of the business and its transfer to Lansing" that included payment of \$75,000 (*Lansing State Journal* 1921d).

In 1914 a notice in the newspaper reported that Horton Bryan, "one of the best known farmers in Eaton County," had sold his farm southwest of the city to his son, Howard (*Lansing State Journal* 1914d). It appears that Horton intended to concentrate on his Charlotte business interests, while residing here in the city at 320, which city directories have next door to his son at 326 in 1926 and 1929.

**325 E. Lovett. House (Pre-1904). Contributing.**

City directories occupants:

1904 R. S. Carl, Carl & Wisner  
1913 Clifford C. Ward  
1926 Clifford C. Ward  
1929 Clifford C. Ward  
1935 Berton (*sic*) G. Cameron  
1940 Carl Schroth  
1944 Carl Schroth; Robt Curtis  
1954 Richard Cooper; 325 V Patricia Makuch  
1962 Richard Cooper  
1966 Richard E. Cooper

R. S. Carl, here in 1904, for several years lived next door to his brother-in-law, W. G. Wisner, at 321 E. Lovett, with whom he partnered in Wisner & Carl, furniture and undertakers, located at 222 S. Cochran in 1904 (see entry).

Clifford C. Ward is listed as manager of the *Charlotte Tribune* in a 1916 county directory (Wilmer Atkinson 1916: 210). "Clifford C. Ward is the manager and editor of the *Tribune* and under his administration the business has made great strides in every department. Mr. Ward was formerly owner of the *Standard* in Hillsdale" (Newark 1913: 52). Ward had purchased the interest of George A. Perry in the newspaper in 1910 (*InlandPrinter* 1910: 413). By 1913, in the Tribune Building at 114 E. Lovett, the newspaper was the largest circulation paper in the county and one of the "Big Five" weeklies in the state (meaning five biggest in circulation) (Wilmer Atkinson 1916: 210). Ward is identified as the publisher of the newspaper in the 1925 state gazetteer (Polk 1925: 336). After eighteen years, in 1928 he sold out to McGrath-DeFoe, who combined their *Charlotte Republican* with the *Tribune* to form the merged *Republican-Tribune* newspaper, with Ward moving to suburban Detroit, where he published a newspaper for a few years before moving to California, where he published the *Sierra Madre News*

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from 1944 until his death in 1949 (Polk 1931: 207; *Battle Creek Enquirer* 1949a). Mrs. Clifford C. Ward was the manager of the Charlotte Music Co., located at the "corner of Bostwick & Seminary," under the Musical Merchandise and Pianos headings in the 1921 city directory.

Burton G. Cameron is listed in the 1921 state gazetteer as circuit court commissioner and had an ad as an attorney in the 1926 city directory (Polk 1921: 383). Burton G. Cameron (1895-1962) is listed in the 1921 state gazetteer as circuit court commissioner and had an ad as an attorney in the 1926 city directory (Polk 1921: 383; Polk 1926). In 1926 he was at 102 V S. Cochran where he was a partner in Sowers & Cameron, but by 1929 he was in practice alone at 107 V S. Cochran Street, where he remained through the 1954 city directory. His name, "B. G. Cameron," is still painted on the second story window there in 2017 associated with an office he occupied for over a quarter century. A 1917 graduate of the University of Michigan Law School, in 1927-1928 he was a representative from Eaton County in the state legislature, from 1942 to 1946 was Eaton County prosecutor, and was president of the Eaton County Bar Association at the time of his death in 1957 (*Battle Creek Enquirer* 1957a). In 1954 he was living at 129 S. Pleasant Street.

Carl Schroth (1903-1979), a resident of Charlotte for sixty years, owned and operated Schroth's Standard Service station in Charlotte for forty years, located at the intersection of Cochran and Seminary streets, before he retired in 1964 (*Battle Creek Enquirer* 1979a). Newspapers reported in December, 1926, that Carl Schroth and E. M. Beebee had leased the "Osborn skating rink," "built last winter by the remodeling of the opera house . . . [with] one of the largest and best floors in the state," in which the two men "planned to hold dances and indoor games" - this was the Thomas Opera House at 109 E. Lawrence Street (see entry) (*Battle Creek Enquirer* 1926a).

**326 E. Lovett. House (Pre-1904 / ca. 1870?). Contributing.**

City directories occupants:

1904 A. L. Nichols (collector), Roy Nichols, insurance  
1913 Mrs. Lizzie Nichols  
1926 Howard J. Bryan  
1929 Howard J. Bryan  
1935 Gerrald S. Udell  
1940 Everett C. Peck  
1944 Everett C. Peck  
1954 Max Brown  
1962 Russell Martin  
1966 Russell Martin

In 1920, Elizabeth Nichols, widow of the late A. L. Nichols, who had been county clerk and an alderman, "surprised her many friends by being married at high noon at her residence," 326 E. Lovett Street, to J. C. Richards, a prominent Ohio farmer. Nichols had for many years taken on school teachers as roomers (*Lansing State Journal* 1920d).

In 1914 a notice in the newspaper reported that Howard Bryan had bought a farm southwest of Eaton Rapids from his father, Horton Bryan, "one of the best known farmers in Eaton County" (*Lansing State Journal* 1914d). Howard lived here at 326, next door to his father in 320, at the time of the 1926 and 1929 city directories. Howard Bryan (1893-1964) served as Eaton County clerk in 1925-1929, and in 1941 had owned the Bryan & Fuller service station at 224 W. Lawrence Ave., with his father-in-law, George Fuller, for four years (*Lansing State Journal* 1941a; *Lansing State Journal* 1964c). He later moved to 321 E. Lawrence after Fuller's death.

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Everett C. Peck was Eaton County sheriff from 1947 until his retirement and move to Iowa in 1956, and had been undersheriff from 1935 until he was elected sheriff (*Battle Creek Enquirer* 1964c).

**333 E. Lovett. House (Pre-1904). Contributing.**

City directories occupants:

1904 no entry	
1913 John E. Pennington	
1926 Claude J. Marshall; Mrs. Nellie Pennington	
1929 Stewart Blasier, Mrs. Nellie Pennington	
1935 Mrs. Nellie L. Pennington	
1940 Mrs. Nellie Pennington; F. Lee Currey	
1944 Mrs. Ellen Pennington;	333 V Fonia Lamont
1954 Joy McCormack, Forrest Stevens	
1962 Perry Gregg;	333 V Ernest Wright
1966 Geo Constable;	333 V Warren Phillips

John E. Pennington was a partner with Edwin C. Harmon in Harmon & Pennington, formed in 1900 with a shoe store at 114 S. Cochran in 1904 (see entry), and listed in the 1907 state gazetteer (Polk 1907: 542). The firm was a heavy advertiser in local newspapers at the turn of the century (*Charlotte Republican* 1900). Harmon ran the store and Pennington traveled for the firm. In 1907 Harmon bought out his partner, becoming "E. C. Harmon, The Shoe Fitter" (Newark 1908: 59; Omoto 1980). A news article from 1920 reported that John. E. Pennington was in the shoe business with E. S. Harmon for many years before selling out to him, and later was a "well-known manufacturer and dealer in advertising novelties." He was deaf and traveled through the country by automobile selling his products, and was killed when a train hit his car while on a trip to Illinois (*Lansing State Journal* 1920b; *Lansing State Journal* 1920c). Pennington was at 415 E. Lovett in the 1904 city directory, before moving here by 1913.

Claude J. Marshall had an office at 125 S. Cochran in 1913, then was a partner with Elmer N. Peters and had an office at 107 V S. Cochran in the 1921 city directory. He was Eaton County Prosecuting Attorney in 1921-1924 and in 1926 had an advertisement in the city directory, the same year he still maintained an office at 107 V S. Cochran Street (Eaton County Prosecuting Attorney 2016). He had started his law career in Charlotte in 1910, moving to Lansing in 1929, and continued in practice there (*Lansing State Journal* 1966b).

**334 E. Lovett. Andrew Ives House (1904-11 period). Contributing.**

City directories occupants:

1904 Frank Ives, prop. of "Jumble" and of Donovan & Ives	
1913 Frank A. Ives	
1926 Mrs. Celia Ives	
1929 Mrs. Celia Ives	
1935 Kenneth S. Searles; Alton L. Hetrick	
1940 H. Hamilton; Wm. N. Albro	
1944 Clarence Paddock	
1954 Harold Fischer;	334 V Stanley Gould, Russell Hartel
1962 J. N. Stornank;	334 V Marie Wenzel, Rose Begelow; Juanita Kita, David Hoover
1966 Kendall Gibbs, Robert D. Whitaker, Mrs. G. A. Wenzel, Christine Hinckley, Rose Bigelow (apartments)	



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Clarence E. Paddock (1897-1978), moved to Charlotte in 1935, was Eaton County treasurer from 1935 to 1951, was on the Michigan state tax commission from 1951 to 1959, and then was a tax consultant in the private sector (*Battle Creek Enquirer* 1978b). He moved here from 214 Pleasant Street, where the city directory places him in 1940.

**405 E. Lovett. Horatio H. Gale House (ca. 1867; 1880; 1900-10 period). Contributing.**

City directories occupants:

1904 J. C. Fullerton, carpenter; Myrta Fox (bds)  
1913 Jerome C. Fullerton  
1926 Mrs. Elva Sylvester  
1929 Mrs. Elva Sylvester  
1935 Mrs. Elva Granger  
1940 Mrs. Elva Granger  
1944 Mrs. Elva Granger  
1954 Harvey Wolf  
1962 Harvey Wolf  
1966 Harvey Wolf

One source states that this house (the rear ell part) was built 1867 with additions in 1880 (the 1880 work may include the rear ell's Eastlake gable trim), when the house was owned by Horatio H. Gale (Campion 2016). Horatio Gale was one of the pioneers of Eaton County, arriving in Eaton County in 1841, serving as a justice of the peace in 1846, and moving to Charlotte in 1850 (Durant 1880: 440-441). The Gale family was a prominent landowner in the Charlotte area, having extensive holdings in the eastern area of the city, platted as Gale's Addition in the 19<sup>th</sup> century, as well as east of Cochran Avenue south of the fairgrounds (State of Michigan DLEG 2016; Bullock and Taggart 1895: 43; Durant 1880: 386). In 1895, the area that was platted as Gale's Addition is illustrated on a map of the city as "H. H. Gale Est." indicating it was part of Gale's estate (Bullock and Taggart 1895: 42-43). Gale was also one of the initial stockholders of the Charlotte Manufacturing Co., described as "one of the leading and perhaps the pioneer manufacturing institution of this city," having been established in the northern part of Charlotte in 1873, initially manufacturing staves and heading but eventually switching almost exclusively to the manufacture of tables (MHPA 1908: 367; Lowrey 1907: 13). After his death, his wife, Fidelia, was the principal financial backer of the Charlotte Universalist congregation, and paid off the church mortgage in 1897, after which their church building at 302 E. Lovett Street was formally christened "Gale Memorial Church (Universalist)" (*Onward* 1897: 75; Newark 1908: 31) (see entry).

Jerome Fullerton (1839-1915) had been "a citizen of Charlotte for many years" when he died in 1915 at age 76 (*Lansing State Journal* 1915c).

Elva Sylvester was the widow of H. Roy Sylvester, who had died in 1925, and had owned a furniture and undertaking business in Charlotte, in partnership with Frank Ives at 215 S. Cochran Street. She moved here from 214 Pleasant Street after his death in 1925 (see entries) (*MMFR* 1925; *Lansing State Journal* 1923c). The year after her husband's death, in 1926, she joined with Mark S. Johnson of Kalkaska to acquire the Charlotte insurance company owned by J. Max Allen and Glenn A. Lake (*Battle Creek Enquirer* 1926b).

Harvey Wolf (1883-1968) was a retired farmer who had moved in 1947 to Charlotte from Marshall, where he had been president of the Calhoun County National Farm Association in the 1930s, and resided here at 405 prior to his death in 1968 (*Battle Creek Enquirer* 1968c; *Marshall Evening Chronicle* 1939).

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**411 E. Lovett. House (Pre-1911; ca. 1880). Contributing.**

City directories occupants:

1904 L. J. Nixon, stock buyer; Mable Nixon, student; Hazel Dawson, student  
1913 Walter R. Schlitchting  
1926 Mrs. Lillian R. Lash  
1929 Maple City Hosp. Adalou Merritt supt.  
1935 Cort L. Wardwell  
1940 Edw S. Elles; Ward C. Hynes  
1944 Ward C. Hynes  
1954 Robert Fulton, James Alexander  
1962 Robert Fulton  
1966 Robert W. Fulton

Walter R. Schlitchting is identified as an embalmer from Toledo, Ohio, licensed to practice in Michigan during the 1920s (Michigan Dept. of Health 1922: 22).

In 1929 newspapers reported that the Maple City Hospital, the property owned by Mrs. Lillian R. Nash, the "widow of a deceased United Brethren minister," had been leased for one year by Ada Lou Merritt, who had trained three years at the Edward Sparrow Hospital in Lansing, and would become its executive head (*Lansing State Journal* 1929a).

Robert Fulton was the son of Clyde Fulton and a third generation owner of Colborn-Fulton Lumber Co. at 316 N. Washington (see entry). He moved to this house in 1948 after marrying Evolo Michael and resided here until his death in 2014. He served on the board of Hayes Green Beach Memorial Hospital for 35 years, which he chaired for 20 years, and served many years on the city planning commission, which he also chaired (*Lansing State Journal* 2014a; findagrave 2016a).

**415 E. Lovett. John E. Pennington / Dr. C. S. Sackett House (Pre-1911). Contributing.**

City directories occupants:

1904 John E. Pennington, Harmon & Pennington  
1913 Dr. C. S. Sackett  
1926 John P. McLean  
1929 Robt. D. Murray  
1935 Robert Murray  
1940 Mrs. Eleanor E. Murray  
1944 Chas. F. Patrick; Lynn D. Jones  
1954 Frank Elles  
1962 David Koning  
1966 David R. Koning

Robert D. Murray (1897-1976) graduated from the University of Michigan and joined his father in the Albert Murray Shoe Store, leaving in 1942 for Battle Creek, where he became an accountant for the Internal Revenue Service (*Battle Creek Enquirer* 1973). During the 1930s he named Eaton County appraiser for the Home Owners Loan Corporation, a New Deal program that refinanced mortgages that were in default in order to prevent foreclosure, with nearly 300 county homes processed in the first year (*Battle Creek Enquirer* 1933b; *Battle Creek Enquirer* 1934a). In 1940, he was selected as Secretary and Treasurer of the Michigan Retail Shoe Dealers Association (*Battle Creek Enquirer* 1940a).

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**W. LOVETT STREET**

**101-111 W. Lovett. See 202-206 S. Cochran.**

**106 W. Lovett. Building (Pre-1886). Contributing.**

City directories list the occupants:

1904 no entry  
1913 no entry  
1926 no entry  
1929 no entry  
1935 no entry  
1940 106 Harold D. Stevenson photog.; Bruce LaRue  
1944-66 no entry

This building may be a much-altered structure that was occupied by A. V. Roehm in the early 1900s. A photo of the building published in 1907 states it was on East Lovett Street (Lowrey 1907: 33; Newark 1908: 57). He had purchased the business from G. F. Beardsley in 1904, and was located in the building where Beardsley had been located since ca. 1886, and became "one of the leading photographic studios in central Michigan" (Lowrey 1907: 53; Newark 1908: 57). He is listed in the 1911 state gazetteer as A. Victor Roehm, photographer (Polk 1911: 421). However, the 1917 city directory has him under the Photographer heading at 106 WEST Lovett. Still, the fact city directories reveal that another photographer was here at 106 E. Lovett ca. 1940 may support that this building was, indeed, the location of Roehm's studio. Earlier, Roehm and Boyden P. Moyer had purchased the Weaver Brothers Drug Store at 201 S. Cochran, which they co-managed until 1913, when Moyer acquired Roehm's interest and continued as Moyer's Drug Store (Lowrey 1907: 67; Newark 1913: 43; *Western Druggist* 1913: 453). Roehm apparently then engaged as a full-time photographer, as listed in the 1917 city directory.

**117 W. Lovett. Post Office (1917). Office of James A. Wetmore, Architect. Lowell W. Baker, Construction Supervisor. Contributing.**

This building has always been occupied by the US Post Office since its date of construction.

**120-122 W. Lovett. Beach Market (1924) and Beach Park (1932). Contributing.**

Since construction, these properties have always served as a public market and a parking lot.

**W. MCCLURE STREET**

**107 W. McClure. Chicago & Grand Trunk / Grand Trunk Western Railroad Depot (1885; 1918-27). Contributing.**

The address of 107 is provided in the 1913 city directory, which identifies it as the Grand Trunk Railway Passenger Depot until 1954, when it is labeled as Grand Trunk Railroad Station, until 1962-66, when it is the Grand Trunk Western Railroad Station.

**N. OLIVER STREET**

**104 N. Oliver. Wietzke House (1918-27 period). Contributing.**

City directories occupants:  
1926 Reinhold A. Wietzke

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1929 Albert Wietzke  
1935 Albert Wietzke  
1940 Albert Wietzke  
1944 Albert Wietzke  
1954 Albert Wietzke  
1962 Albert Wietzke  
1966 Albert Wietzke, SueAnn Wietzke

**112 N. Oliver. House (1904-11 period). Contributing.**

City directories occupants:

1904 no entry  
1913 Mrs. Edna J. Merritt  
1926 no entry  
1929 Frank Robinson  
1935 Mrs. Mable Vickery  
1940 Mrs. Pearl F. Reed  
1944 Lee F. Currey  
1954 Robert Bryan  
1962 Wm Brown  
1966 Wm J. Brown

Edna Merritt (1851-1921) was the widow of W. W. Merritt and was residing here at the time of her death in 1921 (*Lansing State Journal* 1921n). A notice of the death of W. W. Merritt (1840-1910) in the *Detroit Free Press* in 1910 describes him as a "retired farmer, capitalist and prominent Mason" (*Detroit Free Press* 1910b).

**113 N. Oliver. Van J. Tears House (Pre-1895). Non-Contributing.**

City directories occupants:

1904 Van Tears, salesman  
1913 Van J. Tears  
1926 John R. Sutherland  
1929 John R. Sutherland  
1935 John R. Sutherland  
1940 Vacant  
1944 Eliz. M. Edmands; J. L. Slanker; Foster Rudolph  
1954 Lee Slanker, 113 V Henry Veltman, Hannah Flory  
1962 Daniel Dickinson; 113 V vacant, Yvonne Lehman  
1966 Dan Dickinson; 113 V Scott Wilson (apt), Andrea Yeager (apt)

**115 N. Oliver. Earl M. McGrath House (1918-27 period). Contributing.**

City directories occupants:

1913 no entry  
1926 Earl M. McGrath  
1929 Earl M. McGrath  
1935 Earl M. McGrath  
1940 Earl M. McGrath  
1944 Earl M. McGrath  
1954 Earl McGrath

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1962 Wilma McGrath

1966 Wilma McGrath

**116 N. Oliver. House (Pre-1895 / ca. 1870s?). Contributing.**

City directories occupants:

1904 Elizabeth Dale (widow Gilbert)

1913 Hal B. Preston

1926 Floyd C. Raymond

1929 Vacant

1935 vacant

1940 Mrs. Hattie Beardsley

1944 Elbridge Harmon

1954 Allan McMasters, Dale Hitchcock, Norris W. Crawford

1962 Jas. Polhamus, Wm. Hester apt., Alan McMaster apt., Sharon Kenyon, Benj. A. Dove apt., Clifford Foster apt.

1966 Harold Dalley apt., Alan McMasters apt., Guy Thornton apt., Bruce Foot apt., Elnora Stewart apt., Arthur Lumbert apt., David Thornton apt., Vacant apt.

Gilbert Dale, whose widow, Elizabeth, was here in 1904, was a party to a case, Dale v. Turner, tried in 1890 before the Michigan Supreme Court. James M. Turner filed a claim to Dale's lands, which Dale had farmed and improved since 1872. Turner had claimed the lands through a deed from the federal government for lands granted to Michigan through the swamps and overflowed lands act because Dale had neglected to file an affidavit proving he occupied and improved the land. The court decided in favor of "the late Gilbert Dale, an honored and respected citizen of Charlotte, who owned a fine farm" (*Detroit Free Press* 1890b).

Hal B. Preston's (1853-1916) 1916 newspaper death notice reported that he was living in Vicksburg at that time but earlier had been the proprietor of a livery in Charlotte for six and one-half years (*Lansing State Journal* 1916h). The year earlier, in 1915, he published a classified newspaper advertisement in a number of Michigan newspapers offering his feed and livery barn business and building for sale, describing it as a 96-foot-wide-by-120-foot-deep building with a capacity of 300 horses (*Charlevoix County Herald* 1915).

**203 N. Oliver. William and Mary Metsinger House (1895-1904 period). Contributing.**

City directories occupants:

1904 "cor. Oliver and Harris" William Metsinger; Mable Metsinger, clerk,

1913 Wm. Metsinger

1926 Roy S. Preston

1929 Roy S. Preston

1935 Roy S. Preston

1940 Roy S. Preston

1944 Roy S. Preston

1954 Roy Preston

1962 Roy Preston

1966 Myrta Preston

**205 N. Oliver. House (Pre-1895). Contributing.**

City directories occupants:

1904 Murl DeFoe, city clerk, city editor, *Republican*; Thomas Donovan; W. H. Dudley; Ray DeCoo,

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barber (bds)

1913 Ray W. Decoo

1926 Mrs. Dora Jordan

1929 Mrs. Dora Jordan

1935 Mrs. Dora Jordan

1940 Fred Briggs

1944 Fred Briggs

1954 Nina Barber

1962 Francis Palmer, Neil Soules

1966 Francis R. Palmer

A 1907 publication has R. W. "DeCou" running the Exchange Barber Shop in association with the Exchange Cigar Store, run by F. A. LeSeur & Co. in the same building (Lowrey 1907: 49). In 1912 Ray W. DeCoo was appointed an insurance agent in Charlotte for Equitable Life Insurance of Iowa (*Indicator* 1912: 127). In the 1917 city directory he had a barber shop at 111 S. Main Street that also offered cigars and tobacco. In the 1925 state gazetteer he is listed as a barber (Polk 1925: 335).

Mrs. Dora Jordan was the wife of F. S. Jordan, "one of the pioneers of Chester Township" (*Battle Creek Enquirer* 1938d).

**207 N. Oliver. House (Pre-1895). Contributing.**

City directories occupants:

1904 Nettie Merrill, hairdresser; Yates Tears, clerk (bds)

1913 John W. Merrill

1926 Miss Nettie Merrill

1929 Mrs. Anna Williamson

1935 vacant

1940 Frank Bartig

1944 Frank Bartig

1954 William Maier

1962 vacant

1966 Ray Ellis

**209 N. Oliver. House (Pre-1895). Contributing.**

City directories occupants:

1904 Samantha Fargo; Mrs. Sibley

1913 Orrin Livingston; Mrs. Ida Murphy

1926 Leo L. Moore

1929 Mrs. Cora Cooper

1935 Geo. B. Kerstetter

1940 Geo. B. Kerstetter

1944 Wm. M. Root

1954 Inez Paton

1962 Roy Root

1966 Merlyn L. Root

**211 N. Oliver. House (Pre-1904). Contributing.**

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City directories occupants:

1904 E. A. Bonfoey, foreman MCRR warehouse

1913 Mrs. Lettie E. Mills

1926 Orrin W. Livingston

1929 Orrin W. Livingston

1935 Mrs. Mary M. Rugh

1940 John Sanders

1944 John Sanders

1954 John Sanders

1962 John Sanders

1966 Ethlynn E. Sanders

**213 N. Oliver. House (Pre-1904 / 1870s?). Contributing.**

City directories list the occupants:

1904 no entry

1913 Charles S. Martin

1926 Charles S. Martin

1929 vacant

1935 Roland E. Weaver

1940 vacant

1944 vacant

1954 K. V. Gibson;      213 V Vaughn Fuller

1962 Laura Glasslee      213 V Hazel M. Wells

1966 Janice Sterrett      213 V Larry Lavengood

Charles S. Martin (1869-1943) spent most of his life in Charlotte, but moved to Lansing in 1929, where he was a real estate agent for Crescent Realty for eight years, before retiring in 1941 (*Lansing State Journal* 1943c).

**217 N. Oliver. House (Pre-1904). Contributing.**

City directories occupants:

1904 no entry

1913 Daniel Hickey

1926 Ernest Howard

1929 Ernest Howard

1935 Ernest Howard

1940 Ernest C. Howard

1944 Donald Adams

1954 Lloyd Harmon,      217 V Raymond VanDorpe, Ruth VanDorpe

1962 No entry

1966 Raymond VanDorpe

Daniel Hickey, here in 1913, was at 107 S. Cochran in 1904 with a drug store and billiard parlor, had a listing under Billiards and Pool at 107 E. Lawrence in the 1917 city directory, and had a news stand at "102 %" S. Cochran in the 1921 directory.

Ernest C. Howard (1877-1970), born in England, emigrating to the U.S. at age five, lived in Charlotte for fifty years, and was a New York Central Railroad section laborer (*Battle Creek Enquirer* 1970d).

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City directories occupants:

1904 301 N. Oliver - John L. Miller (harness shop prop.), Frank Miller student; George Moll, miller;  
Elizabeth McKinnon, teacher; Winifred Skelton, music teacher public schools

1913 221 E. Stoddard: John L. Miller;	301 N. Oliver Vacant
1926 221 E. Stoddard: John L. Miller	Oliver Street addresses end at 223
1929 221 E. Stoddard: John L. Miller	301 N. Oliver: Vacant
1935 221 E. Stoddard: John L. Miller	301 N. Oliver: "changed to 221 E Stoddard"
1940 221 E. Stoddard: Vacant	301 N. Oliver: no entry
1944 221 E. Stoddard: Robt W. Crews	301 N. Oliver: Buddie E. Moyes; Ronald Right
1954 221 E. Stoddard: No Entry	301 N. Oliver: Jean Hamlin, Phillip Smith
1962 221 E. Stoddard: Vacant	301 N. Oliver: Chas Magoon apt. 1, Arthur Frever apt. 2, Eugene Gallahger apt. 3, Fred Zoto apt. 4, Fred Lark apt., Carl Winters apt. 5
1966 221 E. Stoddard: Vacant House	301 N. Oliver: Arthur Freyer; Wm Wyes (apt) Chas Magoon (apt) Fred Lark (apt)

**S. OLIVER STREET****109 S. Oliver. House (1940-44 period). Contributing.**

City directories occupants:

1940 no entry  
1944 Dalton E. McGaw  
1954 Margaret Carr  
1962 Margaret Carr  
1966 Chas B. Moreland

**121 S. Oliver. House (Pre-1890). Contributing.**

City directories occupants:

1904 (131 sic) D. J. Donovan, chief of fire department, Nora Donovan  
1913 Edwin A. Donovan  
1926 Austin C. Clemons  
1929 Chas Clemons; Mrs. Louise Donovan  
1935 Mrs. Louise Donovan; Charles A. Clemons  
1940 no entry  
1944 Harold Masters  
1954 R. J. & Donald Fields  
1962 Donald J. Fields  
1966 Donald J. Fields

D. J. Donovan, here by 1904, was Charlotte's fire chief for twenty-eight years when he resigned due to ill health in 1911, and he died the following year (*Lansing State Journal* 1912j). Edwin A. Donovan was the son in Donovan & Son Motor Garage and Auto Livery, "one of the best largest and best equipped in the city," which



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repaired all makes of vehicles and was the agent for Maxwell, Buick and Oakland automobiles (MHPA 1908: 282; Moore 1915: 1143-1144). The Donovans had bought the garage and automobile agencies of Losee & Roosa in 1912, the business to be run by Edwin, who would be joined by his father, Robert, after he finished out his second term as Eaton County sheriff (*Lansing State Journal* 1912k).

C. Austin Clemons is listed in the 1921 city directory under the heading of Carriage & Auto Painting at 118 V E. Lawrence Street.

Russell John Fields was the pastor of Charlotte's First Baptist Church from 1928 until his retirement in 1946, while his son, Donald J., graduated from Western Michigan University in 1946, obtaining a Masters in Social Work from Michigan State University in 1954, and was employed by the Michigan Department of Social Service until he retired as its Director of Quality Control Audits in 1981 (*Lansing State Journal* 1995b).

**127 S. Oliver. House (1895-1904 period). Contributing.**

City directories occupants:

1904 C. Compel (sic) Couples, laborer  
1913 Charles H. Quantrell  
1926 Charles Quantrell  
1929 Alva A. Patrick  
1935 Dwight C. Durner  
1940 Dwight C. Durner  
1944 Dwight C. Durner  
1954 Irene Durner  
1962 Irene Durner  
1966 Anna Durner

A note in a 1911 newspaper reported that "Charles Couples has sold his Oliver Street residence to Charles Quantrell" (*Lansing State Journal* 1911b).

Dwight C. Durner's (1894-1946) obituary states "for a long time" he was the attendant at the Community Oil station, but at the time of his death in 1946 owned his own station on Lansing Street (*Battle Creek Enquirer* 1946d). Mrs. Irene Durner was living here at the time of her death in 1975, over four decades after the family moved here (*Battle Creek Enquirer* 1975e).

**130 S. Oliver. James B. Church House (1904-11 period). Contributing.**

City directories list the occupants:

1904 no entry  
1913 James B. Church  
1926 James B. Church  
1929 James B. Church  
1935 James B. Church  
1940 Walter F. Batsche  
1944 Walter F. Batsche  
1954 Walter F. Batsche  
1962 Walter F. Batsche  
1966 Walter F. Batsche

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Walter F. Batsche (1900-1990) was a Charlotte city alderman in the mid-1950s while residing at this address (*Lansing State Journal* 1954c). In 1961 Batsche was nominated to the Charlotte Chamber of Commerce board of directors when he was associated with the Charlotte Chair Co., and his obituary states he was a long-time Charlotte resident who was "very active in community affairs" (*Battle Creek Enquirer* 1961b; *Lansing State Journal* 1990b). The Batsches were still living here in 1975, when Mrs. Elsie Batsche died (*Battle Creek Enquirer* 1975d).

**139 S. Oliver. House (1904-11 period). Contributing.**

City directories occupants:

1913 Mrs. Ellen Bowers  
1926 W. Glen Abbott  
1929 W. Glen Abbott  
1935 W. Glen Abbott  
1940 Glenn W. Abbott (sic)  
1944 Glenn W. Abbott  
1954 Anna Abbott  
1962 Anna Abbott  
1966 Anna Abbott

**140 S. Oliver. James B. Church House No. 2 (1935-40 period). Contributing.**

City directories occupants:

1929 no entry  
1935 no entry  
1940 Jas B. Church  
1944 Jas B. Church  
1954 James Church  
1962 Cora Church  
1966 Cora E. Church

**215 S. Oliver. House (Pre-1895). Contributing.**

City directories occupants:

1904 Albert A. Martin, printer, Mrs. A. W. Martin  
1913 Albert A. Martin  
1926 Ellis Bierbower  
1929 Clifford N. Clark  
1935 Harold T. Baker  
1940 Harold Baker  
1944 Henry W. Forseman  
1954 Henry W. Forseman  
1962 Henry W. Forseman  
1966 Henry W. Forseman

A 1911 newspaper article noted that Mr. and Mrs. Albert A. Martin and Mr. and Mrs. E. R. Amspacher formed a partnership in a lunch counter and stand and were going to set up at a number of county fairs (*Lansing State Journal* 1911h). In 1919, Albert Martin was described as "a printer employed by the *Charlotte Republican* for many years" who was rumored to have rented a storefront on main street (*Lansing State Journal* 1919c).

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Henry W. Forseman , a Charlotte resident since 1930, and living here at 215 S. Oliver for nearly fifty years until his death in 1990, worked at Diamond REO Motors in Lansing and also had been a Prudential insurance agent in Charlotte (*Battle Creek Enquirer* 1990b).

**218 S. Oliver. Albert Towe House (1895-1904 period). Contributing.**

City directories occupants:

1904 Albert Towe (Charlotte Bending Works)  
1913 Albert Towe  
1926 Mrs. Eva Towe  
1929 Mrs. Eva Towe  
1935 Dan Blanchard  
1940 Mrs. Eva Blanchard  
1944 Mrs. Eva Blanchard  
1954 Wilford Thuma; 218 Y Barkley Lundy  
1962 Glenn Fogle  
1966 Chas. H. Workman, Cheryl L. Richardson

**219 S. Oliver. House (1911-18 period). Contributing.**

City directories occupants:

1913 Mrs. Eunice L. Wetmore  
1926 Paul M. J. Vahs  
1929 Paul M. J. Vahs  
1935 Max R. Dernier  
1940 Jay Dykhous  
1944 Jay Dykhous  
1954 Donald Kimmell  
1962 O. E. Packard  
1966 Martin R. Davis, Martin R. Davis Bldg. Contr.

In 1920, Paul M. J. Vahs was supervisor of Eaton County's Brookfield Township (*Lansing State Journal* 1920l).

A 1968 newspaper death notice for Jay Dykhous (1902-1968) describes him as a retired educator, and he had been principal of Charlotte High School in the 1930s (*Battle Creek Enquirer* 1931d; *Lansing State Journal* 1968c).

**221 S. Oliver. House (1895-1904 period). Contributing.**

City directories occupants:

1904 Joseph Ottney, carpenter  
1913 Joseph Ottney  
1926 Charles Smith  
1929 Lynn A. Wyble  
1935 Chas. B. Masters  
1940 Chas. B. Masters  
1944 Chas. B. Masters  
1954 J. D. Phillips  
1962 Agnes McKean, Aura Millbourne  
1966 Agnes L. McKean, Aura Millbourne

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**225 S. Oliver. House (1904-11 period). Contributing.**

City directories occupants:

1904 Mrs. Jones (widow of John)

1913 Mrs. Martha Jones

1926 George W. Holden

1929 Geo. Holden

1935 Lavern H. Goldsmith

1940 Geo. W. Holden

1944 Geo. W. Holden

1954 Dorothy Hughes

1962 Dorothy Hughes

1966 Dorothy Hughes

In 1919, R. Crofoot purchased this house, owned at that time by George Sattler, Sr., and occupied by Martha Jones, and Crofoot planned to store the contents of his recently sold clothing store in it, until he decided on a new location (*Lansing State Journal* 1919o).

George W. Holden's (1868-1953) obituary states he was an area resident all of his life and was a retired farmer and carpenter (*Battle Creek Enquirer* 1953c).

**231 S. Oliver. House (Pre-1895; ca. 1885-95). Contributing.**

City directories occupants:

1904 Dr. E. C. Palmer; Dr. Guy Palmer, dentist

1913 Dr. Emery C. Palmer

1926 Mrs. Mary Prescott

1929 Mrs. Mary Prescott

1935 Mrs. Mary Prescott; James G. Frasier;

1940 Mrs. Mary A. Prescott

1944 Mrs. Mary A. Prescott

1954 Lillie Thompson, Ella Pifer; 231 V James B. Ray

1962 Robt. Roiter

1966 Robt. C..Roiter, Chas. L. Roiter

Mrs. Mary A. Prescott (1868-1957) had lived in Eaton County her entire life, and had moved to Charlotte after her husband, farmer Nathan Prescott, died in 1925 (*Battle Creek Enquirer* 1957c).

Robert C. Roiter (1922-2010), after returning from service in World War II, worked in the Charlotte Chair factory for twenty-three years, then for the state highway department, and finally as a supervisor for the Ionia Penitentiary furniture factory from 1968 to 1982 (*Lansing State Journal* 2010).

**237 S. Oliver. House (Pre-1895). Contributing.**

City directories occupants:

1904 Charles Carr, county drain commissioner; Ora Carr, student; Edith McNalley student (bds)

1913 Claude A. Ovenshire

1926 no entry

1929 Walter K. Kent

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1935 Percy H. Richardson  
1940 Harley L. Coplin  
1944 Harley L. Coplin  
1954 Harley L. Coplin  
1962 Harley Coplin  
1966 Harley L. Coplin

Charles L. Carr moved his family to Charlotte in 1895 when he was elected county treasurer, and later served as county drain commissioner, before his death prior to 1907 (Lowrey 1907: 61).

Claude A. Ovenshire's (1875-1954) obituary describes him as a retired employee of Hancock Manufacturing Co. (*Battle Creek Enquirer* 1954c).

Harley L. Coplin (1905-1982), who lived here for over four decades until his death in 1982, was head custodian for Charlotte Public Schools for 38 years, retiring in 1970 (*Battle Creek Enquirer* 1982a).

**241 S. Oliver. House (Pre-1895). Contributing.**

City directories occupants:

1904 Frank E. Wheaton, carpenter; Mrs. Anna Stiegman  
1913 Frank E. Wheaton  
1926 Frank E. Wheaton  
1929 Frank E. Wheaton  
1935 Earl V. Mead  
1939 E. J. Patterson (ECGS 2016)  
1940 Frank E. Wheaton  
1944 Frank E. Wheaton  
1954 Walter Satterlee  
1962 Walter Satterlee  
1966 Walter D. Satterlee

**PLEASANT STREET**

**101 Pleasant. Frank C. Merritt House (Pre-1911 / mid-19<sup>th</sup> C?). Contributing.**

City directories occupants:

1904 Mrs. Sarah Merritt (widow of Frank), Gale Merritt, student; Frank Cushing, bookkeeper  
1913 Mrs. Sarah E. Merritt; Frank L. Wilber  
1926 Frank S. Frandsen  
1929 Frank Wilber  
1935 Wm B. Morgan  
1940 Frank L. Wilber; John H. Rand; Rap A. Pinson  
1944 Frank L. Wilber  
1954 Cora Wilber, Jack C. Hicks, Byron Brown, Floyd A. Shepherd  
1962 Jeanette R. Brown (apt);  
101 V Florence Cole, Margt VanLiew  
1966 Ronald J. Moore; Jeanette R. Brown (apt); no info (apt) Vacant apt  
101 V Florence Cole, Nan B. Kilmer

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Frank L. Wilber (1869-1947) was a partner in Goodspeed Bros & Co. with Theron H. and John W. Goodspeed, listed in Charlotte in the 1897 state gazetteer (Polk 1897: 424), and their shoe store is at 114 S. Cochran Street in 1899, but they are out of business or have moved on by 1907, when they are no longer listed in Charlotte (Omoto 1980). He is mentioned in a 1940 newspaper article as owning a shoe store in Charlotte at that time (*Lansing State Journal* 1940d).

Frank Frandsen was long time manager of the F. & I. dry goods store at 134 S. Cochran before its purchase in 1929 by Dr. F. L. Seger of Lansing, after which Frandsen was reportedly thinking about moving to California (*Lansing State Journal* 1929c).

Byron F. Brown's (1875-1958) obituary states he had lived in Charlotte for thirty-six years, was a former secretary of the Belding Chamber of Commerce, was business manager for Olivet College in 1925-1927, after which he bought the Charlotte Insurance Agency, which he operated until he retired in 1948 (*Battle Creek Enquirer* 1958d). Brown moved to Charlotte in 1928 when he bought the business, and lived at 337 S. Cochran (see entry) before moving here by the 1954 city directory. Brown was also president of the Charlotte Cemetery Co. for thirty years, retiring in 1956, when he was living here at 101 Pleasant Street, and his son, Dr. Philip Brown, was residing in Byron's former home at 337 S. Cochran (*Battle Creek Enquirer* 1956a).

**107 Pleasant. Malcolm Gobel House (1940-44 period). Contributing.**

City directories occupants:

1940 no entry  
1944 Malcolm Gobel  
1954 Malcolm Gobel  
1962 Malcolm Gobel  
1966 Malcolm Gobel

**108 Pleasant. Arthur F. Vickery House (1904-11 period). Contributing.**

City directories occupants:

1904 no entry  
1913 Arthur F. Vickery  
1926 no entry  
1929 Gerald Dolson  
1935 Mrs. Leila Dolson  
1940 Mrs. Leila Dolson  
1944 Mrs. Leila Dolson  
1954 Andrew & Joann Schwegler  
1962 Jack Young  
1966 Jack Young

Gerald Dolson (1886-1929), the grandson of John L. Dolson, who founded the Dolson wagon and automobile companies in Charlotte, was a "well-known automobile salesman" in Charlotte and Lansing (*Battle Creek Enquirer* 1929g).

Mrs. Leila Dolson served as Charlotte city treasurer in the 1930s (*Battle Creek Enquirer* 1944e), and was the wife of John L. Dolson, of Dolson automobile fame, who earlier had lived at 345 S. Horatio Street (see entry). She was the mother of David Dolson and grandmother of Gerald Dolson, their son.

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Elmo Young acquired E. J. Patterson's jewelry business at 141 S. Cochran and renamed it Young's Jewelry c. 1931, which was run by his wife after his death in 1943 until 1955 when their son, Jack Young, took over (*Battle Creek Enquirer* 1955d). Young's had an advertisement in the 1964 city directory stating they had been in business at this address for 33 years and were still in business there in the 1966 edition, and it remained in business into the 1980s (*Battle Creek Enquirer* 1980b (fifty years since 1931). Young also served as president of the Charlotte school board from 1967 to 1971 (*Lansing State Journal* 1971d).

**120 Pleasant. Carroll S. Brown House (Pre-1904 / 1887). Contributing.**

City directories occupants:

1904 Carrol S. Brown (Brown Bros.); Clay H. Barhyte, RR postal clerk

1913 no entry for 120, but Carroll S. Brown is listed at 110, probably the original address of this house, which is south of the next house to the north that is addressed as 108.

1926 Mrs. Lena P. Smith

1929 Aug Harmon

1935 Helen M. Brugh

1940 no entry

1944 Mable Vickery

1954 Mable Vickery

1962 Mable Vickery

1966 Mable Vickery

Lena P. Smith, here in the 1926 directory, was the widow of Charlotte's former U.S. Congressman J. M. C. Smith, who served from 1911 to 1921 and 1922 until his death in 1923 (US Congress 2016), moving from the family's former home at 201 W. Seminary (see entry) (*Lansing State Journal* 1923l).

In 1936, Mrs. Arthur Vickery bought this house from Gus Harmon, moving from 112 N. Oliver Street (*Battle Creek Enquirer* 1936a). Her obituary (1882-1963) states she had lived in Charlotte most of her life, and after the death of her husband, druggist Arthur Vickery, "for many years was a ticket seller at the Eaton Theatre," retiring in 1958 (*Battle Creek Enquirer* 1963d).

**121 Pleasant. William McPherson House (Pre-1911 / c. 1900?). H. Daverman & Son, Grand Rapids, architect; Robert Duane Wheaton, Charlotte, Contractor(?). Contributing.**

City directories occupants:

1904 (123) William McPherson, salesman

1913 Wm. N. McPherson

1926 Mrs. Margery Chandler

1929 Mrs. Margery Chandler

1935 Boyden P. Moyer

1940 Boyden P. Moyer

1944 Boyden P. Moyer

1954 Wendell Anderson

1962 Wendell and Sandra Anderson

1966 Wendell H. Anderson, Sandra Anderson

Boyden P. Moyer, from a pioneer family of Eaton County, engaged in farming and was Chester Township clerk in 1899-1902, before moving to Charlotte after being elected county clerk in 1902, a position he held for three terms. In 1909, he and A. V. Roehm purchased the Weaver Brothers Drug Store at 201 S. Cochran, which they co-

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managed until 1913, when Moyer acquired Roehm's interest and continued in business as Moyer's Drug Store (Lowrey 1907: 67; Newark 1913: 43; *Western Druggist* 1913: 453). Later, Moyer & Chandler is listed as having a drug store in the 1916 directory, which was at 201 S. Cochran Avenue (see entry) (Wilmer Atkinson 1916: 8, 13). Moyer's (1868-1958) obituary states he was a resident of the area for eighty-five years until 1953, the year his wife, Margery Chandler, whom he had married in 1930, died (*Battle Creek Enquirer* 1958f).

In 1930, after Boyden Moyer married Margery Chandler, and they made this house their home (*Battle Creek Enquirer* 1958f). In 1945 during World War II, the "daughter of Mrs. Margery Moyer," Margery Chandler, who probably also resided for a time here at 121 Pleasant, was a Lieutenant (jg) in SPARS, who was "among the first in her service" to be chosen for overseas duty and reported to a US Coast Guard base in Hawaii (*Battle Creek Enquirer* 1945c). (SPARS is the acronym for "Semper Paratus—Always Ready," the motto of the Coast Guard Women's Reserve, established by Congress on November 23, 1942 (Britannica 2017c).) She had been a high school teacher in Middleville before leaving to attend the Coast Guard Academy and being commissioned a lieutenant in 1943.

Wendell H. Anderson (1903-1984) moved to Charlotte in 1926 and taught chemistry and math and was band director at Charlotte High School from 1926 to 1944, when he joined the Wilcox-Gay Co. and developed the coding for record disks used by the U.S.O. and servicemen during World War II. In 1951 he was named Eaton County Intermediate Schools superintendent, a position he held until his retirement in 1968, after which he served on the Eaton County Board of Commissioners from 1973 to 1975 (*Battle Creek Enquirer* 1984).

**122 Pleasant. Dr. Arnet J. Garlinghouse House (1911-18 period). Contributing.**

City directories occupants:

1913 no entry  
1926 Arnet Garlinghouse  
1929 Arnet Garlinghouse  
1935 Arnet Garlinghouse  
1940 Arnet J. Garlinghouse  
1944 Arnet J. Garlinghouse  
1954 Arnet J. Garlinghouse  
1962 Milton Backofen  
1966 Milton Backofen

Local sources state that the house was built in 1914 and occupied by Garlinghouse from 1914 until 1959, after which it was owned by a machinist, Milton Backofen, and his wife, Ellen (Campion 2016; GFWC 2005). Newspapers indicate the Backofens were here at least through the late 1970s.

**126 Pleasant. Fred C. Cobb House (Pre-1904 / ca. 1875-80?). Contributing.**

City directories occupants:

1904 Fred Cobb (Webster & Cobb)  
1913 Charles H. Carrick  
1926 Lucien L. King  
1929 Chester Wilcox  
1935 Chester Wilcox  
1940 Chester Wilcox  
1944 Chester Wilcox  
1954 Chester Wilcox; Sadie VanPatten



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1962 Betty Wilcox

1966 Betty Wilcox

Charles H. Carrick, an 1891 graduate of the Ypsilanti State Normal College and 1902 graduate of the University of Michigan, was superintendent of Charlotte Public Schools for 18 years beginning in 1906, and in his career also was superintendent of the public schools for four years at Constantine and 12 years at Three Rivers, retiring in 1936 (*Delphian* 1917: 16; Newark 1913: 72; *Michigan Education Journal* 1936: 356).

**129 Pleasant. James H. Brown House (Pre-1911 / ca. 1880?). Contributing.**

City directories occupants:

1904 James H. Brown (Brown Bros.); W. Coykendal (bds)

1913 James H. Brown

1926 James H. Brown

1929 James H. Brown

1935 James H. Brown

1940 Vacant

1944 Frank Clark

1954 Burton Cameron

1962 Helen Cameron

1966 Helen Cameron

Burton G. Cameron (1895-1962) is listed in the 1921 state gazetteer as circuit court commissioner and had an ad as an attorney in the 1926 city directory (Polk 1921: 383; Polk 1926). In 1926 he was at 102 Y S. Cochran where he was a partner in Sowers & Cameron, but by 1929 he was in practice alone at 107 Y S. Cochran Street, where he remained through the 1954 city directory, and where his name, "B. G. Cameron," is still painted on the second story window in 2017 associated with an office he occupied for over a quarter century. A 1917 graduate of the University of Michigan Law School, in 1927-1928 he was a representative from Eaton County in the state legislature, from 1942 to 1946 was Eaton County prosecutor, and was president of the Eaton County Bar Association at the time of his death in 1957 (*Battle Creek Enquirer* 1957a). In 1935 he was living at 325 E. Lovett Street.

**137 Pleasant. House (Pre-1911). Contributing.**

City directories occupants:

1904 H. A. Stillwell, laundryman

1913 John H. Rand

1926 John B. Dowdigan

1929 John B. Dowdigan

1935 John B. Dowdigan

1940 John B. Dowdigan

1944 John B. Dowdigan

1954 Wesley Schmidt

1962 Leighton Scott; Richard Scott

1966 Leighton Scott; Richard Scott

John H. Rand, son of Charlotte pioneer physician Dr. Warren Harvey Rand, and a lifelong Charlotte resident, was employed by the Eaton County Savings Bank for several years before leaving to take a position with the Michigan Live Stock Insurance Co. of Saginaw in 1917 (*MMFR* 1917a). John Harvey Rand (1884-1940) was

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active in Republican politics and was serving as Eaton County Register of Deeds when he and his wife were killed in an automobile crash in 1940 (*Battle Creek Enquirer* 1940g).

John B. Dowdigan, "one of Charlotte's most prominent dentists" and vice president of the Central Michigan Dental Society, graduated from the University of Michigan in 1895, and practiced in Owosso before moving to Charlotte where he had an office from 1903 until he retired in 1947. His office was over Baughman's dry goods store at 134 S. Cochran (Newark 1908: 39; *Michigan Alumnus* 1947: 55). In the 1910s and 1920s he served as alderman of Charlotte's first ward (*Lansing State Journal* 1912l; *Lansing State Journal* 1921o).

In 1955, Wesley Schmidt was regional director of continuing education at Michigan State University (*Battle Creek Enquirer* 1955f).

Leighton Scott (1905-1960) was a custodian at Charlotte High School when he disappeared from his home-made cabin cruiser in Lake Michigan in 1965. Richard was his son (*Battle Creek Enquirer* 1965c).

**214 Pleasant. H. Roy Sylvester House (Pre-1904). Contributing.**

City directories occupants:

1904 Roy Sylvester, clerk  
1913 H. Roy Sylvester  
1926 Mrs. Jennie Robins  
1929 Mrs. Jennie Robins  
1935 Richard E. Vren  
1940 Clarence E. Paddock  
1944 Leo Wilcox  
1954 Leo Wilcox; Robert & Betty Wilcox  
1962 Doris Collins  
1966 Wm E. Frever

Clarence E. Paddock (1897-1978) moved to Charlotte in 1935, was Eaton County treasurer from 1935 to 1951, was on the Michigan State Tax Commission from 1951 to 1959, and then was a tax consultant in the private sector (*Battle Creek Enquirer* 1978b). He moved from here to 334 E. Lovett Street, where the city directory places him in 1944.

Leo Wilcox was employed by the Wilcox-Gay Co. and apparently is a relative of the company founder, Chester Wilcox, who lived next door during the same time period (a series of classified advertisements for Wilcox-Gay job openings identified Leo as the contact person). (See Wilcox-Gay discussion under 126 Pleasant Street).

