

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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APR 3 1976

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APR 30 1976

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

North Lansing Historic Commercial District

AND/OR COMMON

North Lansing Historic Commercial District

2 LOCATION

STREET & NUMBER

East Grand River Avenue and Turner Street

NOT FOR PUBLICATION

CITY, TOWN

Lansing

CONGRESSIONAL DISTRICT

6

STATE

Michigan

VICINITY OF

CODE

26

COUNTY

Ingham

CODE

065

3 CLASSIFICATION

CATEGORY

☒ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☐ PRIVATE☒ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☒ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☒ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☒ COMMERCIAL☐ EDUCATIONAL☒ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☒ PARK☐ PRIVATE RESIDEN☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Multiple ownership

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Register of Deeds

STREET & NUMBER

Ingham County Courthouse

CITY, TOWN

Mason

STATE

Michigan

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic Lansing District Study

DATE

1972

☐ FEDERAL ☒ STATE ☐ COUNTY ☒ LOCALDEPOSITORY FOR
SURVEY RECORDS

Lansing Public Library

CITY, TOWN

Lansing

STATE

Michigan

(continued)

7 DESCRIPTION

CONDITION

☐ EXCELLENT
☒ GOOD
☒ FAIR

☒ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The North Lansing Historic Commercial District of Lansing, Michigan represents a once bustling commercial and industrial center situated along the 100 and 300 blocks of East Grand River Avenue (formerly Franklin Street), the 1200 blocks of Turner Street and a portion of the 1100 block of Race Street (formerly the Mill-Race). The district includes fifty structures; six of which are considered intrusions* because of their inconsistency with the historic nature of the district. The structures within the district are of a second and third generation construction in North Lansing.

Development in North Lansing began on the east side of the Grand River just south of the district, with the erection of Colonel John W. Burchard's log cabin in 1843. Burchard died the following year and his home was subsequently enlarged and converted into a hotel--initially called the Seymour House, then the Franklin House, and finally the Franklin Terrace. Soon after, small wooden frame stores opened up on Grand River Avenue (Franklin Street), along with several grist mills and small foundries, and a woolen mill adjacent to the Mill Race. Several major fires (1866, 1871 and 1879) destroyed all structures but the most sturdy brick buildings in North Lansing. Those remaining are from a diverse array of architectural periods forming a small, but distinctive commercial and industrial community.

Various architectural styles exemplified within the district include the Italianate Commercial of the mid-1860's and late 1880's (206 Grand River Avenue and 1207 Turner Street), the Romanesque Revival (202-204 Grand River Avenue), and a stock, functional commercial style of local origin (1238 Turner Street and 120 E. Grand River Avenue).

The structures comprising the North Lansing Historic Commercial District characterize the contemporary styles of mid-western small town development. As most were constructed by local contractors, few records were kept concerning the architects or builders and that information is now unknown. All buildings are of brick construction, unless otherwise noted; and much of it was supplied by Beale Brick Yard, a North Lansing industry located five blocks east of the district on Grand River Avenue (Old Franklin Street). The buildings are structurally sound and functional.

Construction of historically significant structures occurred from the mid-1860's through the mid-1920's, while newer structures (1920-1950) are listed as intrusions. Ground levels in most cases (exceptions shall be noted later) and all interiors have been altered. The buildings are generally two story structures, the first story being a "store front," with either apartments or offices on the upper level.

The district has been arranged into thirteen linear blocks. Block names were determined by historical significance, building name, name plate, or corner store description. The blocks are generally contiguous, but not necessarily uniform in style. Blocks #8 and #12 are not cohesive, due to intrusions constructed on burnt-out sites.

(continued)

*Intrusions are 201, 216 and 319 E. Grand River and 1214, 1220-1222, and 1232 Turner Street, and a salvage yard located behind 1208-1212 Turner Street.

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Michigan Inventory of Historic Resources
1976 State

Michigan History Division, Michigan Department of State
Lansing Michigan

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NORTH LANSING BLOCK INVENTORY AND DESCRIPTION

Block #1, Rouse-Bopp Block, 1132-1134 N. Washington (1910) is moderately representative of Georgian American style, with a broken masonry trim line and interesting brick work on the cornice. Around the corner at 102-104 Grand River Avenue and including 1136 Washington (1895) is an exceptionally fine example of Georgian American. Especially worthy of notice is the Eastlake-Romanesque wood cornice on a raised parapet. Number 106 (1895) also a Georgian American design but with Victorian influences seen in the off-center gabled parapet under which is a brick arch enclosing two half-circular ornamental windows; the cornice work on the gable is excellent. The Bopp Building, #108 (1893) is a mixture of Renaissance and Romanesque in stone and masonry with a semi-elliptical decorative arch. Number 110 (1917) is a one story functional commercial style, while #120 (1925) is a modest one story functional structure in a variant of the Italianate style.

Block #2, the Estes-Kyte Block on E. Grand River Avenue represents an interesting array of building types at the west end of the district. Built in 1917, Estes, at 101-105 has a contemporary metal facade masking the soft Neo-Classic commercial style representative of the 1920's. Number 109, which is also covered over, represented the American vernacular commercial style and has arched radiating voussoirs over the windows. Number 111-113 typifies the same era. Number 115-123 (1895) is of Neo-Romanesque design highlighted with a cast iron turret overlooking the river.

Block #3, the Rork Block, west of the river on the south side of E. Grand River Avenue provides North Lansing with its finest building group in terms of unity and preservation from serious alteration. The Rork Building, 200-202 (1890) is of a well formed, stone-faced Romanesque Revival style. A central, cast iron gable occurs over a half round ornamental window both of which are above six Romanesque arched windows. Number 204 (1890) is a fine example of Victorian eclecticism with Romanesque detailing over the windows. Number 206 (1867) reflects the vernacular use of Italianate commercial style and has a unique combination of castellation, arches, and lintels over the windows. Number 208 a less ornate, three story building of Italianate commercial style has an addition in the rear, built in 1929.

Block #4, the Cady-Glassbrook Ruins at 1131 and 1131½ Race Street are the remains of a once busy cast iron foundry and machinist shop. Portions of this building were originally built in the 1850's and rebuilt in 1890 over the same site. With its varied roof lines and built of a common sort of brick, it has a slight likeness to an Italian villa in character. Renovation of number 1131 has left it substantially altered, while number 1131½ is in a state of deterioration. The mill race which ran beside these buildings can be found beside the basement of 1131.

