

**AGENDA  
CITY OF CHARLEVOIX CITY COUNCIL MEETING**

**Monday, April 18, 2016 - 7:00 p.m.**

210 State Street, City Hall, Second Floor City Council Chambers, Charlevoix, Michigan

- I. Invocation or Pledge of Allegiance**
- II. Roll Call of Members Present**
- III. Inquiry Regarding Possible Conflicts of Interest**
- IV. Consent Agenda**
  - A. City Council Meeting Minutes - March 21, 2016 Regular Meeting PG 1-9
  - B. City Council Meeting Minutes - April 4, 2016 Regular Meeting PG 10-17
  - C. Accounts Payable Check Registers & Payroll Check Registers PG 18-26
  - D. Resignation from Historic District Study Committee - Linda Mason PG 27
  - E. Mayor Proclamation - National Arbor Day and Earth Day PG 28
- V. Public Hearings**
  - A. Earl Young Historic Buildings District Ordinance
- VI. Reports**
- VII. Requests, Petitions and Communications and Actions Thereon**
  - A. Well Rehabilitation - Pump System Upgrade PG 29-30
  - B. Kayak/Paddleboard Rentals At Depot Beach PG 31-34
  - C. Kayak/Paddleboard Rentals At Lake Michigan and Ferry Beaches PG 35-38
  - D. Code Enforcement Officer (seasonal, Part-time) Job Description PG 39-40
  - E. Discussion of Miscellaneous Business PG 41-43
  - F. Mayor Appointments PG 44
- VIII. Introduction and Initial Actions Relating to Ordinances or to Resolutions That Require Publication or Hearings Prior to Final or Further Action**
- IX. Resolutions**
- X. Ordinances**
  - A. Earl Young Historic Buildings District Ordinance
- XI. Miscellaneous Business**
- XII. Audience – Non-Agenda Input (written requests take precedent)**
- XIII. Adjourn**

*The City of Charlevoix will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon one weeks notice to the City of Charlevoix. Individuals with disabilities requiring auxiliary aids or services should contact the City of Charlevoix Clerk's Office in writing or calling the following: City Clerk, 210 State Street, Charlevoix, MI 49720 (231) 547-3250*

Posted April 14, 2016 4:00 p.m., revised April 15, 2016 12 noon



## CITY OF CHARLEVOIX

210 STATE ST. CHARLEVOIX, MICH. 49720

Charlevoix City Manager's Office  
231-547-3270 mgr@cityofcharlevoix.org

### Memo

**To:** The Honorable Mayor Campbell and the Charlevoix City Council

**From:** Mark L. Heydlauff, City Manager 

**Subject:** Amended Agenda for April 18, 2016

**Date:** April 15, 2016

I regret the need to amend the agenda for Monday evening, but I believe we are prepared for the item we originally withheld from the agenda. As you will recall, at your April 4 meeting, you set a Public Hearing to consider the Earl Young Historic Buildings District Ordinance for April 18 at 7pm. In conducting the final legal review this past week, the City Attorney questioned whether we had completed one of the steps according to the right schedule. To ensure we acted correctly, I withdrew the item from the agenda delivered to you yesterday afternoon.

Late yesterday afternoon, the City Attorney confirmed all steps were correct and the Standing Historic District Study Committee met again to review the documents. We are fully prepared to hold the public hearing and complete this long process of adopting the Earl Young Historic Buildings District Ordinance. The public hearing has been advertised in accord with state law and local requirements.

This is a very complicated process and I appreciate the work of Zach Panoff, John Campbell, and the members of the Standing Historic District Study Committee and the Historic District Commission for their effort.

## CHARLEVOIX CITY COUNCIL

### AGENDA ITEM

**AGENDA ITEM TITLE:** Public hearing for the Earl Young Buildings Historic District

**DATE:** April 18, 2016

**PRESENTED BY:** Zach Panoff, Interim City Planner  
David Miles, Historic District Commission Member

**ATTACHMENTS:** Ordinance Establishing Earl Young Historic Buildings District  
  
Final Report to State from Standing Historic District Study Committee

#### **BACKGROUND INFORMATION:**

The Standing Historic District Study Committee has been meeting regularly since late last year to finish work on establishing a local historic district to preserve the Earl Young residential structures that remain within the City of Charlevoix. These structures are an important part of Charlevoix's cultural history, and continue to contribute to the community by drawing visitors from all over the world to visit the area and view them. This, among other things, results in an economic benefit to the area that is at risk without the protection of a local historic district.

