

TITLE: *CARRIAGE TOWN RESURVEY
1994/1995*

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ARCHITECTS/ENGINEERS, INC.
307 E. THIRD STREET
FLINT, MICHIGAN 48502*

PRINCIPAL PERSONS: *KENNETH E. BRYANT
DAVID C. WHITE*

FUNDING SOURCES: *CITY OF FLINT
DEPARTMENT OF COMMUNITY AND
ECONOMIC DEVELOPMENT
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KENNETH E. BRYANT

EDUCATION

Michigan State University

EXPERIENCE

Grainger/Park Architects/Engineers, Inc.
Flint, Michigan

1984 - Present

Project Manager - Oversee all phases of project engineering, including preliminary, schematic design, construction documentation, bid phase and construction administration. Ensure that project is completed on time and within budget. Prepare cost estimates for construction. Quote engineering fees for prospective new clients.

Director of Landscape Architecture

Archonics Design Partnership
Indianapolis, Indiana

1982 - 1984

Head Landscape Architect

Tomblison, Harburn, Yurk & Associates, Inc.
Flint, Michigan

1974 - 1982

Head Landscape Architect

Henderson, Bates, Elrich & Schuler, Inc.
Lapeer, Michigan

1973

Landscape Designer

KENNETH E. BRYANT, (Continued)

MEMBERSHIPS

Member, American Society of Landscape Architects
Member, Michigan Society of Landscape Architects
Member, Council of Landscape Architectural Registration Boards
Lapeer General Hospital Finance Authority, Past Secretary
Lapeer County Construction Code Authority, Board of Appeals, Member

Registered Landscape Architect: Michigan and Indiana

EDUCATION

Eastern Michigan University
Graduate Study in Historic Preservation

University of Michigan
B.A. American History

Mott Community College
Associates Degree in Business Administration

EXPERIENCE

Alfred P. Sloan Museum
Flint, Michigan

1979 - Present

Curator of Collections - Manage the museum's collection of local artifacts of 110,000 objects with department budget of \$101,000. Renovated storage facilities under an IMS Conservation grant. Supervise a staff of three (3) with twenty-four (24) volunteers. Assisted in the planning and installation of a \$500,000 permanent exhibit as well as ongoing exhibit programming. Work in the community to receive donations, write grants for collection care and procurement. Public speaking on community history and the museum's collection. Addressed collection policies, procedures and care to achieve museum accreditation.

1982-1984

Registrar - Accept all gifts to the museum and catalog all artifacts new and old into the collections computer. Insured the museums collection and managed forms. Supervised the department's twenty-four (24) volunteers who assisted in the accessioning and cataloging process.

1979-1982

Curatorial Assistant - Assisted throughout the museum as needed with exhibit installation, admission desk, gift shop, and collection accessioning.

MEMBERSHIPS

Nash House Enterprises-Historic Restorations and Consultants - General Partner
Genesee County Historical Society - Past President
Whaley Historical House - Past President
Carriage Town Historic Neighborhood Association - Founder and Past President
Flint Historic District Commission - Past Chairman
University of Michigan - Instructor - Historic Preservation and Local History
Windsor Publications - Photo Researcher
Genesee County Courthouse Restoration Committee - Member

CONFERENCES AND WORKSHOPS

Attend conferences of the American Association for State and Local History and the Michigan Museum Association on a regular basis to stay up to date with changes in the museum field.

Workshops/Seminars

- Historic Preservation - Smithsonian Institution, Washington, D.C.
- Upstairs, Downstairs in a Victorian House - Victorian Society of America, Marshall, Michigan
- Museum Security - Michigan Museum Association, Lansing, Michigan
- Care and Preservation of Two Dimensional Collections - AASLH, St. Paul, Minnesota
- Collection Conservation - Detroit Institute of Arts, Detroit, Michigan
- Textile Care and Preservation - Michigan Museum Association, Lansing, Michigan

OVERVIEW

Carriage Town Historic District is one of Flint's first neighborhoods located in an area on the north side of the Flint River at its southern most points, and the Central Business district of Flint. The original district as surveyed in 1983, was made up of thirty two city blocks with 335 structures which defines the historic character of this neighborhood from 1840's to the 1930's. The district is a mix of industrial, commercial and residential properties that are representative of Flint's lumbering, carriage manufacturing, and pioneering eras. It is recognized for its significant contributions to Flint's industrial development and the nations carriage and automobile industry.

The diversified land use and building types are evidence of urban growth and development at critical and distinct periods in Flint's history. The architectural character that resulted from this diversification exemplifies the various growth periods by the construction techniques, materials, and architectural styles. Architectural styles found in the district include a range from single family Greek revival, Queen Anne, Italianate, and bungalow houses to metropolitan commercial structures of Italianate, Renaissance Revival, and early Art Deco. The district is distinctive because of the chronological diversity of architectural styles which are not present in other adjacent neighborhoods.

RESEARCH DESIGN

The City of Flint sought a new survey of the Carriage Town Historic District at the urging of the State Historic Preservation Officer who expressed concern that continued demolitions in the district might be eroding the historical significance of the National Register eligible district.

Carriage Town has experienced continual demolition since the original survey was done in 1983. The first demolition came before the first survey was completed, and like others, was caused by fire. The Carriage Town historic Neighborhood Associated expressed concern about the demolitions as early as 1985 to bother the City of Flint and the SHPO.

The City administration in 1985 halted demolition of structures that were not considered a threat to life or safety. Administrations since then have been unwilling or unable to stop the continual decay of this historic district.

Since the original survey in 1983, many other changes have taken place. Restorations and rehabilitation have continued and in some cases, has resulted in the need to move some of the district resources to allow for parking. A historic residence linked to the Carriage Industry was moved to the district when it was threatened with demolition. A new thirty unit apartment complex was built under the guidelines of the local historic ordinance on the site of a former Carriage Factory destroyed by fire.

A photographic survey of each property was undertaken and the information has been attached to survey cards of the Michigan Bureau of History. Current data has been compared with the 1983 survey to determine the amount of both contributing and non-contributing structures that have been lost to demolition. The survey will also address those structures that have been listed for demolition by either the Neighborhood Association or the City of Flint Building Inspection. The report will illustrate the extent of restoration/rehabilitation that has occurred since 1983. Based on this information, the survey will suggest any changes that might be made to the boundaries of this Historic District.

PROJECT AREA SURVEYED

Flint River north to W. Fifth Avenue; Flint River north from N. Harrison to E. Second Avenue to N. Saginaw Street to E. Fourth Avenue to Detroit Street to W. Fifth Avenue, Atwood Stadium to Begole Street.

City of Flint, Michigan, Genesee County.

ACRES SURVEYED

120 acres.

PROPERTY TOTALS

332 Past Properties

332 Current Properties

DATA LOCATION

Repositories:

1. City of Flint
Department of Community and Economic Development
2. Michigan Bureau of History
Lansing, Michigan

PREVIOUS SURVEYS

Surveys:

1. Tomblinson, Harburn and Associates, 1983
2. Tony Kutick, City of Flint Planner, 1991

Repositories:

1. City of Flint
Department of Community and Economic Development
2. Michigan Bureau of History
Lansing, Michigan

A survey of this Historic District occurred in 1983 and the results are maintained by the City of Flint, Department of Community Development and the Michigan Bureau of History, Lansing, Michigan.