**216 Pleasant. Vine B. Peters House (1918-27 period). Contributing.**

City directories occupants:

1913 no entry  
1926 no entry  
1929 Vine B. Peters  
1935 Vine B. Peters  
1940 Vine B. Peters  
1944 Vine B. Peters  
1954 Vine B. Peters  
1962 Jos. L. Bauer

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1966 Jos. L. Bauer

Joseph L. Bauer (1910-2007) graduated from the University of Michigan Law School, practiced with his brother, Homer Bauer, in Charlotte, was Eaton County prosecuting attorney in the 1950s, was a Charlotte municipal judge, and was elevated to 56<sup>th</sup> District Court judge, where he served from 1970 until his retirement in 1984 (*Lansing State Journal* 2007).

**224 Pleasant. A. B. Collins House (Pre-1904; ca. 1900). Contributing.**

City directories occupants:

1904 A. B. Collins (G. V. Collins & Son), Katherine Collins, student

1913 A. Burton Collins

1926 A. Burton Collins

1929 A. Burton Collins

1935 A. Burton Collins

1940 Mrs. Maude W. Collins

1944 Mrs. Maude W. Collins

1954 John C. Briggs, Orvis Meyers

1962 Richard A. Larson

1966 Richard A. Larson

Richard A. Larson was Charlotte Public Schools director of elementary personnel and student services and principal of Weymouth School in the 1960s and 1970s (*Lansing State Journal* 1974c).

**230 Pleasant. James A. Greenman House (Pre-1904). Contributing.**

City directories occupants:

1904 James Greenman (Greenman & Levy)

1913 James A. Greenman

1926 James A. Greenman

1929 Jas. Greenman

1935 Jas. Greenman

1940 Julius A. Richardson

1944 Cecil Deuel

1954 Edward W. Morey

1962 Edward W. Morey; Gar-Lance Hair Stylist; 230 V David G. Lake

1966 Edward W. Morey; Morey-Grace Beauty Shop; 230 V Dale D. Dyer

Edward Morey was an insurance agent who was active in Charlotte, serving as president and general chairman of the Charlotte United Fund, president and general manager of the Charlotte Centennial, charter president of the Eaton County Historical Society in 1963, and received the Rotary Club's Silver Knight Award and the title of "Mr. Charlotte" in 1972 (*Lansing State Journal* 1973). He was associated with New York Life Insurance Co. and in the 1960s his office was at 224 V S. Cochran Street.

**240 Pleasant. Ladd J. Nixon House (1904-11 period). Contributing.**

City directories occupants:

1904 no entry

1913 Ladd J. Nixon

1926 Ladd J. Dixon (*sic* Nixon)

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1929 Mrs. Fannie Nixon  
1935 Mrs. Fannie Nixon  
1940 Mrs. Blanche M. Blasier  
1944 Mrs. Blanche M. Blasier  
1954 Mrs. Blanche M. Blasier; Harold Cheney  
1962 Mrs. Blanche M. Blasier; Thos McKenna  
1966 Mrs. Blanche M. Blasier; Thos McKenna

Blanche Blasier (1872-1969), who was elected city treasurer in 1925, resided here until her death in 1969, thirty years in this house (*Battle Creek Enquirer* 1925d; *Lansing State Journal* 1969d).

**E. SEMINARY STREET**

**126 E. Seminary. House (Pre-1890; ca. later 1880s). Contributing.**

City directories occupants:

1904 Dr. F. A. Weaver, physician, Don and Hal, students  
1913 Daniel Zant  
1926 Daniel Zant  
1929 Daniel Zant  
1935 Daniel Zant  
1940 Wm. H. Colbridge  
1944 Wm. H. Colbridge  
1954 Grant Duncan; 126 V Clifton Arehart  
1962 Lola Wiley, Jeretta Owens; 126 V Mary Carlisle  
1966 Lola Wiley, Jeretta Owens; 126 V Milton H. Hunt

Dr. Frank A. Weaver, here in 1904, and LeRoy F. Weaver opened Weaver Brothers Drug Store at 201 S. Cochran in 1904 (see entry). Frank A. Weaver first is listed as a Charlotte physician in the 1893 state gazetteer (Polk 1893: 383). Weaver Bros. is listed under Charlotte in a 1906 directory of drug firms (Haynes 1906: 94); however, in 1907 drug trade journals reported that Weaver Bros. had been dissolved and succeeded by Weaver & Gage (*Pharmaceutical Era* 1907: 94; *Midland Druggist* 1907: 474). State Medical Society member records show that while the brothers were both members of the Eaton County Medical Society in 1911, Frank A. was in Charlotte, while LeRoy F. had moved to Lansing (*Lansing State Journal* 1917j; Michigan State Medical Society 1911: 4).

Dan Zant is listed in the 1921 city directory at 131 V S. Cochran under the heading Sample Rooms. Zant (1867-1936) was "widely known" and worked for many years as a traveling salesman for Edson, Moore & Co., a "prominent wholesale dry goods house in Detroit" (*Battle Creek Enquirer* 1936e).

William Colbridge was one of the members of the board of directors who filed for dissolution of the Ziegler Manufacturing Co. of Bellevue in 1948 (*Battle Creek Enquirer* 1948d).

**202 E. Seminary. House (Pre-1895). Contributing.**

City directories occupants:

1904 no entry  
1913 Harper H. Krebs  
1926 J. Burt Whittum  
1929 Jas. Whittum

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1935 James B. Whittum  
1940 Jas. B. Whittum  
1944 Jas. B. Whittum  
1954 Sara Whittum  
1962 Laura Shaull  
1966 John L. Rose, John L. Rose Jr.

In 1924 a newspaper article reported that H. H. Krebs, "a pioneer in the business" who had retired from the grocery business five years earlier after having a store on S. Cochran "for many years," had purchased the stock and fixtures back from the owners, Campbell & Lovell, and would conduct a cash grocery (*Battle Creek Enquirer* 1924b). The Krebs's grocery acquired by Campbell & Lovell was located at 227 S. Cochran in the 1913 and 1921 city directories, but Krebs moved to 118 S. Cochran for the 1926 and 1935 editions.

James B. Whittum (1875-1949), a resident of Charlotte for 35 years, was for many years the chief clerk of the Grand Trunk freight office in Charlotte, having worked for the railroad for 31 years before retiring (*Battle Creek Enquirer* 1949b). The 1916 city and rural directory had J. B. and Sara Whittum on a 49-acre farm in Eaton County (Wilmer Atkinson 1916: 163), and a note in a 1917 newspaper reported they had moved from Brookfield to Charlotte, where Whittum would be a floor man at the E. I. Fast furniture store (*Lansing State Journal* 1917g).

**204 E. Seminary. House (Pre-1895). Contributing.**

City directories occupants:

1904 James A. McGill (prop. machine shop); Mrs. Searles (widow S. P.)  
1913 Floyd E. Walter  
1926 William C. Dell  
1929 Rex Dell, electr contr  
1935 Mrs. Mary L. Dell  
1940 Mrs. Mary L. Dell  
1944 Rex Dell  
1954 Katherine & Barbara Dell, Cara Parker  
1962 Kate and Barbara Dell  
1966 Kathryn A. and Barbara R. Dell

In the 1890s the John Bare bicycle and machine shop was at 116 E. Lovett, later owned by James McGill until 1927, when it was purchased by Joseph M. Yates (see entry) (Polk 1897: 422; *Charlotte Republican Tribune* 1963: 76). In 1917 a newspaper article noted that "J. A. McGill, for many years engaged in the bicycle and machine business in this city, is branching out and is installing a complete line of hardware merchandise" (*Lansing State Journal* 1917e).

W. C. Dell (1868-1933) was the electrician for Charlotte's Thomas Opera House in 1909, and from about 1920 until his death in 1933 he was maintenance man and depository attendant for the Eaton County Savings Bank (Cahn 1909: 495; *Battle Creek Enquirer* 1933d). His son, Rex Dell, apparently followed him into the trade. Rex A. Dell is in the 1921 city directory under the heading Electrical Supplies at 239 S. Cochran Street. Rex's wife, Katherine (1899-1979), was residing here at the time of her death in 1979, indicating this home remained in the Dell family for over half a century (*Battle Creek Enquirer* 1979c).

**208 E. Seminary. House (Pre-1895). Contributing.**

City directories occupants:

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1904 John Snyder, farmer  
1913 Charles M. Dawson  
1926 Donald Andrews  
1929 Danl. Bair; Mrs. Theresa Hamm  
1935 Milo C. Spencer; Mrs. Sadie Waddell  
1940 Roy E. Hinckley; 208 Y Edw. J. Thompson  
1944 John E. Thompson; 208 Y Edw. J. Thompson  
1954 John Thompson, 208 Y Minnie Thompson  
1962 Jack Page; 208 Y Minnie Thompson  
1966 Jack E. Page; 208 Y Minnie Thompson

John E. Thompson (1905-1979) was employed as a repairman for the Fisher Body and Oldsmobile divisions of General Motors in Lansing until his retirement (*Battle Creek Enquirer* 1979d).

**214 E. Seminary. House (Pre-1895). Contributing.**

City directories occupants:

1904 no entry  
1913 V. Dale Andrews  
1926 Benjamin Stewart  
1929 Carl Leece  
1935 Mrs. Carrie Van Ornum; Mrs. Mae Merriam Porter; Anthony Papoi  
1940 Elmer E. Smith  
1944 Vacant  
1954 Vacant  
1962 Gordon Nielsen; 214 Y Chas. Marple  
1966 Gordon F. Nielsen; 214 Y Hal Marple

V. Dale Andrews was a druggist in Bellevue in 1918, and later was in Battle Creek (*Battle Creek Enquirer* 1965b).

**321 E. Seminary. House (1895-1904 period). Contributing.**

City directories list the occupants:

1904 no entry  
1913 Joseph Ottney  
1926 Arthur C. Jaquette  
1929 Clifford Thompson  
1935 vacant  
1940 Robt. D. Zeis  
1944 Glenn Walters  
1954 Ned Walters  
1962 Eliz Walters; 321 Y Gildner L. Vogelsang  
1966 Eliz F. Walters; 321 Y Larry L. Davids (apt)

The 1904 city directory states that Joseph Ottney was a carpenter.

Glen D. Walters (1892-1950) was a Charlotte carpenter and contractor who had lived in the area twenty-nine years when he died in an automobile accident in 1950, survived by his wife, Elizabeth, and sons, Ned and Glen Jr.

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(*Battle Creek Enquirer* 1950b). Ned apparently moved from this house to 325, next door, by 1962.

**323 E. Seminary. Ned L. Waters House (post-1950 period). Contributing.**

City directories occupants:

1944 No entry  
1954 No entry  
1962 Ned L. Walters  
1966 Ned L. Walters

**325 E. Seminary. House (1904-11 period). Non-Contributing.**

City directories occupants:

1904 no entry  
1913 Edward Thompson  
1926 Forest Gregg  
1929 Archie Thompson  
1935 Ivan M. Parish  
1940 Glen D. Walters  
1944 Myron A. Boyd  
1954 Gerald Strickland  
1962 Mary McCormack  
1966 Mary F. McCormack

**327 E. Seminary. House (1904-11 period). Contributing.**

City directories occupants:

1904 no entry  
1913 James H. Weber  
1926 Louis E. Ross  
1929 Louis Ross  
1935 Harold H. Hine  
1940 Alonzo W. Braden  
1944 Gerrit Reefman  
1954 Emma Smart  
1962 Jane Mikesell  
1966 Jane Mikesell

Alonzo Braden was owner of Braden Auto Service and Hot Point Appliance, located at 112 E. Lawrence Street, which is featured in an ad in the 1944 city directory.

**W. SEMINARY STREET**

**109 W. Seminary. House (1918-27 period). Contributing.**

City directories occupants:

1913 no entry  
1926 no entry  
1929 no entry  
1935 Wm. J. Tucker  
1940 Walter Risinger

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1944 Fred Murray  
1954 Fred Murray  
1962 Jessie Murray  
1966 Jessie L. Murray

Frederick Hugh Murray, who owned a shoe store downtown, was here in 1944, moving from next door at 121 W. Seminary where he had lived in 1913. Fred Murray & Co. opened their new shoe store at 126 S. Cochran Street in 1908. Murray had learned the business from his brother, Albert Murray, "the pioneer shoeman of Charlotte," for eight years before accepting a position as bookkeeper with the Merchants National Bank for one year, from which he left to open his new store, with Morris J. Lamson (Newark 1908: 83). Lamson, who was Murray's father-in-law, retired in 1911 and Murray continued alone. He also served as alderman from the 3<sup>rd</sup> Ward in 1913 (Newark 1913: 28, 59). Murray lived next door at 121 at least as early as 1913, when he is also listed with Lamson. Murray was in the shoe business from 1908 until 1951, helped in the store by his wife, Jessie, and although in competition with his older brother, Alfred, they often exchanged shoes when one brother needed them to satisfy a customer (*Battle Creek Enquirer* 1952b).

**121 W. Seminary. House (1890-95 period). Contributing.**

City directories occupants:

1904 Mrs. Emma Shepherd, Fred Murray, clerk  
1913 Fred Murray; M. J. Lamson  
1926 Fred Murray  
1929 Fred Murray  
1935 Fred Murray  
1940 Fred Murray  
1944 Robert B. Reed  
1954 Robert B. Reed  
1962 Robert & Helen Reed  
1966 Robert B. Reed

Mrs. Emma Shepherd, living here in 1904, was in charge of entertainment at the statewide conference of the Methodist Episcopal Church held in Charlotte in 1905 (Methodist Episcopal Church 1905: 191). She was the aunt of Miss Jessie Lamson, who married Fred Murray in this house in 1903 (*Lansing State Journal* 1952e). The bride was apparently the daughter of Murray's partner, M. J. Lamson, who resided with him here in 1913.

Frederick Hugh Murray was here from 1904 through 1940, moving next door to 109 W. Seminary by 1944 (see entry). Fred Murray & Co. opened their new shoe store at 126 S. Cochran Street in 1908 with his brother, Morris J. Lamson. Murray had learned the business from his brother, Albert Murray, "the pioneer shoeman of Charlotte" for eight years before accepting a position as bookkeeper with the Merchants National Bank, before leaving to open up his new store with Morris J. Lamson, which continued until Lamson retired in 1911, while Murray stayed in business until 1951 (Newark 1908: 83, 1913: 28, 59; *Battle Creek Enquirer* 1952f). Murray's shoe store was located at 126 S. Cochran (see entry).

Robert B. Reed's (1909-1984) obituary describes him as a retired businessman and former city councilman, who also served on the city planning commission and had owned Community Oil Co., a bulk oil and gasoline dealership, from 1950 to 1981, and served as its president until he retired in 1972 (*Battle Creek Enquirer* 1983a; *Lansing State Journal* 1983). The Community Oil Co. was located at 125 W. Lawrence.



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**201 W. Seminary. John M. C. Smith House (1895-1904 period). Contributing.**

City directories occupants:

1904 John M. C. Smith (attorney, Pres 1<sup>st</sup> National Bank)  
1913 J. M. C. Smith  
1926 D. C. Gaffney & Co.  
1929 A. C. Cheney, undtkr.  
1935 A. C. Cheney  
1940 A. C. Cheney funeral director  
1944 A. C. Cheney  
1954 Clayton Willits phys., Vet. of Foreign Wars, American Cancer Soc.  
1962 Farmers Home Administration; US Soil Conservation Service;  
201 V USDA Agricultural Stabilization Conservation Service  
1966 Vacant

In 1929 Albert C. Cheney moved to Charlotte and purchased this house (*Charlotte Republican-Tribune* 1963: 32). He had graduated in 1913 from the Barnes School of Mortuary Science, and upon his move to Charlotte acquired the undertaking business of E. C. Gaffney, which he ran until he retired in 1948. He served as county coroner from 1929 through at least 1942 (*Battle Creek Enquirer* 1951b; Citizens Historical Association 1942).

C. O. Willits, M.D., had an office here in 1954 but by 1962 was in a newly constructed small office building at 141 S. Washington Street (see entry). Willits was 33 years old and engaged in medical practice in Saranac, Ionia County, in the 1940 census, and had moved to Charlotte by 1951 when he is mentioned as an advisor to the Eaton County Medical Society auxiliary (United States Census 1940b; *Olivet Optic* 1950: 4). Willits was 33 years old and engaged in medical practice in Saranac, Ionia County, in the 1940 census, and had moved to Charlotte by 1951 when he is mentioned as an advisor to the Eaton County Medical Society auxiliary (United States Census 1940b; *Olivet Optic* 1950: 4). He received his undergraduate degree from Michigan State in 1938 and graduated from Wayne State College of Medicine, practicing medicine in Charlotte from 1946 to 1971 (*Battle Creek Enquirer* 1979b).

**203 W. Seminary. Jeremiah R. Mikesell House (Pre-1890 / ca. later 1880s; tower and porch added 1890-95 period). Contributing.**

City directories occupants:

1904 Jerry Mikesell, farmer  
1913 Jerrie Mikesell  
1926 Mrs. Lottie Mitchell  
1929 Henry C. Glasner  
1935 Henry C. Glasner  
1940 Henry Glasner  
1944 Henry Glasner; Geo. Spinning  
1954 Geo. Spinning, Helen Glasner  
1962 Geo. Spinning  
1966 Geo. W. Spinning

Henry C. Glasner (1872-1949) was a state senator in 1933-1934 and earlier was a state representative from Barry County in 1910-1914, also served as head of the real estate division of the corporation and securities commission, served as justice of the peace and treasurer of the board of education in Charlotte, and in later years had a Charlotte real estate business (*Lansing State Journal* 1949a). George Spinning, who followed him here in this

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house, was his son-in-law.

**211 W. Seminary. House (Pre-1890 /ca. 1870s?). Contributing.**

City directories occupants:

1904 Henry Brouse, farmer, Homer and Hazel, students

1913 Mrs. Margaret Bangs

1926 Mrs. Margaret Bangs

1929 C. B. Bangs, Mrs. Margt. Bangs

1935 C. B. Fisk Bangs

1940 Vacant

1944 Clifford Smith

1954 Clifford Smith

1962 Clifford Smith

1966 Clifford E. Smith

Margaret Bangs was the wife of Fisk Bangs and the mother of C. B. Fisk Bangs. Fisk Bangs was a Charlotte pharmacist who died in 1908 (*Midland Druggist* 1908: 93).

C. B. Fisk Bangs (1897-1940) was a 1921 graduate of the University of Michigan law school, had his residence here in the 1921 city directory, was Eaton County prosecuting attorney between 1925 and 1930, and then was Charlotte city attorney from 1930 to 1940, until his death (University of Michigan 1940: 7; Eaton Co. Prosecuting Attorney 2016). Clinton Bowen Fisk Bangs died in 1940 at age 43 (*Battle Creek Enquirer* 1940c).

Clifford E. Smith (1911-1990) was a "field man with Pet Milk Co.," operated the Frosty Freeze, served as a bailiff with the 56<sup>th</sup> District Court, was a member and served as president of the Charlotte Board of Education until 1959, was chairman of the Hayes-Green-Beach Hospital board from 1969 to 1984 and also was a member of the Charlotte Fire Department, serving as assistant chief from 1947 to 1967 (*Battle Creek Enquirer* 1990a).

**215 W. Seminary. House (1904). Contributing.**

City directories occupants:

1904 no entry

1913 Mrs. Hattie B. Gridley

1926 Charles Norton

1929 Ida Norton

1935 Geo. Hyde

1940 Geo. Hyde

1944 Geo. Hyde

1954 Geo. Hyde

1962 Albert Cronheim

1966 Jas. E. Walters

George Hyde was elected an alderman from Charlotte's third ward in 1934, 1944 and 1946 (*Battle Creek Enquirer* 1934b, *Battle Creek Enquirer* 1944c, *Battle Creek Enquirer* 1946a).

**217 W. Seminary. Dr. Philo D. Patterson House (1895-1904 period). Contributing.**

City directories occupants:

1904 Mrs. Patterson, widow Dr. P. H., corner of Sheldon and Seminary

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1913 Mrs. Augusta F. Patterson

1926 Clarence H. Innis

1929 Eloise Clemmer

1935 vacant

1940 Robt. B. Thornton

1944 John Dempsey

1954 vacant

1962 Wm. H. Behnke

1966 Vacant

**N. SHELDON STREET**

**402 N. Sheldon. George Wright House (1890-1895 period). Contributing**

City directories occupants:

1904 George Wright, cabinet maker

1913 George D. Wright

1926 George D. Wright

1929 George B. Wright pntr

1935 Carson McDaniel

1940 Kenneth P. Bowser

1944 Ethel Griffin

1954 Maude Towsley

1962 Guillermo Herrera

1966 Guillermo Herrera

Kenneth Bowser lived near his employer in Charlotte, working as a truck driver for the Grand Trunk Western Railroad (*Battle Creek Enquirer* 1991).

**S. SHELDON STREET**

**113 S. Sheldon. House (1918-27 period). Contributing.**

City directories occupants:

1926 William C. LaMont

1929 Howard R. Russell

1935 Howard R. Russell

1940 Howard Russell

1944 H. Howard Russell

1954 William Shaw

1962 Minnie L. Shaw

1966 Minnie L. Shaw

The obituary for H. Howard Russell (1887-1946) identifies him as an "auto sales proprietor" (*Battle Creek Enquirer* 1946b).

**115 S. Sheldon. House (1895-1904 period). Contributing.**

City directories occupants:

1904 James Pollard, bookkeeper

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1913 Fred E. Knowles  
1926 Fred H. Pollard  
1929 Mrs. Amanda Martin  
1935 Milo O. Osborn  
1940 Milo Osborne  
1944 Milo O. Osborne  
1954 Milo Osborn  
1962 Milo Osborn  
1966 Milo O. Osborne

Fred Knowles (1870-1920) was an engineer at the L. H. Shepherd Milling Co. "and also at the Condensery" (*Lansing State Journal* 1920e).

Fred H. Pollard in 1903 was cashier of the 1<sup>st</sup> National Bank of Charlotte (Banking Department 1904: 267). By 1907 he was a director of the bank (Banking Department 1908), and in 1925, about the time he is shown living in this house, the state gazetteer indicates he was vice president of the bank, although he does not appear in the 1931 edition (Polk 1925: 335). Pollard (1866-1928) was "widely known in Eaton County and in banking circles throughout the state" (*Battle Creek Enquirer* 1928c).

**E. STODDARD STREET**

**112 E. Stoddard. House (1911-18 period). Contributing**

City directories occupants:

1913 E. D. Van Ness  
1926 Orville F. Nickerson  
1929 Ralph Shaull  
1935 Ralph Shaull  
1940 Ralph Shaull  
1944 Robt. E. Surine  
1954 Richard Davis  
1962 Richard L. Davis  
1966 Richard L. Davis

In the 1950s Robert Surine ran Surine's Motor Sales in the 100 block of S. Washington Street (see entry, 135 S. Washington).

Richard L. Davis was elected to the Charlotte city council in 1963 (*Lansing State Journal* 1963a). He earlier served on the board of alderman, served on the Tri-County Planning Agency, and had retired in 1981 as owner and president of the Davis & Son, Inc. Pontiac agency in Charlotte (*Battle Creek Enquirer* 1983b).

**116-18 E. Stoddard. House (1918-27 period). Contributing.**

City directories occupants:

1913 no entry	
1926 116 Stedman C. Rohn;	118 Charles C. Humphreys
1929 116 Ralph Laverty;	118 Milo Newman
1935 116 Harold Killian;	118 Harold Phillips
1940 116 Geo Allen	118 Donald B. Courtright

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1944 116 Chas E. Eytcheson;	118 Donald B. Courtright
1954 116 Bert R. Post;	118 Gladys Partington
1962 116 Lee Cook;	118 Ralph H. Flath, Julian M. Vols
1966 Robert Lake	118 Ralph Flath

Stedman C. Rohn (1898-1965) graduated with an engineering degree from Michigan State College and worked with the state highway department as a supervisory engineer, until he moved back to his home town of Ludington and joined his father, Eugene C. Rohn, in the Stedman Insurance Agency (*Ludington Daily News* 1965; *Protection* 1937: 1036).

Bert R. Post was associated with the Minor Walton Bean Co. See discussion under 121 E. Stoddard.

Donald B. Courtright's 1997 obituary states he was a retired golf course equipment salesman (*Battle Creek Enquirer* 1997a).

**121 E. Stoddard. Bert R. Post House (ca. 1940-44). Contributing.**

The address first appears in city directories in 1944 when occupied by Bert R. Post:

1940 no entry  
1944 Bert Post  
1954 Bert R. Post  
1962 Donald L. Post  
1966 Donald Post

**124 E. Stoddard. House (1918-27 period). Contributing.**

City directories occupants:

1913 no entry  
1926 James H. Grimes  
1929 Howardy LaParl  
1935 James H. Grimes  
1940 Robt Messimer  
1944 Fred Sessions  
1954 Elmer Betts  
1962 Martin Mauney  
1966 Martin Mauney

**125 E. Stoddard. Free Methodist Church (1935-1940 period; 1965?). Contributing.**

City directories first list this church between 1935 and 1940, when it is addressed as 123 E. Stoddard:

1935 no entry  
1940 Free Methodist Church  
1944 Free Methodist Church  
1954 Free Methodist Church  
1962 Free Methodist Church  
1966 Free Methodist Church

**201 E. Stoddard. House (1911-18 period). Contributing.**

City directories occupants:

1913 no entry

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1926 Lorenzo M. Lyon

1929 Lorenzo M. Lyon

1935 Lorenzo M. Lyon

1940 Lorenzo M. Lyon

1944 Lorenzo M. Lyon

1954 L. M. Lyon

1962 Edith B. Lyon

1966 Edith Lyon

**206 E. Stoddard. House (Pre-1904). Contributing.**

City directories occupants:

1904 J. M. Freeman, pharmacist

1913 Mrs. Minnie McCarty

1926 vacant

1929 Vern Casler

1935 Gilbert Anderson

1940 Wm. P. Rogers

1944 Roy Carter

1954 vacant

1962 Harvey McCall, McCall's Signs; 206 Y Ada Cook, Amanda Haun

1966 Howard Miller; 206 Y Ada Cook (apt), Patrick S. Mooney (apt)

**207 E. Stoddard. House (Pre-1904). Non-Contributing.**

City directories occupants:

1904 no entry

1913 Charles VanOrman

1926 no entry

1929 Irvin Boyles

1935 Guy Bosworth

1940 Fred D. Lewis

1944 Myrl Yeomans

1954 Orland E. Shumaker

1962 Orland E. Shumaker

1966 O. E. Shumaker

**210 E. Stoddard. Otto J. Munch House (Pre-1904 / 1895). Contributing.**

City directories occupants:

1904 no entry

1913 Otto J. Munch

1926 Edward Munch

1929 Edward Munch

1935 Edward Munch

1940 Edw. J. Munch

1944 Edward Munch

1954 Cleo Rawson; Mary Rawson

1962 Cleo & Meredith Rawson

1966 Cleo Rawson, Meredith Rawson

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**211 E. Stoddard. House (ca. 1860s? / ca. 1904). Contributing.**

City directories occupants:

1904 no entry  
1913 Bruce DeLand  
1926 Bert Stebbins  
1929 Mrs. Eva Stebbins  
1935 Mrs. Eva R. Stebbins  
1940 Mrs. Eva R. Stebbins  
1944 Mrs. Eva R. Stebbins  
1954 Jerry J. Jermaine  
1962 Jerry J. Jermaine  
1966 Jerry Jermaine

Bruce DeLand was a pioneer of Chester Township, who, after the death of his wife, lived here with his daughter, Mrs. Eva Stebbins, until his death in 1914 (*Lansing State Journal* 1914a). Eva's husband, Bert Stebbins (1886–1928), was a mechanic employed in Lansing when he died in 1928 (*Battle Creek Enquirer* 1928a).

**N. WASHINGTON STREET**

**204 N. Washington. House (1911-18 period). Contributing.**

City directories occupants:

1913 no entry  
1926 Harold A. Storrs  
1929 Arthur Harroun  
1935 Ivan Terwilliger  
1940 Russell A. Thornton  
1944 Vacant  
1954 Scott Leighton  
1962 Katherine Allen; 204 V Grace Shores  
1966 Katherine K. Allen; 204 V Grace B. Shores

Ivan Terwilliger had a billiard parlor at 210 S. Cochran in the 1929 and 1935 city directories. He moved from this address and resided at 233 N. Cochran in the 1940 and 1944 directories. He owned a tavern at 214 S. Cochran that he ran for thirty years, retiring in 1965. He was living above it at 214 V when he died in 1970 (*Battle Creek Enquirer* 1970a).

**209 N. Washington. House (1895-1904 period). Contributing.**

City directories occupants:

1904 ("Washington" w/o N or S) Augustus Rehfus, laborer; Gotfried Rehfus blacksmith; Henry Rehfus, laborer  
1913 Loren D. Pierce  
1926 William C. Frace  
1929 Mart D. Bailey  
1935 Mart Bailey  
1940 Mart D. Bailey, plmbr  
1944 Chas. Porter

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1954 Charles Porter  
1962 Charles Porter  
1966 Chas. G. Porter

In 1923, an obituary for "Godfey Rehfus" (1850-1923), father of August and Henry Rehfus, describes how he immigrated from Germany at age 15, unable to speak English, settling with a brother in Washtenaw County before moving to Charlotte about 1883 (*Battle Creek Enquirer* 1923).

**210 N. Washington. House (1918-27 period). Contributing.**

City directories occupants:

1913 no entry  
1926 Fred Soules  
1929 Paul Andrews; Fred Soules  
1935 Claude Haines  
1940 Claude A. Haines  
1944 Claude A. Haines  
1954 Ray Gilman  
1962 Ray D. Gilman  
1966 Ray D. Gilman

Claude A. Haines (1886-1952), a Charlotte resident for thirty-five years at the time of his death in 1952, had been an employee of the New York Central Railroad for thirty-seven years, retiring as its section superintendent in 1951 (*Battle Creek Enquirer* 1952e).

**211 N. Washington. House (1918-27 period). Contributing.**

City directories occupants:

1926 Fay A. Wilbur  
1929 Arlo C. Hall  
1935 Fay A. Wilbur  
1940 Fay A. Wilbur  
1944 Mrs. Susie Beardslee  
1954 Robert Powell  
1962 Allan Taylor  
1966 Allan D. Taylor

Fay Wilbur was Olivet village clerk until he resigned in 1929 (*Battle Creek Enquirer* 1930f).

**212 N. Washington. House (1911-18 period). Contributing.**

City directories occupants:

1913 no entry  
1926 C. Dorr Scott  
1929 Ed D. Woodward  
1935 Edward D. Woodward  
1940 Edw. D. Woodard  
1944 Edw. D. Woodard  
1954 Lillie Woodard  
1962 Lillie Woodard



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1966 Lillie Woodard

The city directories provide two different spellings between 1929 and 1966, Woodward and Woodard. Edward D. Woodward appears in a document search that discovered his draft card in 1942 when he was 61(!) and worked for the Standard Oil Co. (United States Draft 1942). The 1930 census states that Woodward is a wholesaler for Standard Oil, and his 1947 obituary, as Woodard, states he came to Charlotte twenty years earlier, was 66 years old, and was a retired Standard Oil distributor (United States Census 1930c; *Battle Creek Enquirer* 1947b).

**213 N. Washington. House (1895-1904 period). Contributing.**

City directories occupants:

1904 W. W. Darrow, laborer  
1913 Mrs. Elizabeth Darrow  
1926 Mrs. Mary Rogers  
1929 Gerald Earl  
1935 Robt. Snyder  
1940 Harley O. Houck  
1944 Mrs. Mary I. Ross  
1954 Dwight Haines  
1962 Russell Gullett  
1966 Stanley Wells, Howard Wells, Clarence Serene

**214 N. Washington. House (Pre-1895). Contributing.**

City directories occupants:

1904 Byron Hicks, mason; O. F. Miller; Andrew Moore, mechanic  
1913 William H. Downs  
1926 Charles H. Spice  
1929 Charles H. Spice  
1935 Chas. H. Spice  
1940 Chas. H. Spice  
1944 Scott E. Dewey  
1954 Lynn & Charles Dowker  
1962 Chas. E. Dowker; Miriam's Beauty Shop  
1966 Chas. Dowker

Charles H. Spice, here from before 1926 through 1940, was a partner with Carl L. Cox in Cox & Spice, which had an advertisement on the inside cover of the 1921 city directory for General Repairing, Tires and Auto Accessories and Service Station. His 1969 obituary states he moved to Lansing in 1940 and was an auto mechanic for Oldsmobile and for Shaefer Bakery Co. (*Lansing State Journal* 1969b).

Charles E. Dowker's (1930-1996) obituary states he was the son of Lynn and Marguerite Dowker and had been employed as a barber (*Battle Creek Enquirer* 1996).

Miriam's Beauty Shop continued here in 1963, but is absent in the 1964 directory (*Charlotte Republican-Tribune* 1963: 20).

**215 N. Washington. House (1895-1904 period). Contributing.**

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City directories occupants:

1904 Mary Hobb  
1913 Morgan Harrod  
1926 Harry J. Hawes  
1929 Harry J. Hawes  
1935 vacant  
1940 Paul Summers  
1944 Harry J. Hawes  
1954 Alex Franz  
1962 Ruby Phillips  
1966 Ruby Phillips

Harry J. Hawes's (1892-1962) obituary describes him as a "long-time area farmer" (*Lansing State Journal* 1962).

**216 N. Washington. House (1918-27 period). Contributing.**

City directories occupants:

1926 no entry  
1929 Percy L. Young  
1935 Kenneth C. Barnes  
1940 Lyall A. Ald  
1944 Ellis R. Scott  
1954 Geo. Willard  
1962 Geo. Willard  
1966 Willis Underwood

Percy Young (1897-1955) was a machinery salesman who had lived in Charlotte forty-five years when he died in 1955 (*Battle Creek Enquirer* 1955b).

**217 N. Washington. House (1918-27 period). Contributing.**

City directories occupants:

1913 Mrs. Sylvia Kalicut  
1926 Charles E. Waltersdorf  
1929 Charles E. Waltersdorf  
1935 Charles E. Waltersdorf  
1940 Edw. L. Ball  
1944 Harold Baker  
1954 Lewis Weinert  
1962 Deloris & Frank Robinson  
1966 Robert Robinson, Deloris M. Robinson

Charles E. Waltersdorf (1855-1937) was born in Charlotte and made his living as a plumber (*Battle Creek Enquirer* 1937c: 10).

**218 N. Washington. Wheeler House (Pre-1904). Contributing.**

City directories occupants:

1904 Isaiah Wheeler, janitor; Fred Wheeler, laborer  
1913 Fred Wheeler

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1926 Fred Wheeler  
1929 Fred Wheeler  
1935 Fred Wheeler  
1940 Fred Wheeler  
1944 Fred Wheeler  
1954 Retta Wheeler  
1962 Fred K. Young  
1966 Fred K. Young

Isaiah Wheeler, here in 1904, died at the age of 80 in 1916, here at the home of his son, Fred (*Lansing State Journal* 1916g).

The 1920 census reveals that Fred Wheeler was a machine worker at the Charlotte Chair Co., retiring in 1947 at age 77 after a "lifetime of employment" with the company, and a coworker with his next door neighbor, Charles Scott, in 220 (United States Census 1920c; *Lansing State Journal* 1952f).

**219 N. Washington. House (pre-1890). Contributing.**

City directories occupants:

1904 Emanuel Cover, farmer; Elmer Cover; Nelson Waddell, laborer; Jennie Waddell  
1913 Mrs. Anna Cover  
1926 George A. Paine  
1929 George A. Paine  
1935 vacant  
1940 Geo Cook; Geo A. Paine  
1944 vacant  
1954 John, Jo & JoAnn Reiner  
1962 Kendal K. Wellman; 219 V Jas. Samann  
1966 Jas. Woodworth; 219 V Patricia Wright

Anna Cover's (1839-1919) obituary states she was married to Emanuel Cover, and that she had died in the home here at 219 the couple had moved to "29 years ago" (would be 1890), and where she had resided since the death of her husband in 1912 (*Lansing State Journal* 1919o).

George A. Paine worked the night shift as operator of the City of Charlotte's waterworks from 1922 until World War II, and his son, Carl, was director of the city's public works when he retired in 1984 (*Lansing State Journal* 1984c).

**220 N. Washington. House (Pre-1904). Contributing.**

City directories occupants:

1904 Charles Scott, machinist, Allis Scott, student; Mrs. Jourdan  
1913 Charles I. Scott  
1926 Charles I. Scott  
1929 Charles I. Scott  
1935 Edward Howard  
1940 Leighton R. Scott  
1944 Walter G. Weaver  
1954 Gordon Sparks; 220 V Kenneth G. Jones

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1962 Danl. Roknich; 220 V Duane Carey  
1966 Ruth Schoonover; 220 V Marion Whiting

The 1920 census reveals that Charles I. Scott was a woodworking mechanic at a Charlotte chair factory (US Census 1920b), with a co-worker of his, Fred Wheeler, living next door in 218. Leighton Scott, here in 1940, was Charles Scott's son.

**222 N. Washington. House (Pre-1904). Contributing.**

City directories occupants:

1904 Mary Clever  
1913 Mary Clever  
1926 Harold H. Field  
1929 Merrit Mikesell  
1935 Mrs. Cora Mikesell  
1940 Mrs. Cora Mikesell  
1944 Harry Carlisle  
1954 Henry C. Richart  
1962 Theresa Richart  
1966 Theresa Richart

Mary Clever, aged 90 in 1939, was the first resident of the Lane-Dulcenia Home, "residence for aged women," when it opened in Charlotte in 1926 (*Battle Creek Enquirer* 1939f).

Henry C. Reichert, who died in late 1953, had been an Eaton County resident for about forty years, and was a painter and decorator (*Lansing State Journal* 1953d).

**223 N. Washington. House (Pre-1904). Contributing.**

City directories occupants:

1904 Harry Cove, prop. planing mill (near MCRR depot); Norman Cove, student  
1913 Rollon Taylor  
1926 William W. Shaul  
1929 Wm. W. Shaul  
1935 Wm. W. Shaul  
1940 Wm. W. Shaul  
1944 Wm. W. Shaul  
1954 Harry Carlisle  
1962 Harry Carlisle  
1966 Harry Carlisle

Harry Cove, here in 1904, was associated with partner Albert Towe in the Charlotte Interior Finish Works Co., described in 1907 as "one of the substantial manufacturing institutions in the city," formed in 1904 after Towe had left the Charlotte Bending Works (Lowery 1907: 14; *Lansing State Journal* 1923k). In 1907, the the company provided interior fittings "of weathered oak" for the renovated Lamb & Spencer store at 144 S. Cochran (see entry) (Lowrey 1907: 32). In late 1907, it was announced the company was to be incorporated as the Cove Manufacturing Co., supplier of building materials. A large fire in December, 1907 destroyed the Charlotte mill, and the company announced it was moving to Lansing (*Detroit Free Press* 1907; *Lansing State Journal* 1957e). The plant location was redeveloped as the Colborn-Fulton Lumber Co. at 316 N. Washington (*Charlotte*

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*Republican*, May, 15, 1908, quoted in Citizens Historical Association 1942).

The 1930 census reveals that William Shaull was a machine worker at a register factory (United States Census 1930b).

In 1951, a meeting in the home of Elder Harry and Pearl Carlisle here was the start of a mission of the Lansing Branch of the Reorganized Church of Jesus Christ of Latter Day Saints, which later became the Charlotte branch, and continues today, meeting in a church in the historic district at 202 E. Lovett Street (*Lansing State Journal* 1977).

**224 N. Washington. House (Pre-1904). Contributing.**

City directories occupants:

1904 no entry  
1913 John W. Smith  
1926 Elzy D. Cooper  
1929 Mrs. Margt. Cooper  
1935 Richard Bowes  
1940 Chas T. Wright  
1944 Chas T. Wright  
1954 Charles Wright  
1962 Jas. Willis  
1966 Jas. Willis

"Elza" D. Cooper was a partner in a meat market with John Hartel at 118 W. Lovett Street in the 1921 city directory.

Dick Bowes ran a billiards and pool hall that also offered cigars and tobacco at 107 W. Lawrence at the time of the 1917 city directory.

Charles T. Wright's (1867-1957) obituary states he was a retired machinist and resident of Charlotte for seventy years, who had worked at the Charlotte Chair Co. for most of that time, and was living here when he died in 1957 (*Battle Creek Enquirer* 1957b).

**225 N. Washington. House (ca. 1918). Contributing.**

City directories occupants:

1913 no entry  
1926 Edward Eichenberger  
1929 Merle E. Old  
1935 Homer C. Potter  
1940 Chas L. Skinner  
1944 Frank K. Braden  
1954 Harley Houck, Jackie Ashby  
1962 Henry Thieben  
1966 Henri Debouck

Frank K. Braden owned Braden Auto Service and Hot Point Appliance, located at 112 E. Lawrence Street, which is featured in an ad in the 1944 city directory.

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**311 N. Washington. House (Pre-1904). Contributing.**

City directories occupants:

1904 Frank Spencer	
1913 Elmer A. Newark	
1926 Mrs. Marie Hettmannsberger (sic)	
1929 Donald R. Fullerton	
1935 Talva McKee	
1940 Stanley Bentley	
1944 Leonard G. Fischer	
1954 Harry McCotter;	311 Y Vera Sattazahn
1962 Kenneth Schrader;	311 Y Russell Cain
1966 Inez Patton, Richard Patton;	311 Y Hubert Norris

In 1917, Elmer Newark, who resided here in 1913, was elected captain of the 1<sup>st</sup> Battalion Michigan State Troops, organized May 14, 1917, during World War I (Michigan State Troops 1917). In 1919 the local newspaper mentions that he had returned from a business trip out west "in the interest of the Fenn Manufacturing Co." of Charlotte (*Lansing State Journal* 1919p). In 1920 he resigned as Charlotte first ward alderman due to ill health (*Lansing State Journal* 1920k). He apparently later sold insurance, as he is associated with the Columbus Mutual Life Insurance Co. in 1928 (*Insurance Newsweek* 1928: 10).

In the 1921 city directory "Adam P. Hettmansperger" had the Hettman Cafe at 419 N. Cochran Street. He apparently had gained experience at the Robinson Cafe in Charlotte, where he was working when he married Marie in 1916 (*Lansing State Journal* 1916f).

**313 N. Washington. House (Pre-1904). Contributing.**

City directories occupants:

1904 C. V. Church, laborer  
1913 Edmund M. Hamilton  
1926 Loring E. Ward  
1929 Clyde Rathburn  
1935 Earl D. Maurer  
1940 Phillip M. Wolcott  
1944 Augustus Wagner  
1954 Mae Green, Albert Rodriquez, Karl Lamb; 313 Y Chas Claflin  
1962 Wm. Griffith  
1966 Wm. Griffith

Edmund M. Hamilton came to Michigan in 1892 and lived ten years in Potterville and ten in Charlotte. He was a stone mason by trade, and worked on Charlotte's Hawthorne School and the Lawrence Avenue Methodist Church, spending nine months on the latter in 1902, and had been married to Anna E. for 64 years in 1951 - "Eaton County's Longest Married Couple" (*Battle Creek Enquirer* 1951d). The Hamiltons had moved here from a couple doors down at 313 N. Washington, where they were located in the 1904 city directory.

**316 N. Washington. Colborn-Fulton Lumber Co. / Grand River Valley House (1908-1927, 1950s / [Spencer House/Grand River Valley House/Valley House] 1869). Contributing.**

This complex contains a former railroad hotel built ca. 1869 and the Colborn-Fulton Lumber Co. which replaced

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the Charlotte Interior Finishing Co. between 1904 and 1911, with additional buildings constructed over the decades, and remains in business here today.

**317 N. Washington. House (Pre-1904). Contributing.**

City directories occupants:

1904 no entry  
 1913 Mrs. Mary Klock  
 1926 Harold Dilley  
 1929 vacant  
 1935 Mrs. Lottie Welsh  
 1940 Einard M. Christenson  
 1944 Albert Milne  
 1954 Vern D. Stierly  
 1962 Raul Luna  
 1966 Raul Luna

**319 N. Washington. House (Pre-1904 / 1850s?). Contributing.**

City directories occupants:

1904 E. M. Hamilton, mason  
 1913 John H. Dacons  
 1926 Howard E. Fletcher  
 1929 Geo. Tepley  
 1935 E. B. Harmon  
 1940 Geo. Witinger  
 1944 Myron Moist  
 1954 Howard Moist  
 1962 Howard Moist      319 V Lloyd Genter, Archie Barber, Vacant Apt  
 1966 Howard Moist      319 V Bill Brown

E. M. (Edmond) Hamilton moved to Michigan from New York in 1892, spent ten years in Potterville and then ten years in Charlotte (c. 1902-1912), before moving to a home on Island Road. "A mason by trade, Mr. Hamilton down through the years did considerable masonry work in Charlotte," including the Lawrence Avenue Methodist Church and Hawthorne School (*Battle Creek Enquirer* 1951d). The Hamiltons had moved a couple doors down to 313 N. Washington in the 1913 city directory.

Howard Moist's (1882-1968) obituary states he had farmed in Eaton County most of his adult life, had been a resident of Charlotte for eighteen years at the time of his death in 1968, and was survived by his brother, Myron (*Battle Creek Enquirer* 1968f).

**S. WASHINGTON STREET**

**119 S. Washington. Building (1918-27 period). Contributing.**

City directories occupants:

1913 no entry  
 1926 Charlotte Motor Sales Co.; Fritz Garage;      119 V Joseph A. Fritz  
 1929 V. F. Shaw & Co. Autos;      119 V vacant  
 1935 Shaw V. F. & Co. autos;      119 V Goldie Packard

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1940 U S Surplus Commodities Admn.

1944 119-121 Lee & Cady whol. gros.

1954 vacant;

119 V Willis R. Rogers

1962 no entry;

119 V Sam & Robt. Vitale

1966 Vitale's Home Furnishings;

119 V Sam Vitale

In the 1913 and 1916 city directories, Joseph A. Fritz had had his garage at 118 E. Lawrence Street and had an advertisement stating he was an agent for Buick automobiles before moving to this location (Wilmer Atkinson 1916: 179).

A 1923 newspaper article reported the V. F. Shaw was locating in Charlotte to take over the Studebaker agency located in "the Clever Building, as formerly" (*Lansing State Journal* 1923h). A trade journal reported that in 1933 "V. E. Shaw," at 119 S. Washington Street, had added Plymouth and Chrysler cars to his dealership (*Automobile Topics* 1933: 71). The 1935 city directory also has him at 109 S. Cochran Street (see entry).

**135 S. Washington. Building (1927-50 period / ca. 1939). Contributing.**

City directories occupants:

1913 no entry

1926 no entry

1929 no entry

1935 no entry

1940 no entry

1944 no entry

1954 Surine Mtr. Sls. Inc.

1962 Vitale's Home Furnishings

1966 No entry

A summary of Vitale's Furniture by owner Sam Vitale in 1963 stated that he started a used furniture business in 1939 in this building that was not completed, moved to 231 S. Cochran Street in 1950 and rented the building to Surine's Motor Sales, and returned here to 135 in 1960 after Surine's had gone out of business, remodeling the building at that time, and continuing in business until he retired in 1972, when the going out of business auction proclaimed, "The Most Unusual Store of its kind in the Area - 1001 Appointments in Mediterranean, Traditional, Modern" (*Charlotte Republican Tribune* 1963: 16; *Lansing State Journal* 1972a; *Lansing State Journal* 1982).

Surine Motor Sales was owned by Robert E. Surine. He ran a series of advertisements into the early 1950s, typically listing new and used cars and that he sold and serviced, selling Dodge and Plymouth automobiles from this location at 135 or 138-144 S. Washington Street (*Olivet Optic* 1949: 7).

**141 S. Washington. Building (1954-62 period/ 1955). Contributing.**

The 1954 city directory shows that Clayton Willits had an office and/or lived in the John M. C. Smith House at 201 West Seminary Street before moving to this address. Willits was 33 years old and engaged in medical practice in Saranac, Ionia County, in the 1940 census, and had moved to Charlotte by 1951 when he is mentioned as an advisor to the Eaton County Medical Society auxiliary (United States Census 1940b; *Olivet Optic* 1950: 4). He received his undergraduate degree from Michigan State in 1938 and graduated from Wayne State College of Medicine, practicing medicine in Charlotte from 1946-1971 (*Battle Creek Enquirer* 1979b).

**225 S. Washington. Carter's IGA Supermarket (1975; 1990s?). Non-Contributing.**



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This building was constructed to house Carter's IGA grocery store.

Carter's Foods, more commonly known as Carter's, was an employee-owned supermarket chain based in Charlotte, where the first store was established by Theodore A. Carter in 1952, with the store here on S. Washington built in 1975. The Carter's chain as part of the IGA network grew to over 30 stores throughout Michigan, but in 2006, it filed for bankruptcy (Charlotte Community Library 2016).

**102-06 S. Washington - see 120 E. Lawrence.**

**108 S. Washington. Building (1911-18 period; 2010s?). Non-Contributing.**

City directories occupants:

1913 no entry  
 1926 no entry  
 1929 no entry  
 1935 no entry  
 1940 Chas. Irish autos  
 1944 Davis Leigh & Sons autos  
 1954 UAW-CIO Local 529  
 1962 UAW Local #529  
 1966 Harold Carman real estate

The Leigh Davis & Sons Pontiac agency in Charlotte included sons, Robert and Richard Davis, and was still in business in the 1970s (*Battle Creek Enquirer* 1972c).

**218 S. Washington. Yates Hardware Warehouse (connected to 116 E. Lovett) (1942-45 period). Contributing.**

City directories for 1944-1966 have Floyd Lowe Trucking or Lowe Trucking at this address.

**234 S. Washington. House (1886-90 period). Contributing.**

City directories occupants:

1904 Will Allis, barber, May Allis, student, Leonard Allis (bds)  
 1913 Joe Laventhal  
 1926 John V. Colizzi  
 1929 Peter Colizzi  
 1935 John Colizzi  
 1940 Mrs. Myrl Colizzi nurse; Clair Dankenbring  
 1944 John H. Terry; Forrest Gregg; 234 Y Wells Rauser  
 1954 Clara & Forrest Gregg; 234 Y Lawrence J. Supp  
 1962 Ethel Gregg, David Hicks 234 Y Donald Milbourne  
 1966 Ethel B. Gregg; Bernice Traver (apt) 234 Y Wm. Sheldon

Will Allis, here in 1904, was seeking help for his barber shop in 1905 when his classified ad in the *Detroit Free Press* stated he wanted a "first-class man," "young married man preferred," for "one of the best jobs in one of the best shops in the state" (*Detroit Free Press* 1905).

The Colizzi family had a candy store at 219 S. Cochran Street for years - a downtown institution (Campion 2016). In 1919 a confectionary trade journal reported the "new enterprise" of Colizzi & Paradise (*International*

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*Confectioner* 1919: 57; *Lansing State Journal* 1919m). The 1921 city directory has under the heading, Fruit Stores, Colizzi Bros., proprietors, Liberty of Sweets, and John Colizzi also had the Charlotte Candy Co. in the building next door in the 200 block of S. Cochran. Colizzi opened Liberty of Sweets candy store in 1921, and the Charlotte Candy Co. in 1929, when a local newspaper reported that Frank Colizzi sold the Liberty of Sweets confectionary, ice cream, tobacco, and fruit store to brothers John and Peter Colizzi, with John taking the wholesale business of the firm at 217 north of the retail part of the firm at 219 that would be operated by Peter, "each conducting his affairs under his own name" (*Lansing State Journal* 1929e; *Lansing State Journal* 1970b).