The district has been downsized since it was presented to Council in October of 2015 to no longer include homes on Thistle Downs. It does include those on the block bounded by Park Avenue, Clinton Street, and Grant Street, as well as one lot across Clinton Street to the south. Throughout the process, many of the property owners in the proposed district have been active in this effort or shown support for the preservation of these historic homes, as has the Charlevoix Historical Society. Their help has been of great value to the Committee and very much appreciated.

The Standing Historic District Study Committee has finished work on a report that will be sent to the State if the local historic district is adopted by Council, it is included again for your review before a decision regarding the Earl Young Historic Buildings District is made.

#### **RECOMMENDATION:**

Approve the ordinance establishing the Earl Young Historic Buildings District.

CITY OF CHARLEVOIX  
CHARLEVOIX COUNTY, MICHIGAN  
ORDINANCE NO. 778

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF CHARLEVOIX BY ADDING A NEW SECTION, WHICH NEW SECTION SHALL BE DESIGNATED AS SECTION 1.551: EARL YOUNG HISTORIC BUILDINGS DISTRICT OF ARTICLE VI: HISTORIC DISTRICTS OF CHAPTER 7: BOARDS AND COMMISSIONS OF TITLE I: ADMINISTRATION OF SAID CODE.

THE CITY OF CHARLEVOIX ORDAINS:

**SECTION 1** Chapter 7: Boards and Commissions, of Title I: Administration, of the Code of Ordinances of the City of Charlevoix, is hereby amended by the addition of a new section in Article VI: Historic Districts, which shall read as follows:

ARTICLE VI: HISTORIC DISTRICTS

**Sec. 1.551 Earl Young Historic Buildings District**

The Earl Young Historic Buildings District is hereby established and is bounded and described as follows:

Block and lot number: 300 Park Avenue

Dimensions of parcel: Legal information: BEG AT NRN MOST COR LOT 1 BLK 12 ORIG PLAT OF VILL OF CHX TH SLY AL ELY LI SD LOT 113.14 FT TO SE COR SD LOT TH WLY ATANG OF 90DEG25'16" TO RT FRM LAST DESC CRSE AL SLY LI SD LOT 65.98FT TH NWLY ATANG OF 58DEG54'57" TO RT FROM LAST DESC CRSE 26.23 FT TH NWLY AT ANG OF 13DEG15'50" TO RT FROM LAST DESC CRSE 36.94 FT TO NWLY LI SD LOT TH NELY AT ANG OF 76 DEG09'30" TO RT FROM LAST DESC CRSE AL NWLY LI SD LOT 105.74 FT TO POB BEING PTOF LOT 1 BLK 12 ORIG PLAT OF VIL OF CX

Block and lot number: 302 Park Avenue

Dimensions of parcel: Legal information: COM AT SE COR LOT 1 BLK 12 OF ORIGINAL PLAT OF VILL OF CHX TH WLY AL SLY LI LOT 65.98 FT FOR POB TH SLY AT ANG OF 900DEG34' 42" TO LFT FRM LAST DESC CRSE AL ELY LI LOT 3 SD BLK 40.19 FT TH WLY AT ANG OF 90 DEG 45' 53" TO RT FRM LAST DESC CRSE 66.03 FT TO WLY LI SD LOT 3 THNLY AT ANG OF 90 DEG 36' 12" TO RT FRM LAST DESC CRSE AL WLY LI SD LOT 3 23.18 FT TO NW COR SD LOT 3 TH CONT NLY AT ANG OF 0 DEG 03' 46" TO LFT FRM LAST DESC CRSE 16.46 FT TO SLY LI SD LOT 1 TH CONT NLY AT ANG OF 0 DEG 06'37" TO RT FROM LAST DESC CRSE 34.84 FT TO NWLY LI SD LOT 1 TH NELY AT ANG OF 58 DEG 40'03"TO RT FRM LAST DESC CRSE AL NWLY LI SD LOT 48.45 FT TH SELY AT ANG OF 103 DEG 50'30" TO RT FRM LAST DESC CRSE 36.94 FT TH SELY AT ANG OF 13 DEG 15'50" TO LFT FRM LAST DESC CRSE 26.23 FT TO POB BEINGPART OF LOTS 1 & 3 BLK 12 ORIGINAL PLAT OF VILL OF CHX

Block and lot number: 304 Park Avenue (Non-Contributing)