The purpose of this re-survey is to record the changes which have occurred in the district since 1983 and to redefine the boundaries of the National Register-Eligible District based on the surveys finding.

POST FIELD WORK EVALUATIONS

Demolitions have played a key role in the change of boundaries for the Carriage Town National Register Eligible Historic District. From the original 1983 survey, boundaries were determined by physical development and physical barriers which are man made and natural. Therefore, through post field work evaluations, it is suggested that the 1994/1995 Carriage Town Re-Survey boundaries be revised as follows:

The eastern boundary runs north from the river along N. Harrison Street to E. Second Avenue, then west on E. Second Avenue to North Saginaw Street where it turns north and runs to E. Third Avenue. The boundary turns west and runs down E. Third Avenue to Martin Luther King Jr. Blvd. (Detroit Street) where it turns north and runs to Root Street where it continues north to E. Fifth Avenue. The eastern boundary has been changed due to the demolition of 625 N. Saginaw Street and the non-conforming renovation completed on 601 N. Saginaw, the Downtown Buick Dealership. The modernization of this building which was originally listed in the 1983 survey as a pivotal structure has been totally obscured architecturally and should no longer be included within the district.

The northern boundary is one that has been left unchanged. West Fifth Avenue, a major east-west street, continues to be the northern boundary from Root Street following west to Begole Street.

The southern boundary begins at the Flint River and the N. Harrison Street Bridge and follows the Flint River west to the former railroad track near the Carriage Factories. The boundary proceeds west along the railroad right of way where it turns north along the west wall of the Carriage Town Plaza to Water Street. From Water Street, the boundary continues west to N. Grand Traverse Street. (This boundary revision is the result of the loss of 110 N. Grand Traverse Street and 212 N. Grand Traverse Street.) Then continuing north on N. Grand Traverse Street to the southern property lines along W. Second Avenue, which includes six (6) contributing structures, to Begole Street; then south along the east property line of Atwood Stadium to Water Street, continuing south along the Flint River to the railroad right-of-way; then east along the railroad right-of-way to N. Grand Traverse Street. Continuing south along N. Grand Traverse Street to the Flint River. (This boundary revision is the result of 1) demolitions that have occurred along Stone Street, N. Grand Traverse Street, W. First Avenue and Water Street as illustrated on the 1994/1995 Carriage Town Re-Survey Map, and 2) the non-contributing structure at 129 N. Grand Traverse Street.

In summary, unless there is a substantial investment in the structures on Stone Street between Second and Third Avenue, the best solution for boundary change is to delete the six block area bounded by Grand Traverse on the east, Third Avenue, on the north, Begole Street, on the west, and the railroad tracks on the south.

The western boundary begins at the intersection of W. Fifth Avenue and Begole Street, then south on Begole Street to W. Third Avenue, then west on W. Third Avenue to Prospect Street, then south on Prospect Street to the Flint River, then east along the Flint River to N. Grand Traverse Street. (This will maintain Atwood Stadium and 119 N. Grand Traverse Street within the District boundaries.)

**REVIEW OF CONDITIONS OF PROMINENT STRUCTURES
AS LISTED IN 1983 CARRIAGE TOWN SURVEY**

Restored or in Process of Restoration

Durant-Dort Office, 316 W. Water Street (Historical Marker)
Flint Road Cart Factory, 311 W. Water Street (Historical Marker)
Flint Road Cart Factory, 312 W. Water Street
Aldrich House, 221 First Avenue (Historical Marker)
Randolph House, 320 Third Avenue
Brownell House, 403 Third Avenue
Market Street Fire Station, 119 Grand Traverse
Nash House, 307 Mason Street (Historical Marker)
Clap House, 418 First Avenue (Partial Restoration)
Flint Tavern Hotel, 529 Detroit Street
Consumers Power, 400 N. Saginaw Street
Industrial Savings Bank, 432 N. Saginaw Street
Mason House, 225 Third Avenue (Restoration begun 1994)

Demolished

Genesee Garage, 625 N. Saginaw
Downtown Buick, 601 N. Saginaw
Durant-Dort Factory 4 212 N. Grand Traverse
Rosenblum House, 220 W. Fourth Avenue

Threatened for Demolition

Durant-Hotel, 607 E. Second Avenue
College Inn, 505 Detroit (Martin Luther King)
Atwood Stadium, Third Avenue
Dullam House, 408 Second Avenue
Odell House, 522 W. Second Avenue

No-Change

Goodrich Silverton Tire, 503 Garland
Tinlen, 413 Garland
Franklin House, 703 N. Grand Traverse
Berridge Hotel, 421 W. Second Avenue
Ray Brownell House, 624 Third Avenue
Hardy House, 525 Garland
Fire Station No. 2, 701 Detroit (Martin Luther King)
Parsell/Campbell, 516 N. Grand Traverse

RESTORATION/RENOVATION WORK SINCE 1983

301-307 Water Street

Carriage Factories, complete restoration.

316 Water Street

Durant-Dort Office Building, complete restoration.

307 Mason Street

Nash House, complete restoration.

515 Mason Street

In process of complete renovation.

624 Mason Street

Complete renovation.

625 Mason Street

Exterior restored.

702 Mason Street

Complete renovation.

308 Lyon Street

Whiting House, moved to district, exterior restored, interior in process.

116 W. First Avenue

Manhattan Place - Adaptive re-use. Completed project.

221 W. First Avenue

Aldrich House, complete restoration.

311 W. First Avenue

Complete restoration.

314 W. First Avenue

Complete restoration.

316 W. First Avenue

Complete restoration.

319 W. First Avenue

Complete restoration.

322 W. First Avenue

Restoration project in process.

422 W. First Avenue

Partial restoration.

315 W. Second Avenue

Complete restoration.

320 W. Second Avenue

Partial exterior restoration.

321 W. Second Avenue

House completely restored.

408 W. Second Avenue

Exterior restoration begun.

320 W. Third Avenue

Complete restoration.

605 W. Third Avenue

Partial restoration.

608 W. Third Avenue

Partial restoration.

612 W. Third Avenue

Partial restoration.

221 W. Fourth Avenue

Restoration begun.

229 W. Fourth Avenue

Restoration begun.

307 W. Fourth Avenue

Complete restoration.

415 W. Fourth Avenue

Interior renovations.

425 W. Fifth Avenue

Restored.

427 W. Fifth Avenue

Restored.

529 Martin Luther King, Jr. Blvd. (Detroit Street)

Renovated.

627 Martin Luther King, Jr. Blvd. (Detroit Street)

Partial restoration.

728 Garland Street

Renovated.

400 N. Saginaw Street

Renovation with addition connecting to 432 N. Saginaw Street.

432 N. Saginaw Street

Restored.

119 N. Grand Traverse Street

Complete restoration.

722 N. Grand Traverse Street

Partial restoration.

The Carriage industry of the late 1800's created more worker housing, often in a repetitive design, (501, 505, 509, 513 and 517 Stone Street) or (512, 516, 520 Begole Street), as outlined in Appendix No. 4. Duplexes (322 and 428 W. First Avenue) and quadplexes (409 Mason Street) evidence the need for non-owner occupied housing during this growth period. More elaborate housing for the carriage industry management level include 211 W. First Avenue, 307 Mason Street, and 405 Mason Street.

