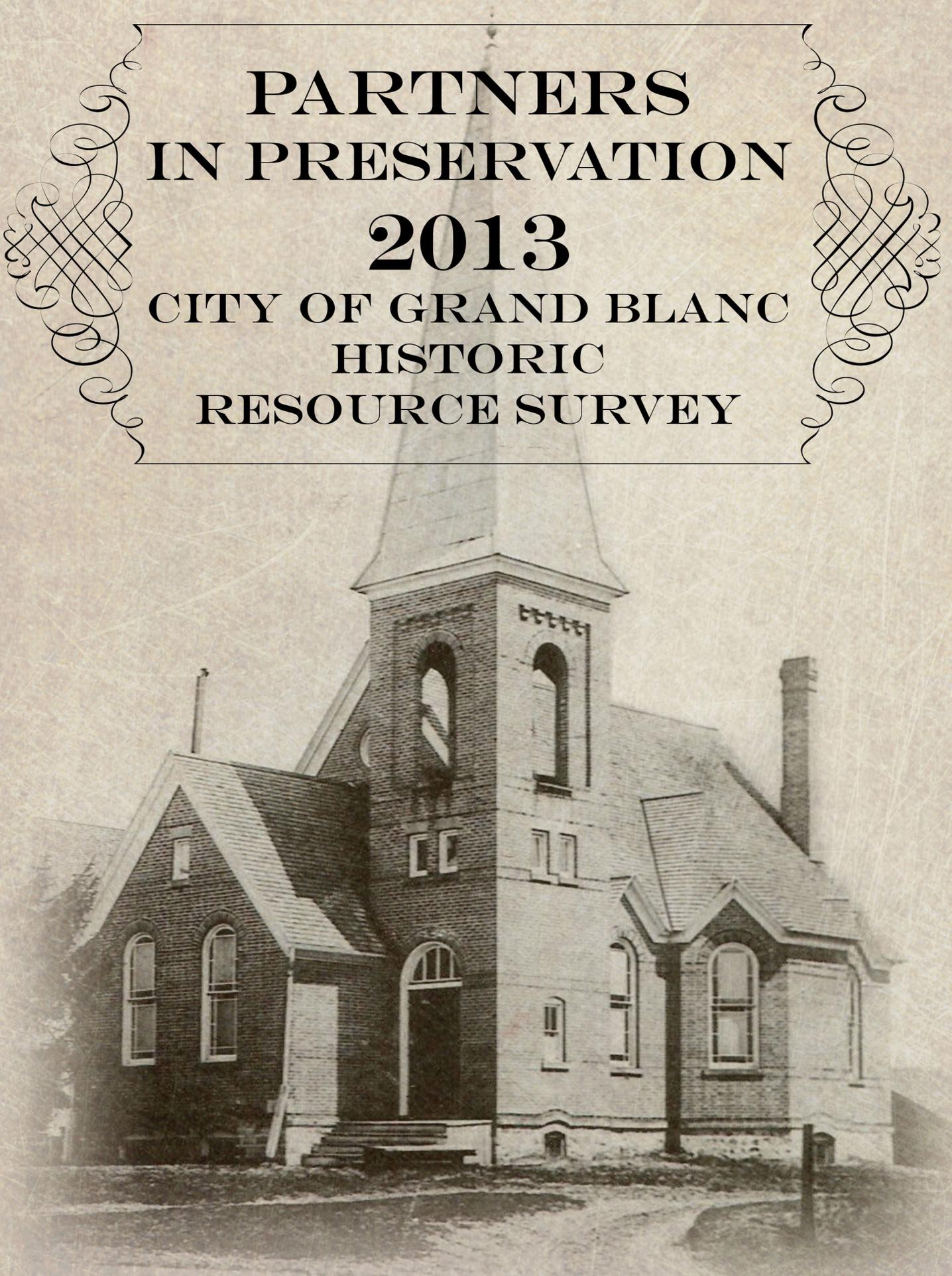


**PARTNERS
IN PRESERVATION
2013
CITY OF GRAND BLANC
HISTORIC
RESOURCE SURVEY**



Partners in Preservation
2013
City of Grand Blanc
Historic Resource Survey

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FOREWARD

THE VALUE OF HERITAGE

Information from a historic resource survey can form the foundation for nearly every decision affecting a community's historic buildings and neighborhoods. The compilation of information in a survey can help guide the planning, maintenance, and investment decisions of owners, city officials, neighborhood groups, and investors, and can have the more intangible benefit of raising civic awareness and pride. As has been recognized in cities around the world, historic resource information is an essential component of effective historic preservation, city planning, and community development.

As a basic building block of any local historic preservation program, a city can take steps to protect its significant historic resources only if it knows what it has. For decades, Grand Blanc has maintained an active interest in its local heritage. Moreover, this interest has been manifest in the dynamic relationships between city government and local heritage groups. Perhaps the best example of these relationships is the Grand Blanc City Hall. On a practical note, the building serves as office space for elected officials, paid staff and the city's police department. But the building also serves as an important public space for community meetings and forum for citizens to engage their elected officials. It is not by accident that a public space dedicated to promoting an inclusive and democratic civic body shares its structure with the Grand Blanc Heritage Museum. This landmark structure, once home to the community's Congregational Church, stands as a reminder to residents of the city's history. Despite these obvious relationships, the City of Grand Blanc has never called for a citywide survey to identify its historic resources, nor had it developed a

well-integrated municipal historic preservation program worthy of city's remarkable architectural legacy and notable local heritage.

It was the leadership of former city manager Randy Byrne and his desire to forge a lasting partnership with the University of Michigan-Flint that made a city-wide survey possible. Byrne approached the University's Office of Outreach in the winter of 2011 who introduced him to faculty in the Department of History. Although Byrne was attentive to his responsibility to complete the project in a timely and cost effective manner, he also expressed an interest in the ways such a project could serve as the foundation for a continuing collaboration. The Department of History at the University of Michigan-Flint's interest in conducting a citywide survey of Grand Blanc, Michigan has been twofold. First, the work continues the university's wide-ranging support for local organizations and projects representing the diverse heritage of our community. Second, the survey presents an opportunity for the Department of History to contribute its scholarly and pedagogical expertise as a way strengthening the civic culture of Flint and Genesee County.

This report is perhaps best viewed as a road map through the often challenging procedural requirements and technical components of a survey undertaken on this scale. The material is presented with the goal of explaining the process and providing information and research

that the City of Grand Blanc might use to help guide the process. This report is both a reference for the survey process and an indicator of the tools and best practices for accomplishing a survey. It is our hope that this framework, and the explanations and suggestions presented here, will be of value both in Grand Blanc as the city implements its survey, and to others around the country who may wish to undertake comparable partnerships.

I would like to acknowledge foremost, the contributions of the Grand Blanc Heritage Association who helped with defining the scope of the project and volunteered their time and local knowledge to assist students in their research. I am especially grateful for the students who assumed a leadership role in the project and balanced their work, school, and family responsibilities concurrently with coordinating field work and research assignments. In particular, I need to single out Brandi Altheide, Kristie Dafoe, Laura Gallagher, Alan Harris, Melanee Riegel and Cade Surface for their leadership and dedication to the survey.

The Grand Blanc Historic Resource Survey also benefited greatly from the important contributions of a wide range of individuals and organizations too numerous to mention individually. Preservation professionals, public officials, government staff, and educators, as well as neighborhood, business, and civic leaders, demonstrated a genuine interest and made invaluable contributions from the beginning. This work builds on the guidance provided by the National Park Service, the State of Michigan Historic Preservation Office, and cities across the country that have conducted community historic resource surveys. Special thanks also go to members of the professional peer group who reviewed and this report and offering insightful and timely comments.

The Grand Blanc Historic Resource Survey is, thus, a milestone in many ways. It is a

continuum of Grand Blanc's recognition of local heritage as a foundation of civic culture. It is also an example of the types of projects and relationship envisioned by the department of History as part of our efforts to move beyond the classroom as a way of meeting the intellectual needs of our students and applying new forms of knowledge to meet real community needs.

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GEOGRAPHIC INFORMATION SYSTEMS (GIS) & HISTORIC PRESERVATION

During the last decade or so historical research has begun to enlist the use of geospatial technology, i.e., GIS. The marrying of GIS and typical historical research methods is now commonly referred to as "Historical GIS." This burgeoning field is centered on combining traditional historical methodologies with GIS to provide new insight into the past and reconstruct past histories at any scale. The value of utilizing GIS in this field resides in the fact that the spatial dimension of the story is emphasized, which inherently supports the "where" in typical historical narratives. Furthermore, the use of GIS can provide additional historical insights as well as new hypotheses regarding the nature and causes of past events because it disentangles very complex stories rather easily. At the core of GIS is its ability to visualize geographic phenomenon through the management and manipulation of spatial data. Spatial data is data that contains an associated geographic reference, such as an address. It is this spatial attribute that forms the logical connection between history and GIS. GIS can offer historians involved in reports such as this one, a different means to organize local spatial data and provide a complete spatial picture of events that transpired in the past. The spatial history of events can be visualized and accessed via GIS to indicate changes in phenomenon over time and possible causes for observed spatial patterns. The wide range of available GIS tools allow for very precise and robust investigations into events in space and at various scales. The qualities of GIS allow for endless opportunities to assess historical spatial patterns and transformations of space by the people that once resided there. Examples of historical GIS analysis include: the depiction of historical urban development patterns, economic disinvestment trends,

suburban sprawl, human travel patterns, land use change, and population change. This report draws from this body of work, and has resulted in the production of a spatial history of Grand Blanc's early residents and development patterns.

Students from the University of Michigan-Flint, Department of Earth and Resource Science (ERS) were integral in the GIS analysis illustrated in the Grand Blanc Historic Resource Survey (GBHRS). ERS research assistants and students enrolled in a GIS applications course during the winter of 2012 contributed heavily towards the development of a GIS database that was eventually used in the GIS analysis and cartography. GIS Students worked in concert with students in the Department of History. This collaboration provided each group of students a working knowledge of how to view and analyze history from two different viewpoints. For example, while the history students were steeped in archival documents and producing historical narratives about the chosen properties, the GIS students and interns were building a historical spatial database of Grand Blanc's early residents to be used for further GIS analysis. The pieces of historical information that were obtained included: country of origin, age, marital status, employment type, and household size. The interdisciplinary approach to this project provided added value to the students' learning experience and offered research assistants the opportunity to put theoretical knowledge to use in a project similar to that which they will eventually encounter in professional practice.

All histories are collaborative, and this report has channeled this philosophy completely.

As evidenced by the quality of this GBHRS, this project was a fruitful partnership between the City of Grand Blanc, University of Michigan -Flint Department of History, and University of Michigan -Flint Department of Earth and Resource Science. The spatial history of Grand Blanc exhibited in this document would not have been possible without the support and help of Prof. Henthorn, Department of History students, students enrolled in RPL 470- Historical Applications of Geographic Information Systems, and several student research assistants from the University of Michigan -Flint.

It is hoped that this interdisciplinary project can serve as a blueprint for future collaborations between the University of Michigan-Flint and other local municipalities.

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INTRODUCTION

“The past remains integral to us all, individually and collectively. We must concede the ancients their place. . . But their place is not simply back there in a separate and foreign country; it is assimilated in ourselves, and resurrected into an ever-changing present.”

~David Lowenthal,
The Past Is a Foreign Country

A historic resource survey can spark the active involvement of a community and its neighborhood residents, and fill them with a renewed sense of vigor and rejuvenation. This survey documented the value of the neighborhood’s built heritage – namely, eighty late nineteenth and early twentieth-century historic properties – and can lead the way to rehabilitating, reclaiming, and regenerating the many important historic neighborhoods that characterize the City of Grand Blanc, Michigan.

In cities and towns across Michigan and America, communities have rediscovered their local heritage and used such discoveries to encourage tourism, revitalize downtowns, or improve the quality of life in neighborhoods. Such results point to the merit of a citywide historic resource survey, which will allow all parties involved, from the individual property owner to the mayor, to identify the wealth of the city’s historic resources, and which will facilitate discussion of the management of, utilization of, and investment in the city’s valuable heritage assets. Aimed at making the historic resource survey process and results widely accessible, this report details a systematic but flexible framework

for conducting research and documenting resources, engaging the public, incorporating fieldwork into curriculum, and describes the University of Michigan-Flint’s research findings on key survey elements.

As scholars, we recognize the importance of not simply applying the knowledge of our disciplines, we also recognize our role in creating new knowledge by engaging the discipline and introducing new methods or new interpretations. Hence this survey is more than simply a report on the findings of one city’s built heritage. Rather, by publishing this framework along with the findings of the survey, we are proposing a means by which local governments, community organizations, private cities and public institutions such as universities can work together to meet real community needs.

COMPONENTS OF THE HISTORIC RESOURCE SURVEY

Many elements of the historic resource survey are defined according to survey standards set forth by the United States Secretary of the Interior and further defined

by the State of Michigan Historic Preservation Office (SHPO). The sections that follow outline the major survey components and management considerations followed while undertaking survey.

STRUCTURING A USABLE SURVEY

National and state professional standards were incorporated into the survey methodology so that information gathered was consistent and will satisfy government programs and reviews at all levels. These standards informed the survey's structure and served as guidelines, covering issues such as the methods for gathering data, the level of research to be completed, and the preparation required of surveyors.

Among the many types of historic resource surveys, this survey employed a combination of Reconnaissance Level Survey and a Multiple Property Submission (MPS) approach. The state of Michigan recommends a Reconnaissance Level Survey as an initial step for communities interested in inventorying historic structures as part of a plan for historic preservation. For the purposes of this plan, the combined approach matched the scope and scale of the city and its resources, provided the benefits of a citywide perspective and in-depth research with which to evaluate a wide range of properties, and considered the curriculum goals of the investigators.

This approach emphasizes the use of historic contexts as a streamlined way to organize research and fieldwork and to evaluate the significance of individual properties and areas as they are identified. The SHPO Manual for Historic and Architectural Surveys in Michigan defines a Reconnaissance Level Survey as a preliminary look at a larger area of potential resources to determine where later surveys might focus more intense levels of research. The Reconnaissance Level Survey

involves gathering photographic evidence, information provided by owners and community members, and where possible general data from limited public records. Per SPHO guidelines all the requirements for a Reconnaissance Level Survey were met for this report. Given the fact that this survey was also designed to meet specific curriculum needs, the investigators decided to employ some additional criteria, as outlined by the Multiple Property Submission. The National Park Service developed the MPS format to facilitate the documentation and simultaneous listing in the National Register of properties related by theme, general geographic area, and time period, and identify historic resources at all levels of significance. MPS employs the use of thematic groups to denote the historical theme of the properties. In the case of Grand Blanc, we noted that most residential properties fit two broad themes of nineteenth-century neighborhoods and twentieth-century neighborhoods.

THE USES OF A HISTORIC CONTEXT STATEMENT

The historic context statement is a written history of the physical development of the city. For this survey, the statement aided in organizing the architectural, historical, and cultural development of the city and its properties by theme, place, and time. Placed in context, individual properties and areas may be assessed against a chronological and historical framework relative to comparable resources within the city, state, and nation. The context statement in this survey uses the concept of neighborhood development. The context statement also standardizes the methods and criteria for evaluation, ensuring that evaluations will be consistent and substantiated with research. It provides a systematic yet flexible approach with which to research, compare, and evaluate a wide

range of similar types of properties and areas.

OUR METHODOLOGY: CRITERIA, RESEARCH AND FIELDWORK

Evaluation criteria and classifications are used in conjunction with the historic context statement to determine architectural, historic, or cultural significance and the level of significance of an individual property or district. Survey evaluation criteria encompass state and federal guidelines. While all properties in the city will be considered for inclusion in the survey, some areas may not be surveyed in detail based on age. The survey also made use of the Michigan State Historic Preservation Office's "Survey Manual," which were developed by the Michigan SHPO as a system of classifying and coding significant resources for listing in the National Register of Historic Places.

INVENTORY OF HISTORIC STRUCTURES

The inventory is arranged by both property type and historic context. The first two sections of the inventory are divided by the types of neighborhoods the structures occupy which were determined based on the neighborhoods' original plat dates. A third section treats structures by property type and includes commercial structures, civic buildings, and properties that did not easily fit into specific neighborhoods. Finally, there is a brief section of locations in the city which fall into the category of "potential historic resources."

SIGNIFICANT FINDINGS

Using a combination of methods from history and geography, we ascertained findings that help to make the argument for

historic significance. Using demographic data and then extrapolating and interpreting the data using geospatial technologies, we were able to "map" Grand Blanc Historic Structures and present a visual representation of the historic geography of the city. The representations provide a visual record of the development of Grand Blanc and some of the key indices that help determine the historic context and make the case for designation as places significant to understanding local heritage.

RECOMMENDATIONS

State, county and local agencies use historic resource information for environmental assessments, property management, and program activities. Current and projected uses of historic resource information will help guide the design of the citywide survey. The survey will provide all public agencies with a central, consistent resource to use in planning capital projects, conducting environmental reviews, identifying significant properties, shaping maintenance and investment priorities, and providing services and assistance to the community. Finally, we outline some of the next steps the City of Grand Blanc can take to implement a city wide historic preservation plan such as becoming a certified local government.

APPENDIX - HISTORIC RESOURCES SURVEYS AS CURRICULUM

One of the novel aspects of this project was the development of university curriculum across disciplines to conduct the fieldwork and research needs to satisfy the criteria. Students from the University Michigan-Flint's Department of History and Department of Earth and Resource Sciences were able to perform specific tasks that assisted with different aspects of the project while

simultaneously meeting outcomes for the respective classes in which we prepared the curriculum. We propose that this type of project is ideal, not only for meeting core competencies for specific disciplines but also as a way of achieving the educational breadth of a liberal education.



Ray Gundry,
First Grand Blanc Mayor



George Thomas Gundry



Wm Yerkey, 1930; Buick 1929

CHAPTER ONE:

STRUCTURING A USABLE SURVEY

Grand Blanc Historic Resource Survey (GBHRS) aims to identify and consistently evaluate a diverse range of properties as architecturally and historically diverse as modest craftsman style homes in the Cheney Addition to the extravagant, nineteenth century Italianate design of the Chapel Home on Grand Blanc Road. Well-conceived standards are essential for a successful survey. Standards and guidelines developed and published by federal and state governments for use by local jurisdictions served as the foundation for the Grand Blanc survey standards, ensuring that the data gathered will be useful for preservation, planning, and project investment purposes.¹

Use of these existing standards will ensure that the survey meets the legal requirements for historic preservation under federal, state, and local laws. In addition, further definition was necessary to meet the city's specific needs and craft an approach that would allow us to create challenging curriculum to use in course work. After researching a variety of methods and approaches in communities across the country, we invested time with community representatives and the client, the City of Grand Blanc, in carefully designing a process that would ensure that survey data were consistent in quality and content. The result is historic resource information, gathered by students to meet specific

learning outcomes, made accessible to all users, which contributes in a meaningful way to the city's historic preservation, community planning, and development goals.

HISTORIC RESOURCE SURVEY STANDARDS AND STRUCTURE

The six historic resource survey standards and guidelines, as defined by the U.S. Secretary of the Interior, are (1) preservation planning, (2) identification, (3) evaluation of significance, (4) registration, (5) documentation, and (6) professional qualifications. These standards are employed by all federal and state agencies and by most municipal agencies, as well as by survey and preservation planning practitioners. These six standards inform the basic components of the survey and are further described by methodologies, discussed in detail in chapter three. Using these professionally accepted standards, the GBHRS provides the city government with a full picture of Grand Blanc's historic resources so that decisions to recognize specific historic buildings are deliberate and legally defensible. While some of the standards and guidelines fall outside the scope of this investigation, the structure of this survey produced results that will assist in future planning in which such standards and guidelines are necessary.

¹U.S. Department of the Interior, *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*; Anne Derry, H. Ward Jandl, Carol D. Shull and Jan Thorman, *Guidelines for Local Surveys*, (Washington D.C. U.S. Department of the Interior, National Park Service, Interagency Resources Division, 1977); and Michigan State Historic Preservation Office, *Manual for Historic and Architectural Surveys in Michigan*.

Many communities in the United States now employ the Multiple Property Submission (MPS) survey approach, which emphasizes the use of historic contexts as a streamlined way to organize research information and to evaluate potentially significant individual properties and districts as they are identified.² Using this method, the GBHRS will identify contextual themes, chronological periods, people, and places significant in Grand Blanc's history. Although the development of the city encompasses several themes from early statehood and agriculture to Michigan's ascendance as an industrial giant, a more compressive approach was land use and urban development. This context helped incorporate numerous subthemes and facilitated identification of historic places, by contextually relating thematic groups of properties. Such a comprehensive, focused approach allowed surveyors to narrow the location of historic properties and to make evaluations and comparative judgments rather than conducting research and surveying on a property-by-property basis. With over 2,500 properties to consider, the MPS approach, combined with the recommendation from the Michigan SHPO yielded significant benefits in survey and evaluation consistency, quality, and efficiency.

PRESERVATION PLANNING

Preservation planning organizes survey activities in a logical sequence and specifies how each activity should be carried out. Preservation planning includes a variety of activities such as involving the community in the survey and ensuring access to survey data. For the purpose of shaping the structure of the survey, however, we focused on the use of historic contexts as a primary consideration in preservation as

most important to shaping and determining what properties we would consider for inclusion in the inventory.

ESTABLISHING HISTORIC CONTEXTS

Historic context is a means of organizing information about historic properties that share common historic, architectural, or cultural themes. Historic context statements are typically quite detailed and necessary for future steps in preservation. For the purposes of this study, we developed an abbreviated historic context statement that helped students identify key social and political structures in which they could contextualize their research. The abbreviated Grand Blanc historic context statement identified themes that represent the city's complex history and related property types to those themes. It also established the priorities of the survey and drew on a combination of resources: published histories and archival research; preliminary fieldwork to identify significant properties and conditions throughout the city; oral histories and community input; and an understanding of community history, traditions, cultures, and values. Given the broad scope and diverse character of Grand Blanc's architecture, the abbreviated historic context statement was organized in terms of chronological development of the city and major land uses with particular emphasis paid to residential development. The statement was then updated and refined during evaluation and property identification activities.

IDENTIFICATION

The second survey standard is identification of historic properties. This

²For a detailed discussion of the MPS approach, see National Register of Historic Places, *Guidelines for Completing National Register of Historic Places Forms*.

activity is based on archival research and field survey procedures consistent with the historic context. Typically, the identification process includes the following steps:

- Developing a research design
- Obtaining results of any previous inventories and surveys, as well as from community participation efforts
- Conducting archival research
- Performing a survey conducted by qualified consultants using accepted historic resource criteria
- Review
- Reporting results

The Reconnaissance Level Survey provided the basic criteria for the survey, but it was the context-based MPS approach that afforded a way to organize and present information. Though designed by the National Park Service (NPS) as an efficient means of nominating thematically related properties to the National Register of Historic Places, this method was also used to structure a survey in a way that met specific learning outcomes for the curriculum and facilitate evaluation of resources even if registration may not be the direct end result. It also streamlined the survey process substantially, ensuring that important individual resources and historic districts were identified, and it will also identify those resources and districts that do not merit further consideration for historical significance.

The standards for preparing a Reconnaissance Level Survey are detailed in the Manual for Historic and Architectural Surveys in Michigan. The standards for preparing an MPS are presented in National Register Bulletin 16, Part B. The survey for the City of Grand Blanc will treat the entire city as the subject area, with three basic

associated historic contexts serving as the organization. Based on research and fieldwork, survey teams sought out properties and areas that represented significant types within an important historic context. Forgoing analysis of resources that do not represent an important historic context saved time.

Neighborhoods that satisfied requirements for context formed a preliminary pool to be surveyed and prioritized. At the end of the identification effort, initial field observations regarding a historic resource were recorded, and recommended for further investigation by qualified survey professionals or students under the supervision of qualified survey professionals .

EVALUATION OF SIGNIFICANCE, REGISTRATION, AND DOCUMENTATION

Some survey standards fall outside the scope of this survey. Beginning with the survey standards of the Reconnaissance Level Survey and then adding additional standards using the MPS, however will structure the survey and the results in a way that will pave the way for future planning efforts. Using MPS standards provided by the National Register of Historic Places all properties identified for further research reflect the historic contexts established for Grand Blanc. At the end of the survey, evaluation of significance can be made as to whether the property or area is important within its historic context(s); its level of integrity – the degree to which the property retains its physical and historical characteristics – and whether it meets federal, state, or local registration criteria. This process will ensure consistency among the survey findings.

The fourth survey standard is registration, which is the formal recognition of properties identified as significant.

Registration requirements will define the attributes of significance and integrity used to determine which properties and districts meet National Register criteria or State of Michigan criteria. Although properties will not be registered as a direct result of the GBHRS, organizing the survey under historic contexts from the MPS approach will aid in the establishment of registration requirements that will facilitate evaluation of properties according to these standards. In addition to issues of integrity and significance, registration requirements address how effectively a specific property (or group of properties) illustrates the property type and how it relates to the historic context.

The fifth survey standard is documentation, the collection of information that describes, locates, and explains the significance of a historic property. Both the NPS and the Michigan SHPO have developed documentation standards that we used to shape the structure of the GBHRS. In this way, the material gathered in excess of a Reconnaissance Level Survey can satisfy federal and state preservation laws.

DATA ARCHIVES AND MAINTENANCE OF THE SURVEY

At the time of this survey, the State of Michigan specified only vague standards for reporting survey findings and recommended using an electronic database, photographs or electronic images, maps, and a survey report. The prior method of reporting was to create an electronic record using the SHPO's Ruskin survey software. In 2012, however, the SHPO discontinued using the Ruskin software and had not designated a replacement system of reporting.

Regular updating and maintenance of historic resource data, however, will be extremely important to ensure that the city's records remain reliable. The city

should develop standards for its historic resource data to be maintained and routinely updated. Simple methods to maintain results and add to the city's historic resource inventory could include the following:

- A mechanism could be developed for the Building Department or other office under the City Manager to flag historic resources when a building permit has been issued, so that its existing historic resource status can be evaluated and updated if necessary.
- When resources are identified and new surveys are conducted by other agencies current results could be integrated into the GBHRS database.
- Resources of a recent age or of a type not considered to be within an important context at the time the survey was conducted could be surveyed under a newly developed context once their significance is recognized.
- Within the community, historical societies and other knowledgeable groups and individuals could report to the City of Grand Blanc when their research and work identify previously undocumented historic resources or changes to those already documented.

PROFESSIONAL QUALIFICATIONS

The utility of the survey will rely heavily on the professionalism of the survey team – the final survey standard. Consistency, sophisticated professional judgment, and attention to detail are essential. The NPS and the Michigan SHPO have developed professional qualification standards for those individuals performing identification, evaluation, registration, and treatment activities. Survey staff and members of review committees typically have

backgrounds in history, architectural history, and architecture. A graduate degree or equivalent experience is considered the minimum requirement for surveyors. Since university students conducted some of the work for the survey, it is important to note that their supervising faculty for the GBHRS meet or exceed all the requirements set by both the NPS and the Michigan SHPO and reviewed all student work.

PRACTICES IN OTHER COMMUNITIES

A review of the best practices employed in other communities focused on three issues: the use of alternative standards and practices, local review procedures, and the impact of survey activity and findings on other municipal agencies and systems. The basic components of the survey process have been well established by National Register guidelines and by state historic preservation offices. Most communities nationwide use the Secretary of the Interior's Standards and incorporate those guidelines into state guidelines. This common system provides the foundation for most American communities participating in the Certified Local Governments program. Cities so designated participate in local review of resources for state and federal purposes. The system also facilitates the communitywide use of incentives.

In some cases, survey standards have been modified to adapt to local preservation and planning programs. Examples include Ontario, California, where detailed local criteria were included, and San Francisco, where survey data were associated with California Historical Resource Status Codes for use in local planning systems and significant resources were subject to design review. In Tredyffrin Township, Pennsylvania, the planning developed an iterative process using GIS to reconcile the discrepancies between HRS relational

database and the office assessor records which contained incomplete or altered street address information.

SUMMARY

Survey standards and guidelines developed by federal and state agencies supply an organizing framework for the GBHRS. In all cases the requirements set by the Michigan SHPO set the criteria for the survey. Additional federal standards, such as the MPS method augmented such standards and served to organize and structure the ways in which students surveyors conducted research, faculty met curricular needs, and how information was presented and made accessible to users. Structured according to these standards, the survey is a consistent, high-quality record of the wealth of historical resources in Grand Blanc. In addition to meeting federal and state requirements, the survey can be refined and used productively over time for a variety of regulatory, planning, community development, and educational purposes by a wide range of users.

CHAPTER TWO:

THE USES OF A HISTORIC CONTEXT STATEMENT

In 1878, Alvah Brainerd published his recollections of the first settlers in Grand Blanc. Brainerd's account is especially instructive for this survey in that it provides a valuable description of the city's early architectural heritage. A modest man, who could not have foreseen his contributions to the city's history, Brainerd considered his detailed description of the modest two-story frame house and his notation that it was "the general style of them all" as "minute" and insufficient to truly capture the historic forces shaping Grand Blanc. Yet his paragraph-long narrative, seemingly insignificant to the author at the time he wrote it, identified important property types, specific areas, and examples that illustrate the community's historically significant features and the formative role the center of town played in the development of Grand Blanc.¹

Over 130 years later, as we worked on the GBHRC, it became clear that Brainerd's description was part of a broader understanding by local residents that the city's architectural legacy, in particular residential development, was connected to important moments in the region's history. This understanding provided the framework for the GBHRS and presented key themes, chronological periods, and geographic considerations, that could reference the persons, events, property

types, and areas that make up the history and fabric of the city. Since this project was intended to meet the needs of the client, provide ways for community involvement, and serve as a teaching tool, we believed it was necessary to develop a historic context statement, in-brief, in conjunction with agreed-upon criteria to organize the survey and to provide a comparative basis for evaluation of individual properties.

A historic context statement is a written history of the physical development of the city. It is used to analyze the historical development of the community and to identify and evaluate its historic resources. It appears in the form of a technical document with specific organizational and content requirements. These requirements help to standardize the research, identification, and evaluation of properties and areas and to ensure understanding and consistent evaluations of historic, architectural, and cultural significance. The historic context statement defines what will be considered as a significant historic resource and sets forth the standards, criteria, precedents, and tests to evaluate properties throughout the city.

In its guidelines for historic context statements, delineated in National Register bulletins 16A and 16B, the National Park Service (NPS) defines historic context as "a body of information about historic

¹Alvah Brainerd, *Footsteps Through the Great White Country*

properties organized by theme, place, and time.” Historic context is linked with tangible historic resources through the concept of property type, a “grouping of individual properties characterized by physical and/or associative attributes.”² The context statement can also identify the features that qualify a building or area as significant.

A citywide historic context statement for Grand Blanc falls outside the scope of this project. Yet, it was important to draft a condensed version in order to provide focus for the survey and establish an analytical framework for our students as they worked on different aspects of the project. The brief statement helped to organize existing information on the city’s historic resources, to facilitate evaluation of individual properties and neighborhoods through comparisons with resources that share similar physical characteristics and historical associations.

In this manner, the historic context statement provided a framework with which to handle practical limitations and to define planning priorities and goals. The abbreviated historic context statement was necessary not only for organizing the survey and evaluating resources but will also aid in evaluating the significance of structures should the City of Grand Blanc wish to pursue strategies for nominating places or structures for state or federal recognition.