The 1931 state gazetteer is the first to mention the Colizzis, as Colizzi Brothers (John, Frank and Peter), confectioners, and Peter later became the sole proprietor of the business (Polk 1931; 207). The city directories reveal that the Colizzis had a confectionary store here in the 1920s through the 1960s (also listed under the heading Cigars & Tobacco in the 1921 edition), and lived above it in the 1930s and 40s. In 1921 and 1926 the entries in the city directory are for "Liberty of Sweets" with later editions having "Liberty Sweets," but the 2016 obituary for Sam Colizzi states he worked in his parent's shop, "Liberty of Sweets" (Pray 2016). Peter (Pietro) and Kate (Catalina) Colizzi ran their store, the Liberty Sweets Shop, here between 1929 and 1971 (*Lansing State Journal* 1995a; Charlotte Community Library 2000). Sam Colizzi worked in his parents' (Pietro and Catalina Colizzi) store, "Liberty of Sweets," before opening up his own business, Colizzi's Candy Kitchen in Eaton Rapids, which he operated 1954-1962 (Pray 2016).

Forrest Gregg was caretaker at Hayes-Green-Beach Hospital when he was living here (*Battle Creek Enquirer* 1949c).

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**SIGNIFICANCE**

*Summary Paragraph*

The Charlotte Central Historic District meets National Register Criterion A under Commerce as the location of the city's central business district since the city's beginning, retaining buildings that, dating from the late 1840s to the late twentieth Century, collectively have housed much of the city's commercial activity, including leading stores and banks, and also hotels and professional offices, over the years. The district also possesses historical importance under A in terms of Industry for retaining the complex of buildings that once housed the Richardson Mill / Charlotte Chair Co., and the L. H. Shepherd mill, anchors of the city's economy through the early twentieth century. The district also meets National Register Criterion A under Government for containing the 1842 Eaton County office building, the 1873 County Eaton County Sheriff's Residence and 1883-85 Eaton County Courthouse, and the 1917 United States Post Office. The district is also important under Criterion A in relation to Social History and Recreation for its buildings that housed the meeting places of various fraternal organizations such as the Masons, Odd Fellows, and Maccabees, and for other buildings that served as meeting and entertainment places, including Sampson's Opera House and the Eaton Theatre as well as saloons, bowling alleys, and other places that afforded entertainment and recreation. Under Criterion A in terms of Ethnic Heritage the district is also notable for its buildings that reflect and illustrate the contribution to the downtown economy and diversity of the Italian and Greek ethnic groups. Under Criterion A, the district possesses significance in terms of Transportation for retaining the Chicago & Grand Trunk and Michigan Central Railroad depots. Lastly, the district contains homes of the city's leading industrialists and business leaders from the mid-nineteenth through early twentieth centuries. In addition, the district meets Criterion C for its many commercial, public, institutional, church and residential buildings that illustrate and represent a broad range of high style and vernacular late nineteenth and twentieth-century currents in American architecture. The district includes a number of fine examples of Italianate and Late Victorian, early twentieth century Commercial Brick blocks, Richardsonian Romanesque, and Mid-century Modernism, as well as a variety of residential styles from Greek Revival, Queen Anne, and Colonial Revival through Arts and Crafts.

**City of Charlotte: Historical Overview and Associated Buildings**

The following discussion is divided into sections employing broad historical trends for the city and buildings representing these trends with construction dates identified primarily by Sanborn Fire Insurance Maps (1886, 1895, 1904, 1911, 1927 and 1950) supplemented by other research. It is possible to more accurately determine construction dates from buildings in the central business district because they are bracketed completely by the Sanborn maps. It is more difficult to date residential buildings removed from the city core because in many instances they were constructed prior to the extension of Sanborn map coverage to their locations. For these, the default dating is "pre-1895" or "pre-1904," etc., and other means, such as architectural style markers, would be employed to narrow the construction date.

*Early Charlotte (Through the Civil War / Prior to 1865)*

Charlotte traces its origins to George W. Barnes, who in 1832 purchased property from the government located on a prairie that was to be the location of the future city (Durant 1880: 380). The *Atlas of Early Michigan's Forests, Grasslands, and Wetlands*, which illustrates the state's lands in the settlement period as reflected in the initial government land surveys, shows an irregular, somewhat oval area that now encompasses central Charlotte as "Black Oak Barrens," open savanna with scattered trees, typically dominated by black oak but with other oaks intermixed, in an area generally from near the railroad intersection on the north to the east-west part of M-50 at

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the south edge of town on the south (Albert and Comer 2008: 22). At that early date, when the county had few white settlers and none at the future Charlotte location, Barnes lobbied for commissioners to locate the county seat on his land, which was located near the geographic center of Eaton County. In 1835 the state accepted recommendations of commissioners to locate the county seat at Charlotte, which was at that time called Eaton Centre. However, Bellevue, the oldest and largest settlement in the county at that time, served as the de facto county seat through 1838 because Eaton Centre lacked suitable buildings for government functions.

The original plat of the Village of Charlotte was filed in 1836, bounded on the north by Foote Street, on the south by Seminary Street, between Oliver and Pleasant streets on the east, and between Clinton and Pearl streets on the west. The plat provided for a central courthouse square and Cochran Avenue was anticipated to become the main commercial thoroughfare. In 1838 useable accommodations for the circuit court and county offices became available, primarily in the form of William Stoddard's house and tavern, which became known as "the courthouse," and in March of that year the first county convention elected officers at Charlotte, the Eaton County seat (Durant 1880: 352, 355).

In 1840 Charlotte barely warranted a mention in the state gazetteer. The gazetteer noted the county was "rapidly increasing in population," but at that time only counted 913 residents, and it incorrectly listed the seat of justice as still being located at Bellevue (Blois 1840: 22, 281, 219). Charlotte grew slowly, and by 1845 had a post office, the first industry in the form of an ashery, and also the J. & E. Hayden tin, sheet iron and copper shop and a dry goods store (S. E. Millett & Co.), along with Joseph Hall, the village's first medical doctor (Durant 1880: 383).

In 1841 the county authorized construction of a brick clerk's office on the south side of the square. Completed in 1842 by mason John Strickland and carpenter Alonzo Baker, it still stands today at 115 W. Lawrence, possibly the oldest such county office building remaining in Michigan (Durant 1880: 357). Also in 1842 construction of a jail was authorized, which was constructed by 1847 (a brick jail and sheriff's residence replaced it in 1873; the sheriff's residence still stands on the square, although the jail itself does not). In 1845, Millett & Scout were awarded the project to build the first courthouse for the county. The building was erected on the courthouse square at a cost of one thousand dollars (Durant 1880: 357-358). The building housed court functions and offices until 1867, when the building's poor condition resulted in moving most of its circuit court sessions to the newly built Sampson's Hall (in more recent times the home of Christensen's Furniture) at 109 W. Lawrence. These temporary quarters served until the new, still standing courthouse was constructed in the center of the square in 1883-1885.

Church congregations were organized in the community's early years. The Methodists began to meet as early as 1838, and constructed a church soon thereafter, building the current Lawrence Avenue church in 1902. They were followed by the Congregationalists, who organized in 1851, and built the present church in two construction episodes in 1872-76 and 1879-80. Their church at 106 S. Bostwick (corner of W. Lawrence) is the oldest church building in the city and historic district. Other congregations soon followed - the Baptists also in 1851, the Seventh Day Adventists in 1862, and the United Brethren in 1864 - but they have now moved outside the central city (*Charlotte Republican Tribune* 1963: 13).

Charlotte grew slowly in the first decades after its founding as reflected by its early platting history. In the 1840s and 1850s a few new plats were filed for areas south of the Original Plat. In 1847, Lawrence's Addition of Outlots to the village was platted along the east side of Cochran south of Henry Street. In 1854, Brooks Addition was recorded, encompassing a large tract west of Cochran and south from Seminary past Henry Street. The town was extended east in 1854 with Gale's Addition, which opened up lots along both sides of Pleasant Street south from East Lawrence Street to Henry Street.

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In the 1856 state gazetteer the business directory for Charlotte lists eight general stores and two groceries, a hardware and tin manufactory, and a land agent (Sutherland 1856: 26). The city was extended north in 1859 by McClure's Addition to the village, which encompassed a large plat west of Cochran on the north side between McClure and Foote streets.

Charlotte grew as it developed into a market town with the settlement and improvement of the surrounding rich agricultural lands, supplemented by the beginnings of a manufacturing economy. Prior to 1863 the settlement at Charlotte had no government of its own but was part of Eaton and Carmel, two adjoining townships, with the township line passing through Charlotte near the center of the Original Plat. In 1863 the county supervisors approved the establishment of village government for Charlotte, and the first elections were held the following year. The village population was then estimated to be 817 (Scripps & Polk 1873: 142). The 1863 state gazetteer made note of the village being served by a stage route from Jackson to Eaton Rapids and stated that the village had four organized church congregations and Congregational and Methodist church buildings, one newspaper, three fraternal societies (Odd Fellows, Good Templers and Free Masons), and "several general stores, groceries, manufacturing establishments, and mechanics shops" (Clark 1863: 218). The village's business directory then had eighty entries, which included two hotels, a justice of the peace, physicians, druggists, tailors, a cooper, a milliner, a flouring mill, two saw mills and a shingle mill, a carriage maker, livery stables, harness makers, several saloons, carpenters, masons, shoe makers, and a daguerreotypist (Clark 1863: 218-219). The village's footprint expanded a bit to the southeast in 1865 with Lawrance's Subdivision of Outlots to the village opening up the area east of Cochran between Seminary and Henry streets to the rear lot lines east of Horatio Street.

*Buildings Constructed ca. 1840 to 1865*

The lack of maps showing building footprints prior to the first, 1886 Sanborn fire insurance maps and the lack of early tax records and other sources that could provide actual dates of construction for Charlotte's oldest surviving buildings makes identifying which are the oldest all but impossible except by looking at the architecture. The oldest definitely dated building in the district, if not the city, is the one-time Eaton County office building built in 1842 on the south side of the square on 115 W. Lawrence Avenue. A total of fifteen buildings in the district appear most likely to date from about 1865 or before. The Gale / Merritt House, 101 Pleasant, now covered in vinyl siding, is reputed to have been the first brick house built in Eaton County (Newark 1908: 41). The oldest documented brick commercial building in town is the ca. 1858 Collins Drug Store building at 124-126 S. Cochran. Many of the buildings are included in the list because of their Greek Revival styling - Greek Revival buildings typically date from the 1830 to 1860 or 65 period, and include:

- 115 W. Lawrence, Eaton County Building (1842)
- 123 N. Bostwick, Geddes House (c. 1840s)
- 223 N. Cochran, Rand House (c. 1840s)
- 229 N. Cochran, Pollock House (c. 1840s)
- 101 S. Pleasant, Gale / Merritt House (c. 1840s)
- 204 W. Harris, Lawrence House (c. 1856)
- 124-126 S. Cochran, Collins Bros. Drug Store (c. 1858)
- 416 S. Cochran, Sherwood House (c. 1850s)
- 319 N. Washington, House (c. 1850s)
- 214 N. Cochran, House (c. 1860s)
- 222 N. Cochran, House (c. 1860s)

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- 234 N. Cochran, House (c. 1860s)
- 211 N. Oliver, House (c. 1860s)
- 242 S. Bostwick, House (c. 1860s)
- 114 Krebs Court (c. 1860s)

*Charlotte Post-Civil War into the Late Nineteenth Century - Railroads and Growth (1866-1886)*

In 1867 a visiting *Detroit Free Press* correspondent reported that the population of Charlotte had grown from about five hundred in 1860 to about three thousand in 1867. The estimate of three thousand may have been well high of the mark, since the 1870 census showed a population of 2253. But the reporter found the city in the midst of a boom, primarily because of the developing agricultural region around it and the immediate prospects of becoming a railroad town. The reporter noted that 150 new dwellings and six brick business blocks had been built over the previous year, with an additional ten brick blocks, of three and four stories, planned to be built over the next year (*Detroit Free Press* 1867). As anticipated in the Original Plat, the business district of Charlotte grew from the courthouse square southward along Cochran, which developed into the city's primary commercial artery, and residential development was spreading out from the core near the courthouse square along and off Lawrence and, to a lesser extent, along and off Cochran. However, by then industrial development was beginning to take place at the village's north end along Cochran.

Although the village's growth related partly to its role as the market town for a prosperous and growing agricultural region, the primary catalyst behind Charlotte's expansion and economic growth after the Civil War was the development of railroad connections. The first railroad to reach Charlotte was the Grand River Valley, which was built from Jackson to Grand Rapids through the village in 1868, providing a connection with Michigan's primary railroad, the Michigan Central, whose main line through Jackson ran between Detroit and Chicago. The Grand River Valley could not be completed without assistance from the Michigan Central, and that railroad soon absorbed the line as a branch (MHPA 1908: 121). The first depot was built in 1869. In 1870 a second railroad, the Peninsular Railroad (later a part of line between Lansing and Battle Creek that expanded into a Port Huron & Chicago line run by the Grand Trunk system) reached Charlotte, and also built its own depot. The two lines both passed through Charlotte's north end, intersecting just west of N. Cochran (Meints 2013: 423-24; National Register 2016a). Now served by two lines, Charlotte recorded a population of 2253 in the 1870 census. The following year, 1871, the state legislature granted Charlotte a city charter (Durant 1880: 361).

The 1873 state gazetteer stated that Charlotte was "supported principally by the rich agricultural country surrounding it," but noted that while the community's early industry was related to lumber and other wood products, additional manufacturing associated with iron, wood, hides and other sources had also "grown into importance" (Scripps & Polk 1873: 142). This new growth and diversification reflected the impact of the recently completed railroad lines serving the city, facilitating "shipment and travel in all directions." Among businesses, the gazetteer listed were the First National Bank, the J. W. H. Smith handle factory, Hart & Richardson's "extensive lumber yard and planing mills," the elevators of Musgrave & Lacey and E. and J. Shepherd, the Sherwood House hotel, and two newspapers - the business directory now contained over 140 entries (Scripps & Polk 1873: 142-144). Only one additional plat was filed during this period, the 1873 Academy Addition, which involved four blocks southeast of the Seminary and Cochran Streets intersection.

With development fueled by the railroads and nascent industry, the city's population grew by another 30%, to 2,940, between 1870 and 1880 (Durant 1880: 361). The 1879 state gazetteer's business directory contained nearly 200 listings (Polk 1879: 290-294). A summary of the city in an article in the *Detroit Free Press* in 1883 stated, "The business places are nearly all elegant brick blocks, among which, as specifically fine, may be mentioned the

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Arcade, the Excelsior, the Strong and the Sherwood blocks. The private residences are no less notable for their elegance and beauty." The article further noted "about 100 residences being erected this year" (*Detroit Free Press* 1883: 4). In 1883 the Cummings Subdivision, involving the block bounded by Lovett, Seminary, Washington and Oliver Streets in the southeastern portion of the city, was platted. As the northern portion of the city developed, Foote Street was constructed in the 1880s linking the industrial zone to western residential blocks.

The early business district spread outward from the intersection of Cochran Avenue and Lawrence Street, with the center of the commercial district extending primarily southward along Cochran. By 1886, as shown in the first Sanborn fire insurance maps published that year, commercial buildings lined both sides of Cochran south from Lovett Street, although dwellings were present in the west side of the half block approaching Seminary Street and the east side of this block was not a continuous commercial streetscape as was present north of Lovett. West Lawrence west of the Cochran intersection was entirely occupied by business blocks, as was the north side of East Lawrence, while the south side was about one-half full. Congregational and Methodist Episcopal churches had been built along West and East Lawrence, respectively. South from the intersection of Seminary Street and Cochran, the Peninsular House hotel and Baptist Church had been built along the west side and the Dolson Carriage Works stood along the east side (all no longer standing).

In the two decades after the Civil War, thirty-one commercial buildings were constructed in the historic district, including some of the oldest commercial buildings surviving in downtown Charlotte. In general, the oldest commercial buildings cluster in the first two blocks of S. Cochran Avenue south from the square and the adjacent first block of both West and East Lawrence Avenue. The district's most prominent building in terms of scale and visual impact built during this period is the Renaissance-inspired Eaton County Courthouse, erected 1883-85 in the center of the courthouse square. The National Register-listed Eaton County Sheriff's Residence, on the courthouse square at 126 N. Bostwick, was an ambitious undertaking for the county when completed in 1873, and is the most prominent example of the Second Empire style in the city. Also highly important in representing Charlotte's growth in its economy and commerce in this period is the brick Grand Trunk Western Railroad depot, which, replacing an earlier frame structure, was constructed in 1885 at 107 W. McClure Street. The Congregationalists completed the main part of their fine Romanesque church in 1880. The Universalists built their multi-hued brick Gothic building on Lovett Street in 1882.

A cluster of manufacturing buildings was developing at Charlotte's north end along North Cochran in the vicinity of the junction of the two intersecting railroads. The oldest of the brick industrial buildings at 401 N. Cochran may date back as early as about 1870, housing a sash and blind factory as of 1886 but possibly a furniture factory when first built. Two early frame hotels also survive, standing in proximity to Charlotte's railroad junction and within sight of the competing railroads' depots. The Cottage House hotel was built at 301 N. Oliver c. 1870, and the Grand River Valley House was constructed about the same time on Oliver Street but today is incorporated in the Colborn-Fulton Lumber Co. at 316 N. Washington.

Some twenty-five surviving residences were built during this period. The majority of houses built during the 1860s and 1870s are of frame construction, such as those at 330 E. Lawrence, 402 S. Cochran, and 116 N. Oliver Street, but a few brick homes were also being constructed, such as 436 S. Cochran. During the 1880s as the city matured and its economy grew, the city's prosperity was displayed in many large and substantial new homes, more often built of brick. These include the c. 1880 Green House at 206 W. Lawrence, the Hooker House at 320 E. Lawrence, and the Cobb House at 126 S. Pleasant Street. Most of the larger homes from the 1880s period were strongly influenced by the Queen Anne style. Perhaps the most substantial is the massive stone and turreted Spencer House at 403 S. Cochran. Large frame examples include the Barber House at 312 E. Lawrence, McPherson House at 121 S. Pleasant Street, Munger House at 414 S. Cochran, and Brown House at 129 S.

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Pleasant Street. In sum, thirty-one commercial/public buildings and twenty-five houses were likely built between 1866 and 1886.

*Commercial/Public Buildings Constructed c. 1866 to 1886 (Note: The bullet lists of Buildings Constructed after the Civil War do not include residential structures):*

- 339-401 N. Cochran, O. P. Richardson Co. (c. 1867-1880s)
- 109 E. Lawrence, Sampson Hall (1867)
- 316 N. Washington (in lumber yard), Grand River Valley House (c. 1870)
- 301 N. Oliver, Cottage House Hotel (c. 1870)
- 111-113 W. Lawrence (c. 1872)
- 126 N. Bostwick, Sheriff's Residence (1873)
- 102-104 S. Cochran, I. M. Strong Dry Goods (1875)
- 106 S. Bostwick, First Congregational Church (1873-1881)
- 302 E. Lovett, Gale Memorial Universalist Church (1882)
- 100 W. Lawrence, Second Eaton County Courthouse (1883-1885)
- 107 W. McClure, Grand Trunk Western Railroad Depot (1885)
- 106 S. Cochran (pre-1886)
- 108-112 S. Cochran, Bryan Drug Store Building (pre-1886)
- 114 S. Cochran (pre-1886)
- 115 S. Cochran (pre-1886)
- 116 S. Cochran (pre-1886)
- 117 S. Cochran (pre-1886)
- 118 S. Cochran (pre-1886)
- 119 S. Cochran (pre-1886)
- 123-125 S. Cochran, R. S. Spencer Hardware (pre-1886)
- 138-144 S. Cochran, Lamb & Spencer Grocery (pre-1886)
- 139-141 S. Cochran, Reynolds Dry Goods (pre-1886)
- 143 S. Cochran (pre-1886)
- 145-147 S. Cochran (pre-1886)
- 201-207 S. Cochran, Weavers Bros. Drug Store (pre-1886)
- 216 S. Cochran (pre-1886)
- 218 S. Cochran (north V) (pre-1886)
- 105 W. Lawrence (pre-1886)
- 107 W. Lawrence (Pre-1886)
- 119 W. Lawrence (pre-1886)
- 106 W. Lovett (pre-1886)

*Growth Through the Turn of the Twentieth Century - Maturing Economy and Diversification (c. 1887-1905)*

By 1890 the city had grown in population since 1880 by over 35% to about 4,000, and was described as "rapidly increasing in wealth and importance." The 1889 state gazetteer's business directory then contained over 250 entries that included two banks, two opera houses, three elevators, two saw mills, three planing mills, three furniture factories, two foundries, two roller flouring mills, a carriage factory, four weekly newspapers, eight churches, and a new court house, with telephone service provided by the Michigan Bell Telephone Co.. Among



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the companies demonstrating the range of industry are the Michigan Double Stave Barrel Co., the Steam Heat Evaporating Co., and the Charlotte Manufacturing Co. (Polk 1889: 430-438). The churches continued to grow in number and size. The Methodists outgrew their building and constructed their large church on Lawrence Avenue in 1902. The Grace Protestant Episcopal Church built a new building ca. 1890 on East Lovett, which still stands within the district.

By 1897, the state gazetteer has Charlotte's population increasing to 4,500, and the business directory had over 325 listings (Polk 1897: 421-426), and by 1907, the city's population had grown by nearly another quarter to 5,500, and the state gazetteer noted that Charlotte was lighted by electricity and gas and had "an excellent system of water works," a Carnegie library (built in 1903), and three banks, and its growing industrial base included an automobile factory, bending works, metal culvert works, saw and planing mills, furniture factories, interior finish factory, scythe and snath manufactory, two wooden specialties factories, carriage and wagon works, piano factory, lamp factory, farm implement works, gasoline engine works, cereal food factory, wire novelty works, show card printing press factory, brewery, five cigar factories, and more (Polk 1907: 540; Lowrey 1907). In 1907 the city's library had grown to six thousand volumes and its residents traveled over thirty-five miles of streets, lighted by electricity, of which one and a-half miles were paved with brick (Lowrey 1907: 2-3; Newark 1908: 2). A booster publication at this time stated that "liberal inducements are offered for the location of additional factories of a reliable character" (Lowrey 1907: 2). The objectives for city fathers were stable industries and economic diversity to carry it into the twentieth century. Examples of this diversified industrial base included the Dolson Automobile Co., which grew out of the former wagonworks and moved into a new factory outside the historic district. The Beach Manufacturing Co., also located outside the historic district, became a major employer in the city, producing culverts, bridges, and road construction and maintenance equipment. The now mature agricultural hinterland stretching out from the city also supported the city's economy, with commercial mint production supplementing the city's claim to be "the greatest bean shipping point in the world," as well as being second in Michigan in the stock shipments of cattle, hogs, sheep and poultry (Lowrey 1907: 1).

In 1890 and 1895, and as would be the case through most of its history, the intersection of Cochran Avenue and Lawrence Street continued to be the center of Charlotte's commercial district. Some businesses were developing along S. Washington Street, and the blocks of East and West Lovett out from the Cochran intersection became fully commercial. By 1904 the east side of Cochran between Lovett and Seminary streets had become fully occupied by commercial blocks, and a carriage works south of Seminary had disappeared, its site now built up with dwellings. A review of building construction dates reveals that unlike the two blocks of Cochran further north, the 200 block has many more buildings that post-date 1886.

Many of the city's largest and finest buildings were constructed during the turn-of-the-twentieth-century period. Among them is the 1902 Merchants National Bank at 128 S. Cochran, the 1903 Carnegie Library at 200 N. Cochran Street, 1902-03 Lawrence Avenue Methodist Episcopal Church at 210 East Lawrence Street, 1904 Masonic Temple at 245 S. Cochran Street, and 1901 Michigan Central Railroad Depot at 430 N. Cochran Street.

Many Late Victorian brick business blocks were built during this period along Cochran Avenue. Ones on South Cochran built between 1886 and 1890 include the Lang Block at 109-111, 105-107, 209-11, 217-19, and 229. Dating between 1890 and 1895 are the Tribune Building at 114 E. Lovett, the three story K. O. T. M. Hall building, and the Warren Shaul Grocery / Greenman & Selkirk Building at 133-35 S. Cochran. Dating between 1895 and 1906, the business blocks generally have less ornamentation and appear to be transitioning to the more restrained Commercial Brick style. Buildings dating from this time period include the Richey Brothers Building at 127 S. Cochran, the Baughman Dry Goods Store Building at 134 S. Cochran, the Trask Millinery Store at 221 S. Cochran built in 1904, the building at 137 S. Cochran, and the Higby Block at 227 S. Cochran.

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The two decades ending in 1905 also represent one of the most intensive periods of residential construction in Charlotte, with new homes proliferating around the city's edges and in previously vacant lots in the older, more built-up areas. Many of the most notable homes were erected for the city's prosperous merchants, manufacturers and professionals. Often the finer homes were now being built in the growing neighborhoods further out Cochran, Lovett, Seminary, and Pleasant streets from the old downtown area. Among them Queen Anne and Colonial Revival homes predominate.

At the north end of the historic district along the railroad tracks a structure significant in Charlotte's history was constructed c. 1896. A large c. four-story tall elevator complex that is a city landmark was constructed for the H. L. Shepherd Milling, Bean & Grain Co., which survives today among more recent buildings at 421 N. Cochran.

During the period 1887 through 1905 twenty-five commercial and public buildings and ninety-seven houses were constructed in the historic district. This is a larger number than during any other comparable period, over one-third of the total number of standing district buildings - reflecting the city's rapid growth and overall prosperity during that time period, this despite the hard economic times in the early 1890s. Examining the total building stock through the first five years of the twentieth century reveals that approximately one-half of the commercial/public buildings and two-thirds of the houses in Charlotte's historic district were built during the nineteenth century.

*Commercial/Public Buildings Constructed c. 1887 to 1905:*

- 105-107 S. Cochran (1886-1890)
- 109-111 S. Cochran, Lang Block (1886-1890)
- 209-211 S. Cochran, Charlotte Fruit Co. (1886-1890)
- 229 S. Cochran (1886-1890)
- 129 S. Cochran (1886-1890)
- 114 E. Lovett (1890-1895)
- 215 S. Cochran, K. O. T. M. Hall (1891)
- 202 E. Lovett, First Church of Christ, Scientist (pre-1895)
- 131 S. Cochran (1895)
- 133 S. Cochran, Warren Shaul Grocery (1895)
- 421 N. Cochran, H. L. Shepherd Elevator (c. 1896)
- 127 S. Cochran, Stine Block (1895-1904)
- 134 S. Cochran, (1895-1904)
- 135 S. Cochran, Greenman & Selkirk (1895-1904)
- 137 S. Cochran (1895-1904)
- 225 S. Cochran (1895-1904)
- 227 S. Cochran, Higby Block(?)(1895-1904)
- 231 S. Cochran (1895-1904)
- 239 S. Cochran (1895-1904)
- 430 N. Cochran, Michigan Central Railroad Depot (1901)
- 128 S. Cochran, Merchants National Bank (1902)
- 210 E. Lawrence, Lawrence Avenue Methodist Church (1902-1903)
- 200 N. Cochran, Carnegie Library (1903)

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- 221 S. Cochran, Trask Millinery (1904)
- 245 S. Cochran, Masonic Temple (1904)

*Early Twentieth Century Through World War I (c. 1906-1920)*

By 1910, Charlotte's population had grown by nearly another twenty percent to 4,886 from the previous census ten years earlier. Although growth slowed in the next decade, the number of residents grew another five percent, and reached 5,126 by 1920 (U.S. Census). The 1907 state gazetteer's description of the city noted that Charlotte offered "wide streets paved with brick and cement in the business and residence districts" and "a number of beautiful parks" (Polk 1917: 323-325). Important local industries highlighted in a 1913 promotional book included the Charlotte Manufacturing Co., maker of tables, the Beach Manufacturing Co., fabricator of steel bridges and culverts, the Charlotte Bending Works, manufacturer of scythe snaths and post hole diggers, the Duplex Power Car Co., motor vehicles, the Bennett Manufacturing Co., furniture, the Charlotte Chair Co., chairs, and also a sauerkraut factory, as well (Newark 1913: 21-22). One of the catalysts in Charlotte's economic growth was the Charlotte Community Association, a civic improvement and booster group formed by the city's prominent businessmen, most of whom were based in the central business district (*American City* 1918: 353-355).

Road construction and improvements progressed after the State Highway Department was created in 1905, and received a further boost when the 1913 State Trunkline Act increased the state aid for upgrading roads. Included in these roads were what were to become state routes M-50, M-78, M-79, and US-27, which are discussed in detail in the following section covering the period 1921-1945.

No large subdivisions were platted within the district during this period, but there was one new small one: in 1912 the Krebs Subdivision of Lot No. 2 of the Lawrance Addition of Outlots, located between Cochran and Horatio streets and mid-block between Seminary and Henry streets, created Krebs Street and platted eight lots along it.

Those new brick business blocks built during this period along Cochran Avenue exemplified a mix of Late Victorian commercial style with the more simplified styling of the early twentieth century. This period also saw the first buildings constructed specifically for auto-related businesses. As in the previous decades, by far the greatest number of buildings constructed in Charlotte in the early 1900s were residences, ranging from modest workers' homes to the more ostentatious dwellings of the city's successful businessmen and entrepreneurs and professionals.

In general, fewer commercial buildings were constructed in the first decades of the twentieth century in the core of the downtown, because the downtown was already thoroughly built up with substantial brick buildings by this time. What construction that did take place was primarily replacement of smaller or outdated store buildings. Some of the new commercial building took place around the business district's edges, replacing homes or on previously vacant sites, resulting in some expansion of the commercial area.

The two notable public buildings constructed during this period are the United States Post Office built in 1917 at 117 W. Lovett Street, and the 1913-14 addition to its existing high school at 301 Horatio Street. The post office remains in use today, while the high school addition now forms the oldest part of much larger school complex that is now an ongoing residential redevelopment project.

Houses built during this period for the most part exemplify Queen Anne and its final "Free Classic" phase, and the Colonial Revival. Many houses exhibiting Bungalow and Foursquare forms were also built, often displaying

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Craftsman/Arts & Crafts features. One Prairie style house, at 316 E. Lovett, was built in the district during this time period.

The north end industrial area was expanded between 1916 and 1920 by the Charlotte Chair Co., doubling the size of the complex at 339-401 N. Cochran.

In total, fifteen commercial/public buildings (sixteen, if the two construction episodes for the Munger Hardware ten years apart are counted separately) and thirty-five houses were built between 1906 and 1920.

*Commercial/Public Buildings Constructed c. 1906 to 1920:*

- 136 S. Cochran (1904-1911)
- 118 E. Lawrence (1904-1911)
- 224 S. Cochran, Munger Hardware (1905 and 1915)
- 112 E. Lawrence (1907)
- 120 E. Lawrence (1909)
- 102-104-106 S. Washington (1909)
- 344 N. Cochran, Consumers Power Co. (pre-1911)
- 121 S. Cochran (1911-1918)
- 120 E. Lovett, Shaul & Lamont (1915)
- 108 S. Washington (1911-1918)
- 114 E. Lawrence (1911-1918)
- 301 Horatio, Charlotte High School (1914)
- 117 W. Lovett, U. S. Post Office (1917)
- 212 S. Cochran, Will Peskett Barber Shop (1919),
- 241 S. Cochran, Lawrence Robinson Garage (1919)

*The 1920s, the Great Depression, and World War II (1921-1945)*

By 1921 the city was noted for the area's high-grade farming land, excellent railroad and "motor-road" facilities for transport of raw materials and finished products, and its "steadily progressive industrial development" that included automobile parts, "high-grade caskets (one of the largest factories in the United States)," chairs, furniture in general, and high-grade bedroom suites, structural steel bridges, cold air registers, and earth augers and scythe snaths (New York Central 1920: 885). With its two railroad lines, the city was served by twenty-two passenger trains daily. The city was in the midst of a large scale project to pave all city streets. Much of the work was awarded to local contractors, especially the Clever Construction Co., which apparently specialized in paving and concrete work and bridge construction. The company in 1921 alone won contracts for paving cement or bituminous on N. Main, McClure, Stoddard, and Washington streets and southward on South Main for a half one-half mile to Bennett Park (*Lansing State Journal* 1921m). The last plat involving portions of the historic district was the Sunrise Addition filed in 1923, adding blocks south of E. Lawrence/ Lansing Avenue and east of Pleasant Street.

The 1925 city directory claimed the city had a population of 5,800, and reflected the increasing influence of the automobile, stating that "no city in the state has so much contiguous territory with which to trade," and "good state highways" connected to Grand Rapids, Lansing, Jackson and Battle Creek as well as Chicago, "making highway transportation easy and desirable," with "automobile buses" from surrounding towns making Charlotte

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the center of trade of the surrounding countryside (Polk 1925: 334). Further illustrating the impact of the automobile, Bennett Park had a free camp with "complete accommodations for tourists" (Polk 1925: 334). By the 1920s travelers followed a network of "Auto Trails" that crisscrossed Michigan, which included a route called the Saginaw Valley Route, running from Battle Creek through Charlotte and Lansing to Saginaw (MDOT 2017a). The primary improved roads that became highways linking Charlotte via automobile to the rest of Michigan and the nation during this period are discussed below.

US-27 was established in 1927, running from the Indiana state line through Charlotte to Lansing. The Michigan State Highway Department paved M-78, the route connecting Lansing with Battle Creek, much earlier than it did US-27 south of Charlotte through Marshall and Coldwater, which did not happen until 1936. However, over the decades US-27 developed into a major north-south route through the state and in the late 1950s the route became an extension of I-69 northward from Fort Wayne past Coldwater to Marshall. In 1961 a two-lane US-27 bypass was built around the east side of Charlotte, and the old route through the city was designated Business US-27. This bypass was converted to a four-lane highway in 1971, and was incorporated into I-69 the following year. In 2002 US-27 was decommissioned and the remaining route segments were incorporated into US-127 and I-69 (MDOT 2017b).

M-50 was once a Michigan shore-to-shore highway, extending from Monroe on Lake Erie to Grand Haven on Lake Michigan. In 1928 M-50 was extended from Jackson to Eaton Rapids and through Charlotte to Vermontville, following S. Cochran and W. Lawrence through the district. In 1930 M-50 was realigned in Charlotte, to run north out of downtown via Cochran Rd. up to today's M-43. The former M-50 west of Charlotte along present-day Lawrence Hwy. was turned back to county control, but would become part of M-79 (as it is today) four years later. In 1934 the part of M-50 between Charlotte and Woodbury to its northwest was realigned again, still following N. Cochran out of town through the district but then running northwest via the Clinton Trail to Woodbury and the junction with M-43 - the route still in use. The former route of M-50 along Cochran Rd. north from Charlotte was turned back to county control. The last section of gravel-surfaced M-50 was not paved in northwest Eaton County until 1955 (MDOT 2017d).

M-78 was originally one of Michigan's longer highways, beginning at the Indiana state line south of Sturgis and ending at Davison, east of Flint. While official State Highway Department maps showing a route for M-78 running from northeast of Battle Creek through Bellevue to Charlotte existed as early as 1919, the first segment of M-78 was not officially designated as a state trunkline route until 1920. In 1922 a state trunkline route was formally designated directly from Bellevue to Charlotte. Within Charlotte it ran northeast along State St. and east via Lovett St. to its terminus at Cochran Ave. In 1927 the route of M-78 in Charlotte was modified and ran north from State Street along Lincoln Ave, then east via Lawrence Ave. to end at the Grand Trunk Western Railroad. The remaining segment of Lawrence St. between the railroad and Cochran Ave. was signed as part of M-78, but was city-maintained. Between 1931 and 1933 M-78 was extended from Lansing to Flint. Also in 1931 the Michigan legislature passed the Dykstra Act which allowed the State Highway Department to take over control of state highways running into and through incorporated cities, thereby officially incorporating them as state trunkline highways. In Charlotte these routes included Lawrence Ave. from the Grand Trunk Western Railroad east to US-27 at the corner of Cochran Ave. and Lawrence Ave., then continuing east with US-27 along Lawrence Ave to Pleasant St. and Lansing Rd. and along Lansing Rd. to the resumption of state maintenance at Harris St. It was not until 1948 that the final ten miles of gravel-surfaced M-78 was hard-surfaced. In 1981 old M-78 via Battle Creek Rd. from Bellevue to Charlotte that had been part of M-78 was transferred to local control (MDOT 2017e).

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M-79 was established in 1920 as a state trunkline beginning at Battle Creek and proceeding north and northeast to Bellevue in Eaton County. It was extended to Nashville in Barry Co in 1935, and continued to a terminus at M-78 at the corner of Lawrence Ave. & Lincoln St. in Charlotte (MDOT 2017f).

Most building construction during this period took place during the economic boom times of the 1920s. The few buildings constructed during the 1930s most often were related to the automobile and transportation. The Great Depression significantly curbed the nation's and Charlotte's economy and the growth of the city stalled. Although some boosters claimed the city population had grown by 1,000 in the late 1920s, by 1931 the official US census places Charlotte at 5,307. The 1931 state gazetteer essentially reproduced the civic and industrial summary from the 1925 edition, with the only notable addition being a "radio factory" - Wilcox-Gay - which evolved into a primary employer in Charlotte over the next several decades (*Lansing State Journal* 1930a; Polk 1931: 207). Typical of other construction in the downtown was infill or the replacement of the few remaining earlier wood frame commercial buildings by brick ones, such as at 121 S. Cochran, built in 1929. A newspaper commented, "The new building replaces one of the old wooden landmarks and is a big improvement to the business section" (*Battle Creek Enquirer* 1929d). As the automobile more firmly linked Charlotte to the nation, national retail chains became increasingly influential in the city's economy, moving into existing buildings rather than building new.

As the automobile played a continually larger part in Charlotte's economy during the 1920s, changes in the downtown streetscape resulted from the construction of automobile sales and service facilities, such as the building at 119 S. Washington, and gasoline filling stations along Cochran and adjacent streets. Baum's Standard Service station at 221 E. Lawrence was built during this period, and retains its two stylish Flemish gables and flame pinnacles.

Another downtown improvement, the Beach Market, relating both to the growing use of motor vehicles and to the city's ongoing function as the center of a rich agricultural region, was built in 1924 at 120-122 W. Lovett, corner of Bostwick, as a farmer's market.

Only twenty-five houses were built within the district during the period, with a majority of them likely built during the 1920s. Among the houses in the district built in the 1920s, the most common types were bungalows and hip-roof Foursquare homes.

The Depression period of the 1930s resulted in the construction of few large building projects or homes in Charlotte. Still, the city maintained its population, recording 5,544 residents in 1940. Federal government stimulus programs aided in the construction of one major project in the historic district, a large addition to Charlotte High School in 1936, with the federal share of the cost funded through Works Progress Administration public works-related appropriations. Commercial buildings from this period, are typically small-scale store buildings, but included a few larger ones, including the 1931 Eaton Theatre and the 1930s service station/commercial building/bus station building at the southwest Cochran/Lovett corner.

Charlotte sustained its industrial base during World War II, with companies often producing war-related materials - for example, Wilcox-Gay made radio-related equipment for the military. Materials shortages and wartime priorities for their use also reduced the number of buildings constructed, and it appears few were constructed during this period. A building at 218 S. Washington demonstrates the difficulty in construction during the war, as the owner, attempting to replace a warehouse destroyed by fire, could not obtain building materials locally but managed to find what he needed in Detroit, and ferried them back to Charlotte. Few houses were constructed during the war.

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In total twenty commercial/public buildings (including several filling/service stations) and twenty-five houses were built between 1921 and 1945 in the historic district.

*Commercial/Public Buildings Constructed c. 1921 to 1945*

- 214 S. Cochran, (1918-1927)
- 116 E. Lovett, Yates Hardware (1918-1927)
- 119 S. Washington, V. F. Shaw (1918-1927)
- 221 E. Lawrence, Baum's Standard Service (1922/27-45)
- 117 E. Harris, Gospel Tabernacle Church (1923)
- 120-122 W. Lovett, Beach Market (1924)
- 121 W. Lawrence, Eaton County Abstract (1925)
- 125 W. Lawrence, Community Oil Co. (1925/1934?)
- 124 S. Bostwick, Michigan Bell Telephone (1929)
- 235 S. Cochran, Eaton Theatre (1931)
- 210 S. Cochran (1927-50)
- 121 E. Harris (1927-50)
- 108 E. Lawrence (1927-50)
- 240 N Cochran, Floyd Booth Filling Station
- 202-206 S. Cochran/101-115 W. Lovett, Union Bus Depot/Hi Speed Service Station (c. 1935)
- 301 Horatio, New Charlotte High School (c. 1936)
- 125 E. Stoddard, Free Methodist Church (1935-1940)
- 355 S. Cochran, Ivan D. Johnson Filling Station (1935-1940)
- 135 S. Washington, Vitale's Furniture (c. 1939)
- 218 S. Washington, Yates Hardware Warehouse (1942-1945)

*Post-War to Fifty Years Ago (1946-1967)*

After World War II, the city continued to diversity its economy. The Chamber of Commerce, organized in 1945, took over the task of marketing the city to businesses and visitors. It became a full-time operation in 1958, opening an office at 229 S. Cochran, and is currently located in the historic district in the old Eaton Co. sheriff's residence at 126 N. Bostwick Street (*Charlotte Republican-Tribune* 1963: 10). The city attracted a major business, Aluminum Extractions Co., in 1947 (1963 city directory). Progress continued at mid-century, with municipal improvements including the blacktopping of seventeen blocks of streets in 1949 - including the paving over of the forty-seven-year old brick pavement of the business district on Cochran (*Lansing State Journal* 1949b; *Lansing State Journal* 1950a). At the same time, the lower floors of business buildings were lowered to sidewalk level and brick facades repaired and rebuilt for pedestrian safety. Wilcox-Gay, manufacturer of televisions and recorders and consoles for other manufactures on a national scale, had grown into the city's leading industry with employment of over 500 workers, and the Charlotte Chair Co. employed 90 workers to produce reproduction furniture it wholesaled to other companies nationally. Other firms of note at this time included Aluminum Extrusions, Inc., and Johnson Iron Industries (*Lansing State Journal* 1950a). The robust economy was reflected by the 1954 city directory, which stated that 80% of Charlotte residents owned their homes, and that the city was supplied by a new 400,000 gallon elevated water tank and served by a new sewage treatment plant. Hayes-Green-Beach Hospital, at the edge of the historic district, in 1953 began construction of a large addition that would triple its capacity. The city had constructed three of its five elementary schools in 1951, with additions completed in

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1956, the same year the junior high was completed (city directories, 1954, 1962).

Residents had easy access to anywhere via highways M-50, M-78, M-79, and US-27, the latter a "modern four-lane highway" connecting directly to Lansing, and then continuing north to the Straits of Mackinac. Rail service was still provided by the New York Central and Grand Trunk Western Railroads and long distance bus service by the Indian Trails bus line. The improving economy and opportunities offered in expanding state government in Lansing and other commutable cities such as Battle Creek and Kalamazoo stimulated growth, and Charlotte's population increased to 6,606 in 1950 and 7,936 in 1960, a 35% growth over two decades (US Census; Chamber of Commerce 1963). In 1962 a new city charter was passed by a vote of the residents that established a Council-Manager form of government, vesting all administrative responsibilities in the City Manager and replacing the earlier form where council members served on committees (Chamber of Commerce 1963). The city continued to diversify its industrial base, and the Owens Illinois Glass Co. moved into its industrial park in 1963, growing into one of the city's major employers through the end of the twentieth century (*Charlotte Republican Tribune* 1963: 86; 1964 city directory).

Charlotte adjusted slowly after World War II as building materials gradually became more abundant and the city emerged from the post-war recession. Apparently one of the first post-war commercial buildings erected in Charlotte was the single story Dick's Restaurant building at 205 E. Lawrence built in 1947. For the most part buildings built in the old downtown area have replaced older structures that were demolished. Primary buildings built in the commercial district since World War II include two bank buildings constructed in the early 1960s that are fine examples of Mid-Century Modern style, the Michigan National Bank Building at 122 S. Cochran built in 1961, and the Eaton Federal Savings Building built in 1963 at 204 S. Bostwick.

Reflecting the slowing city growth and the expansion outside the city core during this period, in total, ten commercial/public buildings and three houses were built in the historic district between 1946 and 1967.

*Commercial/Public Buildings Constructed c. 1946 to 1967:*

- 415 S. Cochran, (1944-1954)
- 205 E. Lawrence, Dick's Restaurant (c. 1947)
- 110 E. Lawrence (post-1950)
- 222 S. Cochran (post-1950)
- 141 S. Washington (1954-1962)
- 407 S. Cochran, Dairy Queen (1954-1962)
- 301 Horatio, Charlotte High School Addition (1956)
- 122 S. Cochran, Michigan National Bank (1961)
- 124 E. Lovett (c. 1962?)
- 204 S. Bostwick (1963)

*Recent Decades Decline and Rebirth (post-1967)*

In 1967, Charlotte voters approved a \$4.8 million school bond issue. One result related to the district was the remodeling of the high school at 301 Horatio and its conversion into the junior high school (*Lansing State Journal* 1969c). During the late 1960's the city and county continued to experience gradual growth, and by 1970 the population of Charlotte had grown to 8,244 (Chamber of Commerce 1973). Charlotte's location, offering accessibility to Lansing and Battle Creek that has made it a bedroom community for commuters working



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elsewhere, as well as its continued function as a market and service center, have allowed it to retain its vitality. Charlotte's population remained stable from 1970 through 2000, but then has begun to rise again, as reflected in US Census population statistics of 8,251 in 1980, 8,083 in 1990, 8,389 in 2000, and 9,054 in 2010 (US Census).

A key event in the history of Charlotte and the downtown area included in the district during the early part of the period was the removal of county government to the edge of town. By 1970, the 1885 Courthouse could no longer house the expanding County government, and several options were considered, including expanding the existing building and purchasing land surrounding the courthouse annex buildings. In the end the county decided to build a new courthouse complex on a spacious suburban site at the far north edge of town. On July 4, 1976, the new complex was dedicated (Eaton County 2017). The move left the old courthouse empty but remarkably intact. The historic significance of the old courthouse was recognized and the building was preserved and now serves as the home of the Courthouse Square Museum, the local and county historical museum. In 1989-90 the county jail, housed in a large rear extension of the 1873 sheriff's office building on the square, also moved out to the county courthouse complex at the north edge of the town, and the jail wing of the building was removed. The 1873 former sheriff's residence was retained and today houses the Chamber of Commerce. The final move of county government came a few years too late for one of the downtown's outstanding Italianate houses, whose site, located at the northwest Cochran/Harris corner, is now a small parking lot. The large brick house was demolished in the 1980s to provide space for sheriff office vehicles.

The downtown area along S. Cochran has retained its historic character to a high degree despite some large new buildings built amid and adjacent to the historic commercial buildings during the past fifty years since 1967, most notably the 1974 American Bank of Charlotte (PNC Bank) at 101 S. Cochran, 1975 Charlotte Municipal Building, 111 E. Lawrence, and 1986 Eaton Federal Savings Bank, 236 S. Cochran. Some additional commercial development has also expanded the commercial area south along S. Cochran beyond Seminary Street, though this development began even before the beginning of the post-1967 period and seems now to focus on redevelopment of properties where houses had already been replaced with commercial development decades ago.

The vitality of Charlotte's central business district and its role as the commercial center of the city has been challenged by new commercial development outside of the downtown area eastward along Lansing Avenue towards Interstate 69 since the 1960s. But the city in recent years has openly embraced its history and preservation of its historic buildings. Recent private redevelopment is best exemplified by the ongoing redevelopment of the old Charlotte High School as Old School Village, a residential apartment community. As noted earlier, the Courthouse Square Museum preserves and uses the 1885 courthouse, and is a primary resource and catalyst for preserving and promoting Charlotte's history and historic preservation of its downtown and residential neighborhoods. A grassroots organization linked to MSHDA and the MEDC, Charlotte Rising, is working to invigorate the downtown, and the city has also applied to the Michigan Main Street program. And the Chamber of Commerce, located in the historic Sheriff's Residence at 106 S. Bostwick, promotes the quality of life in Charlotte and the appreciation of the city's heritage, including its historic sites.

In total twelve commercial/public buildings and three houses were built in the historic district between 1968 and 2017.

*Commercial / Public Buildings Constructed c. 1968 to 2017:*

- 101 S. Cochran, American Bank of Charlotte (1974)
- 111 E. Lawrence, Charlotte Municipal Building (1975)
- 225 S. Washington, Carter's IGA (1975)

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- 236 S. Cochran, Eaton Federal Savings Bank (1986)
- 110 N. Cochran (1990s?)
- 240 S. Cochran (1990s?)
- 302 S. Cochran (1990s?)
- 322-324 S. Cochran (1990s?)
- 354 S. Cochran (1990 s?)
- 301 S. Cochran, CVS Pharmacy (1990s?)
- 101 E. Lawrence (1990s?)
- 114 W. Harris (1990s?)

The overall age distribution of buildings in the historic district reveals that one half of the commercial/public buildings date before 1905 and 45% of the others are over fifty years old. Two thirds of the houses were built before 1905 and over 30% are over fifty years old. Over 60% of the entire building stock in the historic district was built before 1905. These figures reveal that just over 5% (15/317) of the district's buildings are under fifty years old.

**HISTORIC SIGNIFICANCE**

**I. GOVERNMENT**

The historic district retains buildings that housed and in some cases continue to house important governmental functions - federal, county and city.

Federal Government

The district contains the present United States Post Office building, constructed in 1917. The post office has always been located downtown in the area encompassed by the historic district. Charlotte's post office was established in 1838. An early location was in the old Eaton County Office Building at 115 W. Lawrence Ave. Jonathan Searles was postmaster and mail was delivered weekly from Marshall (Durant 1880: 388). By 1886 the post office was located in what was called the "post office block," now 139-41 S. Cochran, in the south, 141 store space. The space housed the post office at least until 1895. By 1904 and until the present post office building was built it was located in the south half of a building at 225 S. Cochran (Sanborns 1886, 1890, 1895, 1904, 1911, 1918).