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Block #5, the Affeldt-Preuss Block on the north side of Grand River Avenue also possesses a variety of architectural features. The Affeldt Building, #303-305, originally built in 1890 by Fred Affeldt and rebuilt by his son, John, in 1924, reflects their European background in the Dutch/German Renaissance design. A small central semi-elliptical parapet with a detailed double masonry trim line highlights this structure which has a heavy masonry/stone central entrance with a name and date stone above it. A mural begun in the fall of 1975 on the west face of the Affeldt Building has become a focal point of the entire district. Number 307-309 (1877) is of a Romanesque Revival style and has a full length block parapet and two large semi-circular, radiating arch voussoirs with a masonry keystone. The Preuss Building, #311 (1920) is typical of American vernacular design. The North Lansing Community Hall (the Old Lake Shore waiting room) at #313 (1914) represents Georgian American influence with its flattened masonry archway and keystone. From 1914 to the mid-sixties it was the home of the North Side Commercial Club.

Block #7, the Preuss-Reutter Block on the southside of Grand River Avenue is of two distinct architectural epochs. Numbers 302, 306 and 308 (built in 1923, 1924, and 1925 respectively) are characteristic of the non-descript American commercial style which prevailed during the building boom that followed World War I. Number 302 was extensively altered on the first level to a pseudo-colonial style and although 306 and 308 had been originally built in 1875 they were extensively rebuilt. Number 304, first built in 1865 is the oldest structure standing in North Lansing. With a style similar to number 208 in Block #3 it has detailed work over the window and below the cornice.

Block #8, the Downer Block on the north side of Grand River Avenue is named for the famed Downer Hall, located near 319, which had been a significant social gathering place from the late 19th century through the 1940's. Number 317 (1913) characterizes the functional commercial style of the turn of the century. Number 327 (1928) also is representative of the vernacular functional American building. Number 329 (1928) is a Neo-Classical bank building constructed on the site of an early commercial venture (Meade's Market) in North Lansing. The present bank building is highlighted by a central semicircular double transom window under a nameplate, surrounded by pilasters rising to an ornamental pediment in the cornice.

Block #9, the Grand Hotel, (1913) at 401-403 Grand River Avenue, on the corner of Grand River Avenue and Center Street is one of the oldest hotels in the city in continuous use. On the eastern boundary of the district this three story Georgian-American styled structure has long been a landmark of North Lansing. Originally called "The Digby" it competed with two other hotels located on the adjacent corners.

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Block #10, the Pearls-Mill Block, on Turner Street is named for the site of Lansing's first flour mill (Pearls Mill, later called the Old Christian Breisch Mill). Numbers 1201-1203 (built in 1926) and 1205 (of 1900) are one story buildings of functional commercial design of marginal quality and have Romanesque style windows. Number 1207 (1895) is an Italianate commercial with interesting detail work under the cornices. Number 1209 (built in 1895) is also Italianate with similar cornice work plus ornamentation on the window lintels.

Block #11, the Union Block, on the west side of Turner Street is so called because of the total uniformity of 1213-1221, all built between 1877 and 1878. They are of an Italianate commercial style with simple design. Numbers 1217 and 1219 have the only remaining cast iron facades. These, on the first floor only, were forged at the Cady-Glassbrook Foundry (undocumented). The columns surrounding the main doors are supporting an extended, decorated floral lintel. The Union Block also has a ten-foot high, narrow door (1219½) which has similarly decorated lintels. Number 1223 (built in 1907) is characteristic of an early twentieth century multi-level (three and a half story) warehouse/factory design with three rows of fifteen semi-elliptical single sash windows on the open north side and large single sash windows in the front. The rear portion was added in 1951.

Block #12, the Dunham Block on the east side of Turner Street was the site of the old Dunham Hardware Store which occupied #1216-1218 from 1890 to the mid-thirties. Number 1208-1212 (built in 1905) is of functional Italianate style. The Dunham Building, number 1212-1218 (built in 1890), the finest specimen in the block, is a Romanesque Revival design combined with a double gabled parapet facade representative of the "boom-town" type of development. The heavy stone Romanesque arches over the center windows and the radiating arches with a keystone under the corner gables highlight this building. Numbers 1224-1226 (1911) is a masonry block constructed of lesser quality Romanesque Revival design, characterized by the work over the first floor windows. Colonial shutters on the windows of both stories have altered the building's appearance which had been reminiscent of an old frontier jail. Number 1232a (1916) is the remains of an old wood shed and is one of the only wood structures remaining in the district.

Block #13, the Grange Hall at 1250 Turner Street is the old State Grange Building (1880). This is a good example of a three story Italianate commercial design with the voussoirs and keystone common in many of the other North Lansing Italianate structures.

8. SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The North Lansing Historic Commercial District is inheritor of a once dynamic and fast-moving past which dates back to the mid-nineteenth century. It was born when the first parcels of land in Lansing were sold (in separate transactions) to three enterprising men in the late 1830's. By 1843 North Lansing had built its first industry, a saw-mill, and was well on its way to establishing itself as the commercial-industrial center of Lansing. Because of its early beginnings, North Lansing has the distinction of possessing more historic buildings than any other section in Lansing. The Historic Commercial District contains the greatest cluster of these structures.

The present Lansing was put on the map in the year 1836 when James Seymour purchased property in North Lansing, later to be known as Lower Town. The designation "Lower Town" was used to distinguish the north end settlement from the mushrooming cluster of cabins further south along the river. Where the Red Cedar emptied into the Grand there were some widely spaced shacks mid-way up the big bend. Others were situated on the west bank of the Grand, between East Allegan and Saginaw Streets. North Lansing's commercial expansion greatly influenced the settling of Upper Town and Middle Town.

In spite of the fact that James Seymour was never a permanent resident in Lansing, he developed the water power system on the Grand River in North Lansing, built saw mills and is considered the founder of the city. The first resident actually to settle in North Lansing was (Colonel) John W. Burchard, an attorney from Mason, who purchased land from Seymour on October 13, 1841. Burchard built the first log cabin in Lansing in 1843 and located it in the block near East Franklin Avenue (East Grand River Avenue) near Center Street. Later in 1843, Burchard built a dam across the Grand River and planned to construct a mill. He, unfortunately, never got a chance to build, for on April 7, 1844 while out inspecting a break in his dam, Burchard drowned in the turbid, spring, rain-swollen river.

James Turner was appointed administrator of Burchard's estate, and the property once again reverted to James Seymour who eventually built the mill Burchard had envisioned. With help from Joab Page and his son-in-law, Witney Smith, Seymour enlarged Burchard's old house in 1847 and converted it into Lansing's first hotel - "The Seymour House" which is located in the Preuss-Reutter Block.