By providing a framework for describing the development of Grand Blanc our historic context statement served not only as the survey’s defining document but also as a vehicle for understanding the city’s architectural heritage and for engaging the

community in planning for the preservation of that heritage and for the city’s future growth. In future planning efforts, the City of Grand Blanc will wish to expound on the brief statement offered here and fashion a document that will create a structure that is systematic, but flexible enough to be utilized in a variety of ways:

- To educate readers in the planning and development process
- To develop community education and informational documents
- To produce survey publications; to develop materials for community education and school use
- To promote heritage tourism initiatives
- To create exhibitions and walking tour notes
- To publicize historic areas and properties

HISTORICAL OVERVIEW AND ANALYSIS BY KRISTIE DAFOE

Early Grand Blanc - Settlement to Early 20th Century

Contemporary Grand Blanc is considerably smaller than the Grand Blanc that early settlers called home in the early 1800’s. Their Grand Blanc “encompassed all of the area which included what is now Genesee County.” The area was first settled by Native Americans before becoming an area for white traders. The most well-known of these traders, Jacob Smith, is often credited as the first white settler in the area. After

²National Register of Historic Places, *Guidelines for Completing National Register of Historic Places Forms*, Part B, 6, 14; National Register of Historic Places, *Guidelines for Completing National Register of Historic Places Forms*, Part A.

Smith the next settlers were Jacob Stevens and his family who were originally from the Oakland County area. They were the first white family to settle in the area. The area grew at a slow pace in the beginning and records show that, "On July 4th 1825 all of the white population of Grand Blanc celebrated at a feast...the party was made of Perrys and Stevens exclusively, for there was no one else at that time."

Eventually settlers did arrive, so much so that one resident named Alvah Brainerd wrote in 1834 that, "Emigration has become so great of late among us, that it settled our part of the town fast."

Grand Blanc's rise in population made it an official area by "an act of the Legislative Council of the Territory of Michigan, approved March 9, 1833" which made Grand Blanc a township. The township covered a much larger area than what it does today. The first area included the, "present townships of Fenton, Mundy, Flint, Mount Morris, Genesee, Davison, Burton, Atlas, and Grand Blanc." It would not be until 1855 for the townships to be as they are today.

With the growth of the population, there was also a growth in industry. This started with, Rufus W. Stevens, an entrepreneur, who had a log trading post. The entrepreneurial spirit continued to spread as more settled in the area. These new settlers were able to buy their essentials at different businesses such as Rowland Perry and Harvey Spencer's saw mill and "the first general store, owned by Robert F. Stage and Ira D. Wright." Industry in the area continued to grow steadily in various parts of Grand Blanc. This changed when "the railroad was completed in 1864, traveling through the Grand Blanc Centre." Now those who needed the business of the railroad relocated to that area.

Despite these different businesses, the main industry was farming. Farmers had a variety of options in what they wanted to

raise including "grains, navy beans, and corn for outside markets as well as their own use." Besides growing crops, farmers also delved into other aspects of farming like selling wool and dairy. Farming was always the biggest industry in the Grand Blanc area until 1930 when the area started to change.

Formation of the City of Grand Blanc - 1930

Grand Blanc Centre was a growing area of the township, and had the largest amount of homes and buildings. This group of people wanted an easier way to access water and felt that this could be accomplished through a city water system. Since they were a township, the law required that they had to get approval from all of its citizens including the farmers who had their own wells. They knew the farmers would not pay for water that they did not need, so in 1930 the Grand Blanc Centre became the City of Grand Blanc and within five years had their water system.

Once the city was established the focus shifted to electing government officials. The first "city officers were:

Mayor Ray D. Gundry, and Councilmen Frank Dunn, William H. Marshall, George Chapel, Alec D. Gundry, and Homer Day." These men were very prominent within Grand Blanc society and all but William H. Marshall have homes included in the survey.

After electing officials, they now needed a place where they could run the city of Grand Blanc. This prompted them into buying "the old creamery building on High St. from the Rosebud Dairy Co. of Detroit in 1937. The cement block building was repaired and remodeled by the City Council and became the City Hall." This city hall building was used until 1968 when the members of the First Congregational Church in Grand Blanc moved to a new location. The church became the new location

for the city government. Twenty years later the city decided to construct a more modern city hall and the former First Congregational Church was almost torn down. That was until a city architect decided that instead of demolishing the church, it would be better to preserve it and add a modern building on to it. When the building was completed in 1989, the First Congregational Church was still standing and had now become the Grand Blanc Heritage Museum. Added on to it was the brand new City Hall where it remains today.

20th Century Development - 1930s - 2000

After becoming a city in 1930, Grand Blanc started to grow away from agricultural and more towards becoming a suburban industrial area. Grand Blanc citizen Helen Howell Neely believes that the biggest reason for this was World War II because those who were not off fighting were working in plants. One of these plants “named the Grand Blanc Tank Plant... turned out 38,000 vehicles by the end of hostilities in 1945.” By the end of 1945, Grand Blanc had war production factories and trained factory workers, but there was no longer any war. This issue was solved when the Tank Plant “was sold to General Motors Corp. and became the Grand Blanc Stamping Plant, Fisher Body Division.”

Despite the turn away from agriculture, Grand Blanc still had farms, which is shown by the need for the Grand Blanc grain elevator. The first elevator opened in 1917 and moved to a new concrete block building in the 1940s. It was a substantial part of the farming community until 1967 when it was shut down because of weakening sales. Even though it was no longer functioning, the elevator remained in the city until 1993, when it was torn down.

Factories and farming were not the only industry that Grand Blanc had after the

war. The biggest industry of the area was constructing new homes. This was because the area was becoming more suburban and populous. The more people that came, the more built up Grand Blanc became. In 1950, the US Census counted 5,685 people in Grand Blanc Township. Within 10 years the population almost tripled with a census count of 14,080, and by 1970 the population in Grand Blanc Township had grown to 24,361 people.

Throughout its history Grand Blanc was linked to the different modes of production that dominated Michigan’s history. In its earliest years, Grand Blanc served as one of the hubs of early white settlement. Later as the lumber was cleared and the land was cultivated for crop production, Grand Blanc’s Village Center served as a focus of community and civic life. As Americans stepped from the nineteenth into the twentieth century, the village represented the changes underway in America as an emergent middle class occupied the village’s few neighborhoods. Moreover, the continued growth of these neighborhoods pointed the tiny hamlet in a decidedly urban direction. The early neighborhoods such as Grand Blanc Village Center and the Davis Additions began in an era when the region’s residents were inextricably tied to agricultural production. But residents who occupied this part of the township after 1900 had less to do with the extractive industries that characterized commercial life in the previous century than their predecessors. Such findings indicate that Grand Blanc’s residents in these early neighborhoods were symbolic of a major turning point in the township’s history – that Grand Blanc and its residents were loosening their ties to the land and becoming an urban people. Like most cities and towns in the United States, Grand Blanc grew in fits and starts and the next major impetus for development accompanied the economic growth of the 1920s. These neighborhoods, platted during a decade of industrial growth, also

represent a significant transformation in the city. Homes in these neighborhoods were slightly smaller, residents were more transient, and employment had much more to do with Grand Blanc's role as one of many suburban enclaves that looked to the city of Flint as the center of a metropolitan region. It was thus Grand Blanc's residential development that defined the city's relationship with the region, state, and nation. It is these developments, divided by the nineteenth and twentieth centuries that provide the framework for this study.

CHAPTER THREE:

OUR METHODOLOGY: CRITERIA, RESEARCH, AND FIELD WORK

Historic resource criteria are used to identify disparate historic resources and may determine that these resources are significant within different but related historic contexts. The Grand Blanc Historic Resource Survey (GBHRS) will identify important historic resources throughout the city using established and respected criteria, evaluation methods, and classification standards. The criteria used in the survey will also provide an objective means of evaluating properties based on research and documentation.

It should be noted that documentary figures, such as estimated dates of construction, are the foundation of the criteria for our survey. These records, however, used to assemble the properties thematically within the abbreviated historic context statement, provide a starting point for a much larger conversation about the architectural heritage of Grand Blanc and its relationship to preservation planning. Building on these initial findings, we recommended that future efforts consider interpretations of meaning, and values (social, scientific, cultural, spiritual, educational, etc.) to reflect the history of the region, the state, and the nation. Future planning should also address issues of integrity and authenticity of the sites, alterations, and condition, while recognizing that these factors in and of themselves do not determine cultural value but are among the measures of a historic resource's significance. The evaluation of properties will take into account the fact that history is multifaceted and cannot be reduced to a single narrative. Such consideration will take into account a holistic approach to planning, mindful

that different properties have significance for different audiences.

Establishing the criteria for the GBHRS involved three interrelated processes. The first step involved a thorough examination of the federal and state guidelines for historic resource surveys and planning. Differences between the federal and state criteria are a matter of degree and not kind. Most differences in criteria are related to the breadth of context that is required to establish historic significance and the federal guidelines are designed to ensure consistency among the many levels of preservation planning. The second involved inquiring into the types of practices in other communities. This step proved important because the limited nature of a Reconnaissance Level Survey did not offer the types of experiential learning opportunities for students that met the rigor of university curriculum. A Reconnaissance Level Survey, as outlined by the Michigan SHPO is preliminary look at an area's historic resources. In such a survey, the type of information the state requires is the type that is "readily available from looking at the property itself and from published sources and information provided by owners and other information encountered during the field survey." Hence, from the beginning of the project, a need arose to provide rigorous research opportunities for our students while meeting the requirements set forth by the state so that the survey would be useful as one of many steps the City of Grand Blanc could take for preservation planning. The final process in establishing criteria was to solicit input from the client and determine the ways in which

they intended to use the information.¹

A RECONNAISSANCE

LEVEL SURVEY

Federal guidelines for preservation recommend beginning at the state level by following the guidelines set forth by state historic preservation offices. In the State of Michigan the Housing and Development Authority administers historic preservation activities through the Michigan State Historic Preservation Office. This office administers the National Register of Historic Places program in Michigan, the Michigan Lighthouse Assistance Program, and incentives programs that include federal tax credits and grants available to certified local governments. The Michigan SHPO recommends beginning preservation planning with a Reconnaissance Level Survey area and following up with an intensive level survey of those areas and individual properties that appear to merit additional research.

The process of this Reconnaissance Level Survey involved the following steps:

- Research of local history in published and unpublished sources at the following repositories: Grand Blanc Heritage Museum; University of Michigan-Flint, Genesee Historic Collections Center; Flint Public Library, Main Branch, and Genesee County Register of Deeds
- Development of a photographic inventory of each historic resource
- Mapping of resources
- Development of ways for public contribution to the survey

- Development of regular reports to client and key stakeholders
- Development of a relational database for each site to include field work and archival research data
- Preparation of a comprehensive document that includes a complete account of the process and results of the survey which includes a photographic inventory with general site information for use by client, key stakeholders and in local repositories and libraries

PRACTICES IN

OTHER COMMUNITIES

Since the Reconnaissance Level Survey met the needs of the client and the state, but fell short of providing the types of learning experiences for our students, a review of survey criteria practices in other communities was necessary. A review of other practices ensured that any added criteria for eligibility, methods for gathering data, and the form the final product took was consistent with preservation planning practices and that our report would satisfy the requirements for establishing a certified local government, establishing a historic district, or nominating properties or places on a state or national register. Of particular interest were the criteria employed, the guidelines and standards used to interpret and apply the criteria, and the ways in which rankings, classifications, and coding are integrated into historic preservation, community planning, and development decision making.

A review of alternative evaluation and ranking systems identified a wide range of methods used in surveys conducted since

¹Derry, et. Al., Guidelines for Local Surveys, Michigan SHPO, Manual for Historic and Architectural Surveys in Michigan.

1990. Many of these locally developed systems simply attempted to rank resources on a superior-to-inferior scale; others provided detailed, extensive criteria to define and cover a specific range of resources and conditions. Some systems evidenced inherent weaknesses, most notably insufficient breadth and interpretations that were not framed appropriately within historical research and context. Often the only enduring value of these surveys is the photographic documentation and occasional written property descriptions.

Research confirmed the importance of a comprehensive survey that encompasses local, state, and federal programs and uses the professional qualifications, tested criteria, standards, and classifications provided by the National Register and instructions provided by the Michigan SHPO. Unifying the survey process to incorporate local, state, and national programs brings a better understanding of the goals, incentives, and benefits of historic preservation to the community and makes historic preservation an ally of municipal conservation and development goals. Cities as diverse as San Francisco, California, De Pere, Wisconsin, and Denver, Colorado exemplify this trend. The use of National Register and state criteria and standards to survey, document, and evaluate property has given professionalism and credibility to local preservation programs.²

A USABLE SURVEY FOR THE CLIENT

A usable survey for the City of Grand Blanc required direct consultation with two key stakeholders – the City of Grand Blanc and the Grand Blanc Heritage Associa-

tion. In our initial meetings with The City of Grand Blanc, we established the type of survey we would conduct, the time frame in which we would conduct it, the cost of such a survey, and the ways in which we would inform the community about the progress of the project and the final report. After establishing the basic outlines of what types of services we would provide, Grand Blanc Finance Director Wendy Jean-Buhrer applied for a grant from the Community Foundation of Greater Flint in the amount of \$5,000. These monies would be used to pay consulting fees to the investigating faculty and some material costs to produce the finished report.

Once the grant was awarded, we met with the Grand Blanc Heritage Association to establish the criteria and methods for the survey. Using the National Register of Historic Places as a guideline for our discussions, we detailed the criteria for the properties that would be included in the survey and the methods we would use to conduct the survey. These conversations were especially helpful in understanding how the community itself saw its own history – an essential component in developing a historic context to present the information. What was particularly useful was the consensus that individuals creating or living in the city's earliest neighborhoods were responsible for the commercial and civic structure of Grand Blanc. This uniform sentiment applied to the nineteenth century agricultural community as well as the growth of the city as a suburban enclave of the Flint metropolitan region. Out of these meetings came two important criteria that would help guide the research. The first was building age. Only buildings that were built prior to the establishment of the City of Grand Blanc as a separate political entity from the township in 1930 would be consid-

² For preservation planning in San Francisco see , <<http://www.de-pere.org/department/board.php?fDD=14-112>>; in De Pere, Wisconsin, see RDG Planning & Design, *De Pere Neighborhood Preservation Plan*, <<http://www.de-pere.org/department/board.php?fDD=14-112>>; in Denver Colorado, see <<http://www.denvergov.org/Default.aspx?alias=www.denvergov.org/cpd>>

ered for the survey. Secondly, any structure that met the age requirement would be considered regardless of the integrity of the building.

PUTTING IT ALL TOGETHER

ARCHIVAL RESEARCH – SEARCHING FOR AN UNKNOWNABLE PAST

An essential step in identifying historic resources within the City of Grand Blanc was rigorous research of the documentary record to establish the construction date of the structure. Some structures were researched as assignments during courses offered by the investigating faculty. These represented approximately 35 properties. The remaining properties were researched by the investigating faculty and two research assistants. In all cases, the goal of the research was to establish a construction date and create a narrative that placed the home’s significance within the history of Grand Blanc. Such research required an exhaustive search of the following types of records.

Record

Deed Indexes and Deeds
 Census Enumeration Forms
 Birth Records
 Marriage Records
 Death Records
 Genesee County Probate Records
 Obituaries

 Abstracts of Title
 Atlases
 Historical Society Newsletters
 Published Histories
 Newspaper clippings
 Photographs

Repository

Genesee County Register of Deeds
 Thompson Library University of Michigan-Flint
 Flint Public Library – Genealogical Reference
 Flint Public Library – Genealogical Reference
 Flint Public Library – Genealogical Reference
 Genesee Historic Collections Center – University of Michigan-Flint
 Grand Blanc Heritage Museum/
 Flint Public Library – Genealogical Reference
 Grand Blanc Heritage Museum
 Genesee Historic Collections Center – University of Michigan-Flint
 Grand Blanc Heritage Museum
 Grand Blanc Heritage Museum
 Grand Blanc Heritage Museum
 Grand Blanc Heritage Museum
 Grand Blanc Heritage Museum

Once we consulted state and federal guidelines, looked into practices in other communities and determined the type of survey that would meet the needs of the client, we considered additional elements that would help faculty meet curricular goals. In addition, we had to consider what level of work was appropriate for the types of classes offered by the Department of History and Department of Earth and Resource Sciences. For history students, the concern was developing assignments that would allow students to demonstrate

mastery in researching primary source material, understanding the different ways the discipline of history is practiced, and synthesize disparate sources of data into a cohesive narrative and consider its deeper meaning. For Earth and Resource Science students studying GIS methods, our main focus was to create assignments that allowed students to perform research and present their findings in a manner that encourages spatial analysis of the survey results. In both cases, taking elements from the MPS format enabled us to fashion

assignments that would meet these specific goals. What was most helpful in the MPS format was the need for confirming information about the structure in the documentary record and considering the structures broader significance.

The criteria that finally emerged follows:

- All above ground structures built before 1931 would be included.
- The date of construction should be confirmed in the documentary record.
- No property was excluded from the survey because of its poor condition.
- The integrity of the property was not a consideration for inclusion in the survey.

FIELDWORK

The essential first step in locating and identifying historic resources within the City of Grand Blanc was creating a preliminary list of potential resources. During summer 2011, University of Michigan-Flint student Cade Surface worked with the Grand Blanc Heritage Association to identify neighborhoods and structures that may fit our criteria. Cade located seven specific developments, a business district, and a handful of properties that did not fit the historic context, but at least met the age requirements for the survey. Cade's research yielded 136 structures.

Beginning with the initial list of 136, we began the process of fieldwork with two student groups. The first were students enrolled in history courses in which the fieldwork and archival research could help meet the learning outcomes of the courses. These students were each assigned a property (see appendix) to research, photograph, record physical information,

and create a narrative history of the structure, its occupants, its uses, and the relationship of the structure to the historic context of the project. A second group of students were research assistants who we identified in the project as research coordinators and lead fieldworkers. Research assistants acting as field surveyors were assigned to photograph structures not included in student assignments and record physical information. Despite the plethora of records available for archival research, readers will note that the construction date for many properties contain qualifiers such as: a range of dates; the notation circa (ca.) next to the date; or description in the history of the property that describes the construction date using approximate language, rather than precise language. What appears to be a lack of precision in depicting the age of the properties, however, speaks to the meticulousness of the research and is a much more accurate way to characterize a structure's age. Seldom did researchers find a single document that revealed the date of construction. Instead, researchers pieced together disparate pieces of information, from multiple sources, at various repositories. Next, we analyzed the data and interpreted it in the context of Grand Blanc's development. The result was an account that researchers could reasonably assure was a faithful explanation of the structure's history. For example, tax documents record the assessed value of a property. In 1930, a typical unimproved property within the city was assessed between \$150 and \$400 while improved properties were assessed at \$1500 or more. If a researcher discovered an increase in the assessed value of the property, from \$200 to \$2,000, between 1930 and 1931, the researcher could reasonably deduce that a structure was built on the property between assessments. Yet, there is no narrative account that explicitly states someone built a structure on the property and no eyewitness accounts that can confirm that. The true account of when

the structure was built, like nearly all past events, is unknowable.

It is this very methodology that remains the hallmark of humanities research – making a project such as a historic resource survey an invaluable tool for teaching students the craft of the historian. As a teaching tool, the research helped students develop the sequential skills of the researcher by introducing students to the nature, uses, and objectives of research in the humanities and social sciences. The project also challenged more advanced researchers as they navigated through the complexities of planning and organizing a convincing narrative that posed a significant problem in which they offered a convincing solution. In the case of this project, focusing on the formal end product, the history of the property, helped guide the process that created it. The form and style of the historical narrative of each property was more than simply scaffolding that researchers filled in in a mechanical way. Rather, the narrative, with an obvious start date, needed to bring the story to life with the people associated with the property, and finding a place for the story's logical conclusion became the means by which researchers could test their work and explore their understanding of it. It is to be hoped that such exercises could be used by other educators to aid students in critical thinking, and build a set of usable skills that are applicable across disciplines and professions.

SUMMARY

In a very real way, the methodology for this report meets the practical demands of state and local preservation planning guidelines while simultaneously fulfilling the mission of the university. In every case, the standards for conducting a historic resource followed both the Secretary of Interiors standards and the standards set by the Michigan SHPO. As mentioned above, however, to meet the curricular needs of

the investigating faculty, additional, more rigorous, research standards were used to augment and improve the results of the report. As such, methodology employed in this document meets the needs of the client in way that exemplifies the role of higher education institutions in the community – promoting intellectual cultivation. This was achieved by applying our research and expertise that met a real need in the community, cultivated a breadth of knowledge within our students, and by sharing our methods and results found new directions in the ways such studies can bridge the research lab, classroom, and community.

CHAPTER FOUR:

INVENTORY OF SIGNIFICANT STRUCTURES

The following portion of the report focuses on the historic resources identified within the survey area. Overall, 81 historic resources were identified and recorded during this survey. All resources identified in the survey are listed as a comprehensive inventory. The structures documented as part of this survey are associated with the developmental history of the City of Grand Blanc, and more specifically with the people and developments associated with the late nineteenth and early twentieth century. Through their location, design, setting, materials, workmanship, feeling, and association, these historic resources convey the prevalent architectural trends and developmental patterns of the City.



PART ONE:

Inventory of Significant Structures

Grand Blanc's 19th Century Neighborhoods

Nestled in the heart of the city, the areas we characterized as Nineteenth-Century Neighborhoods actually span the nineteenth and twentieth centuries. In many ways, the fact that homes built after 1900 are also included in a group of structures classified as nineteenth-century demonstrated the fact that the term is more thematic than chronological. The neighborhoods characterized as nineteenth century developments have several characteristics that distinguish them as belonging to a specific moment in the history of Grand Blanc.

Foremost, a majority of these neighborhoods were platted in the nineteenth century. The cluster of homes the residents called Grand Blanc Village Center had no official plat until the 1940s when the neighborhood was replatted to accommodate the needs of tax assessors. Research revealed that many residents began to erect residential and commercial structures in 1880s. Although only a fraction of the homes remain and many of the structures that are included in the survey were built in the twentieth century, the origins of the neighborhood as Grand Blanc's early commercial center and focus of residential life root this neighborhood firmly in the formative years of Grand Blanc's nineteenth-century development.

Another characteristic of these neighborhoods is the age of the residents. In Grand Blanc Village Center and the Davis and Davis West Additions across Grand Blanc Road to the north, a number of the residents tended to be older than the median age of residents in Grand Blanc Township. In addition to age the residents of these neighborhoods also exhibited other

characteristics that distinguished them from residents in other Grand Blanc Neighborhoods. Residents in these neighborhoods tended to have deeper ties to the community than latter residents and made a living in forms of trade that reflected their association with small town commercial or civic life, or the region's former ties to the land.



1879 First Congregational Church



Grant and Allie Cheney
ca 1930

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

DAVIS AND DAVIS WEST ADDITION

ADDRESS: 11419 DAVIS ST. GRAND BLANC, MI



Survey Date:

5/14/2012

Surveyor:

Thomas Henthorn

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1919-1920

Property Type: Residential

Source of Date: Genesee County Register

Foundation: Cement

of Deeds Office, Grand Blanc Heritage Museum

Walls: Vinyl siding

Style: National Folk

Roof: Cross gable

HISTORY:

George Jenkins moved from Holly Township to the Village of Grand Blanc sometime around 1918. He began purchasing a few parcels of land in the Davis Addition and probably built the home by 1920 around the time of his wife Eva's death. At the time, this portion of Davis Street was known as Mill Street. George remarried in 1925 to Mary Leach who lived at the home with George until her death in 1937. George died while living in his home on Davis street in 1946 at the age of seventy-nine.

ADDRESS: 410 HATTIE ST. GRAND BLANC, MI



Survey Date:

3/25/2012

Surveyor:

Daniel Connor

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Daniel Connor

Date Built: 1927

Property Type: Residential

Source of Date: Genesee County Register

Foundation: Brick

of Deeds Office, Grand Blanc Heritage Museum

Walls: Vinyl siding

Style: Prairie

Roof: Hipped

HISTORY:

This property was originally sold to John and Clark Cook by AW Davis in 1902, but within that same day the Cooks sold the land to James Alvord who also owned lots 3,4,5,6, and 7 of the third block in the Davis West Addition. In 1909 Alvord sold the property to John and Mary Ford, until John's death in 1916 likely led to Mary selling the property to Josephine Cave. Josephine died in 1927 and in that same year one of her heirs John Cave and his wife Ida sold the property to Ella Godley and Anna Gordon who are the other two heirs to Josephine. Finally Ella and Anna sold the property to Arthur D. Gordon.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

DAVIS AND DAVIS WEST ADDITION

ADDRESS: 423 HATTIE ST. GRAND BLANC, MI



Survey Date:
3/25/2012

Surveyor:
Joshua R. LaFave

Historic Name:
N/A

Common Name:
N/A

Photographer(s): Joshua R. LaFave

Date Built: Ca. 1903 **Property Type:** Residential
Source of Date: Genesee County Census, Genesee County **Foundation:** Cement block
Register of Deeds Office, Grand Blanc Heritage Museum **Walls:** Aluminum siding
Style: Tudor **Roof:** Side gable, front gable

HISTORY:

Jane C. Hadley, a widow purchased this property in 1902. The 1910 census has Hadley as the owner of a house in GB Township and it is likely that she built the home within one year after purchasing the lot. In 1915, Celia Lason, who was born in Atlas Township, bought the house and lived there until 1923 when she sold it to the Farmers Exchange Bank. In 1930 John Webber Jr. was paying taxes on this property and in 1943 the house was sold by the Farmers Exchange Bank to Edwin S. Webber.



ADDRESS: 209 REID RD. GRAND BLANC, MI



Survey Date:
4/01/2012

Surveyor:
Thomas Henthorn

Historic Name:
N/A

Common Name:
N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1905-1910 **Property Type:** Residential
Source of Date: Genesee County Register **Foundation:** Cement
of Deeds Office, Grand Blanc Heritage Museum **Walls:** Aluminum siding
Style: National Folk **Roof:** Cross gable

HISTORY:

Edwin and Theoda Verrell built this home along Reid Road when it was called Church Street in 1902. Edwin was a retired farmer who migrated to Michigan from New York at the end of the nineteenth century. The parcel on which the home rests was originally part of a larger piece of land purchased from Jerome Kessler. There is no evidence to indicate that Kessler ever lived in Grand Blanc, so the home was probably built by Verrell after buying the property. Edwin died in 1931 and Theoda continued to live in the home until her death in 1932. The house was then sold to Nels and Sadie Swanson who remained there until Nel's passing in 1948 followed by Sadie in 1951.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

DAVIS AND DAVIS WEST ADDITION

ADDRESS: 304 REID RD. GRAND BLANC, MI



Survey Date:
4/01/2012

Surveyor:
Thomas Henthorn

Historic Name:
N/A

Common Name:
N/A

Photographer(s): Laura Gallagher and Allan Harris

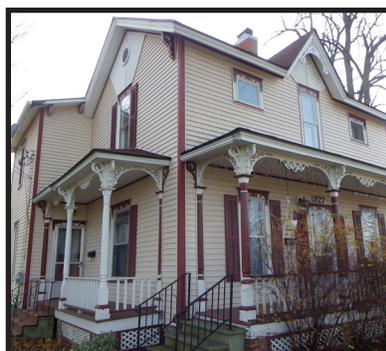
Date Built: Ca. 1923-1924 **Property Type:** Residential
Source of Date: Genesee County Register of Deeds Office, Grand Blanc Heritage Museum **Foundation:** Block
Style: Prairie **Walls:** Wood **Roof:** Hipped roof with front gable on porch and dormer on top

HISTORY:

Like many homes near the center of Grand Blanc, this home on Reid Road was built by a local farmer who moved to town upon his retirement. Located on what was originally called Church Street, the parcel of land on which this home sits was part of a larger piece owned by Samuel Crapser. Crapser sold the piece of land to Ray Gundry in 1917, who was living on Fenton Road at the time. Frank Franklin purchased the property in 1923 from Gundry. Frank had worked his farm on Atherton Road for over thirty years. It is likely that the farm he owned was once part of his father's farm, Henry Franklin. Frank likely built the home in 1923 or 1924 and moved in shortly thereafter with his two sisters Elvira and Edna. Frank died shortly after moving into the home on Reid Road in 1926. Elvira died in 1937 while living at the home. The last Franklin sibling to live in the home, Edna, died in 1947.



ADDRESS: 327 REID RD. GRAND BLANC, MI



Survey Date:
3/25/2012

Surveyor:
Aimee Hare

Historic Name:
N/A

Common Name:
N/A

Photographer(s): N/A

Date Built: 1897-1898 **Property Type:** Residential
Source of Date: Genesee County Register of Deeds/ Grand Blanc Heritage Museum **Foundation:** Brick
Style: Gothic Revival **Walls:** Vinyl siding **Roof:** Side gable with front dormer

HISTORY:

Charles Elliott was born in 1854 in Devonshire, England and arrived in Grand Blanc in 1883. In 1887 he married Rhonda Sharland a widow with three sons. At the time of Mr. and Mrs. Elliott's marriage Charles became the foreman on the Pere Marquette Railway in the city of Grand Blanc. He was involved in the grading gang which changed the grade of the P.M. R.R. in 1900 when the new bed was constructed. He purchased the property at 327 Reid Rd in the Fall of 1897 and built the home there immediately. Rhonda died at age 72 in 1931 and Charles followed her in death 1944 at age 90. Their son Philip, who stayed on at 327 Reid Rd died in 1949.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

DAVIS AND DAVIS WEST ADDITION

ADDRESS: 11326 SEWARD ST. GRAND BLANC, MI



Survey Date:
4/01/2012

Surveyor:
Brandi Altheide

Historic Name:
N/A

Common Name:
N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1882 **Property Type:** Residential
Source of Date: Genesee County Register **Foundation:** Block
of Deeds Office, Grand Blanc Heritage Museum **Walls:** Aluminum siding
Style: National Folk **Roof:** Side gable, front gable

HISTORY:

Originally bought from A.W. Davis by William Wedding in 1871, this property was sold to Harriet Soper in 1875. Soper sold the property to John and Mary Oakley in 1881, who sold the property to Eliza McCauley that same year. It is likely that the home was built around 1882 not long after her husband James registered to vote in Grand Blanc. Eliza died in 1906 and her estate sold the house to farmer William Hubbell and his wife Sarah in 1907. Hubbell's estate sold the property to William and Mary Denton in 1919.