The auto industry created an extremely acute shortage resulting in the sub-parceling of lots in the district and the demolition of large estates to meet the housing demand. Examples of this solution to the housing shortage is seen with the demolition of the Payne Mansion to allow the construction of 214, 219, 223, and 228 Third Avenue and 611, 612, 617, 618 and 620 Lyons Place. Sub parceling is evident at 102, 103, 104, and 105 First Avenue, and 406 Grand Traverse. The vernacular "Prairie" or "Four Square" (Appendix No. 4) is the predominate style from this period.

It is the cumulation of diversified architectural styles and land uses within this small defined area that reflects, in physical form, the growth and development during three distinct and eventful period of Flint's history.

LIST OF PROPERTIES

Contributing Structures

1. House, 504 Begole: two-story end gable roof with "dog leg" half-story, asphalt siding.
2. House, 508 Begole: two-story end gable roof with full width front porch and hipped roof, bay window, aluminum siding and rock face concrete block foundation.
3. House, 512 Begole: two-story end gable with "dog leg" half story aluminum siding and brick foundation.
4. House, 516 Begole: two-story end gable with "dog leg" half story asbestos siding and brick foundation.
5. House, 520 Begole: two-story end gable - recently remodeled.
6. House, 616 Begole: two-story hipped roof with cross hip bay, wrap around open porch, clapboard siding, double front doors and ornate second floor upper sash mountings.
7. Multi-family residential - Vacant - 626 Begole: two-story cube with truncated hipped roof, brick construction.
8. House, 704 Begole: two-story cube with hipped roof and center dormer, aluminum and clapboard siding with rock face concrete block foundation.
9. Duplex, 706 Begole: two-story hipped roof with front gable dormer and aluminum siding.
10. House, 708 Begole: two-story "Four Square" with hipped roof and cross gable dormers, clapboard siding, rock face concrete foundation.

11. House, 722 Begole: two-story "vernacular Victorian" street gable, asbestos siding.
12. Commercial, 505 Detroit/Martin Luther King: three-story brick Italianate with first floor porcelain panel facade. Pivotal structure.
13. Commercial, 511 Detroit: one-story brick, flat roof, aluminum storefront window and partial metal facade.
14. Marian Hall, 529 Detroit: six-story, limestone and brick building with Italian Renaissance influence. Pivotal structure. First floor renovated with thermal windows and a stucco type exterior.
15. Commercial, 601 Detroit: one-story flat roof masonry structure with metal panel facade.
16. Commercial, 615 Detroit: one-story late (1920) Victorian masonry building with brick facade.
17. Commercial, 625 Detroit: "Four Square" with 1920 brick commercial structure added to front which was covered with stucco in 1982.
18. Wolverine Bump Shop, 627 Detroit: one-story gas station with stucco finish, flat roof and decorative gable parapet. Partially restored exterior.
19. Detroit Street Fire Station No. 2, 701 Detroit: two-story brick Italian villa style with six-story hose tower. Pivotal structure.
20. Schaefer's Office Supplies, 715 Detroit: one-story flat roof metal siding street face with large boarded storefront window. Now used as storage for Vogt's Flowers.
21. Residential, 721 Detroit: two-story Queen Anne with wrap around porch, truncated roof and decorative glass.
22. Multi-family residential, 109 W. Fifth Avenue: two-story, "Four Square" with hipped roof, clapboard siding first floor and wood shingle second floor.
23. Multi-family residential, 115 W. Fifth Avenue: two and one half story Queen Anne with twin street face dormers, chimneys, half timber and stucco gable with brick lower floors.
24. House, 215 W. Fifth Avenue: two-story Georgian Colonial Revival side gable, symmetrical, center front porch with broken pediment.
25. Multi-family, residential, 309 W. Fifth Avenue: two-story Italianate with asbestos siding.
26. Residential, 425 W. Fifth Avenue: two-story street gable with returns, fan window and clapboard siding.
27. Residential, 427 W. Fifth Avenue (rear of site at 425 W. Fifth Avenue): two-story converted carriage house with gambrel roof and flat wood siding.

28. Herrlich's Warehouse - Manhattan Place, Apartments, 116 W. First Avenue: two-story brick late Italianate with limestone trim and corbeled brick. Adaptive re-use.
29. Residential, Aldrich House, 221 W. First Avenue: two-story brick vernacular Queen Anne. Restored with State Historical Marker.
30. Multi-family residential, 301 W. First Avenue: two-story Queen Anne wrap around porch, bay window. Aluminum siding removed; Owner restored original brick.
31. Residential, 309 W. First Avenue: two-story street gable Victorian clapboard siding. Moved from 319 Lyon for parking lot construction.
32. Residential, 311 W. First Avenue: Restored two-story street gable, clapboard siding.
33. Residential, 314 W. First Avenue: two-story Queen Anne, brick level clapboard second floor. Restored.
34. Multi-family, residential, 316 W. First Avenue: two-story "Four Square" with street gable dormer, brick first floor, clapboard second floor. Restored.
35. Residential, 319 W. First Avenue: two-story Italianate clapboard siding. Restored.
36. Residential, duplex, 322 W. First Avenue: "Four Square" duplex with hipped roof, dormers, clapboard second floor, brick first floor. Restoration in process with MSHDA funds.
37. Residential, vacant, 406 W. First Avenue: two-story vernacular Victorian, double gable roof, clapboard siding.
38. Multi-family residential, 411 W. First Avenue: two-story vernacular Victorian clapboard/fish scale siding, one story rear addition.
39. Residential, vacant, 412 W. First Avenue: two-story early Victorian, asbestos siding. Poor condition.
40. Multi-family, residential, 414 W. First Avenue: two and one-half story "Four Square" with hipped roof, dormers, asphalt siding, rear addition.
41. Multi-family, residential, 415 W. First Avenue: two-story cross gable asbestos siding. Poor condition. On demolition list.
42. Residential, 418 W. First Avenue: two-story Greek Revival, partial enclosed porch, clapboard siding.
43. Multi-family, residential, 422 W. Fifth Avenue: two-story cross gable, aluminum siding.
44. Multi-family, residential, 425 W. First Avenue: two-story street gable asphalt siding.

45. Multi-family, residential, 428 W. First Avenue: two-story flat roof duplex, clapboard siding. Partially restored exterior.
46. Residential, 432 W. First Avenue: two-story "Four Square", hipped roof asphalt siding, enclosed porch.
47. Residential, 434 W. First Avenue: two-story Queen Anne, clapboard siding, bay window, roof bracket.
48. Residential, 515 W. First Avenue: two-story Queen Anne, clapboard and fish scale siding, open porch and second floor balcony. Severely threaten demolition.
49. Multi-family, residential, 116 W. Fourth Avenue: two-story "Four Square" brick first floor, aluminum siding second floor.
50. Multi-family, residential, 221 W. Fourth Avenue: two-story "Four Square" with second floor hipped roof balcony, clapboard siding. Partially restored.
51. Residential, 224 W. Fourth Avenue: two-story cross gable, clapboard siding.
52. Residential, 229 W. Fourth Avenue: two-story street gable with side gable bay, clapboard siding. Partially restored.
53. Multi-family, residential, 306 W. Fourth Avenue: two-story cross gable aluminum siding.
54. Residential, 307 W. Fourth Avenue: two-story "Four Square" brick first floor, clapboard siding second floor, Iane porch columns. Restored.
55. Residential, 311 W. Fourth Avenue: two-story "Four Square" side bay dormer, clapboard siding.
56. Multi-family, residential, 314 W. Fourth Avenue: two-story end gable, non historic fire escape on front facade.
57. Residential, 315 W. Fourth Avenue: two-story cross gable, asbestos siding.
58. Residential, 415 W. Fourth Avenue: two-story cross gable, asbestos siding.
59. Multi-family, residential, 427 W. Fourth Avenue: two-story Queen Anne cross gable, clapboard and fish scale siding.
60. Multi-family, residential, 433 W. Fourth Avenue: two-story "Four Square", hipped roof, asbestos siding.
61. Residential, 434 W. Fourth Avenue: two-story Queen Anne, cross gable.
62. Multi-family, residential, 611 W. Fourth Avenue: two-story Victorian, cross gable, aluminum siding.
63. Residential, 616 W. Fourth Avenue: two-story Prairie School, street gable, roof brackets, stucco second floor, brick first floor.