An amusing anecdote concerning the Seymour House has it that the hotel was built in anticipation of accommodating the 1848 Michigan Legislature. Of course people thought this to be preposterous. Everyone knew Detroit was the capital city; why would the legislature need the accommodations of a Lansing hotel? While people were still trying to diagnose Seymour's seemingly sudden malady, the Honorable James Seymour was off lobbying in Detroit to have the capitol relocated---in Lansing! When the legislature

(continued)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

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- Cesar, Ford. "Interview," July 29, 1975 and July 30, 1975.
- City of Lansing. "City Assessor's Field Sheets," 1975. (continued)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 11

UTM REFERENCES

A 16 700710 4735640
ZONE EASTING NORTHING
C 16 700340 4735370

B 16 700720 4735380
ZONE EASTING NORTHING
D 16 700340 4735640

VERBAL BOUNDARY DESCRIPTION

The western border is from 120' N. of E. Grand River Avenue to 120' S. The southern border goes E. 445' then cuts S. 110' to head E. for 195' to include 1131 Race Street. The S. border angles N. to a point 735' E. of SW corner and 130' S. of E. Grand River Ave. continuing 290' E. before heading N. 145' and then E. 220'. The E. border is 120' long. The traverse runs W. behind the buildings on E. Grand River Ave. for 135' jutting N. to a point 150' W. of the NE corner and 95' N. of E. Grand River Ave. and then runs 250' W. to the RR tracks. The RR tracks are followed N. (continued)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

ORGANIZATION

Community Design Center

DATE

August 11, 1975

STREET & NUMBER

935 N. Washington Ave.

TELEPHONE

482-0809 or 482-0800

CITY OR TOWN

Lansing, Michigan (continued)

STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Dep. State Historic Preservation Officer

DATE 3/30/76

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

4/30/96

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

7.30.76

KEEPER OF THE NATIONAL REGISTER

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got wind of this foolish project, they had a hardy laugh. As a joke Lansing was nominated, fully expecting the nomination to be overridden in the next session--it wasn't. On March 16, 1847, Lansing was named as the seat of government for Michigan. The capitol building was built in Lansing the following year. Never again would people snicker at James Seymour's "pipe dreams."

Shortly after Lansing became the seat of government, North Lansing experienced a dramatic commercial and industrial surge. In 1847, the first of many manufacturing enterprises emerged. The more affluent businesses were the Seymour Saw Mills, the Cady-Glassbrook Foundry and Machine Works located on the Mill Race (Race St.) off of Franklin Avenue, the Old Pearl-Mills located on the northwest corner of Turner and E. Grand River, the Parmalee Woolen Mill which stood on the northwest corner of Turner Street and E. Grand River (in the Affeldt-Preuss Block); and "Meade's Market", a popular general store situated on the northwest corner of Center St. and E. Grand River Avenue (in the Downer Block).

"Meade's Market" was by far one of the more interesting sites in Old Lower Town. James L. Meade and his partner, John Robson, began business in 1851. The firm sold everything from molasses and clay pipes to ox yokes and spinning wheel accessories. The favorite mode of travel in the early years was an ox pulled wagon, the only animal that could negotiate the deep mud of the roads around Lansing. Therefore, ox yokes were in demand and Meade and his partner kept them constantly in stock.

In a 1921 edition of the State Journal the following account is given of the Old Meade Corner and its proprietor:

...the old building was one of Lansing's first store buildings built in 1854 when Lansing was designated as the Capitol of the State in 1847, James and Horatio Seymour, New Yorkers, selected Lansing as a prospect for business. ... The Seymour's sold the site and other property to James L. Meade, a character even in that day of characters....Meade was a tailor and made his own clothes and shoes. He handled everything from ox yokes to "Meade's Pills." Meade did a flourishing business until 1863 when he believed that the Confederate States, then at war with the North, would win, so Meade sold out to his three clerks. The Old Meade Store derived lucrative business from transients who arrived on stage from Detroit. In 1921, J. G. Reutter, former mayor, bought the building.

Down the block from Meade's store located on East Grand (Franklin Street) just east of the railroad tracks (shown on the commercial district map) was another establishment which attracted great multitudes of people--Downer Hall--the only public meeting place in North Lansing. It was built about 1860 by S. P. Downer and used for many years by the residents of North Lansing. The building stood until 1940 when it was razed by Gottieh Reutter to make way for his new store.

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By the early 1870's North Lansing was a thriving commercial-industrial community, saturated with a variety of enterprising businesses. In the Lansing State Republican newspaper on September 21, 1871, North Lansing's commercial interests were highlighted and described as containing: five shoe shops, three hardwares, seven groceries, eight dry goods, three tinshops, two drugstores, two ready-made clothing stores, two meat-markets, one print office, two photo galleries, one hotel, two taverns, three saloons, two bakeries, two breweries, one cigar mfg., three agricultural implement stores, two cooper shops, two insurances, two jewelry stores, one hub factory, two millinery, one law office, two real estate firms, one barber, one slaughterhouse, three brickyards, one seed drill mfg., two barrels and stave mfg., four wagon and carriage shops, four blacksmith shops, twelve shingle mills, one iron-foundry (made iron fronts for bldgs. and Thresher), one woolen mill (steam and water powered), one chair mfg., one cabinet mfg., (steam-powered), one planing mill, one sash and door mfg., two steam-pump mfg., two saw mills (one water powered, one steam-powered), one plaster mill, one grist mill and one wool work mfg.

The period from 1873 to 1874 was not prosperous for business because of a general depression in business throughout the country. In 1875 however, a great revival in building operations resulted in the erection of about 230 structures in Lansing, 27 of which were business buildings. Two of the more prominent businesses built were Meade's flour mill and chair factory and A. N. Hart's flour mill, each being situated in North Lansing.

A business depression was not the only foe Lansing had to battle; early in April of 1875 there occurred a memorable flood of the Grand River which caused immense destruction of property. Samuel Durant gives the following account of the flood in his History of Ingham and Eaton Counties, Michigan:

...the stream spread over all the low bottom lands, and immense quantities of drift-wood mingled with ice-jam which swept down the valley bearing destruction in its course.

An immense ice-gorge formed above the city, and there was an accumulation of logs and drift-wood which foreboded disastrous results. About 11 o'clock a.m. this gorge gave way and came with terrific force down the stream. The bridges on Michigan Avenue and Shiawassee and Saginaw Streets quickly went down before the rubbish which swept against them and then followed the wooden structure on Franklin Street in North Lansing, though it resisted the pressure for a half hour, during which the people anxiously watched the increasing accumulation of rubbish and the rising waters which stood level above the top of the dam.

Shortly after the flood of 1875, erratic fires with their acrid clouds of smoke hung over North Lansing, foreboding the gradual decline of this area as the business center of Lansing. Fires were not uncommon to North Lansing, but by far the most serious one occurred on the 26th of September, 1877, when nearly an acre burned down. The property destroyed included Hart's flour mill (damages estimated at \$50,000); Parmalee

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and Company's Woolen Mill (\$33,000), Scofield's Saw Mill (\$6,000); the foundry of Cady-Glassbrook & Co. (\$4,000), and an ice-house (\$500). Besides these losses a large number of buildings on Center and Franklin Streets were greatly damaged, as were the stock piles of twenty businesses. About 100 persons were thrown out of employment, and the business of North Lansing sustained a heavy blow.