*117 W. Lovett. Post Office*

In 1910, Congress authorized ten thousand dollars to acquire a suitable site for a new post office in Charlotte, and in 1913 it initially authorized a total expenditure of \$65,000 for the new Charlotte post office building. In 1915 Congress appropriated \$18,000 for the start of construction, in 1916 another \$25,000 to continue the work, and in 1917 a final \$25,000 to complete the project (US Congress 1911: 690; Newark 1913: 32; US Congress 1914: 126; US Congress 1916: 232; US Congress 1917: 107). Charlotte's and the Albion Post Office, built at about the same time, are the two oldest Michigan post office buildings still used as postal facilities. The building is also notable for its association with Lowell W. Baker, who supervised its construction for the government. Baker is a significant figure because he was one of few African Americans in relatively high positions within the Supervising Architect of the Treasury's office during the Presidency of Woodrow Wilson, a time when previous progress in integration and equal opportunity in federal government service suffered reverses. In 1917 the

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National Association for the Advancement of Colored People's magazine *The Crisis*, edited by W.E.B. Du Bois, noted that Baker "supervised construction of buildings in six cities in Ohio, two in Indiana, and is now in charge of two post office buildings at Albion and Charlotte, Michigan" (*Crisis* 1917: 31). At the time Baker (1869-1933) worked on these post offices, "he was the only African American to ever hold the rank of government consulting engineer" (Passic 2002: 24).

County Government

In 1835 the future site of Charlotte, then unsettled territory centrally located in Eaton County, was designated as the future county seat at Charlotte, the site then called Eaton Centre. In 1838 county government actually settled in Charlotte once a tavern/hotel building that could also accommodate its functions was built. The original courthouse building, built in 1845, survives but is now located in a park well south of the district (abandoned as the courthouse long ago and moved and put to other uses for a long time, the building was moved to the park and restored as a historical exhibit and meeting place).

*100 W. Lawrence. Eaton County Courthouse*

When the original 1845 county courthouse was condemned after the Civil War, temporary quarters were then used until 1885, when the Courthouse that now stands on the square was completed. The stately 1883-85 Renaissance Revival style Eaton County Courthouse Square was designed by D. W. Gibbs & Company of Toledo, Ohio. On July 4, 1894, fire destroyed much of the courthouse. The structure was rebuilt almost exactly to the original plans within the original walls. This building served the county, with few alterations, until the present county courthouse complex at Charlotte's north edge was dedicated on July 4, 1976. Still owned by the county, the courthouse now houses the county historical museum, the Courthouse Square Museum.

*126 N. Bostwick. Eaton County Sheriff's Residence*

In 1871 voters approved fifteen thousand dollars funding for a new jail and sheriff's residence, which was built in 1871-73. The 1873 Second Empire sheriff's residence, built with the no longer standing attached jail, is one of only a few of its age remaining in the state (National Register 2016b). The sheriff's residence/jail building continued to house the Eaton County sheriff's office until 1961, when a new jail was constructed replacing the old one. The new building, like the old, was attached to the rear or east end of the sheriff's residence. The residence was vacated by the sheriff when the new jail was completed and in 1961 the Eaton County Cooperative Extension Office moved in. In 1976 a new county administration building was built at the north edge of Charlotte and county agencies relocated there. In 1989-90, the 1960 jail was itself replaced with a new facility located at the county complex, and in 1990 the former jail was demolished. The sheriff's residence, Charlotte's finest Second Empire building, was saved and today houses the Charlotte Chamber of Commerce and offices.

*Sampson's Hall, 109 E. Lawrence*

Another building in the district that relates to county government is the former Sampson's Hall, just off the courthouse square. The building was used for sessions of the circuit court for a number of years, and also housed the county clerk shortly after it was constructed in 1867 through construction of a new courthouse in 1883-1885 because the old county courthouse was deemed unsafe at the time (Durant 1880: 358).

*115 W. Lawrence. Eaton County Office Building*

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But the former County Office Building, built in 1842 before the first courthouse building, still stands at its original location facing the square at 115 W. Lawrence. Alonzo Baker was paid \$251.75 for "material for and labor on the clerk's office," and John Strickland \$149.00 for "mason work on office and brick furnished"; the building was constructed and furnished at a total cost of \$467.42 (Durant 1880: 357). This small gable-roof brick building appears to be the oldest such county office building surviving in Michigan. By 1845 the building housed the county Register of Deeds and County Clerk's office, as well as provided space for the Post Office.

**City Government**

Charlotte achieved city status in 1871 and the fire department was established in 1872. By 1880 a two story brick city hall/fire station building had been constructed on part of the site of the present city hall at 111 E. Lawrence (Durant 1880: 387-388). At times some city offices were housed in quarters in other still standing buildings in the downtown area, such as the city treasurer's office at 108 S. Cochran in 1899 (Omoto 1980), and the city water clerk's offices, located at 131 S. Cochran in the 1921 through 1929 directories. City offices moved to a converted dwelling at 146 S. Bostwick on the northwest corner of Lovett Street (demolished) between 1935 and 1940, and were located there until both city hall and the fire department moved to the 111 E. Lawrence municipal building and fire station that, constructed in 1975, extends to the corner of Washington Street. Thus, the current modern seat of city government and public safety has occupied at least a portion of its current site for well over 130 years.

**II. COMMERCE**

The first blocks of S. Cochran Avenue south of the courthouse square and the block in either direction from it have served as Charlotte's commercial heart since the city's earliest days and the area remains an important business center for the city despite the establishment of extensive commercial development along Lansing Road/Business Route I-69 northeast of the old downtown. From the 1840s, when the first few businesses were established near the courthouse square on Cochran and Lawrence, and continuing to recent years, the downtown blocks south to Seminary Street housed the greatest part of the city's commercial activity.

The historic district buildings housed the entire array of commercial enterprises of this growing city in western Michigan in the late nineteenth and twentieth centuries. Many remained in business for decades either under a single family or a series of owners. The variety of commerce represented by businesses occupying still standing business blocks in the district included general stores, hardware stores, drug stores, and specialty shops, restaurants, banks, hotels and saloons, and professional offices. By the early twentieth century these businesses and occupations were joined by department stores; gifts, book, and stationary stores; sporting goods stores, home furnishings, electrical appliance, and auto-related businesses, including auto repair garages and dealerships, gas stations, and auto parts stores. Unlike many other cities, national chain stores did not appear to have much of an impact on Charlotte's business district as they did elsewhere across the nation. Mark's Stores auto accessories moved into the Higby Building in the 1920s and the Newberry Department Store chain moved into the Baughman Dry Goods building in the 1930s, but the most notable incursion of chains apparently occurred in the grocery sector, where A & P and Kroger Food Stores were in business by the 1930s, although these were essentially local operations with national links. In the second story above many of these storefronts were offices and suites for professionals such as physicians, attorneys and dentists and small commercial establishments such as tailor, millinery, and jewelry shops. The city's social and recreation and entertainment needs were met by buildings in the historic district, which housed fraternal lodges, numerous saloons and pool halls, bowling alleys, and movie theaters.

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The heart of the business district from the 1850s and continuing through the 1850s extended from the S. Cochran/Lawrence Avenue intersection past Lovett to Seminary Street and spread along Lawrence and a block paralleling along Bostwick and Washington streets. Churches lay to the east, west, and south, and residences occupied blocks extending in all directions. Empty lots in the downtown were filled and new construction replaced many of the earlier frame commercial structures after c. 1880. Both in numbers and scale the buildings along S. Cochran increased. Many of the two-story brick commercial buildings date to this period and provide the historic district with its consistent streetscape.

The transportation and manufacturing concentration in north Charlotte associated with the railroads experienced notable construction episodes, some of which survives today along N. Cochran associated with the Richardson (as early as 1870)/Benton (1890s)/Charlotte Chair Co. (1910s) complex, the Grand Trunk Railroad (1885 depot), Michigan Central Railroad (1902 depot), and Shepherd Mill (1899), as well as the Colborn-Fulton Lumber Co. on N. Washington (as early as 1908). The early Grand River Valley House and Cottage House railroad hotels dating c. 1870 also warrant mention.

The downtown district retains a large body of older commercial buildings that possess a collective significance for housing much of Charlotte's commercial activity over the years. The discussions of the following selected buildings and the stores and other commercial enterprises they housed illustrate the broad range of commerce associated with the district's buildings. Some of them housed businesses important in terms of apparent stature in the community or years in operation while others are significant for housing the same types of businesses over long periods of time.

### Hotels

From its earliest days Charlotte offered accommodations for travelers, including transient travelers and visitors, newly arrived residents, and commercial travelers. The northeast corner of Cochran and Lawrence was for much of its history the location of Charlotte's primary hotel. The Eagle Hotel, the first building to serve as a hotel, was a log building erected by Jonathan Searles in 1839-40. A photo shows a clapboarded side-gable building of Greek Revival design, but it was apparently built around a log structure. The building - perhaps a ballroom space - housed the circuit court in its early days. It burned in 1862, but in 1863 the Phenix House, a three story brick structure, was built on the same site (Durant 1880: 393). This hotel was replaced by the Hotel Charlotte Hotel in the 1920s. In 1869 another three-story hotel, the Sherwood House, was built across the street at the southeast Lawrence/Cochran from the Phoenix House. The Baird House, a two-story gable-roof Greek Revival building, located at the southwest corner of Cochran and Lovett, was another of the early hostelrys, established as early as the 1850s. With later additions and renovations, it survived into the 1930s. Further south in the business district, at the southwest corner of Cochran and Seminary, stood the Peninsular Hotel, which had been converted into a hostelry from the Charlotte Academy in the 1860s. None of the old downtown hotels have survived.

But the district does retain two early hotel buildings, both located in the north side area near the junction of the city's two railroad lines. They were built to serve travelers, and perhaps railroad workers, about the time when the two railroad lines were built to Charlotte - the Grand River Valley (Michigan Central) in 1868 and the Peninsular (Grand Trunk) in 1870. One of these hotels, called the Spencer House, Valley House, and Central House over the years, is a two-story gable-roof frame building that, facing Oliver, has formed part of the Colborn-Fulton Lumber Co. complex for the past century. The hotel was apparently called the Spencer House for a short time after it was built c. 1869, then later in the 1870s and 80s the Valley House (Lake *et al.* 1873: 39; Scripps and Polk 1873: 144; *The Leader* 1875: 1). Durant (1880) states that it was then used as a "railway eating-house" and not used regularly for lodging. But by 1887 the building was again serving as a hotel and providing meals, with the then proprietor,

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D. Ells, also seeking more permanent boarders, apparently to piece out travelers (*Charlotte Tribune* 1887c: 1). By 1897 the hotel had been renamed the Central House (Polk 1897: 422, 424). The building apparently continued to serve as a hotel from its opening around 1869 until about 1911 (Polk 1907: 542; Polk 1909: 2654; Polk 1911: 420) before being incorporated into the growing Colborn-Fulton Lumber Co. by 1918.

The second, once the Cottage House Hotel, stands at 301 N. Oliver Street. It likely also dates from c. 1870, although one source states Matthew Miller built, owned and operated the hotel and lived there with his family somewhat earlier, after 1860 (Lenzen 1989). The Cottage House first appears in the 1881 state gazetteer with M. Miller as proprietor and continues to be listed through 1889 (Polk 1881: 278; Polk 1883: 378 Polk 1885: 402; Polk: 1887: 414). How much longer the hotel use continued is not clear. John L. Miller made this building his residence after the hotel ceased business and before his death in 1937, after which it was converted into an apartment house (Lenzen 1989; Wilmer Atkinson 1916: 13, 248).

**Banks**

The anchors of downtown commerce and the city's financial life were its banks. Many were built in a legal and economic environment that encouraged the proliferation of independent banks in the late nineteenth century. Often beginning as privately funded institutions with little oversight, over time these businesses were increasingly regulated by state and federal authorities. During the early 1900s and before the Great Depression in 1929, a golden age of bank architecture in America flourished, when bankers and their architects created monumental bank buildings that would signal to the banking customer that their money was safe and the bank was permanent. High-style architecture and expensive materials reinforced this message (Chicago Landmarks 2012: 3). Bank buildings in Charlotte include the following:

*126 S. Cochran, 128 S. Cochran and 122 S. Cochran - First National Bank /Merchants National Bank / Eaton County Savings Bank, Michigan National Bank*

One of the city's earliest financial institutions, the private bank of Musgrave & Lacey, was established in 1862 and was acquired by the First National Bank in 1871, the year after it received its national charter in 1870, with Joseph Musgrave as president, E. S. Lacey as cashier, with A. J. Ives as vice president, and directors composed of Musgrave, Lacey, Ives and E. W. Barber and Eliza Hayden (MHPA 1908: 124). Michigan National Bank acquired the assets of the century-old First National Bank and the Eaton County Savings Bank by purchase in December 1959. Michigan National Bank moved to a "beautiful new building completed at 122 S. Cochran in April 1961 (MHPA 1908: 124, 137; *Charlotte Republican-Tribune* 1963: rear cover).

The Merchants National Bank was organized 1883 by some of the city's most prominent businessmen (MHPA 1908: 125). In 1899 the directors of the Merchants National Bank decided to establish a savings bank as well, and formed the Eaton County Savings Bank, with dual directorships for the two institutions (MHPA 1908: 126). The two separate but closely affiliated banks together occupied quarters in the new bank building at 128 S. Cochran, with its still splendid Lake Superior red sandstone front, was built in 1902. Its banking room interior was finished in polished mahogany and with a tile floor (Lowrey 1907: 25; MHPA 1908: 125, 126). Nearby at 122 S. Cochran, the studied International style modernity of the 1960-61 Michigan National Bank building contrasts sharply with this 1902 building a few doors away.

*128 V2 S. Cochran and 106 S. Cochran, 204 S. Bostwick - Charlotte /Eaton Federal Savings & Loan /Eaton Federal Savings Bank*

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Eaton Federal Savings and Loan was established as Charlotte Federal Savings and Loan Association in 1937 by a group of Charlotte business leaders, who deposited \$5,000 and raised an additional \$30,000 from the community (Lansing Community Newspapers 2003). The new bank's objective was to provide home loans, which were difficult to fund during the Depression, and demand increased enormously with veterans after World War II. The bank's first office was in the second story of the 1902 Lake Superior sandstone bank building at 128 S. Cochran. From the early 1960s until 1986 the bank had its offices in the International style brick and stone-faced building at 204 S. Bostwick Street (Hamman 1962: 36). In 1986 it constructed the present main office at 236 S. Cochran (Lansing Community Newspapers 2003).

*415 S. Cochran, Federal Land Bank*

The Federal Land Bank office was located here in the 1950s and 1960s (1954 and 1962 city directories; *Lansing State Journal* 1957c: 31). The National Farm Loan Association moved here to its new (existing) building in Charlotte in 1953, a cooperative owned and operated by 800 members that made and serviced Federal Land Bank loans for farmers in Ingham and Eaton counties (*Lansing State Journal* 1953c).

Dry Goods/Department Stores

From the first days of Charlotte through the turn of the twentieth century dry goods stores were an anchor of shopping activity in the central business district, with some expanding into department stores. They were concentrated in the 100 block of S. Cochran, followed by department stores in the early twentieth century. Established by local entrepreneurs, by the early-to-mid-twentieth century this market also included national chains. Among the buildings housing these stores through the decades have been:

*102-104 S. Cochran*

One of the earlier dry goods anchor stores in Charlotte was the I. M. Strong Dry Goods Store which opened in 1875 in the brick block built by Strong on Cochran at the corner of Lawrence. J. M. Strong came to Charlotte in 1867 and was a principal in the firm of Strong & Baughman for three years before Baughman left to start his own store (Durant 1880: 625). The store, with Isaac M. Strong as proprietor, is listed in the 1879 state gazetteer, and with his son Walter M. as partner in the 1881 and 1883 editions, but is absent by the 1885 edition.

*108. S. Cochran*

W. Glen Abbott and his wife moved to Charlotte and opened a variety store here at 108 in 1914. His store remained in business for three decades, after which Fred Sessions had a variety store at this location.

*109 S. Cochran*

From at least 1954 to 1962 Montgomery Ward was located at 109 S. Cochran. It moved to 222 S. Cochran by 1964, where it remained into the 1970s.

*116 S. Cochran*

Vaughn & Ragsdale Department Stores (later Vaughn's) was a chain founded in Montana, but it moved its headquarters to Albion, Michigan, in 1929, when it acquired twelve stores, nine of them in Michigan (*Battle Creek Enquirer* 1948f). The chain had grown to twenty-four stores in Michigan, Illinois, Montana and Wyoming

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by 1932 when it opened a Charlotte store at 225 S. Cochran (*Chain Store Age* 1932). It moved here to 116 S. Cochran by 1940 where it remained in business, in later years as Vaughn's, until sold in 1968 (*Recorder* 2016).

*119 S. Cochran*

Edwin B. Morgan was a partner with his father, C. E. Morgan, in C. E. Morgan & Son, described in the 1907 *Charlotte the Beautiful* as "one of the largest and most complete exclusive dry goods establishments in Charlotte ... the successor to F. H. Loveland & Co.," a firm in which C. E. Morgan had been a member, in 1907. The store remained in business here into the late 1920s (1926 city directory).

*125 S. Cochran*

Gamble's moved from 216 S. Cochran in 1944 here to 125 S. Cochran, as shown by the 1954 through 1966 city directories, and remained in business into the 1980s, or over four decades. Originating as an auto parts store in Minnesota in 1925, by 1933 the chain had grown to over 150 outlets and franchised dealerships were inaugurated. In 1941, clothing and other "softlines" were added to the staple "hardlines" business, a diversification a response to the shortage of consumer hard goods during World War II" (Minnesota Historical Society 2017).

*127 S. Cochran*

In 1914, George T. Bullen, John E. Richey and Fred A Richey, from Albion, opened a dry goods store at this address, operating as Bullen & Richey until 1919, when John Richey acquired Bullen's interest to and continued the store as John Richey & Co. In 1925 Fred A. Richey moved to Charlotte and became an equal partner in what became Richey Bros. The store became the Fred A. Richey Co. by 1935 after John retired. Fred retired in the mid-1950s but the store continued up to 1977, in business for over six decades (*Charlotte Republican Tribune* 1963: 66; Omoto 1980).

*134 S. Cochran*

This building housed dry goods stores and then a department store for at least sixty years. It contained A. D. Baughman's dry goods store by 1904, as shown in the 1904 Sanborn map (Campion 2016). S. E. Cook, who had been manager of the Baughman store, acquired an interest in it by about 1910 and continued the business under the S. E. Cook & Co. name as the successor firm to A. D. Baughman (*Trade* 1910a: 6; Newark 1913: 55). The Cook & Co. dry goods store was apparently succeeded by another, the F & I dry goods store, during the 1910s and remained in operation until 1929 when the building's new owner entered into a long term lease with a "5-cent to \$1 store" that apparently was the Newberry chain (*Lansing State Journal* 1929d). The J. J. Newberry Co. store here had an advertisement that stated, "serving Charlotte for 30 years 1933-1963" (*Charlotte Republican-Tribune* 1963: 64). J. J. Newberry was a department store chain established by John Josiah Newberry, which had grown to 565 stores by 1961. It was taken over by the McCrory's chain in the early 1970s (Rootsweb 1999).

*140 S. Cochran*

Alonzo A. Houghtaling's bazaar or variety store was listed in the 1913 through 1929 city directories at this location. Houghtaling (1875-1932) had operated the store for twenty-five years at the time of his death in 1932 (*Lansing State Journal* 1932a). The Morris 5c to \$ 1.00 Store then occupied the space into the 1950s, before its acquisition by national chain G. C. Murphy (Togyer 2008: 119), which occupied the store here in the 1960s and into the mid-1970s (*Lansing State Journal* 1974). Thus, this storefront was occupied by a department store for



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well over six decades.

*139 S. Cochran, the Reynolds Bros. Dry Goods Store Building,*

An 1895 publication has a photo of this building and identifies it as the Reynolds Bros. Dry Goods store (Bullock *et al.* 1895: 66-67), and the Jones Dry Goods store was here in the early 1900s (Campion 2016). S. P. Jones had established the business in 1866, with his son, R.C., became a partner the following year, and sole proprietor in 1875.

Clothing, Boots, Shoes

Clothing, boots and shoes, often combined with dry goods, were a major component in downtown Charlotte's retail scene almost from the beginning, again clustering in the 100 block of S. Cochran. Typical were:

*110 S. Cochran*

Albert Murray opened a boot and shoe store in 1885 in this building, which he eventually bought (MHPA 1908: 454). The Murray shoe store operated out of this building until the late 1930s (Lowrey 1907: 26; directories).

*113 S. Cochran (today the south half of 109)*

Wilson Geddes and W. A. Boos started as Geddes & Boos in 1892, but Geddes bought out Boos the next year, creating W. Geddes & Co., and in 1896 moved to the Pythian temple block to sell his men's clothing lines. The store moved to larger quarters here at 113 S. Cochran in 1913 (Newark 1908: 28; Newark 1913; *Lansing State Journal* 1913c). The Geddes store remained in business here for three decades, and over fifty years total in the trade, before Geddes' death in 1942 (familysearch 2016).

*114 S. Cochran*

This building housed a succession of shoe stores for over eight decades, into the 1980s (Omoto 1980). In 1899 the Goodspeed Bros. & Co. shoe store was here. E. Clyde Harmon followed in business here by 1913. He had formed a partnership with J. E. Pennington in 1900, then bought him out in 1907, becoming "E. C. Harmon, The Shoe Fitter" (Newark 1908: 59; Omoto 1980). Subsequent stores listed in city directories as being here included Griffins Shoe Store from 1926 to 1940, Shepherd's Shoes in 1944, and Water's Shoe Store in the 1950s and 60s.

*118 S. Cochran*

Clothing stores operated in this building for several decades. Brown Brothers Clothiers was here at the turn of the twentieth century (Omoto 1980). Brown Bros, having "one of the largest stocks of clothing, gent's furnishings, hats, trunks, traveling bags, etc., in the city," was established in 1887 by James S. and Carroll S. Brown (Lowrey 1907: 34; Newark 1908: 48). They were succeeded by Crofoot & Tears by 1913 (Newark 1913: 50). A. Mitchell & J. H. Clemons are here at 118 in the 1921 city directory under the heading Men's Furnishings. The Jerrold Co. (later named Jerrold's Ladies' and Men's Apparel and then Jerrold's Apparel Shop) had its store here as of 1929 (by 1940 the store had moved to 120 S. Main Street and by 1962 to 108 S. Cochran in 1962).

*119 S. Cochran*

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Miller Jones Shoe Stores, here for three decades from the 1920s into the 1950s, was apparently based in Lansing, and also had stores in central Michigan cities such as St. Johns and Battle Creek in addition to Charlotte during the 1930s and 1940s.

*126 S. Cochran*

This was another long-time shoe store location. The Fred Murray & Co. shoe store opened here in 1908 (Newark 1908: 83). Murray had learned the business from his brother, Albert Murray, whose shoe store was up the street at 110, for eight years, and initially he had as partner Morris J. Lamson (*Ibid*). He was in business here into the 1950s, for over four decades, and was followed by the Cartwright Shoe Store in 1962, one of a chain owned by Earl Cartwright of Albion (*Ironwood Daily Globe* 1962).

*135 S. Cochran*

This building housed Wehr-Better (later simply Wehr's) Shoes. Opening here by 1962, the store was owned by Max Wehr, who had been selling shoes since 1940. It was still in business here as Wehr's Shoes in the early 1990s, over three decades later (*Charlotte Republican-Tribune* 1963: 114; *Lansing State Journal* 1990).

The building's second story (address 135 V) housed John N. Herbst's tailor for forty or more years. The 1913 city directory has J. N. Herbst here, and the 1921 edition has J. N. Herbst & Co. under the heading Tailors, noting that he was an agent for Farm Bureau Suits & Overcoats. John Herbst's (1871-1946) obituary states he had been in the tailoring business in Charlotte for sixty years, starting out with his father, and his shop was still located at 135 V S. Cochran at his death in 1946 (*Lansing State Journal* 1946b). Sanborn maps reveal a tailor shop located here by 1904.

*136 S. Cochran*

Clothing stores operated out of this building for forty and more years. Myer Vomberg moved to Charlotte in 1874, in 1876 was employed by Joseph Lang, becoming a partner in Lang & Vomberg in 1887, and bought out his partner in 1900, to become the proprietor of this "gentlemen's clothing and haberdashery store" (Newark 1908: 55). The store was here at 136 S. Cochran in the 1913 through 1921 city directories, and as The Vomberg Co. in the 1926 through 1954 editions. Vomberg's 1951 obituary states that he had lived in Charlotte 76 years and had been in the clothing business the entire time (*Battle Creek Enquirer* 1951a). His son, Arthur, partnered with Myer and carried on the business after his death, continuing the store until he went out of business in 1957, after five decades of involvement (*Lansing State Journal* 1957a).

*145 S. Cochran*

Fred Lentz & Harold Smith is located here under the Men's Furnishings heading in the 1921 city directory. Harold Smith is identified as the proprietor of the Toggery Shop in a 1930 newspaper article (*Battle Creek Enquirer* 1930c). Smith's Men's Wear remained in business here until 2004. It was then Charlotte's oldest continuously operating downtown retailer at that time - over eight decades (*Lansing State Journal* 2004).

Milliners

Millinery stores were a special niche for more "refined" ladies clothing and offered a rare opportunity for Charlotte's women entrepreneurs to enter the world of commerce. Several women were in business, as early as the late nineteenth century, and continued into the mid-twentieth. In general, initially these were a bit further out

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in the business district, in the 200 block of S. Cochran, but later occupied storefronts closer in. These include:

*131 S. Cochran*

In 1929, Hazel Fox announced plans to open up a millinery store in Charlotte, apparently in this building where she is located in the 1935 city directory (*Lansing State Journal* 1929d). She is followed by Mrs. Jessie G. Stine in the 1940 edition. In 1957, Jessie G. Stine sold her frock shop, which she had owned for twenty-one years (1936), to Hazel E. Bintz, who had been in charge of the shop's dress department for three years, but Bintz either moved or went out of business because she does not appear here in the 1962 city directory, ending a run of three decades of millinery in this storefront (*Lansing State Journal* 1957b).

*207 and 216 S. Cochran*

Jennie Meade was in the millinery business for over 35 years, for most of her business life on S. Cochran Avenue, by 1904 through 1911 at 216 S. Cochran, then at 207 S. Cochran until her retirement in 1929, totaling over a quarter century in the business.

*221 S. Cochran, Trask Millinery Store Building*

Mrs. Irene L. Trask started her millinery business in 1897, and in 1904, needing "larger and better accommodations," she purchased an adjoining lot south of her first location, upon which "she erected the present store" at 221 S. Cochran, from which she made semi-annual trips to Chicago and the East to keep up with latest fashions (Lowrey 1907: 37; Newark 1908: 40). The 1916 directory list her under millinery and art goods, the same year she sold her building (Wilmer Atkinson 1916: 1, 15; *Lansing State Journal* 1916e). In 1918 she sold her business, also known as the Hat Shop, to Cooper & Gilmore (*Lansing State Journal* 1918c).

Hardware

Several hardware stores conducted business in the historic district, with the following acknowledged as among the most long-lived and prominent:

*144 S. Cochran, and 224-228 S. Cochran /Munger Hardware Building*

The Munger Hardware store traces its lineage back to 1878 in the Union Block (Proctor 1981: 29). John W. Munger and C. Marion Jennings had a hardware store at 144, the northwest corner of Lovett and Cochran, as early as 1895 and until 1905, when Munger bought out Jennings and built a new store at 224 S. Cochran. In 1905 Munger's son, Duray, joined the firm and it became Munger & Son (Newark 1908: 78). The 1905 building (224) was expanded to nearly double the size by the southern addition (226-28) in 1915. A two-page ad in the 1963 *Charlotte Centennial* history claims four generations of family ownership over 85 years since its founding in 1878 by J. W. (John Wesley) Munger. The hardware joined the V&S chain in 1963 and was renamed Munger V&S Hardware and Sporting Goods (*Charlotte Republican Tribune* 1963: 1-2). The store continued in business until about 1974 (Campion 2016), nearly a century in business downtown and seven decades at this location.

*123-125. R. S. Spencer Hardware Building*

Sanborn maps reveal that 123 was occupied by a hardware store prior to the earliest edition in 1886. What was then called the oldest hardware store in Charlotte was owned by Russell S. Spencer in 1907 (Lowrey 1907: 41).

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Spencer had worked for hardware stores in Ypsilanti and Jackson for eight years before moving to Charlotte in 1889 to work for Barber & Merritt hardware. In 1892 he purchased Merritt's interest to form Barber & Spencer, and in 1904 he bought out Barber. Spencer Hardware was acquired by Rudolph P. Kutsche in 1938 and renamed Kutsche's Hardware. Rudolph P. Kutsche graduated in 1908 with an electrical engineering degree from the University of Michigan, worked for Western Electric in Chicago and designed automobiles for the Reo Motor Car Co. In 1913 he moved to Charlotte and purchased the Truman Gillette Hardware store, which he operated for ten years and then sold, leaving the city. Kutsche's was followed by Huston Hardware to 1954 and Hanson Hardware in the mid-1950s and 1960s, totaling a minimum of eight decades that a hardware was located here (*Battle Creek Enquirer* 1954b).

Furniture (Undertaking)

Common to many Michigan cities, the earliest furniture stores in Charlotte also often ran separate undertaking and casket businesses. The best known and longest lived in the early 1900s were in the 200 block of S. Cochran, a block further out from the densest portion of the business district. Later, stores were opened in large buildings converted to the purpose (Christensen's) or even further removed to the business district periphery (Vitale's).

*215 S. Cochran*

The 1891 this Maccabees Hall Building also housed a furniture store during its early decades. The 1895 Sanborn maps, the first published after the building's construction, show a furniture store. Donovan & Ives, formed in 1901 and described as "the leading as well as pioneer undertaking and furniture establishment of Charlotte," bought the building here at 215 S. Cochran in 1903 (Lowrey 1907: 36-37). Known as the "Big Store," the business had been founded in 1884 by Donovan & Manery and had a succession of owners: Donovan & Vanderhoof, Donovan & Packard, Robert Donovan, Donovan & Ives, Frank A. Ives, Ives & Sylvester, and finally H. Roy Sylvester, who acquired the business from the estate of Mrs. Ives in 1922-1923 (*Lansing State Journal* 1923c). E. I. Fast & Co. is at this address under the heading Furniture Dealers in the 1917 city directory. In 1920 B. S. Edwards and his father, A. E. Edwards, who had furniture and undertaking stores in Dimondale and Swartz Creek, bought the business. B. S. moved to Charlotte and managed the store, apparently as the Mate Furniture Co., which city directories locate here in the 1926 and 1929 editions (*Lansing State Journal* 1920h).

*231 S. Cochran*

This building housed furniture stores for much of its history, starting by 1904. W. G. Wisner, located here in the 1913 city directory, established his furniture and undertaking business in Charlotte in 1898, and is described in a 1913 publication as "one of the best known furniture and undertaking men in central Michigan" (Newark 1913: 52). The 1921 city directory had Smith & Conklin here at 231-233 under the headings Furniture and Carpet, Rugs & Draperies. Pray & Co., here in the 1926-1944 city directories, was established in 1921 by Ernest G. and Myron E. Pray (Polk 1931: 209). In 1930 Myron and his wife, Hazel, purchased a residence at 405 W. Seminary Street, which was used as their personal residence and also as the funeral home after 1944, according to city directories, and the Pray Funeral Home remains in business there today (Pray Funeral Home 2016). After Pray & Co., 231 was occupied by Vitale & Sons in 1950-1960 and then by Porter Furniture through the 1960s (city directories; *Charlotte Republican Tribune* 1963: 16; *Lansing State Journal* 1982).

*109 E. Lawrence*

This building, the former Sampson's Hall Building, housed a furniture store "since it was converted from an opera

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house in 1936" by Paul Packard, who operated Packard's Furniture here. In 1961 Otto and Eileen Christensen, who had operated a furniture store in Nashville, purchased it and renamed the business Christensen's (*Charlotte Republican-Tribune* 1963: 30). After housing a furniture store for 75 years, the vacant Christensen's building was sold at auction in 2016, with the new owner planning residential lofts on the top two floors with retail space on the first floor (*Lansing State Journal* 2016a).

Groceries/Meats/Fruits

Grocery stores (along with general stores that offered groceries) were always among the first stores established in newly settled towns and became key components of any business district. Independent grocery stores and meat markets were key features in the district from its earliest days until well into the twentieth century. National chains began to make their appearance in Charlotte's downtown as in many others in the 1920s. The grocery stores were primarily located in the 100 block of S. Cochran, the heart of the business district. Buildings with important associations with the city's grocery trade included:

*117 S. Cochran*

The building at 117 housed meat markets and groceries for over three decades. City directories reveal that in 1921 James Lewis & Cyrus Kilmer had a meat market here, with Kilmer listed alone in the 1935 edition, followed by Clyde B. Hinkley meats and grocery in 1940 and 1944, and the Thomas Grocery in 1954.

*133 S. Cochran. Warren Shaull Grocery Store Building*

This Warren Shaull grocery store was the initial occupant of this building when built in 1913, and the grocery stores were occupants at least into the later 1960s. Warren Shaull, whose store was here in the 1913 through 1929 city directories, had arrived in Eaton County in 1866 and opened a confectionary store in 1880, to which he added groceries (MHPA 1908: 542-43). An ad in a 1913 publication announced he was "located in new store" (Newark 1913; *Lansing State Journal* 1913d). James B. Church, who had begun employment in Shaull's grocery store in 1895, bought the store from Shaull's estate in 1933, and continued to operate it here through at least 1944 (Citizens Historical Association 1942). City directories identify later grocery firms, Putnam & Newland in 1954 and Newland's Grocery in 1962-1966.

*137 S. Cochran*

The Marshall Field grocery was here in the 1921 through 1944 city directories. The city directories reveal that Field apparently opened up a second store, Marshall Field No. 2, at 105 S. Cochran in 1926. Marshall W. (Wakely) Field (1894-1980) was president of Field's Pure Food Market in 1939 (*Northwestern Reporter* 1939: 557), and his obituary states he had a grocery store and a bakery from 1917 until 1953 (*Battle Creek Enquirer* 1980), apparently here for over thirty-five years.

*140 and 144 S. Cochran.*

Both buildings housed the Lamb & Spencer grocery at different times. The Lamb & Spencer grocery was formed by Charles B. Lamb and George H. Spencer in 1879 when they "acquired the crockery business of J. Mikesell" (Lowery 1907: 32). Where the firm began business is unclear, but they were located at 140 by 1886, when Sanborn maps show a grocery there. The firm closed out the crockery department in 1886 and started a wholesale grocery business to accompany its retail store. In 1907 they moved from 140 to 144 S. Cochran, which was "entirely overhauled and remodeled on all four floors" (Lowrey 1907: 32-33; Newark 1908: 43). The firm,

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incorporated as the Lamb & Spencer Co. in 1910, remained in business at 144 at least into 1926.

*138 S. Cochran*

This building served as the early Charlotte home of an A & P (Great Atlantic & Pacific Tea Co.) grocery from at least 1921 until at least 1940, as national chains moved in to the Charlotte market.

*142 S. Cochran*

A second national chain grocery store, the Kroger Co., had a store here in the 1935 and 1944 directories.

*209-211 S. Cochran*

The Charlotte Fruit Co. apparently located in this building about 1907. The 1913 city directory lists it at 209. Vincent (Vance) Spaniolo founded the Charlotte Fruit Co. in 1898, and became a U.S. citizen in 1911 (*Lansing State Journal* 1911d). In 1922 he sold the building and his Charlotte Fruit Co., where he had been in business for fifteen years, to Bruno Spaniola, a relative from Bryan, Ohio (*Lansing State Journal* 1922a). City directories reveal that the Charlotte Fruit Co. was at 209 until the early 1960s, or for over half a century. Family members resided above the store into the 1940s.

*218 S. Cochran*

Charlotte Home Dairy occupied the 218 storefront from 1921 until at least 1963 (advertisement, *Charlotte Republican-Tribune* 1963: 114). A 1922 notice in a dairy trade journal reported that Roy E. Fisher had purchased a one-third interest in the H. G. Newth & Co., and the firm had changed its name to the Charlotte Home Dairy Co. and was adding a complete ice cream manufacturing plant (*Butter Cheese & Egg* 1922: 84).

*225 S. Washington. Carter's IGA Supermarket*

Carter's Foods, more commonly known as Carter's, was an employee-owned supermarket chain based in Charlotte, where the first store was established by Theodore A. Carter in 1952. The Carter's chain as part of the IGA network grew to over thirty stores throughout Michigan, but in 2006, it filed for bankruptcy, so was in business here for over five decades (Charlotte Community Library 2016).

Confectioners

Charlotte's sweet tooth needs have been addressed by a number of confectioners over the years.

*103 W. Lawrence (former address 102 S. Cochran)*

George Akas' Sugar Bowl occupied the W. Lawrence/S. Cochran corner storefront beginning sometime between 1921 and 1926, according to the directories. He had reportedly entered the confectionary business in Charlotte about 1911 (*Lansing State Journal* 1913a) and been in business for over thirty-five years until shortly before his death in 1948 (*Battle Creek Enquirer* 1948a), after which the Main Street Sweet Shop replaced the Sugar Bowl in the same location (see 132 S. Cochran).

*132 S. Cochran*

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The Main Sweet Shop was located at 132 in the 1930s and into the 40s before it moved into the former Sugar Bowl location (see directly above). Bruno Spagnuolo ran it for forty-four years (*Lansing State Journal* 1966a). During the period it was located at 132 S. Cochran, Spagnuolo lived above the store at 132 A.

*135 S. Cochran*

Tom Gregory is here at 135 in the 1917 city directory under the Confectionary heading. In 1921 he sold the store to Angelus Spires and Peter Zourdos, brothers-in-law who were "both experienced candy and ice cream makers," with Spires having run a similar store in Atchison, Kansas for eight years and Zourdos in Tecumseh for five years followed by a store in Chicago in 1919-1920, before they opened the Olympia Candy Kitchen here (*Lansing State Journal* 1921h). The city directories place the Olympia Candy Kitchen here in 1926, followed by Fred DeHaven confectioner in 1929.

*215 S. Cochran*

The Charlotte Candy Co. was here in the 1935 through 1954 city directories. The company was founded by John Colizzi, who also owned the Liberty of Sweets candy and fruit store in the building next door at 219 S. Cochran (*Lansing State Journal* 1970b). Colizzi opened the Liberty of Sweets candy store in 1921 and the Charlotte Candy Co. in 1929 (*Lansing State Journal* 1970b). Colizzi sold the Charlotte Candy Co. in 1947, although the company remained in business and had a store in Lansing in the 1950s, then owned by Harry Terzian (*Battle Creek Enquirer* 1948e; *Lansing State Journal* 1957c).

*219 S. Cochran*

The Liberty of Sweets or Liberty Sweets store, a downtown institution, occupied this store space from around 1920 until 1971. In 1919 a confectionary trade journal reported the "new enterprise" of Colizzi & Paradise, which had rented the Jakle building here and "will put in an ice cream, confectionary and fruit store" (*International Confectioner* 1919: 57; *Lansing State Journal* 1919i). The 1921 city directory has Colizzi Bros.' Liberty of Sweets here at 219 under the heading of fruit stores. (John Colizzi also had the Charlotte Candy Co. in the building next door at 215 S. Cochran.) In 1929 Colizzi opened his Charlotte Candy Co. and at the same time sold the Liberty of Sweets confectionary, ice cream, tobacco, and fruit store to brothers John and Peter Colizzi. John took over the wholesale business of the firm at 217 S. Cochran and Peter the retail part at 219, "each conducting his affairs under his own name" (*Lansing State Journal* 1929e; *Lansing State Journal* 1970b). In 1921 and 1926 the entries in the city directory are for "Liberty of Sweets" with later editions having "Liberty Sweets." Peter (Pietro) and Kate (Catalina) Colizzi ran their store, the Liberty Sweets Shop, here until 1971 (*Lansing State Journal* 1995; Charlotte Community Library 2000).

*407 S. Cochran, Dairy Queen Building*

The still operating Dairy Queen apparently opened about 1955. The 1955 Charlotte High School yearbook, the *Charhian*, has an advertisement for it with owners Harold and Delight Romans (*Orange and Black* 1955: 102).

**Bakeries**

Bakeries in central Charlotte have included the following:

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*106 S. Cochran*

Frank D. Marple was a "popular baker and confectioner," who had established his retail and wholesale business at this location in 1887 and built the two story brick building here in 1904 (Lowrey 1907: 55). In summer months he also had a wholesale and retail ice cream business.

Restaurants

Restaurants and food-related businesses were always focal points of business district life, although many were short-lived. Of course, saloons and taverns and some hotels also offered food, and some shifted back-and-forth in culinary emphasis as times dictated - such as Prohibition. Restaurants appear to have increased in number through the decades as the city's economy diversified through the twentieth century. Most notable among these identified businesses are:

*105 W. Lawrence Street*

The Charlotte Cafe was located here by 1929 and into 1974, with the 1935 through 1944 directories listing 106 S. Cochran as the cafe's side entrance. A 1930 advertisement states, "Charlotte Cafe . . . Home Cooking and Baking . . . Nadu Bros." (*Lansing State Journal* 1930a). Sam and Peter Nadu, natives of Greece, "for many years conducted a restaurant business in Charlotte" (*Battle Creek Enquirer* 1948b), which apparently closed c. 1974. A classified advertisement that year offered the building for rent, noting the "present occupant is the Charlotte Cafe" (*Lansing State Journal* 1974).

*119 W. Lawrence*

From 1940 into the 1970s this was the location of Jay's Sandwich Shop or Jay's Grill (city directories; *Battle Creek Enquirer* 1982c).

*205 E. Lawrence*

Dick's Restaurant or Dick's Grill, opened here in 1947, owned by Autry C. "Dick" and Madge Mills until Dick's death in 1958, then run by Madge until she married Hobert Kenyon in 1962, and continued under their ownership until they retired in 1970 (*Charhian* 1955: 102; *Charlotte Republican-Tribune* 1963: 70; *Battle Creek Enquirer* 1982d). The building continued to house a restaurant at least until the 1990s.

*125 S. Cochran*

The Crout & Stillwell (John Crout and Sheridan Stillwell) restaurant was established in 1899 by Mr. Crout, who was joined by Mr. Stillwell as a partner in 1903, and they had an "up-to-date restaurant, lunch counter and ice cream manufactory" there (Lowrey 1907: 70; Newark 1913: 75; MHPA 1908: 253). City directories reveal that by 1921 Marvin S. Coffin owned the business, with the 1929 and 1935 editions listing it as Coffin's Cafe.

Drug Stores

Charlotte had robust competition among family drug stores in the downtown district from the earliest times (1850s). Most were located in the 100 block of S. Cochran, but one of the drug anchors, Weaver Brothers, occupied a large building in the 200 block on the corner of Lovett Street. Among the most long-lived and



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prominent were:

*117 S. Cochran*

Sanborn maps and city directories reveal this building was occupied by a drug store, apparently run by Oliver P. Shuler, from the 1880s through c. 1920. Shuler's 1922 obituary states he had operated a drug store in the city for fifty-three years, "all but one of which were spent in the same building" (*Lansing State Journal* 1922b).

*112 S. Cochran*

The Bryan Drug Store was here from the late nineteenth century until 1928 when it was purchased by John L. and Martin D. McNamara, who ran it as the McNamara-Putnam Drug Store until 1931, when they moved to a new location in the former Lamb & Spencer Grocery at 144 S Cochran, where they remained in until 1974 (Omoto 1980; *Charlotte Republican-Tribune* 1963: 106; *Battle Creek Enquirer* 1974d).

*124 S. Cochran*

A. B. Collins & Co. was the "pioneer drug store in Charlotte" founded in 1857 the year before George Vincent Collins built the brick building here at 124 S. Cochran, "the first brick store built in Charlotte" (Durant 1880: 392; Lowery 1907: 40; Citizens Historical Association 1942). A. B. Collins completed work at the Chicago College of Pharmacy in 1887, and became a registered pharmacist (Lowrey 1907: 40). He returned home to join with his father as G. V. Collins & Son, commonly called the "Pioneer Drug Store," and managed the business until his father's death in 1904, after which he formed A. B. Collins & Co. Robert Collins acquired the business in 1939 and operated the store until 1954, when he sold the business to Forest Stevens - after 98 years in the Collins family, with city directories revealing Stevens retaining the Collins name through 1962, the year a catastrophic fire destroyed the business, over a century after it was founded (Robert H. Collins, son of A. B. Collins for Citizens Historical Association 1942; *Lansing State Journal* 1962).

*143 S. Cochran*

Sanborn maps reveal a drug store was in this building prior to 1886, and the 1913 city directory places John Sassaman here. In a 1919 drug trade journal John V. Sassaman offered for sale his "Fine Paying Business established over forty years . . . best location in Charlotte," (*N.A.R.D. Journal* 1919: 1158). He apparently sold his business to Behren & Rowe (Wilmer Atkinson 1916: 15, 195; *Lansing State Journal* 1919h, *Lansing State Journal* 1921i), which was established in 1919 by Claude W. Behrens and R. J. Rowe, of Detroit (*Lansing State Journal* 1919h; *N.A.R.D. Journal* 1949: 1882). After forty years, the store was sold to William John and Fran Brown in 1958, which they eventually renamed as Brown's Pharmacy and operated for thirty years, until 1988 (*Lansing State Journal* 2014b). Thus this address was occupied by a drug store for over a century.

*144 S. Cochran*

The McNamara-Putnam Drug store moved here from 112 S. Cochran in 1931, owned by John L. and Martin D. McNamara, which became McNamara's Drug Store and remained in business here until it moved out of the downtown in 1974, after over four decades in this storefront (*Charlotte Republican-Tribune* 1963: 106; *Battle Creek Enquirer* 1974d).

*147 S. Cochran*

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A drug store was located here in the 1890 Sanborn, and city directories reveal that Frank Beard's drug store was here from 1913 into the early 1930s, followed by Wood's Drug Store and Browns' Drug Store into the 1950s, for a drug store run of over seven decades. Frank E. Beard was a partner in Beard & Vickery "dealers in drugs, books, wall paper, window sheds, etc." formed with Arthur Vickery in 1900 when they bought out the estate business of George W. Foote, who had been in business 10 or 12 years, apparently in this building (Lowrey 1907: 33; Newark 1908: 47). Beard clerked in drug stores in Charlotte, Mount Pleasant and Battle Creek while studying pharmacy at the University of Michigan and became a registered pharmacist in 1898, working in Foote's pharmacy prior to the establishment of his own firm. Beard bought out Vickery 1912 and continued in business as the Frank E. Beard Drug Store (Newark 1913: 35; *MMFR* 1913: 13).

*201-207 S. Cochran, Weaver Brothers Drug Store Building*

Sanborn maps reveal that a drug store was located in at least a portion of this building prior to 1886. Drs. LeRoy and Frank Weaver opened Weaver Brothers Drug Store here in 1904, with successive owners of Weaver & Gage, Roehm & Moyer (Polk 1911: 421), Moyer & Chandler (Polk 1917: 325), Lee E. Chandler (1926 city directory), then the Charlotte Pharmacy (1935 city directory; Dr. Anderson John Thornton & Co.), Chick Woldford and John Terry, and in 1948 Harper T. and Flora N. Wildern acquired the business and opened Wildern's Drug Store (*Charlotte Republican-Tribune* 1963: 118), which was operated by seven generations of Wilderns, the last of whom sold the store to CVS in the 1990s, and work in that store today (Campion 2016). Thus, a drug store was located in this building for over a century.

Jewelry and Gifts

Jewelry and gift stores, while never numerous, clustered near the intersection of S. Cochran and Lawrence avenues, and were a constant in the downtown retail market, providing the city with "sparkle."

*109 W. Lawrence*

In 1908, E. H. Bailey's store was here, which sold "Music, Books, Jewelry, Musical Instruments, Wallpaper," and where Bailey also repaired jewelry and watches (Newark 1908: 89). Ephraim H. Bailey, a native of England, attended musical conservatories in New York and Boston, began teaching music in Charlotte in 1860, and was successful enough to own the business block where he had his business, "a well appointed double store, with a frontage of forty-four feet and a depth of sixty feet," and other properties in the city (Chapman 1891a: 507-508; *MHPA* 1908: 160).

*106 S. Cochran*

In 2016 Carl V. Reck Jewelers had been at this location since 1973, and is still in business here today over 40 years after it opened (*Lansing Community Newspapers* 2003:14)

*112 S. Cochran*

Charles M. Aspinall had a listing in the 1921 city directory here under the Books & Stationery heading, and was followed by Fred S. Morey, who had an ad in the 1926 city directory for The Gift Store, where he had a fountain service and sold sundries, patent medicines, cigars, books and magazines, before moving by 1944 to the Indian Trails Bus Depot at Cochran and Lovett streets.

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*115 S. Cochran*

A. T. Selkirk had an advertisement and is listed under jewelry in the 1916 directory, and an advertisement in the 1921 city directory states, "The Old Reliable - Established 44 Years" (Wilmer Atkinson 1916: 15, 188). Selkirk died in 1921 and was recognized as one of the pioneer businessmen in the city, having a jewelry business in Plainwell for nine years before moving to Charlotte in 1878 and buying out W. D. Delamater's store (*Lansing State Journal* 1921g). Mrs. Nellie Selkirk is described as "the pioneer businesswoman of the city," conducting a millinery and art store in conjunction with her husband until his death and then also running the jewelry store in the 1920s (*Battle Creek Enquirer* 1927e). She is listed here at 115 in the 1921 city directory under the heading Jewelers. William E. Wright, employed as a watchmaker in the Selkirk jewelry store in 1921, apparently took over from the Selkirk firm (*Lansing State Journal* 1921e). He operated a jewelry store here from 1927 until his death in 1946 (*Lansing State Journal* 1946a). Other jewelry stores followed through the 1950s (Otto's) and 1960s (Hawley's), and with Sanborn maps reveal this building apparently was occupied by jewelers for over 75 years.

*141 S. Cochran*

E. J. Patterson was located here in the 1913 city directory and remained through the 1920s until Elmo Young acquired his jewelry business and renamed it Young's Jewelry c. 1931. After his death in 1943, the store was run by his wife for twelve years, after which the son, Jack Young, took over (*Battle Creek Enquirer* 1955c). Young's had an advertisement in the 1964 city directory stating they had been in business at this address for 33 years, and were still in business there into the 1980s, or over fifty years in the family and nearly seventy years for a store at this location (*Battle Creek Enquirer* 1980b).

Barber Shops and Cigars

Barber shops were among the earliest and most common occupations in the central business district, and in Charlotte often selling cigars as well. Many occupied small buildings and appear to have lasted only a short time, but among the most notable are those who lasted decades as described below.

*107 S. Cochran*

The 1921 city directory has an advertisement for N. C. Kraft, proprietor of the D-K Cigar Store "Barber Shop In Connection." The initials apparently refer to partners Kraft and Harry Dyer, with whom Kraft was a partner in the Dyer and Kraft Barber Shop that he bought out in 1915 (*Lansing State Journal* 1915). Noah Kraft, after having his barber shop and Bath Room here in the 1917 through 1929 city directories, was followed by the Bebee Cigar Store in the 1935 directory, which also shows that Kraft had moved his barber shop to 139 S. Cochran.