64. Residential, 620 W. Fourth Avenue: two-story Queen-Anne, front and side gable, truncated hipped roof, clapboard second floor, brick first floor.
65. Commercial, Vacant, 402 Garland Street: three-story period revival, flat roof, brick facade, limestone trim, storefront windows on bay with pilasters.
66. Multi-family, residential, 413 Garland Street: two-story hipped roof and front dormer, open porch and balcony, brick first floor, stucco second floor. Pivotal structure.
67. Hotel Berridge, 421 Garland Street: three-story brick and limestone trim hotel of modest Italianate style. Pivotal structure.
68. Commercial, 503 Garland Street: one and two story portion of Sullivanesque style brick facade, pilasters and ornamentation. Pivotal structure.
69. Residential, 519 Garland Street: Two and one-half story end gable, center dormer with one story mansard roof addition.
70. Multi-family residential, 525 Garland Street: Two and one-half story Queen Anne, cross gable, second floor bay, wood and asbestos siding. Pivotal structure.
71. Residential, 610 Garland Street: two-story Italianate, stucco first floor, shingle second floor.
72. Commercial, vacant, 618 Garland Street: two-story "Four Square" hip roof with dormers each side, brick facade.
73. Commercial, vacant, 628 Garland Street: two-story, "Four Square" hip roof with dormers each side, first floor brick, second floor clapboard.
74. Multi-family, residential, 704 Garland Street: two story street gable roof with full hip width hip roof open porch, symmetrical fenestration, masonry construction, wood shingle half story.
75. Commercial, 708 Garland Street: two-story "Four Square" hip roof with dormers each side, brick facade.
76. Vogt's Flowers, 728 Garland Street: two-story cross gable, wood shingle siding, one story addition.
77. Commercial, 728 1/2 Garland Street: two-story late Victorian commercial (rear of Vogt's Flowers).
78. Market Fire Station, 119 N. Grand Traverse Street: two-story, brick, one-story flat roof addition. Pivotal structure. Restored.
79. Commercial, 129 N. Grand Traverse Street: two-story flat roof concrete frame factory, resided with aluminum.
80. Residential, 308 N. Grand Traverse Street: two-story off-setting twin street gables, shed roof open porch. Demolition list.

81. Dairy Barn, 310 N. Grand Traverse Street: three-story brick and exposed concrete structure with factory sash windows.
82. Residential, 317 N. Grand Traverse Street: two-story, "Four Square" hip roof, dormers, side bay projection, brick first floor, asphalt siding second floor.
83. Residential, 406 N. Grand Traverse Street: two-story "Four Square", hip roof with street side dormer, clapboard siding.
84. Multi-family, residential, 412 N. Grand Traverse Street: two-story Queen Anne with cross gables, clapboard siding.
85. Residential, 413 N. Grand Traverse Street: two-story cross gable. Partially restored.
86. Multi-family, residential, 504 N. Grand Traverse Street: two-story "Four Square", hip roof dormers, stucco finish both levels.
87. Residential, 510 N. Grand Traverse Street: one and one-half story stucco bungalow with shed dormer.
88. Commercial, 516 N. Grand Traverse Street: one-story clapboard side gable roof, full width front porch. "Vernacular gallery farm house".
89. Residential, vacant, 621 N. Grand Traverse Street: two-story cross gable, bay window, asbestos siding.
90. Multi-family, residential, 622 N. Grand Traverse Street: two-story cross gable, clapboard siding.
91. Multi-family, residential, vacant, 703 N. Grand Traverse Street: two-story cross gable with "dog leg" roof, wrap around porch.
92. Residential, 712 N. Grand Traverse Street: two-story Queen Anne street gable with fish scale siding.
93. Residential, 713 N. Grand Traverse Street: two-story shingle style with gambrel and gable roof, projecting bay and wood shingle siding. Pivotal structure.
94. Residential, 721 N. Grand Traverse Street: two-story street gable roof, with enclosed flat roof porch, shingle siding, brick and wood doric columns.
95. Commercial, 722 N. Grand Traverse Street: two and one-half story "Four Square" hip dormers on each side, brick first floor.
96. Residential, 727 N. Grand Traverse Street: two-story hip roof with corner bay, brick first floor, clapboard second floor.
97. Residential, 728 N. Grand Traverse Street: two-story Queen Anne cross gable, street dormer, clapboard siding.
98. Whiting House, residential, 308 Lyon Street: moved to District. Two-story Queen Anne, clapboard sided.

99. Residential, 316 Lyon Street: two-story street gable Victorian with cave return, asphalt siding.
100. Residential, 320 Lyon Street: two-story street gable Victorian, asphalt siding.
101. Multi-family, residential, 326 Lyon Street: two-story "Four Square", hip roof.
102. Multi-family residential, 413 Lyon Street: two and one-half story modest Queen Anne, brick first floor, aluminum siding second floor and gable.
103. Residential, 417 Lyon Street: two-story bungalow, shed dormer, brick and aluminum siding.
104. Residential, 421 Lyon Street: two-story bungalow, hip dormer, brick and asbestos siding.
105. Residential, 506 Lyon Street: two-story end gable with hip dormer, asbestos siding.
106. Multi-family, residential, 510 Lyon Street: two-story end gable with hip dormer, asbestos siding.
107. Downtown Garage, 517 Lyon Street: one and one-half story flat roof, brick, step parapet, pilasters. Demolition by neglect.
108. Residential, 611 Lyons Place: two and one-half story, street gable, brick, step parapet, pilasters.
109. Residential, 612 Lyons Place: two and one-half story, "Four Square", shed dormer, brick and clapboard siding.
110. Residential, 617 Lyons Place: two-story, truncated gable roof, side bay projection, brick and asbestos siding.
111. Residential, 618 Lyons Place: two-story Queen Anne, double street gable, clapboard first floor, wood shingle siding.
112. Residential, 620 Lyons Place: two-story, "Four Square", hip dormer, brick first floor, asbestos second floor.
113. Residential, Nash House, 307 Mason Street: two-story Queen Anne, street gable, wrap around porch, clapboard and fish scale siding. Pivotal structure. Restored.
114. Residential, 410 Mason Street: two-story vernacular Victorian brick and clapboard siding.
115. Residential, 414 Mason Street: two-story Queen Anne, vinyl siding.
116. Residential, 417 Mason Street: two-story truncated end gable, shed dormer, clapboard siding.
117. Residential, 508 Mason Street: two-story Queen Anne, gable dormers, side bay projection, asphalt siding.