As other portions of Lansing (i.e., Upper Town and Middle Town) began attracting more people and business, North Lansing became isolated from the main-stream of Lansing's lifeline. By the early 1900's the feeling of "isolationism" was so strong that residents defyingly began shouting the slogan, "North Lansing Against the World!" Today old "Lower Town" is but a shadowy remnant of a once commercial-industrial dynamo. Although the shrill clatter and metallic grinding of awesome machinery is no longer heard, memories and a handful of old buildings remain as monuments to North Lansing's cultural and economic heritage.

The mural on the northeast corner of East Grand River Avenue and Turner Street has come to symbolize a movement to revitalize the North Lansing Historic Commercial District. Sponsored by the North Lansing Community Association, and designed by Jane Charland, the wall painting depicts several of Lansing's older homes. It is intended to be enriched by the addition of three-dimensional porches and will highlight a small public park on that corner. The mural became a project of civic interest and its preliminary dedication in October 1975 was commemorated by a North Lansing Community Associations Fun Fest at which many private individuals and public officials affirmed their commitment to the betterment and historic preservation of North Lansing.

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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RECEIVED

APR 5 1976

DATE ENTERED

APR 30 1976

CONTINUATION SHEET

ITEM NUMBER 10./11. PAGE 2

10. for 475'. West 465' from that point the boundry drops S. 450' to a point in the middle of the Grand River which then continues west 430' to connect with the original NW corner.

11. John Kern/Historic Preservation Coordinator
Michigan History Division
Department of State
Lansing, Michigan 48918

Property

North Lansing Historic Commercial District

State

Michigan

Working Number

4.5.76.58

Ingham

TECHNICALPhotos 9Maps 2

9 cont. sheets

CONTROL

cm

otherwise OK 4.7.76

HISTORIANAccept
E. Smith
4-23-76**ARCHITECTURAL HISTORIAN**

Called 4/20/76 to ask for boundary justification in terms of what surrounds the district

Accept we call
S Oldham
4/17/76

Call from John Kern - surrounding area includes residential and depressed commercial post 1920. This district represents the old commercial area. Application in re Community Block Grant funds of 3-400,000 dollars for street improvements.

ARCHEOLOGIST**OTHER****HAER**

Inventory _____

Review _____

Good nomination.

REVIEW UNIT CHIEFAccept
Cole
4-23-76**BRANCH CHIEF****KEEPER**Accept
Hernandez
4.30.76

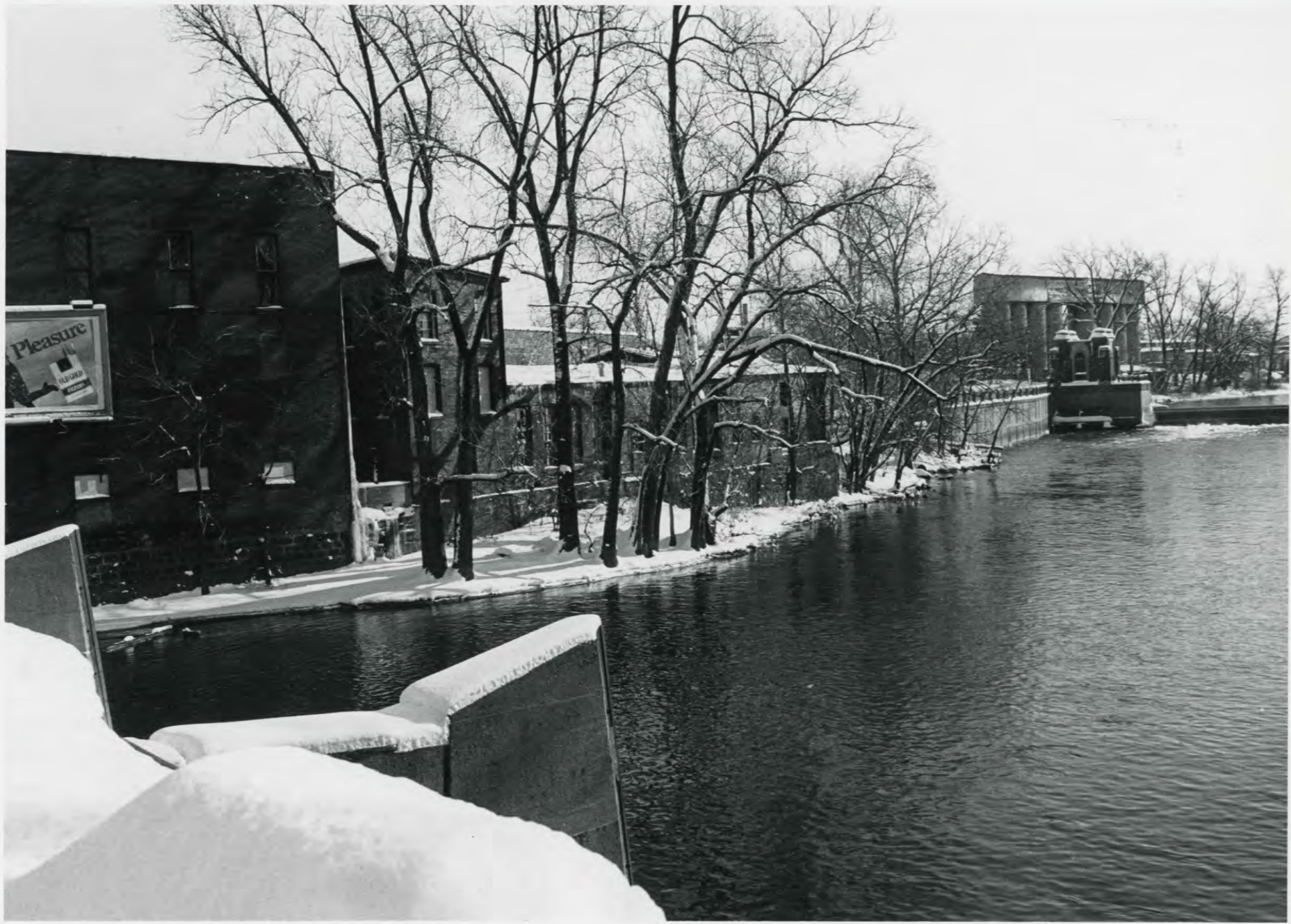
National Register Write-up _____

Send-back _____

Entered **APR 30 1976**Federal Register Entry 6-1-76

Re-submit _____

INT:2106-74



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

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DATE ENTERED

APR 30 1976

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- ENCLOSE WITH PHOTOGRAPH

1 NAME

HISTORIC North Lansing Historic Commercial District

AND/OR COMMON North Lansing Historic Commercial District

2 LOCATION

CITY, TOWN Lansing

____ VICINITY OF

COUNTY Ingham

STATE Michigan

3 PHOTO REFERENCE

PHOTO CREDIT Ben Saltzman

DATE OF PHOTO January, 1976

NEGATIVE FILED AT Michigan History Division

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

PHOTO NO.