*111 S. Cochran*

Sanborn maps reveal that a barber shop was in 111 since the date of construction c. 1890 and city directories reveal that barbers continued to occupy this space into the 1950s, or for over six decades, including Thomas Sadler in 1913 and Don Marsh from the 1920s into the 1950s. A 1948 article in the *Detroit Free Press* notes that Marsh, then 63 years old, had been cutting hair for nearly fifty years, beginning in Eaton Rapids when he was 14, and barbering in Charlotte since 1916 (*Detroit Free Press* 1948). The 1954 city directory shows he had moved to 121 S. Cochran Avenue.

*212 S. Cochran, Will Peskett Barber Shop*

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George Hoffman had a barber shop at this location by the early 1900s (Omoto 1980), and Sanborn maps reveal that a barber was here between 1904 and 1918. The current building dates to c. 1919 when a newspaper article reports, "William Peskett will move his barber shop into the basement the second door north of his present location while his new building is being erected" (*Lansing State Journal* 1919f). Peskett continued in business here into the 1940s, followed by the Francis Barber Shop in the 1950s and Art's in the 1960s, and still houses a barber, Jerry's, today, almost a century later.

**Monuments**

*113 W. Lawrence*

In 1905, Ralph W. Carr started Carr's Monumental Works here with a show room, where he carried a large stock of domestic and imported marbles and granites, and by 1913 was employing a dozen men (Lowery 1907: 61; Newark 1913: 38). He remained in business here into the 1950s.

**Automobile Sales and Service**

Automobile sales and service-related structures comprise another commercial category represented by a large number of historic district buildings, although some have been removed through the years. Several early dealers were located near the business district's main intersection of Cochran and Lawrence, but also early is Lovett Street near Cochran, with later firms located further out in the 200 block along Cochran and on S. Washington. Similarly, the earliest filling station occur near the city's primary intersection, with later examples further out to the east or south along the 200 block of E. Lawrence and the 200-300 blocks of N. and S. Cochran. Surviving buildings reveal an association that extends to the early days of the horseless carriage:

*118 E. Lawrence*

A 1912 newspaper article reported Fred L. Shepherd, James H. Brown and J. A. Fritz comprised a new firm that had the Overland automobile agency in Charlotte, at the Fritz garage, across from the fire department (*Lansing State Journal* 1912b). The 1913 city directory has the garage here at 118. In 1916, the J. A. Fritz Garage has an advertisement in the city directory stating he was an agent for Buick automobiles (Wilmer Atkinson 1916: 179). By 1921 Curtiss-Rand Auto Co., is here, associated with an advertisement or Essex and Hudson agencies. In the 1920s the Bosworth Auto Co., is here, followed by the Bloomquist Garage in 1935, J-B-R Motor Sales in 1940 and Rickerd Motor Sales autos in 1944. Thus, there are over three decades of auto sales and service at this location.

*120-122 E. Lawrence*

The 1913 city directory has James H. Shaull and Donovan & Son at 120-122 E. Lawrence. James Shaull was described as a "natural mechanic" who lived in Savannah, Georgia in 1891, but later returned to Michigan (Chapman 1891a: 758). In 1914 James and his brother, Grover Shaull, invented an automobile "self-starter" that they patented, which led a manufacturing trade journal to state, "Charlotte has a new industry" (*MMFR* 1914: 17). Robert Donovan had an auto garage at 120-122 E. Lawrence in the early 1900s (Campion 2016). In 1912 Donovan began selling light vehicles before opening Donovan & Son Motor Garage and Auto Livery "one of the best largest and best equipped in the city," which repaired all makes of vehicles and was the agent for Maxwell, Buick and Oakland (Moore 1915: 1143-1144). Price J. Wilson had an advertisement as agent for Oakland and

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Nash agencies here at 120 E. Lawrence in the 1921 city directory. In 1929 Reliance Auto Sales is here, followed by the Simpson & Holden Gas Station in 1935, Thomas R. Bruce Auto Repair in 1940, and Van Sickie Motor Sales in 1944. Thus, there are over three decades of auto sales and service in this block.

*120 E. Lovett Shaull & Lamont Automobile Building*

This block is one of the most historic in Charlotte when considering the history of the automobile. In the 1890s, "William E. LaMont opened the first auto agency in Charlotte the year R. E. Olds came out with his first car, and built the first garage in city near the Republican-Tribune building on E. Lovett" (*Charlotte Republican-Tribune* 1963: 75). (Old's first gasoline-powered vehicle was produced in 1896 and his first mass-produced car in 1901.) The Tribune Building is located at 114 E. Lovett Street and this reference appears to relate to an earlier building's location at 118 E. Lovett that the current building, addressed as 120 E. Lovett, replaced between 1911 and 1918. In the 1913 city directory there is no entry for 120-122 but Shaull & LaMont are at listed at 118, and in 1926 there is no entry for 118 but Charles M. White is at 120-122 E. Lovett.

In 1915 a trade journal reported that "Shaull & LaMont, Charlotte, Mich., are having a new garage built, which will be 100x150 feet and have room for more than 100 cars" (*Motor World* 1915: 32). The 1917 state gazetteer has an entry for Shaull & Lamont automobiles (Polk 1917: 325) and that same year the 1917 city directory under automobile dealers has an advertisement for George L. Shaull at 118 E. Lovett as a Reo agency, and he is also listed under Garages. In 1919 a newspaper article reported, "The large garage on East Lovett Street built by William C. LaMont of Lansing when he was in the automobile sales agency and repair business in this city has just been sold to Charles M. White, automobile agent, the consideration being \$5,000 (*Lansing State Journal* 1919d). It appears likely that Shaull & LaMont built this building that is documented on the 1918 Sanborn. Shaull soon afterwards "took the Ford agency and the firm for many years was Shaull-LaMont" (*Charlotte Republican-Tribune* 1963: 75). Charles M. White, garage, is in the 1925 state gazetteer, and in 1931 he is listed as Charles M. White, autos (Polk 1925: 336, 1931: 209). He is also in the 1921-1929 city directories at 118 E. Lovett as a Dodge agent, with a garage here in 1935. Also in 1921 the Curtiss-Rand Auto Co. (F. E. Curtiss and J. H. Rand) is listed under the Garages heading at this address. A 1919 mention in a trade journal noted the creation of this partnership and that they would be a Buick agency (*Motor World* 1919: 31).

*239 S. Cochran and 241 S. Cochran-Lawrence Robinson Garage Building*

The 1917 city directory has Lawrence Robinson as an agent for Overland automobiles at 145 S. Cochran. In 1919, Charlotte contractor Frank J. Curtis was hired to build a garage for Lawrence Robinson on the east side of South Cochran Street next to the Masonic Temple (at 241 S. Cochran), where the former city garage stood that had been destroyed by fire (*Lansing State Journal* 1919j). Sanborn maps reveal this building was constructed as a single story garage with a capacity of 20 cars, and is identified as auto sales and service. It appears 239 and 241 S. Cochran were usually combined as a single business, as city directories list Robinson's Buick at 239 and 241 in 1926, and at 239 in 1929 through 1944, followed by Curtice Buick in the 1954 through 1966 editions. Western Auto is at 239 in 1954. Thus an automobile dealer was here for over four decades.

*119 S. Washington, V. F. Shaw Building*

The 1926 city directory reveals that Charlotte Motor Sales and the Joseph A. Fritz had had his garage here, the garage having moved from 118 E. Lawrence Street, where Fritz is listed in the 1913 and 1916 city directories, associated with an advertisement stating he was an agent for Buick automobiles (Wilmer Atkinson 1916: 179). V. F. Shaw & Co Autos is here in the 1929 and 1935 city directories. A 1923 newspaper article reported the V. F.

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Shaw was locating in Charlotte to take over the Studebaker agency located in "the Clever Building, as formerly" (*Lansing State Journal* 1923f). A trade journal reported that in 1933 "V. E. Shaw," at 119 S. Washington Street, had added Plymouth and Chrysler cars to his dealership (*Automobile Topics* 1933: 71). The 1935 city directory also has V. F. Shaw & Co. at 109 S. Cochran.

Automobile-Related

*125 W. Lawrence*

The original gas station of the Community Oil Co. was built here in 1925 and enlarged in 1934, and this location is still auto-related today as muffler service (*Charlotte Republican-Tribune* 1963: 94).

*112 E. Lawrence*

The 1925 state gazetteer has the Goldsmith and Waddell garage, which city directories have here in 1926 and is listed as L. H. Goldsmith & Co., tires in 1929 and as the L. H. Goldsmith garage in 1935, which was followed by Braden Auto Service, repair from 1940 through 1944 (Polk 1925: 335).

*221 E. Lawrence Baum's Standard Service Station.*

In 1923, the Charlotte city council charged Standard Oil Co. \$150 to remove three trees and obtain permission to erect a service station at the corner of E. Lawrence and N. Oliver streets (*Lansing State Journal* 1923b). Baum's Standard Service was here in 1963, when it was stated the station there had been built in 1922 (*Charlotte Republican-Tribune* 1963: 76), and Chuck's Chariots offers service today, incorporating the older stuccoed "Standard Oil" station over eight decades later.

*240 N. Cochran Floyd Booth Filling Station*

The 1935 city directory for the first time lists this address with the note "new home," indicating it was under construction. The building was constructed to resemble a dwelling in this residential area. The city directories identify this building as the Floyd Booth filling station in 1940 and 1944, as Bandfield's Service in 1954, and as Bodo's Mobil Service in the 1962-1966 editions.

*227 S. Cochran*

Mark's Stores was here from 1929 through 1954, although the 1935 entry is listed as Stan's Accessory Store. Stan's may have co-occupied the space, because a 1933 newspaper advertisement identifies Stan's as an agent for the Continental Automobile Co. of Detroit (*Lansing State Journal* 1933b). Mark's was an auto accessories company based in Grand Rapids, which leased the Higby Building here in 1927 and remodeled it, with the store "included in their plans for a string of fifty stores" (*Lansing State Journal* 1927f). By 1928, with the purchase of four stores in Detroit, the company claimed to be the largest retail chain store organization in the state, with 28 stores located across southern and central Michigan into northern Indiana and Ohio (*Detroit Free Press* 1928a). The company went bankrupt in 1932 during the Great Depression, but apparently re-organized and emerged (*Lansing State Journal* 1932b).

*302 S. Cochran Shell Gas Station and Food Mart Building*

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The building here today is of recent vintage, but city directories reveal that there has been a Shell gasoline filling station here since the 1930s, over eight decades.

*355 S. Cochran. Ivan D. Johnson / Sinclair Gas Station Building*

The 1935 city directory has no entry for this address, but by 1940 the Ivan D. Johnson filling Station is here through 1944. In 1954 Kline's Service is the business here, continuing in the 1966 edition as Kline's Sinclair. The current owner, Tony Olson, stated this was a Sinclair station from 1940 into the early 1970s, then was a Zephyr station until 1980. After that it housed a bait shop until he bought it in 2000, and has housed his vehicle repair business since that time.

*101-111 W. Lovett/ 202-206 S. Cochran. Peters Circle Building /Hi Speed Gas Station Building / Union Bus Depot / Indian Trails Service Station*

In the 1930s Vine Peters constructed what became popularly known as Peters Circle, set back from the southwest corner of the S. Cochran and E. Lovett intersection. In 1936 James Peters was the new oil station manager in the Peters Circle building (*Battle Creek Enquirer* 1936c). A 1938 newspaper article stated that George Reakes took possession of the filling station on Peters Circle here and would equip a waiting room and bus station for the Short Way and Indian Trail companies (*Battle Creek Enquirer* 1938a). A photograph on file in the Courthouse Square Museum shows this building originally had a central two-story, square-based tower topped by chevrons on which is written in vertical letters, "HI SPEED." Hi-Speed stations usually had the company's name spelled out vertically on the tower. In the early 1940s, there were 1,800 Hi-Speed stations in Michigan and northern Ohio., including 350 in Detroit, 225 in Cleveland, and 125 in Toledo, which were later acquired by Pure Oil, and the tower signage changed to spell out "Pure" (Roadside Architecture 2016). The Indian Trails bus line, with a depot here, was founded in 1910 in Owosso, Michigan and is still based there today (Indian Trails 2016). In 1929 they acquired Charlotte's Shance Bus Line, which ferried workers to Lansing to work in the Oldsmobile factories (*Charlotte Republican Tribune* 1963: 67).

Professionals

Many of the upper floors of downtown buildings contained office space occupied by doctors, dentists, attorneys, insurance and real estate agencies, and others. Almost all of the long term occupants were located in the 100 block of S. Cochran. Some city center addresses were more prestigious than others, such as the bank buildings. Among professionals, some individuals and businesses maintained offices in the central business district for decades.

*121 S. Cochran*

Dilley Insurance Agency, here in the 1929 through 1935 city directories, was founded by Glenn P. Dilley, who is listed as general insurance and mayor in the 1931 state gazetteer (Polk 1931: 207). This agency was succeeded by Streck's Insurance Agency, which was located here in the 1940 through 1954 editions, and after a merger with the Ald Insurance Agency in 1955, continuing as Streck's-Ald Insurance Agency in 1962-1966 (*Lansing State Journal* 1955e).

*126 V2 S. Cochran*

Dr. William Alton Vance (1905-1964) had his dental office here in the 1929 through 1962 city directories, and after his death, in 1966, dentist H. C. Reed was located here. Vance was the son of dentist Dr. William Vance,

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graduated from the University of Michigan Dental School in 1928 and opened his practice in Charlotte the same year, serving patients for over thirty-six years, until his death in 1964 (*Battle Creek Enquirer* 1964a; *Lansing State Journal* 1964a).

*127 V2 S. Cochran*

Dentist Dr. Max C. Shuler was a 1901 graduate of the Chicago College of Dental Surgery, where he was an assistant professor of operative dentistry for several years before returning to Charlotte in 1904 and opening an office here in the Stine Block, where city directories reveal he remained in practice into the late 1930s (Newark 1908: 39).

*128 V2 S. Cochran*

Richard J. Shaull received his law degree from the University of Michigan in 1929, beginning his practice in Lansing but establishing a branch in Charlotte before closing the Lansing office and moving here in 1936. He was in sole practice in this office through the 1954 city directory, and in the 1962 through 1966 editions is a partner in Shaull & Powers here.

*134 V2 S. Cochran*

John B Dowdigan, here in the 1913 through 1944 city directories, "one of Charlotte's most prominent dentists" and vice president of the Central Michigan Dental Society, graduated from the University of Michigan in 1895 and practiced in Charlotte from 1903 until he retired in 1947 (Newark 1908: 39; *Michigan Alumnus* 1947: 55).

*135 V2 S. Cochran*

Dr. David J. Wight, who had his office here in the 1913 through 1944 city directories, graduated from the Chicago School of Dental Surgery, came to Charlotte, bought the practice of Dr. Hillman, and located here prior to 1908 (Newark 1908: 35), or for about four decades.

*136 V2 S. Cochran*

Dr. L. F. Weaver was here in the 1913 city directory. He was followed by Dr. A. J. Garlinghouse, who graduated from the American School of Osteopathy in Kirksville, Missouri in 1910, after which he moved to Charlotte (Newark 1913: 74). The 1917 city directory places his office here at 136 V where he remained through the 1954 edition. He therefore had his office in this building for nearly four decades.

*143 V2 S. Cochran*

Dr. Franklin W. Sassaman (1867-1950) practiced medicine in Charlotte for forty-two years from 1908 until his death in 1950, and had his office here at 143 V above his brother, John's, drug store at 143 initially, for most if not all of that period (*Battle Creek Enquirer* 1950).

*121 W. Lawrence*

City directories reveal that the Eaton County Abstract Co. was in this building from the time of its construction in the 1920s through at least 1966. The company was founded in 1870 (*Charlotte Republican-Tribune* 1963: 92).



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*219 E. Lawrence*

The Russell & Schrader Insurance Agency traces its lineage to 1938, including the Schrader-Huber Insurance Agency, which city directories have at 109 A S. Cochran in 1954 and at 128 S. Cochran in the 1960s, and as the B. & W. Schrader Insurance Agency in the 1970s, before moving here (Russell & Shrader 2017).

### III. COMMUNICATIONS

#### Newspapers

Several surviving buildings housed some of the number of newspapers published in Charlotte over the years. The town's first newspaper, *The Eaton County Gazette*, was published briefly in 1843 from the old Eagle Hotel on the square (demolished). The first newspaper to achieve success and longevity, the *Charlotte Republican*, began publishing in 1855 under editor Edward A. Foote (Durant 1880: 382). Prior to 1870, Foote's "printing office was over what is now Bryan's drug store (112 S. Cochran), which building he erected, he neatly fitted up the two front rooms of that story for library and reading rooms" (MHPA 1908: 481). After 1870, the newspaper was located on the second floor of 147 S. Cochran Street (Durant 1880: 394). The newspaper later, in the 1913 through 1926 city directories, was located at 114 E. Lawrence before it was consolidated with Charlotte's other two newspapers, the *Leader* and *Tribune*, to form the *Charlotte Republican Tribune* in 1928 (*Charlotte Republican Tribune* 1963: 62).

*114 E. Lovett Street, Tribune Building*

Built in the 1890-95 period, the Tribune Building housed what eventually became the *Charlotte Republican-Tribune* until the 1960s. The *Eaton County Argus* was founded in Eaton Rapids in 1854, moving to Charlotte in 1860, and was renamed the *Charlotte Argus* in 1865. It became the *Charlotte Leader* after Frank A. Ells became publisher in 1875 (Durant 1880: 395). F. M. Potter and E. W. Richmond began publication of another paper, the *Charlotte Tribune*, in 1887 (*Charlotte Republican Tribune* 1963: 61), and George H. Perry became a partner soon afterwards. After several changes, Harry T. McGrath moved from the *Charlotte Leader* to become Perry's partner in 1889. Between 1890 and 1895 the building at 114 E. Lovett was constructed to house the *Tribune*. Soon afterward, Perry and McGrath purchased the *Charlotte Republican* (Lowrey 1907: 46). In 1903 Perry became editor of the *Leader* and McGrath became editor of the *Republican*, with McGrath bringing Murl H. DeFoe into the newspaper. By 1913, the *Tribune* was the largest circulation paper in the county (Wilmer Atkinson 1916: 210). In 1928 the *Republican*, the *Leader* and the *Tribune* were consolidated into the *Charlotte Republican-Tribune* when McGrath, his son Earl, and DeFoe bought out the *Leader* and *Tribune* (*Charlotte Republican Tribune* 1963: 62). The paper was published at 114 E. Lovett through the 1960s, when it claimed to be one of Michigan's largest circulation weekly publications (*Charlotte Republican Tribune* 1963).

#### Communications

The Western Union Telegraph Co. occupied quarters in two of the old commercial blocks along S. Cochran in its early years of serving Charlotte. Its office appears to have been located on the second floor of 108 S. Cochran in the 1880s and 1890s, and then was located at 141 S. Cochran as of 1913. The Western Union Telegraph Co. was organized in 1856, and achieved fame for the first transcontinental line in 1861. It also attempted to break into the telephone business but lost a patent fight to Bell Telephone in 1879 and thereafter focused on developing its telegraphy system, becoming the nation's largest telegraph company by absorbing over 500 other independent telegraphers, including its chief rival, the Postal Telegraph Co. in 1943 (Britannica 2017a).

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The Postal Telephone & Cable Co. had its own office located at 104 S. Cochran in 1913, at 108 S. Cochran in 1917, at 102 S. Cochran in 1921, and at 202 S. Cochran by 1940. This company was a major operator of telegraphs in competition with the acknowledged leader, Western Union, with which it consolidated in 1943. The company was founded in 1886 by John W. McKay, who had made a fortune in silver mining out west. He wished to develop a trans-Atlantic cable free of Western Union, and built the Postal network by the purchase of independent telegraph firms. Originally called the Pacific Postal Telegraph Cable Co., it grew sufficiently to achieve a national reach and the Pacific was dropped from the company name. It achieved some success against Western Union, sometimes controlling as much as 20% of the nation's transmissions (Nonnenmacher 2001).

Telephone

The district contains three buildings associated with the city's long telephone history.

*145-47 S. Cochran Avenue*

The Eaton County Telephone Co. had its office centrally located here, apparently upstairs over the south, 147 storefront at 147 V (Lowrey 1907: 31), as listed in the 1913 city directory, and the company remained here through the 1935 edition. The company was established in 1898 to give the public better and low priced service and extend to rural districts. This local provider had twenty-seven rural lines by 1927 and over 600 subscribers in its exchange, with outstate service provided by linking to Citizens Telephone Co. and other independent lines offering access to over 100,000 subscribers. It was acquired by Michigan Bell Telephone in 1938.

*141 V2 S. Cochran Avenue, 124 S. Bostwick St.*

By 1904 Sanborn maps and city directories reveal that Michigan Bell Telephone had its offices and facilities at 141 V, upstairs over 141, just up the block from Eaton Co. Telephone, where they remained until 1929. In that year the company built a new structure at 124 S. Bostwick, which was constructed as part of a statewide, five-year \$100 million upgrade of facilities by the company beginning in 1927 (MMFR 1927: 11). Smith Hinchman & Grylls, an architectural and engineering firm based in Detroit that was responsible for many Michigan Bell buildings across Michigan from the 1920s and 1930s to the 1960s and 70s, designed this building in 1928 (Holleman and Gallagher 1978: 213). The Michigan Bell Telephone Co. became the sole provider of telephone service in Charlotte when it bought out the Eaton County Telephone Co. in 1938 (MPUC 1938: 793).

**IV. INDUSTRY**

The historic district contains a number of buildings associated with the city's important industries of several types, and all are located near the railroad junction in north Charlotte. A cluster of manufacturing buildings was developing at Charlotte's north end along North Cochran in the vicinity of the junction of the two intersecting railroads soon after the Civil War. Among the earliest industries described in Durant's 1880 county history is Robinson & Son, Furniture and Cabinet Work, established in 1869, which "two years after they began business they erected their present warehouse and finishing rooms near the Grand River Valley depot" (Durant 1880: 392). Apparently O. P. Richardson / Benton Manufacturing / Charlotte Chair Co. later occupied this location in the vicinity of 339 N Cochran. The oldest of the brick industrial buildings at 401 N. Cochran may date back as early as the late 1860s, housing a sash and blind factory as of 1886 but possibly a furniture factory when first built. Also significant in this industrial zone along the railroad tracks constructed c. 1896. Is the large c. four-story tall elevator complex that was constructed for the H. L. Shepherd Milling, Bean & Grain Co., which survives today

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among more recent buildings at 421 N. Cochran. The north end industrial area was expanded between 1916 and 1920 when the Charlotte Chair Co., doubling the size of its complex at 339-401 N. Cochran. Other industrial areas developed on Charlotte's outskirts, on the west side along Sheldon where the Dolson Automobile Co., later occupied by Wilcox Gay, was located (still standing outside of the historic district) and the east side where the Duplex Power Car Co., Beach Manufacturing and Charles Bennett Furniture Co. were positioned along the Chicago & Grand Trunk railroad tracks.

*316 N Washington. Colborn-Fulton Lumber Co.*

This is a large lumber yard complex that extends along the south side of the former Michigan Central railroad tracks between Washington and Oliver streets. I. R. Colborn and W. B. Fulton came to Charlotte from Grand Rapids in 1908 and built a new business on site of Cove & Towe Interior Finish / Charlotte Interior Finish Co. complex that had just burned. Colborn and Fulton owned yards in other cities but would be based in Charlotte and provide wholesale and retail lumber and coal. The main lumber shed (today's Big Red Barn) was 100 feet square with double driveways under the roof and a capacity of 1.25 million feet of lumber. Other structures included a "thoroughly up-to-date" lime and cement house and a shingle shed (*Charlotte Republican*, May, 15, 1908 quoted in Citizens Historical Association 1942). The company expanded the showroom in the 1970s, and remains in business today well over a century later (Newark 1913: 42; *Charlotte Republican-Tribune* 1963: 108; secondwavemedia 2008).

*401 N. Cochran. O. P. Richardson's Sash & Blind Factory / Benton Manufacturing Co. / Charlotte Chair Co. Factory*

It is possible that some of the building here may date to 1871. Under Furniture and Cabinet Work the 1880 county history describes Robinson & Son. Established in 1869, the firm "two years after they began business . . . erected their present warehouse and finishing rooms near the Grand River Valley depot" (Durant 1880: 392). Perhaps this is related to the "Since 1869" paint ghost (?). An 1883 newspaper article reported that a large lumber business was done by O. P. Richardson at the crossing of the railroads, which manufactured doors, sash, blinds, moldings, etc. (*Detroit Free Press* 1883). In 1875, Richardson had been the assignee in the H. J. Hart bankruptcy to dispose of the planing mill, lumber and stock, apparently relating to Hart & Richardson's "extensive lumber yard and planing mills" for sash, door, and blind manufacturing, described in the 1873 state gazetteer under Charlotte (Scripps & Polk 1873: 142, 144; *Detroit Free Press* 1875a). A newspaper article from 1950 reported that the building here was originally Richardson's mill, taken over by the Benton Manufacturing Co. before it became Plant A of the Charlotte Chair Co. (*Lansing State Journal* 1950a).

The Benton Manufacturing Co., here in 1904, is not mentioned under Charlotte until the 1897 state gazetteer, when it is listed as a manufacturer of agricultural implements, with G. N. Potter president, J. C. Potter secretary, and J. S. Moon manager (Polk 1897: 422). An 1894 newspaper article had reported that the company was moving from Potterville to Charlotte because of the "need of greater facilities" (*Detroit Free Press* 1894). In the 1907 and 1911 state gazetteers it is identified as a manufacturer of scythe snaths, with Frank Spaulding and J. C. Potter as principals (Polk 1907: 522; Polk 1911: 419).

The Charlotte Chair Company, located here in the 1913 city directory, was started by E. J. Elles and Frank Spaulding in 1912 (note that Spaulding was a principal in the Benton Manufacturing Co. that was located here through 1911), but soon after 1920, E. J. Elles became the sole owner. In 1920 the company announced plans for a large addition as well as a profit-sharing plan for employees, and by 1921, the plant had grown to 34,000 sq. feet and 30 employees (*MMFR* 1920a: 20). The building is located in North Cochran, where James Brandt Company

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is now. The company's only product originally was dining room chairs. They had a special patented locking method for securing the seat and arms to the back. This made for an exceptionally strong chair. It was merchandised with tables and other dining room furniture from other manufacturers. In 1930 the plant acquired the old Dolson/Duplex Truck factory on Charlotte's west side, and began using oak wood. By 1935, Edward Elles joined the company. He soon became the general manger, and then the sole owner. During World War II the factory received a few war grants to produce wooden items for the military. After the war, the chair factory began to secure other business contracts instead of just doing personal chairs. They built many chairs for commercial businesses, like restaurants, offices, and even the Chicago Civic Center. By 1956 the chair factory shifted its focus from commercial building of new chairs to repairing and reproducing antique chairs. They began by building many restored chairs for the State House in Springfield, Illinois. The business expanded and they were producing antique reproductions for sale at retailers such as Macy's (Eaton County Historical Society 1989: 60). A 1963 ad for the chair company says "a Reflection of Fine Taste Since 1912" (*Charlotte Republican-Tribune* 1963: 52). In 1969, the Charlotte Chair Company was sold to a conglomerate, the Illinois Iron and Bolt Company, and both of its plants were sold to other companies, although the buildings were the location of the Charlotte Chair Co. until 1988 (*Lansing State Journal* 2016c).

*339 N. Cochran. Goodrich Manufacturing Co. /Minor Walton Bean Co. Building*

Between 1918 and 1927 this building replaced a two story building with a smaller footprint labeled on the 1918 map as "Feed & Drayman." The 1927 Sanborn identifies the new brick single-story building, partially faced in tile in the interior, as "Goodrich Mfg. Co. Manufacturers of Auto Spotlights." The company was incorporated and began operations in 1924 to produce foot dimmer apparatus, spotlights and other automobile accessories, with Max Goodrich as president, B. F. Skinner vice president and treasurer, and J. D. Powers as secretary (*Iron Trade Review* 1924: 306). The construction was related to the move of Goodrich Manufacturing Co. to Charlotte in 1926, after civic boosters pledged enough money to buy the "old site adjacent to the Charlotte Chair Co. and the lot next. A \$10,000 plant, which will be financed by Fitch Beach, will be built there" (*Battle Creek Enquirer* 1926c). The business was apparently cut short by the Great Depression, because a newspaper article in 1932 reported that Harry Wells had leased the plant from owner Fitch Beach to build magnetic separators and mailing list machines (*Battle Creek Enquirer* 1932b).

Between 1927 and 1950 and apparently after Wells's lease, the original building had been tripled in size, incorporating the original structure into its northeast portion, where it is labeled "Trucks," while also expanding southward across two city lots and to the rear. The entire building is labeled "Bean Warehouse and A" indicating it had been incorporated into the expanding Minor Walton Bean Co. complex that had long been located on the property nearby to the north (see entry 421 N. Cochran).

*421 N. Cochran. Miller & Hamilton /H. L. Shepherd Elevator /Shepherd & Mikesell Elevator /L. H. Shepherd Milling, Grain & Bean Co. / Minor Walton Bean Co.*

This industrial complex is located adjacent to the south side of the former Michigan Central railroad tracks and is composed of a variety of buildings and structures.

Miller & Hamilton (M. E. Miller, Fred. E. Hamilton) was typical of Charlotte's early twentieth century lumber yards, located near the railroad tracks. Miller & Hamilton, dealers in lumber, wood, coal, etc. located their yard here opposite the Michigan Central passenger depot (Lowrey 1907: 52; Newark 1908: 44). A 1913 publication relates that the company at that time offered a complete stock of white, southern, and Norway pine, hemlock, white and red cedar shingles, cedar fence posts, sash and doors, coal, wood, lime, cement, brick and other

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building materials (Newark 1913: 50). None of these structures survives today, although a competitor, Colborn and Fulton remains in business in the historic district at 316 N. Washington.

L. H. Shepherd Grain, Bean and Milling Co. at the crossing of Michigan Central and Grand Trunk Railroads, was established by Elisha and James Shepherd, father and uncle of L. H. Shepherd, who became the principal in 1882, when the business was the buying and shipping of wheat, oats, beans and corn. Sanborn maps identify a series of business names here. In 1886 the complex is identified as the H. L. Shepherd Elevator, in 1890 and 1895 the business was identified as Shepherd & Mikesell Elevator, and in 1904 as the H. L. Shepherd Milling, Grain & Bean Co. In 1899 they built the flouring mill, which still survives on site today (Lowrey 1907: 20; Newark 1908: 58). The Minor Walton Bean Co. was founded in Chicago in 1928 by Minor Walton, president, Bert R. Post, vice president, and Roy Jepson, secretary treasurer (Citizens Historical Association 1942). They moved the company to Grand Rapids the following year. In 1934, the company bought the L. H. Shepherd Milling Co. in Charlotte (421 N. Cochran), and Post came here in 1938 to be its manager. Sometime during the late 1930s the company acquired the building at 339 N. Cochran and expanded it to serve as "Bean Warehouse and A." In 1941 Minor Walton died, followed by Roy Jepson in 1942. Their interests were purchased by Bert Post's son, Eldon, and Henry Arthur. The company dealt exclusively in bean and grains, and formerly employed 300-400 women to sort beans (Citizens Historical Association 1942). Through the decades "many additions" were constructed and "the area has been completely rebuilt, except for the old flour milling plant, which at present (1963) is used for storage" (*Charlotte Republican-Tribune* 1963: 116; Eaton County Historical Society 1989: 36).

The 1917 and 1921 city directories have the Charlotte Artificial Ice Co. under the heading Ice Manufacturers, located at "junction GT and MC Ry tracks," which would appear to place it on this property and conform to the 1918 Sanborn map illustrating an ice plant. The company was managed by L. H. Shepherd, so was associated with the mill business located on the property (*Ice and Refrigeration* 1919: 164).

Snow Ice Cream Co., here in the 1940 and listed as Snow Dairy Co. in the 1944 city directory, owned by John R. Snow (1896-1980), a graduate of Cornell University, appears in a state listing of Michigan Dairy Manufacturing Plants as early as 1924 (*Lansing State Journal* 1980a; State of Michigan 1924: 6). In 1935 the company was incorporated for \$30,000 and changed its name to the Snow Dairy & Cold Storage Co. with Dr. John R. Snow as president and partner Harold Cowan as treasurer (*Ice Cream Review* 1935: 56). By 1937 Ralph W. Cowan is identified as the owner of the company (*Michigan Alumnus* 1937: 346).

The 1927-50 Sanborn map, in the southwest portion of this property, has "Charlotte Milling Co. Flour and Feed Mill Built 193\_ L. S. Markley, Proprietor." Leland S. Markley was manager of the Holland, Michigan plant of the St. Louis Sugar Co. and then manager of the A. J. Brown and Isbel Seed Co. before moving to Charlotte in the 1930s and starting the business here, which he discontinued in 1946 (*Battle Creek Enquirer* 1969a).

## **V. EDUCATION**

### Schools

The district was the location of some of Charlotte's key school buildings from the community's beginnings until recent years. The first schoolhouse in Charlotte was a hewn log building constructed in 1842 near the square. William Johnson, who founded the *Eaton Eagle*, established the Charlotte Academy in the front room of his building, which was located on the south side of the square, east of the county building, in 1845 or 46 (Durant 1880: 398). This Charlotte Academy, which provided higher education, moved to a new building constructed by 1850 at the southeast corner of Cochran and Seminary, but this private school was never financially sound and

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soon closed (Durant 398-400).

*Charlotte High School and Junior High School: 301 S. Horatio*

A public graded or high school, the Union School, which included the high school, was established in 1859. The Charlotte High School that was established in 1859 was first located in "Printer Johnson's old academy building at the corner of Cochran and Seminary streets," (*Orange & Black* 1936e: 1, 4). In 1866 residents voted to spend \$10,000, later increased to \$20,000, to construct a central school, and in 1869-70 a new high school was built here near the corner of Seminary and Horatio (Durant 1880: 400; *Orange & Black* 1936e: 1, 4).

In early 1914 Charlotte residents passed a \$35,000 bond issue to construct an addition to the "badly overcrowded" high school (*Lansing State Journal* 1914f). The addition was built at rear of old high school, which was remodeled and connected to the new high school by "large, wide halls on both floors" (*Lansing State Journal* 1915d).

The high school was outmoded and outgrown within twenty years, and in 1936 the cornerstone ceremony for "new" high school was held. The building was dedicated on March 30, 1937, designed by Warren S. Holmes & Co. of Lansing, funded by a \$100,636 federal Public Works Administration grant, combined with Charlotte voters backing a \$123,000 bond issue, and \$26,000 from the general fund (*Battle Creek Enquirer* 1936j; *Orange and Black* 1936a, 1936b, 1936c; *Orange & Black* 1937: 1). In 1967 Charlotte voters approved a \$4.8 million bond issue, a portion of which would be used for remodeling the high school to convert it to a junior high and enlarging the junior high and converting it to the new high school (*Lansing State Journal* 1969c). The old high school here at Horatio and Seminary served as a junior high until 2002 when a new junior high was constructed. Thus, the corner of Seminary and Horatio was the site of the city's high school for nearly a century and a half.

Library

*Charlotte Public Library: 112 S. Cochran, Old Courthouse/100 W. Lawrence, 113 W. Lawrence, 200 N. Cochran*

The district contains another building, the Carnegie Library, which housed another key institution in Charlotte's educational system, the public library, for about ninety years. The Charlotte Library Association was organized in December 1870 and within two years had a 500 volume collection, which had grown to 911 by 1880, and doubled in size to 1800 by 1889 (Durant 1880: 396; Polk 1889: 431). The library was housed in various quarters over its first three decades and formally established as a city library by council in 1894. In 1902 the Charlotte City Council and library board applied to Carnegie for assistance in building a library building. Carnegie agreed to award \$12,000 for the building if the city would raise 10% of the grant amount for maintenance each year and provide a suitable site - a typical set of conditions for one of his library grants (Lowrey 1907; *Charlotte Republican-Tribune* 1963: 31; Bohms 2010: 30). In 1903 the Carnegie Library was built at 200 N. Cochran Street where it was home to the Charlotte Public Library for ninety years. The library eventually outgrew the old building and in 1994 the Charlotte Community Library moved to a large renovated building at 226 S. Bostwick Street.

Andrew Carnegie's philanthropy enabled the construction of public libraries across the United States, Canada, and the British Isles. From 1883 until 1920 Carnegie underwrote the cost of hundreds of public library buildings across the United States through grants to towns and cities. In total, the program endowed 61 libraries in Michigan from Detroit to Ironwood. The program at least informally used a formula of \$2 to \$3 per resident in determining the amount of each grant, although. Over time, more complex policies and procedures were

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developed to handle variables such as interacting with local mayors or library boards that had little financial expertise. Grants typically ranged from \$5,000 to \$15,000, but localities could apply for supplementary amounts if there were justifiable cost overruns. As of 2012, fifty Michigan Carnegie library buildings still stand - including Charlotte's - with twenty-six still functioning as libraries.

**VI. TRANSPORTATION**

**Railroads**

Charlotte entered into a rapid economic and population boom with the completion of the two railroads that linked it into the national grid c. 1870. The Grand River Valley Railroad and the Peninsular Railroad were extended to Charlotte and created a junction in north Charlotte, where they shared some facilities, at least initially, and later constructed separate depots (Meints 2013: 423-24; National Register 2016).

The first railroad to reach Charlotte was the Grand River Valley, which needed assistance from Eaton County (whose citizens approved funding not to exceed \$75,000) and also the Michigan Central Railroad to complete the route from Jackson to the village in 1868, and then was completed to Grand Rapids in 1870, by which time the Grand River Valley had been leased to and was part of the Michigan Central system (MHPA 1908: 121-122). The Michigan Central had been chartered by the state to construct the first railroad across the state, which it completed from Detroit to New Buffalo in 1849, and was connected to Chicago in 1852 (MDOT 2014).

The Peninsular Railroad (later a part of the Grand Trunk system) was chartered in 1865 to link Lansing and Battle Creek, and in 1870 reached Charlotte, creating a "shared junction and facilities" with the Michigan Central in north Charlotte (MHPA 1908: 122). The Peninsular merged with the Chicago & Lake Huron Railroad in 1873, later becoming the Michigan Railway Co.. In 1880, this company became a part of the Chicago & Grand Trunk Railroad that was formed by the consolidation of five railroads to create a system that ran from Port Huron, Michigan, to Chicago via Flint, Lansing, Charlotte and Battle Creek (MHPA 1908: 123; MDOT 2014). The Grand Trunk system eventually linked Michigan to all of eastern Canada.

*430 N. Cochran: Michigan Central Railroad Depot*

The Michigan Central's first depot in Charlotte was built in 1869, but by the turn of the twentieth century the increase in traffic motivated the MCRR to construct a new depot: "Charlotte, Michigan. The Michigan Central Railroad will build an \$18,000 passenger depot here, of Bedford limestone and Roman pressed brick. Plans by Spier & Rohns" (Stone 1902: 88). Within a decade nineteen trains were steaming through Charlotte daily, but the gradual decline in passenger traffic only required four trains per day by 1947, and resulted in the closure of the depot in 1948 (Meints 2013: 423-24; National Register 2016a). This building is a fine representative of the architect-designed railroad depots built in smaller cities across Michigan by the major railroad companies near the turn of the twentieth century.

*107 W. McClure: Grand Trunk Western Railroad Depot*

In 1885, the growing Grand Trunk Western Railroad constructed a brick depot alongside its tracks in north Charlotte, which survives here today. The last passenger service for the Grand Trunk system in Michigan ended in 1960. Although an architect has not been identified, it is likely this depot was designed by a firm working closely with the railroad as it spread across Michigan and required a number of new depots.

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*301 N. Oliver: Cottage House Hotel and 316 N. Washington: Grand River Valley House*

Two rare survivors of railroad hotels stand today in proximity to Charlotte's railroad junction and within sight of the competing railroads' depots. The Cottage House hotel was built at 301 N. Oliver c. 1870, and the Grand River Valley House was constructed about the same time on Oliver Street, which today is incorporated into the Colborn-Fulton Lumber Co. at 316 N. Washington. (These two resources are discussed below under the hotel context).

*108 S. Cochran, 102 W. Lawrence, 421 N. Cochran: American Express / Railway Express*

The American Railway Express Co. (ARE) was established by the US government in 1918 when it nationalized America's railways during World War I. Private carriers such as American Express and Wells, Fargo were merged into the new entity, which continued after the war until 1928, when eighty-six of the nation's railroads bought out ARE and replaced it with a private company, the Railway Express Agency, which became REA Express in 1960 (Britannica 2016). City directories reveal that American Express had offices at 108 S. Cochran in 1904 and 1911 prior to US government ownership and the move of the office to 102 W. Lawrence in 1921, while the post-war public ARE was at 421 N. Cochran in 1926, followed by the privatized Railway Express Agency.

Bus Transport

The earliest city transports were horse-drawn buses and hacks that ran between the depots on N. Cochran and the central business district and its hotels at Lawrence and Cochran (*Charlotte Republican Tribune* 1963: 67). As early as 1916, when the expansion of the Olds automobile factories on Lansing required additional workers, the Shance Bus Line ran between Charlotte and the capital, until 1929, when Indian Trails Bus Co. acquired the business (*Charlotte Republican Tribune* 1963: 67). Founded in 1910 in Owosso, Michigan, by World War I the line had expanded from Saginaw and Bay City to Flint and Detroit. The company was incorporated as Indian Trails Bus Lines ca. 1935, the same year that the Federal Highway Act brought all bus operations under the control of the Interstate Commerce Commission.

*101 W. Lovett / 202 S. Cochran: Indian Trails Bus Co.*

The Indian Trails service center and Union bus depot were located at the corner of S. Cochran and W. Lovett (202 S. Cochran / 101 W. Lovett) starting in the mid-1930s and continuing at least into the 1960s. In the late 1930s the company allied with Greyhound Lines in cooperative fare and schedule arrangements for passenger service, which continues to the present. During World War II, operating between Flint and Chicago via Charlotte and Battle Creek and the Fort Custer Army Depot, the Indian Trails route transported troops and civilians to support the war effort (Indian Trails 2016).

*222 S. Cochran: Tip Top Bus Co. and the Wolverine Bus Co.*

City directories reveal that in 1929 the Tip Top Bus Co. and the Wolverine Bus Co. were at 222 S. Cochran. In 1928, Lansing-based Wolverine stated it was rapidly expanding and was operating twenty buses across Michigan, with the Charlotte route connecting to Eaton Rapids and Jackson, and its Lansing hub also serving the newly-formed Indian Trails Bus Line (*Lansing State Journal* 1928b).

**VII. SOCIAL HISTORY**



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**Fraternal Organizations**

Americans, particularly in the post-Civil War years and well into the twentieth century, founded an amazing array of clubs, lodges, and benevolent associations for a wide range of cultural, social, educational, and political purposes. These organizations offered collegiality, educational and cultural opportunities, and status. Benevolent societies gave concrete assistance in times of trouble by providing sick benefits and funeral expenses. Fraternal and other social organizations in Charlotte date back to the earliest days of the city, and several key downtown buildings were commonly identified by the names of the organizations that held their meetings in the upper floors.

Nationally the post-Civil War years were a time not only of massive expansion for older fraternal organizations, such as the Masons and Odd Fellows, but also for the founding of new ones. Some of the fraternal organizations were established to promote preservation and celebration of the heritage of specific nationalities or ethnic groups. The later nineteenth century also saw a proliferation of mutual benefit associations that combined a social, fraternal aspect with insurance plans for members by which dues provided some form of life, funeral, or injury or sickness insurance. Such mutual benefit associations had their heyday in the late nineteenth and very early twentieth centuries when industrial accidents were frequent, governmental oversight of working conditions weak or non-existent, and company provisions for injured or sick workers inadequate or non-existent.

The earliest city directories reveal there were several "halls" along S. Cochran Avenue during the late nineteenth and early twentieth century, many identified as public buildings. These halls were located in the upper stories of commercial blocks, and many fraternal and social organizations had meeting places in them at specified regular times, weekly or monthly. Some have been demolished, such as the Pythian Block at the southeast corner of S. Cochran and E. Lawrence. Others still stand in the historic district. Along Cochran Avenue the most important of these are the Masonic Temple at 245 S. Cochran, and the Knights of the Maccabees (K.O.T.M.) Hall building at 215 S. Cochran, as well as the Odd Fellows Hall at 123 A-125 A S. Cochran. The numerous groups that did not have their own designated halls met regularly in rented halls in the upper floors of these commercial buildings. Some buildings had halls in their upper floors that may have been rented out for specific events but that weren't used by fraternal groups, and sometimes the use of such halls by fraternal groups cannot be clearly identified. In some cases a single hall may have been used by one or more of the smaller groups at the same time. For example, 109 E. Lawrence, Sampson Hall, almost certainly hosted such meetings, and 225 S. Cochran had a hall in the second story in the 1911 Sanborn map, but no specific groups were identified in association with it. Some groups were active for only a short time and few records survive, but many others, such as the Modern Woodmen of American and the G. A. R., who met on the second floor of 221 S. Cochran in 1913, or the Loyal Order of Moose, which city directories indicate met at 221 A S. Cochran in the 1940s, probably existed for much longer but went unnoticed by directories for one reason or another.

A review of city directories and local histories identified the following organizations and their meeting locations through the decades in the central city.

**The Masons**

By far the longest-lived and most prominent fraternal group in Charlotte was the Masons, whose members formed several orders simultaneously. The Masonic order traces its origins in Charlotte to the organization of Charlotte Lodge No. 120, Free and Accepted Masons (F & A M), in 1859, with many of the most prominent residents of the city as charter members. It received its charter in 1860 when it numbered about twenty-five members; this grew to 115 by 1880 (Durant 1880: 395). Charlotte Chapter No. 82, R. A. M. (Royal Arch Masonry), was chartered in 1872 with twenty members and by 1879 had fifty-one. It is identified in later city directories as the Horace S.

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Maynard Lodge (Durant 1880: 395). Charlotte Council No. 36, R. & S. M. (Royal & Select Masters, Masons), was also organized in 1872 and by 1880 had thirty-eight members (Durant 1880: 395). The 1944 city directory also lists Charlotte Commandery No. 37, Knights Templar (KT) (Exonumia 2017).

*245 S. Cochran*

Prior to 1904 the Masonic lodges met in several different halls in business blocks on Cochran Street, but in 1904 had this substantial building built (*American Tyler-Keystone* 1905: 473; Proctor 1981:16; MHPA 1908: 107; Newark 1913: 32). The building's interior had "a lodge room, auditorium, parlors, dining room, reception rooms, billiard rooms, etc." with mahogany finish and frescoed walls and ceilings (Newark 1913: 32). The architect, Sidney Osgood, a Mason himself and senior partner in the firm Osgood and Osgood of Grand Rapids, "had probably the most extended experience in connection with Masonic buildings of any architects in the United States" (Kocyba and Jacobs 2014: 27; *American Tyler-Keystone* 1905: 473). The building has served as the home of Charlotte's Masonic orders for well over a century and the Masonic Temple Association that built and owns the building remains active today. The upper floors are still used for meetings while the basement is rented out for community events, and the first story has just been converted into four apartments (*Lansing State Journal* 2015a).

The Odd Fellows

Michigan Lodge No. 1 of the Independent Order of Odd Fellows (I.O.O.F.) was established in Detroit in 1843 (Ross 1916: 425; Tabbert 2003; Fraternalresearch 2012). Odd Fellowship thrived in industrialized Michigan, because it had an open membership that contrasted with qualifications required for the Masons (Ross 1916: 12; Atwood 2008: 6). In 1851, the I.O.O.F. became the first national fraternal organization to accept both men and women when it formed the Daughters of Rebekah (Tabbert 2003; Barry 2007). The I.O.O.F. grew quickly after the Civil War in response to industrialization and deteriorating social conditions. One of the attractions of membership was that most Odd Fellows lodges offered financial benefits for the sick and distressed members. From the end of the Civil War to about 1920, known as the "Golden Age of Fraternalism" in America, the Odd Fellows had lodges in every state and became the largest national fraternal organization (Gray 2015; Tabbert 2003). During this period, in 1903 the Michigan Odd Fellows founded the Odd Fellows Home of Michigan in Jackson, to take care of indigent Odd Fellows, their wives, widows, orphans and Rebekahs (Ross 1916: 559). By 1895, there were 23,447 Odd Fellows in Michigan, and 788,968 nationally, which rose to 30,120 in Michigan and 910,128 nationwide in 1901, and to the peak of Odd Fellows membership in 1920 at about 1.7 million members (*New York World* 1896: 297, 1902: 327; Tabbert 2003). But by 1960 membership was about one-half that of its 1920 peak (Tabbert 2003).

*110 S. Cochran*

Formed in 1853, the Amphictyon Lodge No. 62 I. O. O. F. was the first organized fraternal group in the city. When chartered in 1853 it had eleven members, but had grown to forty to fifty members by 1880 (Durant 1880: 395). A second lodge, the Mystic Encampment No. 44, was established in 1870 with a membership of fifteen; it had grown to only sixteen members by 1880 (Durant 1880: 395). City directories reveal that the I. O. O. F. had a hall on the third floor of this building through at least 1913 and probably until c. 1920 (*Lansing State Journal* 1920g). The state organization held their fifty-eighth Grand Encampment in Charlotte in May 1906, and this hall would have been a center of the activities (Steiner 2008: 28).

*123 V<sub>2</sub> - 125 V<sub>2</sub> S. Cochran*

Sanborn maps and city directories together reveal that the I.O.O.F. had its hall on the third floor here from c.

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1920, when newspapers reported the Odd Fellows had "arranged to purchase the upper floors for a lodge home" (previously used by the Maccabees) (*Lansing State Journal* 1920g). City directories indicate the Odd Fellows continued to meet there through the 1960s, and this continuous tenure caused the building to be commonly referred to as the Odd Fellows or IOOF Hall. Because there are no extant records, it is difficult to piece together an accurate history of the group, and even the state headquarters lodge has no records prior to 1956. The 1954 directory confirms there was a Rebekah lodge and the 1966 edition identifies the IOOF lodge here as #62.

**Maccabees (K.O.T.M.)**

The Knights of the Maccabees (K.O.T.M.) lodge appears to date to c. 1880s, soon after the Maccabees were founded in 1878 and after Durant's 1880 county history, where they are not mentioned in a listing of fraternal societies (Durant 1880: 395).

*123 S. Cochran*

The 1913 city directory identifies this address as Maccabee Hall, where the group apparently met prior to the I. O. O. F. acquiring the upper floors for their lodge quarters in 1920 (*Lansing State Journal* 1920g).

*215S. Cochran. K.O.T.M. Hall Building*

The Maccabees occupied the upper floors of this building, apparently prior to 1913 when they were meeting at 123 S. Cochran. The Charlotte K.O.T.M. lodge may have made arrangements with the owner planning to build the lower part of the building to add an additional story at their own expense to house their quarters - such cooperative building arrangements between private owners (and sometimes local governments) and fraternal organizations were fairly common in the later nineteenth century, saving expense for both parties. Such an arrangement here would explain the K.O.T.M. date stone below the roofline bearing their name and the date 1891.