118. Residential, 515 Mason Street: two-story Dutch Colonial, cross gable, clapboard first floor, asbestos second floor. Restoration in process with MSHDA funds.
119. Residential, 518 Mason Street: two-story, end gable Victorian.
120. Residential, 519 Mason Street: two-story Queen Anne, wrap around porch, clapboard siding.
121. Residential, 522 Mason Street: two-story street gable, clapboard siding.
122. Multi-family, residential, 614 Mason Street: two-story brick duplex, flat roof, corbeled brick parapet.
123. Residential, 621 Mason Street: two-story Queen Anne, full porch, second floor projecting balcony.
124. Residential, 622 Mason Street: two-story cross gable, "dog leg", low roof, fish scale, clapboard siding.
125. Residential, 624 Mason Street: two-story hip roof, gable dormer, clapboard siding. Moved from 320 Mason for parking lot construction. To be restored with MSHDA funds.
126. Residential, 625 Mason Street: two and one-half story Queen Anne, twin gable, side bay, clapboard and fish scale.
127. Multi-family, residential, 702 Mason Street: two-story cross gable, aluminum siding. To be restored with MSHDA funds.
128. Residential, 703 Mason Street: two and one-half story, Queen Anne, truncated gable, polygonal turret, aluminum siding.
129. Residential, 720 Mason Street: two-story street gable, clapboard.
130. Power Substation, 415 N. Saginaw: small one-story brick building with flat roof. Limestone trim and coping, pattern brick and row lock brick lintels. Brick matches brick of 400 N. Saginaw Street.
131. North Bank Center, 400 N. Saginaw Street: three-story late Italianate brick structure with limestone trim. Pivotal structure.
132. Industrial Bank Building, 432 N. Saginaw Street: twelve-story L-shaped building of Renaissance style, brick and limestone exterior and decorative copper cornice. Pivotal structure. Restored.
133. Downtown Buick, 601 N. Saginaw Street: two-story brick building described as a hybridization between late Victorian and auto showroom. Pivotal structure. Plaster finish over brick.
134. Residential, 102 Sanford Place: two-story "Four Square", hip roof dormer, clapboard siding.
135. Residential, 103 Sanford Place: two-story "Four Square", hip roof dormer, clapboard siding.

136. Residential, 104 Sanford Place: two-story "Four Square", hip roof dormer, asbestos siding.
137. Residential, 105 Sanford Place: two-story "Four Square", hip roof dormer, asbestos siding.
138. Durant Hotel, vacant, 607 E. Second Avenue: eight-story Renaissance Revival, limestone and brick facade. Pivotal structure. Demolition by neglect.
139. Kirby Butler, 214 W. Second Avenue: one-story flat roof, Art Deco, fluted block infill on windows, limestone trim pilasters.
140. Multi-family, residential, vacant, 224 W. Second Avenue: two-story cross gable clapboard.
141. Residential, 311 W. Second Avenue: two-story cross gable clapboard.
142. Residential, 314 W. Second Avenue: two-story Dutch colonial, gambrel and gable roof, asphalt and wood shingle siding.
143. Residential, 315 W. Second Avenue: two-story Queen Anne cross gable, wrap around porch, clapboard siding. Restored.
144. Residential, 320 W. Second Avenue: two-story "Four Square", clapboard.
145. Residential, 321 W. Second Avenue: one-story bungalow, brick first floor, stucco second floor, roof brackets, gable dormers. Restored.
146. Multi-family, residential, 322 W. Second Avenue: two-story gable hip roof, asbestos siding.
147. Multi-family residential, 401 W. Second Avenue: two-story cross gable Queen Anne, clapboard.
148. Residential, 408 W. Second Avenue: two-story, Second Empire cross gable, decorative wood trim, clapboard siding. Pivotal structure. Restoration begun.
149. Multi-family, vacant, residential, 413 W. Second Avenue: two-story, street gable, roof brackets, clapboard.
150. Residential, 417 W. Second Avenue: two-story Victorian, cross gable, clapboard siding.
151. Residential, 419 W. Second Avenue: two-story "Four Square" with gable dormers on all sides of hip roof, brick first floor, clapboard second floor.
152. Residential, 427 W. Second Avenue: two-story Victorian, cross gable, clapboard siding.
153. Multi-family, residential, 428 W. Second Avenue: two-story Queen Anne with cross gable, projecting bay, clapboard siding.

154. Multi-family, residential, 433 W. Second Avenue: two-story, low pitch hip roof, stone foundation and fireplace, clapboard siding.
155. Multi-family, residential, 502 W. Second Avenue: two-story cross gable, barge board, roof trim, clapboard siding.
156. Residential, 503 W. Second Avenue: two-story Victorian "L" plan, clapboard siding.
157. Residential, vacant, 508 W. Second Avenue: two-story "Four Square", gable dormers on hip roof, clapboard siding.
158. Residential, 509 W. Second Avenue: two-story street gable, asphalt siding.
159. Residential, 515 W. Second Avenue: two-story street gable asphalt siding.
160. Residential, 516 W. Second Avenue: two-story Gothic Victorian, end gable with center cross gable, bay, clapboard.
161. Residential, 519 W. Second Avenue: one and one-half story cross gable, return eave, asbestos siding.
162. Multi-family, residential, 522 W. Second Avenue: two-story Victorian Gothic, bell-cast porch roof, arched windows, wood trim, clapboard. Demolition list. Pivotal structure.
163. Residential, 611 W. Second Avenue: two-story street gable, side shed dormers, asphalt siding.
164. Residential, 612 W. Second Avenue: two-story gable with "dog leg" low roof, asphalt siding.
165. Residential, 616 W. Second Avenue: two-story gable with "dog leg" low room, aluminum siding.
166. Residential, 305 Stone Street: two-story end gable, aluminum siding. Demolition list.
167. Residential, 308 Stone Street: two-story street gable, asphalt siding. Demolition list.
168. Residential, 312 Stone Street: two-story street gable, center gable dormer, asphalt siding. Demolition list.
169. Residential, 318 Stone Street: two-story street gable, one story cross gable, asbestos siding. Demolition list.
170. Multi-family, residential, 414 Stone Street: two-story Queen Anne, Gothic Revival windows, wrap around porch, asbestos siding. Demolition List.
171. Residential, 421 Stone Street: one-story Greek Revival, clapboard siding.
172. Multi-family, residential, 427 Stone Street: two-story Victorian Gothic, cross gable, diamond window.