1 49

1. Rouse-Bopp Block, E. Grand River Avenue, North facade

west facades



UNITED STATES DEPARTMENT OF THE INTERIOR
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DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

PHOTO NO. 3 and 4

3 & 4. Rork Block and Cady - Glassbrook Ruins. West facades.

Grand River Ave., North facade



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
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DATE OF PHOTO

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Michigan History Division

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DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

PHOTO NO.

349

3. Rork Block, E. Grand River Avenue. North Facade.

Commercial
Michigan
and

349



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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CITY, TOWN Lansing VICINITY OF COUNTY Ingham STATE Michigan

3 PHOTO REFERENCE

PHOTO CREDIT Ben Saltzman

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4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

11. Union Block, Turner Street. East facade

PHOTO NO.

11
4029

REGISTER

Commercial
Mich.

corner
ade



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
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3 PHOTO REFERENCE

PHOTO CREDIT

Ben Saltzman

DATE OF PHOTO

January, 1976

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DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

5. Affeldt-Preuss Block, E. Grand River Avenue. South and west facades.

PHOTO NO.

549

Commercial
City
+
River Ave., South
and west facades
549



UNITED STATES DEPARTMENT OF THE INTERIOR
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PHOTO CREDIT Ben Saltzman

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DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

PHOTO NO.

11. Union Block, Detail of east facade.

11
8 of 9

6-79



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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Ben Saltzman

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DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

PHOTO NO.

7 of 9

7. Preuss-Reutter Block, E. Grand River Avenue, Detail of North facade.

Detail of North facade

facade

7 of 9



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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PHOTO CREDIT

Ben Saltzman

DATE OF PHOTO

January 1976

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Michigan History Division

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT. GIVE BUILDING NAME & STREET

PHOTO NO. 8 of 9

8. Downer Block, E. Grand River and Center Street. South and east facades.

South and east facades

east facades.



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
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3 PHOTO REFERENCE

PHOTO CREDIT

Ben Saltzman

DATE OF PHOTO

January, 1976

NEGATIVE FILED AT

Michigan History Division

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

PHOTO NO.

949

9. Grand Hotel, E. Grand River Avenue, and Center Street. South and west facades.

#9 Grand Hotel, E. Grand River Ave. and Center St.
South and west facades.

and west facades.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

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DATE ENTERED

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SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

1 NAME

HISTORIC North Lansing Historic Commercial District

AND/OR COMMON North Lansing Historic Commercial District

2 LOCATION

CITY, TOWN Lansing VICINITY OF COUNTY Ingham STATE Michigan

3 MAP REFERENCE

SOURCE United States Geological Survey

SCALE 1:24000 DATE 1965 (photorevised 1973)