Dimensions of parcel: Legal information: COM AT NERN MOST COR LOT 1 BLK 12 ORIGINAL PLAT OF VILL OF CHX TH SWLY AL NWLY LI SD LOT 154.19 FT FOR POB TH SLY AT ANG OF 58DEG40'03" TO LFT FRM LAST DESC CRSE 34.84 FT TO SLY LI SD LOT TH SLY AT ANG OF 0DEG06'37" TO LFT FRM LAST DESC CRSE 16.46 FT NELY COR LOT 4 SD BLK TH CONT SLY AT ANG OF 0DEG03'46" TO RT FRM LAST DESC CRSE AL ELY LI SD LOT 4 23.18 FT TH CONT SLY ANG OF 0DEG01'12" TO LFT FRM LAST DESC CRSE AL E LI SD LOT 4 46.66 FT TH WLY AT ANG OF 90DEG13'25" TO RT FRM LAST DESC CRSE 66.03 FT TO LI COMM TO LOTS 4&5 TH CONT WLY AL PROLONG- ATION OF LAST DESC CRSE 9.37FT TH NELY AT ANG OF 91DEG18'40" TO RT FRM LAST DESC CRSE 73.97FT TO NWLY LI LOT 5 SD BLK TH NELY AT ANG OF 57DEG12'01" TO RT FRM LAST DESC CRSE AL NWLY LI SD LOT 5 THE NWLY END OF ALLEY & NWLY LI LOT 1 85.94 FT TO POB BEING PT OF LOTS 1,4,&5 BLK 12 ORIGINAL PLAT OF VILL OF CX

Block and lot number: 306 Park Avenue

Dimensions of parcel: Legal information: BEG AT SE COR LOT 5 BLK 12 ORIGINAL PLAT OF VILL OF CHX TH WLY AL SLY LI SD LOT & SLY LI LOT 6 70.20 FT TH NLY AT ANG OF 83 DEG 38' 49" TO RT FRM LAST DESC 22.2 FT TH NWLY AT ANG OF 20 DEG 44'46" TO LFT FRM LAST DESC CRSE 43.9 FT TH NWLY AT ANG OF 15 DEG 06'40" TO LFT FRM LAST DESC CRSE 40.19 FT TO NWLY LI LOT 6 TH NELY AT ANG OF 100 DEG 41'30" TO RT FRM LAST DESC CRSE AL NWLY LI LOTS 5 & 6 130.88 FT TH SWLY AT ANG OF 122 DEG 47' 59" TO RT FRM LAST DESC CRSE 73.97 FT THELY AT ANG OF 91 DEG 18'40" TO LFT FRM LAST DESC CRSE 9.37 FT TO ELY LI SD LOT 5 TH SLY AT ANG OF 89 DEG 46'57" TO RT FRM LAST DESC CRSE AL ELY LI SD LOT 85.39 FT TO POB BEING PART OF LOTS 5&6 ORIGINAL PLAT OF VILL OF CHX

Block and lot number: 308 Park Avenue

Dimensions of parcel: Legal information: COM AT SE COR LOT 5 BLK 12 ORIGINAL PLAT OF VIL OF CHX TH WLY AL SLY LI LOT 5 & 6 70.20 FT FOR POB TH CONT WLY AL PROLONGATION OF LAST DESC CRSE AL SLY LI SD LOT 6 57.17 FT TH NLY AT ANG OF 82DEG 54' 50" TO RT FRM LAST DESC CRSE 27.73 FT TH NWLY AT ANG OF 5 DEG 06' 17" TO LFT FRM LAST DESC CRSE 51.10 FT TO NWLY LI SD LOT 6 TH NELY AT ANG OF 70 DEG 40' 20" TO RT FRM LAST DESC CRSE AL NWLY LI SD LOT 6 25.72 FT TH SELY AT ANG OF 79 DEG 18' 30" TO RT FRM LAST DESC CRSE 40.19 FT TH SELY AT ANG OF 15 DEG 06' 40" TO RT FRM LAST DESC CRSE 43.9 FT TH SLY AT ANG OF 20 DEG 44'46" TO RT FRM LAST DESC CRSE 22.2 FT TO POB BEING PART OF LOT 6 BLK 12 ORIGINAL PLAT OF VILL OF CHX

Block and lot number: 310 Park Avenue

Dimensions of parcel: Legal information: COM AT SE COR LOT 5 BLK 12 ORIGINAL PLAT OF VILL OF CHX TH WLY AL S LI LOT 5 & 6 127.37FT FOR POB TH CONT WLY AL PROLONGATION OF LAST DESC CRSE AL S LI SD LOT 6 120.4FT TH NLY AT ANG 90DEG51'34" TO RT FRM LAST DESC CRSE 12.46FT TO NWLY LI SD LOT TH NELY AT ANG OF 57DEG38'19" TO RT FRM LAST DESC CRSE AL NWLY LI SD LOT 124.35FT TH SELY AT ANG OF 109 DEG19'40" TO RT FRM LAST DESC CRSE 51.1FT TH SLY AT ANG OF 5DEG06'17" TO RT FROM LAST DESC CRSE 27.73FT TO POB BEING PART OF LOT 6 BLK 12 ORIGINAL PLAT OF VIL CX.