173. Residential, 501 Stone Street: two-story Victorian cross gable with center gable dormer, clapboard siding.
174. Multi-family, residential, 505 Stone Street: two-story Victorian, cross gable with center gable dormer, clapboard.
175. Multi-family, residential, 513 Stone Street: two-story Victorian, cross gable with center gable dormer, shed roof addition at rear, clapboard siding.
176. Multi-family, residential, 514 Stone Street: two-story, cross gable Queen Anne, wrap around porch, clapboard siding. Demolition list - fire.
177. Residential, 517 Stone Street: two-story Victorian, end gable with center gable dormer, "dog leg" low roof, asbestos siding.
178. Residential, 518 Stone Street: two-story, cross gable, hip roof, corner porch, clapboard. Demolition list.
179. Multi-family, residential, 519 Stone Street: two-story street gable, clapboard siding first floor, wood shingle second floor.
180. Residential, 605 Stone Street: two-story Gothic Revival cross gable with twin gable dormer, bay window, clapboard siding.
181. Multi-family, residential, 611 Stone Street: two-story "Four Square", truncated hip roof with center gables, wrap around porch, clapboard siding.
182. Residential, 614 Stone Street: two-story, three gable roof, asbestos siding.
183. Residential, 615 Stone Street: two-story, "Four Square", truncated hip roof with center gables, wrap around porch, clapboard siding.
184. Multi-family, residential, 618 Stone Street: two-story Queen Anne, varied roof lines, clapboard and fish scale siding.
185. Residential, 621 Stone Street: two-story cross gable, two-story bay, collar ties, clapboard siding.
186. Residential, 626 Stone Street: two-story, cross gable, asphalt siding.
187. Residential, 627 Stone Street: two and one-half story Queen Anne with twin street gables, broken pediment. Spindled open porch, ornamental gable, "angled cutback" corner window.
188. Multi-family, residential, 628 Stone Street: two-story "salt box" with one story cross gable at low eave, asbestos siding.
189. Multi-family residential, 707 Stone Street: two-story end gable, twin gable dormers, asphalt siding.
190. Residential, 709 Stone Street: two-story Queen Anne, cross gable, clapboard siding.

191. Residential, 712 Stone Street: two-story cross gable, shed roof porch at corner, projecting side bay, clapboard siding.
192. Residential, 717 Stone Street: two-story Queen Anne, cross gable, projecting side bay, asphalt siding.
193. Residential, 718 Stone Street: two-story "Four Square", hip roof dormer, clapboard siding.
194. Residential, 719 Stone Street: two-story gable, bell cast porch roof, clapboard siding.
195. Residential, 720 Stone Street: one-story bungalow, hip roof, clapboard.
196. Residential, 725 Stone Street: two-story Queen Anne, cross gable, with "dog leg" low roof, asphalt siding.
197. Residential, 726 Stone Street: two-story street gable, asphalt siding, hip roof open front porch, center gable second floor window.
198. Residential, 728 Stone Street: two-story offsetting twin street gable, shed roof porch roof.
199. Maher Block, 209 W. Third Avenue: one-story, flat roof three bay modest late Victorian, pattern brick facade. Demolition by neglect.
200. Multi-family, residential, 214 W. Third Avenue: two-story hip roof, off center street gable, hip dormer, brick first floor, aluminum siding second floor.
201. Residential, 218 W. Third Avenue: two and one-half story, "Four Square" with hip roof and gable dormers. Palladian dormer window full width, hip roof porch, masonry construction first floor, clapboard siding second floor.
202. Multi-family, residential, 224 W. Third Avenue: two-story "Four Square" hip roof and hip roof dormers, projecting bay, two-story rear addition, stucco.
203. Residential, 225 W. Third Avenue: two-story Gothic Revival, cross gable, curvilinear gingerbread at gables and window dormers, board/batten, enclosed front porch, brick. Pivotal structure.
204. Multi-family, residential, 228 W. Third Avenue: two-story street gable, shed dormer, stucco first floor, half timbered second floor.
205. Professional Building, 301 W. Third Avenue: two-story street gable, front and side bays, one story gable addition, clapboard siding, brick and aluminum siding front addition.
206. Multi-family, residential, 302 W. Third Avenue: two-story hip roof with off center gables front and side, half round window clapboard.
207. Stiltz Realty, 307 W. Third Avenue: two-story cross gable arched windows, decorated verge board, asphalt siding, one story flat roof addition on front.
208. Commercial, 308 W. Third Avenue: three-story end gable, two street dormers, bay window, partially restored clapboard, fish scale and asphalt siding.

209. Professional offices, 314 W. Third Avenue: two-story "Four Square" hip dormers, brick first floor, clapboard second floor, one-story gable addition on front.
210. Multi-family, residential, 315 W. Third Avenue: two-story street gable, asbestos siding.
211. Randolph House, 320 W. Third Avenue: two-story Italianate, hip roof with cupla, clapboard. Pivotal structure. Restored.
212. Commercial, 321 W. Third Avenue: two-story cross gable, cupola, remodeled service station.
213. Multi-family, residential, 402 W. Third Avenue: two-story end gable, twin street dormers, bay, clapboard siding, porch removed.
214. Multi-family, residential, 405 W. Third Avenue: two-story Queen Anne, street gable, clapboard and fish scale siding. Pivotal structure. Restored.
215. Commercial, 405 W. Third Avenue: two-story flat roof late Victorian brick structure.
216. Residential, 421 W. Third Avenue: two-story hip roof, hip dormers, front bay, side wing, brick.
217. Exclusive Cleaners, 513 W. Third Avenue: two-story, "Four Square", hip roof, front gable dormer, clapboard siding.
218. Residential, 517 W. Third Avenue: two-story "Four Square", hip roof, front gable dormer, clapboard siding.
219. House of Spencer Mortuary, 520 W. Third Avenue: two-story, varied roof forms, with aluminum siding.
220. Fox Accounting, 603 W. Third Avenue: two-story end gable, "dog leg" low roof, permastone and aluminum siding. Demolition list.
221. Residential, 607 W. Third Avenue: two-story, "Four Square". hip roof, hip front dormer, side bay, asbestos siding.
222. Residential, 608 W. Third Avenue: two-story, "Four Square" truncated hip roof, front pediment dormer, projecting side bay, full width open porch with hip roof, clapboard siding, brick foundation.
223. Residential, 612 W. Third Avenue: two-story, clapboard sided, "Four Square" truncated hip roof, hip roof open porch full facade width gable dormer, projecting side bay. Identical to 608 W. Third Avenue.
224. Multi-family, residential, 616 W. Third Avenue: two-story Queen Anne, "T" shape plan with twin shed roof porches each side of center project, clapboard siding spindle, ornament gable and caves.
225. Multi-family, residential, 624 W. Third Avenue: two-story Queen Anne, hip roof, twin projectories second floor bays, polygonal bay, clapboard siding. Pivotal structure.

- 226. Atwood Stadium, 701 W. Third Avenue: a brick walled concrete tiered municipal stadium built into a hill side in the 1920's. Pivotal structure.
- 227. Carriage Factory, Commercial, 301 Water Street: two-story brick industrial building. Pivotal structure. Restored.
- 228. Carriage Factory, Commercial, 307 Water Street: one-story flat roof, brick building with glazed brick remodeling on street side. Pivotal structure. Restored.
- 229. Durant-Dort Carriage Factory Office Building, National Historic Landmark, 316 Water Street: Two and one-half story hip roof brick building with gable dormers, restored. Pivotal structure. Restored.
- 230. Arrowhead Vets Club, 402 Water Street: one-story, flat roof, modest revival brick structure, limestone trim.
- 231. Commercial, 434 Water Street: Original two-story masonry brick and block, limestone trim flat roof, with 1950's addition.