4 REQUIREMENTS

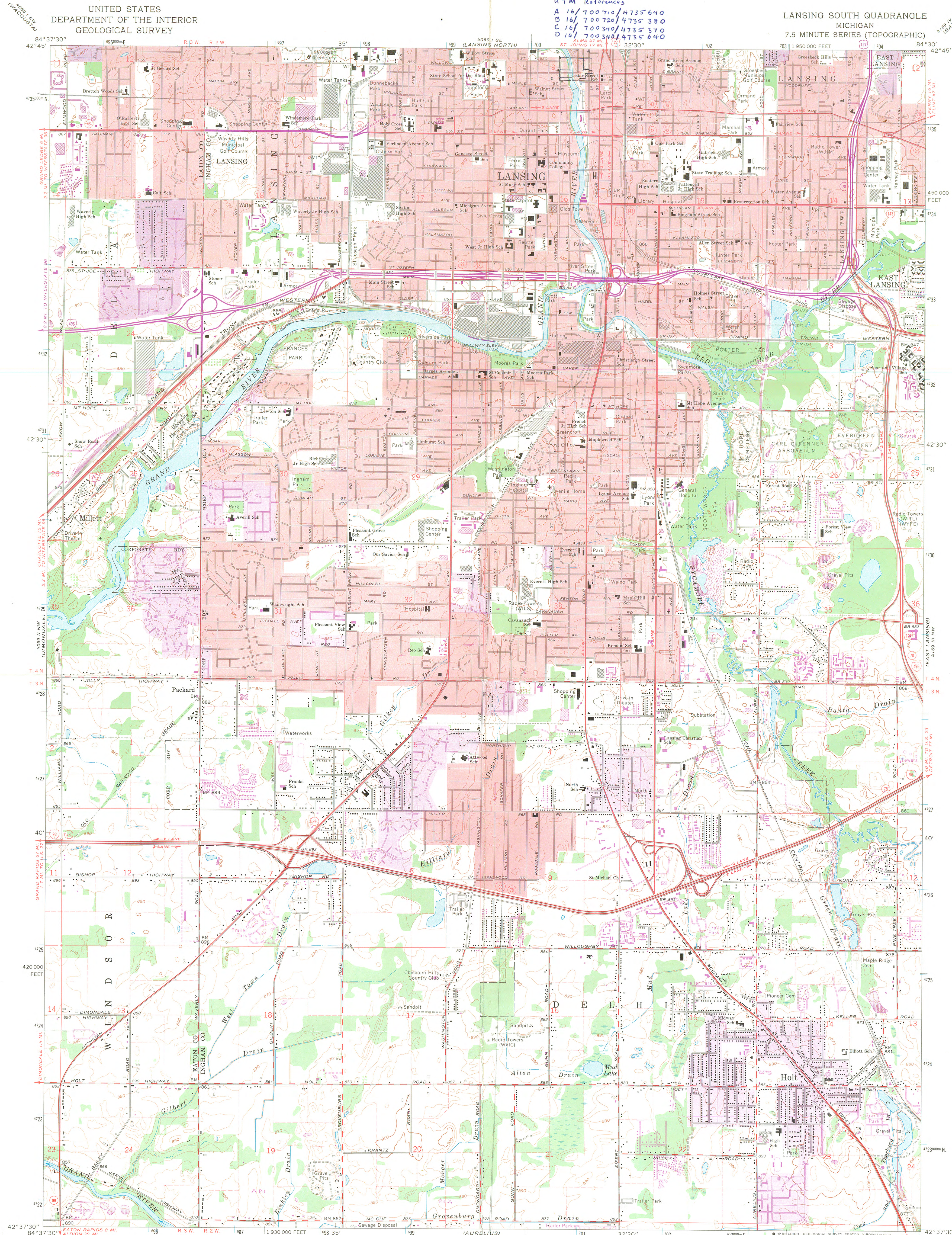
TO BE INCLUDED ON ALL MAPS

1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES

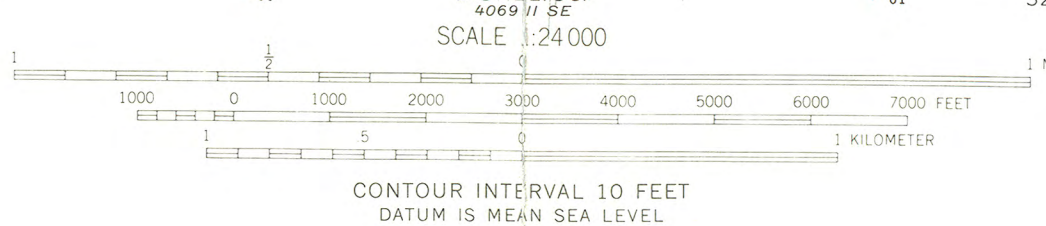
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

North Lansing Historic Commercial District
Lansing, Michigan
UTM References
A 16/ 700 710/ 4735 640
B 16/ 700 720/ 4735 380
C 16/ 700 340/ 4735 370
D 16/ 700 340/ 4735 640

LANSING SOUTH QUADRANGLE
MICHIGAN
7.5 MINUTE SERIES (TOPOGRAPHIC)

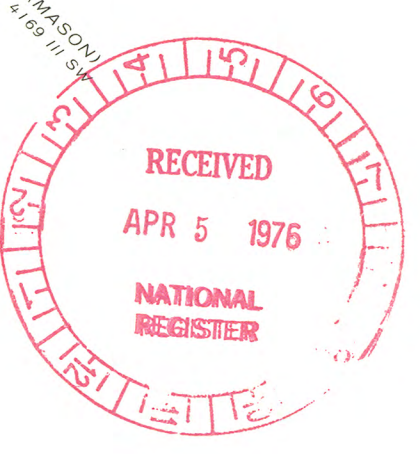


Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial
photographs taken 1964. Field checked 1965
Polyconic projection. 1927 North American datum
10,000-foot grid based on Michigan coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 16, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
Revisions shown in purple compiled from aerial photographs
taken 1973. This information not field checked
Purple tint indicates extension of urban areas



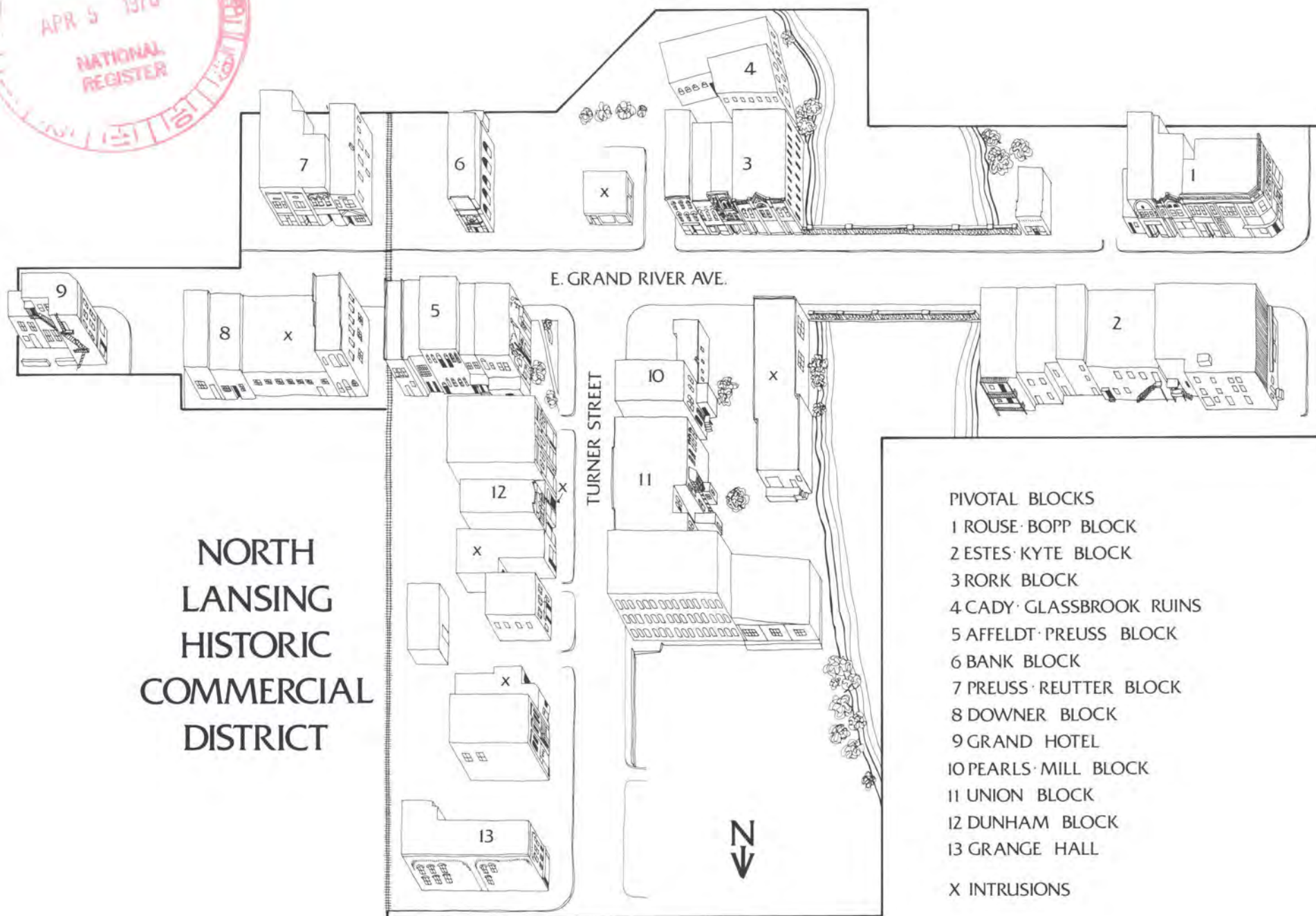
ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route U.S. Route State Route

LANSING SOUTH, MICH.
N4237.5-W6430.7/5
1965
PHOTOREVISED 1973
AMS 4069 II NE-SERIES V682





NORTH LANSING HISTORIC COMMERCIAL DISTRICT



- PIVOTAL BLOCKS
- 1 ROUSE-BOPP BLOCK
 - 2 ESTES-KYTE BLOCK
 - 3 RORK BLOCK
 - 4 CADY-GLASSBROOK RUINS
 - 5 AFFELDT-PREUSS BLOCK
 - 6 BANK BLOCK
 - 7 PREUSS-REUTTER BLOCK
 - 8 DOWNER BLOCK
 - 9 GRAND HOTEL
 - 10 PEARLS-MILL BLOCK
 - 11 UNION BLOCK
 - 12 DUNHAM BLOCK
 - 13 GRANGE HALL
- X INTRUSIONS