ADDRESS: 11306 WEST ST. GRAND BLANC, MI



Survey Date:
3/25/2012

Surveyor:
Sloane Slagg

Historic Name:
N/A

Common Name:
N/A

Photographer(s): Sloane Slagg

Date Built: 1890 **Property Type:** Residential
Source of Date: Genesee County Register **Foundation:** Slab
of Deeds Office, Grand Blanc Heritage Museum **Walls:** Vinyl siding
Style: National Folk **Roof:** Side gable with half gable in front

HISTORY:

Norris and Amelia Eastman originally owned lots 1, 2, 3, 4, 5 and 6 of block two during the 1880's. In 1889 Elliot Ball bought lots 1 and 2 of block 2 in the Davis West Addition. Elliot Ball is the one who built the house on this property. A laborer by trade, Ball lived in the house for over 50 years until dying at the property on 11/5/1940. Also living in the house was his wife Roseanna who died on December 23, 1922.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •
DAVIS AND DAVIS WEST ADDITION

ADDRESS: 11338 WEST ST. GRAND BLANC, MI



Survey Date:

4/01/2012

Surveyor:

Thomas Henthorn

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Thomas Henthorn

Date Built: 1890-1895

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Style: Tudor

Property Type: Residential

Foundation: Cinderblock

Walls: Aluminum Siding

Roof: Side gables with two front gables

Other Building Features: Brick Chimney in front

HISTORY:

Norris and Amelia Eastman originally owned lots 1, 2, 3, 4, 5 and 6 of block two during the 1880's. The property was briefly owned by Caleb Denton before being sold to the Coon family in 1890. A house was built at this address during the Coon family's residence. Wesley B Coon sold the property to his wife Jenette in 1895 before his death in 1897. According to the 1900 census Jenette lived at this property with her daughters, Agnes and Florence, as well as her grandson Eddie Kline. In 1909 Mrs. Coon sold the property to English immigrant sisters named Mary and Thirza Hill. Mary is listed as the owner in the census, but Thirza was listed as the grantee in the Deed. Thirza died in early 1925 and by 1925, her brother Charlie Hill sold the property to Robert S. Baker who paid taxes on the property in the 1930's. In 1944 Stanley and Clara Ford bought the property.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •
DAVIS AND DAVIS WEST ADDITION

ADDRESS: 11339 WEST ST. GRAND BLANC, MI



Survey Date:

3/25/2012

Surveyor:

Jesse James

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Jesse James

Date Built: Ca. 1900

Source of Date: Genesee County Register
of Deeds/ Grand Blanc Heritage Museum

Style: Prairie

Property Type: Residential

Foundation: Brick

Walls: Brick

Roof: Hipped

Other Building Features: Structure has addition with aluminum siding and garage that were added after build date

HISTORY:

Otis E. Reed and his wife Elizabeth purchased the land from Alexander W. Davis for \$50.00 in 1898. By trade, Otis was a laborer, most likely in agriculture. He continued to live in the Grand Blanc area for a number of years following the sale of the parcel. In 1904, the home was bought for \$1,200.00 by Robert F. Sherman from Mary H. Stewart. In November of the same year the property was sold again to Marvil I. Brabb and his wife Louise for \$1,000. On September 11th 1911, the property was purchased by Ezera Meade, and when Ezera passed away, the property was purchased as part of the estate by Elizabeth D. Meade. Finally, in 1916 Frank T. Hill purchased the property with his wife Julia E. Hill for \$1.00 and other considerations. Both Frank and Julia lived in the Genesee county area on farms their entire lives, until the purchase of his home. Frank was described as having a shrewd mind with a good business sense. For a good portion of his life Frank was a teacher in his district. At his passing in 1933, Frank and his wife had been living in the house for sixteen years. Julia continued living in the house until she passed in 1937.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •
DAVIS AND DAVIS WEST ADDITION

ADDRESS: 11404 WEST ST. GRAND BLANC, MI



Survey Date:

3/25/2012

Surveyor:

Michele Lawson

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Michele Lawson

Date Built: 1915

Property Type: Residential

Source of Date: Genesee County Register

Foundation: Block

of Deeds Office, Grand Blanc Heritage Museum

Walls: Vinyl siding

Style: National Folk (hall and parlor family style)

Roof: Side gable

HISTORY:

AW Davis sold lots 7, 8 and 9 in block 2 to Williard B. Allen for \$130 in April of 1887. Allen then sold the property to Elbridge L. Kline a farm laborer in 1890. In the 1900 census he is listed as a boarder for George Stach at a different property. Kline would eventually sell the property in 1914 to John and Elizabeth Goff. It is likely that the Goffs built the house soon after they purchased it. The Goff's would then sell it to John Harris, a school janitor, in 1919. Harris is listed as the owner of the house in the 1920 census, but he sold it to Herbert and Mary Merrell in December of that year.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

GRAND BLANC VILLAGE CENTER

ADDRESS: 11515 DAVIS ST. GRAND BLANC, MI



Survey Date:

4/30/2012

Surveyor:

Thomas Henthorn

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1928

Property Type: Residential

Source of Date: Genesee County Register

Foundation: N/A

of Deeds Office, Grand Blanc Heritage Museum

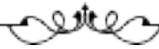
Walls: Aluminum siding

Style: Bungalow/ Craftsman

Roof: Front gable

HISTORY:

This home was built on a parcel of land originally owned by George and Lois Chapel. Louise Penny purchased the parcel from the Chapels in 1919 by land contract. Penny was born in Ontario, Canada in 1876 and moved to Grand Blanc sometime between 1910 and 1920 where she worked as a bookkeeper for the grain elevator for many years. Shortly after Penny paid off the land contract and officially acquired the deed, she began to subdivide the land and sell smaller parcels – retaining a small parcel for herself. It was on this parcel that she built the current structure sometime between 1925 and 1930. After her death in 1954, her estate sold the home in 1955 to Leo Flory a local school teacher for Grand Blanc High School, who lived in the house for a short while, thereafter renting the house out for several years.



ADDRESS: 11526 DAVIS ST. GRAND BLANC, MI



Survey Date:

4/30/2012

Surveyor:

Thomas Henthorn

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1926-1930

Property Type: Residential

Source of Date: Genesee County Register

Foundation: N/A

of Deeds Office, Grand Blanc Heritage Museum

Walls: Aluminum siding

Style: N/A

Roof: Side gable

HISTORY:

Henrietta Penny purchased the land from George and Lois Chapel in 1926. Henrietta, whose sister, Louise, lived across the street, moved from Ontario, Canada to Grand Blanc after 1920 where she lived with her sister until 1930. Penny likely built the home sometime between 1929 and 1930 and remained there until she died in 1953. The home was sold to Robert and Anne Davis in 1954 and they remained in the house for several years.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

GRAND BLANC VILLAGE CENTER

ADDRESS: 11604 DAVIS ST. GRAND BLANC, MI



Survey Date:
4/30/2012

Surveyor:
Thomas Henthorn

Historic Name:
N/A

Common Name:
Dunn House

Photographer(s): Thomas Henthorn

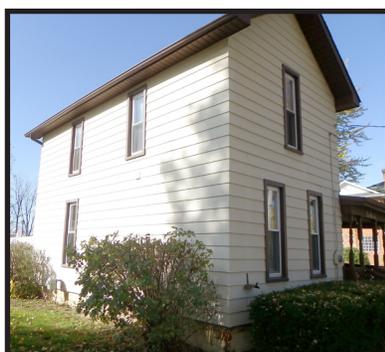
Date Built: Ca. 1904 **Property Type:** Residential
Source of Date: Genesee County Register of Deeds Office, Grand Blanc Heritage Museum **Foundation:** Cement
Style: Prairie **Walls:** Brick **Roof:** Hipped roof in front with a side gable in back

HISTORY:

Built in 1904 by John Gainey and James Wilson, many believed that bricks used in the structure were manufactured by Grand Blanc Brick and Tile. Bricks were expensive to make and transport, so it is likely that bricks were made nearby, either on-site or at a local company such as Grand Blanc Brick and Tile. The home's first owner was George Walker who lived there until his death 1909. His son, Herbert, acquired the property shortly thereafter. The name the house is most associated with is George Dunn, who bought the house in 1943 after serving in the Army. Dunn lived nearly his entire life in Grand Blanc and served as the Genesee County Clerk from 1936-1976. He died in 1989 at the age of 80.



ADDRESS: 11614 DAVIS ST. GRAND BLANC, MI



Survey Date:
4/30/2012

Surveyor:
Thomas Henthorn

Historic Name:
N/A

Common Name:
N/A

Photographer(s): Thomas Henthorn

Date Built: Ca. 1909 **Property Type:** Residential
Source of Date: Genesee County Register of Deeds Office, Grand Blanc Heritage Museum **Foundation:** Cement
Style: National Folk **Walls:** Aluminum siding **Roof:** Cross-gabled

HISTORY:

George and Flora Taylor built this home in 1909 after purchasing the property the prior year. For a few years, George made a living at a dairy somewhere in Genesee County before his death in 1919. Flora Taylor remained in the home and sold the house to one of her sons, Archie, and his wife, Clara in 1937. Flora Taylor died in 1940 and lived, briefly, with her other son, Lee, on High street. Archie Taylor died in 1942, but Clara remained in the home until her death in 1966.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •
GRAND BLANC VILLAGE CENTER

ADDRESS: 11620 DAVIS ST. GRAND BLANC, MI



Survey Date:
4/30/2012
Surveyor:
Thomas Henthorn
Historic Name:
Gorton Home
Common Name:
N/A
 Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1918
Source of Date: Genesee County Register of Deeds Office, Grand Blanc Heritage Museum
Style: National Folk
Property Type: Residential
Foundation: Cinder block
Walls: Aluminum siding
Roof: Cross gabled with dormer

HISTORY:

William H. Gorton and his wife, Ida, purchased the land at 11620 Davis Street in 1918 and were likely the home's first owner. Gorton was a local farmer who had lived and worked in Burton Township before retiring and moving to his home on Davis Street. After his death in 1943, his son, Harold, who worked at Fisher Body in Flint, occupied the home for several years until the 1950s.



ADDRESS: 11630 DAVIS ST. GRAND BLANC, MI



Survey Date:
4/30/2012
Surveyor:
Thomas Henthorn
Historic Name:
N/A
Common Name:
N/A
 Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1905-1910
Source of Date: Genesee County Register of Deeds Office, Grand Blanc Heritage Museum
Style: National Folk
Property Type: Residential
Foundation: Block
Walls: Aluminum siding
Roof: Cross gabled

HISTORY:

For many years, 11630 Davis Street was home to Harriett Maxwell. Harriett and her husband, James, had been living in Grand Blanc as renters since at least 1890. They purchased the property sometime after 1905. James Maxwell was a local hardware merchant who had built a handful of homes in the area, including the original structure that is now part of Hill Funeral Home on Saginaw Street. He also likely built the home they lived in around between 1905 and 1910. James Maxwell died from complications related to tuberculosis in 1914. His wife, Harriett, remained in the home almost until her death in 1967.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

GRAND BLANC VILLAGE CENTER

ADDRESS: 11700 DAVIS ST. GRAND BLANC, MI



Survey Date:

4/30/2012

Surveyor:

Thomas Henthorn

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1929-1930

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Style: National Folk

Property Type: Residential

Foundation: Block

Walls: Aluminum siding

Roof: Front gable

HISTORY:

The first owners of this home were Fred and Flora Roby. The Robys purchased the lot in the fall of 1929 from Nellie Pearsall, who had owned it since 1923. The home was built shortly thereafter. In 1942, Daisy Butcher, Lee Taylor's sister, purchased the home. Daisy's husband, Frank, died in 1921. Daisy, who had lived in Grand Blanc most of her life, resided in the home on Davis Street until her death in 1971.

ADDRESS: 11706 DAVIS ST. GRAND BLANC, MI



Survey Date:

4/30/2012

Surveyor:

Thomas Henthorn

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Thomas Henthorn

Date Built: Ca. 1923

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Style: National Folk

Property Type: Residential

Foundation: Block

Walls: Aluminum siding

Roof: Front gable with side gable

HISTORY:

For many years, this home was the residence of Homer and Iva Day. The home was built around 1923, when the Days purchased the property from Nellie Pearsall. Homer and his brother, Cash, owned the Day Brothers Hardware store on Saginaw Street. In addition to his business, Homer was also an active civic leader in Grand Blanc and Genesee County. Homer served on the Grand Blanc Board of Review, the Grand Blanc City Council, Grand Blanc Board of Education, and the Genesee County Board of Canvassers. Both Iva and Homer lived in the home until their deaths. Iva died in 1968, followed a year later by her husband, Homer.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

GRAND BLANC VILLAGE CENTER

ADDRESS: 11710 DAVIS ST. GRAND BLANC, MI



Survey Date:

4/30/2012

Surveyor:

Thomas Henthorn

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1928

Property Type: Residential

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Cinder block

Walls: Aluminum siding

Style: Craftsman

Roof: Hipped

HISTORY:

Wesley George and Minnie Couke purchased the property to build their home in the summer of 1928. Wesley worked as a farmer in Mundy Township and as a sheet metal worker in Flint. One of the Couke children, Henry, ran a furniture repair business out of the home while living with his parents. Minnie moved from the home shortly after the death of her husband, George in 1957.

ADDRESS: 11717 DAVIS ST. GRAND BLANC, MI



Survey Date:

4/30/2012

Surveyor:

Thomas Henthorn

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Thomas Henthorn

Date Built: Ca. 1925-1930

Property Type: Residential

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Cement

Walls: Vinyl siding

Style: American Folk

Roof: Front gable

HISTORY:

Chris and Eva Christensen and their family were the first residents to live in this home. Christensen moved to Michigan from Denmark with his family as a boy and grew up in Grand Blanc Township on Holly Road where his father Hans worked as a farm laborer for local farmers. By the time the Christensens were living on Davis Street, Chris was working as a tool grinder for Buick Motor company in Flint. He probably purchased the land on land contract sometime between 1925 and 1930. The Christensens lived in the home for several years before moving to Flint around 1958.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •
GRAND BLANC VILLAGE CENTER

ADDRESS: 208 GRAND BLANC RD. GRAND BLANC, MI



Survey Date:

4/10/2012

Surveyor:

Melanee Riegel

Historic Name:

Gundry House

Common Name:

Olson Real Estate

Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1905

Property Type: Commercial

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Cinder block

Walls: Brick

Style: National Folk

Roof: Front gable

HISTORY:

The structure is the last of the many homes that formerly lined the north side of Grand Blanc Road. The home was built around 1905 by Alex and Mary Gundry soon after they were married in 1904. Alex Gundry worked in his father George's funeral business and inherited it in 1915 when George Gundry passed away. The Gundrys occupied the home for nearly fifty years.



ADDRESS: 134 HIGH ST. GRAND BLANC, MI



Survey Date:

4/30/2012

Surveyor:

Thomas Henthorn

Historic Name:

Clark House/ Dr. Jeremy Dentistry

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1916

Property Type: Residential

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Cinder block

Walls: Aluminum siding

Style: National Folk

Roof: Side gable

HISTORY:

This was one of many homes built along High Street around 1920. It was occupied by Ernest and Gertrude Clark and their children for a number of years. Son of Cranson Clark, Ernest Clark served as Grand Blanc Township supervisor and as a veterans' relief investigator. After his death in 1936, his wife Gertrude stayed in the home until she died in 1946. For many years it has been associated with local dental practices. First, by Dr. David Jeremy who began his practices in the mid-1960s until he retired in 2002. Presently, the structure is occupied by the office of Dr. Mark Lodge.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

GRAND BLANC VILLAGE CENTER

ADDRESS: 207 HIGH ST. GRAND BLANC, MI



Survey Date:

10/13/2011

Surveyor:

Jeanette Routhier

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Jeanette Routhier

Date Built: 1909

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Style: Colonial Revival

Property Type: Residential

Foundation: Poured concrete

Walls: Brick on lower, clapboard on upper

Roof: Gambrel

Other Building Features: The foundation sill is poured concrete formed into an extended protrusion of approximately 3 inches.

HISTORY:

The first resident, Frank M. Clune, and his wife Myrtle, apprenticed as a butcher to George Coggins who owned a grocery store and butcher shop at 11525 South Saginaw Street in 1921, Coggins sold 207 High Street to Clune; in 1925, Coggins sold the grocery business to Clune; Clune operated the grocery until 1955. 207 High Street was sold to William Nuckles in 1976 and sold again in 2000 to Timothy and Rhonda Spalding, who currently reside there.

Comments: The Clune family was actively connected to the Grand Blanc community serving not only as an essential business operator, but was also often called upon to perform important roles such as pall bearer and social leader.

Descriptive Notes: The house is a typical 4-square with a gambrel roof, the gable faces the street; a single-story utility room is attached across the full length of the rear of the house; the front porch is a new-build circa 2003.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

GRAND BLANC VILLAGE CENTER

ADDRESS: 211 HIGH ST. GRAND BLANC, MI



Survey Date:
10/08/2011

Surveyor:
Sarah Stroup

Historic Name:
N/A

Common Name:
N/A

Photographer(s): Sarah Stroup

Date Built: Ca. 1910-1915 **Property Type:** Residential
Source of Date: Genesee County Register **Foundation:** Stone
 of Deeds Office, Grand Blanc Heritage Museum **Walls:** Aluminum siding
Style: Prairie **Roof:** Side gable

HISTORY:

The lot was platted in 1901 by Caroline K. (Sawyer) Bush, who then sold the land to create the Ingleside Addition. Lot 2 was first purchased in 1909 by George M. Coggins, a prominent merchant in Grand Blanc. The property was sold to Lucina Tupper in July of 1909. Tupper subsequently sold it to Elmer Bush who was a World War I Veteran. The house (circa 1910-1915) was kept by Mary Gundry, the daughter of the Charles and Eliza Baker (owners of the Baker Drug Store in Flint). The house was sold to Alfred and Mary Brainard in 1919. During the Great Depression, the house was a real estate office for three years (1933-1935) operating under the name Murphy and Van Campen. Thereafter, Fred and Dulcie Peterman purchased the home in 1937 - both were active members in the Grand Blanc community.

ADDRESS: 217 HIGH ST. GRAND BLANC, MI



Survey Date:
6/10/2012

Surveyor:
Thomas Henthorn

Historic Name:
N/A

Common Name:
N/A

Photographer(s): Thomas Henthorn

Date Built: 1912 **Property Type:** Residential
Source of Date: Genesee County Register **Foundation:** Cinder block
 of Deeds Office, Grand Blanc Heritage Museum **Walls:** Aluminum siding
Style: National Folk **Roof:** Hipped pyramidal

HISTORY:

John and Marian Bird moved from Atlas township to the Village of Grand Blanc in 1912. John had been a farmer in Atlas township for about forty years before retiring and moving to the home on Sawyer Street. John died in 1916 and Marian stayed in the home until her death in 1934.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

GRAND BLANC VILLAGE CENTER

ADDRESS: 223 HIGH ST. GRAND BLANC, MI



Survey Date:
4/30/2012

Surveyor:
Thomas Henthorn

Historic Name:
N/A

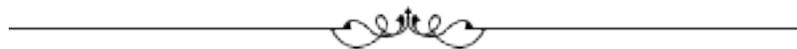
Common Name:
N/A

Photographer(s): Thomas Henthorn

Date Built: 1928 **Property Type:** Residential
Source of Date: Genesee County Register of Deeds Office, Grand Blanc Heritage Museum **Foundation:** Cement
Style: American Four Square **Walls:** Wooden siding
Roof: Hipped

HISTORY:

For many years, this structure was home to Cash Day and his family. Cash had the home built in 1918 and moved his family from a farm on East Hill Road. Along with his brother Homer, Cash Day opened the Day Brothers Hardware Store on Saginaw Street which remained in the family for decades. Cash remained in the home until he passed away in 1972 at the age of 86.



ADDRESS: 232 HIGH ST. GRAND BLANC, MI



Survey Date:
4/30/2012

Surveyor:
Thomas Henthorn

Historic Name:
Taylor House

Common Name:
N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1887 **Property Type:** Residential
Source of Date: Genesee County Register of Deeds Office, Grand Blanc Heritage Museum **Foundation:** Cinder block
Style: N/A **Walls:** Brick
Roof: Side gable with front gable

HISTORY:

Probably one of the first homes on High street, this structure was built by Joseph Cook in 1887. Cook owned his own brick factory on Cook Road which helps explain the level of craftsmanship in the home's two layer brick façade. When Joseph Cook died in 1902 at the age of 73, he left the home to his wife Julia who lived there until her death in 1919. Julia's sons took ownership of the property and eventually sold the home to Lee and Bessie Taylor in 1920 who occupied the home for several decades. Lee Taylor died in 1976. Bessie moved to a nursing home in 1988 where she died in 1989. At 102 years old, Bessie Taylor spent most of her life in Grand Blanc and many of those years in the home on High Street.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

GRAND BLANC VILLAGE CENTER

ADDRESS: 233 HIGH ST. GRAND BLANC, MI



Survey Date:
10/12/2011

Surveyor:
Rashard Wagner

Historic Name:
Cook School

Common Name:
N/A

Photographer(s): Rashard Wagner

Date Built: Ca. 1900 **Property Type:** Residential
Source of Date: Genesee County **Foundation:** Low concrete foundation
Register of Deeds Office **Walls:** Aluminum siding
Style: National Folk **Roof:** Front gable

HISTORY:

This home's history dates back to the days when single room schools were the norm in Grand Blanc. A two-story section of the home facing High Street was once a school building that sat near the corner of Cook and Embury Roads. It is uncertain, however, when this structure was built. Around 1900, the school building was moved to 233 High Street and the single-story addition was added soon after the school building was moved.

Descriptive Notes: The structure has three separate sections. The two-story section facing High Street was the former Cook School. The single-story section facing High Street was added when the school was moved to the site. The two-story structure was added sometime after 2005.



ADDRESS: 11620 SAGINAW ST. GRAND BLANC, MI



Survey Date:
6/6/2012

Surveyor:
Melanee Riegel

Historic Name:
N/A

Common Name:
N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1907 **Property Type:** Residential
Source of Date: Genesee County Register **Foundation:** Cement
of Deeds Office, Grand Blanc Heritage Museum **Walls:** Brick
Style: Prairie **Roof:** Side gable

HISTORY:

This home was built by Henry and Ida Mason when they moved from Mundy Township to Grand Blanc in 1907. Henry Mason died in 1918 and Ida sold the home a year later to E. Sumner and Mary Rust after they returned from living in Flint in 1919. E. Sumner spent most of his life in Grand Blanc and developed Rust Subdivision (at North edge of the city) and Rust Park. He was also a member of the Township Board of Supervisors for many years. The Rusts spent the rest of their lives in the home on Saginaw Street. Mary Rust died in 1940 and her husband died a few years later in 1943.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

GRAND BLANC VILLAGE CENTER

ADDRESS: 11626 SAGINAW ST. GRAND BLANC, MI



Survey Date:

6/6/2012

Surveyor:

Melanee Riegel

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1916

Property Type: Residential

Source of Date: Genesee County Register

Foundation: Cement

of Deeds Office, Grand Blanc Heritage Museum

Walls: Brick with siding on gables

Style: National Folk

Roof: cross-gabled

HISTORY:

Cranson Clark was a local farmer who had acquired several acres of farmland in Grand Blanc township before retiring in 1900. In 1915, he purchased the land at 11626 Saginaw Street and moved into the home he had built early the following year. He lived there with his second wife, Susan (MacFarlan), until his death in 1920. Local sources described the home as neat and with all the modern conveniences. Susan Clark, a registered nurse, continued to live in the home until her death in 1959.

ADDRESS: 11702 SAGINAW ST. GRAND BLANC, MI



Survey Date:

6/6/2012

Surveyor:

Melanee Riegel

Historic Name:

N/A

Common Name:

Kelly's Country Cutter

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1903

Property Type: Residential

Source of Date: Genesee County Register

Foundation: N/A

of Deeds Office, Grand Blanc Heritage Museum

Walls: Aluminum siding

Style: Queen Anne

Roof: Cross-gable

HISTORY:

Hezekiah Dewey likely built this home around 1903 when he purchased the lot from Thomas Goodfellow the previous year. Dewey had farmed in Genesee County for years and served as the local mail carrier in the first few years of the twentieth century. The home was owned briefly by Kittie Roth, who then sold it to Frank and Jennie Cheney in 1919. Jennie Cheney passed away in 1945, but Frank Cheney remained in the home until he moved to Fenton, Michigan in 1950.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

GRAND BLANC VILLAGE CENTER

ADDRESS: 11708 SAGINAW ST. GRAND BLANC, MI



Survey Date:

6/6/2012

Surveyor:

Melanee Riegel

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1920

Property Type: Residential

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Concrete Slab

Style: Colonial Revival

Walls: Beveled wood siding

Roof: Gambled

HISTORY:

The original home on this property was likely built between 1895 and 1900. Alexander McCall was the original resident of the structure and deeded the property to his son, Hugh, after his death in 1915. Hugh McCall, Cash Day's original business partner, sold the property to Archie and Maud (Gundry) Cook. Not long after Archie's death in 1918, the home was destroyed by fire and the current structure was erected in 1920. Maud's family, Jessie Gundry, his wife and two siblings lived in the home with Maud until she sold the property to James Olson when he moved to Grand Blanc with his family in 1926. James Olson died in 1928, but his wife Lena continued to reside in the home until the 1940s.

Descriptive Notes: This 1,456 square foot home has a full basement.



ADDRESS: 11723 SAGINAW ST. GRAND BLANC, MI



Survey Date:

6/6/2012

Surveyor:

Melanee Riegel

Historic Name:

Hill Funeral Home

Common Name:

Hill Funeral Home

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1889

Property Type: Commercial

Source of Date: Tax Record,
Grand Blanc Heritage Museum

Foundation: Brick

Style: Neoclassical

Walls: Aluminum siding

Roof: Front gable with side gable attached

HISTORY:

This structure was built by a local hardware merchant, James Maxwell, for A.D. Banker in 1889. Banker was also a prominent local merchant in Grand Blanc. After the death of his wife, Banker sold the home to Jacob and Amelia Bush. The Bush family had significant land holdings in Grand Blanc and was responsible for the development of some of the city's early neighborhoods. The Bushes remained in the home for the rest of their lives. The origins of the structure as a funeral home date back to 1944 when Charles Sibley operated a funerary business out of the structure. Clarence Hill purchased the home in 1946.

Comments: Several additions have been made to the structure to accommodate a commercial business. The original structure is located on the southwest corner of the facility.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •
GRAND BLANC VILLAGE CENTER

ADDRESS: 116 SAWYER PL. GRAND BLANC, MI



Survey Date:

10/4/2011

Surveyor:

Machon Arther-Brown

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Machon Arther-Brown

Date Built: Ca. 1905

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Style: National Folk

Property Type: Residential

Foundation: Cinder block

Walls: Red brick

Roof: Front Gable

Other Building Features: The original cistern is still located in the basement.

HISTORY:

The entire street of Sawyer Place was originally owned by Colonel Edward Sawyer who purchased the land in 1846. In 1885, his daughter, Almia Sawyer, sold most of the land to Caroline Bush. In 1902, Miss Bush sold lot 15 to Mr. William Elliot and lot 14 to Josh and Ella Perry. Mr. Elliot sold lot 15 to Jennie E. Beals in May of 1906. Miss Beals sold a portion of the land to the township of Grand Blanc in 1909, and the remaining portion to Mr. Cranson Clark in 1915. After Mr. Clark gained ownership of his portion of lot 15, there is no further record detailing how the Perrys came to own the land.

Comments: The date of "1905" was etched into the concrete of the original sidewalk beside the name, "Roy Perry".

Descriptive Notes: There is a large porch with spindle-work detailing on the front of the home and an enclosed porch located in the rear. The windows are rectangular and there is one bay window overlooking the driveway. The exterior is well maintained and appears to have most of the original brick work intact.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

GRAND BLANC VILLAGE CENTER

ADDRESS: 121 SAWYER PL. GRAND BLANC, MI



Survey Date:

10/4/2011

Surveyor:

Michael Boudro

Historic Name:

The Cheney House

Common Name:

N/A

Photographer(s): Michael Boudro

Date Built: 1891-1930

Property Type: Residential

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Cinder block

Walls: Brick

Style: Prairie

Roof: Hipped

HISTORY:

The house that currently stands on the site was built in 1891 by Frank J. Lepard. When Grant Cheney died in 1910, his estate remained the owner of the house while his widow, Allie Cheney, lived in it. Ownership of the house at 121 Sawyer Street remained with Allie Cheney until her death in 1956, at which time it changed hands to her grandson Grant W. Cheney (son of Stuart M. Cheney). Grant W. Cheney owned land used by gas stations throughout the 1960s and 1970s in Grand Blanc. Ownership then transferred from Grant W. Cheney to Fredrick W. Antior at a time undetermined. Ownership transferred from the estate of Fredrick Antior to his daughter Nancy and her husband Gerald Martin in October 1993. The Martins are the current owners of the house.

Descriptive Notes: The house has a red brick exterior with a wrap around covered porch and two additions which were built onto the northwest end of the house in the 1990s. There is also a working cistern in the basement.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

GRAND BLANC VILLAGE CENTER

ADDRESS: 122 SAWYER PL. GRAND BLANC, MI



Survey Date:

10/10/2011

Surveyor:

Robert Burack

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Robert Burack

Date Built: Ca. 1918

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Style: National Folk

Property Type: Residential

Foundation: Brick (East and West sides, front side excluding the porch), Aluminum Siding (front top, back side and all sides of addition).

Walls: Aluminum siding

Roof: Front gable with dormer on right side

HISTORY:

Home to G. (Giles) H. Merrill, an early pioneer of Genesee County and father of banker Gyles Merrill, President of the Genesee County Savings Bank of Flint. Merrill was born on January 19th, 1852 in Davison Township. He and his wife, Luella, were active members of the Grand Blanc Methodist Church. They had married on October 3rd, 1878, and celebrated their golden wedding anniversary in 1928 with a party in their home on Sawyer Street. Merrill died of pneumonia on Saturday, February 5th, 1933 at approximately 3 p.m. in the afternoon. Rev. B.A. Craton was the officiator during his funeral at Merrill's beloved Methodist church. His body was buried at Evergreen Cemetery.

Descriptive Notes: A major addition has been added to the rear of the original house. The porch has been modernized, as well as the top section of the front side. Windows are modern. Underlying original brick structure visible on the East and West sides and on the bottom section of the front side.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

GRAND BLANC VILLAGE CENTER

ADDRESS: 125 SAWYER PL. GRAND BLANC, MI



Survey Date:
4/30/2012

Surveyor:
Thomas Henthorn

Historic Name:
N/A

Common Name:
Grand Blanc Florist

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1908 **Property Type:** Residential
Source of Date: Genesee County Register of Deeds Office, Grand Blanc Heritage Museum **Foundation:** Cement
Style: National Folk **Walls:** Brick walls, aluminum siding gables
Roof: cross-gabled

HISTORY:

John and Mary Perry purchased this lot on Sawyer Street in 1908 to live in after years of farming in Grand Blanc Township. John died suddenly later that year, but Mary lived in the home with her brother, George Stuart, and his wife Jessie. When Mary died in 1926, her brother George bought the home and remained there until 1936.



ADDRESS: 126 SAWYER PL. GRAND BLANC, MI



Survey Date:
10/4/2011

Surveyor:
Juan Garcia

Historic Name:
N/A

Common Name:
N/A

Photographer(s): Juan Garcia

Date Built: Ca. 1904 **Property Type:** Residential
Source of Date: Genesee County Register of Deeds Office, Grand Blanc Heritage Museum **Foundation:** Poured cement
Style: Prairie **Walls:** Brick
Roof: Hipped with gable on right side

HISTORY:

The structure was built around 1904 by Herbert W. Walker, part owner of the Crapser and Walker Elevator Business and justice of the peace. Herbert Walker transferred the ownership to his son, William H. Walker, as stated in Herbert's obituary. After the death of Herbert's wife, there were no records of the transfer of ownership until 1957 when Marcy Poland is shown as the owner in the Grand Blanc township directory. William H. Walker had moved to Jackson, Michigan where he died in 1944.

Other Comments: The home has side-gables on the right side and a hipped roof. The windows that this building has are rectangular in shape.

Descriptive Notes: The house architecture is square-shaped with brick walls which would indicate Prairie influence in its construction. At some point in time, an addition was made in the back of house.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •
GRAND BLANC VILLAGE CENTER

ADDRESS: 203 SAWYER PL. GRAND BLANC, MI



Survey Date:

10/4/2011

Surveyor:

Cassandra Gersky

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Cassandra Gersky

Date Built: Ca. 1910

Property Type: Residential

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Cement

Walls: Brick

Style: National Folk

Roof: Side gable

HISTORY:

The lot was purchased by Grant Cheney and owned by his wife Allie after his death in 1910. Allie sold the lot to her father, George Stuart sometime around 1910 and the Stuarts likely built the home soon after. Charles Stuart moved into the home sometime after the death of George Stuart in 1936. He held the property until at least 1952. The next recorded owner, Joel F. Rosedahl held the property from 1957 to 1964 when Robert Smith obtained it. In 1968, Albert Carlisle became the owner. He added a swimming pool in the early 1970s but it was later removed. In 1984, he added a 5 foot by 2 foot addition; the location of which was not specified in records. He took out a mortgage in 1989 for an 8 foot by 13 foot dinette addition in the back of the house. In 2005, the property was bought by John T. Peterman and in 2007 George E. Peterman II is listed as a resident until 2011 when he becomes listed as the owner of the home.