Non-Contributing Structures

1. Commercial, 517 Detroit Street: one-story flat roof storefront with brick, porcelain, and permastone.
2. Commercial, 523 Detroit Street: one-story flat roof storefront of glass and aluminum.
3. Commercial, 623 Detroit Street: two-story flat roof brick addition attached to a two-story Four Square residential structure.
4. Commercial, 725 Detroit street: one-story flat roof brick addition attached to a two-story "Four Square" residential structure.
5. Community Mental Health, 421 W. Fifth Avenue: one-story flat roof building, asymmetrical design with deep recessed loading dock/entrance masonry construction.
6. Weinstein Electric Co., 213 W. First Avenue: two-story brick, permastone and clapboard siding facade on two-story clapboard house.
7. Jr. Achievement, 218 First Avenue: one-story flat roof.
8. Commercial, 435 W. First Avenue: one-story flat roof brick.
9. Mental Health, 422 W. Fourth Avenue: 1960's one-story facade and gable roof.
10. Commercial, 411 Garland Street: 1950's one-story flat roof masonry construction.
11. Commercial, 604 Garland Street: one and one-half story flat roof service station with panel facade. Corner store front window, three overhead doors.
12. Carriage Town Ministries, 605 Garland Street: two-story flat roof, brick construction.
13. Carriage Town Ministries, 705 Garland Street: one-story contemporary wood and brick facade.
14. Commercial, 725 Garland Street: one-story block building with mansard roof.
15. Multi-family, residential, 320 N. Grand Traverse: two-story cross gable, front bay, vertical wood siding, large rear addition.
16. Flint Wheel and Spring Service, 317 N. Grand Traverse Street: one-story flat roof brick building. Commercial garage behind house.
17. Ziebart Rustproofing, 409 N. Grand Traverse Street: one-story block construction with gable roof.
18. Hinote Dance Studio, 509 N. Grand Traverse Street: two-story flat roof, brick addition on front of two story "Four Square".

19. Marathon Service Station, 527 N. Grand Traverse Street: one and one-half story flat roof contemporary gas station.
20. Norm's Stop In, 601 N. Grand Traverse Street: one-story mansard roof, aggregate siding.
21. Multi-family, residential, 411 Lyon Street: 1960's brick building, three-story (two and one-half above grade, one-half below), with hip roof and projecting wood bays.
22. Georgian Court Apartments, 501 Lyon Street: three-story flat roof contemporary brick and wood siding apartment building.
23. Service Center Visually Impaired, 725 Mason Street: one-story flat roof brick structure built in the 1960's.
24. Multi-family, 412 W. Second Avenue: three-story flat roof building, asymmetrical design with deep recessed loading dock/entrance masonry construction.
25. Residential, 624 W. Second Avenue: two-story cross gable, shed roof addition, asphalt siding.
26. Multi-family residential, 522 Stone Street: two-story street gable, shed dormers altered window proportions, aluminum siding. Demolition list.
27. Multi-family residential, 610 Stone Street: two-story street gable, shed dormers altered window proportions, aluminum siding.
28. Multi-family, residential, 702 Stone Street: two-story Queen Anne, cross gable, porch removed, eaves boxed, aluminum siding.
29. Third Avenue Fish & Chips, 223 W. Third Avenue: one-story flat roof Art Modern facade, metal panel, carved window, diagonal redwood upper facade. Demolition list.
30. Farah's Food Store, 422 W. Third Avenue: one-story flat roof brick and aluminum.
31. Commercial, 429 W. Third Avenue: one-story mansard and gable roof, brick and aluminum siding.
32. Multi-family, residential, 615 W. Third Avenue: two-story end gable, multiple additions, aluminum siding.
33. Shiela's Dip and Deli, 623 W. Third Avenue: one-story flat roof, mansard aluminum, stucco, panel siding.
34. Commercial, 422 Water Street: one-story, masonry block building, stepped stucco front facade.

Demolished - Contributing

1. Residential, 710 Begole: two-story hip roof, "American Four Square" with hip roof street dormer; open front porch with hip roof; clapboard siding.
2. Residential, 227 W. Fifth Avenue: two-story clapboard Italianate.
3. Multi-family residential, 301 W. Fifth Avenue: two-story end gable with asbestos siding.
4. Residential, 513 W. Fifth Avenue: two-story Queen Anne with twin street gables, asbestos siding.
5. Multi-family, residential, 615 W. Fifth Avenue: two-story end gable with "dog leg" roof at rear, aluminum siding.
6. Residential, 617 W. Fifth Avenue: two-story end gable, asphalt siding.
7. Multi-family, residential, 619 W. Fifth Avenue: two-story end gable with "dog leg" roof at rear, asphalt siding.
8. Commercial, 201 W. First Avenue: Art Modern block and brick two story building with "Boom Town" roof line. Samons' Block name near roof line on north and east walls. Masonry piers frame the first and second story windows, creating a repetitive bay and typical commercial storefront of the 1920's. Raised center bays (2) on each facade.
9. Multi-family, residential, 510 W. First Avenue: "Four Square" duplex, hipped roof and dormers, asphalt siding.
10. Residential, 113 W. Fourth Avenue: two-story Gothic Revival, cross gable, bay window, clapboard siding.
11. Knight of Columbus Credit Union, 220 W. Fourth Avenue: one-story brick bungalow. Pivotal structure. Burned down 12/84.
12. Residential, 301 W. Fourth Avenue: two-story "Four Square", clapboard wrap around porch, roof dormers all sides.
13. Residential, 310 W. Fourth Avenue: two-story Victorian, clapboard siding, fieldstone foundation.
14. Residential, 421 W. Fourth Avenue: two-story Queen Anne, aluminum siding.
15. Multi-family residential, 510 W. Fourth Avenue: two-story Victorian, street gable with gable return, clapboard and aluminum siding. Demolished by fire.
16. Multi-family residential, 516 W. Fourth Avenue: two-story end gable with shed dormer, asphalt siding. Demolished by fire.
17. Residential, 609 W. Fourth Avenue: two-story cross gable, truncated hipped roof, asphalt siding.
18. Multi-family, residential, 610 W. Fourth Avenue: two-story cross gable, truncated hipped roof, asphalt siding.

19. Commercial, 110 N. Grand Traverse Street: two-story wood frame building, clapboard siding and double hung windows. Side gable roof, eave runs parallel with river. Demolished by fire.
20. Durant-Dort Carriage Factory No. 4, 212 N. Grand Traverse Street: four-story brick carriage factory building. Pivotal structure. Demolished by fire.
21. Residential, 301 N. Grand Traverse Street: two-story street gable, enclosed porch, asphalt siding.
22. Multi-family, residential, 305 N. Grand Traverse Street: two-story street gable, open porch with hip roof, asphalt siding.
23. Residential, 309 N. Grand Traverse Street: two-story cross gable Queen Anne, asphalt siding.
24. Multi-family, residential, 403 N. Grand Traverse Street: two-story Victorian "L" plan, clapboard siding. Demolished by fire.
25. Residential, 618 N. Grand Traverse Street: two-story Queen Anne with street gable, clapboard siding.
26. Residential, 627 N. Grand Traverse Street: two-story cross gable with hip roof, open front porch located at intersection of "L" plan. Demolished by fire.
27. Residential, 319 Mason Street: two and one-half story duplex, end gable, twin gable dormers, clapboard siding. Demolished by fire.
28. Residential, 409 Mason Street: two and one-half story "Four Square" duplex, dormers on each side, brick. Demolished by fire.
29. Multi-family, residential, 510 Mason Street: two and one-half story cross gable, stucco.
30. Residential, 609 Mason Street: two-story, end gable with gable street dormer, asbestos siding. Demolished by fire.
31. Multi-family, residential, 610 Mason Street: two-story brick duplex, flat roof, corbeled brick parapet.
32. Residential, 708 Mason Street: two-story "Four Square" clapboard siding, street dormer. Demolished by fire.
33. Multi-family, residential, 710 Mason Street: two-story cross gable with mansard corner, aluminum siding. Demolished by fire.
34. Residential, 716 Mason Street: two-story cross gable, Victorian, aluminum siding. Demolished by fire.
35. Commercial, 625 N. Saginaw Street: two-story Art Modern brick facade with limestone trim and highlight on pilasters. Pivotal structure.
36. Multi-family, residential, 319 W. Second Avenue: two-story Queen Anne, cross gable, asbestos. Demolished by fire.
37. Multi-family, residential, 402 W. Second Avenue: two-story "Four Square", twin gables in hip roof, projection bay, clapboard siding.