MAY

Form No. 10-301
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

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APR 30 1976

DATE ENTERED

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North Lansing Historic Commercial District

AND/OR COMMON

North Lansing Historic Commercial District

2 LOCATION

CITY, TOWN

Lansing

____ VICINITY OF

COUNTY

Ingham

STATE

Michigan

3 MAP REFERENCE

SOURCE

Sketch map

SCALE

none

DATE

January 1976

4 REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES

ENTRIES IN THE NATIONAL REGISTER

STATE MICHIGAN

Date Entered APR 30 1976

Name

Location

Farwell Building

Detroit
Wayne County

L North Lansing Historic Commercial
District

Lansing
Ingham County

Also Notified

Hon. Philip A. Hart
Hon. Robert P. Griffin
Hon. Charles C. Diggs, Jr.
Hon. M. Robert Carr
Regional Director, Mid-West Region
✓ PR:M Mott:coc 5/5/76

State Historic Preservation Officer
Dr. Martha Bigelow
Director
Michigan History Division
Department of State
Lansing, Michigan 48918

MICHIGAN DEPARTMENT OF STATE
RICHARD H. AUSTIN SECRETARY OF STATE



LANSING
MICHIGAN 48918

MICHIGAN HISTORY DIVISION
ADMINISTRATION, ARCHIVES,
HISTORIC SITES, AND PUBLICATIONS
3423 N. Logan Street
517-373-0510
STATE MUSEUM
505 N. Washington Avenue
517-373-0515

March 29, 1976

Mr. Robert Rettig
Acting Keeper of the National Register
Room 3209
1100 L Street, N.W.
Washington, D. C. 20005

Dear Mr. Rettig:

Enclosed is a National Register nomination for your consideration:
The North Lansing Historic Commercial District, Lansing, Michigan.

I request that you take steps to expedite review of this nomination
so that its properties can be listed on Michigan's apportionment
warrant for Fiscal Year 1977.

Thank you for your consideration.

Sincerely,

Martha M. Bigelow
(M.M.B.)

Martha M. Bigelow
Director, Michigan History Division
and
State Historic Preservation Officer

MMB/JK/cw



**APPORTIONMENT
WARRANT
NOMINATION**

FEDERAL ASSISTANCE		2. APPLICANT'S APPLICATION	a. NUMBER 110-23-4352	3. STATE APPLICATION IDENTIFIER	a. NUMBER SCH #14861/13
1. TYPE OF ACTION (Mark appropriate box) <input type="checkbox"/> PREAPPLICATION <input checked="" type="checkbox"/> APPLICATION <input type="checkbox"/> NOTIFICATION OF INTENT (Opt) <input type="checkbox"/> REPORT OF FEDERAL ACTION		b. DATE Year month day 19 78 10 26		b. DATE Year month day ASSIGNED 19 78 02 15	
4. LEGAL APPLICANT/RECIPIENT		5. FEDERAL EMPLOYER IDENTIFICATION NO. 38-600134W		6. PRO-GRAM (From Federal Catalog)	
a. Applicant Name : Michigan History Division				a. NUMBER 1 5 • 9 04	
b. Organization Unit : Department of State				b. TITLE	
c. Street/P.O. Box : 208 N. Capitol Ave., 3rd Floor				Historic Preservation	
d. City : Lansing					
e. County : Ingham					
f. State : Michigan					
g. ZIP Code: 48918					
h. Contact Person (Name & telephone No.) : Martha M. Bigelow (517)373-0510					
7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT		8. TYPE OF APPLICANT/RECIPIENT		9. TYPE OF ASSISTANCE	
North Lansing Historic Commercial District Facade Project. This project will involve the restorative treatment and/or preservation of forty commercial building facades within the North Lansing Historic Commercial District.		A-State B-Interstate C-Substate D-District E-City F-School District G-Special Purpose District		A-Basic Grant B-Supplemental Grant C-Loan D-Insurance E-Other	
(Lansing, Ingham County)		H-Community Action Agency I-Higher Educational Institution J-Indian Tribe K-Other (Specify):		Enter appropriate letter(s) <input type="checkbox"/> A	
10. AREA OF PROJECT IMPACT (Names of cities, counties, States, etc.)		11. ESTIMATED NUMBER OF PERSONS BENEFITING		12. TYPE OF APPLICATION	
State of Michigan		8 million		A-New B-Renewal C-Revision D-Continuation E-Augmentation	
13. PROPOSED FUNDING		14. CONGRESSIONAL DISTRICTS OF:		15. TYPE OF CHANGE (For 12c or 12e)	
a. FEDERAL \$100,000 .00	a. APPLICANT 6	b. PROJECT 6		A-Increase Dollars B-Decrease Dollars C-Increase Duration D-Decrease Duration E-Cancellation	
b. APPLICANT .00	16. PROJECT START DATE Year month day 19 78 6 1	17. PROJECT DURATION 36 Months		F-Other (Specify):	
c. STATE .00	18. ESTIMATED DATE TO BE SUBMITTED TO FEDERAL AGENCY	Year month day 19 78 10 27		Enter appropriate letter(s) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
d. LOCAL 237,000 .00					
e. OTHER .00					
f. TOTAL \$337,000 .00					
20. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code)		21. REMARKS ADDED			
Interior, Heritage Cons. & Rec. Service, Wash., D.C. 20240		Dept. of		□ Yes <input checked="" type="checkbox"/> No	
22. THE APPLICANT CERTIFIES THAT	a. To the best of my knowledge and belief, data in this preapplication/application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is approved.		b. If required by OMB Circular A-95 this application was submitted, pursuant to instructions therein, to appropriate clearinghouses and all responses are attached:		No response attached
23. CERTIFYING REPRESENTATIVE	a. TYPED NAME AND TITLE Martha M. Bigelow, State Hist. Preservation Officer		b. SIGNATURE 		c. DATE SIGNED Year month day 19 78 10 26
24. AGENCY NAME Department of the Interior		25. APPLICATION RECEIVED		Year month day 19 78 11 02	
26. ORGANIZATIONAL UNIT Heritage Conservation and Recreation Service		27. ADMINISTRATIVE OFFICE Grants Administration Div.		28. FEDERAL APPLICATION IDENTIFICATION	
29. ADDRESS 440 G Street, NW, Washington, D.C. 20243		30. FEDERAL GRANT IDENTIFICATION 26-09294		31. ACTION TAKEN	
32. FUNDING		33. ACTION DATE		34. STARTING DATE	
a. AWARDED	a. FEDERAL \$ 100,000 .00	Year month day 19 78 12 28		Year month day 19 78 12 01	
b. REJECTED	b. APPLICANT .00	35. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number)		36. ENDING DATE	
c. RETURNED FOR AMENDMENT	c. STATE .00	Stephen D. Newman 202-343-4941		Year month day 19 80 09 30	
d. DEFERRED	d. LOCAL 237,000 .00			37. REMARKS ADDED	
e. WITHDRAWN	e. OTHER .00			□ Yes □ No	
f. TOTAL \$ 337,000 .00					
38. FEDERAL AGENCY A-95 ACTION	a. In taking above action, any comments received from clearinghouses were considered. If agency response is due under provisions of Part 1, OMB Circular A-95, it has been or is being made.		b. FEDERAL AGENCY A-95 OFFICIAL (Name and telephone no.)		