Block and lot number: 101 Grant Street and 103 Grant Street

Dimensions of parcel: Legal information: LOT 2 BLOCK 12 OF ORIGINAL PLAT OF CITY OF CHARLEVOIX

Block and lot number: 303 Clinton Street

Dimensions of parcel: Legal information: LOT 3 OF BLOCK 12 OF ORIGINAL PLAT OF CITY OF CHARLEVOIX EX:N 22 FT

Block and lot number: 305 Clinton Street

Dimensions of parcel: Legal information: BEG AT SE COR LOT 4 BLK 12 ORIGINAL PLAT OF VILL OF CHX TH WLY AL SLY LI SD LOT 66 FT TO SW COR SD LOT TH NLY AT ANG OF 89DEG45'09" TO RT FRM LAST DESC CRSE AL W LI SD LOT 85.39 FT TH ELY AT ANG OF 90DEG13'03" TO RT FRM LAST DESC CRSE 66.03 FT TO E LI SD LOT TH SLY AT ANG OF 89DEG48'28" TO RT FRM LAST DESC CRSE AL E LI SD LOT 85.43 FT TO POB BEING PT OF LOT 4 BLK 12 ORIGINAL PLAT OF VILL OF CHX

Block and lot number: 316 Park Avenue

Dimensions of parcel: Legal information: LOT 9 OF BLK 13 OF ORIGINAL PLAT OF CITY OF CHARLEVOIX ALSO N1/2 OF VACATED ALLEY ABUTTING SD LOT AS RECD L348P715 CX R/D

## Section 2      SEVERABILITY

No other portion, paragraph or phase of the Code of the City of Charlevoix, Michigan shall be affected by this Ordinance except as to the above sections, and in the event any portion, section or subsection of this Ordinance shall be held invalid for any reason, such invalidation shall not be construed to affect the validity of any other part of portion of this ordinance or of the Code of the City of Charlevoix, Michigan.

## Section 3      EFFECTIVE DATE

This Ordinance shall be effective \_\_\_\_\_ ( ) days from the date of adoption and shall be published as required by the Charter of the City of Charlevoix.

## LOCAL HISTORIC DISTRICT STUDY COMMITTEE REPORT COVER FORM

**Historic District Name:** The Earl Young Buildings Historic District

**City/Village:** Charlevoix, Michigan

**County:** Charlevoix

**Date Transmitted:** March 4, 2016

**Report type:** Final

**Total Number of Resources:** #Historic: 10 #Non-Historic / Non-Contributing: 1  
**Percentage:** 91%

**District is Significant under the Following National Register Criteria:**

### **Criterion C: Design/Construction Significance**

According to the National Register Bulletin: How to Apply the National Register Criteria for Evaluation, 2005, page 17, Criterion C: Design/Construction, "properties may be eligible if they embody distinctive characteristics of a type, period or method of construction or that represent the work of a master, or that possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction." As described in Sections 6 and 7, the Earl Young Buildings in the City of Charlevoix meet the criteria for the designation for their significant contribution historically, architecturally, and aesthetically to the City of Charlevoix.

### **Legal Boundary Description:**

Please refer to section 5 for legal descriptions of all properties.

### **Charge of the Committee:**

The City Council of Charlevoix, Michigan passed a resolution on January 17, 2005 to appoint a Historic District Study Committee. That committee is a standing committee and is to identify what is historic and valuable enough for inclusion in a "historic district". On December 3, 2008, the committee was directed to study the Earl Young Buildings in the City of Charlevoix.