**Grand Army of the Republic**

The Grand Army of the Republic was a patriotic organization of Civil War veterans formed in 1866 and achieving its largest membership in 1890 at 400,000, when it also was a powerful political force (Britannica 2017d).

**Modern Woodmen of America**

The Modern Woodmen of America (M.W.A.) is a fraternal financial services organization established in Iowa in 1883 but based in Illinois since 1884 and having a national reach today (Modernwoodmen 2017; Exonumia 2017). By 1903 it claimed to be the largest insurance organization in the world, with a beneficial and social membership of over 700,000, and over 10,000 local "camps" (lodges) established, with Michigan having over 600 camps and nearly 39,000 members (MWA 1903: 4-5). In 1901 Charlotte Camp 2243 had 159 members; it had grown to 177 by 1902 (MWA 1903: 170a).

*221. S. Cochran*

The 1911 Sanborn has the "G. A. R. Hall" here, and the 1913 city directory also places the "Modern Woodman Hall" here, which appears to indicate these groups shared the 2<sup>nd</sup> floor.

**Loyal Order of Moose**

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The first lodge of the Loyal Order of Moose was founded in Louisville, Kentucky, in 1888 as a social and member benefits organization and rival to the Elks and continues in existence today. They make community service a strong component of their activities (Moose 2017; Phoenixmasonry 2017). The Charlotte Lodge No. 2565 apparently was established in 1940 and its lodge continues to meet on Lansing Road (Nonprofits 2017).

*122 V2 E. Lawrence*

Charlotte Lodge No. 597 Loyal Order of Moose (L.O.M.) was located here in the 1944 city directory

American Legion

The American Legion was chartered in 1919 as a patriotic veterans' organization that focused on service to members and communities, and by August, 1920, Michigan had forty-five posts with over 2,000 members (Brown 2007: 11). It was the primary force behind creation of the U. S. Veteran's Bureau in 1921, the forerunner of the Veterans Administration, and the landmark G. I. Bill passed in 1944 (American Legion 2017). Today the Greenawalt-Flaherty Post No. 42 remains active in Charlotte on Lawrence Highway.

*205 S. Cochran*

City directories reveal that the American Legion met here in 1954.

Grange

The National Grange of the Order of Patrons of Husbandry was founded in Washington, D.C., in 1867 with the objectives of advancing methods of agriculture and to promote the social and economic well-being of farmers in the United States (National Grange 2017; Gilder Lehrman 2017). Farmers organized and the movement spread rapidly through the farm belt in response to economic crises such as the Panic of 1873, monopolistic railroad fees and perceived government indifference. The Grange promoted cooperatives in purchasing, banking, and grain elevators. In 1895 *The Grange Visitor*, "the official organ of the Michigan State Grange," was published in Charlotte by Perry & McGrath (apparently printed in the *Republican's* offices in Charlotte, owned by Perry) (*Grange Visitor* 1895). The organization peaked in the early twentieth century about the time they were active in Charlotte, and then declined in membership. "The Grange had played an important role by demonstrating that farmers were capable of organizing and advocating a political agenda. After witnessing the eclipse of its advocacy efforts by other groups, such as the Progressive Party, the Grange reverted to its original educational and social events. These have sustained the organization to the present day" (Britannica 2015; United States History 2017).

*224 S. Cochran*

City directories reveal that the second floor here housed the Grange Hall in 1913 and probably earlier, and it appears to have continued here in the portion of the building constructed c. 1915 at 228 Y, because it is listed at that address in the 1935 through 1954 editions (as the Charlotte Grange in the last entry), which also was the location of the county agricultural agent.

**VIII. ENTERTAINMENT/RECREATION**

Founded in the mid-nineteenth century as an agricultural town and government center, and assuming an industrial base as a railroad and manufacturing town, Charlotte developed a downtown that came to have its full share of

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venues where one could engage in "manly pursuits" - saloons, taverns, and pool halls. Prohibition, which was enforced by local option in the county intermittently in the 1890s and early 1900s, was enacted statewide in Michigan in 1918 and as Federal law in 1919, shutting down all legitimate beer and liquor sales. As a result saloons, taverns and night clubs faded from the scene. And, although Prohibition was repealed in 1933, the Great Depression of the 1930s kept the opening of new bars down to a minimum.

**Saloons and Taverns**

Saloons and taverns proliferated as the city grew. Saloons were barely tolerated in Charlotte but their history is a complicated one because the state had passed a local option law, and measures supporting prohibition were regularly submitted to county voters. As early as 1855 the state legislature enacted a prohibition law, but it was never enforced. Public sentiment had shifted strongly in favor of a license law to regulate liquor, resulting in repeal of the 1855 prohibition in 1875, when the legislature enacted the taxing of "the business of manufacturing, selling, or keeping for sale, distilled or malt liquors." In 1887 a statewide plebiscite defeated prohibition as an amendment to the state constitution. However, the vote in Eaton County was over 70% in favor of the amendment. That same year the legislature enacted a local option law, giving to the voters in every county the right to decide on prohibition. As a result, in Eaton County elections were frequently held, with prohibition approved in 1892, 1895, and 1902 and turned down in 1899 and 1904 (MHPA 1908: 101-103). Under the Eaton County local option law in 1899 forbidding the selling of intoxicating liquors, druggists were permitted to sell alcohol for medicinal purposes if they made weekly reports on sales to the prosecuting attorney. Oliver P. Shuler, who had a drug store at the turn-of-the-twentieth century at 117 S. Cochran, was convicted of "keeping a place where intoxicating liquors were sold." He contested the law, his case eventually reaching the Michigan Supreme Court, where in the case of the People vs. Shuler, the law was upheld (State of Michigan 1906b: 161). By 1908, eight of eleven counties holding elections voted to "go dry," and by 1911 one-half of Michigan counties passed prohibition laws. In 1916, a statewide referendum passed by a large majority, and on May 1, 1918, Michigan went dry - almost two years before National prohibition went into effect (Dunbar and May 1980: 470).

The following list of saloons in buildings in the historic district is derived primarily from Sanborn fire insurance maps, because city directories post-date the implementation of local option. Note the gaps between 1890 and 1904 when the local option in favor of, and then against, Prohibition was enacted by Eaton County voters.

**Saloons**

- 109 E. Lawrence (Sampson Block) in 1886
- 105 S. Cochran in 1890, 1904
- 107 S. Cochran in 1904
- 109 S. Cochran in 1890, 1904
- 219 S. Cochran in 1890, 1904

Obviously, many other buildings that housed saloons during this period have been demolished. After Prohibition was repealed in 1933, drinking establishments reappeared although were no longer called saloons.

**Taverns**

*214 S. Cochran: Terwilliger's / Twig's*

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Ivan Terwilliger, who previously had a billiard parlor at 210 S. Cochran in the 1929 and 1935 city directories, is listed here at 214 in the 1940 and 1944 city directories as Ivan Terwilliger, liquors, followed in the 1954 through 1962 editions as the Dearborn Bar, and then by Twig's Bar in 1964. Terwilliger's obituary stated he retired five years before his death in 1970, and was living in the apartment above the bar at 214 V when he died (*Battle Creek Enquirer* 1970a). Twig's Bar was owned by Ivan's son, Wayne Terwilliger, until the late 1970s (*Lansing State Journal* 1971c).

**Pool and Billiard Halls and Bowling**

Several locations downtown also offered pool halls and billiard parlors. Not infrequently these recreational venues were offered in combination with other businesses. The number appears to never have been great, though some saloons may also have offered pool tables for their customers. During the early 1900s, bowling was popular enough that in 1906 Rulison & Rulison (Charles and Leonard) took out an ad in the *Detroit Free Press* proclaiming "Charlotte Bowlers Ready" to determine the interest of teams within sixty miles of Charlotte to form a league (*Detroit Free Press* 1906b). Many of the former locations of these businesses have been demolished.

Among the surviving buildings that housed pool rooms, billiard halls and bowling alleys are the following:

*107 S. Cochran and 107 E. Lawrence*

Daniel Hickey was proprietor of the Metropole Billiard Parlor on S. Cochran in the 1904 city directory had a listing under Billiards and Pool on E. Lawrence in the 1917 city directory.

*107 W. Lawrence*

Dick Bowes had a listing under Billiards and Pool and also offered cigars and tobacco here in the 1917 city directory.

*202 S. Cochran*

Dunning & Robinson (Harry Robinson) had a billiard parlor here in 1904.

*210 S. Cochran*

Ivan Terwilliger had a billiards parlor here in the 1929 and 1935 city directories.

*211 S. Cochran*

Henry Heilway had a billiard hall here in 1904.

*216 S. Cochran*

Fred E. VanOrsdale had a 1921 city directory listing under the heading Billiards & Pool here.

*105 S. Cochran*

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The 1944 city directory has Pastime Recreation bowling and billiards here.

*120 E. Lovett: Charlotte Recreation*

The 1940 city directory has the Edw. T. Shedlesky bowling alley here, which was also called the Charlotte Recreation bowling alleys (*Battle Creek Enquirer* 1941c). Mr. and Mrs. George Field acquired this property from Shedleski later in 1940 and opened their Charlotte Recreation bowling alleys on September 1, 1940, with "completely reconditioned" alleys and a redecorated interior, later selling the business to Mr. and Mrs. Charles Martens in 1958 (*Battle Creek Enquirer* 1944b, *Battle Creek Enquirer* 1958b). The lanes apparently closed after 1960 when the Martens built the new Char-Lanes recreation center on West Lawrence Street west of the M-78 / M-79 intersection (*Lansing State Journal* 1960).

"Opera Houses" and Theaters

Theaters have been an important form of entertainment for city residents ever since one of the business district's largest early building was constructed in the late 1860s - Sampson's Opera House. Over time, entertainment evolved from stage and theatrical performances through vaudeville and nickelodeons to motion pictures. During the early 1900s, nickelodeons, small-scale predecessors of movie theaters, appeared in the city, concentrated along the first two blocks of S. Cochran Avenue. A number of these buildings have been demolished through the years. Among surviving buildings in the district that have housed theaters at some time in the past are:

*109 E. Lawrence: Sampson Hall / Kellogg Opera House / Thomas Opera House*

The building at 109 E. Lawrence served as one of the community's prime entertainment centers over many years. The upper floors of the building housed Sampson Hall, which opened in 1867. It hosted some of Charlotte's earliest stage entertainment (Durant 1880: 382, 395; *Charlotte Republican-Tribune* 1963: 77). The hall had a seating capacity of 1200, a "roomy stage" at the north end, and was "finely frescoed" (Durant 1880: 395). The building was remodeled by builder Bradford Kellogg c. 1885 and for a time it was called Kellogg's Opera House (*Charlotte Republican-Tribune* 1963: 71). By 1891, the building was called Thomas Opera House, with John Thomas as owner, and it remained in operation into the twentieth century (Cahn 1899: 408, 1909: 495; *Charlotte Republican-Tribune* 1963: 71). The building's ground floor ca. 1905 housed an early nickelodeon, The Bijou (*Charlotte Republican-Tribune* 1963: 77). The Bijou nickelodeon was remodeled and renamed the Temple Theater in 1912 by new owner Horton Davis (former owner Sam Robinson retired), who also was operating the Arcade Theater at that time (*Lansing State Journal* 1912a (*Lansing State Journal* 1923a; city directories). Apparently there was also a short-lived theater called the American, because a newspaper from 1917 reported that William Ohls had "thoroughly remodeled the old Temple Theater" and opened the new American (*Lansing State Journal* 1917a). In 1919 the building's owner, a "Mr. Osborn of Jackson," described his plans to renovate the interior into a "first floor house, modern and up to date in all respects, with two galleries . . . used for moving pictures and for legitimate stage productions (*Lansing State Journal* 1919a). City directories and other sources reveal that the Regent Theater was here c. 1922-26 (*Lansing State Journal* 1923a; city directories).

*109 S. Cochran: Gem Theater*

A nickelodeon, the Gem Theater, was operated here ca. 1905 by Bruce Hickey of Lansing (*Charlotte Republican Tribune* 1963: 77).

*116 S. Cochran: the Arcade Theater, the Rialto Theater*

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In the 1910s and early 1920s (1913 and 1921 city directories) the Arcade Theater was here, followed by the Rialto Theater in the mid-1920s (1926 and 1929 city directories), both full movie houses, the latter operated by Mr. Davis before Cash R. Beechler purchased it in 1928 (1913, 1921, 1926, 1929 city directories; *Charlotte Republican Tribune* 1963: 77).

*219 S. Cochran*

Sanborn maps reveal that in 1911 this building was also occupied by "motion pictures."

*235 S. Cochran, The Eaton Theatre*

In 1931, Cash Beechler opened Charlotte's finest movie theater, The Eaton, which continues showing films today, over eight decades after it opened. In 1930 a motion picture trade journal reported "Charlotte, Mich. - Work on the theater planned here is expected to start next month, according to R. V. Day [sic, Gay], of St. Johns, architect" (*Film Daily* 1930). Architect R. V. Gay (1895-1943) also designed several other theaters including the Rialto Theater in Grayling, "which resembles the Eaton Theatre in Charlotte, built the same year" (Eckert 1993: 438). The Clinton Theater in St. Johns, built in 1935, is almost identical to the Eaton Theatre in its Mediterranean styling except for the corbel table at the facade cornice (LostMichigan 2016), and was probably also designed by architect Gay. It was built for and owned by Cash's brother, Roy G. Beechler, and opened on November 1, 1935 (*Michigan Alumnus* 1946: 176; *Clinton County News* 1966; Fink 2015). Cash Beechler was a director of the Allied Theater Owners of Michigan in the 1930s, and was a partner with his brother in the "Beechler Circuit," which expanded through the years and by 1951 consisted of the Eaton in Charlotte, the Capitol and the Rapids in Eaton Rapids, the Ideal in Ithaca, and the Clinton in St. Johns, all in central Michigan, as well as the Benitez Theatres in Weslaco, Texas, and by 1954, the Maple City Drive-In in Charlotte (Case 1936: 27; *International Motion Picture Almanac* 1951: 424, 1964: 507). The Eaton Theatre and the Clinton Theater in St. Johns were both closed briefly by the Beechlers in 1959-60 before they reopened them in 1960, after adding a second theater in the former balcony space of the Eaton Theatre (LostMichigan 2016; waterwinterwonderland 2016). After a \$45,000 fundraising campaign in 2011, the theater seats were reupholstered and digital projectors installed, and the owner stated that restoring the original 1930s vertical marquee was planned (*Lansing State Journal* 2016b; Charlotte History 2016a).

*125 S. Cochran, The B Theater*

During the 1940s Cash Beechler operated a second Charlotte theater, the "B," which was in business a short time and is listed here in the 1940 and 1944 city directories (*Charlotte Republican-Tribune* 1963: 77). The "B" was constructed in 1939 in the 125 storefront in this three-story building. It was air conditioned, seated 325, and cost \$10,000 to complete (*Battle Creek Enquirer* 1939c). While the building still stands, the theater has vanished.

## **IX. ETHNIC HERITAGE**

The arrival of immigrants and their children provides context for the realization of the "American Dream" in Charlotte and the development of its central business district. The following section discusses the district's associations with certain of the city's ethnic communities, small in number but influential in specific segments of Charlotte's economy in the early-to-mid twentieth century.

### Italians



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Michigan was a destination for a wave of Italian immigration occurring between 1880 and 1924, and the earliest immigrants flocked to mining opportunities in the Upper Peninsula. In 1890 under 25% of the approximately 3,000 Italians in the state resided in the Lower Peninsula, but in the ensuing decades migration was predominantly to the Lower Peninsula, and by 1930 almost three-quarters of the state's Italians resided in Detroit, with about 15% elsewhere downstate (Magnaghi 2001: 1-2). A number of the immigrants entered into the fruit and produce business in Detroit, and as the numbers of Italians boomed along with employment in the auto industry in other downstate cities such as Pontiac, Saginaw and Flint, some entrepreneurs established candy and fruit stores. In Grand Rapids in the late nineteenth century Italians developed wholesale and retail fruit shops, candy stores and groceries (Magnaghi 2001: 8, 18). Lansing had Italian merchants as well, with the Cascarellos opening candy and fruit shops in 1887, followed quickly by others, including the Spagnuolo family's fruit store (Magnaghi 2001: 19).

The Italian families for many years associated with the confectionary and fruit trades in Charlotte trace their heritage to the Spaniolo, Colizzi, and Spagnuolo families.

*209-211 S. Cochran: Charlotte Fruit Co.*

Vincent (Vance) Spaniolo founded the Charlotte Fruit Co. in 1898 and became a U.S. citizen in 1911 (*Lansing State Journal* 1911d). Vincent Spaniolo's obituary states he was a "pioneer wholesale fruit jobber" in Lansing and Charlotte, arriving in Lansing in 1897, but returning to Italy for his wife and son, returning to the U.S. in a tramp steamer. He opened a fruit store in Lansing and expanded it to wholesale jobbing of fruits and vegetables, organizing the Spaniolo Fruit Co. in the early 1900s, becoming one of the first wholesalers in central Michigan to own a Reo truck. Through his years in business he owned retail stores in Manistee, Grand Ledge, Howell, Ionia and Lansing in addition to the wholesale National Fruit Co. in Lansing, where he had built two business blocks, retiring in 1932, when he turned the business over to his sons and moved to Charlotte, where Charles and Peter lived (*Lansing State Journal* 1923i; *Lansing State Journal* 1953c). Sanborn maps reveal a fruit store is here at 209 in 1911 and the 1913 city directory has the Charlotte Fruit Co. here, and Vincent Spaniolio is also listed in the 1921 directory under the Fruits heading at 227 S. Cochran. The Charlotte Fruit Co. was here through the 1962 city directory but is absent in the 1964 edition. City directories reveal that Bruno Spaniolo lived above the store at 209 A in 1926 and 1929 and Vance was there in 1935, with Peter and Vance living in 211 A in the 1940 and 1944 editions.

*132 S. Cochran, and 103 W. Lawrence (Historically addressed as 102-104 S. Cochran): Main Sweet Shop*

Bruno and Teresa Spagnuolo, born in Santo Ippolito, Italy, immigrated to America in 1920 and started a fruit stand that evolved into the Main Sweet Shop, which was in business at 132 S. Cochran in the 1930s into the 1940s, and then moved into the former location of the Sugar Bowl at 102 S. Cochran from the 1940s through the 1950s (*Lansing State Journal* 1966). In the 1930s and 1940s Bruno Spagnuolo lived above the store at 132 A, and then moved to 310 E. Lovett in the 1944 and 1954 directories, while his son, Bruno, lived above the store at 102 A in the 1954 through 1962 editions. A series of newspaper advertisements reveal that Bruno and Sam Spagnuolo went into business as Bruno's Party Store here in the 1970s through 1990s, first addressed as 102 S. Cochran and later as 103 W. Lawrence (Spagnuolo 2003).

*213-215 S. Cochran: Charlotte Candy Co.*

John Colizzi opened Liberty of Sweets candy store in 1921, the Charlotte Candy Co. in 1929, and the Lansing Candy Co. in 1933 (which continued as F & J Vending) (*Lansing State Journal* 1970b). The Charlotte Candy

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Co., a wholesaler located here at 213-215 S. Cochran, was founded by John Colizzi, who also owned the Liberty of Sweets retail candy and fruit store in the building next door at 219 S. Cochran. Colizzi, whose brothers were in similar businesses ventures in Lansing and Charlotte, sold the Charlotte Candy Co. in 1947 and traveled back to Italy for the first time since emigrating to the U.S., over 30 years earlier, to turn over property he owned there to distant relatives (*Battle Creek Enquirer* 1948e). The Charlotte Candy Co. also had a store in Lansing in the 1950s where owner Harry Terzian sold high quality candy and cigars (*Lansing State Journal* 1957b).

*217- 219 S. Cochran: Liberty of Sweets*

The Liberty of Sweets retail candy and fruit store located here at 219 S. Cochran, was founded by John Colizzi, who also owned the Charlotte Candy Co., a wholesaler in the building next door at 215 S. Cochran. Liberty of Sweets is located here in the 1921 city directory with Colizzi Brothers listed under the Fruit heading and is listed through the 1966 edition as Liberty of Sweets, Liberty Sweets and/or Colizzi confectioners. The Colizzis' candy store here is considered "a downtown institution" (Campion 2016). In 1919 a confectionary trade journal reported the "new enterprise" of Colizzi & Paradise (*International Confectioner* 1919: 57; *Lansing State Journal* 1919i). In 1923, the Lansing newspaper observed that the two Charlotte fruit stores were conducted by Italians, John V. Colizzi and Bruno Spaniolo, (*Lansing State Journal* 1923i). In 1929, a local newspaper reported that Frank Colizzi sold the Liberty of Sweets confectionary, ice cream, tobacco, and fruit store to brothers John and Peter Colizzi, with John taking the wholesale business of the firm at 217, north of the retail part of the firm at 219 that would be operated by Peter, "each conducting his affairs under his own name" (*Lansing State Journal* 1929c; *Lansing State Journal* 1970b). John also started the Lansing Candy Co. in 1933 (which continued as F & J Vending). The brothers had been successful enough to buy one of the "newest and most desirable store buildings on South Main Street" (127 S. Cochran) in 1923 (*Lansing State Journal* 1923j). Peter (Pietro) and Kate (Catalina) Colizzi ran their store, the Liberty Sweets Shop, here between 1929 and 1971 (Charlotte Community Library 2000). Sam Colizzi worked in his parents (Pietro and Catalina Colizzi) store, "Liberty of Sweets," before opening up his own business, Colizzi's Candy Kitchen in Eaton Rapids, which he operated 1954-1962 (Pray 2016).

An interesting side note involving Peter Colizzi was that he traveled back to Italy in 1927 to visit relatives and marry a childhood sweetheart. However, he was ordered by Italy to serve mandatory time in the military or face arrest. Despite the fact he was a U.S. veteran of World War I, he was not excused and the matter became a diplomatic incident involving the American consul, and also apparently Michigan Governor Fred Green (1927-31), for whom both Peter and brother, John Colizzi, had worked for seven years before moving to Charlotte. The final blow to any marriage related to recently enacted laws restricting immigration that would require the couple to wait a lengthy time for the future wife to be admitted entry to the U.S. (*Lansing State Journal* 1927b).

*208 S. Cochran, 135 S. Washington, 231 S. Cochran: Vitale's Shoe Repair, Vitale's Furniture*

Sam Vitale (1892-1982) emigrated from Sicily in 1910 and worked in a shoemaker's shop in Chicago, moved to White Pigeon, Michigan and was a water boy for a section gang on the Lake Shore Railroad, later becoming an interpreter for the railroad with Italian workers who could not speak English. Later, he worked in a shoemaker's shop in Hillsdale before opening a shop of his own in Albion. In 1928 he moved to Charlotte and opened a shoe repair shop at 208 S. Cochran, where city directories record him from 1929 through 1940. He opened Vitale's Furniture store in 1939 at 135 S. Washington, moved to 231 S. Cochran between 1950 and 1960, then returned back to 135, where he remained in business until 1972 - after having been honored as the city's oldest merchant in 1968 at age 78 (*Charlotte Republican Tribune* 1963: 16; *Lansing State Journal* 1972a; *Lansing State Journal* 1982; *Lansing State Journal* 1982). He is in the 1931 state gazetteer as shoe repair (Polk 1931: 209). The 1962 city directory has Sam and son, Robert Vitale, living at 119 V S. Washington, essentially above the store, and the

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1964 and 1966 editions have only Robert there.

Greeks

The peak period of Greek migration to Michigan occurred between 1891 and 1921, motivated by economic factors and social obligations (dowry for sisters), to acquire savings for land, to repay employers for passage expenses, "and in the period just before the Balkan wars and World War I, to avoid military service" (Frangos 2004: 7). The Greeks coming to Michigan created a vibrant Greek community in Detroit, and other individuals and families settled in other parts of the state. For roughly the first quarter of the twentieth century, Greeks generated income from the confectionary, fruit, restaurant, shoe shine and other economic sectors, which they transmitted in large amounts back to the Greek homeland, especially during World War I in opposition to the Turkish alliance with the Central Powers (Frangos 2004: 11). As Greeks and their businesses concentrated in certain retail and service areas prospered in the larger cities, they scattered into smaller cities and towns such as Charlotte (Frangos 2004: 12).

*103 W. Lawrence (Historically 102-104 S. Cochran): Sugar Bowl*

In 1915 George Akas was the only Greek listed in Charlotte, in a database compiled of Greeks in Michigan (Helmis 1915: 144). However, he does not appear either at the address given, 137 Main (Cochran), which city directories reveal was occupied by Murray & Son in 1913 and Marshall Field in 1921 (possibly he was an employee?), or in an office/apartment above. City directories list Akas Bros. at 102 S. Cochran in 1926 and the Sugar Bowl there in 1929, while a 1927 newspaper advertisement included the Akas Bros. in Charlotte in a statewide list of merchants selling Taylor-Made Candies (*Battle Creek Enquirer* 1927h). George Akas (1880–1948) was proprietor of the Sugar Bowl into the 1940s (*Lansing State Journal* 1943a). He had been in the confectionary business in Charlotte for two years in 1913 when he leased the adjoining building from H. A. Higby for ten years to "conduct a modern candy and ice cream store. A new front will be placed on the store at once" (*Lansing State Journal* 1913a). In 1920, the newspapers reported that George Akas, who had been in the country for seventeen years and "formerly conducted the Candy Kitchen in Charlotte but now is engaged in business at 109 Main Street Eaton Rapids, filed for American citizenship" and had been born in Renkioi Turkey "but of Greek parentage" (from an area along the Dardanelles in Turkey) (*Lansing State Journal* 1920k). A 1921 newspaper article stated that Akas, "born in Dardanelles Greece," had arrived in the U.S. twenty years earlier, arrived in Eaton Rapids in 1917 and opened the Sugar Bowl store, which he ran until the sale to two Detroit men in 1921 (*Lansing State Journal* 1921n). In 1945 Akas took out a classified advertisement stating, "Complete ice cream parlor and confectionary store. fixtures. Sale urgent. George Akas, Charlotte" (*Battle Creek Enquirer* 1945b), and the *Detroit Free Press* carried a classified advertisement that same year stating, "Going Out of Business. Soda Fountain and Confectionary Store Fixtures. George Akas Charlotte" (*Detroit Free Press* 1945). Akas's 1948 obituary, just three years later, stated he had died after an eight year illness, so it appears likely health issues motivated the sale (*Battle Creek Enquirer* 1948a). In the 1920s Akas lived at 204 W. Harris Street and in 1940 was living at 105 W. Lawrence, above another Greek business, the Nadu Bros. Charlotte Cafe.

*135 S. Cochran: Olympia Candy Kitchen*

In 1921, after six years in business, Tom Gregory sold his confectionary store, the Olympia Candy Kitchen here at 135, to Angelus Spires and Peter Zourdos, "both experienced candy and ice cream makers," brothers-in-law, with Spires having run a similar store in Atchison, Kansas for eight years and Zourdos in Tecumseh for five years, and in 1919-1920, in Chicago (*Lansing State Journal* 1921h). By 1923 Demetrius "Jim" Rattos, who came from Thessaly, was identified as the owner of the Olympia Cafe and candy kitchen (*Lansing State Journal* 1923i).

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*208 S. Cochran, 210 S. Cochran, 216 S. Cochran: Theros Shoe Repair, Theros Dry Goods, Theros Tavern*

Samuel Theros may have initially worked for the Duplex Truck Co. in Charlotte because a 1917 newspaper article describes how "Sam Thero" a Duplex employee who had volunteered to help farmers gather their crops was injured (*Lansing State Journal* 1917). In 1921 Samuel Theros was in the "S Y of 206 S. Cochran" (apparently 208 S. Cochran today) where the city directory had him listed under the heading Clothes Cleaned & Repaired. In 1923 the *Lansing State Journal* reported that Sam Theros had "a little dry goods store and has his brother, George, in charge of a shoe shining parlor," starting his business with \$20 in capital that he used to buy his first consignment of goods (*Lansing State Journal* 1923i). In the 1925 state gazetteer Sam is listed with dry goods and George as a shoe shiner (Polk 1925: 336). City directories reveal that he continued in the dry goods business at 208 S. Cochran in 1926, and had a dry goods store at 216 S. Cochran in the 1929, 1935 and 1940 editions. After Prohibition ended in 1936, Theros had a beer garden in Charlotte (*Detroit Free Press* 1936) and city directories have him located at 210 S. Cochran in 1940 and 1944. He was 96 years old when he died in 1980 and his obituary describes him as a retired Charlotte businessman who had "operated a dry goods store and a bar for a period of over fifty years" (*Lansing State Journal* 1980b).

*105 W. Lawrence: Charlotte Cafe*

The 1929 city directory lists the Charlotte Cafe and Nadu Bros. at 105 W. Lawrence, and the following year the *Lansing State Journal* has an advertisement stating, "Charlotte Cafe . . . Home Cooking and Baking, One Trial Will Convince You, Nadu Bros." at 105 W. Lawrence Street (*Lansing State Journal* 1930a). Sam and Peter Nadu, natives of Greece (Peter had been here 32 years at his death in 1948), "for many years conducted a restaurant business in Charlotte" (*Battle Creek Enquirer* 1948b). Samuel P. Nadu's (1891-1950) obituary says he was born in Turkey (in an area later a part of Greece), migrated to the U.S. in 1916 where he opened a restaurant in Orange, New Jersey, moving to Battle Creek in 1919, then purchased a partnership in the Trio Cafe in Hastings in 1921, where he remained until 1929 when he sold out and moved to Charlotte, where he opened the Charlotte Cafe that he operated until 1946 when he retired due to poor health (*Battle Creek Enquirer* 1950f).

Sam Nadu sold the cafe in 1946 to Mrs. Mildred Gayron and her son and his wife, Mr. and Mrs. Glen McMillan, who, in turn sold it in 1950 to Andy Nicolaou, from Mount Pleasant, Michigan (*Battle Creek Enquirer* 1950a). Nicolaou (1915-2002) was born in Palekithro, Cyprus, arrived in the U.S. and Mount Pleasant in 1939 to work in his uncle's restaurant, the Blackstone Cafe. He served in the US Army in World War II, where he won a bronze star at the Battle of the Bulge, and moved to Charlotte in 1950 when he acquired the Charlotte Cafe. He operated as Andy's Charlotte Cafe until 1961, when he opened Andy's Restaurant on Lansing Road, which he ran until 1977, and had also served as was president of the Greater Lansing Restaurant Association in 1967 (*Lansing State Journal* 1967b, *Lansing State Journal* 1979, *Lansing State Journal* 2002). In 1956, Andy Nicolaou gave a presentation to the Charlotte Rotary Club on the "situation in Cyprus," having visited his mother in his homeland four years earlier, and was "on the side of the natives who wish to unite with Greece" (*Battle Creek Enquirer* 1956b). When he "retired" in 1976, he helped a nephew, Savvas, start a restaurant in Lansing, which had grown into a chain of three Theios Restaurants by 1979 (Theios in Greek means "uncle"), named in gratitude for Andy's help that included working over thirty hours per week (*Lansing State Journal* 1979). Savvas had come to Charlotte as an exchange student in 1969, and was joined by the rest of his family when Turks seized their land on Cyprus in 1974. After living in a refugee camp for over two years, the entire family was sponsored for U.S. citizenship by Uncle Andy Nicolaou (*Ibid.*).

**X. ARCHITECTURE**

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Occupying much of the central part of Charlotte, the district contains commercial, residential, industrial, and transportation-related, along with public and church buildings, including architecture both representative of broad patterns of Michigan, Midwestern, and American architecture of the nineteenth and twentieth centuries and outstanding from the standpoint of architectural distinction in the local context and beyond. The district's building stock that this nomination celebrates dates from the 1840s to the 1930s, with the vast majority of the district's buildings appearing to date from the later 1860s to around 1930, a date frame that corresponds with Charlotte's greatest period of growth and development that began with the establishment of railroad connections. While it does not include every architecturally distinguished building in this city - there are many others in other parts of town not included in the district - the district contains the largest concentration of the city's outstanding architecture.

Key architectural landmarks in the district and city are a small number of public buildings and churches. Any list of Charlotte's and the district's architectural landmarks must include, if it does not begin with, the former Eaton County Courthouse on the old central courthouse square. The 1883-85 courthouse (rebuilt largely to the original plans after an 1894 fire) is Charlotte's focal point - visual, architectural, and historical. Charlotte is the quintessential Midwest county seat town, and it is the presence of the old courthouse on its square dominating the center of town that makes it so. The building is a noble example of the Renaissance Revival style of the later nineteenth century, with tall rusticated stone base, brick upper portion with arched windows, pedimented central portico, and domed clock tower topped by a sculptural figure of Justice. County government no longer lives there, having moved to modern quarters in the 1970s. This proved a blessing for the building in that the renovations that typically take place to accommodate governmental needs were avoided, so that the building interior retains a level of historical integrity matched by few other of these large late nineteenth-century courthouse buildings in Michigan.

The district retains three Victorian church buildings, all outstanding examples of their styles. The oldest, the stone-trimmed brick First Congregational Church, built in two campaigns in 1872-76 and 1879-80, is one of Michigan's largest examples of the pre-Richardsonian Romanesque Revival, with slate-roof-clad towers of different form marking the front corners of the facade and 1879 stained glass windows made by W. H. Wells & Bros. of Chicago still in place. The 1882 former Gale Memorial Universalist Church (the Church of the Nazarene for the past seventy-five years) is a fine example of the Gothic Revival, particularly notable for its distinctive bi-chromatic exterior finished in red brick with yellow-buff brick accents - belt courses, window and doorway caps, and gabled panels. Bi-chromatic brickwork is characteristic of several areas in Michigan, particularly the Thumb region north of Port Huron, perhaps influenced by the extensive bi-chromatic brickwork buildings found in parts of Ontario east of Michigan's Thumb region, and the Dutch settlement area in West Michigan centered on Holland - but such buildings are found scattered widely across much of the Lower Peninsula. The Charlotte area contains at least a few other later nineteenth-century examples of houses and schoolhouses with brickwork in the two colors. The source of the church's architectural design is not currently known, but the distinction of the design - with the gabled transepts breaking up the otherwise visual flatness of the side facades and the front featuring the gabled center flanked by lower corner sections whose dissimilar designs nevertheless complement one another - strongly suggests the hand of a practiced architect of churches. The third church, the 1903 Lawrence Avenue Methodist Episcopal/now United Methodist, is also Romanesque like First Congregational, but it is a different Romanesque - applied to a broad and low cross-gabled auditorium church building characteristic of its own late nineteenth-early twentieth-century period in non-liturgical Protestant churches where worship centered on preaching and churches were designed to facilitate a direct line of sight between pastor and members of the congregation. The church with its massive square corner tower, arched windows, and broad arched portals with their carved stone detailing is an imposing example of the auditorium church type.

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The former Carnegie Library, marking the courthouse square's northeast corner, is another of the city's and district's key architectural landmarks. Built in 1903, the building bucks the trend of symmetrical-front Neoclassical early twentieth-century libraries in its studied asymmetry and playful juxtaposition of simplified Neoclassical forms with a round, turreted tower and the prominent use of rubble stonework. The combination works - the building front's design is one of Charlotte's visual high points. This is one of two great Charlotte buildings by Battle Creek architect Ernest W. Arnold, the other being the Lake Superior sandstone former bank building at 128 S. Cochran, with its equally playful *What-style-is-it?* front.

**Commercial**

Charlotte's old central business district along the northern two blocks of S. Cochran and the east and west 100 blocks of Lawrence displays a broad variety of later nineteenth and early and mid-twentieth-century commercial buildings. The oldest surviving commercial buildings are the approximately eighteen brick Italianate blocks, dating from the late 1850s to the 1870s. By their size and number they visually dominate S. Cochran's 100 block and the 100 block of W. Lawrence. No. 124-26 S. Cochran, with its bracketed metal cornice, windows with low gabled caps, and the unusual blind arcade treatment in the attic area, is thought to be the oldest, dating from 1858. Many of these two and often three-story buildings must have been built during the heady days of the late 1860s and early 70s when the planned and then recently completed construction of the two railroad lines brought about boom times.

The Italianate blocks are typically characterized by their round and segmental-arch-head windows, often topped with decorative brick, metal, or stone caps. Their fronts are most often divided into vertical window bays by raised piers or pilasters, with the bays themselves spanned by arch treatments in the brickwork of the upper facade below the parapet. The three-story examples include 103 W. Lawrence, with its paneled piers and arcaded treatment of the frieze area below the parapet; the buildings at 108-112 S. Cochran; and the three-building row at 140-44 S. Cochran. During much of the nineteenth century when architectural design professionals were not readily available in smaller towns such as Charlotte, sometimes two or more of what were likely originally separate buildings built for separate owners were constructed in the form of an adjacent group or row of closely matched fronts. There is evidence from other communities that adjoining property owners building at or around the same time often employed the same contractor or utilized the same basic design to build buildings with matching fronts - presumably this saved time (and money) in design work and made for a large front in which all owners could take pride. The adjoining matching buildings at 111 and 113 W. Lawrence, a third matching building at 119 S. Cochran; the matching buildings at 108 and 110 S. Cochran (perhaps the one next door south at 112, with its identical round-arch window details, as well); the three similar fronts at 140-144 S. Cochran; and several Italianate fronts may all have resulted from this kind of design process - and there are other, similar groups along S. Cochran dating from later in the 1880s or 90s. In the 140-44 S. Cochran group there are more slight distinctions between building fronts than are sometimes seen - such as the different-hue brickwork in 140.

No. 123-25 S. Cochran, like 103 W. Lawrence, with the light-and-shadow-catching paneled piers and arcaded frieze, is all the more a show-off with its highly sculptural window caps and ornamental belt courses below the third-story windows. Most of these buildings once had large bracketed wooden or metal roofline cornices. The 1907 *Charlotte the Beautiful* and Hazel Proctor's *Old Charlotte Town* contain pictures illustrating the grand scale of many of the cornices associated with these Italianate blocks - massive brackets supporting boldly projecting cornices, often with tall name or date signboards perched atop them as integral parts of the structures. In most cases these cornices were long ago removed. Only a few - 107 W. Lawrence and 124-26 and 211-13 S. Cochran - still retain them.

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The strikingly similar buildings at 111 and 113 W. Lawrence and 119 S. Cochran all display upper facade/roofline brickwork that includes horizontal corbelled brick sections framed by raised vertical "stalactites" with pointed lower ends. The W. Lawrence buildings are also rare survivors in retaining the original iron storefront columns and round-cornered trim above that many storefronts built during the 1860s and 70s period once displayed - 111's columns retaining the delicate composite capitals. The district's Italianate commercial buildings are 108-112, 124-26, 134, 136, and 138-44 and 119, 123-25, 145-47, and 211-13 S. Cochran and 103, 105, 107, and 109-11 W. Lawrence.

The downtown also contains numerous fine examples of a slightly later generation of commercial buildings built during a time period when such overtly Italianate features as the round-arch windows were considered out of date. These buildings typically don't display a specific stylistic influence, and are often labeled simply "Late Victorian" as a broad stylistic term defining the period in which they were built. Like the Italianate buildings, these typically had cornices as well, but almost always of metal rather than the wood often used in earlier times. By the 1880s and 90s wooden cornices were increasingly being viewed as fire hazards both by local governments and by an insurance industry concerned with promoting fire-resistant construction in the wake of huge fire disasters such as the 1871 Chicago Fire and the many large fires that were ravaging smaller towns.

If Italianate was behind the times, that didn't mean decoration was out. In its place a more eclectic approach to design, borrowing from a broader range of influences, came into being. Buildings continued to sport decorative cornices, but they were typically more scaled down in size/height and often of more simplified design, often with only a bracket at each end of the facade or at least more widely spaced. The 1880s two-story buildings at 105-11, 133-37, 215, and 217-19 S. Cochran exemplify the trend away from Italianate. All now have square-head rather than the round-arch windows so characteristic of Italianate. No. 107, the only one of these retaining its original second-story windows, has margin-light upper sash similar to what the Eastlake and Queen Anne houses of the 1880s often displayed. The 105-11 S. Cochran row and the once nearly identical buildings at 217-19 S. Cochran all have smaller/lower metal cornices displaying abstract forms without clear historical origins (the lower part of each bracket displays what seems a rising sun design). Like the cornices, the metal flat-top second-story window lintels in all these buildings are presumably also stock architectural metal products. These lintels display rounded-contour moldings that appear to be modeled on bamboo plant forms - a suggestion of the ongoing fascination with things oriental in American culture that began with Commodore Matthew E. Perry's visit to Japan in 1853 and reached a high point in the late nineteenth century.

The adjoining buildings at 139 and 141 S. Cochran mark high points in Late Victorian architectural design in the downtown. Both almost certainly built in the 1880-85 period, they complement one another in their use of the two-bay form, in the tall corbelled brick friezes and metal cornices topped by what seems to be stylized classical anthemion forms as finials, the vertical panels and horizontal strips of decorative terra cotta ornament, and the use of panels of basketweave-pattern brickwork above the second-story windows. No. 139's oriel windows display more of the margin-light upper sash frequently used during the time period. The two buildings' designs complement one another so closely as to strongly suggest the same designer for both. They are prime illustrations of the inventiveness and originality of architecture even in a small town such as Charlotte during this late nineteenth-century time period.

Equally distinctive in embodying the architectural inventiveness characteristic of this late nineteenth-century period are the metal-front buildings at 143 and 201-07 S. Cochran. Metal-front buildings in America date back to the late 1840s when the first cast-iron-front commercial buildings were built in New York, and many cast-iron-front commercial buildings were built in New York, Baltimore, and other cities and as far west as Portland,

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Oregon, during the nineteenth century - particularly in the period before the great fires of the 1870s that demonstrated their poor fire resistance. In the late nineteenth century and into the twentieth sheet metal fronts - now not built as integral parts of the buildings' structure but simply as facades - came into increasing popularity as a means of introducing a highly stylish appearance without the cost of decorative masonry construction. Metal building fronts were part of extensive lines of pressed metal architectural metalwork that by the 1880s included not only cornices and storefront and window trim but also roofing and exterior siding and ceiling and interior wall finishes. The Midwest became the center of the industry - though where Charlotte's examples were fabricated is not currently known. No. 143's upper facade has raised piers and a bracketed cornice similar in form to masonry-faced buildings of its time, but the piers, trim around the windows, and the basketweave-design facade above the windows, as well as the cornice, are all of metal.

The window caps and the pointed top of the south end bracket both display incised floral/plant forms that seem to come out of another design source commonly used for decoration in the 1870s and 80s, the work of Scottish designer Christopher Dresser (1834-1904) as seen in his highly popular book of ornament for artists and designers, *Principles of Decorative Design* (1873). No. 201-07 has details similar enough to 143's to suggest the architectural metalwork came from the same firm. The pointed tops of the cornice brackets display the same Christopher Dresser-inspired plant form, and the panels outside the upper corners of the second story's window bays contain more incised plant forms that bear even more clearly the Christopher Dresser influence.

The upper facade displays other hints of the popular architecture of the time - more of the margin-light Queen Anne windows and also, in the raised-pyramid detail in the friezes over the window bays, a hint of the massive stonework of the Richardsonian Romanesque popular in the later 1880s and 90s. New York and then Brookline, Massachusetts, architect Henry Hobson Richardson (1838-86) matured his Romanesque mode with his Trinity Episcopal Church in Boston, built in 1873-77. The church displayed bands and areas of square and irregular stone marquetry work modeled after sources in the Romanesque of southern France (Ochsner 1982: 114, 121; Van Rensselaer 1967: 64). The metalwork pyramid-pattern sheeting used in the Charlotte building and widely in the metal-front architecture of the time seems to be modeled on this marquetry work, used by Richardson and others who employed his style.

The 1903 former bank building at 128 S. Cochran has a facade built largely of stone in large rock-face ashlar pieces certainly borrowed from the Richardsonian style. The stone used is the distinctive red Lake Superior sandstone from Michigan's Upper Peninsula - the only example in Charlotte. Use of the Lake Superior sandstones - from a number of quarries in widely scattered locations and in hues ranging from red to orange to brown - peaked in the later 1880s and 90s after railroad lines in the region were built, making it easier to ship longer distances, but went into a steep decline in the early twentieth century as lighter-hued stones such as limestone became more acceptable. The Lake Superior sandstone was widely used in the Great Lakes region and throughout Michigan, but at scattered locations.

Charlotte's building is not only outstanding in the sense of it being a highly visible landmark because of the bright hue of the stone. The building is also notable for its design, which seems to combine the feeling of Richardsonian Romanesque in the rock-face masonry and broad street-level arches with a hint of the Neoclassicism in the corbel-supported entablature crowning the facade. The widely visited 1893 World's Columbian Exposition in Chicago, with its "White City" of massive-scale exposition buildings mainly designed in the styles of ancient Greece and Rome, is believed to have set in motion the wave of interest in Neoclassical architecture that soon became an important force in American early twentieth-century architecture. The former bank building at 128 with its broad second-floor bow window overlooking the street exemplifies neither Richardsonian Romanesque nor Neoclassicism; it, like the wonderfully eclectic Carnegie Library up the street, is a product of the inventive genius



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of the same not well known architect, Ernest W. Arnold from nearby Battle Creek.

The Neoclassicism that had its beginnings with the World's Columbian Exposition of 1893 had its impacts in downtown Charlotte as it did across America during the early twentieth century. Downtown Charlotte has no columned Neoclassical bank building unlike so many other towns. Its Neoclassical buildings, like typical Neoclassical commercial buildings across the country, are standard commercial buildings done up with fronts displaying a modicum of classical features. The district contains two particularly classy examples. One is the red brick store building at 344 N. Cochran, outside the business district and located near the former Michigan Central depot at the district's far north edge. The Neoclassicism is portrayed in the projecting modillion-decorated main cornice above a frieze with triglyph-like raised brick detail. The ground-floor storefront is also capped by a simple classical cornice. The other key example is the store building at 127 S. Cochran. Its front has an elegance belying the building's small size. The front's second-floor pair of windows displays classical egg-and-dart-detailed surrounds and classical cornice lintel, the edges of the facade a raised quoin design in brick of contrasting hue, and the roofline a modillion and dentil-trimmed classical cornice.

A popular, simple and straightforward commercial alternative to Neoclassicism grew out of the older generation of Late Victorian buildings in the early twentieth century. This is reflected in buildings such as 120 E. Lawrence and 226-28 and 227 S. Cochran with their square-head or low segmental-arch-head windows with simple caps and their understated display of brickwork detailing, such as simple corbelled brickwork below the eaves. No. 226-28's raised quoins along the building edges is a common feature, 227's paneled frieze another. These no-nonsense buildings should be considered direct precursors to another early-mid-twentieth-century architectural expression that - apparently first labeled "Commercial Brick" by Linda Bayer, a planner for the City of Huntsville, Alabama, in a 1984 issue of the Alabama Historical Commission's *The Preservation Report* - utilizes variations in the patterns and colors of the brickwork to create the "style." In its lack of interest in historicism Commercial Brick seems to have affinities to the Arts-and-Crafts movement that swept across the arts, including architecture, in the early twentieth century. Charlotte is not a hotbed of Commercial Brick, but in the building at 119 S. Washington it has an attractive example. Vertical piers subdivide the front, with the second story's three bays set back from the rest of the facade by a seven-course tall shallow corbelled brick detail above and its reverse below the windows - each course above the one below recessed slightly. The second floor windows are outlined by a course of stacked stretchers on each side, each window bay capped by a belt course of soldiers at lintel level, the top of the facade above the corbelled brick band a single soldier course in brick of a lighter hue than the rest.

Next door at 135 S. Washington stands a related building, the business district's prime example of a commercial building with Arts-and-Crafts-inspired front. The very broad front reads like a single-story building with a side-gable roof with four broad front-facing gabled dormers. The ground-floor front displays Commercial Brick flourishes - numerous soldier and rowlock bands framing panels of basketweave brickwork. The fronts of the outer and inner two gabled dormers are faced in contrasting materials - the inner in thin-cut veneers of large, irregular stone slabs in various hues, the outer in light-color brick each with a double-row accent band of glazed square tiles in multiple hues. The 119-135 S. Washington streetscape provides an unexpected visual treat in downtown Charlotte.

Another of the downtown's visual as well as architectural highlights is the Eaton Theatre. The front's styling combines Commercial Brick features such as a raised zigzag brickwork band below the parapet and panels containing basketweave brickwork in lozenge form with arches over the windows and an arcade feature in the center of the facade that impart an exotic Italian or Mediterranean touch that makes the building stand out in much the same way as does the Lake Superior sandstone building up the street. The colorful projecting streamlined name sign (although partly covered up) and marquee further grab the passersby's attention. The building is a fine

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example of the "exotic style" small town movie houses once much more common across Michigan and the nation than they have become.

Finally, several components of the Colborn-Fulton Lumber Company lumberyard complex possess architectural significance as historic commercial buildings and structures. What seems to be the complex's oldest building is a ca. 1869 gable-roof wooden building that originally served as a hotel, labeled the Spencer House, Grand River Valley House, Valley House, and Central Hotel over the years before the 1910s when it became part of the lumberyard complex serving as a lumber storage shed. Despite a century of lumberyard use, the building retains its two-story gable-roof form and much of its always simple vernacular historic exterior finishes - clapboard siding, four-over-four double-hung windows, and at least one old paneled door.

Among the various purpose-built lumberyard buildings and structures, two stand out. One is the double-deck open lumber storage shed with its braced hood, built apparently between 1918 and 1927. It seems a very typical example of such open lumber storage structures commonly found in older lumberyards. The other is "The Big Red Shed," a splendid example of the enclosed shed form of lumber shed building, this one with two-story gable-roof "nave" containing two alleys and a flanking one-story shed-roof section to either side. The 1909 *The Book of Lumber Shed Construction* describes and illustrates a broad variety of these large enclosed shed buildings across the Midwest and Great Plains, and this Colborn-Fulton shed bears characteristics in common with many of them. There is no database of surviving Michigan examples of these large enclosed lumber shed buildings dating from the early twentieth century when so many were apparently built - but it seems clear these structures are much less common than they once were. "The Big Red Shed" has a commanding presence on N. Washington and is a fine example of the type and an increasingly rare survival.

### **Residential**

In terms of its houses the district is really notable for its great many architecturally distinguished homes dating from the mid-nineteenth to the mid-twentieth century. While the district does not contain all of Charlotte's homes that are architectural landmarks - some other examples important in the local architectural context, such as the Bennett House on W. Seminary, are located beyond its boundaries - the district does contain Charlotte's greatest concentration of architecturally distinguished residential architecture.

### **House Forms**

The largest number of buildings in the district are houses, and they are ones that were built almost exclusively as single-family houses. The greatest number exemplify several broad house forms typically found in Michigan and across the upper Midwest and beyond, some first brought to the Midwest by early settlers from the Northeastern states such as New York and the New England states from which so many early southern Michigan settlers came. These side-gable, gable-front, hip-roof, and upright-and-wing and gabled-ell forms were widely used during the nineteenth century and some remained popular well into the twentieth. These houses possess a collective significance as representative examples of house forms of the nineteenth and early twentieth centuries characteristic of Michigan and the Midwest.