APPROVED	
Signature	<i>Christopher C. Smith</i>
Date	DEC 26 1978

NR Data Sheet

DATE: 3/29/77
 Reviewer INITIALS: J.K.
 NR DOE April 30, 1975

NAME AS IT APPEARS IN FEDERAL REGISTER: North Lansing Historic Commercial District

OTHER NAMES:

LOCATION:

STREET & NUMBER: East Grand River Avenue and Turner Street
 CITY, TOWN: Lansing CONGRESSIONAL DISTRICT: 6th
 STATE: Michigan VICINITY OF: COUNTY: Ingham code: 065.

OWNER OF PROPERTY: (Circle) PRIVATE STATE LOCAL GOV'T MUNICIPAL COUNTY OTHER

ADMINISTRATOR (underline):

FEDERAL (AGENCY NAME):

NPS REGION: (CIRCLE) N. ATLANTIC MID ATLANTIC SOUTHEAST MIDWEST
 SOUTHWEST ROCKY MOUNTAIN WEST PACIFIC NORTHWEST

FEATURES:

INTERIOR <input checked="" type="checkbox"/> Substantially intact-1 <input type="checkbox"/> unknown - 4 <input type="checkbox"/> not applicable - 7	EXTERIOR <input checked="" type="checkbox"/> Substantially intact-2 <input type="checkbox"/> unknown - 5 <input type="checkbox"/> not applicable - 8	ENVIRONS <input checked="" type="checkbox"/> Substantially intact-3 <input type="checkbox"/> unknown - 6 <input type="checkbox"/> Not applicable-9
--	--	--

☐ Interior, exterior, environs not intact-0

CONDITION - <input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR	<input type="checkbox"/> DETERIORATED <input type="checkbox"/> RUINS <input type="checkbox"/> UNEXPOSED <input type="checkbox"/> Unexcavated	<input type="checkbox"/> UNALTERED <input checked="" type="checkbox"/> ALTERED <input type="checkbox"/> Reconstructed <input type="checkbox"/> Excavated	<input checked="" type="checkbox"/> ORIGINAL SITE <input type="checkbox"/> MOVED <input type="checkbox"/> Unknown
---	---	---	---

ACCESS - Yes-restricted Yes-unrestricted No access Unknown

historic district? YES NO

WITHIN NATIONAL REGISTER HISTORIC DISTRICT? YES NO
 IF YES, NAME:

WITHIN NATIONAL HISTORIC LANDMARK? YES NO
 IF YES, NAME:

ADAPTIVE USE: YES NO Saved? YES NO

FUNCTION(S): (use vocabulary words)

then- commercial, entertainment
 now- same

SIGNIFICANCE:

<input checked="" type="checkbox"/> ARCHEOLOGY-PREHISTORIC <input type="checkbox"/> ARCHEOLOGY-HISTORIC <input type="checkbox"/> AGRICULTURE <input type="checkbox"/> ARCHITECTURE <input type="checkbox"/> ART <input checked="" type="checkbox"/> COMMERCE <input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> CONSERVATION <input type="checkbox"/> ECONOMICS <input type="checkbox"/> EDUCATION <input type="checkbox"/> ENGINEERING <input type="checkbox"/> EXPLORATION <input type="checkbox"/> INDUSTRY <input type="checkbox"/> INVENTION	<input type="checkbox"/> LANDSCAPE ARCHITECTURE <input type="checkbox"/> LAW/Gov't/politics <input type="checkbox"/> LITERATURE <input type="checkbox"/> MILITARY <input type="checkbox"/> MUSIC <input type="checkbox"/> PHILOSOPHY <input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> RELIGION <input type="checkbox"/> SCIENCE <input type="checkbox"/> SOCIAL/HUMANITARIAN <input type="checkbox"/> TRANSPORTATION <input type="checkbox"/> OTHER (SPECIFY)	<input type="checkbox"/> entertainment <input type="checkbox"/> health <input type="checkbox"/> recreation <input type="checkbox"/> settlement <input type="checkbox"/> socio/cultural <input type="checkbox"/> urban & commun planning
--	--	---	--	--

Claims

"first" YES NO "oldest" YES NO "only" YES NO

Over →

ARCHITECTURAL STYLE: *Italianate commercial, Romanesque Revival*

architect/m.builder:

engineer:

landscape/garden designer:

artist/artisan: *Jane Charland -*

interior decorator:

builder/contractor: *20th C mural*

ETHNIC GROUP:

NAMES:

personal

(label role
&
appropriate date)

events

institutional *Beale Brick Yard - local firm, supplying most of brick used.*

DATES:

DATE OF CONSTRUCTION (Specific date or 1/4 of century): *mid-1860's - mid-1920's*

DATE(S) OF "MAJOR" ALTERATIONS: *1875 flooding; 1877 major fire*

HISTORICALLY SIGNIFICANT DATE(S):

naming of Lansing Capital, 1847

SOURCE:

(OF NOMINATION)

PRIVATE

STATE

LOCAL GOV'T

MUNICIPAL

COUNTY

OTHER

FEDERAL AGENCY:

ACREAGE:

(to nearest tenth of an acre)

11

COMMENTS: (include architectural information here)

Commercial district of 44 significant buildings, primarily brick 2-stories with residential upper floors; notable are the well-preserved Rock Block (1867, and 1890) with Italianate and Romanesque Revival styles; the Union Block (1877-1878) of unified Italianate commercial styling with cast-iron 1-story arcade; and the Affeldt-Preuss Block with the Dutch-Renaissance style

SIGNIFICANCE: (maximum two sentences)

Affeldt Building (1890-1924) with full-scale end mural (1975) and adjacent Romanesque Revival structure (1877). Area developed rapidly as industrial and commercial center following naming of Lansing as Capital, 1847; subsequent flooding and fires caused decline late 19th c.; district contains greater number of historic buildings remaining in Lansing area.