Other Comments: There is an obvious addition to the back of the house. This addition has a bay window and a wooden porch (which has some damage to the steps) with roof to the left side. There is siding of a white or off-white color. A red brick chimney shoot, indicating a fireplace, is on the right side, along with two steps (also wood) leading to a sliding door.

Descriptive Notes: The home has curved arches above all windows and doors on the old section of the house, except in the back, where there was a renovation. There is one large brick beneath all windows however, the windows are damaged on the front upper level (the arches are tilted or caved in). There is a large front porch with a concrete base and four steps which become progressively smaller. There is a surrounding wall which is made of brick in the same style as the house. Two columns in the front support the roof of the porch and two partial columns stand at the back of the home similar in style to the rest of the house. The bricks, which may be made of concrete, have had their facing worn away.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

GRAND BLANC VILLAGE CENTER

ADDRESS: 204 SAWYER PL. GRAND BLANC, MI



Survey Date:
10/10/2011

Surveyor:
Renee Gonzalez

Historic Name:
N/A

Common Name:
N/A

Photographer(s): Renee Gonzalez

Date Built: 1900 **Property Type:** Residential
Source of Date: Genesee County Register of Deeds Office, Grand Blanc Heritage Museum **Foundation:** Cement block
Style: National Folk **Walls:** Aluminum siding
Roof: Side gable

HISTORY:

This house, or land on which this house was built, was associated with the Nolan family since 1879. Mary Nolan owned this property until 1904 when she gave it to her husband Michael Nolan, Sr. When he passed away in 1917 he left parts of his estate to his wife Mary who then gave it to their daughters, Katherine and Sarah. In 1921, the rest of the land was bought by George and Florence Coggins. Today, the property is owned by Robert and Joann Haburn.

Descriptive Notes: 204 Sawyer Street has a small front porch as well as a small back porch. A tornado shelter entrance is visible in the back indicating there may be a cellar and/or a basement. This house is also a two-story house.



ADDRESS: 207 SAWYER PL. GRAND BLANC, MI



Survey Date:
10/20/2011

Surveyor:
Garrett Grooms

Historic Name:
N/A

Common Name:
N/A

Photographer(s): Garrett Grooms

Date Built: 1935 **Property Type:** Residential
Source of Date: Genesee County Register of Deeds Office, Grand Blanc Heritage Museum **Foundation:** Block
Style: National Folk **Walls:** Aluminum siding
Roof: Cross-gable

HISTORY:

Like much of Sawyer Place, Lot 20 passed to Allie Cheney, widow of Grant Cheney, in 1910. Allie Cheney then bargained a land contract with Joseph and Agnes Rosedahl in 1946, who took possession of the property in 1957 after the passing of Ms. Cheney. The Rosedahls owned the property until 1968 when it was sold to Jerry and Anita Carroll. The Carrolls only lived there a short time when the mortgage was passed to Larry and Linda Smith. The property changed hands in 1985 to Frank and Charlotte Ruolo. Since 1994 the property has been owned by John and Starla Dach.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

GRAND BLANC VILLAGE CENTER

ADDRESS: 210 SAWYER PL. GRAND BLANC, MI



Survey Date:
10/10/2011

Surveyor:
Scott Jones

Historic Name:
N/A

Common Name:
N/A

Photographer(s): Scott Jones

Date Built: Ca. 1906 **Property Type:** Residential
Source of Date: Genesee County Register of Deeds Office, Grand Blanc Heritage Museum **Foundation:** Cement
Style: Colonial Revival **Walls:** Brick, lathe and plaster, paneling
Roof: Gambrel

HISTORY:

The original owner, Lucina E. (Loomis) Tupper, was born in New York State in 1845. Her parents moved to Michigan around 1860 where she married Martin C. Tupper in 1869. They lived on the Tupper Farm which would later become the Highland Gardens Addition. Martin's grandfather was a deacon at the First Baptist Church Of Grand Blanc, which was one of the first churches between Pontiac and the Mackinac area. Both Lucina and her husband were active members of the church until old age. Both are buried at the Evergreen Cemetery in Grand Blanc.

Other Comments: The garage appears to have been built around the 1950's or 1960's based on the foundation.

Descriptive Notes: This is a two-story house that is vine covered on several sides and surrounded by plants all around.



ADDRESS: 220 SAWYER PL. GRAND BLANC, MI



Survey Date:
10/9/2011

Surveyor:
Alexis Kent

Historic Name:
N/A

Common Name:
N/A

Photographer(s): Alexis Kent

Date Built: Ca. 1910-1915 **Property Type:** Residential
Source of Date: Genesee County Register of Deeds Office, Grand Blanc Heritage Museum **Foundation:** Brick
Style: Craftsman **Walls:** Aluminum siding
Roof: Cross-gabled

HISTORY:

Alexander and Caroline McCall moved to the Village of Grand Blanc between 1907 and 1910. Local census records indicate they owned a home in the village and likely purchased this property on land contract. Alexander McCall died in 1915 at the age of seventy. Caroline continued to live in the home with her granddaughter Grace until the 1930s.

Other Comments: A garage, shed and a sun room were added after the home was built.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •
GRAND BLANC VILLAGE CENTER

ADDRESS: 225 SAWYER PL. GRAND BLANC, MI



Survey Date:

10/4/2011

Surveyor:

Jason Lorenz

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Jason Lorenz

Date Built: Ca. 1914

Property Type: Residential

Source of Date: Genesee County Register

Foundation: Red Brick

of Deeds Office, Grand Blanc Heritage Museum

Walls: Aluminum siding

Style: Craftsman

Roof: Side gable with attached front gable over porch

HISTORY:

This home was built around 1914 by Edward and Abigail Parsons. The Parsons were prominent in the community. Edward's father was one of the first settlers of Grand Blanc in 1834 and bought a farm from the township of Grand Blanc in 1837. Ownership of the land transferred to Abigail upon Edward's death and then to her son Ivan E. Parsons after her death in 1935. In the 1957 Polk's Flint and Genesee County Directory, a Mr. Frank Nowicki, an auto worker, is listed as residing at 225 Sawyer. Mr. Nowicki lived there with his wife until 2000 when her name replaces his in the directory. In 2002, Leona Nowicki moved and the house came under the ownership of a Julie E. Miller in 2003. Julie married a Braden McCredie in 2004. The property is currently listed under Braden McCredie and David McCredie.

Other Comments: Aluminum awning and additional roof cover the window to what looks like the kitchen and appears to be an addition to the house adding approximately 1-2 more feet to the house. Other additions appear to be a rear sun room (or "Florida" room) and covered porch adding a combined 12 feet (approximately) to the house. There is also a detached two-car garage next to and behind the house.

Descriptive Notes: The home is one-story with an attic, brick fireplace and a chimney. Matching brick square columns support a covered front porch. The pointed arch of the porch roof is perpendicular to the house's roof. Cement steps lead up to the porch. The chimney is two-toned brick at the bottom suggesting repair at some point. Small windows indicate an attic of some kind.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

GRAND BLANC VILLAGE CENTER

ADDRESS: 226 SAWYER PL. GRAND BLANC, MI



Survey Date:

4/30/2012

Surveyor:

Thomas Henthorn

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1926

Property Type: Residential

Source of Date: Genesee County Register

Foundation: Stone

of Deeds Office, Grand Blanc Heritage Museum

Walls: Aluminum siding

Style: Craftsman

Roof: Side gable with front dormer

HISTORY:

The first owners of this home were George A. and Emma Embury. George was the second generation of Emburys to live in Grand Blanc. The Emburys lived in the home with their two children and George's mother, Margery. Margery likely moved in with George when her husband George M. Embury died in 1907 and she helped purchase the land on which the home was built in 1926. Margery died in 1932, but George and Emma continued to live in the home until the mid 1940s.



ADDRESS: 231 SAWYER PL. GRAND BLANC, MI



Survey Date:

10/4/2011

Surveyor:

Jared Matthews

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Jared Matthews

Date Built: 1925

Property Type: Residential

Source of Date: Genesee County Register

Foundation: Coursed Rubble

of Deeds Office, Grand Blanc Heritage Museum

Walls: Aluminum siding

Style: Dutch Colonial Revival

Roof: Clipped gables on gambrel roof.

HISTORY:

Originally part of the Twenty Acres owned by Caroline K. Bush in 1914, the property was most likely farmland under several owners including the Parsons Family (who built the home in 1925), the Budd Family and the Harrold Family, who all used the land for farming. After Louis Harrold's death in 1931, the house was owned by Mamie Dunn who rented out rooms to several members of her family (mostly auto body workers) through the late 1940's. Marjorie Dunn (Herrington) and her husband James Alexander Dunn (Worker at AC Delco) owned the house after purchasing it from her mother-in-law. The house was paid off in 1992 and then sold in 1999 to the current residents.

Other Comments: The house at 231 Sawyer Street has a connected one car garage, a possible kitchen extension, and a covered porch which looks to be refurbished recently. The house also has a full basement and possibly the original brick chimney.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

GRAND BLANC VILLAGE CENTER

ADDRESS: 233 SAWYER PL. GRAND BLANC, MI



Survey Date:

10/13/2011

Surveyor:

Melanee Riegel

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Melanee Riegel

Date Built: 1925

Property Type: Residential

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Concrete Slab

Walls: Beveled wood siding

Style: Prairie

Roof: Hipped with small front gable

HISTORY:

The Ingleside Addition to Grand Blanc was created in 1901 by landowner Caroline Bush. This home was built on lot 25, in 1925. The home passed ownership over the years to Mary Gundry, Anthony Brendel, Erol Ucer, and is presently owned by Nancy LaVigne. Anthony Brendel was a prominent member of the Grand Blanc community. He moved here in 1946 with his wife Evelyn. He served as superintendent of the Grand Blanc School District until the 1960s when he retired and moved to Traverse City. Brendel Elementary in Grand Blanc is named in his honor.

Other Comments: There is a brick chimney, and a 400 square foot carport with an aluminum roof.

Descriptive Notes: This three- bedroom, two-bathroom home is 1,682 square feet in size. There is full basement, two porches, and a 25 square foot deck made of treated wood.

• GRAND BLANC'S NINETEENTH-CENTURY NEIGHBORHOODS •

GRAND BLANC VILLAGE CENTER

ADDRESS: 234 SAWYER PL. GRAND BLANC, MI



Survey Date:

10/4/2011

Surveyor:

Cade Surface

Historic Name:

Sawyer House

Common Name:

Joseph House

Photographer(s): Cade Surface

Date Built: 1905

Property Type: Residential

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Block, cinder block

Walls: Brick

Style: Edwardian

Roof: Gambrel and side gambel

HISTORY:

234 Sawyer Street was built by Frank and Mable Sawyer at the turn of the century. Frank was the grandson of one of Grand Blanc's original settlers, (and one of the founders of the "anti-masonic" party) Col. Edward Sawyer. He was also a prominent citizen, having been the president of the local Farmer's Exchange Bank, whose building still exists a few blocks from the home on Saginaw Street. Frank Sawyer was also close friends with Governor William Comstock, and ran unsuccessfully as his lieutenant governor in 1938. Frank died in the home in October of 1941, Mable followed him in death 8 years later, also at 234 Sawyer. Several owners came to possess the property over the following decades, altering and adding to the main house. The home was split into two apartments before it was foreclosed on, and eventually purchased by Mr. Jim Joseph in 2009, who is conducting a full restoration.

Other Comments: The property also has a carriage house dating from the time of the home's construction, with mirrored architectural details, including the painted brickwork, and window shapes.

Descriptive Notes: 234 Sawyer Street is a 2 story Edwardian home with a large accessible attic which is sometimes considered a third floor. The building features detailed masonry work, a wrap-around porch with Tuscan columns, shingles gables, and arched windows. In the 1950's a large, one story West wing was added to the structure, along with a pool.



Sawyer House 1911

PART TWO:

Inventory of Significant Structures

Grand Blanc's 20th Century Neighborhoods

In contrast to earlier neighborhoods, Grand Blanc's Twentieth-Century Neighborhoods represent a shift in land use patterns in Grand Blanc. These land use patterns demonstrated a changing relationship between the center of Grand Blanc Township and the rest of the township and the role of Grand Blanc within a growing metropolitan region tied to the City of Flint. The earliest of these neighborhoods were platted in 1921 with the remaining neighborhoods platted within the next few years. The neighborhoods were also created from large land holdings of families with long-standing ties to the community. What's more the neighborhoods of Chapel Homestead Acres, Rusts Subdivision, Highland Gardens, Maplegrove Subdivision, and the Cheney Addition had been converted from agricultural production to residential use in the last fifteen years.

Unlike the homes near the center of the city the residents of these neighborhoods tended to be slightly younger than the residents of nineteenth century neighborhoods. These residents also tended to be much more transient, staying in their homes less time. Land use was not the only characteristic that tied these neighborhoods to the twentieth century. Work life for people who lived in places such as Chapel Homestead Acres or Maplegrove Subdivision symbolized Grand Blanc's growing association with nearby Flint. A larger number of people who lived in these new neighborhoods worked for the automobile industry. There was also a greater diversity of occupations - many of which would be associated with increasingly bureaucratic civic infrastructure of a region undergoing rapid urbanization. Finally, many of these residents were newcom-

ers to Grand Blanc. In earlier neighborhoods, newcomers tended to marry into the community. In these cases, we see a greater number of households that count both residents as newcomers.



George H, Sr & Mary Gage Chapel 1888



Cook Store



1958 Queen's Court with city limits sign

• GRAND BLANC'S TWENTIETH-CENTURY NEIGHBORHOODS •

CHAPEL HOMESTEAD ACRES

ADDRESS: 617 GRAND BLANC RD. GRAND BLANC, MI



Survey Date:
4/1/2012

Surveyor:
Brandi Altheide

Historic Name:
Pepper House

Common Name:
N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1929 **Property Type:** Residential
Source of Date: Genesee County Register **Foundation:** N/A
of Deeds Office, Flint Public Library **Walls:** Aluminum siding
Style: National Folk **Roof:** Cross gabled

HISTORY:

Life-long resident and well-known local educator Howard Pepper had this home built in 1929. Pepper began his career as a teacher but eventually moved into administration. His first administrative post in Grand Blanc was as the school district's administrative assistant—a position he held for eight years. Pepper is best known, however, for his longevity as the principal of Grand Blanc High School where he served in that position for thirty years. Pepper stayed in his home after his retirement until his passing in 1972.

ADDRESS: 639 GRAND BLANC RD. GRAND BLANC, MI



Survey Date:
4/1/2012

Surveyor:
Brandi Altheide

Historic Name:
N/A

Common Name:
N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1928 **Property Type:** Residential
Source of Date: Genesee County Register **Foundation:** Cinder block
of Deeds Office, Grand Blanc Heritage Museum **Walls:** Aluminum siding
Style: National Folk **Roof:** Side gable with small front gable over porch

HISTORY:

Local grocer John E. Webber was likely the first occupant of this home. Like many homes along Grand Blanc Road and Schram St., this home was sold on land contract in the 1920s. The Webber family owned a local grocery store in the business block on Saginaw Street for several years. John's father, John W. Webber was the proprietor for several years before the younger Webber took over in the 1930s.

• GRAND BLANC'S TWENTIETH-CENTURY NEIGHBORHOODS •

CHAPEL HOMESTEAD ACRES

ADDRESS: 705 GRAND BLANC RD. GRAND BLANC, MI



Survey Date:

4/1/2012

Surveyor:

Brandi Altheide

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1928

Property Type: Residential

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Cinder block

Walls: Aluminum siding

Style: Colonial Revival

Roof: Gambrel

HISTORY:

Camden Chapel acquired this property from his father, George, in 1927. Although the first owners of the house are not known, it is likely that Camden Chapel built a house and rented it or sold it on contract sometime between 1928 and 1930. In 1937 Carl Huey, a die maker from Detroit, bought the home from Chapel. Huey was one of several individuals who were relocating to Genesee County to work in the rapidly growing auto industry. Huey stayed in the home for several years and remained a resident of Genesee County until his passing in 1970.

ADDRESS: 11513 SCHRAM ST. GRAND BLANC, MI



Survey Date:

4/1/2012

Surveyor:

Brandi Altheide

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1910-1915

Property Type: Residential

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Brick

Walls: Aluminum siding

Style: Craftsman

Roof: Cross-gabled

HISTORY:

Howard Hill purchased this property and had a home built on the lot in 1928. Hill had worked as a farmer laborer in Lapeer county before moving to Grand Blanc with his wife Belle and three children. The short time he lived in Grand Blanc, Hill worked as a carpenter, but the Hills moved from their home in the mid 1930s. Owing to the economic uncertainty of the 1930s, it is possible that the Hills moved to find work.

• GRAND BLANC'S TWENTIETH-CENTURY NEIGHBORHOODS •
CHAPEL HOMESTEAD ACRES

ADDRESS: 11519 SCHRAM ST. GRAND BLANC, MI



Survey Date:
4/1/2012
Surveyor:
Brandi Altheide
Historic Name:
N/A
Common Name:
N/A
 Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1927 **Property Type:** Residential
Source of Date: Genesee County Register of Deeds Office, Grand Blanc Heritage Museum **Foundation:** Cinder block
Style: National Folk **Walls:** Aluminum siding
Roof: Side gable with front gable over porch

HISTORY:

The first resident of 11519 was Harold Schneidewind, a local educator in Grand Blanc. Schneidewind came to Grand Blanc in 1924 as a manual training instructor for Grand Blanc consolidated Schools. That same year he formed the first Boy Scout Troop in Grand Blanc, but the Troop disbanded in 1932. A year after he moved to Grand Blanc, Schneidewind was appointed principal of the Junior High School. He married fellow Grand Blanc teacher Lottie Nesbit in 1926. In 1936, poor health forced Schneidewind to move to Arizona with his family.



ADDRESS: 11520 SCHRAM ST. GRAND BLANC, MI



Survey Date:
4/1/2012
Surveyor:
Brandi Altheide
Historic Name:
N/A
Common Name:
N/A
 Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1930 **Property Type:** Residential
Source of Date: Genesee County Register of Deeds Office, Grand Blanc Heritage Museum **Foundation:** Block
Style: National Folk **Walls:** Aluminum siding
Roof: Side gabled

HISTORY:

Although the earliest owners of this property are not completely known, Louise Penny lived in the home for a short time after it was built around 1930. This is one of two properties owned by Penny in Grand Blanc who was listed as the taxpayer of record in 1930. Penny sold the home to Carl Huey in 1937. Huey, who had served in World War I as an engineer, moved from Detroit to work as a die maker in Flint's growing automotive industry. He remained in Grand Blanc until his death in 1970.

• GRAND BLANC'S TWENTIETH-CENTURY NEIGHBORHOODS •
CHAPEL HOMESTEAD ACRES

ADDRESS: 11738 SCHRAM ST. GRAND BLANC, MI



Survey Date:

4/1/2012

Surveyor:

Brandi Altheide

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1927

Property Type: Residential

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Block

Style: Colonial Revival

Walls: Aluminum siding

Roof: Side gable with dormer in front

HISTORY:

Walter Sibley bought this lot from George Chapel in 1928 and built a home on the property within one year. Sibley, a produce salesman and his wife Mary lived in the home with their three sons for at least ten years before selling the house to Albert Bishoff. One of Grand Blanc's growing number of auto workers, Bishoff worked for AC Delco as a supervisor. Bishoff remained a life-long member of Grand Blanc and eventually retired from AC in 1972.

• GRAND BLANC'S TWENTIETH-CENTURY NEIGHBORHOODS •

CHENEY ADDITION

ADDRESS: 11818 STUART ST. GRAND BLANC, MI



Survey Date:

4/1/2012

Surveyor:

Brandi Altheide

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1927

Property Type: Residential

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Block

Walls: Vinyl siding

Style: Craftsman

Roof: Front gable

HISTORY:

For many years, this was the home to Thomas and Edna Ackerman. The Ackermans built the home in 1927 and were one of the first residents of the neighborhood known as the Cheney Addition. Thomas Ackerman worked as an auto mechanic, first for a local garage and then for Grand Blanc Schools. The Ackermans lived in the house for the rest of their lives. Thomas Ackerman passed away in 1967 followed by Edna 1971.



ADDRESS: 11830 STUART ST. GRAND BLANC, MI



Survey Date:

4/1/2012

Surveyor:

Brandi Altheide

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1928

Property Type: Residential

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Block

Walls: Vinyl siding

Style: Craftsman

Roof: Side gable

HISTORY:

The exact date of this home's construction is not known. Records confirm however, that a structure existed on this property by 1930 when the city assessed properties for tax purposes. Arthur and Jessie Myers were one of the earliest owners of the home. Myers worked in a number of jobs in Grand Blanc such as a gas station attendant and a shoe salesman. The Myers family stayed in the home until the early 1950s.

• GRAND BLANC'S TWENTIETH-CENTURY NEIGHBORHOODS •

CHENEY ADDITION

ADDRESS: 11834 STUART ST. GRAND BLANC, MI



Survey Date:

4/1/2012

Surveyor:

Brandi Altheide

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1929

Property Type: Residential

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Block

Walls: Aluminum siding

Style: Craftsman

Roof: Side gable with front dormer

HISTORY:

For a variety of reasons, the earliest owners of this home are unknown. Land contracts were a common form of transaction in early Grand Blanc and do not leave behind the kind of permanent record that other forms of land sales do. It is certain, however, that the home was built before 1930. Grant and Allie Cheney were the tax payers of record in 1930 and the assessed value indicated that a structure existed on the lot. The Cheney family remained the holder of the deed to 11834 Stuart until the 1950s when Roy Hausbeck, a salesmen, at one of the local retail stores in Grand Blanc bought the house.

• GRAND BLANC'S TWENTIETH-CENTURY NEIGHBORHOODS •

HIGHLAND GARDENS

ADDRESS: 127 CENTER RD. GRAND BLANC, MI



Survey Date:

4/1/2012

Surveyor:

Brandi Altheide

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1925

Property Type: Residential

Source of Date: Genesee County Register

Foundation: Block

of Deeds Office, Grand Blanc Heritage Museum

Walls: Aluminum siding

Style: National Folk

Roof: Cross gable

HISTORY:

In 1920 Ona Lewis purchased this lot and had a home built on this property in 1925. Lewis was still listed as the owner in 1930 but by 1931, he was no longer living in the home. Subsequent owners are unclear as E Sumner Rust retained the deed and either rented the property or sold it on land contract until the 1940s.



ADDRESS: 239 BRAINARD ST. GRAND BLANC, MI



Survey Date:

4/1/2012

Surveyor:

Brandi Altheide

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1930

Property Type: Residential

Source of Date: Genesee County Register

Foundation: Block

of Deeds Office, Grand Blanc Heritage Museum

Walls: Aluminum siding

Style: National Folk

Roof: Hipped

HISTORY:

Like many of the first homes in E. Sumner Rust's Highland Gardens, 239 Brainard was likely sold on land contract about 1925. Otis Harvey, a brick mason and his wife Maggie, a nurse, both from Flint lived in the home until 1936. The Harveys reasons for vacating the property are not known. It is certain, however, that they did not remain in Grand Blanc. The house reverted back to E. Sumner Rust who remained the owner for several years.

• GRAND BLANC'S TWENTIETH-CENTURY NEIGHBORHOODS •
HIGHLAND GARDENS

ADDRESS: 10820 CENTER RD. GRAND BLANC, MI



Survey Date:

4/1/2012

Surveyor:

Brandi Altheide

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1929

Property Type: Residential

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Block

Walls: Vinyl siding

Style: National Folk

Roof: Cross gable with attached hipped roof in front

HISTORY:

Willard Westover and his family purchased this home on land contract sometime between 1925 and 1929 and built their home before 1930. Westover worked as a farm laborer and a press operator for a metal stamping plant in one of Flint's auto factories. Westover and his family only lived in Grand Blanc a short while and moved to Metamora by 1940.

ADDRESS: 10824 CENTER RD. GRAND BLANC, MI



Survey Date:

4/1/2012

Surveyor:

Brandi Altheide

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1927

Property Type: Residential

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Block

Walls: Aluminum siding

Style: Craftsman

Roof: Front gable with one side gable

HISTORY:

Benjamin Jenson, a cemetery sexton in Grand Blanc, moved into the home on this lot between 1925 and 1927. At the time he and his wife Lydia moved into the home, Benjamin was nearly 60 years old. A few years before he died in 1935, Benjamin moved from the home and the subsequent owner was Russell Roberts. The Roberts purchased the home on land contract and then finally obtained the deed in 1940. Russell remained in the home until he died in 1976 and Lydia lived there for several years after.

• GRAND BLANC'S TWENTIETH-CENTURY NEIGHBORHOODS •
MAPLE GROVE

ADDRESS: 123 BUSH ST. GRAND BLANC, MI



Survey Date:

4/1/2012

Surveyor:

Brandi Altheide

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1929

Property Type: Residential

Source of Date: Genesee County Register

Foundation: Block

of Deeds Office, Grand Blanc Heritage Museum

Walls: Aluminum siding

Style: Craftsman

Roof: side gambel with dormer

HISTORY:

Robert Hamilton was likely the first owner of this home. Hamilton purchased the lot in 1929 and by 1930 was paying \$2,000 in property taxes—indicating that a structure existed on the property. In 1930 Hamilton worked for a local book binder, but his tenure in Grand Blanc was short-lived and he sold the house to the Flint Lumber Co. by 1932.

ADDRESS: 309 ARILEEN AVE. GRAND BLANC, MI



Survey Date:

4/1/2012

Surveyor:

Brandi Altheide

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1929

Property Type: Residential

Source of Date: Genesee County Register

Foundation: Block

of Deeds Office, Grand Blanc Heritage Museum

Walls: Aluminum siding

Style: Craftsman

Roof: Front gabled

HISTORY:

Although architecturally, this home is very similar to other structures built during this period in the city's history, it is notable for the length of occupancy by a single resident. Walter and Barbara Noblet purchased the lot and the home was built immediately. Walter, the owner of a machine repair shop in Grand Blanc Township, died in 1948. His wife Barbara, however remained in the home until her passing in 1973.

• GRAND BLANC'S TWENTIETH-CENTURY NEIGHBORHOODS •
MAPLE GROVE

ADDRESS: 11605 HAZEL AVE. GRAND BLANC, MI



Survey Date:

4/1/2012

Surveyor:

Brandi Altheide

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1928

Property Type: Residential

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Cement

Walls: Stucco over cement block

Style: Prairie

Roof: Hipped

HISTORY:

This structure was likely built around 1929. Herbert Mohan, an auto worker, paid the property taxes from 1930-1937 and the amount of assessed value indicates that a home was present on the site by 1930. Mohan may have been the home's first owner and likely purchased it on land contract from Allie Cheney. Mohan moved from the home in 1938, but remained in Grand Blanc until his death 1971. After the Mohans, Lynn and Clara Taylor bought the home in 1938. Lynn, a local carpenter, was the son of Archie Taylor whose parents and siblings had called Grand Blanc their home since the nineteenth century.

• GRAND BLANC'S TWENTIETH-CENTURY NEIGHBORHOODS •

RUSTS SUBDIVISION

ADDRESS: 208 CENTER RD. GRAND BLANC, MI



Survey Date:

4/1/2012

Surveyor:

Brandi Altheide

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1924

Property Type: Residential

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Block

Walls: Vinyl siding

Style: National Folk

Roof: Front gable

HISTORY:

Leonard Brace was the likely owner of the first home on this property along Center Road which was erected around 1924. Brace was a contractor in Flint for several years and may have even built the home himself as a retirement residence before passing away at the age of 80 in 1932.



ADDRESS: 10827 WALKER ST. GRAND BLANC, MI



Survey Date:

4/1/2012

Surveyor:

Brandi Altheide

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1927

Property Type: Residential

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Block

Walls: Vinyl siding

Style: Prairie

Roof: Hipped roof with dormer in front

HISTORY:

Arthur Roberts, a foreman for Consumers' Power built this home in 1927. Roberts lived in the home with his wife Doris and one child. The Roberts family sold the home in 1944 but remained in Grand Blanc.

• GRAND BLANC'S TWENTIETH-CENTURY NEIGHBORHOODS •

RUSTS SUBDIVISION

ADDRESS: 11007 WALKER ST. GRAND BLANC, MI



Survey Date:

4/1/2012

Surveyor:

Brandi Altheide

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1900

Property Type: Residential

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Block

Walls: Vinyl siding

Style: Prairie

Roof: Hipped

HISTORY:

The City of Grand Blanc's first mayor, Ray Gundry lived in this home with his family on Walker Street. By age 46, Ray could already boast of an accomplished political career – serving as Grand Blanc Township Clerk and then Township Treasurer before becoming Mayor in 1930. In addition, Ray Gundry also served 25 years on the Genesee County Board of Supervisors. He and his wife Ella remained in the home for several years.

ADDRESS: 11011 WALKER ST. GRAND BLANC, MI



Survey Date:

4/1/2012

Surveyor:

Brandi Altheide

Historic Name:

N/A

Common Name:

N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1927

Property Type: Residential

Source of Date: Genesee County Register
of Deeds Office, Grand Blanc Heritage Museum

Foundation: Block

Walls: Vinyl siding

Style: Queen Anne

Roof: side gable with two front gables

Other Building Features: Bay Window

HISTORY:

Paul and Sophia Hague bought this property and built a home here in 1927. Little is known about the Hagues and their stay in Grand Blanc was short. Paul and Sophia were married in Detroit in 1920 and probably moved to Grand Blanc directly from Wayne County. Paul Hague worked at a Dairy somewhere in Genesee County and records indicate that he had held this position for a few years by 1930. The Hagues moved back to Wayne County in the 1930s where they remained until Paul passed away in 1977.

PART THREE:

Inventory of Significant Structures

Grand Blanc's Non-Residential & Miscellaneous Neighborhoods

Residential land use patterns determined much of the direction of Grand Blanc. A noteworthy number of structures, however, demonstrate several significant themes in the city's history. For one, the center of the township that would become the City of Grand Blanc had, for decades, been the center of commercial activity. In many ways, the structures that still exist, all of which stand along Saginaw Street or Grand Blanc Road represent newer forms of commerce such as an automobile dealership, hardware store, or funeral home. But long before these structures appeared, this section of Grand Blanc was the home to businesses that provided goods and services to Grand Blanc's agricultural sector and patterns of life that characterized small towns rather than suburban cities.

In addition, there are a number of meaningful structures that do not fit neatly into one of the thematic neighborhood associations we fashioned to structure the survey. Yet places such as the Chapel Homestead, the Crapser House, or the stagecoach stop are not only excellently preserved examples of the region's architectural heritage but are also associated with individuals whose histories are deeply woven into the fabric of the community.



Grand Blanc House Moving
ca 1950



Grand Blanc Downtown 1963



Bush's Store - Grand Blanc
June 12, 1915

• GRAND BLANC'S INVENTORY OF SIGNIFICANT STRUCTURES •
NON-RESIDENTIAL AND MISCELLANEOUS STRUCTURES

ADDRESS: 203 GRAND BLANC RD. GRAND BLANC, MI



Survey Date:
1/17/2012
Surveyor:
Melanee Riegel
Historic Name:
First Congregational Church
Common Name:
City Hall and Grand Blanc Heritage Museum
 Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1885 **Property Type:** Commercial/ Government
Source of Date: Grand Blanc Heritage Museum **Foundation:** Concrete Slab
Style: N/A **Walls:** Brick
Roof: Gable

HISTORY:

The First Congregational Church was built in 1885 at a cost of \$4,893.16 on one acre of land near the center of Grand Blanc. At the time the structure was built, the congregation was already 53 years old and moved from a location on Holly and Saginaw Roads. This makes the congregation the fifth oldest Congregational Church in Michigan. The corner stone of this structure was uncovered in 1968 and contained newspapers from 1885. It served the Grand Blanc and surrounding communities for 83 years, until it was repurposed as the Grand Blanc Heritage Museum and city offices in 1968.