In the east coast region of the United States side-gable house forms have a heritage dating back to the seventeenth century and were brought from northern Europe by various ethnic groups including the Germans and Scandinavians as well as people from the British Isles. Nineteenth and early twentieth-century Midwestern descendants of these early east coast houses are one, one-and-one-half, or two-story buildings, usually with a central front entrance with window to either side and, in two-story examples, typically with two or three front

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windows upstairs aligned with the downstairs door and windows. Most often they - at least the side-gable main front section - are only a single room deep. Typical examples in the district include the one-story house at 215 S. Oliver, one-and-a-half-story houses at 209 and 415 E. Lovett, 209 with a gable in the middle of the front to provide more light for a second story, and two-story houses at 221 S. Oliver and 313 N. Washington. These predominantly nineteenth-century side-gable houses usually present simple exterior detailing - the house at 302 E. Lawrence is an outstanding example, in many ways: for its large size, because of the large rear extensions, brick construction, and the wealth of late nineteenth-century detailing.

Houses built with gabled fronts facing the street came into growing popularity in America in the early nineteenth century. A growing interest in the architecture of ancient Rome and Greece that began in Europe in the eighteenth century soon began to manifest itself in new buildings sporting columned and pediment-capped "temple fronts" and other architectural details modeled after classical temples. Temple-front buildings - including churches, courthouses, and homes - proliferated across America beginning in the 1820s and 30s. The gable-front form and classical roofline proportions of these larger buildings were soon being widely emulated in homes built by people of all incomes. Houses such as 123 N. Bostwick and 211 E. Stoddard exemplify how the portico-fronted temple form was translated into domestic form in wood by American builders, with wide piers or pilasters at the corners - or just plain cornerboards - and bold classical cornices with horizontal cornice returns in the front corners rather than a full pediment to suggest the temple-front form and detail (No. 123's Ionic-column front porch, while complementing the classical styling of the house, appears to be an addition from fifty or more years after the house's original construction in the 1840s or 50s).

The gable-front form, initially inspired by ancient Greek and Roman architecture, took on a life of its own as a popular house form long after the fad for classical architecture died away. In its lack of any classical references - note, for example, the simple raking cornices without any returns - No. 328 Horatio illustrates the gable-front house form as typically seen in the later nineteenth century.

Two other gable-front houses in the district stand out from other examples. One is the very narrow-fronted and deep single-story house at 215 N. Washington. While the configuration of the lot may have necessitated the form of the house, this form, unique in the district and perhaps in the city as a whole, is reminiscent of nothing so much as the "shotgun houses" seen in New Orleans and other Louisiana towns. The other is the broad gable-front double-house - one living unit in each half - at 118 E. Stoddard. Such duplex houses of this date (ca. 1900) are not uncommon in Michigan's towns and cities, but this is the only example in the district.

The upright-and-wing and gabled-ell house forms are among the most commonly found forms in Charlotte's and the district's domestic architecture of the later nineteenth century and into the early twentieth as they are across much of Michigan, the Midwest, and the Northeast. Both fit into a general type labeled by Virginia Savage McAlester in her widely utilized *Field Guide to American Houses* the gable-front-and-wing family. These houses are characterized by a gable-front section expanded with a side-gable wing attached to one side (gable-front houses often have wings extending toward the back). These gable-front-and-wing houses seem to have first appeared in numbers in the Northeast in the 1820s and 30s. Many, particularly of the earlier examples, seem to be outgrowths of the gable-front type, with the main entry in the front of the gable-front upright, but by the 1850s and 60s the main entrance tended to be located in the street-facing front of the wing.

Upright-and-wing houses typically have a one-and-a-half or two-story "upright" portion and lower, one or one-and-a-half-story wing. The upright part, which more often than not projects forward of the wing, and the lower wing most often both have gable roofs, the upright a gable-front form, the wing a side-gable form - 229 N. Cochran, 416 S. Cochran, 137 Pleasant, and 211 W. Seminary are fine examples. But many examples also have

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hip roofs, rising to a ridge from all sides, in either the wing or upright or both - 326 E. Lovett and 330 E. Lawrence (minus its right-hand two-story section, added later) are examples, with their gable-front uprights and hip-roof one-story wings. Many if not most of these houses have porches fronting the wing.

Gabled-ell houses differ from the upright-and-wing ones only in having the upright and wing portions of equal one-and-one-half or two-story height. The Charlotte district contains a substantial number of these houses, such as 223 and 338 N. Cochran, 320 and 325 E. Lovett, 115 S. Sheldon, 201 E. Stoddard, 209 and 214 N. Washington.

The district also contains a substantial number of two-story more or less square-plan hip-roof houses. What may be the oldest example in the district is the house at 116 N. Oliver. Its paneled corner piers, broad entablature, and decorative window hoods suggest a date of construction ca. 1860s-70s. This compact house form looks like nothing so much as the gable-front part of a gable-front-and-wing house but with hip rather than gable roof. Many of both the upright-and-wing and gable-ell houses in Michigan did exhibit hip roofs on one or the other - or both - parts.

Nearly square-plan two-story homes became a characteristic house form in the early twentieth century. They are so emblematic of the Midwest that they have been sometimes called "Cornbelt Cubes." One form commonly built from the 1910s to the 1930s has become known as the Foursquare because both of its nearly square form and because it typically contains four rooms in each story, but the general type seems much broader in variety. Examples in the district include 235 N. Cochran, 112 N. Oliver, 219 S. Oliver, 204 E. Seminary, and 210 and 311 N. Washington. No. 435 S. Cochran and some others in the district also seem to exemplify the general type, but have broader fronts.

### **Architectural Styles**

The district's houses are also significant for exemplifying a broad range of American architectural styles current from the 1840s to around 1940, including Greek Revival, Italianate, Second Empire/mansard, Eastlake, Queen Anne, and Colonial Revival. Many houses combine references to popular architectural styles with house forms that exemplify types described above, while others exemplify forms associated with their styles.

Many or most of the district's oldest houses are Greek Revival in style. The Greek Revival, using classical elements such as broad piers or pilasters at the building corners supporting an entablature with bold classical cornices, entries framed by classical pilaster-and-entablature trim, often with sidelights and transom, became a national style around 1830 and into the 1860s. As noted under the discussion of gable-front houses above, renewed European interest in the monuments of ancient Greece and Rome began by the mid-eighteenth century. In the early nineteenth century the struggle of the Greeks, the founders of democracy, to free their nation from the Ottoman Turks who had long ruled them, became a subject of great interest on the part of many Europeans and also Americans. In Michigan the new town of Ypsilanti was named after Demetrius Ypsilanti, one of the heroes of that ultimately successful Greek war for Independence. Americans saw parallels between the Greeks as the founders of democracy and waging their own war for independence and themselves as heirs to the democratic tradition who had not long before won their own revolution. The Greek Revival swept the nation, with examples found from Maine to the West Coast and Florida and Texas to Minnesota and Montana. The district contains only eight of these pioneer-era Greek Revival house, the most intact located at 123 N. Bostwick, 223 and 229 N. Cochran, 416 S. Cochran, and 330 E. Lawrence.

The Gothic Revival, borrowing forms taken loosely from the Gothic architecture of Medieval Britain (and other

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European countries) began to take hold in the British Isle in the mid-eighteenth-century, adopted for churches, the country houses of the wealthy, and other buildings. The first few examples appeared in the United States even before 1800, but the Gothic Revival in America only began to pick up steam in the 1830s. Always most popular for churches, the Gothic Revival as a style for houses was at its peak of popularity in the 1850s to 1870s. A number of Michigan Gothic Revival houses display Gothic ornament such as decorative bargeboards in the gables, pointed-arch windows with tracery, porches featuring Gothic arch woodwork, and label moldings over the windows, but Michigan's practical-minded, frugal people much more typically confined their Gothic to only the most basic feature, most commonly pointed-arch-head windows in the gables. The district's only Gothic Revival house, at 205 N. Oliver, exemplifies this simplified type. In form the house is of the upright-and-wing type, with the Gothic exhibited in the front and side gable windows and in an additional window in a front-facing gable in the wing's front.

Italianate was widely used for houses as well as commercial and other buildings. Italianate, loosely based on Italian city and country houses, first appeared in Britain at the end of the eighteenth century and came into more extensive use there by the 1830s, about the time the first few examples were built in the United States. The style caught on in the late 1840s and 50s, and soon spread widely across the country, gradually supplanting the Greek Revival even in rural areas during the 1860s. It remained popular into the 1880s. Italianate houses most often display hip roofs with widely overhanging eaves supported by large brackets, often paired. A house form in which the front section was nearly square in plan was common. The district's Italianate houses are relatively few in number but exhibit considerable variety in form and detailing. The brick house at 441 S. Cochran, though much altered over the years, displays the characteristic square-plan or "cubical" form, large paired brackets under the eaves of the hip roof, and windows with round-arch heads like some of the commercial buildings. The fine brick house at 402 S. Cochran has segmental-arch-head windows rather than the round-arch ones, and other later examples in the district such as 126 Pleasant and 329 S. Cochran have standard square-head windows.

Second Empire, or mansard, houses are characterized by their mansard roofs in which there is a steep and tall lower slope and shallow, often not visible from below, upper slope. The name "Second Empire" refers to France's Second Empire period of Napoleon III (1852-70), during which roofs of this type, harkening back to the sixteenth and seventeenth centuries became popular. The roof type is named after French architect Francois Mansart (1598-1666), who made use of it in his town and country houses. It became newly popular in France in the mid-nineteenth century and soon in Britain and then the United States. Charlotte's pre-eminent example is the 1873 former Eaton County Sheriff's Office/Residence on the courthouse square, but the Green House/now Burkhead-Green Funeral Home, 206 W. Lawrence, is another key example. The massive brick house, with its multiple gables and wealth of detailing, including wrought iron roof cresting and a bracketed cornice that would do honor to the finest Italianate house, retains a commanding High Victorian presence on West Lawrence, rising over the elegantly unobtrusive ground story funeral home extensions that front it on the street sides. In most Michigan towns mansard-roof houses are few and far between. The district does contain one other much more simply detailed example in the house at 213 N. Cochran.

Stick Style: The district contains one example of what architectural historical Vincent Scully, Jr., termed the "Stick Style" in which stickwork in the exterior suggested the structural framing beneath. Some early examples of this type of decorative finish began to appear around 1850, and some of the earliest examples had such detailing modeled on the architecture of Swiss chalets. Like most of these houses, 129 Pleasant seems to bear no strong affinities to any historic style, but does present vertical and horizontal stickwork detailing in the front and side elevations and also displays inventive brackets and slotted and scalloped-edged detailing in the front porch and gable similar to that seen in other examples across the nation. This house, with its paint scheme bringing out the Stick Style detailing, is a fine example.

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Eastlake/Queen Anne: A number of Charlotte's and the district's largest homes are the Eastlake and Queen Anne houses dating from the 1880s into the very early twentieth century. "Eastlake" is a peculiarly American architectural style named after the British author and designer Charles L. Eastlake (1836-1906). Eastlake's *Hints on Household Taste in Furniture, Upholstery and Other Details*, first published in London in 1868, pictured examples of furniture featuring turned elements, including spindlework (short turned pieces), chamfered-edge panels and panels containing carved ornament in relief, corner blocks with raised detail in relief, arches springing from turned elements, and small brackets closely spaced beneath cornices. *Hints on Household Taste* was highly popular in America, going through six American editions. The forms used by Eastlake in his furniture designs popularized a fashion for this type of design that, on this side of the Atlantic, was soon being translated into architectural finishes - a development that Eastlake himself neither foresaw nor approved.

The brick house at 436 S. Cochran with its gable ornament containing turned, chamfer-edged, and slotted elements exemplifies this "Eastlake" aesthetic in these details - the brick house at 306 E. Lawrence, though less well maintained, is another fine example. So is the large and rambling brick house at 345 Horatio. The house has paneled bargeboards, large brackets with incised details, and sculptural sunburst motifs. Like the Green House on W. Lawrence, this house is notable for its highly complex form, with mansard-roof tower, angled corner bay, and another projecting slant-sided bay. The white painted decorative window caps and spring blocks in this ca. 1880 house are presumably made of cast stone - i.e. concrete - an early use. This trim appears identical to similar work in other buildings in the Lansing area known to be made of that material. The spring blocks display simple plant forms modeled after some of the wall decoration designs by Scottish designer Christopher Dresser (1834-1904) featured in his popular book, *Principles of Decorative Design*, published in 1873. Incised forms modeled on or directly copied from Dresser's designs were widely used in decorative woodwork and stonework in American architecture in the 1870s and 80s.

No. 319 E. Lawrence moves well beyond these in its variety of Eastlake ornament - not only the stickwork and slotted gable ornaments but also in the front and side porches that display Eastlake finishes, the porches chamfer-edged posts, brackets, spindlework friezes, and a gable over the entry with more slotted work (including one of a lamb in profile, symbolizing the family name, Lamb, of the original owner). No. 414 S. Cochran features an abundance of Eastlake detailing in its gables - there are spindlework panels, sunburst and raised pyramid forms, and square panels outlined by vertical and horizontal strips. Shingling in multiple patterns formed one more aspect of the light-catching ornament in these houses - 414 uses both half-circle and cove-butt shingles in alternating bands, but other varieties such as octagon, diamond, and hexagon-butt shingling were also popular.

Corner towers, typically of round form, such as this house and also 403 S. Cochran have, were another feature of the Eastlake houses and the Queen Anne ones that followed, built primarily in the 1890s and into the very early twentieth century. This tower form seems to be a borrowing from the country houses of the Normandy part of France - large American homes modeled in some measure after these houses introduced a fashion for such towers, which soon found their way into the mainstream of American domestic architecture for a time. Another of the district's large Eastlake houses, 327 E. Lawrence, features a most distinctive version of these towers, octagonal in form and with sharply pointed gables on four sides and a sharply pointed pinnacle at the top. Other more modest houses in the district also display the tower motif, brought down to smaller scale - 126 E. Seminary and 218 S. Bostwick are appealing examples.

Perhaps the ultimate example of an Eastlake house in the district and city is the rambling brick house at 203 W. Seminary. The house has another of the round corner towers and displays patterned shingling and sunburst motifs and bullseye-pattern square paneling in the gables, but is particularly notable for its porch, which spans the entire

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broad, complex front and curves around the east side as well. The porch, with its turned posts, stickwork balustrade, and frieze of square panels containing sawn wooden ornament, seems the outstanding example of an Eastlake porch in the district and city.

The Queen Anne houses of the 1890s and very early twentieth century are distinct from the Eastlake ones primarily in the lack of the assertively wooden turned and paneled Eastlake detailing. This was the era of "picturesque eclecticism" when the combining in a single building of features culled from multiple historic architectural styles to create an appealing and functional design was considered a not only acceptable but fully appropriate practice (the next generation would look askance at combining features from disparate sources). One of the city's landmarks of this picturesque eclecticism approach is the imposing Queen Anne house at 218 N. Cochran. The house's tall hip roof, large round corner tower with its bellcast roof and rounded corner at the other end of the facade with its own hip roof, along with its gabled central dormer impart a chateausque flavor to the house not seen elsewhere in Charlotte. The 1880s and 90s and into the early twentieth century was the time period when Americans were building a number of large country and city houses modeled after French chateaus - Biltmore House near Asheville, North Carolina, largely built in the 1889-95 period, was certainly the largest and best known of them but by no means the only one.

The hip-and-cross-gable house at 121 Pleasant is for both the district and Charlotte another outstanding example of the picturesque eclecticism of the time. It combines colonial features - Tuscan-column porches and a Palladian window in the front gable - with another corner tower (its taller bellcast roof has been replaced with the present low conical one) and gables with a cut-out pointed form - these features both broadly derived from French/Normandy sources. The house derives a measure of its significance from being designed by a known architect, J. H. Daverman of Grand Rapids. It closely follows "Design No. 8, Modern Colonial," in Daverman's house plan book, *Modern Homes*, 12<sup>th</sup> edition, page 16 (the edition viewed dates from ca. 1907-10, but the design likely appeared in earlier editions). The plan as built is reversed from the design - the bottom of each page displays the message, "Any of these plans can be reversed to suit location.") - but otherwise differs from it only in the replacement of the original tower roof and the removal of the balustrade that topped the porch - these features all show in pictures in the 1907 *Charlotte the Beautiful*.

By the 1890s the Colonial Revival was an increasingly popular design impulse. Interest in the nation's Colonial past was sparked by the Centennial Exposition, held in Philadelphia in 1876 to celebrate the centennial of the Declaration of Independence. "Early American" architectural features began to appear in American buildings by the 1880s and became widely used during the 1890s. The 1890s and early 1900s Queen Anne houses retained the rambling cross-gable or hip-and-cross-gable-roof house forms so often used during the 1880s for the Eastlake houses, but these houses increasingly displayed predominantly Colonial-inspired features such as classical column porches and return cornices.

The house at 403 S. Cochran is the city's and district's pre-eminent landmark among these cross-gable Queen Anne houses. The house is notable for its fine Colonial finishes such as the Ionic-column porches and leaded glass windows, but really stands out for its below-the-gables fieldstone walls. They are fashioned of squared-off blocks - many of immense size - of fieldstone of various hues cut with rock-face finishes and laid in random ashlar form, and the corner tower and projection in the center of the front all display artfully rounded forms. The house's base and the base of the long front porch are built of the same material. Another fine example of this cross-gable Queen Anne type, though with brick walls rather than the massive fieldstone of 403 S. Cochran, is 219 E. Lawrence. Its crisp Colonial features include the Ionic-column porch, Palladian window in the front gable, "diamond pane" window in the side gable, and flat-arch treatment of the window and door heads downstairs. The district also contains a number of more standard wooden examples of these cross-gable and hip-and-cross-gable-

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roof early twentieth-century Queen Anne houses with Colonial finishes. They include 238-40 S. Bostwick, 212 E. Harris, and 321 E. Lovell.

The district contains a number of fine houses that, built in the 1900-1910 period, begin to display not only thoroughly Colonial Revival styling but also house forms that more broadly reflect Early American prototypes such as side-gable and gambrel-roof "Dutch Colonial" forms. The district's prime example is 405 E. Lovett. This street-corner house has a complex form unlike any colonial house's, with two equal-size wings at right angles to one another embracing a large porch with diagonal entry facing the intersection. But its gambrel roofs as well as its fluted square porch columns, pilaster and sidelight-decorated front entry, broken pediments capping the dormer windows and diagonal porch entry, and gable fanlights are thoroughly colonial in heritage. No other house in the district and city better illustrates the high design quality these early twentieth-century Colonial Revival houses could attain. Other homes of this time period in the district that exhibit the same kind of thoroughly Colonial Revival detailing include 333 E. Lovett, 120 and 224 Pleasant, and 215 W. Seminary.

One final example of the district's Colonial Revival houses merits special comment, the one-story side-gable house at 345 S. Cochran. Like many homes built in the 1920s and 30s era when Colonial became the dominant force in American domestic architecture, it is seemingly patterned broadly after the early houses of Tidewater Maryland and Virginia, with a large chimney stack projecting from the center of one of the gabled ends. The sidelight-and-fanlight front entry and the random ashlar masonry exterior contribute strongly to the house's visual appeal.

Arts-and-Crafts/Craftsman: The district contains a number of one-story bungalows and other house forms exhibiting Arts-and-Crafts or Craftsman styling that avoided or downplayed historicism. Commonly used features of these houses are stuccoed finishes and broadly overhanging eaves with exposed (rather than enclosed) rafter ends or tails and supported by open triangular stickwork brackets. Some display casement as well as regular sash windows and some the distinctive margin-light sash with small square corner lights and a longer strip light along each side outlining a large center light. Notable examples of the houses in the district include the broad gable-fronted house at 217 E. Lawrence and the side-gable bungalows at 122 Pleasant, 113 S. Sheldon, and 104 N. Oliver - the latter having a particularly broad and deep front porch supported only by its broad, battered (i.e. slant-sided) end piers. The district's - and probably the city's - outstanding Arts-and-Crafts/Craftsman homes are at 333 E. Lawrence and 316 E. Lovell. No. 333 E. Lawrence employs banks of casement windows downstairs and vertical stickwork in the second story portions, to offer a suggestion of stucco and half-timbering, while 316 E. Lovell - with its hip-roof form, stuccoed walls with wooden horizontal "belt courses" at the second-story window sill and lintel levels, and margin-light sash - has an almost Prairie School feel in its Arts-and-Crafts styling.

The district also contains a few buildings whose crisp, clean lines reference the streamlined International style from the 1940s and 1950s, including the 1961 Michigan National Bank Building at 122 S. Cochran with its studied formality of design and finishes that include quality materials of limestone and marble and the 1963 Eaton Federal Savings Building at 204 S. Bostwick that employs contrasting stone and brick and expanses of glass to attain architectural interest.

A sampling of significant buildings and their architects and builders, which include local and Michigan architects and contractors identified during research, are presented in the following paragraphs.

**Architects and Contractors**

**Eaton County Courthouse**



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The National Register-listed Eaton County Courthouse, centered in the courthouse square has anchored Charlotte's core architecturally and historically since its completion in 1885. This Renaissance inspired building, over two stories with a soaring central tower, is visible from much of the city, and is symbolic of Charlotte's successful efforts to preserve its history.

*Architect D. W. Gibbs & Co.*

D. W. Gibbs & Co. (David W. Gibbs and David L. Stine) of Toledo, Ohio, designed this building, one of two attributed to them in Michigan, the other being the 1883-86 Ionia County Courthouse. The firm also designed six courthouses in Ohio and the Wyoming State Capitol between 1880 and 1890 (National Register nomination). Stine, who had no formal architectural training, worked for D. W. Gibbs, married his daughter, and became his partner and took over the firm in 1887 (Speck 2002: 17).

*Bradford Kellogg*

Kellogg, who completed masonry on the courthouse, had a few years earlier renovated the Sampson Hall block at 109 E. Lawrence after he acquired it in 1880, and was described as an "experienced architect and builder" (*Detroit Free Press* 1880). Kellogg (1826-1909) is first listed under Charlotte in the 1881 state gazetteer as a mason and is listed as a builder in the 1885 edition. In 1887 and 1889 he is listed as a mason and also proprietor of Kellogg's Opera House, and in 1893 through 1907 is listed solely as a mason (Polk 1881: 278; Polk 1885: 404; Polk 1887: 416; Polk 1889: 434; 1893: 382; 1897: 424; 1907: 542). In 1891 he was awarded the contract to build the Methodist Church at Sebewa Center, in Ionia County, for two thousand dollars (Gunn 1941).

**Eaton County Sheriff's Residence**

The National Register-listed Sheriff's Residence, built in 1873 on the northwest corner of the courthouse square, is the finest example of Second Empire architecture in Charlotte. An imposing three story brick structure with a three-story tower, it originally had a jail attached to its rear elevation, which has been demolished, but the building has been restored and contributes to the ambience of the courthouse square and complements the adjacent old Eaton County Courthouse.

*John B. Dibble Architect (possible)*

The architect for the Sheriff's Residence is unknown, although it may have been John B. Dibble of Saginaw, who was the architect of the 1870-72 Kent County Jail/Sheriff's Residence in Grand Rapids, to which the more modest Charlotte building bears some resemblance (*Detroit Free Press* 1870). Dibble had at least one other commission in the area, designing the Odd Fellows Institute (widows and orphans school and home) in Lansing in 1875 (*Detroit Free Press* 1875b).

*Henry Fildew, Contractor*

A "Mr. Fildew," identified as the builder, is almost certainly Henry Fildew, who is listed as a contractor in the Charlotte Business Directory in the 1873 *Atlas of Eaton Co.* (Lake *et al.* 1873: 48). Fildew is not listed in the state gazetteer of that year under Charlotte (Scripps & Polk 1873: 143). However, in 1875 there is an entry under Charlotte for Fildew & Wood, carpenters. Although neither man is listed in the 1877 directory under Charlotte, Henry Fildew does appear under St. Johns in Clinton County as president of the St. Johns Cooperative Co., sash,

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doors, and blinds manufacturers (Clark 1863: 529; Polk 1875: 174; Polk 1877: 770). Henry's brother, Alfred Fildew, founded the company in 1873 (Chapman 1891b: 556) or 1875 (Ensign 1880: 376), and served as its secretary. A description of the firm states that "the company did contracting and building, erecting stores, ward schoolhouses, and *a jaiF* (emphasis added) (Chapman 1891b: 556-557). An 1891 history of Clinton Co. states that at that time Henry Fildew was a contractor with a home in St. Johns (Chapman 1891b: 556). It appears likely that Henry Fildew was involved in the construction of the Sheriff s Residence either individually or in association with the Cooperative Company.

**First Congregational Church**

This National Register-listed church is a massive edifice that was a monumental undertaking by its small congregation when begun in 1872 and required eight years to complete. The church today is one of Michigan's key examples of Romanesque Revival or Round Arch mode church building in terms of its size and architectural character.

*Charles H. Marsh, Architect*

Charles H. Marsh (1848-1881) practiced in Rochester, New York, when he completed the original architectural drawings in 1872, but had moved to Detroit when they were revised in 1879. Construction began in 1872 but hard times and the size of the undertaking resulted in the building not being completed and dedicated until 1880. Marsh moved from Rochester to Detroit in 1875 after winning several commissions, and practiced there until his early death in 1881. His other identified work in Michigan includes the First Congregational Church of Romeo, Michigan, a factory for the Detroit Grape Sugar Co., the Washtenaw County Court House in Ann Arbor, the Fireman's Monument at Elmwood Cemetery in Detroit, the Church of Our Father on Grand Circus Park in Detroit, and several houses in Detroit, including the Philo Parsons House (National Register nomination; Winterthur 2017; Historic Detroit 2017).

*W.H. Wells & Bros., Stained Glass*

The church's stained glass by H. H. Wells & Bros. is an unusual survival because of its age and execution at the same time by a single firm. W. H. Wells & Bros., established in Chicago in 1870, was one of the city's pioneer stained glass firms and was active until the turn of the century. The company was among studios that displayed their work at the World's Columbian Exposition held at Chicago in 1893. Other Michigan windows made by Wells & Co. include those for the First Presbyterian Church of Bay City, the Central United Methodist Church in Lansing, the Ladies Library Association Building in Kalamazoo, and the Thomas Hume House and the Charles H. Hackley House, both in Muskegon (Michigan Stained Glass Census 2017).

**Lawrence Avenue Methodist Episcopal Church**

This substantial 1903 church combines gables, turrets and a commanding corner tower to create an imposing Romanesque Revival auditorium church has walls of rock-faced Indiana limestone.

*Claire Allen, Architect*

Jackson, Michigan, architect Claire Allen designed the church. The masonry work was all done by the Prindle Brothers and A. B. Mills may have been in charge of the stonework as he is described as the Foreman that prepared the cornerstone (Walden 1961: 13). "Charlotte, Michigan - Claire Allen of Jackson, is stated to have

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prepared plans for a church for the Methodist Episcopal Society of Charlotte to cost about \$25,000" (*Engineering Record* 1901: 486). Clare Allen (1853-1942) was very active in the last decade of the nineteenth century and first several decades of the twentieth, and among his commissions were the Hillsdale County Courthouse (1898-99), the Gratiot County Courthouse in Ithaca (1900-02), the Shiawassee County Courthouse in Corunna (1903-06), the Van Buren County Courthouse, as well as the Glazier Bank Building (1901-02) and Glazier Stove Works (1903) in Chelsea, the Hudson Public Library (1903-04), and the Ionia Apartments in Jackson (1915) (Eckert 1993: 154, 187, 194, 198, 339, 370; National Register-listed Van Buren courthouse). Among other church buildings, about the same time as this Lawrence Avenue edifice, in 1903 he designed the Trinity Methodist Church in Jackson (Michigan Stained Glass Census 2017).

*Prindle Brothers, Stonework*

The Prindle Brothers, who completed the stonework for this church, are absent in both state gazetteers and city directories. One of the brothers was named Lee, identified as a 72-year-old Charlotte contractor at the time of his death in 1939 (*Detroit Free Press* 1939a). In Charlotte Prindle Brothers completed the stonework for the George H. Spencer House and the M. H. DeFoe House (*Battle Creek Enquirer* 1945c), and constructed a new entrance to the cemetery in 1911 (*Lansing State Journal* 1911h). In 1938 Lee Prindle also converted rooms in the basement of the Hayes-Green Hospital into a dining room and kitchen, in the same building he "built 40 years ago as a mansion for a musician," professor Frank E. Clark, who called his large stone mansion Hollyhurst, later owned by Henry Hayes, which was donated to the city for its hospital (demolished) (*Battle Creek Enquirer* 1936k, *Battle Creek Enquirer* 1938c). In Eaton Rapids, Lee Prindle built a stone house for M. P. Bromeling (*Lansing State Journal* 1916f). The brothers were active further afield, in Indiana. A 1902 notice in a Huntington, Indiana, newspaper mentions the brothers were in town to procure stone for a house to be built in Fort Wayne:

Prindle Brothers contractors and builders, whose residence city is Charlotte, Michigan, are in Huntington and will be here some time. The gentlemen have the contract to build a twenty-thousand-dollar residence for Paul Mossman, of Fort Wayne, and the structure will be built of boulders nicely marked and cut and designed as to be quite ornamental. Such buildings are occasionally seen in Michigan, where stone is plentiful. As there are a great many boulders . . . found in this vicinity, and as the distance is not far to ship, the contractors concluded 'to get out' a great deal of the material in this vicinity. Messrs. Prindle Brothers are very pleasant gentlemen and are typical Michiganders, all of whom are wide awake and progressive citizens (*Huntington Weekly Herald* 1902).

*William Greensmith, Mason*

A mason who worked on this building, William Greensmith, learned the trade from his father in England before migrating to Michigan in 1882, and laid bricks for the Dolson Automobile Factory, the Curtis / Knight-Brinkerhoff Piano Co, Factory and "some of the finest business blocks and the new Methodist Episcopal Church" all in Charlotte, as well as "almost the entire business section of Olivet and also the opera house in Bellevue, Michigan" (Newark 1908: 73). A 1912 newspaper reported that Greensmith, a "well known contractor" of Charlotte, was working on a "large building contract" in Battle Creek (*Lansing State Journal* 1912e).

**Carnegie Library**

This impressive stone building was built in 1903 at 200 N. Cochran Street, sited on a lot diagonal to the courthouse square. Although some evidence of classical influences is present, the building, distinguished by its use of stone and offset tower, is one of the best examples of the Romanesque Revival style in the historic district.

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In 1902, the Charlotte City Council and library Board applied to Carnegie for assistance in building a library building and was successful (Lowrey 1907; *Charlotte Republican-Tribune* 1963: 31; Bohms 2010: 30). The architect was E. W. Arnold of Battle Creek, and E. E. Linton of Battle Creek was the contractor, who bid \$9,975 for the project (State of Michigan 1904: 57; *True Northerner* 1903; *News-Palladium* 1902). Andrew Carnegie greatly influenced the advancement of literacy in Michigan when his philanthropy enabled the construction of public libraries across the state. From 1883 until 1920 Carnegie underwrote the cost of hundreds of public libraries across the United States through grants to towns and cities. In total, the program endowed sixty-one libraries in Michigan from Detroit to Ironwood. The program at least informally used a formula of \$2 to \$3 per resident in determining the amount of each grant, although over time, more complex policies and procedures were developed to handle variables such as interacting with local mayors or library boards that had little financial expertise. Grants typically ranged from \$5,000 to \$15,000, but localities could apply for supplementary amounts if there were justifiable cost overruns. As of 2012 fifty of the libraries still stand in Michigan - including Charlotte's - with twenty-six still functioning as libraries. Architectural styles of the early Carnegie libraries like Charlotte's varied considerably and included Tudor Revival, Richardsonian Romanesque, and even Prairie School examples. These earlier buildings incorporated details such as thick marble columns, domed cupolas, and impressive porticoes. Later Carnegie libraries, those built after ca. 1910, were more restrained in a "Carnegie Classical" style that exchanged exterior elaboration for more pragmatic considerations such as providing maximum shelf space (Vachon 2012).

*E. W. Arnold, Architect*

Battle Creek architect Ernest W. Arnold was "a designer of numerous Michigan school and institutional buildings" (Eckert 1993: 205). Arnold began his architectural practice in Bay City in 1881 in partnership with George Watkins and Oliver Hidden as Watkins, Hidden & Arnold and later with Philip C. Floeter as W. Arnold & Co. in 1883. In 1884-85 Arnold with George Watkins moved to Detroit and formed Watkins & Arnold, but by 1889 through 1896 he was in practice by himself in Detroit. In 1897 he moved to Battle Creek in association with bridge design and structural engineering for the Grand Trunk Railroad, returning to private practice in 1900 in the city (*Battle Creek Enquirer* 1927j; Warfield and Christensen 1983). His obituary noted that the state architectural society had bestowed upon Arnold the title "Dean of Architects of the State of Michigan," because of his "long and honorable record," crediting him with "designing many of the state's normal college buildings" as well as the Calhoun County Hospital, Battle Creek City Hall and Jail, and "some of the finest residences in the state" (*Battle Creek Enquirer* 1927j). Most of Arnold's best known work is related to university and public buildings in Michigan. Among the commissions, about the same time as his work for the Charlotte Carnegie Library: in 1903 he designed Sherzer Hall at Eastern Michigan Normal College (now EMU) in Ypsilanti and in 1904 the Administration Building for the Western State Normal College in Kalamazoo (National Register 2017a, 2017b); in 1913-1914 he designed the Battle Creek City Hall (Eckert 1993: 205); additional buildings on Western State Normal College's original campus (now WMU's East Campus), including the 1904 East Hall (administration building and gymnasium) and the 1915 West Hall (science building); in Ypsilanti at Eastern Michigan University the 1895 Welch Hall Administration Building (National Register 2017a, National Register 2017b, Eastern Michigan University 2017); in Ann Arbor the 1890 Chemical Building addition and the 1894 Waterman Gymnasium at the University of Michigan (Bentley Historical Library 2017b); the 1893 McMillan Chemical Laboratory at Albion College (Albion College 1893: 132); at Northern Michigan University in Marquette the New South Wing in 1906 (MTU 2014); and the 1915 Grawn Hall at Central Michigan University (Clark Historical Library 2017). Among other public buildings was a \$15,000 brick church for the Congregational society of St. Johns in 1899 (*Detroit Free Press* 1899b).

E. W. Arnold was also designed the 1902 **Merchants National Bank and Eaton County Savings Bank** at 128 S.

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Cochran in Charlotte. This brown Lake Superior sandstone-front two-story Late Victorian building combines beefy Richardsonian Romanesque rock-face masonry and Neoclassical motifs in an eclectic design, similar to his Charlotte Carnegie Library, characteristic of the time period in which they were built.

Architect E. W. Arnold designed and directed construction that "entirely overhauled and remodeled all four floors" of Charlotte's **Lamb & Spencer Building** at 144 S. Cochran, in 1907, with construction completed by Mark Hall of Charlotte (Lowrey 1908: 32-33). The first floor was devoted to retail and the basement and other two floors for warehouse use, the fittings being of weathered oak produced by the Charlotte Interior Finish Co.

*Mark Hall, Contractor*

The Lamb & Spencer renovation construction was undertaken by Mark Hall of Charlotte, completing the first floor devoted to retail and the basement and other two floors for warehouse use, employing fittings of weathered oak produced by the Charlotte Interior Finish Co. Marcus Hall is listed in the 1907 state gazetteer as a carpenter in Charlotte (Polk 1907: 542). A 1916 newspaper note stated that Mark Hall & Son, Charlotte contractors, were building two houses in Lansing on lots they had recently purchased (*Lansing State Journal* 1916j). Earlier, in 1912, it was reported Hall was building a house, barn and garage near Needmore, Michigan on the Dorr Moyer farm for new owner Jessie Krebs (*Lansing State Journal* 1912n).

**Michigan Central Railroad Charlotte Depot**

Built in 1901 at 430 N. Cochran, this impressive stone and brick depot building, designed by Detroit architectural firm of Spier & Rohns, is an eclectic architectural product employing dressed and rock-faced stone and contrasting color brick.

*Spier & Rohns, Architects, Detroit*

The firm of Spier & Rohns designed many depots for rail lines in Michigan during this period, and most of the principal depots for both the Michigan Central and Grand Trunk railways between 1884 and 1913 as they were consolidating their lines (Eckert 1993: 242). Among these are the 1886 Michigan Central Ann Arbor and Grass Lake depots, the 1890 Michigan Central Niles depot, the 1902 Grand Trunk Western Lansing depot, and the 1905 Grand Trunk Western Durand depot, the 1906 Grand Trunk Battle Creek depot, and the Lake Shore & Michigan Southern Hudson depot (Eckert 1993: 141, 242, 342; Mrozek 2008: 12, 14, 18, 28, 33). At the time of its construction, the Charlotte depot was described as "very commodious, substantial and beautiful" (*Charlotte Tribune* 1902). Although ceasing to function as a railroad depot in 1948, the building retains its essential architecture character and is a fine representative of the architect-designed railroad depots built in smaller cities across Michigan by the major railroad companies near the turn of the twentieth century.

**Masonic Temple**

This four-story brick building, built at 245 S. Cochran in 1904, was designed by architect Sidney Osgood of Grand Rapids, Michigan, to be one of the most imposing and impressive in Charlotte's business district, and remains so today. The building appears to be a combination of Georgian and Colonial Revival in inspiration in referencing Masonic tradition, continues in use as the home of the city's Masonic lodge today, and has been preserved by incorporating mixed residential development.

*Sidney Osgood, Architect*

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Sidney J. Osgood (1845-1935) gained experience under his father, trained in Boston, and opened an office after arriving in Grand Rapids in 1876. He practiced for over half a century, forming a partnership with his son, Eugene, in 1904 as Osgood & Osgood, before retiring in the early 1930s. A leading architect in his time in the west Michigan area, Osgood is known for his Richardsonian Romanesque county courthouses, which included the Kent County Courthouse in Grand Rapids (1884) and the courthouses for Allegan, Mason, Muskegon, and St. Joseph counties, all built in the 1887-1900 period (State Historic Preservation Office designation files). He also designed the 1895 Union Depot in Muskegon, the 1889 Grand Rapids & Indiana depot in Harbor Springs, and the 1894 First Congregational Church in Chelsea (Eckert 1993: 389, 392). Among his numerous commissions in western Michigan are the Michigan Masonic Home in Alma, the Masonic Temple at Cadillac, and the Masonic Temple on Fulton Street in Grand Rapids (Baker 1889 21-22; *Manford's Magazine* 1895: 505; Czurak 2010; Hill 2016). Osgood's son, S. Eugene Osgood, was employed a year in his father's office, and then entered Cornell University, from which he graduated in 1902, and rejoined his father as partner in Osgood & Osgood in 1904, about the time the Charlotte Masonic Temple was built.

A summary of the firm written in the 1920s stated that it had built twenty-four churches, several schools and residences, and the firm had "gained a reputation that transcends mere local limitations and has become national in its scope" (White 1924: 188). Osgood & Osgood specialized in the designing of Masonic Temples in the early twentieth century. S. Eugene Osgood was a freemason and Osgood & Osgood constructed many Masonic buildings in the United States and Canada. By 1923, Osgood & Osgood had designed and built fifteen Masonic temples by the 1920s, and in 1925 were the consulting architects to the national Masonic Association for the great George Washington Masonic National Memorial Temple in Alexandria, Virginia (listed as a National Historic Landmark in 2014). While working with the Association, Osgood & Osgood's services were secured for a number of other, monumental Masonic buildings throughout the country. In general, commissions for Masonic buildings allowed for a relatively high amount of creativity and eclecticism, and were guided by no dominant stylistic convention (Kocyba and Jacobs 2014: 26-27). This freedom is displayed in their commissions as consulting and/or supervising architect, among which are the Masonic temples in Cincinnati, Ohio, Canton, Ohio, South Bend, Indiana, Bay City, Michigan, Brockton, Massachusetts, and Providence, Rhode Island (White 1924: 187). In 1930 the firm also designed and supervised the construction of the \$1 million Masonic Home in Alma, Michigan. Although the firm did not exclusively limit itself to Masonic commissions, they were a major source of Osgood & Osgood's work. The secretary-treasurer of the Association noted in 1924, "Osgood and Osgood had probably the most extended experience in connection with Masonic buildings of any architects in the United States" (Kocyba and Jacobs 2014: 27).

**Charlotte High School / Charlotte Junior High School**

This large brick former school building complex, built in stages between 1914 and 1989, occupies the southeast corner of Horatio and Seminary Streets, extending a full block east along Seminary to Pleasant Street, and is addressed as 301 Horatio Street. In a sense, it exemplifies the growth of the city's educational system, with construction occurring at intervals approximately each generation. The oldest section of the building, built in 1914 facing E. Seminary Street, was built as an addition to the original high school that was later demolished, and generally references the Tudor academic style popular in the pre-World War I period across the country. The main portion of the building was constructed as the new high school in 1936 and is the best example in the city of Depression era federal public works assisted construction, which is implemented in general references to the Art Deco style. The next major construction episode, dating to 1955-1956, is typical of the functional emphasis and architectural restraint common in school buildings built during the period to respond to the "baby boom" of the 1950s. The last new component of the complex dates to 1989, when a new Gymnasium was added in combination

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with renovation of the auditorium and "general remodeling" (*Lansing State Journal* 1989a). Since c. 2004 the building is undergoing conversion to mixed use residential housing, and remains viable today a century after its initial construction.

*Price Brothers, Contractor*

The Price Brothers Company was the contractor for the 1914 construction. The company was founded in 1899 by Harry Steele Price, Sr. at East Jordan, Michigan, and is still in business today as a company completing projects internationally. Originally a one-man home building operation, the Price Brothers Company soon branched out to a theatre, bridges, small dams, and other industrial projects. In 1911, with the operation growing rapidly, Harry Price, along with his brothers Bert, Ed, and Fred, incorporated the business. Harry was president and manager; Bert, vice president; Fred, secretary; and Ed, treasurer. In 1912, Price Brothers Company built its first school houses and a Catholic church at Hart, Michigan. In 1913-1916, it built several small dams and other projects throughout Michigan and the bulk of its work in these early years appears to be hydro-related. In 1917, Price Brothers was the low bidder to construct the Island Park Dam in Dayton, damaged in the great 1913 Dayton and Miami Valley Flood. The project lost money for the company, but with an eye toward the Miami Valley Conservancy District projects being planned, Harry Price decided to move the company to Dayton in 1918 (Wright State University 2017).

Harry S. Price Sr. (1876-?) learned drafting and construction from a correspondence school, moved to East Jordan in 1896 and began life as a contractor and builder in 1899, and also developed skill as a draftsman, "making plans and estimates for all kinds of buildings" (Powers 1912: 1237). Among his plans (prior to 1912) were those for the high school and Catholic school in East Jordan, which he also built, and he also built the high schools at Hamilton, Northport, and Boyne City, Michigan, the Antrim County Courthouse, the Charlevoix Carnegie Library and the First National Bank in Ludington, and, in 1911, with partners Mr. Malpass and Mr. Frank, he built the opera house at East Jordan and the hotel at Bayview, Michigan (Powers 1912: 1238). In 1907 he had also established a brick yard, the Price Brick Co., in East Jordan (*Ibid.*). Price Bros. also built the Grand Trunk depot and round house and the high school in Bad Axe around 1913, the same year the company was erecting a school building in Grand Haven (*Times Herald* 1913; *Charlevoix County Herald* 1913). In 1914 the same year as the high school project in Charlotte, Price Bros. also built the State Bank of Sandusky building in Sandusky, Michigan (*Times Herald* 1914).

*Warren S. Holmes / Warren S. Holmes Co., Architect*

Warren S. Holmes, architect for the 1936 high school and 1955-56 addition, began his career as an Assistant Professor of Architecture at the University of Michigan, the same year he entered in practice as Warren S. Holmes Co. in 1920 and began planning and design of educational facilities, so that by the time of his death in 1950 he was recognized as "one of the foremost architects of central Michigan," and his firm was "nationally known for school building architecture" (*Lansing State Journal* 1950d; Holmes and Black 1973?). The State Historic Preservation Office publication defining the historic context of schools in Michigan lists the Warren Holmes Co. as one of the "Key Architects for Michigan Public Schools," stating it designed numerous school buildings in the state from its founding in 1920 through the 1960s as well as in Indiana, Ohio and Illinois, and was "especially active in school design during the Great Depression and the 1940s" (Michigan SHPO 2003). Research identified a sample of the company commissions. Among the early commissions, in 1921 is the Mason, Michigan high school (*Engineering and Contracting* 1921), and in 1922 a school in Okemos, Michigan (*Michigan Architect and Engineer* 1922). The technical and geographical range of the company in early years is demonstrated in trade

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journals in 1922 where it is associated with the design of a high school in Coleman, Michigan and a post office in Wausau, Wisconsin (*American Contractor* 1922a, *American Contractor* 1922b). In 1930 Holmes designed the Central School in Hastings, Michigan (Michmarkers 1993). During the period when Holmes designed the high school addition in Charlotte in 1935-1936, he designed the Portland High School (National Register 2016d) and the Sanilac High School (*Times Herald* 1936b), a school in Beaverton, Michigan (*Gladwin County Record* 1935), and in the Upper Peninsula, the Case Street School and third story addition to Manual Training school, both in Negaunee (*Ironwood Daily Globe* 1936), and the 1938 an addition to Ontonagon High School (National Register 2016e). About the same time of the 1955-56 junior high school addition here, in 1954 the Warren Holmes Co. designed the Coldwater High School (*Lansing State Journal* 1954c) and the Riverside Elementary School in Grand Rapids, and in 1957 a large addition for the National Register-listed Walter H. French Junior High School in Lansing (Vanderploeg 2017; National Register 2014). In 1973, Warren Holmes Company merged with another prominent Lansing firm, Kenneth C. Black & Associates, to form the Warren Holmes-Kenneth Black Company. This firm merged with Mayotte, D'Haene and Associates, also of Lansing, in 1986 to become MBDS Architects. The legacy of the Warren Holmes Company and Kenneth C. Black & Associates continues to the present day through MAYOTTEgroup Architects (Michigan Modern 2017b).

*Spence Brothers, general contractors*

Spence Brothers received the contract to build the 1936 high school (*Battle Creek Enquirer* 1936i). Spence Brothers Construction Co. traces its beginning in Saginaw to 1893 when brothers Hugh and Matt Spence formed Hugh Spence & Brother to pursue work after a massive fire had destroyed many houses on the east side of the city, becoming Spence Brothers in 1910, and are still in business today (Spence Brothers 2017). In earlier years the company built many substantial residences and churches across Michigan, but also commercial construction such as the First State Bank of Alma, built 1915-1916 (*Lansing State Journal* 1949c). During the 1920s they built the North and South Intermediate schools in Saginaw, as well as the First National Bank Building in Ann Arbor (*Detroit Free Press* 1928b). During the Great Depression they built many post offices across the country, including one in Wayne, Michigan (*Battle Creek Enquirer* 1937), a new administration building for the state police in East Lansing in 1931 (*Lansing State Journal* 1931e), as well as the Saginaw City Hall in 1936, the same year they built the Charlotte High School addition, and two years later, in 1938, they completed another high school addition in Fenton (*Detroit Free Press* 1938). During the 1950s they built plants for General Motors in Saginaw and in Defiance, Ohio. Other "Legacy Projects" listed on the company web site (in addition to the Saginaw City Hall) include the Saginaw Veterans Administration Hospital in 1948, and after forming a relationship with J. C. Penney Co., building many of their stores across the country as the retailer expanded in the 1950s, as well as the Flint City Hall in 1958, and later, Crisler Arena (1967) in Ann Arbor.

*Foster-Schermerhorn-Barnes, Inc., General Contractor*

Foster-Schermerhorn-Barnes, contractor for the 1955-1956 high school, was incorporated in 1946 and was dissolved in 1987 (Michigan Companies 2017). About the time the Charlotte construction took place, in 1955 the firm constructed a swimming pool addition to the J. W. Sexton High School in Lansing (*Lansing State Journal* 1955), and in 1956, were active on four school projects in the Lansing area - the Lewiston School, additions to St. Thomas Aquinas School and Bingham School in East Lansing, and the new Wardcliffe School in Okemos (*Lansing State Journal* 1956b; *Lansing State Journal* 1956c). In Charlotte, in 1960, the company was the contractor for the St. Mary School (*Lansing State Journal* 1960b).

*Kingscott Associates, Inc., Architects*



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Kingscott Associates, responsible for the 1989 addition and renovations, traces its origins to 1929 when Louis C. Kingscott and Donald A. Stewart formed the Stewart-Kingscott Co. in Kalamazoo, which remains in business today, with Louis Jr. a partner after his father's death in 1962 (Kingscott 2017). The company web site highlights projects such as Bethany Reformed Church renovation project in 1931, Galesburg School in 1935, Men's Dormitory of the University of Michigan Law Quad in 1938, Western Michigan University Aviation Mechanics Building in 1941, statewide Michigan State Police posts in small towns such as Paw Paw and Constantine in the 1940s and 1950s, and the Gerald R. Ford Federal Building in Grand Rapids in 1966. Kingscott also designed the renovations and additions to Galeswood and Washington Elementary Schools in Charlotte in 1989, the same year as their work on the junior high here (*Lansing State Journal* 1989b). Their many other projects over the decades are too numerous to mention, but during the general period of their work in Charlotte, their educational projects included the Holland Middle School in 1992 Paw Paw High School in 1996, Pathfinder Elementary in 1997 and Pierce Elementary in 1998, Dexter High School in 2001, Knapp Forrest Elementary in 2003 and Muddy Brook Elementary in 2005.

*Kincaid Henry Co., General Contractor and Architect*

Kincaid Henry, the company responsible for converting the high school to mixed use residential, was organized in 2005. The company specializes in commercial construction, including Lansing's 1924 Marshall Street Armory and the Michigan Historic Preservation Network's Old Town Comfort Station, and the Ash Street commercial redevelopment in Mason (Kincaid Henry 2017).

**United States Post Office**

This attractive single-story brick and limestone-trimmed building was constructed in 1917 at 117 W. Lovett Street on the corner with Lovett Street. Exhibiting restrained architectural details, this building is one of the best examples of the Georgian Revival style in the historic district. At the time the Charlotte post office was constructed, William G. McAdoo, Secretary of the Treasury from 1913-1918, refocused the architectural emphasis of the Treasury Department from a proponent of classical designs and a City Beautiful emphasis of providing high style architecture to the public to a more pragmatic approach where the amount spent on a new federal building would be based on consideration of annual receipts generated. Class A buildings would generate \$800,000 in revenue, be on main thoroughfares, have marble or granite facing, marble finish interiors, ornamental bronze and interior fixtures, while at the other end of the scale, post offices generating under \$15,000 annually would have brick facing, stock sash, frames and doors, and "resemble an ordinary building, such as a businessman would consider a reasonable investment in a small town" (Lee 2000: 224). This appears to be the philosophy behind the sturdy but architecturally restrained and practical Charlotte post office building.