38. Residential, 413 1/2 W. Second Avenue: two-story Victorian, gable roof, clapboard siding.
39. Residential, 511 W. Second Avenue: two-story, street gable asphalt siding.
40. Multi-family, residential, 521 W. Second Avenue: two-story, cross gable, clapboard.
41. Multi-family, residential, 315 Stone Street: one and one-half story cross gable and front gable dormer, clapboard siding.
42. Multi-family, residential, 317 Stone Street: two-story end gable, clapboard siding.
43. Residential, 320 Stone Street. two-story "Four Square" hip roof, asbestos siding.
44. Multi-family, residential, 327 Stone Street: two-story, Halifax roof, rock face, block on porch, foundation, clapboard siding.
45. Multi-family, residential, 401 Stone Street: two-story Victorian Gothic, twin gable dormers, aluminum siding.
46. Residential, 412 Stone Street: two-story "Four Square", hip roof dormer, asphalt and asbestos siding, hip roof garage with swivel doors.
47. Residential, 415 Stone Street: one-story Greek Revival, wood shingle siding.
48. Multi-family, residential, 509 Stone Street: two-story Victorian, cross gable with center gable dormer, clapboard siding.
49. Residential, 708 Stone Street: two-story "Four Square", hipped roof and hip dormer, clapboard siding.
50. Residential, 724 Stone Street: two-story Queen Anne, cross gable, asbestos siding.
51. Residential, 311 W. Third Avenue: two and one-half story street gable, small side gable, clapboard and fish scale siding.
52. Residential, 313 W. Third Avenue: two-story Dutch Colonial, cross gambrel, clapboard.
53. Multi-family, residential, 425 W. Third Avenue: two-story, hip roof with off center gables, asbestos siding.
54. Multi-family, residential, 512 Water Street: two-story, street gable, clapboard siding.

SUMMARY STATEMENT

The demolitions that have occurred prior to and after the original survey in 1983, have continued and dramatically changed the character of the Carriage Town Historic District. The district has lost fifty-four (54) contributing structures and thirteen (13) non-contributing structures as previously listed. The justifications for demolitions have been the result of abandonment, neglect, vandalism, fire and through determinations that renovation costs exceed the value of the structure. Thus, historical significance has continued to diminish within the Carriage Town Historic District. However, as a positive note, some demolitions have occurred through the removal of buildings that were constructed upon properties of older homes during the progressive period from 1910 to 1922. The purpose of these demolitions was an effort to regain the appearance, spacial quality and character of the original property, i.e., 320 West Third Avenue.

As listed within the Carriage Town Historic District 1983 Survey, thirty (30) structures were classified as having special prominence. Currently fourteen (14) structures have been removed from the 1983 survey list as a result of fire or non-historical renovations. Furthermore, there are an additional four (4) properties on the 1983 survey list that are being threatened with demolition through neglect; they are 607 E. Second Avenue, 505 Detroit (Martin Luther King) Street, 408 W. Second Avenue, and 522 W. Second Avenue.

When Carriage Town was listed on a National Register Eligible Historic District in 1983, it had one of the highest crime rates in the City of Flint. As an inner city neighborhood, it has withstood the abuse and neglect of landlords, uncaring tenants, arsonists, vandals, and speculators. The majority of homes lost were "under questionable condition" at the time of the 1983 survey, therefore the area was given the National Register Eligible Status rather than an outright National Register nomination. Carriage Town is the City of Flint's first real attempt to restore and preserve a piece of its past since its attempt with the Civic Park Historic District.

Considering today's transfers of property ownership, support from neighboring institutions, the strength of the Neighborhood Association along with the support from the City of Flint, the Carriage Town Historic District has the potential for revitalization and permanent/viable status as an Historic District within the City of Flint.

In an effort to insure the future of the Carriage Town Historic District, the City of Flint may wish to consider the following:

- 1.) Update the local ordinance in accordance with the recent Michigan enabling legislation. (M.C.L. 399.205)
- 2.) Historic Ordinance #2707 has established guidelines to insure and protect the historic integrity of the Carriage Town Historic District. The City of Flint has a positive tool available to them as an aid in the revitalization of the District. Current practice of the City of Flint Building Inspection Department, however, does not include enforcement of the entire historic ordinance, but, only that which is linked to a permit required activity. If the Department could become more cognizant of historic preservation and integrate the context of Historic Ordinance #2707 and the 1993 BOCA National Building Code; carefully research and evaluate the numerous conflicts and implications; the City of Flint Building Inspection Department has the au-

thority to make compromises and allow more viable options towards realistic historic preservation.

- 3.) Utilize the Secretary of the Interior's "Standards for Historic Preservation Projects, 1979, with Guidelines for Applying the Standards", developed by W. Brown Morton III and Gary L. Hume.
- 4.) Conflicts in reference to the differences between restoration and new construction such as railing heights, stair rails, streetscapes, paint colors, windows, doors, etc., are all issues that can be addressed and better controlled by the Historic Ordinance #2707.
- 5.) Provide staff support as required by the local ordinance of the Flint Historic District Commission in the review of request for Certificate of Appropriateness. This will provide a more uniform and consistent governance of the historic districts than is currently being provided by the Historic Commission. Historic District Commissioners should acquaint themselves with the local Historical Legislation as well as the Federal Guidelines for Historic Preservation and set aside productive time on educating the public officials and the Community concerning Historic Preservation issues.

Currently, four (4) pivotal structures are being threatened with demolition through neglect; they are as follows:

- 1.) 607 E. Second Avenue
- 2.) 505 Detroit (Martin Luther King) Street
- 3.) 408 W. Second Avenue
- 4.) 522 W. Second Avenue

If the above structures are lost through demolition, it would be justified to:

- 1.) Remove the National Register Eligible designation from the district, and,
- 2.) Submit individual qualified sites for National Register Nomination.

As previously stated within the *POST FIELD WORK EVALUATIONS*:

In summary, unless there is a substantial investment in the structures on Stone Street between Second and Third Avenue, the best solution for boundary change is to delete the six block area bounded by Grand Traverse on the east, Third Avenue, on the north, Begole Street, on the west, and the railroad tracks on the south.

The tools are there to retain Carriage Town as a part of the City of Flint and its history...Loss is forever.