ADDRESS: 723 GRAND BLANC RD. GRAND BLANC, MI



Survey Date:
1/17/2012
Surveyor:
Melanee Riegel
Historic Name:
Chapel Home
Common Name:
N/A
 Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1860-1870 **Property Type:** Residential
Source of Date: Grand Blanc Heritage Museum **Foundation:** Concrete Slab
Style: Italianate **Walls:** Brick
Roof: Hipped Roof

HISTORY:

As one of the oldest structures in the City of Grand Blanc, this brick structure was also the home to many of the region's most notable families. Isaac Schramm and his family were early settlers and purchased the land on which the home sits in 1845. The Italianate style house dominated American Architecture between 1860 and 1880. This style was particularly common in Midwestern cities and towns from 1865-1880 as the region was experiencing tremendous growth during this period. The Chapel family purchased the house and the large parcel of land owned by the Schram family in the 1890s. It was on this piece of land that George Chapel developed Chapel Homestead Acres in the 1920s. The Chapels stayed in the home until sometime in the 1930s when the Haight family purchased the home.

• GRAND BLANC'S INVENTORY OF SIGNIFICANT STRUCTURES •

NON-RESIDENTIAL AND MISCELLANEOUS STRUCTURES

ADDRESS: 11237 SAGINAW ST. GRAND BLANC, MI



Survey Date:

1/17/2012

Surveyor:

Melanee Riegel

Historic Name:

Cook Grocery Store

Common Name:

Grand Blanc Appliance

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1925

Property Type: Commercial

Source of Date: Grand Blanc Heritage Museum

Foundation: Concrete Slab

Style: N/A

Walls: Beveled wood siding

Roof: N/A

HISTORY:

This building was originally constructed as the Cook grocery store, and then became a shoe repair business. In 1957 it was re-purposed and became Grand Blanc Appliance. The structure has undergone significant renovation and additions since first constructed. The core center front of the building is the original structure.

Descriptive Notes: This 2,508 square foot building was constructed in 1925 and remodeled in 1965.

ADDRESS: 11320 1/2 SAGINAW ST. GRAND BLANC, MI



Survey Date:

6/6/2012

Surveyor:

Melanee Riegel

Historic Name:

N/A

Common Name:

Jonathon Crasper Home

Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1800

Property Type: Residential

Source of Date: Grand Blanc Heritage Museum

Foundation: Concrete Slab

Style: Modified American Foursquare

Walls: Beveled wood siding

Roof: N/A

HISTORY:

Born in 1845, Jonathan Crasper's parents were from New York. Jonathan worked as a Mill Proprietor & Grain Dealer in Genesee County. Jonathan built this home shortly after the Civil War and lived there with his wife Annie M., son Samuel C., daughter Mary, and mother-in-law Lucy C. Tiffany. Later their son Samuel lived in the family home with his wife Carrie, and his twin daughters Francis and Florence, and son John D. In 1943, Cecil Weishuhn bought this ten room three bath home from Mrs. Ainsworth. Once it faced Saginaw Street, and was moved in 1962.

• GRAND BLANC'S INVENTORY OF SIGNIFICANT STRUCTURES •
NON-RESIDENTIAL AND MISCELLANEOUS STRUCTURES

ADDRESS: 11346 SAGINAW ST. GRAND BLANC, MI



Survey Date:
6/6/2012
Surveyor:
Melanee Riegel
Historic Name:
Defendorf House and Veterinary Clinic
Common Name:
Laurie & Timothy's
 Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1930 **Property Type:** Commercial
Source of Date: Grand Blanc Heritage Museum **Foundation:** Cinder block
Style: Tudor **Walls:** Aluminum siding
Roof: Side gable with two front gables

HISTORY:

Dr. H.E. Defendorf built this pre-cut Montgomery Ward home in 1930. Along the rear of his property, he built a long narrow building to serve as his veterinarian hospital. As Laurie & Timothy's Children's clothing shop grew, it became necessary to tear down the veterinarian hospital structure and a new building was built near the rear of the property.

ADDRESS: 11518 -11522 SAGINAW ST. GRAND BLANC, MI



Survey Date:
6/6/2012
Surveyor:
Melanee Riegel
Historic Name:
Day Brothers Hardware
Common Name:
Little Joe's Tavern
 Photographer(s): Melanee Riegel

Date Built: 1900 **Property Type:** Commercial
Source of Date: Tax Records and Photographs **Foundation:** Block
Style: N/A **Walls:** Brick
Roof: Flat

HISTORY:

For over a century, this structure has been the center of Grand Blanc's retail trade. The large two story brick structure was erected in 1900. The single story structure on the south end of the building was erected around 1920 to house a hardware store operated by Cash Day and Hugh McCall. The single story building on the north end of the building was once free standing and photographic evidence suggests that it has been downtown since at least 1920. The structure has been home to Webbers Department Store, Dimicks Department Store, Day Brothers Hardware, and Wayne Dodge Barber Shop.

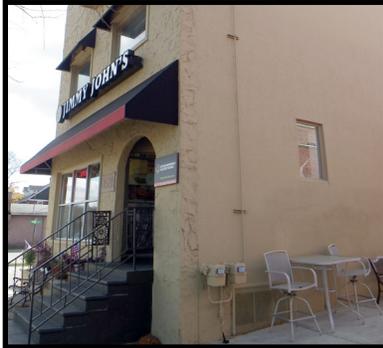
Other Comments: The northern most structure with a gable roof was once a free standing structure and was attached to the larger building around 1980. A new elevated sidewalk was constructed in 2012.

Descriptive Notes: This building is 5,562 square feet and was remodeled in 2003.

• GRAND BLANC'S INVENTORY OF SIGNIFICANT STRUCTURES •

NON-RESIDENTIAL AND MISCELLANEOUS STRUCTURES

ADDRESS: 11528 SAGINAW ST. GRAND BLANC, MI



Survey Date:
6/6/2012

Surveyor:
Melanee Riegel

Historic Name:
Algoe/ Gundry Funeral Home

Common Name:
Town Shop, Jimmy John's, Design Works

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1910 **Property Type:** Commercial/ Residential
Source of Date: Genesee County Register of Deeds Office, Grand Blanc Heritage Museum **Foundation:** Block
Style: N/A **Walls:** Brick with stucco façade on east wall of building
Roof: N/A

HISTORY:

For many years this structure housed the Algoe-Gundry Funeral Home and was likely its first tenant. Records indicate that the proprietors of the funeral home acquired the property sometime around 1910. The Algoe-Gundry funeral home remained at this location in downtown Grand Blanc until the 1950s.

- **Other Comments:** This building was remodeled in 2005. The stucco façade is not original to the building.
- **Descriptive Notes:** Two garage doors on the south west corner of the building have been bricked over. These doors were the entrance to the garage that housed the vehicle used for the funeral home.

ADDRESS: STAGE STOP SAGINAW ST. GRAND BLANC, MI



Survey Date:
6/6/2012

Surveyor:
Melanee Riegel

Historic Name:
Stagecoach Barn

Common Name:
N/A

Photographer(s): Laura Gallagher and Allan Harris

Date Built: Ca. 1836 **Property Type:** Residential
Source of Date: Grand Blanc Heritage Museum, Oral History **Foundation:** Stone
Style: Pre-railroad **Walls:** Wood
Roof: Front gable

HISTORY:

Residents estimate that this building is the oldest in the city of Grand Blanc. The barn-like structure was likely a stagecoach stop between Detroit and Saginaw in the early part of the nineteenth century when few settlements existed in the area. Based on the layout of the building, it is likely that the first floor was used as a horse livery while the loft on the second floor was reserved for overnight guests.

• GRAND BLANC'S INVENTORY OF SIGNIFICANT STRUCTURES •
NON-RESIDENTIAL AND MISCELLANEOUS STRUCTURES

ADDRESS: 11714 SAGINAW ST. GRAND BLANC, MI



Survey Date:
6/6/2012
Surveyor:
Melanee Riegel
Historic Name:
Chaney House
Common Name:
N/A
Photographer(s): Laura Gallagher and Allan Harris

Source of Date: Grand Blanc Heritage Museum, Oral History
Date Built: 1900
Style: National Folk
Property Type: Residential
Foundation: N/A
Walls: Aluminium siding
Roof: Side gable

HISTORY:

The true date of this structure is unknown. It is, however, likely that the home was built before 1900 and the building date may be as early as 1870. The home was once part of a large parcel of land owned by Grant and Allie Cheney. The Cheney's bought seven acres in 1900 from Elared Huldah, an absentee land owner. Part of these seven acres would become the Cheney Addition. Huldah had purchased the parcel from a much larger piece of land owned by E.T. Thompson. The Cheney's lived in the home until the death of Grant Cheney in 1910. Allie Cheney sold the home to William and Winnie Taylor. William Taylor sold the home to Mary and Charles Winchell on a land contract in 1933. Members of the Winchell family stayed in the home for at least the next 20 years.



ADDRESS: 11805 SAGINAW ST. RD. GRAND BLANC, MI



Survey Date:
6/6/2012
Surveyor:
Melanee Riegel
Historic Name:
N/A
Common Name:
Yerky & Sons
Photographer(s): Melanee Riegel

Source of Date: Buick Gallery and Research Center, Grand Blanc Heritage Museum
Date Built: 1921
Style: Queen Anne
Property Type: Commercial
Foundation: Concrete Slab
Walls: Beveled wood siding
Roof: arch

HISTORY:

This structure first served as a garage in the 1920s. Around 1930 Yerky and Sons opened their Chevrolet Dealership. For a brief time, the Yerkys also operated a Buick dealership, although it is not certain if the same site served both makes. Yerky and Sons remained in Grand Blanc until at least 1970.

Descriptive Notes: This 9,520 square foot building was constructed in 1921 and remodeled in 1949.

• GRAND BLANC'S INVENTORY OF SIGNIFICANT STRUCTURES •
NON-RESIDENTIAL AND MISCELLANEOUS STRUCTURES

ADDRESS: 11920 SAGINAW ST. GRAND BLANC, MI



Survey Date:

6/6/2012

Surveyor:

Melanee Riegel

Historic Name:

Perry School

Common Name:

Perry Center

Photographer(s): Laura Gallagher and Allan Harris

Date Built: 1920

Property Type: Commercial/ Industrial

Source of Date: Welcome to Grand Blanc Guide

Foundation: Concrete slab

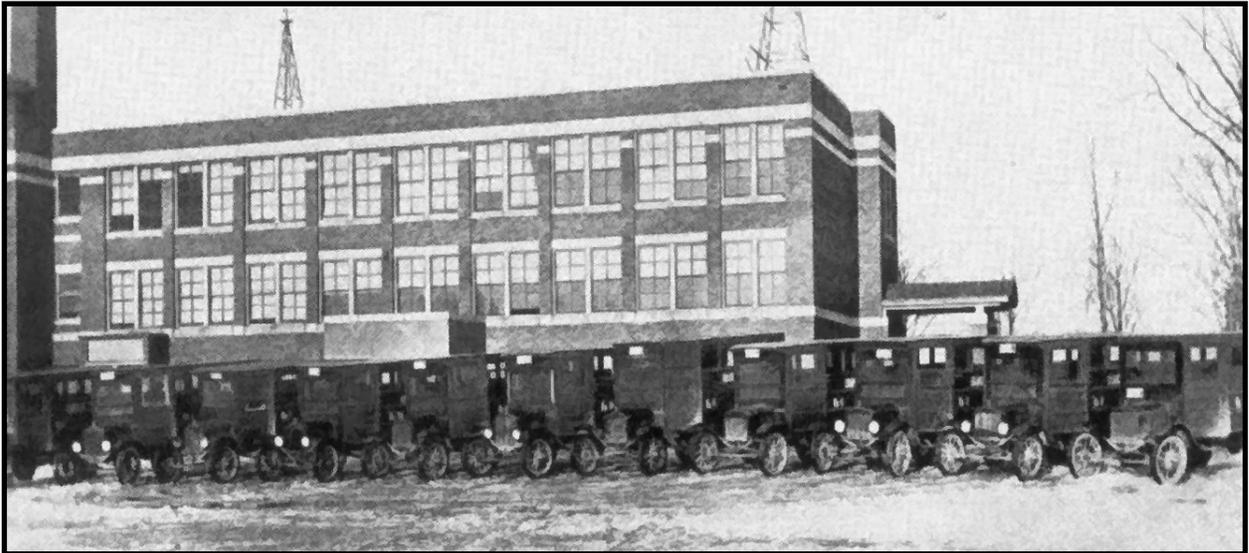
Style: N/A

Walls: Brick

Roof: N/A

HISTORY:

The Grand Blanc school system was the first in the state of Michigan to consolidate their school systems. To accommodate the needs of a larger student body, they built the Ezra Perry School in 1920 to serve the many pupils. This building has had several additions that correspond with the community's growth. There was a large addition added in the 1940s as large numbers of war workers flocked to the county. More additions were added in the 1950s as the local economy continued to attract residents.



Grand Blanc School 1925 Buses

PART FOUR:

Inventory of Significant Structures

Grand Blanc's Potential Historic Resources

In addition to the several structures we identified in this survey, Grand Blanc also has a number of areas that have the potential for historic designation. The rationales for excluding these structures are varied. Foremost, it was the inability to approximate the construction date in the documentary record. There are a number of reasons the homes specified as potential historic resources have construction dates that cannot be confirmed. Some of these reasons include the nature of land transactions in small towns. Some of these reasons, however are specific to Grand Blanc.

In Grand Blanc, like many small towns, land transactions remained informal and in many cases were conducted in ways that left no record in local government offices. Land contracts for example, were a common way for people to purchase property. Land contracts, however, did not transfer the deed to another owner until after the contract was paid in full. Therefore, no record of the sale needed to be recorded with the county, even though new owners took possession of the property.

Secondly, beginning in the 1940s, Grand Blanc underwent a period of exponential growth that drastically changed the built environment. Streets were widened and rerouted, the rail line moved several hundred feet and new structures were built or expanded. As a result, much of the built heritage of Grand Blanc was lost. In some cases however, residents moved homes to other parts of the city. Several homes along Orchard and Bush Street were moved to accommodate the growth of Holy Family

Catholic Church. Some homes were moved when thoroughfares such as Saginaw Street were widened or when Center Road was rerouted. Yet the records of these moves exist only in the community memory. It is important to note that the use of oral histories to determine the significance of a structure or even link a structure to the historic context is a valid form of documentation according to federal and state standards. Absent of corroboration, however, we felt it was not sufficient to include the individuals structures in the survey. We have identified three areas whose age and significance to the community make them eligible for consideration but warrant further research to be conclusive.

BUSH STREET AND ORCHARD LANE

Several of the homes on these streets were relocated to different parts of the city to accommodate the growth of Holy Family Catholic Church.





PLEASANTVIEW STREET

Two homes along this street have architectural styles prominent during the early twentieth century and may have been built before 1930. It is believed that these homes may have been moved from somewhere on Saginaw Street after 1950.



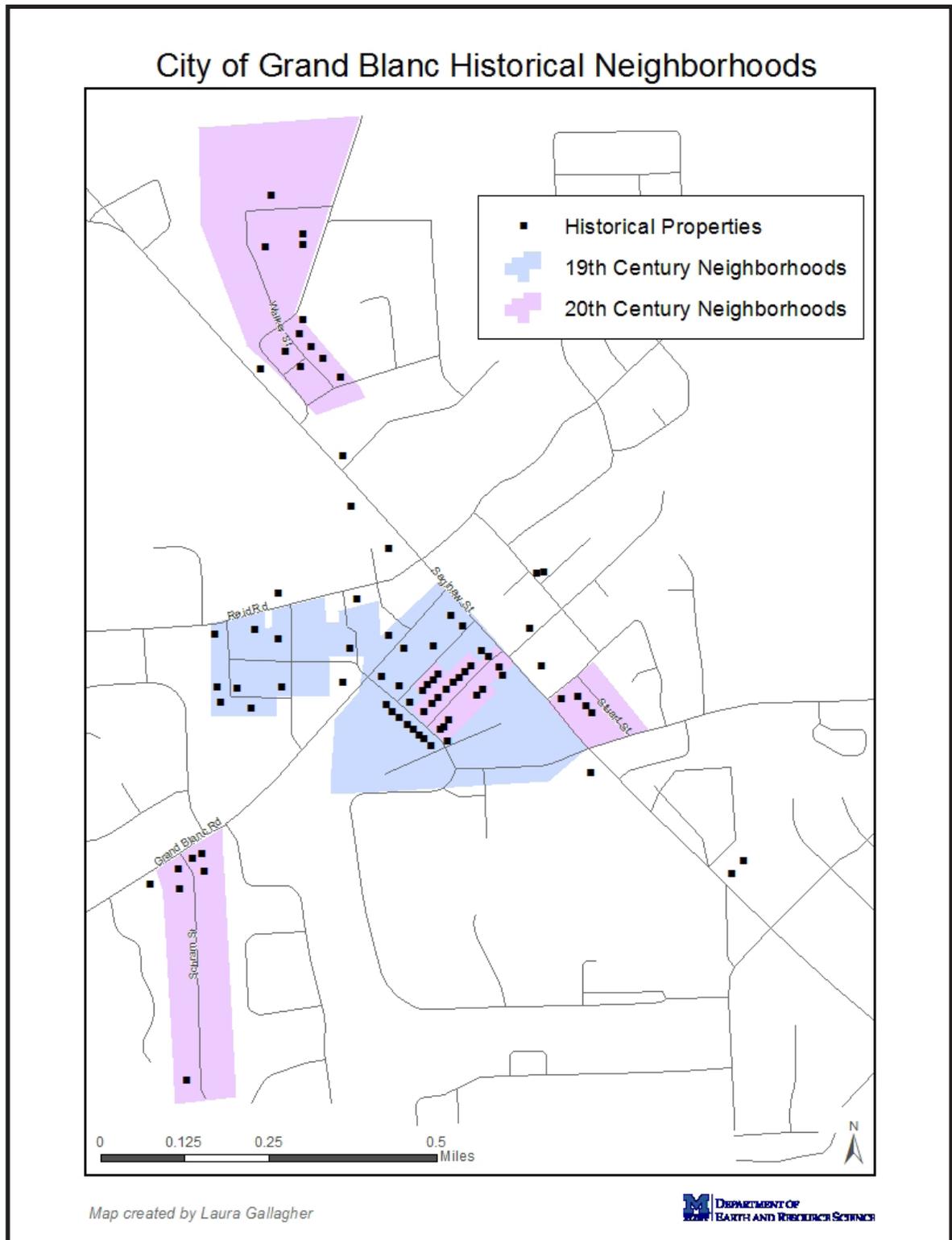
TUPPER HILL

These homes on the west side of Walker Street between Tupper and Center Road may have been relocated from other parts of the community or moved when Center Road was rerouted. Residents believe one of the houses on this street to be the original Tupper farmhouse.



CHAPTER FIVE:

SIGNIFICANT FINDINGS



The findings from this historic resource survey form the basis for potentially rich research and historic preservation projects. Since the purpose of a historic resource survey is to collect data for further consideration of individual properties that demonstrate historic significance, or forming a certified local government to create and administer a historic district, we have presented the findings in a manner that will aid in those types of historic preservation planning.

SIGNIFICANCE OF INDIVIDUAL STRUCTURES

There are several sites in the study that, as individual structures present particularly compelling cases for consideration on a register at the state or national level. These properties share integrity of location or materials, can be associated with broad patterns of history, are associated with the lives of significant local persons, or embody a specific design or characteristic of a particular period.

CHAPEL HOMESTEAD

As one of the oldest structures in the city of Grand Blanc, this brick structure was also the home to many of the region's most notable families. Isaac Schramm and his family were early settlers and purchased the land on which the home sits in 1845. The Italianate style house dominated American Architecture between 1860 and 1880. This style was particularly common in Midwestern cities and towns from 1865-1880 as the region was experiencing tremendous growth during this period. The Chapel family purchased the house and the large parcel of land owned by the Schramm family in the 1890s. It was on this piece of land that George Chapel developed Chapel Homestead Acres in the 1920s. The Chapels stayed in the home until sometime in the 1930s when the Haight family purchased the home.

CONGREGATIONAL CHURCH

The First Congregational Church was built in 1885 at a cost of \$4,893.16 on one acre of land near the center of Grand Blanc. At the time the structure was built, the congregation was already 53 years old and moved from a location on Holly and Saginaw roads. This makes the congregation the fifth oldest Congregational Church in Michigan. The corner stone of this structure was uncovered in 1968 and contained newspapers from 1885. It served the Grand Blanc and surrounding communities for 83 years, until it was repurposed as the Grand Blanc city offices in 1968.

GRAND BLANC PERE MARQUETTE DEPOT

The Grand Blanc Pere Marquette Depot was built in 1927 to service the various needs of city residents. It served as a train station for travel, and also facilitated daily mail and delivery service. There was also a Western Union telegraph and cable office and the Adams Express Company also operated from this building. The Pere Marquette line ran from Flint to Fostoria.

GUNDRY HOME

The structure is the last of the many homes that formerly lined the north side of Grand Blanc Road. The home was built around 1905 by Alex and Mary Gundy soon after they were married in 1904. Alex Gundry worked in his father George's funeral business and inherited it in 1915 when George Gundry passed away. The Gundrys occupied the home for nearly fifty years.

PERRY SCHOOL

The Grand Blanc school system was the first in the state of Michigan to consolidate their school systems. To accommodate the needs of a larger student body, they built the Ezra Perry School in 1920 to serve the

many pupils. This building has had several additions that correspond with the community's growth. There was a large addition added in the 1940s as large numbers of war workers flocked to the county. More additions were added in the 1950s as the local economy continued to attract residents.

TAYLOR HOUSE

Probably one of the first homes on High street, this structure was built by Joseph Cook in 1887. Cook owned his own brick factory on Cook Road which helps explain the level of craftsmanship in the home's two layer brick façade. When Joseph Cook died in 1902 at the age of 73, he left the home to his wife Julia who lived there until her death in 1919. Julia's sons took ownership of the property and eventually sold the home to Lee and Bessie Taylor in 1920 who occupied the home for several decades. Lee Taylor died in 1976. Bessie moved to a nursing home in 1988 where she died in 1989. At 102 years old, Bessie Taylor spent most of her life in Grand Blanc and many of those years in the home on High Street.

SAWYER HOUSE

Frank Sawyer was the grandson of one of Grand Blanc's original settlers, (and one of the founders of the "anti-masonic" party) Col. Edward Sawyer. He was also a prominent citizen; having been the president of the local "Farmer's Exchange Bank" ... whose building still exists a few blocks from the home on Saginaw Street. Frank Sawyer was also close friends with Governor William Comstock, and ran unsuccessfully as his lieutenant governor in 1938. Frank died in the home in October of 1941; Mable followed him in death 8 years later, also at 234 Sawyer.

SIGNIFICANCE OF HISTORIC NEIGHBORHOODS

In addition to the city of Grand Blanc's well-preserved individual structures, the built environment, as an aggregate of structures, offers a compelling narrative for significant trends in the development of American communities. Some of these findings have been shared in chapter four as a means of organizing the structures into useful groups. Grand Blanc's history, like most communities, is complex and the findings offered below offer a glimpse into that complexity. The reader should consider these findings as a starting point for further investigation. It is the contention of this report, however, that preliminary investigation indicates that developments such as migration patterns, suburban/urban development, demographic change, and socio-economic patterns through time that have made a significant contributions to the broad pattern of history are represented in Grand Blanc's built environment. The itemization of findings below reveal a partial, yet comprehensive view, that additional research can corroborate.

Like other parts of this survey, the findings were developed cooperatively by blending the results of archival research with GIS methods to produce a series of maps that reflect several demographic and socio-economic trends in Grand Blanc. This relatively new approach to historic preservation assessment had the distinct advantage of providing enhanced "context." In other words, the dual-pronged approach utilized here provided a complete picture of the history of Grand Blanc at differing scales. As a result of this value added approach, many communities across the United States are using GIS technologies alongside traditional historical preservation investigations of cultural resources. The National Parks Service (NPS) has demonstrated the successful application of GIS technologies in cultural resource management and many researchers

are using GIS to visually assess the historical spatial patterns of Civil War campaigns. In particular, the NPS has embraced GIS in order to define relationships between park management needs and historic preservation and commonly used to identify archeological sites. They have also begun using GIS to map the spatial histories of archeological sites for education and outreach, i.e., providing materials for visitor education.

The comprehensive methodology used in this report offers a number of advantages over a traditional means to support the case for outlining the historic significance of a structure in any given neighborhood. As stated previously, the utility of GIS resides in offering neighborhood context through visualization and spatial association of objects. These GIS assets can corroborate the historical significance of a structure witnessed via archival evidence such as; integrity, style of the structure, or any notable individual that may have resided there. Therefore, neighborhood “context” evidenced through by GIS potentially amplifies the historical significance of the structure in question, and on a larger scale, assists in providing further documentation that may be needed to justify neighborhood or regional preservation status. In summary, GIS, spatial analysis, and cartographic outputs help to convey the important historic contributions of regions or entire communities by presenting that information in compelling and accessible formats.

MIGRATION TRENDS

To collect data on migration trends, researchers constructed a digital database of historical demographic data consisting of the places of birth of the individuals associated with properties over time in the City of Grand Blanc, as well as several other variables. The main source of this data was

the United States Census beginning in the year 1880. Although the data does not represent the entire population living during a specific census count, the individuals represented by specific structures is suggestive of two developments within Genesee County. The data reveals that many early settlers of the community were either from New York or other Michigan Counties. While these findings are not novel, they do demonstrate that the known migration patterns that are vital to understanding nineteenth-century community development are represented spatially via the built heritage of the city.

The second finding, however, demonstrates the ways in which Grand Blanc represents a bifurcation in migration patterns relative to the city of Flint. Migration patterns to Flint in the first three decades of the twentieth century were characterized by an increase in southern white migration from the United States and immigration from Eastern Europe. Grand Blanc, however, does not demonstrate such trends. Rather, newcomers to Grand Blanc continued to be native born to Michigan. Moreover, those who were not native born to Michigan came from states outside the southern U.S., Canada, or Northern Europe. Such a finding is provocative and further research needs to be conducted to see what other Genesee County communities did not share in the migration patterns of the City of Flint. This divergence in migration is especially interesting given that the same decades also represent two important developments in the history of Genesee County. The first development is the exponential growth of county population. The entire county population, not just Flint, expanded from 41,000 to over 210,000 between 1900 and 1930. The city of Flint accounts for about two-thirds of the county’s population and remains the largest center of population in the early twentieth century. Nevertheless, communities surrounding the city of Flint

such as Grand Blanc, saw their populations double or triple in size. This population was not due to natural increase but from the movement of peoples to the county. Such findings are provocative given that this same period in the City of Grand Blanc becomes more closely associated with the economic development of Flint as a center of heavy industry in Genesee County.

OCCUPATIONAL DATA

The occupational data reveals a community whose economic fortunes were slowly becoming intertwined with those of the City of Flint as it turned towards the production of durable goods. From 1880-1910, most occupations in the City of Grand Blanc were characterized by a regional economy dominated by agriculture. Not all residents were farmers, but both laborers, skilled trades and service jobs were, in one way or another, connected to an agricultural economy and the social structure of small town. As late as 1910, Grand Blanc was still fairly insular and self-sustaining. It should be noted that some individuals were described in the historical documentary record as no income or self-employed. This description usually accompanied women or retirees.

Beginning in 1910, however, there are three specific changes in the occupational character of Grand Blanc residents represented spatially throughout the city. First, there are fewer individuals associated with an agricultural economy. This change includes people directly related to farming such as farm owners or farm laborers. Many of those individuals took up residence in the neighborhoods denoted as nineteenth century neighborhoods.

Secondly, the nature of the service sector changes significantly after 1910. From 1880 to 1910, the types of service jobs in Grand Blanc consisted mainly of small retail

concerns or local construction. Many of these were, indirectly, connected to the agricultural economy. After 1910 individuals associated with the service sector are employed in forms of commerce that are associated with a growing metropolitan region. Additionally, some of these service occupations were held by the growing number of trained professionals, such as health care or banking, or skilled trades such as road or heavy construction.

As the occupational structure of the community slowly shifted away from agricultural related work, more jobs that were not part of the growing service sector became associated with government employment or the production of durable goods. Government employment with individuals represented in the sample properties seem to be related to the growing bureaucratic needs of the township and county. These jobs also represent the growing needs of the local school district. Education jobs included more than just teachers. The growing community and its schools needed capable administrators as well. In addition to the growing number of people associated with the growth of government employment, a number of people associated with heavy industry, principally automobile manufacturing, began to appear in the Grand Blanc. This was particularly true after 1920. Many of the historical narratives of Grand Blanc discuss the growing relationship between the city and township and automobile manufacturing. These accounts, however, tend to see this relationship beginning with World War II and the construction of a tank manufacturing plant that was converted to automobile manufacturing for peacetime use. The individuals associated with the sample structures in this study, however, suggest that this close association between the local economy and manufacturing began much earlier. More research is needed to provide such a

correlation. But the evidence is suggestive that workers in Flint's manufacturing firms were commuting from suburban enclaves similar to Grand Blanc much earlier.

AGE OF PROPERTIES

The age of the properties in this survey demonstrate real prospects for interpreting early twentieth century architecture in the city. Most of the properties that remain in this survey were built after 1900. This includes most of the planned development as well. This means that most of the city's built heritage from the nineteenth century has vanished. Fortunately, this study indicates that the structures that remain, combined with some structures built after 1900, reveal noteworthy links to the community's early development in the nineteenth century. Of those nineteenth-century properties that remain, many retain significant integrity of form and are excellent examples of local folk styles and the evidence of popular architectural styles penetrating local building style.

AGE OF HOMEOWNERS

The age of Grand Blanc's residents requires more research for any persuasive findings about the city or township as a whole. Nevertheless, a comparison between the neighborhoods located in what this study referred to as nineteenth-century and twentieth-century neighborhoods reveal a real difference in age of residents.