*James A. Wetmore, Architect*

A cornerstone at the northwest corner of the building partially obscured by a ramp reads, "William G. McAdoo / Secretary of the Treasury" and "James A. Wetmore\_Architect." James A. Wetmore was the Acting Supervising Architect for the U.S. Treasury Department in Washington, D.C. when the original post office was constructed in 1917. He occupied the post from 1915-1934, a period during which he supervised work on all federal construction projects, including hundreds of post offices. Typically, the Supervising Architect did not actually design local post offices, but supervised a large staff that often used standard design elements and sometimes oversaw local architects to design buildings. James A. Wetmore was Acting Supervising Architect for other courthouses in Michigan including Bay City (Federal Judicial Center 2016). Although not trained as an architect, he was an excellent administrator, and served as Acting Supervising Architect of the Treasury Dept. for

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nearly twenty years, never requesting the permanent title out of respect for architectural professionals (Lee 2000: 222).

*Lowell W. Baker, Construction Supervisor*

Lowell W. Baker supervised construction of federal buildings and post offices in Michigan and Ohio for nearly three decades between 1904 and 1933, and was an African American. "Two of the supervising architects under the U.S. Superintendent of Construction are Colored. The first to be appointed was Lowell W. Baker," born in 1868 in Ohio, who became a contractor and builder. For eight years he was an instructor in woodwork at Wilberforce University. He studied at a correspondence school and passed a civil service exam for the position of superintendent of construction for the United States Post Office, and was appointed in 1904. Baker resigned from the Wilberforce University faculty in fall of 1904 to become a "government supervising architect" for Youngstown, Ohio (McCormick 2001: 282), but in 1905-1906 his design for Galloway Hall Italian Renaissance administration building at Wilberforce University was completed - he provided the plans, specifications and detailed drawings before he left for Youngstown (McCormick 2001: 144). In 1917 a publication noted that "He supervised construction of buildings in six cities in Ohio, two in Indiana, and is now in charge of two post office buildings at Albion and Charlotte, Michigan" (*Crisis* 1917: 31). At the time Baker (1869-1933) worked on these post offices, "he was the only African American to ever hold the rank of government consulting engineer" (Passic 2002: 24). Baker also supervised the construction of the Lima, Ohio post office (*Lima News* 2015). In 1905 he was employed by the federal government as Supervising Architect in Zanesville, Ohio (US Civil Service Commission 1905: 114), and in 1909 he was superintendent of construction, based in Warren, Ohio (US Civil Service 1909: 40). By 1910, he was Superintendent of Construction for the post offices in Lafayette, Indiana, Warren, Ohio and Youngstown, Ohio (US Congress 1910: 54, 56, 57), and in 1914 of construction of the federal building in Mansfield, Ohio in 1914 (*Crisis* 1914: 113). He died from injuries suffered from a fall while supervising construction of the Detroit Federal Building in 1933 (*Crisis* 1933: 115).

*Original Cabinet Company, General Contractor*

In 1917 the low bidder for the contract to build the post office was the Original Cabinet Co. of Evanston, Illinois, which proposed to erect the building for a cost of \$42,954 with limestone trimming or \$43,754 with sandstone, "well within the \$65,000 having been appropriated by congress," and the award to the company later stipulated "light colored limestone for all stone work except where granite is specified" (*Lansing State Journal* 1917b; *Lansing State Journal* 1917c). The Original Cabinet Co. was incorporated in Evanston in 1912 to produce "cabinets, interior millwork, etc.," but had been in business before 1910, where they announced the construction of a factory building in that city "to manufacture strictly high-grade cabinets and interior house trim" (*Wood-Worker* 1913; *Wood Craft* 1910: 137). Then, in 1917, before they began construction of the Charlotte post office later that year, the company had moved from Evanston to its "new factory buildings in Niles, Michigan," and "engaged in the general woodworking business," while a factory inspection report from later that year reveals they were a cabinet producer, and were also listed under the Furniture heading in a 1921 railroad shipping directory (*Iron Age* 1917: 296; *MMFR* 1917b: 33; Michigan Dept. of Labor 1917: 132; New York Central 1921: 423). The company appears to emphasize post office-related work, and bid on cabinets for post offices on a national scale, such as rural mail routing cabinets for the San Jose, California post office in 1917, the same year they won the Charlotte construction project (*Building and Engineering* 1917: 6). More notably, the company apparently had also begun bidding on post office building construction projects soon after it was established, because they bid on erecting post offices in Elyria, Ohio and Moberly, Missouri in 1915, and on at least four post office projects in 1916, in Aurora, Nebraska, Ashland, Kentucky, Antigo, Wisconsin, and Charles City, Iowa (*Western Contractor* 1915: 15; *Construction Record* 1915: 16; *American Contractor* 1916b). Of these, it appears

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that Original Construction Co. was selected as contractor for only the 1915 Moberly, Missouri post office (*Stone* 1916: 149). Still, it was awarded enough work to remain in business into the 1930s, as a notice in a 1933 trade journal stated the company, "which makes post office equipment, is experiencing the seasonal lull at the end of the U. S. Postal Department's fiscal year" (*MMFR* 1933: 16).

**Michigan Bell Telephone Building**

This single-story side-gabled brick building, at 124 S. Bostwick Street, appears almost residential in scale, perhaps designed by architect Smith, Hinchman & Grylls to blend in with the adjacent dwellings when it was built at the edge of the commercial district in 1929. Its refined appearance defines it as a fine example of Colonial revival architecture that was favored by Michigan Bell Telephone Co. in construction of its buildings across the state during the 1920s. The Michigan Bell Telephone Company expanded rapidly during the 1910s and 1920s through mergers with smaller local companies and in the 1920s carried out a major program of construction of new buildings to house local offices and exchanges. The company's new buildings reflected the popular architectural styles of the time, with Art Deco used for some of the larger buildings, including several in Detroit, but Colonial Revival was used for many local office/exchange buildings. Regardless of the style, the Michigan Bell buildings from the 1920s were all substantially built and architecturally distinguished structures, built using quality materials and exemplifying high design quality. This Charlotte building was constructed as part of a statewide, five-year \$100 million upgrade of facilities by the Michigan Bell Telephone Co. in 1927 that proposed to spend \$4,500,000 to construct new buildings and purchase sites and rights-of-way in over a dozen cities including Charlotte and Eaton Rapids in Eaton County (*MMFR* 1927: 11).

*Smith, Hinchman & Grylls, Architect*

Smith Hinchman & Grylls, designed this building in 1928 along with two office buildings in Detroit and others in Wayne, Lansing, Holland and Benton Harbor, Michigan (Holleman and Gallagher 1978: 213). Michigan Bell commissioned this architectural firm to design nearly all of their exchange and office buildings from around 1920 through at least the 1960s. As Eckert notes in *Buildings of Michigan*, "in cities throughout Michigan, SH&G created a corporate identity for Michigan Bell" (Eckert 1993: 279). The firm traces its ancestry back to the 1850s and continues in operation today as SmithGroup JJR. It has long been one of Michigan's preeminent architectural firms, having a national reputation and designing buildings across the country. Other Smith, Hinchman & Grylls Michigan commissions include buildings in Ann Arbor at the University of Michigan, the 1926 Michigan National Bank Building in Grand Rapids, the 1936-37 Kalamazoo County Building in Kalamazoo, and the 1929-30 Michigan Bell Building in Saginaw (Eckert 1993: 144, 145, 222, 252, 323, 254; Michigan State Administrative Board 1941: 312).

**The Eaton Theatre**

Charlotte residents experienced Hollywood dreams and entertainment through the construction of the Eaton Theatre, the city's largest and most stylish movie venue, built in 1931 from designs of St. Johns architect R. V. Gay at 235 S. Cochran Avenue. The architecture of the Eaton was more restrained and pragmatic than the flamboyant movie palaces built across Michigan in the decade before, in part because of the limitations imposed by the Great Depression. Still, it is one of the more stylish and intact facades on Charlotte's main street, and appears to be the product of an eclectic mix of influences, perhaps somewhat Romanesque in its use of corbelled arches.

*R. V. Gay, Architect*

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R. V. Gay (1895-1943), "prominent St. Johns architect," was a graduate of the University of Michigan where he obtained a degree in architectural engineering in 1921, after which he moved to Lansing and worked in the office of architect Warren S. Holmes (*Lansing State Journal* 1943). He then briefly was a partner in Gay & Brezner before forming his own firm in Saint Johns, Michigan, around 1923. His two largest projects were the Northern Michigan Tuberculosis Sanitarium (later Alpine Regional Center for Developmental Disabilities) in Gaylord, 1936-39, and Midland High School in Midland, 1935-37 (Lingauer 2015: 9, 47, 69; *Midland Daily News* 2013). Gay also had as his clients dozens of the municipalities across Michigan. "In the past 20 years he has planned and supervised the building of millions of dollars worth of public buildings. He designed buildings at the School for the Deaf at Flint, and in Saint Johns, the Clinton Memorial Hospital, the Methodist church, the Perrin-Palmer school, and the municipal building" (*Lansing State Journal* 1943). He also designed the Clare City Hall and Memorial Building in 1934 (*Midland Daily News* 2013). Gay (he had no first name - R.V. Gay was his full name) also designed several other theaters in Michigan, including the Rialto Theater in Grayling, "which resembles the Eaton Theater in Charlotte, built the same year" (Eckert 1993: 438). Similarly, the Clinton Theater in Saint Johns, built in 1935, is almost identical to the Eaton Theater except for the corbel table at the facade cornice (Lostmichigan 2016), and was probably also designed by architect Gay.

*L. L. Wells, General Contractor*

The builder of this \$50,000 theater, L. L. Wells, died in 1932, the year after the building was completed, and his death notice in the newspaper described him as a "prominent contractor and former mayor" of Charlotte, who had also built the former Charlotte City Hall (since demolished), "and many homes" in Charlotte (*Battle Creek Enquirer* 1932b; *Lansing State Journal* 1930c). He does not appear under contractors in the 1917 city directory but is at 338 Prairie as "Lavern L. Wells," and is listed as a contractor in the 1921 directory as "Laverne Wells" at the same address, as "LaVern" Wells in the 1926 edition and as a carpenter/contractor with this name in the 1929 edition. In Charlotte, Wells also built the sixty-thousand-dollar Charlotte Armory for the State of Michigan in 1926 (*Battle Creek Enquirer* 1926d; *Lansing State Journal* 1926b). Earlier, in 1913, he built a school building in Mecosta, Michigan for \$9,595 (*American Contractor* 1913b: 82). He is not listed in the 1917 state gazetteer, but in the 1925 edition under Charlotte he is listed as Vern Wells, mayor, and is in the 1931 edition as LaVern L. Wells, carpenter/contractor (Polk 1925: 336; Polk 1931: 209). Wells was mayor of the city of Charlotte in 1924-25 (Charlotte History 2016c).

**Union Bus Depot / Indian Trails Service Station / Hi Speed Gas Station Building**

This single-story building, constructed c. 1935 facing the intersection of S. Cochran (202-206) and W. Lovett (101-111) streets, is distinctive both in its siting, which is diagonal to the corner, and its use of contrasting white and green glazed tile for the facade. The building's automotive roots are obvious, and its low profile, use of "modern" building materials and canted facade define it as one of the best examples of Art Deco influenced architecture in the historic district. A photograph on file in the Eaton County Genealogical Society shows this building originally had a two-story, square-based tower topped by chevrons that centered on the cant bays on which is written in vertical letters, "HI SPEED." Hi-Speed stations were later acquired by Pure Oil, and the tower signage changed to spell out "Pure" (Roadside Architecture 2016).

*Clausen Co. Architect (Cyril Edward Schley?) and General Contractor*

This building was built by and probably designed by the Clausen Co. of Detroit (Omoto 1980). Clausen was very active in the pre-World War II period in Michigan and was founded by Maurice A. Clausen in 1926 to undertake

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commercial and industrial construction (*Detroit Free Press* 1941). In 1939 the Clausen Co. stated that they had erected one thousand buildings, and had added "complete architectural and engineering service" to building construction, with work supervised by architect Cyril Edward Schley, who, among other work had designed a High Speed building in Toledo, and came to Clausen from Smith, Hinchman & Grylls (*Detroit Free Press* 1939b). Before joining Smith, Hinchman & Grylls, Schley had worked in the Detroit architectural firm of C. Howard Crane for eight years, associated with such landmarks as Detroit's Orchestra Hall, before opening his own office in the Lafayette Building in 1924 (Eckert 1993: 84; *Detroit Free Press* 1924b; Koyl 1956: 488). Before joining Clausen, Schley was "well known throughout the state" and was "identified with" the Lafayette Building, Capitol Theater, Birmingham Golf Club, WJR Broadcasting Station, and "many other buildings in Detroit and vicinity," and had also designed the \$1,000,000 Knights of Columbus Club House in Detroit in 1928 and the Rio Theater in 1935 (*Detroit Free Press* 1928c, 1935, 1939b; Eckert 1993: 122). In 1940, Schley left Clausen to establish his own firm, Cyril Edward Schley, Inc., to design industrial and commercial structures based on his twenty-five years experience in the Detroit area (*Detroit Free Press* 1940).

**Michigan National Bank**

This clean, minimally embellished, two story building, built at 122 S. Cochran in 1961, is constructed of limestone and baked enamel steel panels from designs provided by Kenneth C. Black Associates. Its materials, symmetry and enframed glass window walls confirm it is perhaps the best example of Mid-Century Modern inspired commercial architecture in the historic district.

*Kenneth C. Black Associates, Inc., Architect*

Kenneth Chapman Black (1901-1991) earned a Bachelor of Science degree in architecture from the University of Michigan in 1925 where he was a member of a select class in design taught by Eliel Saarinen. Black was also awarded the George G. Booth Traveling Fellowship in Architecture, and spent a year of study in Europe with the American Academy in Rome as his headquarters. Upon his return to the United States he then was a draftsman and designer for architect James Gamble Rogers of New York, 1926-30, before forming a firm with his father, Lee Black & Kenneth C. Black, in 1930. (Koyl 1956: 42; Michigan Modern 2017a). After Lee Black's death in 1959, he formed the successor firm of Kenneth C. Black Associates, Inc., and lists as his principal works the Bank of Lansing bank and office building in 1923 in association with York & Sawyer, the Water Conditioning Plant in Lansing 1937, the School of Business Administration at the University of Michigan 1946, the Auto Owners Insurance office building in Lansing in 1952, the Southwest Michigan Tuberculosis Sanitarium in Kalamazoo in 1954, the University of Michigan Women's Swimming Building at the University of Michigan (in association with Alden B. Dow) in 1956, the City Hall and Police Building in Lansing 1958, the Lansing Public Library in 1966, the Michigan State University Plant Science Laboratory in 1969, and the Crisler Arena University of Michigan 1969; he also served as president of the Michigan Society of Architects from 1943-45, as a member of the Michigan Planning Commission 1941-47 and the City of Lansing Planning Commission 1935-42, and also was selected as a Fellow of the American Institute of Architects in 1952 (Koyl 1962: 58; 1970: 75). The Society of Architectural Historians publication on Michigan also lists Black & Black's Mary-Sabina Chapel of Lansing's Central United Methodist Church (1942) and the Lansing Board of Water and Light Dye Conditioning Plant (1938-39) (Eckert 1993: 294, 296). The Michigan Modern website highlights and illustrates four of his designs: the Lansing Central Public Library, the Lansing City Hall and Police Building, the Detroit Race Course Club House, and the Merten Building in East Lansing (Michigan Modern 2017a). Kenneth C. Black retired from the profession in 1972, with the firm renamed Kenneth Black Associates and son, Duncan Black, as president, before the company merged with Warren Holmes Co. of Lansing the following year (*Lansing State Journal* 1972c; Black 1988; Michigan Modern 2017a, 2017b, see entry for Warren Holmes Co. pp. 77-78).

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Black and his firm designed numerous smaller banks as early as the 1950s, with American Bank & Trust as a client in the 1960s, but became Michigan National Bank's favored designer during its period of expansion in the 1960s (Bandes 2016: 156). Among a number of commissions during the period that Charlotte's Michigan National Bank was designed are Michigan National Bank's Lansing Cedar Street Branch and the ten-story addition to the company's main building in downtown Lansing, as well as Michigan National Bank in Detroit, other banks in Lansing, and a bank in Lowell, all designed in the International Style/contemporary (Kenneth C. Black and Associates 1973?).

*Haussman Construction Co. Contractor.*

Carl Haussman incorporated Haussman Construction Co. in Lansing in 1950, which he sold to Dennis Burt in 1996 (*Lansing State Journal* 2009; Haussman Construction Co. 2017). Carl F. Haussmann was very active in environmental and nature circles in the Lansing area and in 1984 his company installed windows in the Fenner Nature Center in Lansing (Eggleston 2012; *Lansing State Journal* 2009).

**William McPherson House**

This large two-story house at 121 Pleasant Street is one of the best examples of eclectic Queen Anne style and one of the few with notable Shingle Style influences with gabled bays and a corner tower. A street view photo presented under the heading "A Quartette of Pretty Charlotte Homes" in the 1907 *Charlotte the Beautiful* shows that this house is unchanged except for the paint scheme (Lowery 1907: 1, 38). This house was built from plans entitled "Design No. 8, Modern Colonial" in *Modern Homes, XII Edition*, in a publication by Daverman & Son Grand Rapids architects dating ca. 1907 (Daverman & Son 1907: 16).

*H. Daverman & Son, architects, Grand Rapids*

The forward of Daverman & Son's *Modern Homes, XII Edition* states that the firm had been established in 1882 and had "A successful experience of over a quarter of a century...." (Daverman & Son 1907). Jacob H. Daverman, received his basic architecture education from his father, who was a Professor of Architecture in the Netherlands. After immigrating to the U.S., he opened his own firm and was joined by his son, Herman, as J. H. Daverman & Son, which continued after Herman's death in 1905 and until Jacob's death in 1914 (Withey 1956: 162; Grand Rapids Public Library 2017a: 14). They designed a number of buildings throughout Michigan and were known for their churches and schools, as well as the Emmet County Courthouse in Petoskey (Withey 1956: 162). The firm was primarily known for their residential designs and was a pioneer in the mail-order home business, advertising nationally in newspapers, requiring a team of fifty draftsmen at one time to meet the demand for orders (Ibid.). A 1905 national circulation magazine contained two home plans by the firm and an accompanying advertisement proclaimed, "We Lead the World in Planning Homes. *Daverman's Homes* have become national in their reputation . . . We have a large book containing over 170 homes . . . We will also adapt any of our planned homes to suit your wishes or will make a special plan for you . . .," and also offered a subscription to "*Art and Architecture*, a monthly publication, \$1 a year, devoted to artistic homes and home furnishing" (*Metropolitan* 1905). The father and son team rode the plan book phenomenon that swept the country in the late nineteenth and early twentieth century. Daverman & Son was one of the most prolific firms of its type in the nation, having the third largest architectural mail order business in the world at the time of Jacob's death in 1914, offering affordable Queen Annes, Colonials and Bungalows and other styles to the public - in an advertisement for one of their plans the described it as, "One of Daverman's Dwellings Built Over 1,000 Times" (Gioulis 2009).

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*Robert Duane Wheaton, Contractor(?). 121 S. Pleasant Street,*

The house at 121 S. Pleasant Street in the late nineteenth century may have been built by Robert Duane Wheaton, father-in-law of the owner, according to local historians (Campion 2016). Wheaton is identified as a bridge contractor in the 1893 state gazetteer, head of the Robert D. Wheaton bridge building company of Charlotte (and Chicago), and mayor of Charlotte in 1900, who also was a city alderman in 1907 (*Detroit Free Press* 1900b; Campion 2016; Lowrey 1907: 10; Polk 1893: 383). Although several bridges have been identified as his work, no other buildings have come to light.

**Willis B. Fulton House**

This two-story, hipped-roof, stucco-clad house, at 316 E. Lovett Street, is the result of an extensive renovation in 1913 that sheathed it with arts-and-crafts oriented materials, a horizontal emphasis resulting from contrasting belt course trim and bands of windows, which define it as one of the best examples of Prairie-influenced style in the historic district. The owner hired the architectural firm of Benjamin & Son to "update" the house to a more stylish appearance from its original Queen Anne base.

*Thos. Benjamin & Son, Architects, Grand Rapids.*

In 1916 the trade journal, *American Contractor*, reported that the Grand Rapids architectural firm of Thos. Benjamin & Son had received a commission of \$3,000 to complete plans for "owner W. B. Fulton, of the Colborn-Fulton Lumber Co.," which involved a complete exterior renovation from Queen Anne to Prairie influence, and noted that the building was Stucco (*American Contractor* 1916a). The architectural firm Thomas Benjamin & Son (Adrian T.) was prolific in residential commissions, mostly in the Grand Rapids area, but having a statewide reach for large commissions such as W. K. Kellogg's country manor house (1925-27) in Kalamazoo County (Eckert 1993: 224). About the time they worked in Charlotte on Fulton's house, single issues of a trade journal for January 25, 1913, and April 18, 1914, had six commissions for the company to design four residences, a flat and store and a clubhouse in Grand Rapids and four commissions for two residences and a double residence in Grand Rapids and another residence in Muskegon (*American Contractor* 1913a: 59, 1914: 85). In 1907, they published a folio of house designs titled, "Homes, or Modern Artistic Homes" containing photographs of thirteen residences, and the Grand Rapids Public Library archives identify a half dozen other buildings attributed to the firm (Grand Rapids Public Library 2017).

The two buildings below do not fall within the period of significance for the historic district, but are associated with notable architects and/or city and commercial historic contexts and should prove to be eligible for the National Register within a decade.

**Charlotte Municipal Building**

This large brick two story building was built in 1975 at 111 E. Lawrence and extends for over half a block along E. Lawrence Avenue to Washington Street. It is the latest reiteration of buildings that continue the municipal occupation of this block, which dates to the early days of Charlotte. The brick and glass-doored fire station bays are adjacent to the administrative section, which are linked by broad masonry bands that add some interest to the building's brick wall planes and continuous glass ribbon windows.

*Robert Cain, Architect*

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This building was designed by architect Robert Cain of Cain & Associates, Kalamazoo, and the construction contract was awarded to Terhorst & Rinzema Construction Co. of Grand Rapids in 1974, the same firms who also would design and build the new county courthouse complex in 1976 (*Battle Creek Enquirer* 1972b, *Battle Creek Enquirer* 1974a, *Battle Creek Enquirer* 1974b; *Battle Creek Enquirer* 1975a). Robert B. Cain graduated from the University of Michigan with a degree in architecture in 1951, was associated for eleven years with Lewis Sarvis & Associates of Battle Creek before forming the Robert B. Cain architectural firm in 1963 (*Battle Creek Enquirer* 1963d). While at Sarvis, Cain's projects included the Kellogg Community College buildings, the Kellogg Airport terminal and the Calhoun County Courthouse in Marshall (*Battle Creek Enquirer* 1963). In his own firm, prior to the city and county work in Charlotte, in the 1960s his principal works included Michigan National Bank in Grand Ledge, the Lutheran Church of Our Savior in Kalamazoo, the Allegan County Juvenile Home in Allegan, the Otsego District Library, and here in Charlotte, the Eaton County Social Services Building, which is also located in the county courthouse governmental complex on Independence Blvd. (Koyl 1970: 129). In the 1970s, he designed the 1972 Berrien Co. Juvenile Detention Center (*Battle Creek Enquirer* 1972d), and in 1973 the Calhoun County Office Building, and revised plans in 1977 for the Calhoun County Jail, both in Marshall (*Battle Creek Enquirer* 1973b; *Battle Creek Enquirer* 1977b), and in 1977 he designed the Gratiot County Jail in Ithaca and the Cass County Library in Cassopolis (*Battle Creek Enquirer* 1977c; *News-Palladium* 1977).

**American Bank of Charlotte**

This two story commercial building was built in 1974 at S. Cochran and E. Lawrence streets (101 S. Cochran), the primary intersection of Charlotte's commercial district. Its "modern" appearance created through the use of bellcast seamed metal panels, brick piers and glass window walls represents infill construction of the 1970s that is not uncommon in small cities across southern Michigan, and is its best example in the historic district.

*Robert Smith, Laitala-Freeman-Smith-Fowler, Architect*

This building was designed in 1974 by architect Robert Smith of Laitala-Freeman-Smith-Fowler Architects, Lansing (Omoto 1980). Laitala-Freeman-Smith-Fowler Architects included principal Walter M. Laitala (1917–1992), who had been a partner in Laitala and Nuechterlein, noted for their "Michigan Modern" designs, "responsible for a number of spectacular homes in mid-Michigan, in addition to many churches and schools" in the 1950s and 1960s including in the early 1950s Glencairn School and Maple Hill School in Lansing and additions to Bailey School and alterations to Central School in East Lansing, and in the 1960s Okemos High School (1961, now Chippewa Middle School). The firm dissolved by 1966 and in 1972 Laitala merged with Freeman Smith and Associates to form Laitala, Freeman, Smith, and Fowler (Bandes 2016: 102, 170-172, 230). Among other commissions, Robert W. Smith, who was a principal and president of the merged firm, in 1979 designed the Islamic Center in East Lansing (Bandes 2016: 214; Eckert 1993: 301).

Most of the buildings in downtown Charlotte and adjacent neighborhoods were built by anonymous builders from plans they provided or from designs of unknown architects. The few local builders, contractors, carpenters and masons recorded in historic documents that we can identify today are presented below.

**Eaton County Building, Alonzo Baker, Carpenter and John Strickland, Mason**

This small single story vernacular structure, built in 1842 facing the square at 115 W. Lawrence, is important as the oldest brick building in downtown Charlotte and one of the oldest buildings in the city. It represents the earliest efforts of Charlotte to confirm its status as the Eaton County seat. In 1842 the county commissioners



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authorized construction of offices for county officers and allotted \$251.75 to Alonzo Baker for "material for and labor on the clerk's office," and \$149.00 to John Strickland for "mason work on office and brick furnished," and the building was constructed and furnished at a total cost of \$467.42 (Durant 1880: 357). Neither Alonzo Baker nor John Strickland appears in three of the early state gazetteers for 1840, 1856 or 1863, when they would have been active (Blois 1840; Sutherland 1856; Clark 1863).

**Culbertson & Titus, Contractors, 106 S. Cochran Street**

This two story business block was constructed by Culbertson & Titus in 1904 (Lowrey 1907: 55). While there are entries for Byron J. Culbertson, insurance and real estate in the 1880s through 1893 state gazetteers in Charlotte, and a listing for Rev. W. S. Titus in the 1897 state gazetteer, there are no entries for Culbertson & Titus, who are not listed in state gazetteers for the period, and the men and partnership also did not turn up through an internet and newspapers search. The firm appears to be a family affair, as Byron J. Culbertson married Amanda Titus, and their son, Harry Culbertson, apparently carried on in his father's footsteps, graduating from the University of Michigan Engineering School 1906 and founding his own construction company in 1912 (*Battle Creek Enquirer* 1954c; *Detroit Free Press* 1971). It appears likely that the Titus in the firm would be William Sanford Titus, who was Amanda's brother (named after Titus, Senior).

**Contractor named Martin; J.A. Miller foundry, 124-126 S. Cochran Collins Drug Store Building**

A. B. Collins & Co. is called the "pioneer drug store in Charlotte," founded in 1857, the year before George Vincent Collins built this brick building at 124 S. Cochran, "the first brick store built in Charlotte" (Durant 1880: 392; Lowrey 1907: 40; Citizens Historical Association 1942). Collins hired a "contractor named Martin" to build the store, with bricks produced by the Tower brick kilns on Lawrence Avenue (Citizens Historical Association 1942). No one named Martin appears in the Charlotte business directory in the 1856 or 1863 state gazetteers (Sutherland 1856: 26-27; Clark 1863).

The kick plate beneath the door leading to the steps to the second story is embossed "J. A. MILLER / & CO. / CHARLOTTE, MICH. 1902." The firm included John A. Miller, who is listed in the 1875 state gazetteer as "Founder and Machinist General Job Work and Machine Repairing, Cochran Ave." (Polk 1875: 292). He survived a fire that burned his foundry and most of his tools, and resulted in an appeal by the local newspaper to help him recover, explaining how he had come to Michigan and built his business from scratch after losing everything he had during the failure of the Michigan banks (*Charlotte Leader* 1875b: 1). Apparently the appeal worked, because in the 1879 state gazetteer he is listed as John A. Miller & Co. (John A. and Marshall A. Miller, Van R. Davis), Founders (Polk 1879: 280), which continues in the 1883 through 1893 editions, but with only the two Millers as principals, and then in the 1897 edition only as John A. Miller, Founder (Polk 1883: 380, 1885: 405, 1887: 417, 1889: 436, 1893: 382, 1897: 424).

**A. R. Moore's Foundry, 111-13 W. Lawrence**

No. 111-13's cast-iron columns were a local product, fabricated in 1872 by Moore's Foundry in Charlotte (*Charlotte Republican-Tribune* 1963: 69). Moore does not appear in the 1856 or 1863 state gazetteers but A. R. Moore is listed in the 1873 state gazetteer in Charlotte under agricultural implements and has an advertisement stating he was a manufacturer of "agricultural implements, iron fronts, sawing machines, light and heavy castings, cider mills, etc." (Scripps and Polk 1873: 143, 144). Moore ran a series of newspaper advertisements in Charlotte during the 1870s emphasizing his implements business. Typical is an advertisement in 1875 in the *Charlotte Leader* that identifies Moore's business as the Charlotte Foundry and Machine Shop, located "east of the court

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house square" (*Charlotte Leader* 1875a).

**Frank J. Curtis, Contractor**

Charlotte contractor Frank J. Curtis constructed additions to the Charlotte Chair Co. at 339-401 N. Cochran, a machine and stock room building in 1916, and, as reported in 1920, "Work Will Start on Charlotte Additions," a two story brick 64x98 foot structure and a single story brick 28x60 foot building, generally south and west of the original plant, doubling capacity of the facility (*Lansing State Journal* 1916c, *Lansing State Journal* 1920f).

About 1919, Curtis was hired to build a garage for Lawrence Robinson on the east side of South Cochran Street next to the Masonic Temple, where the former city garage stood that had been destroyed by fire (241 S. Cochran Avenue) and another garage for the Munger Hardware Co. on the west side of Cochran (228 S. Cochran) (*Lansing State Journal* 1919j). Curtis also built a number of houses in Charlotte. In 1911, he purchased two lots on the former Dr. LeRoy Weaver property on S. Cochran (337 S. Cochran), where he proposed to "erect a fine modern residence on one lot," and sold the other to L. J. Mouser, "who has \$2,500 contract with Curtis to also build him a new house" (*Lansing State Journal* 1911g). This description indicates 321 S. Cochran is the house built by Curtis, possibly as late as 1918.

Earlier in Charlotte, in 1911, Curtis was awarded contracts to build the Charlotte power plant, eighteen by twenty-five feet by eighteen feet high with a fifty foot tall smokestack, and also the office and packing house for the William Breitmeyer wholesale florist business on W. Harris Street (*Lansing State Journal* 1911k), and in 1916 he built a "Model Garage" on East Lawrence Avenue, east of the city fire station for Goldsmith & Robinson, the "finest in the city" (demolished, site of current Municipal Building) (*Lansing State Journal* 1916c). In 1914, he had been one of seven bidders for Charlotte's new high school addition, but his estimate was over \$2,000 higher than the contractor that won the project, Price Brothers of East Jordan (*Lansing State Journal* 1914g, *Lansing State Journal* 1914h, *Lansing State Journal* 1914i).

He was also active outside of Charlotte. In 1921 he was awarded the contract to build a textile and yarn factory in Eaton Rapids for John R. Davidson (*Lansing State Journal* 1921o). He retained an interest in building in his later years, serving on the board of directors of the Charlotte Federal Savings & Loan Association for eighteen years until his death in 1956 (*Battle Creek Enquirer* 1956c).

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POLITICS /GOVERNMENT

EDUCATION

RELIGION

TRANSPORTATION

Architect / Builder

*Architects*

Clare Allen

R. W. Arnold

Sidney J. Osgood

Daverman & Son

Warren S. Holmes

James A. Wetmore/ Lowell W. Baker

Smith, Hinchman & Grylls

R. V. Gay

Clausen Co. (Cyril Edward Schley?)

Kenneth C. Black Associates, Inc.

Thos. Benjamin & Son

Robert Smith, Laitala-Freeman-Smith-Fowler

Robert Cain

*Builders-Contractors*

Bradford Kellogg

Henry Fildew

Alonzo Baker

John Strickland

Culbertson & Titus

Robert Duane Wheaton

Frank J. Curtis

W. H. Wells & Co. (stained glass)

Prindle Brothers

William Greensmith

Mark Hall

Price Brothers

Spence Brothers

Foster-Schermerhorn-Barnes, Inc.

Original Cabinet Co.

L. L. Wells

Clausen Co.

Haussman Construction Co.

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National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Charlotte Central Historic District

Name of Property

Eaton Co., Michigan

County and State

Name of multiple listing (if applicable)

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Name of Property

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UTM References

<i>Point</i>	<i>Zone</i>	<i>Easting</i>	<i>Northing</i>	<i>Lat</i>	<i>Long</i>
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B2	16	677411	4715121	42.56812°N	-84.83852°E
C3	16	677570	4715128	42.56814°N	-84.83659°E
D4	16	677577	4714774	42.56496°N	-84.83661°E
E5	16	677421	4714728	42.56458°N	-84.83852°E
F6	16	677434	4714300	42.56072°N	-84.83850°E
G7	16	677593	4714069	42.55861°N	-84.83663°E
H8	16	677660	4713917	42.55722°N	-84.83586°E
I9	16	677758	4714189	42.55965°N	-84.83459°E
J10	16	677916	4714073	42.55857°N	-84.83270°E
K11	16	678011	4714232	42.55998°N	-84.83150°E
L12	16	678000	4714498	42.56237°N	-84.83154°E
M13	16	678068	4714505	42.56242°N	-84.83071°E
N14	16	678045	4714751	42.56464°N	-84.83092°E
O15	16	677832	4714787	42.56501°N	-84.83350°E
P16	16	677827	4715048	42.56736°N	-84.83348°E
Q17	16	677625	4715236	42.56910°N	-84.83588°E

**FIGURE 1**  
**CHARLOTTE CENTRAL**  
**HISTORIC DISTRICT**  
**Charlotte,**  
**Eaton County, Michigan**

**Legend**

-  District Boundary
- District Structures**
  -  National Register-Listed
  -  Contributing
  -  Noncontributing



0 250 500 1,000  
 Feet

Map Revision Date: 25 April 2017



**FIGURE 2**

**FIGURE 3**

**FIGURE 6**

**FIGURE 4**

**FIGURE 5**

**FIGURE 7**

McClure St

Foote St

Stoddard St

Cochran Ave

Washington St

Hall St

Oliver St

Harris St

Lansing St

Gale St

Lawrence St

Lovett St

Oliver St

Seminary St

Seminary St

Krebs St

Horatio Ave

Henry St

Pleasant St

Prairie St

Clinton St

Sheldon St

Bostwick St

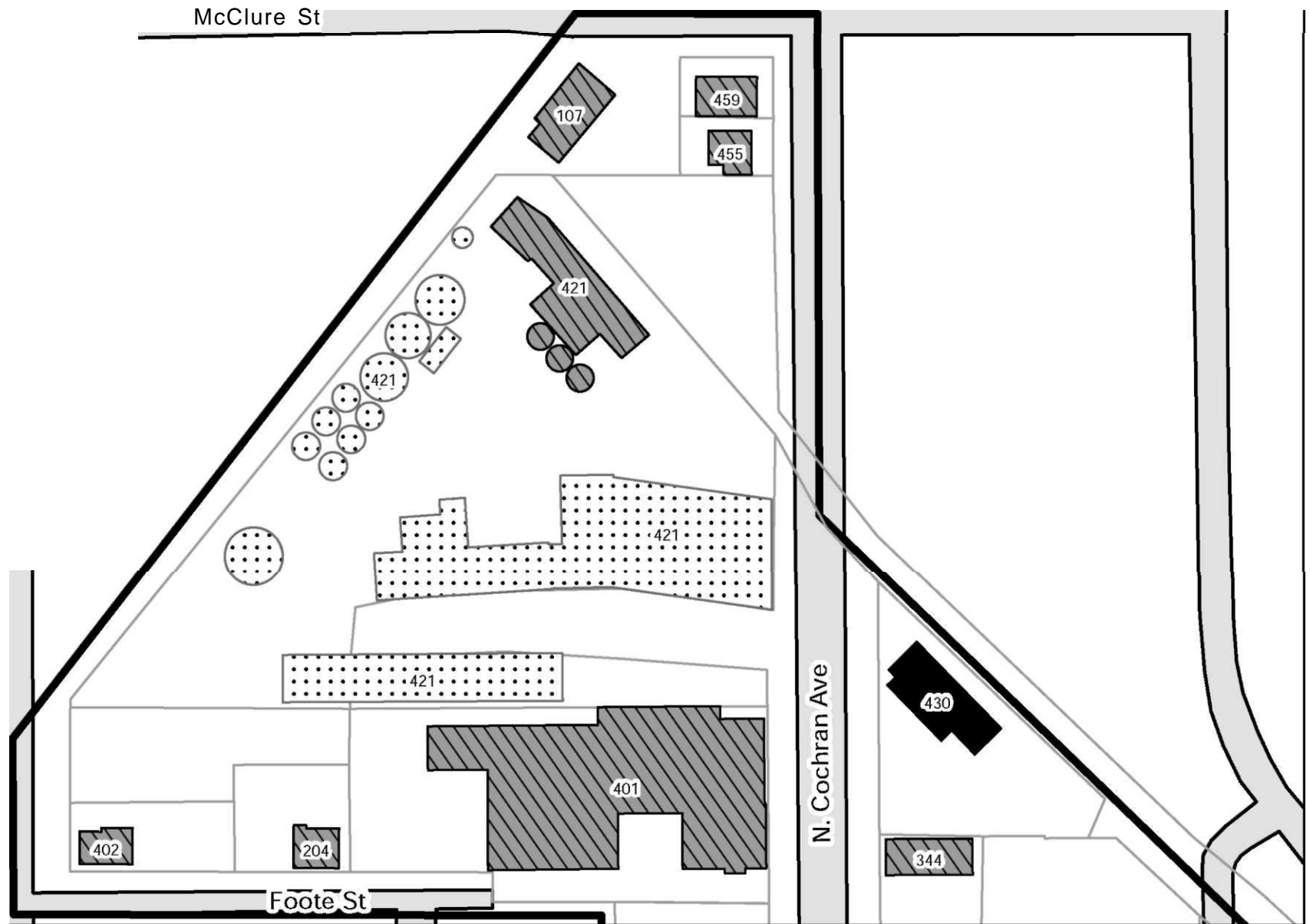


FIGURE 2  
 CHARLOTTE CENTRAL  
 HISTORIC DISTRICT  
 Charlotte, Eaton County, Michigan

# LEGEND

- | District Boundary
- Property Boundaries
- National Register-Listed
- Contributing
- Noncontributing

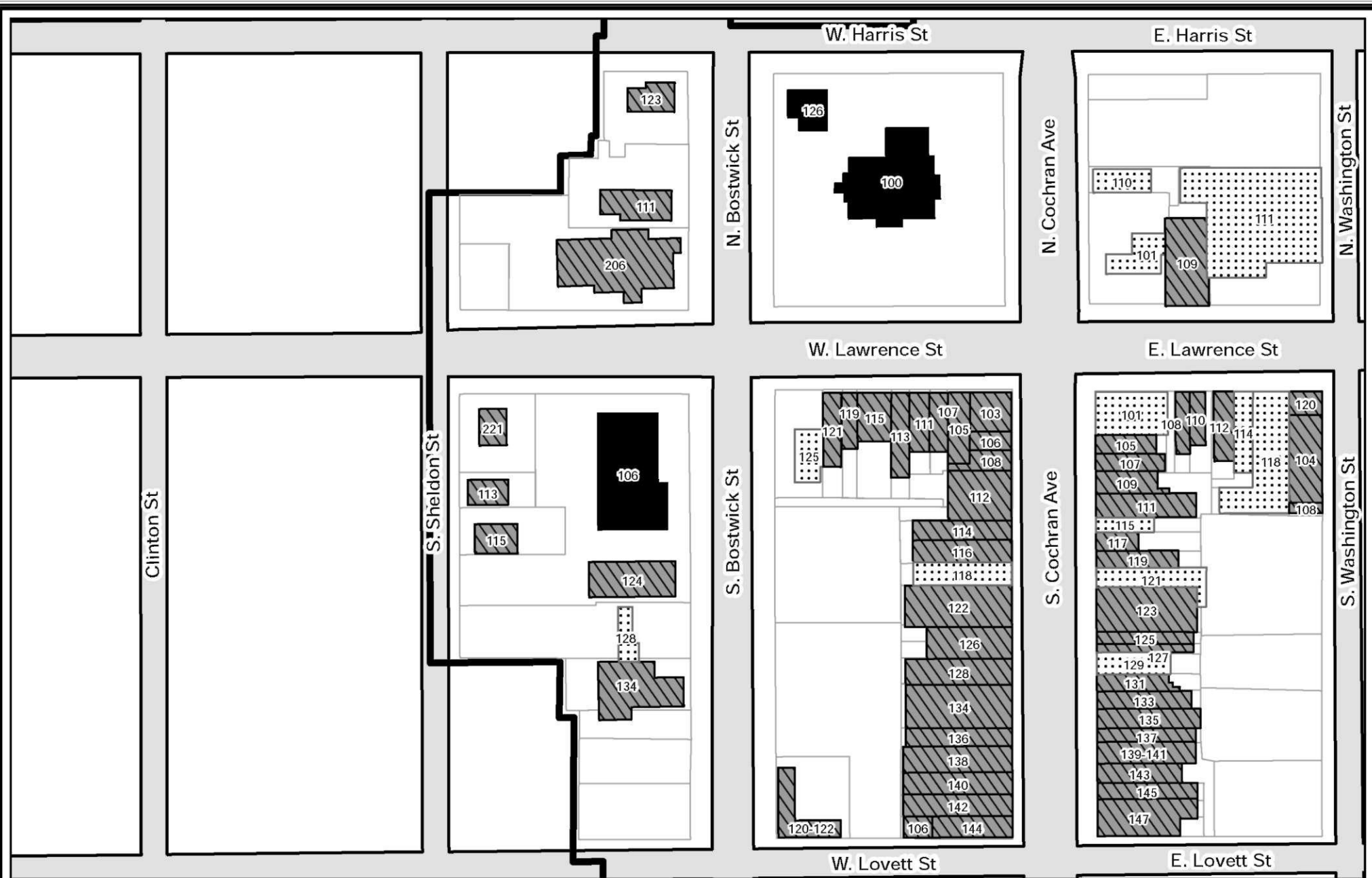


Map Revision Date: 25 April 2017

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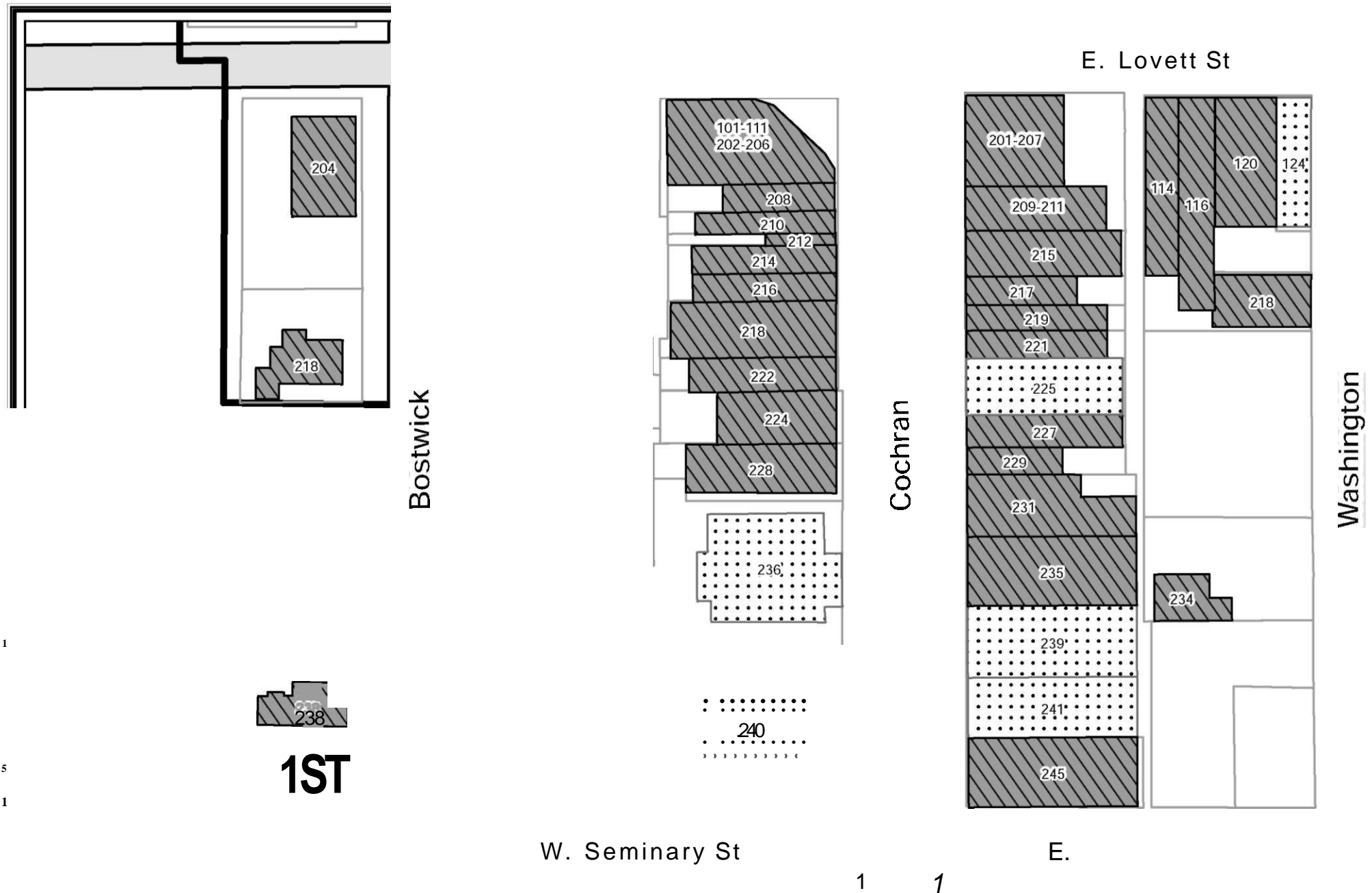


**FIGURE 4**  
**CHARLOTTE CENTRAL**  
**HISTORIC DISTRICT**  
Charlotte, Eaton County, Michigan



Map Revision Date: 25 April 2017





**FIGURE 5**  
**CHARLOTTE CENTRAL**  
**HISTORIC DISTRICT**  
 Charlotte, Eaton County, Michigan



Map Revision Date: 25 April 2017  
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FIGURE 6  
 CHARLOTTE CENTRAL  
 HISTORIC DISTRICT  
 Charlotte, Eaton County, Michigan



Map Revision Date: 25 April 2017

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LEGEND

- ^ ^ ^ ^ District Boundary
- Property Boundaries
- National Register-Listed
- Contributing
- Noncontributing

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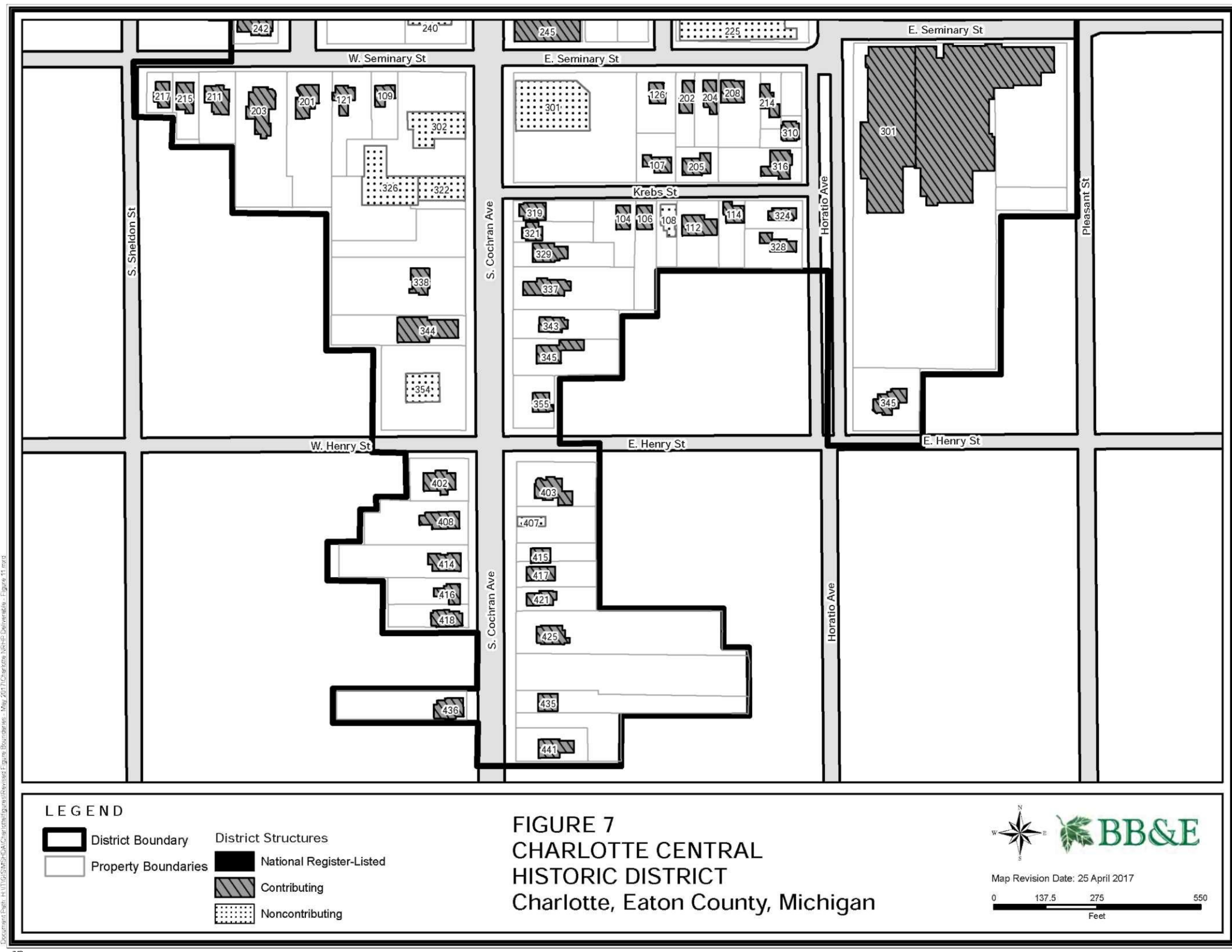


FIGURE 7  
CHARLOTTE CENTRAL  
HISTORIC DISTRICT  
Charlotte, Eaton County, Michigan

Map Revision Date: 25 April 2017

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