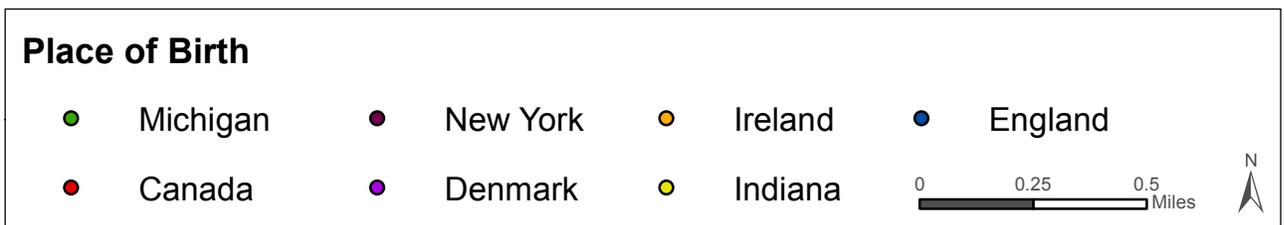
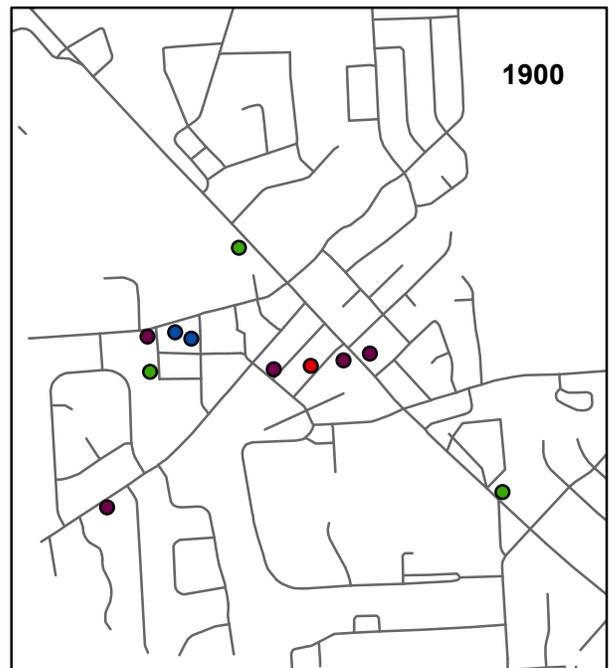
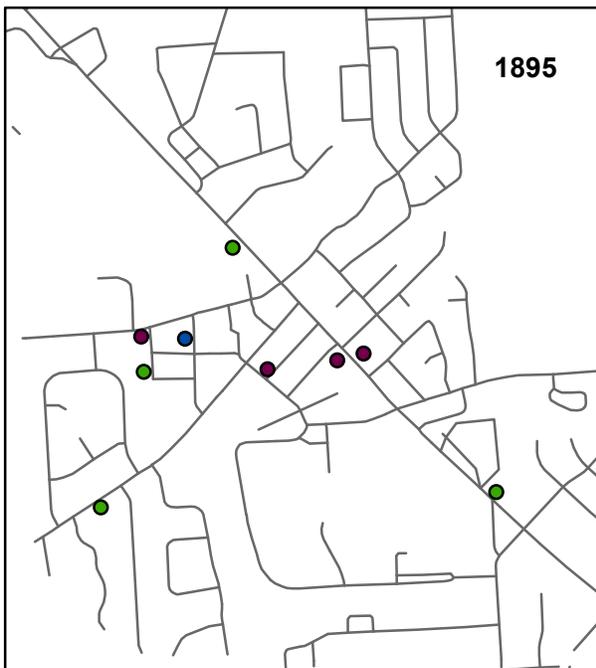
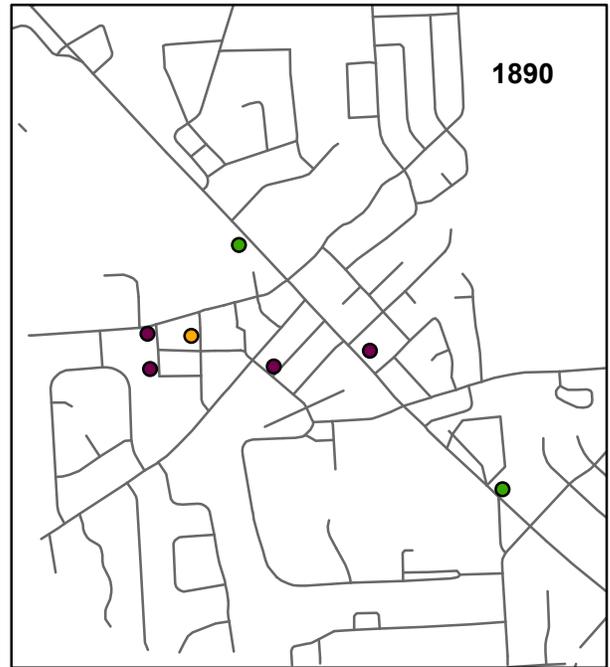
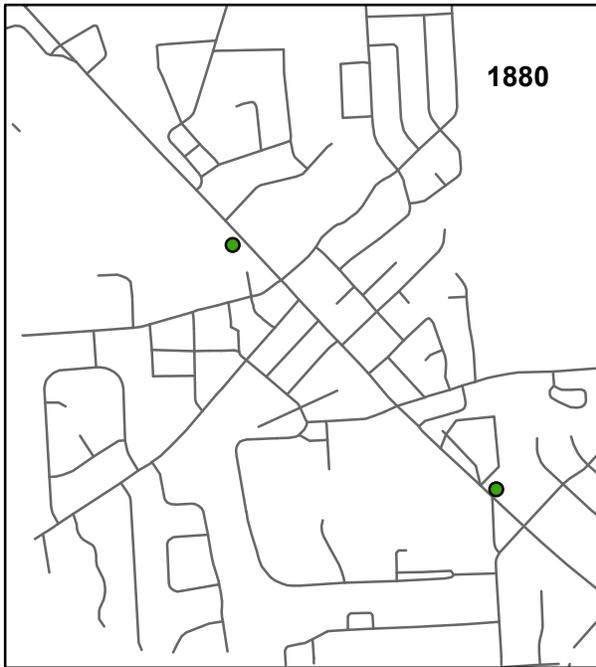
Residents living near the center of the City of Grand Blanc, or nineteenth-century neighborhoods, tended to be much older when compared to residents living near the outskirts of the city limits in twentieth-century neighborhoods. Many of these older residents had multigenerational ties to the region or were once associated with local agriculture. For many occupants of these centrally located neighborhoods, these homes became places where people

moved after loosening their ties with the land. By contrast, occupants of homes in twentieth-century neighborhoods were younger and did not have a previous relationship with the community. Much more investigation is needed to determine if these samples are representative of broader trends in the county.

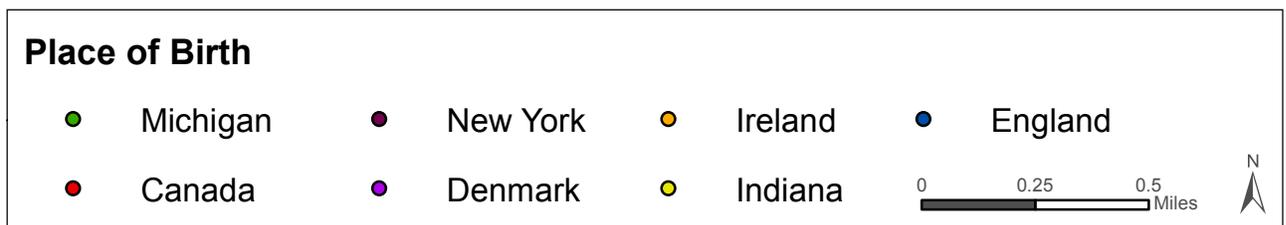
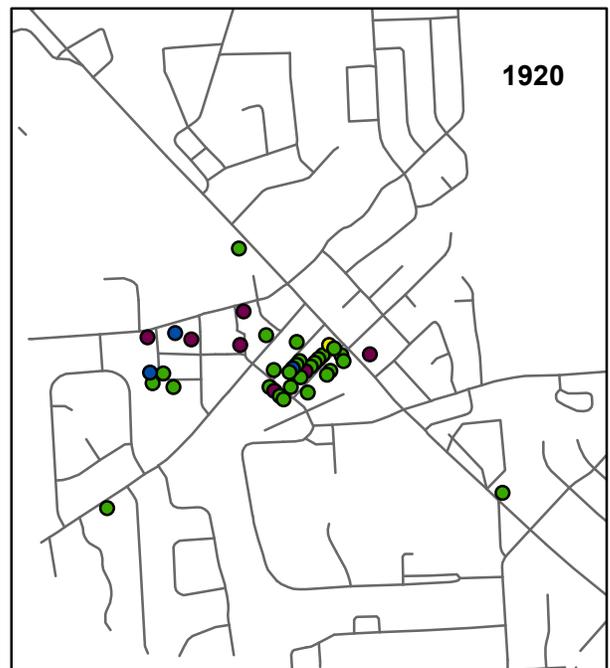
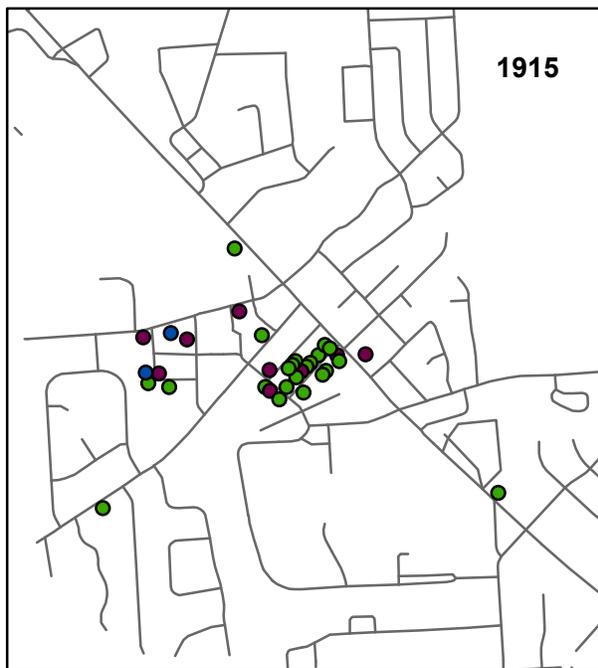
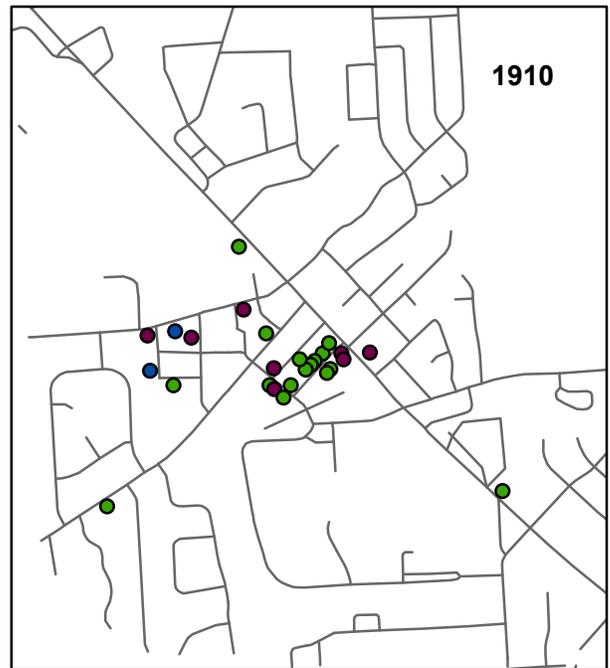
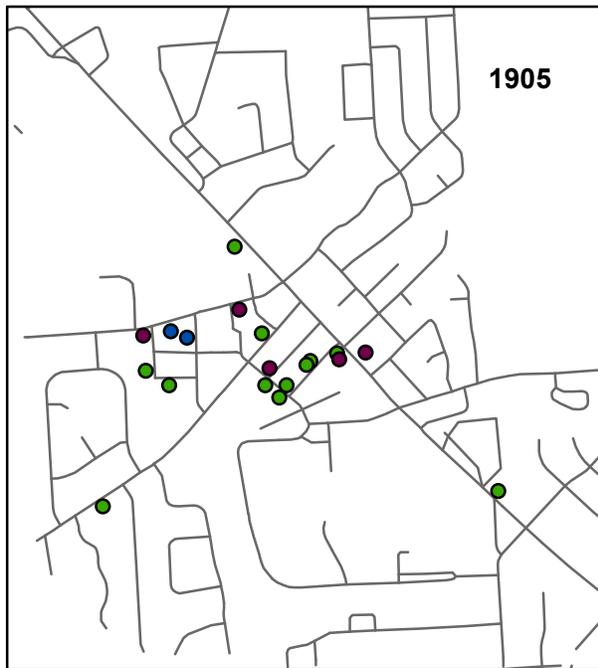
SUMMARY ANALYSIS

Together, initial findings witnessed in this report have resulted from an innovative historical assessment strategy not widely employed in assessments of this kind. Moreover, the enlistment of traditional and GIS analysis has provided the foundation for a promising new research and teaching agenda, while illuminating the city's past in an unencumbered means. For instance, prevailing interpretation of the formation of the City of Grand Blanc as a political entity separate from the township point to conflicts over water. The findings presented in this survey offer some interesting evidence that contribute to the background causes for such conflicts. For a variety of reasons, residents in what would become the City of Grand Blanc were less likely to be associated with agriculture and more likely to be associated with new occupational structures as early as 1910. In addition, the study revealed the permanent movement of people from the outskirts of the region to the central neighborhoods and the growth of planned development. Therefore, even though the water conflict represents the moment residents separated from the township, these trends suggest that occupants of the Grand Blanc Center were on their way to becoming and urban people many decades earlier.

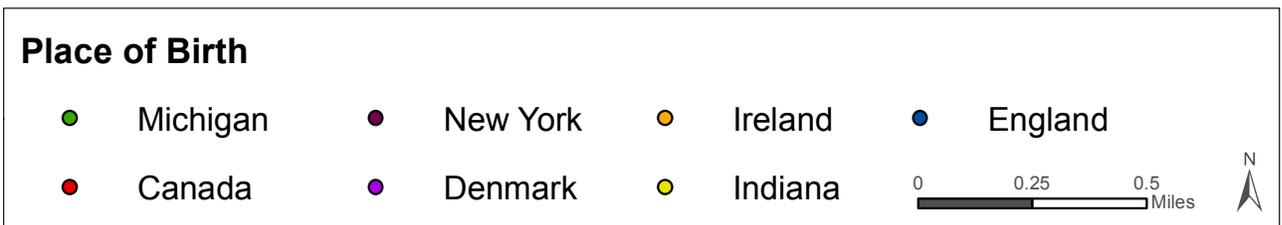
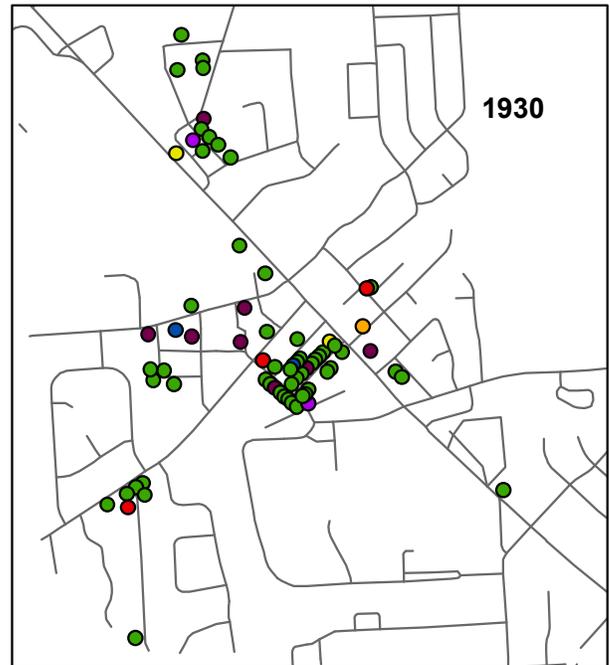
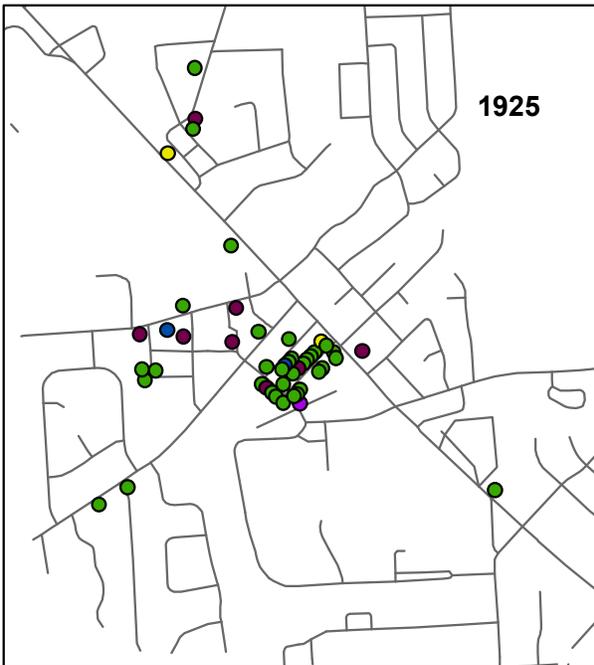
Historical Property Owners' Place of Birth



Historical Property Owners' Place of Birth

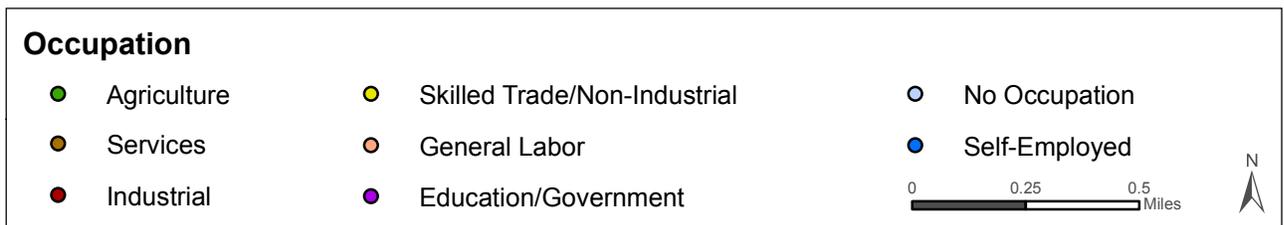
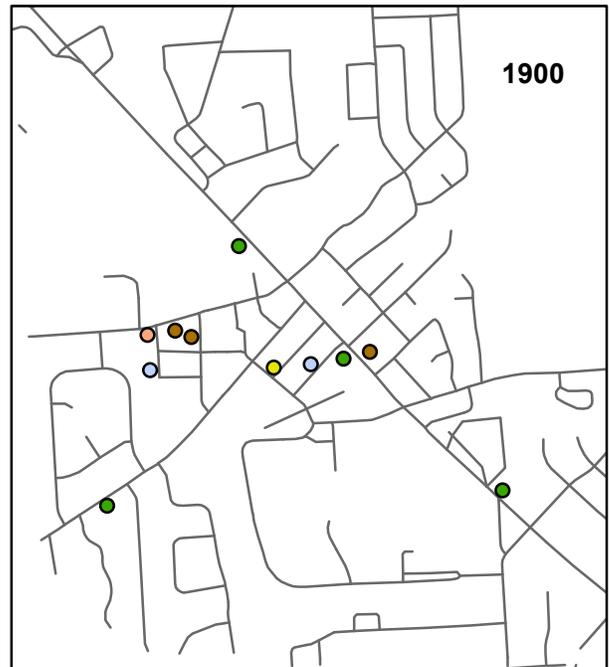
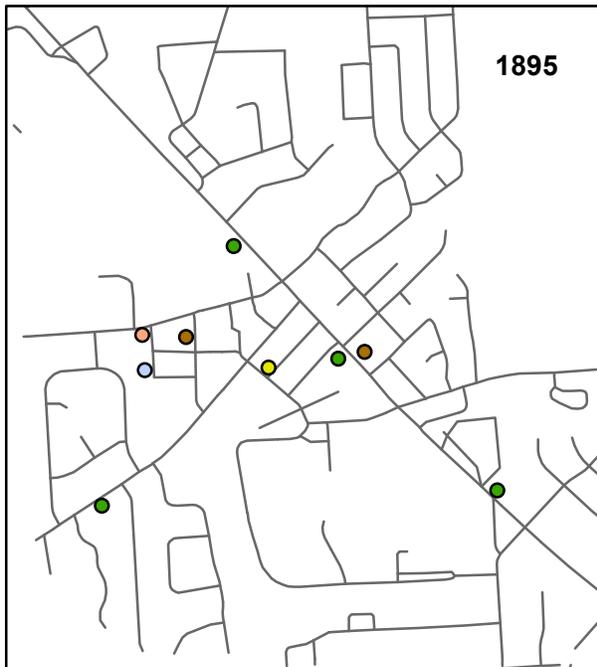
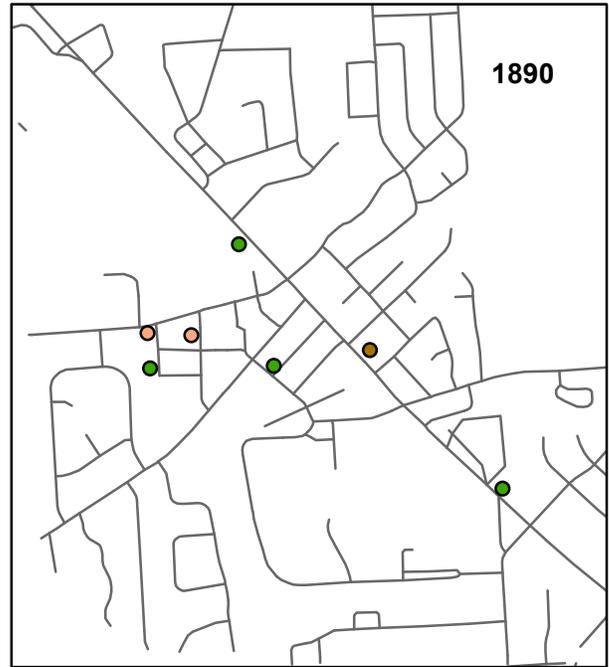
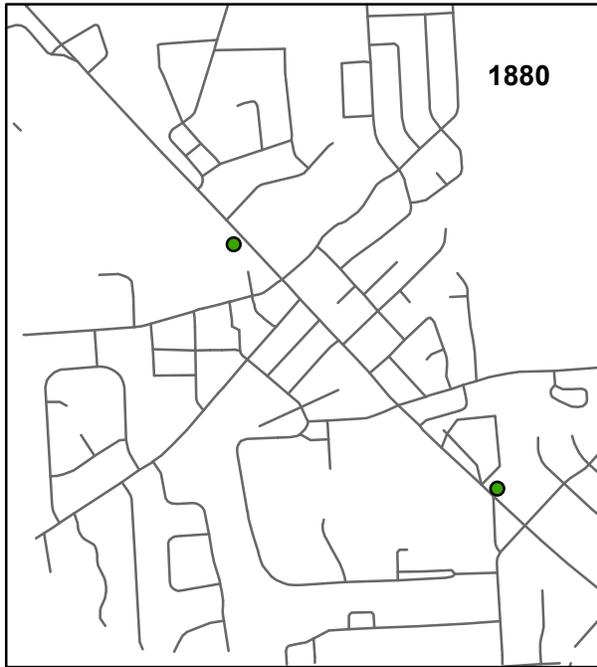


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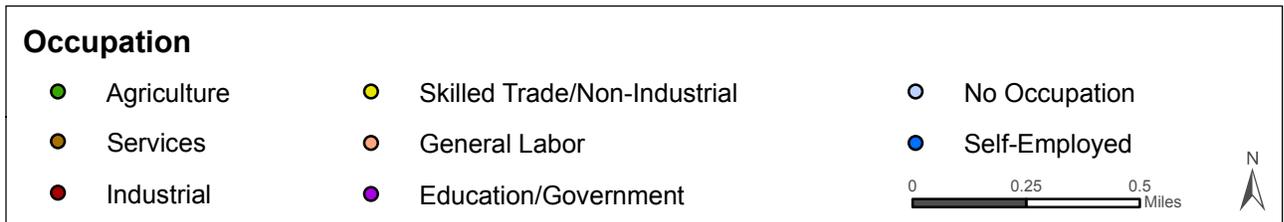
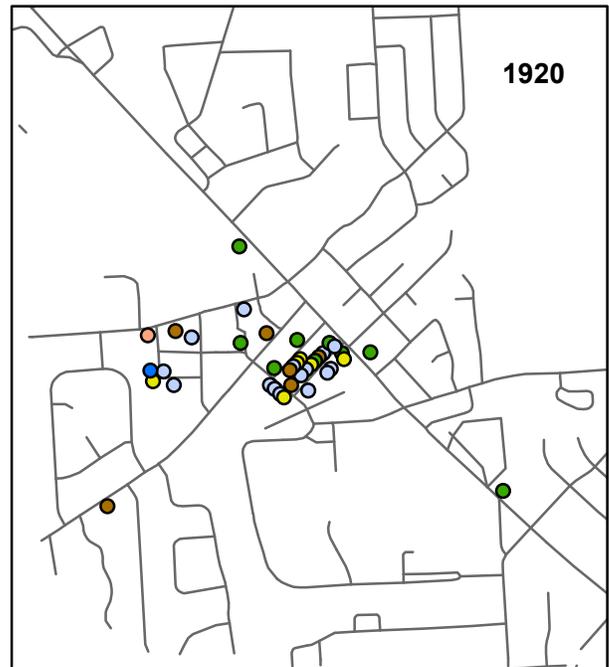
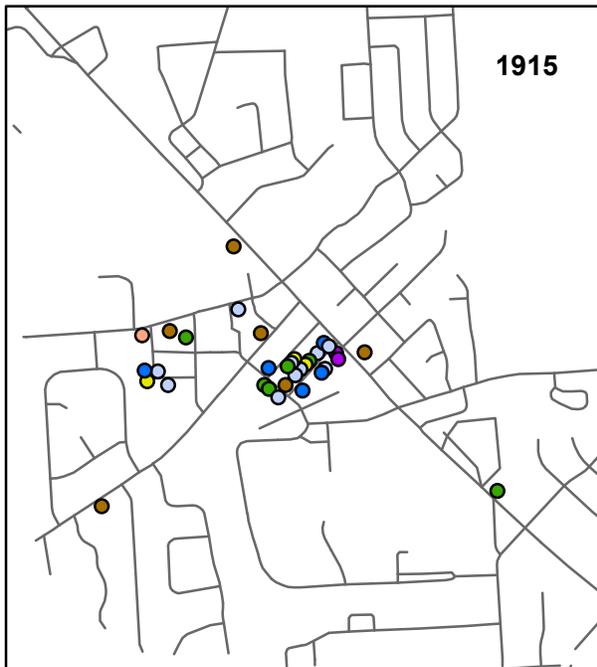
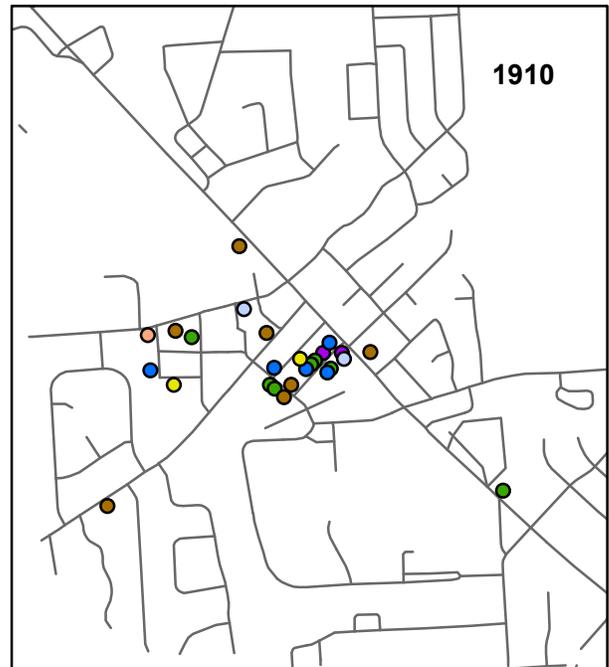
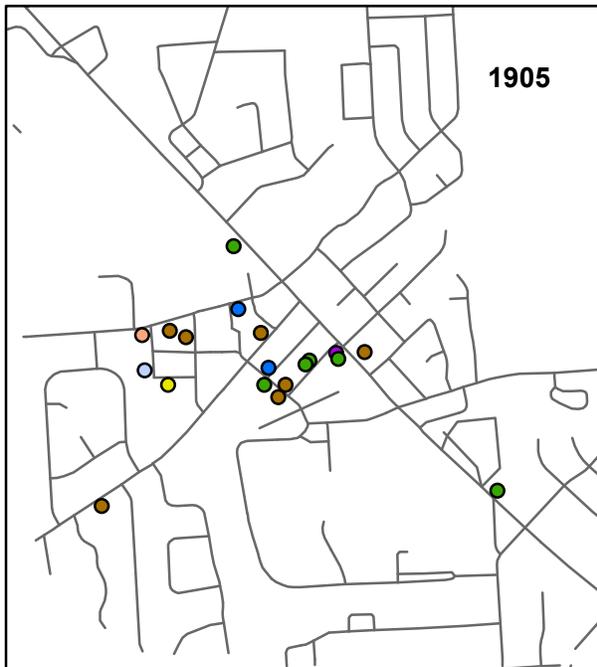


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Historical Property Owners' Occupation



Historical Property Owners' Occupation



Historical Property Owners' Occupation



Occupation

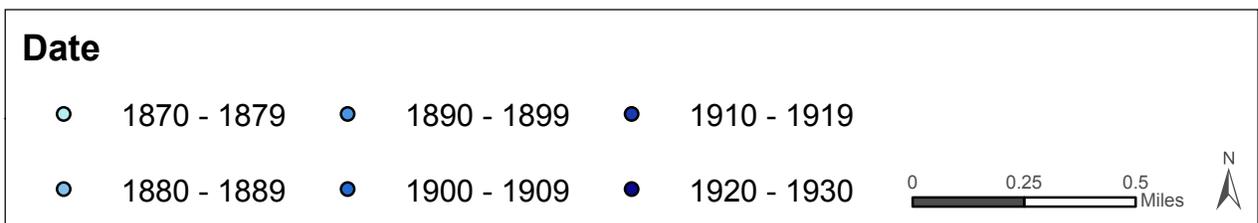
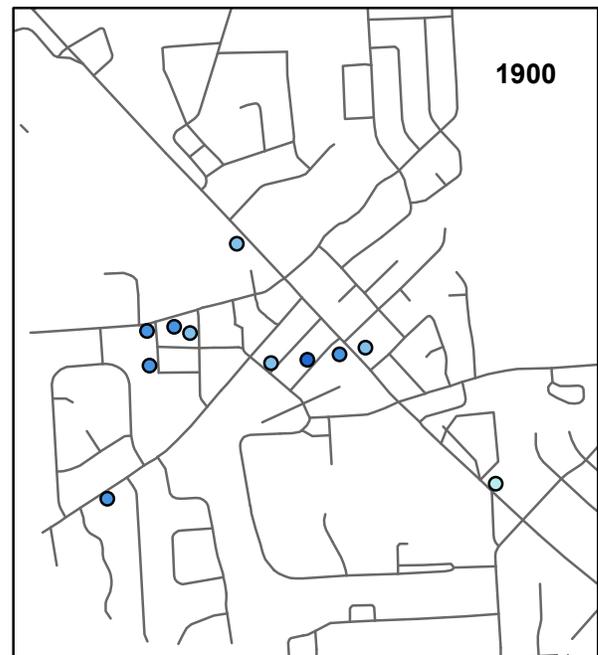
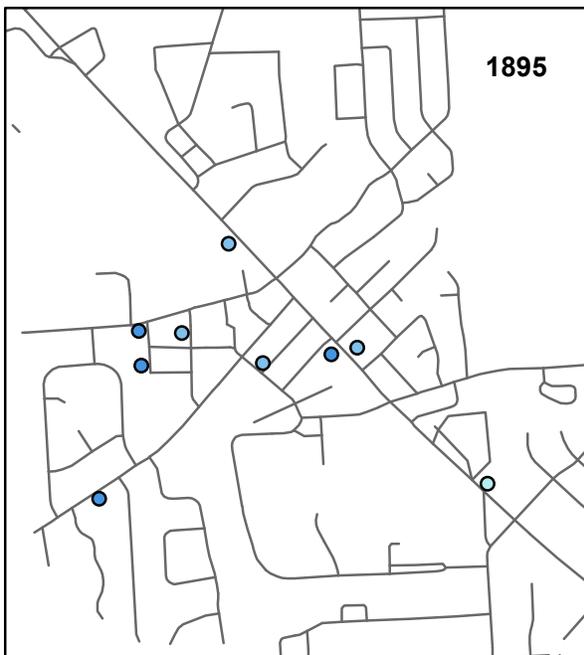
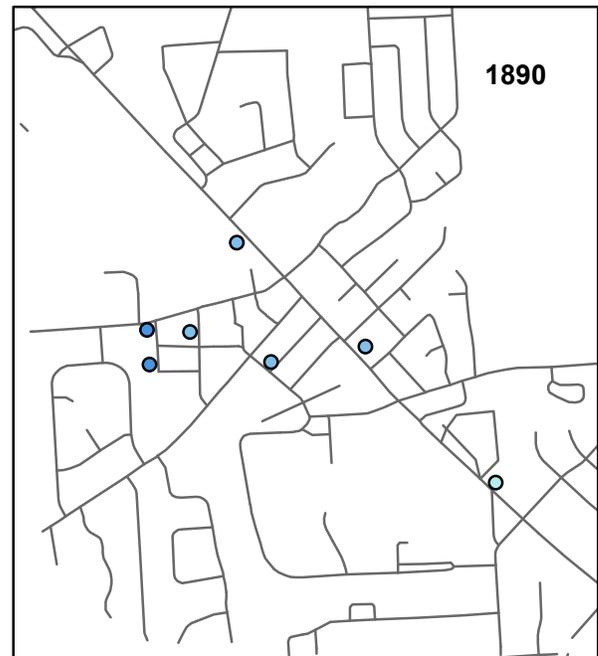
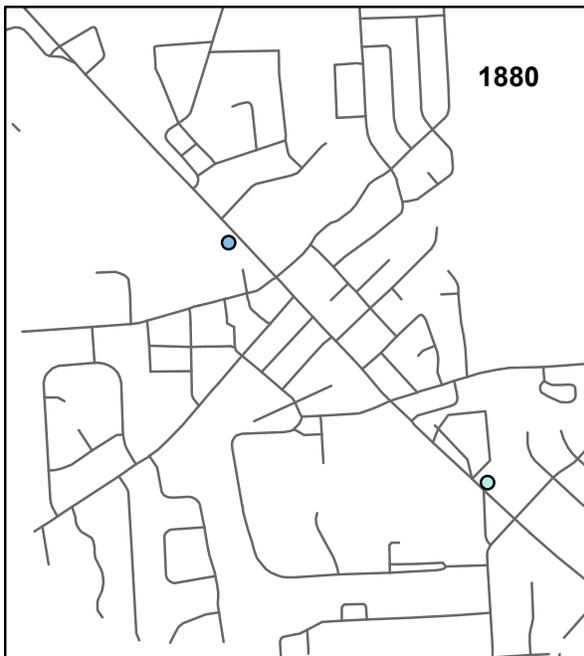
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|---------------|-----------------|---------------|-------------------------------|
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| ● Services | ● No Occupation | ● Government | ● Transportation |
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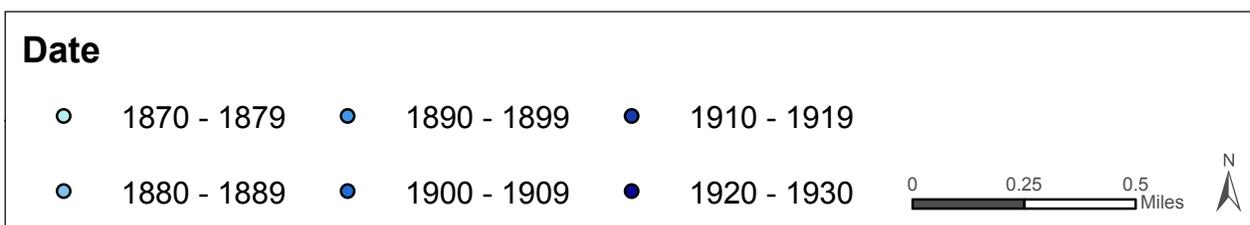
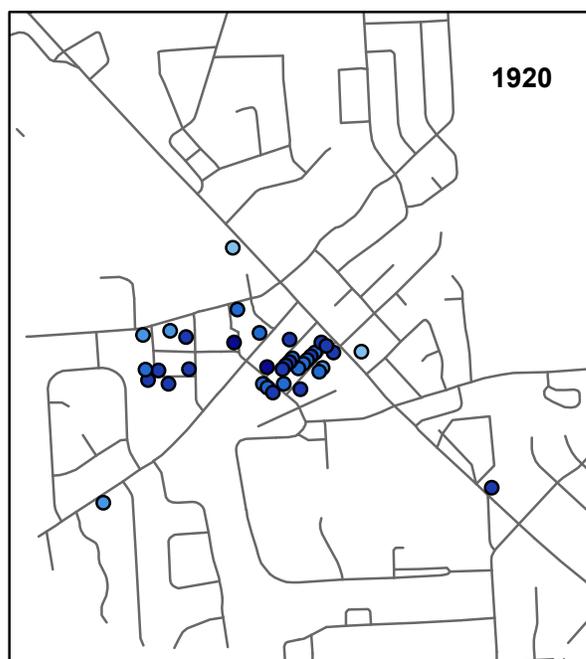
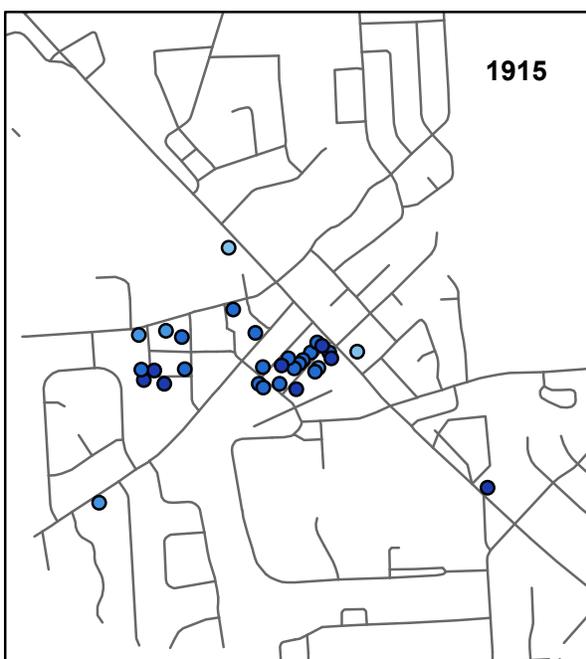
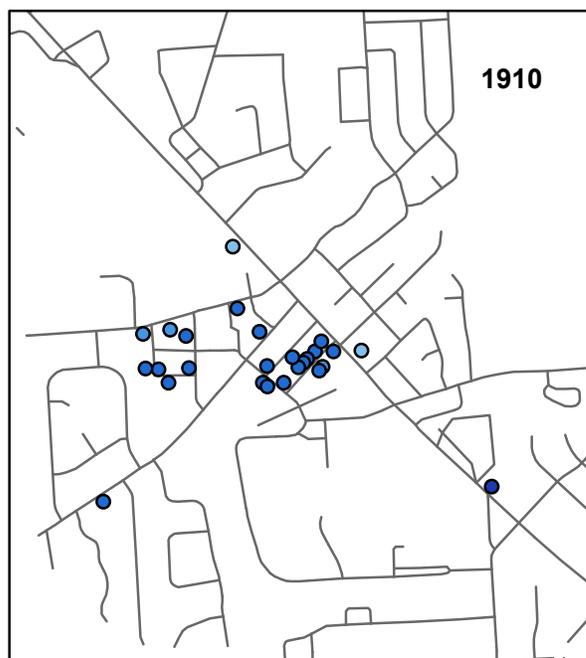
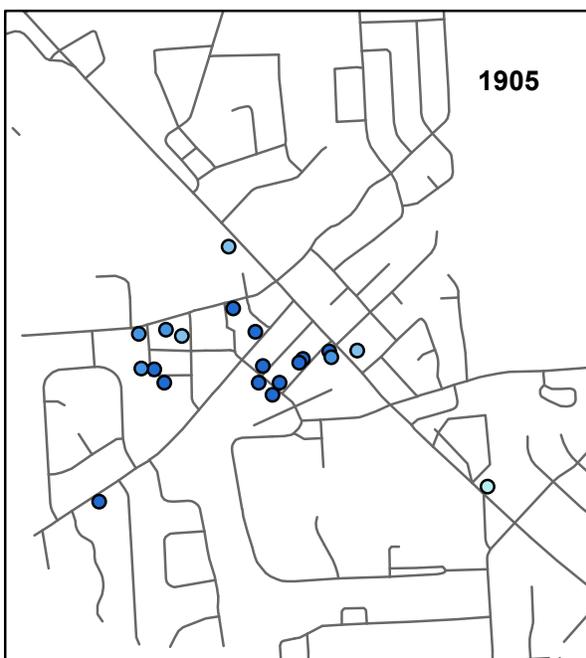


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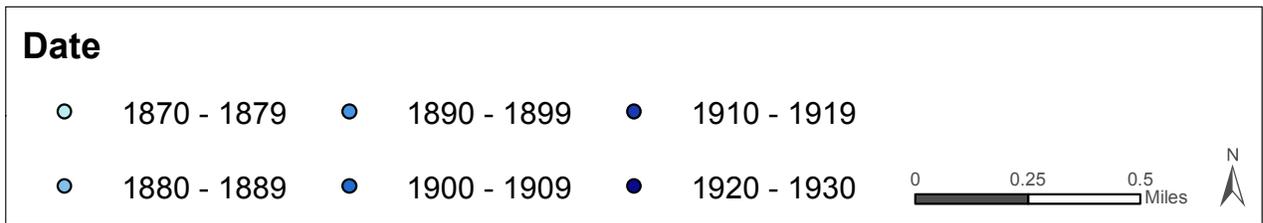
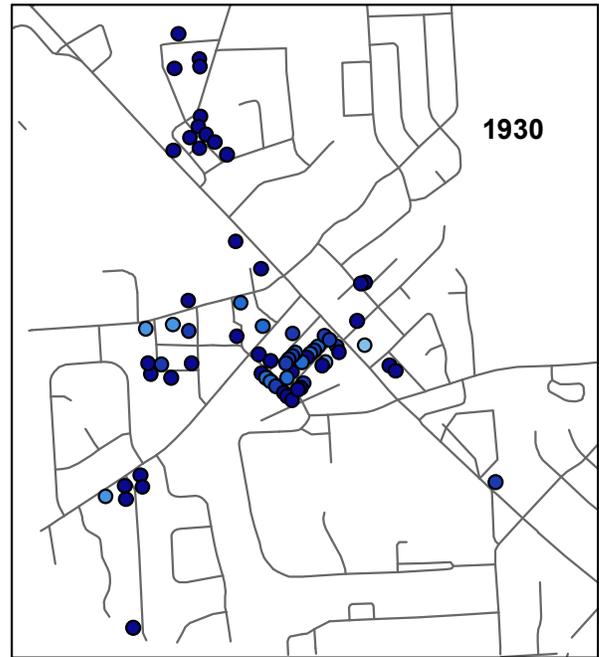
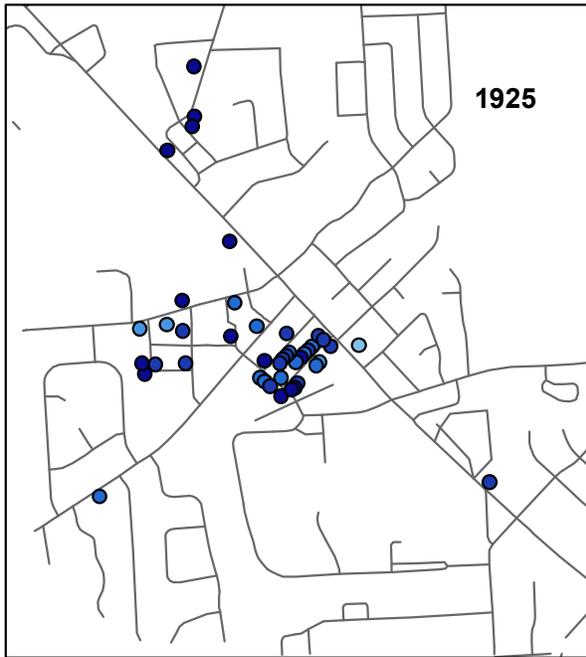
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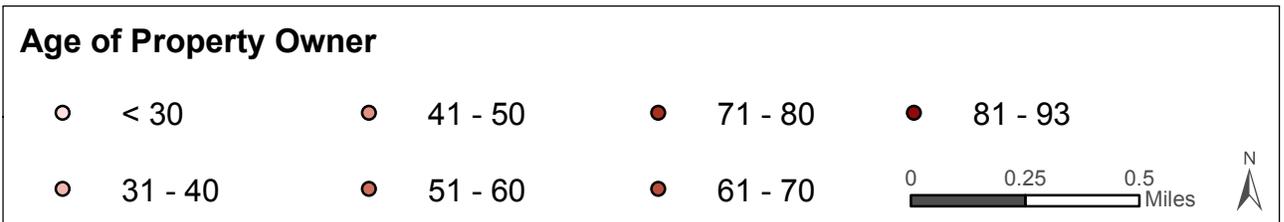
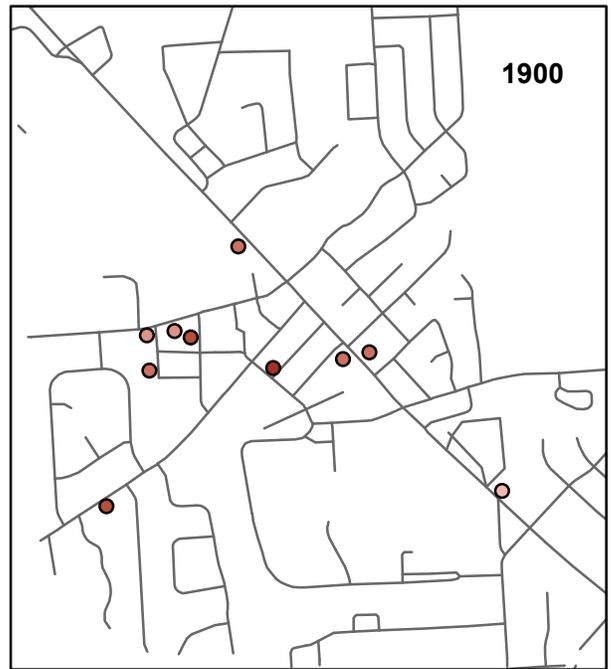
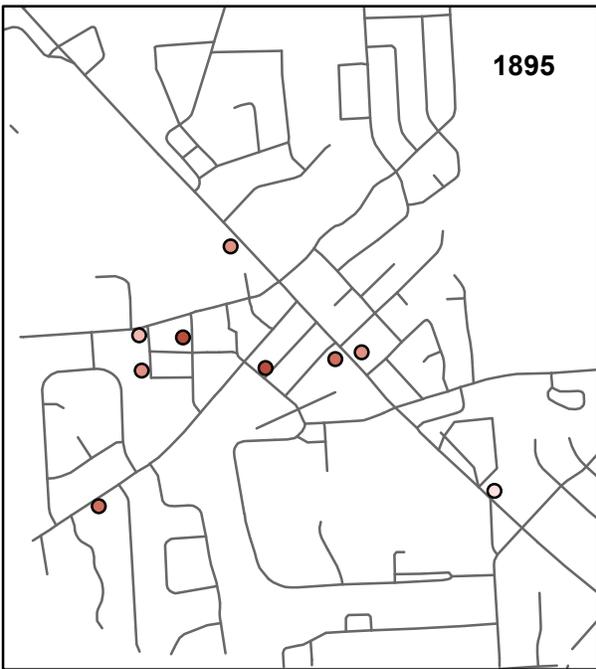
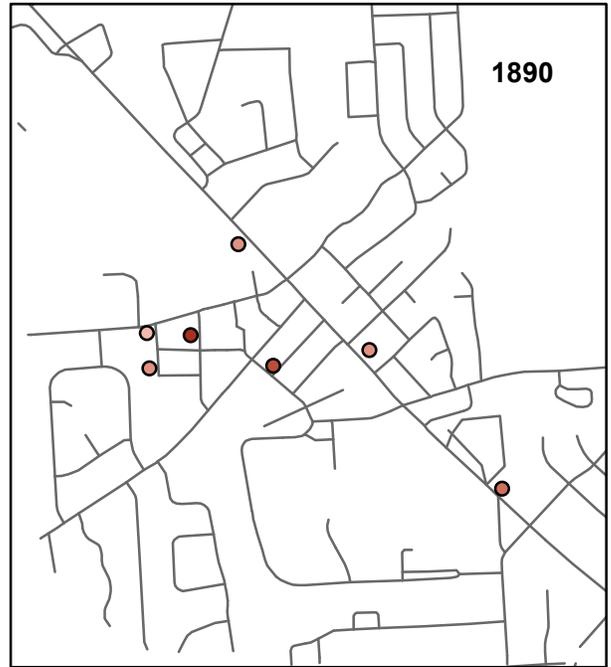
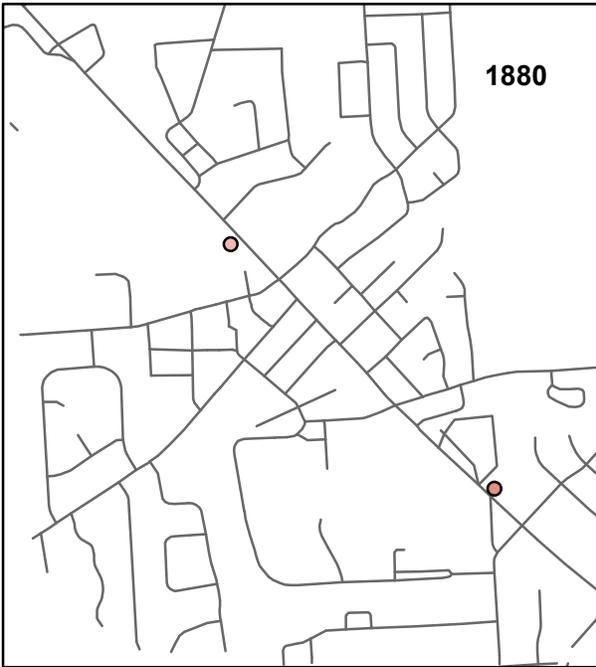


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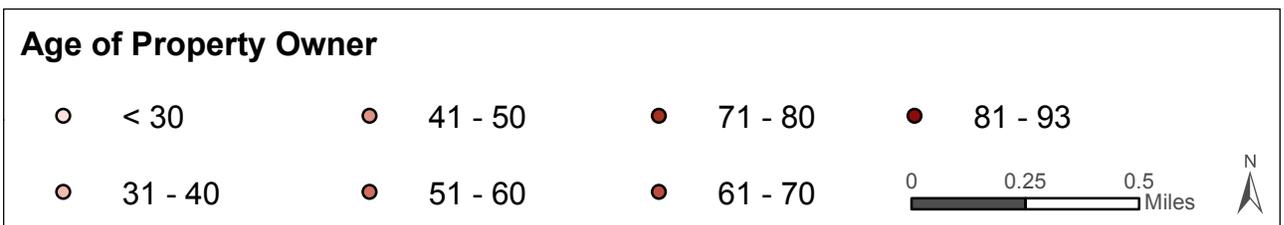
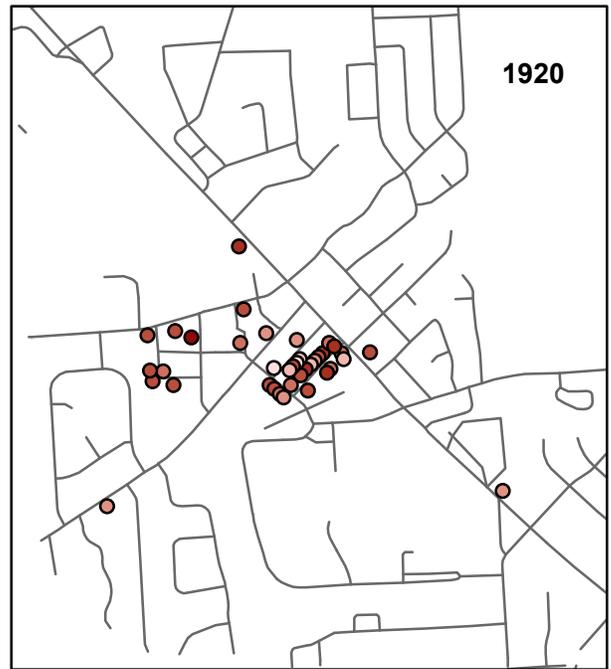
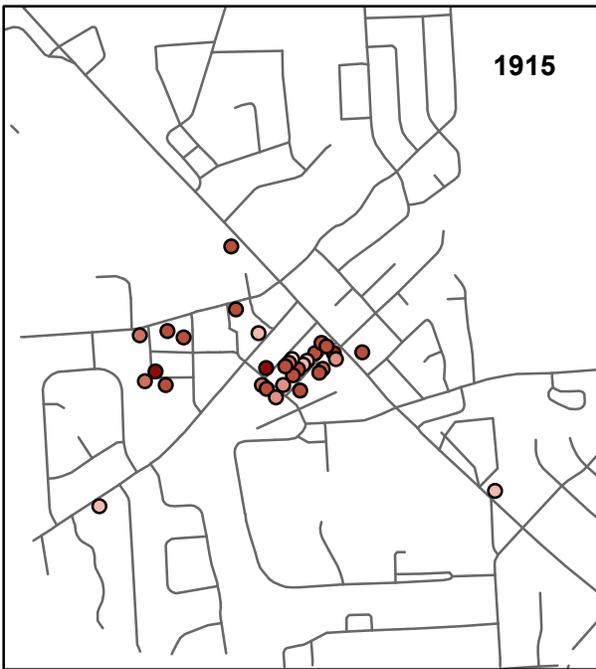
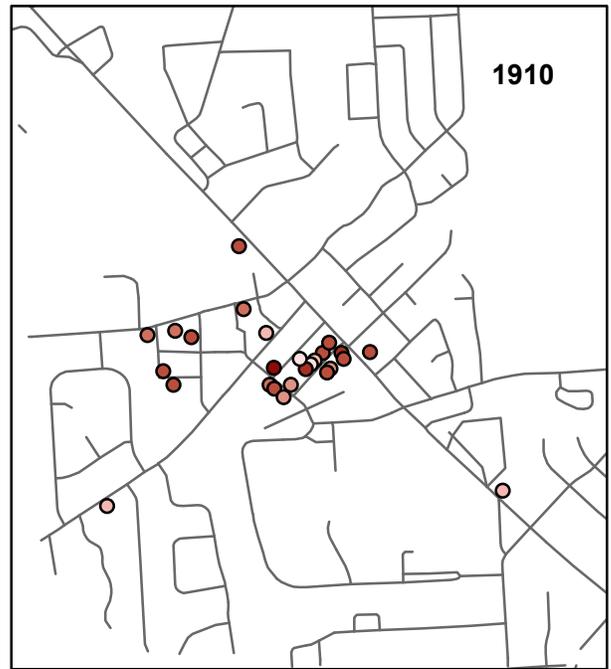
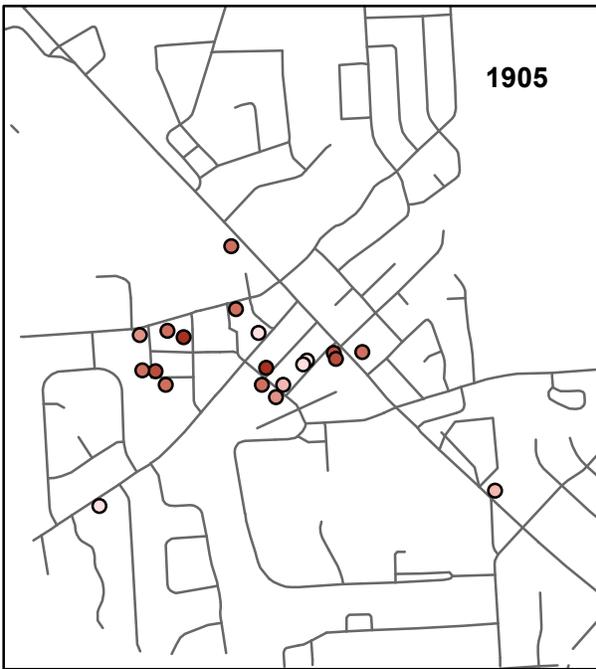


Maps created by Laura Gallagher

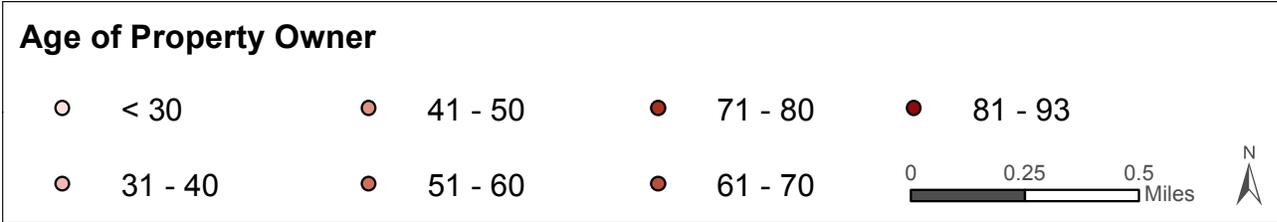
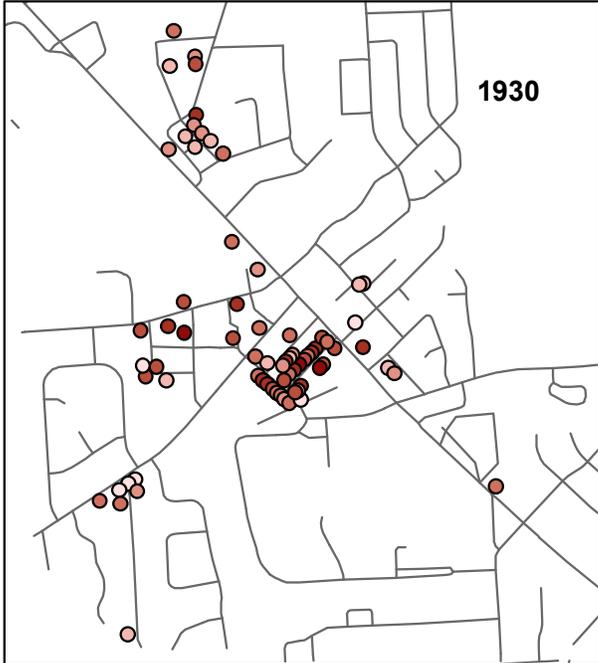
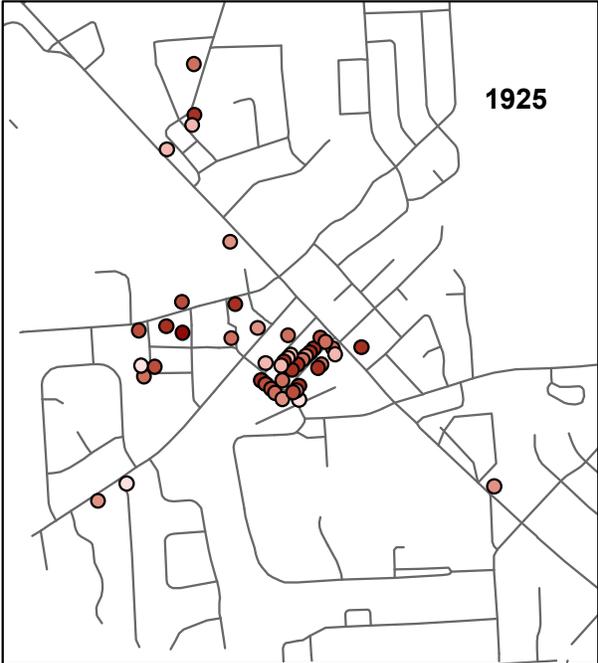
Historical Property Owners' Age



Historical Property Owners' Age



Historical Property Owners' Age



Maps created by Laura Gallagher

CHAPTER SIX:

RECOMMENDATIONS

Historic preservation, the process of protecting and maintaining buildings, structures, objects, sites, districts, and archaeological resources, can be placed into three categories: identification, evaluation, and protection. This historic resource survey is an important phase in the identification of the City of Grand Blanc's cultural resources. The results of the survey are designed to educate property owners, surrounding communities, county staff, and municipal officials about Grand Blanc's valuable resources.

Copies of the final report and the associated survey reporting forms completed during the course of this project should be maintained and available for public use. The most logical location for these materials is the City of Grand Blanc Government Building. The city's principal planner overseeing future preservation should directly maintain these documents. It is also advantageous to disseminate the final report to the community in as many ways as possible. At the time this report was written, the investigators have made appearances at city council meetings and at the Grand Blanc Farmers' Market to inform the public of the results. Copies of this report will also be distributed to the Grand Blanc Heritage Museum and Genesee County libraries. Additionally, the city should consider submitting the report to Michigan SHPO.

This section includes suggested measures that the city can apply towards the preservation of its historic resources.

- The current Historic Resource Survey identified historic resources constructed prior to 1931 that are located within

unincorporated City of Grand Blanc Michigan. In the future, if more properties are identified as meeting the criteria those historic properties should be documented. Following this report, 80 historic resources will have been recorded on survey forms. It is suggested that the City of Grand Blanc solicit historical surveys to record any historic resources in the future.

- In addition to the 80 sites identified in this survey, the survey also identified several areas of the city that were classified as "potential historic resources." Determining the age of structures in these areas will require additional research and a more intense survey process. It is suggested that the City of Grand Blanc solicit historical surveys to gather information on these areas to determine if they meet the criteria set forth in this report.
- In 2008, Grand Blanc township published a historic resource survey. Since that time, the township has begun several steps in preparing a comprehensive preservation plan for its historic resources. It is recommended that the City of Grand Blanc investigate possible avenues of collaboration, where possible, as it pursues the next steps in preservation planning.
- The City of Grand Blanc should utilize the information in this report to consider designating itself as a Certified Local Government.

The Certified Local Government program is a federal-state-local partnership established in 1980 by amendments to the National Historic Preservation Act of 1966. The CLG program

permits local governments that have established their own historic preservation programs—meeting both federal and state standards—to participate directly in the national historic preservation program and processes. The CLG program was designed to permit communities maximum flexibility in dealing with diverse preservation needs and to reward those local governments that have established commissions to address the preservation of their local historic resources.

Becoming CLG requires a community to meet numerous obligations such as maintain an ongoing system for the survey and inventory of historic resources; four-year historic preservation goals for the community; and providing for adequate public participation in the local historic preservation program. There are also, however a number benefits to the community. According to the Michigan SHPO, a CLG can:

- Strengthen the historic preservation program at the local level by integrating historic preservation issues early on in local planning and decision making.
- Negotiate other responsibilities in its agreement with the SHPO. If a local unit has appropriately qualified staff it may perform expanded duties in the federal tax credit program and/or the review and compliance program.
- Receive training through the SHPO to enrich, develop, and maintain their historic preservation programs.
- Access Historic Preservation Funds made to Michigan under the National Historic Preservation Act that must be distributed to the CLGs.
- Promotes a positive image for the community by demonstrating the commitment toward preserving historic resources.

REQUIREMENTS:

To qualify for certification, a local unit of government must have adopted a local historic preservation ordinance that complies with Michigan's Local Historic Districts Act, PA 169 of 1970, as amended, and meets the guidelines set forth in the CLG Manual.

- If new construction or a development is proposed on or near property that includes historic resources that have been identified in this report, the city's planning staff may want to recommend that a comprehensive cultural resource assessment survey (CRAS) be conducted prior to any improvements. It would be beneficial for both city planners and developers to know if any historic resources are present in an area proposed for improvements before development of the property actually begins.
- In the future, the City of Grand Blanc should consider developing a Design Guidelines Manual for Historic Resources. Design Guidelines can be developed with financial assistance provided by the Michigan SHPO. The community can also be involved by participating in creating guidelines based on the unique qualities and common characteristics of the county's resources. These guidelines can cover new construction and discuss appropriate changes to historic buildings in general terms following the Secretary of Interior's Standards for Rehabilitation.
- Community awareness and understanding of Grand Blanc's historic resources need to be enhanced. Many property owners and potential property buyers still do not fully realize the value of historic buildings and the benefits of preserving these resources. Therefore, an expanded public relations program should be implemented. It is recommended that the various township and city organizations combine their efforts to achieve this goal. Suggested marketing tools include:

Walking or driving tours that focus on the various important structures and buildings or endangered resources, accompanied by brochures containing history and photographs of the areas.

Educational programs on the various aspects of historic preservation. This could include having lectures, seminars, hands-on workshops or guest speakers talk about different subjects, such as the economic benefits of historic preservation or the importance of the history and architecture of Grand Blanc.

A newsletter sent to all historic property owners in the city and township of Grand Blanc.

A sign or marker program implemented in conjunction with the Michigan SHPO that would identify historic districts, individually significant buildings, sites of important historical events, or archaeological resources. A brochure or pamphlet could be created to guide visitors to the various signs or markers.

A website dedicated to the historic resources of the city and township, which could highlight important resources such as buildings, districts, cemeteries, roadways and archaeological sites. As an entity whose interest span the city and township, The Grand Blanc Heritage Association would be the ideal entity to maintain the website

- The City of Grand Blanc should consider establishing local historic districts in areas of the city it deems as historically significant. The local unit of government appoints a historic district commission to review proposed work to the exterior of resources in the district to determine if the work meets the Secretary of the Interior's

Standards and Guidelines for Rehabilitation. Designating an area as a local historic district is one of the few ways a community can provide legal protection for its historic resources.

The Michigan State Historic Preservation office recommends that the process for establishing a local historic district be closely followed to ensure a solid legal foundation for the district. One of the reasons an existing historic district can be eliminated, if its creation is ever challenged in court, is that it was created using improper procedures. As we have stated in earlier parts of the survey, the investigators took every step necessary to ensure that state and federal standards were followed in the creation of the this survey. In parts of the methodology where we added criteria, we did so by employing methods that will be necessary if the city decides to pursue additional preservation planning. Public Act 169 of 1970, as amended (PA 169) does not stipulate a timeframe for conducting the study.¹

STEP 1: OBTAIN RESOLUTION FROM LOCAL UNIT OF GOVERNMENT TO CONDUCT A HISTORIC DISTRICT STUDY

Any individual or group can approach the legislative body of a local unit of government (city, township, or county) and request that an area be studied to determine its historic significance. If the legislative body votes to approve the request for the study, they adopt a resolution that gives the authority to conduct the study to a historic district study committee. Contact the clerk's office of the local unit of government where the proposed historic district is located to find out the procedure for requesting a resolution for a historic district study.

¹Section 399.203 of Michigan's Local Historic Districts Act, Public Act 169 of 1970, as amended.

STEP 2: APPOINTMENT OF A HISTORIC DISTRICT STUDY COMMITTEE

The legislative body of the local unit of government is responsible for appointing the members of the historic district study committee. PA 169 as amended requires that the study committee “contain a majority of persons who have a clearly demonstrated interest in or knowledge of historic preservation.” The individual or group requesting the historic district study may provide the legislative body with the names of potential committee members when the request for a resolution is made since local officials may not be familiar with individuals that have the qualifications to serve on the committee. However, the final decision on membership is up to the local unit of government. If it chooses to do so, a community can appointment a standing committee to study proposed historic districts.

PA 169 does not specify the number of study committee members that should be appointed. This depends on the size and complexity of the district, how much time people have to devote to the project, and the type of expertise needed to complete the study. Typically, study committees range in size from five to seven members. Study committee members do not have to be residents of the proposed district under study or even the local community. For example, if the study required the expertise of a professional on a specific subject, such as railroads, a professor at a university outside of the community could be asked to sit on the committee. It is, however, a good idea to include at least one resident of the proposed district on the study committee so that the neighborhood has input into the official process. Try to include members on the historic district study committee that have a wide range of skills, such as computer technology, photography, planning, research, or knowledge of architectural styles or local history, that will be of use in the collection, analysis, and organization of historic data.

If a community already has a designated local historic district and wishes to establish a new

one, it is acceptable to have a representative from the historic district commission serve on a historic district study committee. However, it is NOT recommended that the two bodies be made up of exactly the same members. It could be perceived as a conflict of interest if the regulatory body (the historic district commission) and the body making recommendations for a district’s establishment (the historic district study committee) are composed of the same individuals.

STEP 3: THE HISTORIC RESOURCE SURVEY: PHOTOGRAPHIC INVENTORY AND HISTORIC RESEARCH

PA 169 requires the historic study committee to do a photographic inventory of resources in the proposed district. This inventory was concluded in 2012 and is in the body of the report. It is important to remember that the historic resource survey report is NOT the historic district study committee report. The survey provides the raw data and background information that is then analyzed and presented in the study committee report. The study committee report should summarize the information found during the survey and highlight specific properties in the district.

STEP 4: EVALUATE THE RESOURCES IN THE PROPOSED DISTRICT

Resources in a proposed district are evaluated individually using the criteria established by the Secretary of the Interior for the National Register of Historic Places to determine if they are historic (contributing) or non-historic (non-contributing). These criteria include: association with a significant person or event, significant design and construction, or the ability to yield more information. Evaluation also requires assessing a resource using the seven aspects of integrity established by the Secretary of the Interior: location, design, setting, workmanship, feeling, materials, and association. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* discusses the criteria in detail.

The end result of the evaluation will be:

- a list of the historic (contributing) and a list of non-historic (non-contributing) properties in the district by street number and address,
- the proposed boundaries for the district, and
- a significance statement for the district that states which National Register criteria the district meets and why.

There is no set formula or percentage for determining how many individual historic resources a proposed district must have to be determined historically significant. However, the evaluation should show that a strong concentration of resources retaining material integrity exists.

STEP 5: PREPARE A PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT

Michigan's Local Historic Districts Act cites six minimum requirements for inclusion in the historic district study committee report: 1) charge of the committee, 2) composition of the study committee membership, 3) the name of the historic district studied, 4) a written and visual depiction of the district boundaries, 5) the history of the proposed district, and 6) significance of the district as a whole and individual representative resources in the district. Criteria established by the State Historic Preservation Office in 2002 require that the written boundary description in the report be a legal description and that the report includes a boundary justification statement. The criteria also require the inclusion of streetscape photographs for individual resource districts.

STEP 6: TRANSMITTAL AND REVIEW OF THE PRELIMINARY STUDY COMMITTEE REPORT

PA 169 requires that the study committee report be officially transmitted (mailed) to the following:

Local Planning Body. The purpose of transmitting the report to the local planning body is to call attention to the fact that there is a potential historic district in an area. This allows planners to take historic resources into consideration when reviewing planning issues or development projects that might affect those resources.

State Historic Preservation Office (SHPO). The SHPO reviews the report to ensure that it fulfills the six requirements set forth in PA 169; is a document that can stand up in court should the establishment of the district ever be challenged; is a well-organized, stand-alone document; and provides a strong significance statement and boundary justification so that readers understand why a property was included in or excluded from the district.

The Michigan Historical Commission and the State Historic Preservation Review Board. The members of these boards may have specialized knowledge of the proposed district and can offer comments about where sources of information can be found. Or, they may question how boundaries were determined. The Michigan Historical Commission meets monthly while the State Historic Preservation Review Board meets three times a year. The SHPO serves as the liaison between the historic district study committee and these advisory boards. One copy of the study committee report should be submitted to the SHPO. The SHPO is responsible for

distributing the report to the Commission and Review Board.

STEP 7: PUBLIC HEARING

The historic district study committee is required to hold a public hearing to allow the public to comment on the preliminary historic district study committee report. The study committee must wait at least 60 calendar days after the date the preliminary report is transmitted to the four agencies listed above before the hearing can be held. Property owners in the district must be notified of the hearing by first class mail at least 14 days before the date of the hearing. The hearing must be held in accordance with the Open Meetings Act, Public 276 of 1976. See Section 399.203 of Public Act 169 of 1970 as amended for details of the hearing notification process.

Educating the public about the historic significance of the proposed district is a primary responsibility of the historic district study committee. The public hearing should not be the first time the public is informed of the study. The committee should include the public in the study process from the beginning, as soon as the decision is made by the local unit of government to undertake the study. Including the public in the process will help to increase their understanding and acceptance of the district designation.

At the public hearing, in addition to presenting the history of the district the study committee should be prepared to answer questions about what it means to live in a historic district—the benefits and drawbacks, how a historic district commission operates, and the type of work the commission reviews. Committee members should be prepared for both positive and negative responses to establishing a district. It may be helpful to have on hand a representative from an existing historic district commission that can speak with experience about procedures and issues relating to local historic districts.

STEP 8: PREPARE THE FINAL HISTORIC DISTRICT STUDY COMMITTEE REPORT AND DRAFT HISTORIC DISTRICT ORDINANCE

The historic district study committee has up to one year from the date of the public hearing to prepare a final report that incorporates the comments and suggestions from the public and the four agencies to which the report was officially transmitted. During that time, a historic district ordinance must be prepared so that it is ready and available for the local unit of government to adopt should it vote to establish the historic district. The historic district study committee, in conjunction with the attorney for the local unit of government, usually prepares the local historic district ordinance. The SHPO has developed a model historic district ordinance that can be adapted for a community. A local historic district ordinance should follow the language of Public Act 169 as closely as possible to ensure procedures are consistent with the law.

STEP 9: ADOPTION OF THE HISTORIC DISTRICT ORDINANCE AND APPOINTMENT OF THE HISTORIC DISTRICT COMMISSION

The local unit of government makes the decision to adopt or reject the establishment of the local historic district at the time the final report is presented to them. If the local unit votes to establish a local historic district, then a historic district ordinance must be adopted and a historic district commission must be appointed at the time the district is approved. The study committee should provide a list of potential historic district commission candidates that meet the qualifications set forth in PA 169 to the local unit of government along with the ordinance.

APPENDIX

HISTORIC RESOURCES SURVEYS AS CURRICULUM

TEACHING HISTORY WITH A HISTORIC RESOURCE SURVEY

One of the challenges that researchers and educators face when working with community members is creating meaningful engagement opportunities for their students. In order for engagement to be an effective learning experience for students, it must achieve two interrelated objectives. Foremost, the experiences must accomplish the curricular needs of the course in which the student is enrolled. Secondly, the experience must assist students in seeing the relevance of their academic studies in practice. It is with these objectives in mind that the following assignments were created.

The history assignment that follows can be adapted for a variety of courses. At the University of Michigan-Flint, students completed this assignment for a class in historic preservation and an introduction to public history. In both cases, the assignment allowed students to immerse themselves in the practices and theories of a part of the historical discipline. The same assignments could easily be modified for application in a content oriented course such as a history survey or a course on local/community history, urban history, or urban planning. Students learn valuable research skills, not just in finding the information, but in taking disparate pieces of evidence from multiple sources and piecing together a narrative that is a faithful representation of the past. In addition, studying a historic property helps students gain a greater understanding of change over time and causality. Moreover, they can place such developments in a broader context of historic change. Finally, students gain a deeper appreciation of course material and the learning process as they work with community members.

The assignment was structured in three parts: workshops, fieldwork, and archival research.

WORKSHOPS

To prepare students for the assignment, I presented a series of workshops to introduce them to the skills and methods needed for the project. These workshops were conducted over two weeks in four separate class meetings. The first workshop introduced students to the concept of the resource survey and how the survey meets real needs in the community. Much the information for the purpose and uses of historic resource survey can be obtained from State Historic Preservation Offices. I also presented examples of the ways in which historic resource surveys formed the basis for further projects such as the creation of a historic district commission and specific ways a municipality used the information from a historic resource survey for the purposes of updating its master plan. The second workshop instructed students on different architectural styles, construction methods and building materials. The workshop also instructed students in the ways they could use this information to help determine the date of a structure.

The third workshop was dedicated to methods of archival research and proved to be the most helpful. I paid particular attention to instructing students to navigate three types of sources for this workshop: online sources, resources for genealogical research, and local land records. For online sources, I focused on census enumeration forms that are available from a variety of indexing services such as *ancestry.com*, heritage quest online, or *familysearch.org*. For local genealogical resources, I focused on the types of data found in local libraries and historical societies such as city directories, vital records, and biographical

files. To teach students to navigate local land records, I instructed them in reading records and negotiating the local bureaucracies in which the records are located.

The final workshop I dedicated to field recording techniques. I included some basic instruction on photography techniques and pointed out the necessity of recording all the required information on the survey form. The main focus of the workshop was to underscore the application of research findings such as identifying and recording the construction techniques or architectural features students learned about in an earlier workshop.

ARCHIVAL RESEARCH

I required students to begin conducting archival research before we conducted fieldwork. To encourage students, I set up a few times where I would be present at local records offices or archives to facilitate research. It was important to get students started in the research process because of the time consuming nature of archival research. When students have familiarized themselves with their properties through research it also makes the fieldwork more rewarding and productive.

FIELDWORK

Following some archival research, we visited, as class, the actual structures and conducted fieldwork to collect data. Students were able to collect most of the data they needed in this one trip. The fieldwork helps students to envision the real need this type of projects serves in some very specific ways. Visiting the structure and recording information immediately transforms the project from a theoretical application of knowledge to using concrete skills in real-world circumstances. This was also an opportunity for me to introduce the students to stakeholders of the project which reinforced their work as meeting a real need in the community. In many cases, the field work proved to be an opportunity for students to learn additional history of the

structures by talking with homeowners. Many homeowners were extremely knowledgeable about their structures and provided valuable information for the project.

ASSIGNMENT GENEALOGY OF A HOUSE

In this assignment you will conduct an investigation of preselected properties as part of a Historic Resource Survey. After completing the investigation, your data will be used as part of a Historic Resource Survey being conducted for the City of Grand Blanc. Each student is required to write a narrative history of their assigned property.

Our project will use information from a variety of resources including interviewing property owners at a community forum.

CONDUCTING ARCHIVAL RESEARCH

The archival research is necessary to find out information about the history of the property. In this part you will explore city directories, tax records, census records and other resources to compile a complete history of the property. There are several repositories available. You should consult the following places for information on your property:

- Genesee County Register of Deeds
- Flint Public Library – Main Branch
- Grand Blanc Heritage Museum
- Genesee Historic Collections Center,
University of Michigan-Flint

COMMUNITY FORUM

In addition to the archival research, we will also be asking for public input at a Community Forum in Grand Blanc. The public will be encouraged to bring in records about properties. Please note that your property owner may not be present at the forum. The importance of the forum is to collect data for the entire project and help you understand the personal connection people have with the past.

MICHIGAN ABOVE-GROUND SURVEY FIELD FORM

ADDRESS

Number		Direction		Street	
City/Village					

SURVEY INFO

Survey Date		Surveyor	
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NAME

Historic Name	
Common Name	

DATE/PROPERTY TYPE/STYLE

Date Built	1897	Source of Date	
Style		Property Type	

MATERIALS

Foundation	
Walls	
Roof	

DESCRIPTIVE NOTES:

<hr/> <hr/> <hr/>

OTHER BUILDINGS/FEATURES:

<hr/> <hr/> <hr/>

HISTORY:

<hr/> <hr/> <hr/>

COMMENTS:

<hr/> <hr/> <hr/> <hr/> <hr/>

PICTURE INFO

File Name	
Directory	
Photographer	

TEACHING GEOSPATIAL TECHNOLOGIES WITH A HISTORIC RESOURCE SURVEY

From the on-start of any GIS class, students learn to understand that spatial data and geo-spatial technology are well suited to depict and analyze nearly almost any phenomenon in space. An obvious corollary to this is mapping events over time. Using GIS to map and analyze spatial data through time is an arduous task, even for the most advanced GIS practitioner, let alone an undergraduate student. Therefore, most students who enlist in a GIS course primarily learn how to map things spatially, essentially portraying a “snapshot” in time of an event. That said, undergraduate students rarely use GIS as a tool to map spatial histories. This content omission is largely due to the infancy of Historical GIS as field of scholarship and teaching. Despite the logical connection between maps and historical events, few university courses offer tutelage in historical GIS. That said, the Department of History and Earth and Resource Science embarked on developing two courses that would add to this burgeoning field of Historical GIS during the winter, 2012 semester.

The most common way to teach students how to use GIS to display and spatially analyze events in time and space traditionally enlists the use of step-by-step instructions and pre-packaged datasets. This approach and context proves only marginally successful as the students rarely understand the processes at hand. The reason for this is largely due to the nature of GIS “lab books” with their predictable exercises and obscure spatial datasets. A means to circumvent the faults engrained in this approach and produce an active learning environment is to integrate students in a client driven project, such as the one presented in this document. Students enrolled in the UM-Flint’s Department of Earth and Resource Science course, RPL 470-Historical GIS, had the distinct opportunity to work on developing a historical database, mapping, and visualization of historical properties and socio-economic

development patterns of Grand Blanc, Michigan during the winter, 2012 semester. Students in this class were involved in primary data collection, archival research, database development, and visualization of all historical and relevant spatial data. Through this project and associated assignments, students in this class gained many skills sought after by employers, while honing their skills in a growing subfield of GIS. Many of the assignments and tutorials were customized in order to allow students to critically think about the task at hand, and realize the impact of their work through the production of a tangible course product. The final project not only served as a teaching tool, but has become a model for other GIS based courses at UM-Flint. Student performance outcomes far exceeded normal expectations from traditional GIS courses. Cumulatively, the students were pleased with the course structure, class assignments, and opportunity to work with real data and make an impact in their community. One particular assignment required students to take hard-copy maps and digitize them and insert them into a GIS. Moreover, in this assignment students were required to utilize GIS and cartographic skills learned earlier in the semester in order to carry out the successful completion of project assignment #1. The maps produced from this exercise served as basemaps and helped visually depicted the spatial relationships of the early platted areas of Grand Blanc.

RPL 470

WINTER 2012

PROJECT ASSIGNMENT 1:

GRAND BLANC NEIGHBORHOOD AND PRE-SETTLEMENT MAPPING

In this first of several historical mapping assignments for the City of Grand Blanc, you will utilize your geo-referencing and vector layer data creation skills to bring a hand drawn historical neighborhood map and historical plats of Grand Blanc into GIS for further visualization and cartographic outputs.

Maps that will be produced:

- Historical Neighborhoods of Grand Blanc
- 1873 Pre-settlement Conditions
- 1907 Settlement Map

1. Historical Neighborhoods of Grand Blanc

Skills used:

- Georeferencing
- Assigning a CS
- Digitizing
- Creating a feature class and updating attributes(neighborhood type)
- Cartography

Using the skills learned on pages 93-103 of the lab book, georeference the jpeg entitled “Neighborhoods.” Update the CS for this layer. You will want to utilize the street network layer located on the ERS Server entitled “General_GB_Data” for your reference layer. Accuracy and precision are essential to this map, at least within the limits of the accuracy of the hand drawn map. You will also create a polygon feature class that will depict the neighborhoods as polygons, and updating the new layer’s feature class table with neighborhood titles. Your final map will contain the georeferenced jpeg, polygons with labels as callout boxes. Using ArgGIS online, add a current high resolution color orthophoto to your map as background, setting it to 50-60% transparency. Insert a scale bar and north arrow in the appropriate position. In lieu of neighborhood labels, you may create a well designed legend.

2. 1873 Pre-settlement Conditions

Skills used:

- Georeferencing
- Assigning a CS
- Digitizing
- Creating a feature class (schools) and updating attributes(School name)
- Cartography

Using the strategy above, georeference the jpeg entitled, “1873 Pre-settlement Conditions” located on the ERS Server. Assign a local CS to this layer. Once this jpeg is in the correct position, create a school point feature class using the information on the geo-referenced image. Update the school attribute table with the school name. In other words, create a point feature class of the schools located on this map and the school name to this new point feature class attribute table. Use this data to label your schools using a

method of your choosing. Using ArgGIS online, add a current high resolution color (or black and white) orthophoto to your map as background, setting it to 50-60% transparency. Insert a scale bar and north arrow in the appropriate position.

3. 1907 Settlement Map

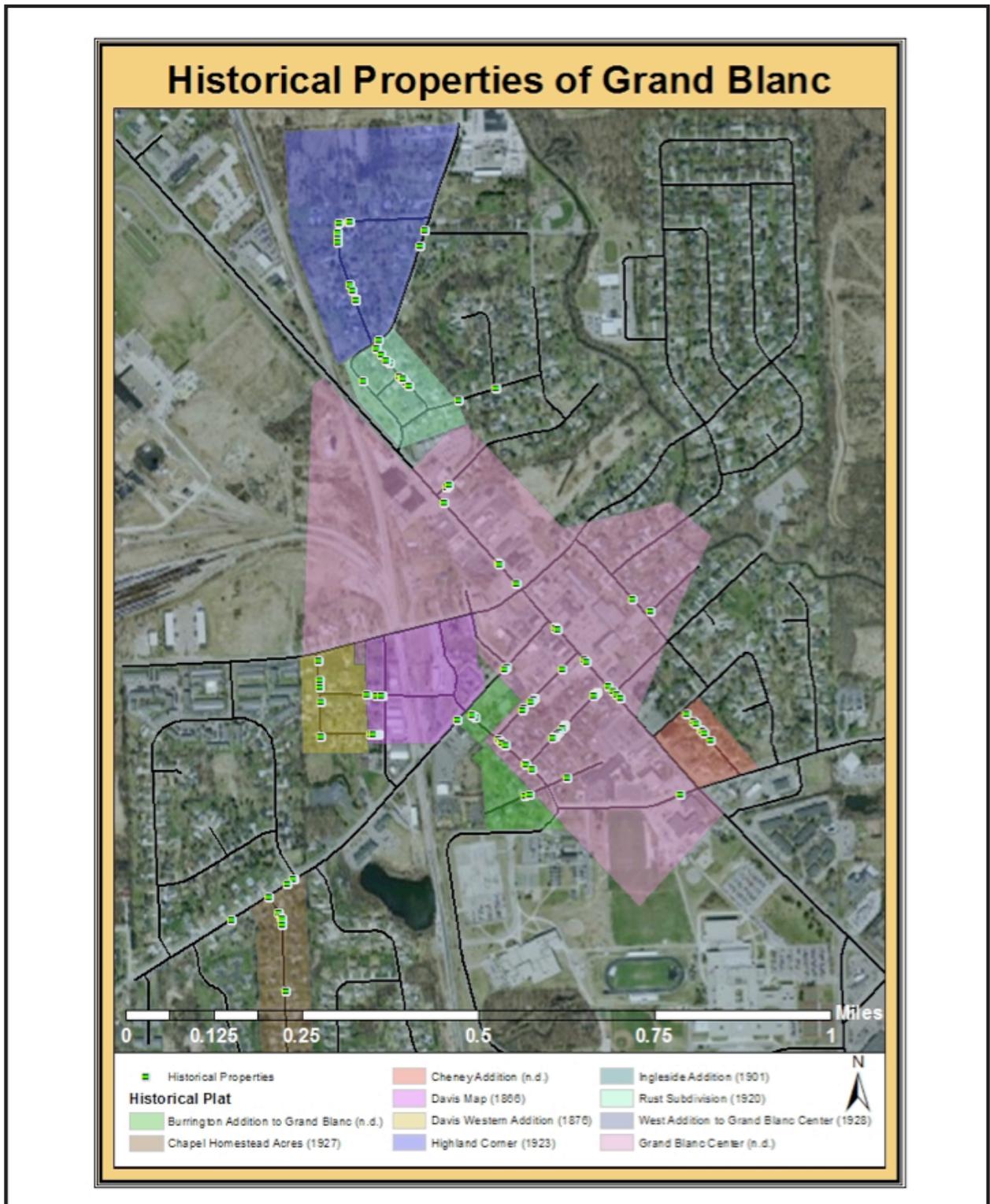
Skills Used:

- Georeferencing
- Assigning a CS
- Cartography

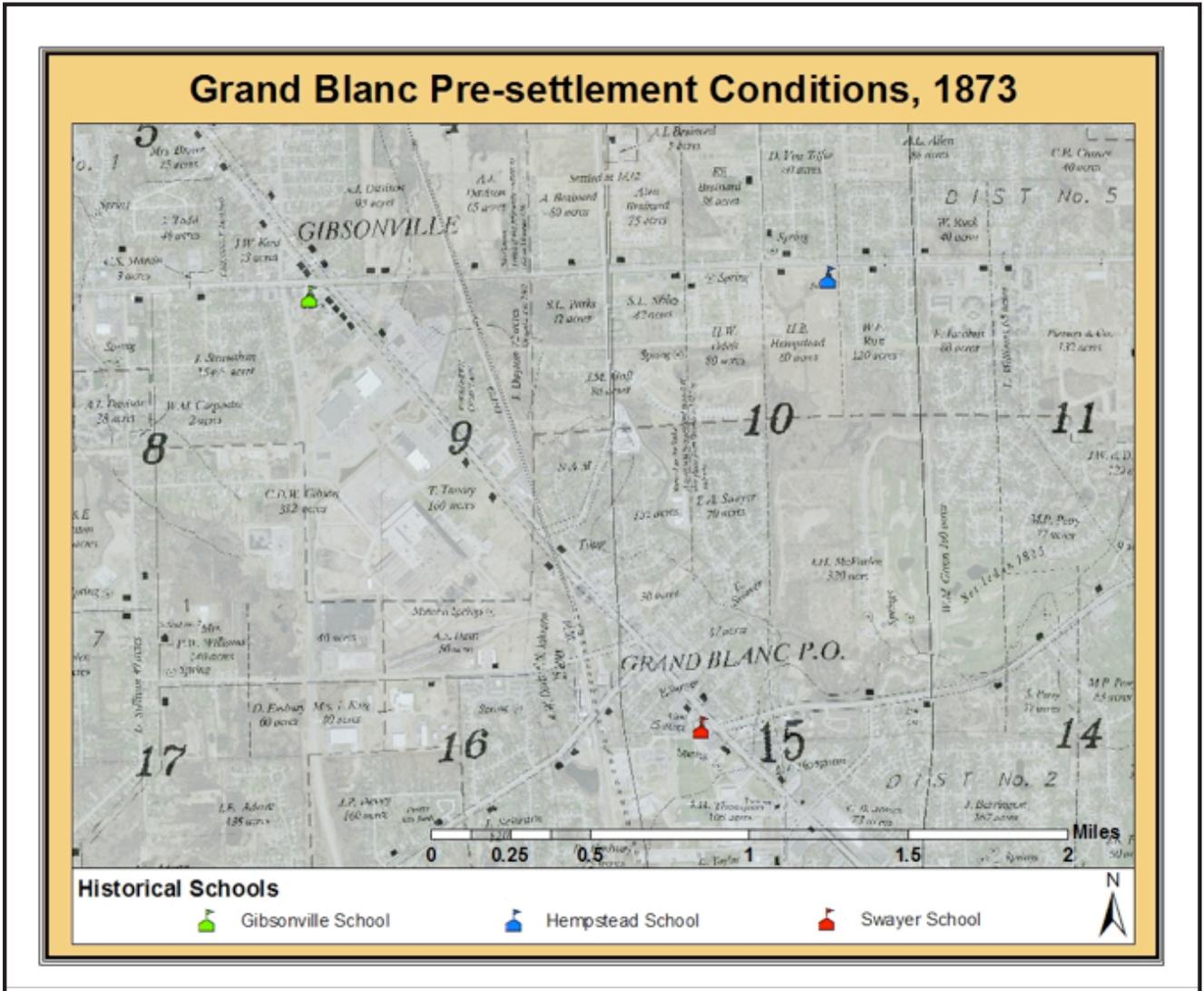
Using the skills learned on pages 93-103 of the lab book, georeference the jpeg entitled “1907 Settlement Map.” Update the CS for this layer. You will want to utilize the street network layer located on the ERS Server entitled “General_GB_Data” for your reference layer. Using ArgGIS online, add a current high resolution color (or black and white) orthophoto to your map as background, setting it to 50-60% transparency. Insert a scale bar and north arrow in the appropriate position.

STUDENT ASSIGNMENT EXAMPLES:

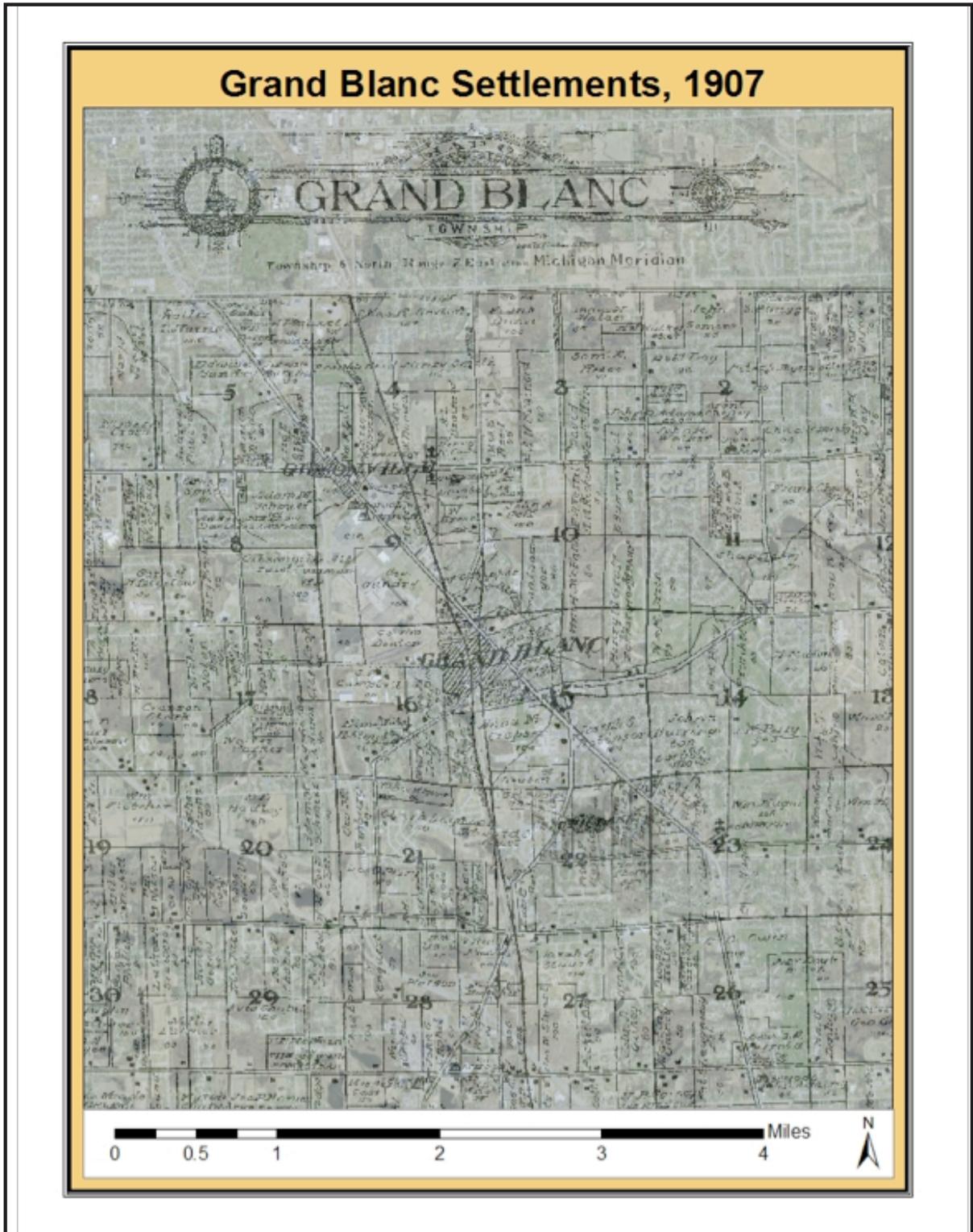
HISTORICAL NEIGHBORHOODS OF GRAND BLANC



1873 PRE-SETTLEMENT CONDITIONS



1907 SETTLEMENT MAP





AND BANKER'S HOME
FRANKLIN, MICH.