### **Committee Members:**

Mary Adams\*  
Charlevoix Historic District Commission, Co-Chair  
Charlevoix Historical Society, former Board President  
and current Board Member

John Campbell\*  
Residential / Commercial Builder and Business Owner  
Site Planning Development, Inc.  
Charlevoix Historic District Commission  
City of Charlevoix Planning Commission

Kay Heise  
Charlevoix Historic District Commission  
Charlevoix Historical Society, Secretary

Amelia M. Lalewicz  
Charlevoix Historical Society, former Board Member and current Member

David Miles  
Curator, Harsha House Museum  
Charlevoix Historic District Commission

Hugh Mason\*  
Downtown Development Authority, former Chairman

Linda Mason\*  
Allied Member, ASID  
Chamber of Commerce  
Downtown Development Authority  
Charlevoix Historic District Commission

Zach Panoff  
Interim City Planner / Zoning Administrator for the City of Charlevoix

Kenneth Polakowski  
Professor Emeritus, University of Michigan  
Registered Landscape Architect  
Fellow in the American Society of Landscape Architects  
Charlevoix Historical Society, member  
Charlevoix Historic District Commission

Paul Weston  
Charlevoix Historical Society, Member

\*Members, Historical Preservation Ad Hoc Committee  
August 2003 – January 2005

**Contact Name (City Official):** Zach Panoff, Interim City Planner / Zoning Administrator  
for the City of Charlevoix, Michigan

**Address:** 210 State Street Charlevoix, Michigan 49720

**Phone:** 231-547-3265 **E-Mail:** [planner@cityofcharlevoix.org](mailto:planner@cityofcharlevoix.org)

**SHPO use only**

**Argus Site ID #** \_\_\_\_\_

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THE FINAL HISTORIC DISTRICT STUDY COMMITTEE REPORT  
FOR THE EARL YOUNG BUILDINGS  
THE CITY OF CHARLEVOIX, MICHIGAN MARCH 4, 2016

1. PURPOSE OF THE REPORT

The purpose of the Historic District Study Committee Report is to:

- a. Safeguard the heritage of the City of Charlevoix by preserving historic Districts in the City, which reflect elements of the City's cultural, social, economic, political or architectural history.
- b. Stabilize and improve property values in the districts.
- c. Foster civic beauty.
- d. Strengthen the local economy, and
- e. Promote the use of historic districts for the education, pleasure, and welfare of the citizens of the City of Charlevoix, and of the State of Michigan.

2. CHARGE OF THE COMMITTEE

The City Council of Charlevoix, Michigan passed a resolution on January 17, 2005 to appoint a Historic District Study Committee. That committee is a standing committee and is to identify what is historic and valuable enough for inclusion in a "historic district". On December 3, 2008, the committee was directed to study the Earl Young Buildings in the City of Charlevoix.

3. COMPOSITION OF COMMITTEE MEMBERSHIP

Mary Adams\*  
Charlevoix Historic District Commission  
Charlevoix Historical Society, former Board President  
and current Board Member

John Campbell\*  
Residential / Commercial Builder and Business Owner  
Site Planning Development, Inc.  
Charlevoix Historic District Commission  
City of Charlevoix Planning Commission

Kay Heise  
Charlevoix Historic District Commission  
Charlevoix Historical Society, Secretary

Amelia M. Lalewicz  
Charlevoix Historical Society former Board Member and Current Member  
Charlevoix Historic District Study Committee

Hugh Mason\*  
Downtown Development Authority, former Chairman

Linda Mason\*  
Interior Designer  
Chamber of Commerce  
Downtown Development Authority  
Charlevoix Historic District Commission

David Miles  
Curator, Harsha House Museum  
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Charlevoix Historical Society, member  
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Paul Weston  
Charlevoix Historical Society, Member

\*Members, Historical Preservation Ad Hoc Committee  
August 2003 – January 2005

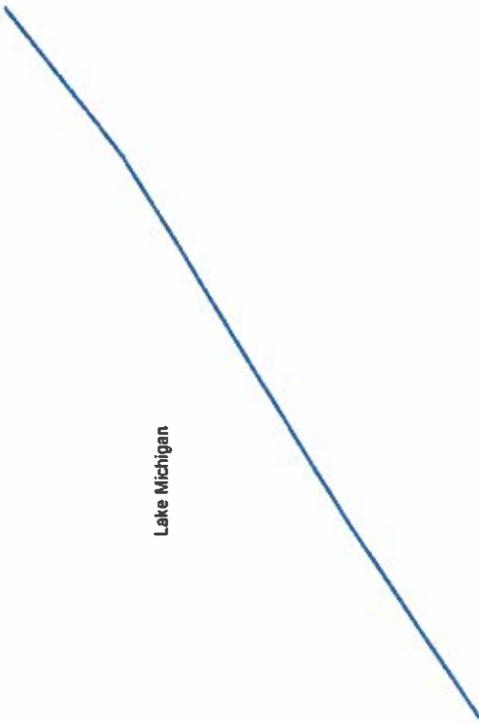
**4. THE NAME OF THE PROPOSED HISTORIC DISTRICT**

The Earl Young Buildings Historic District

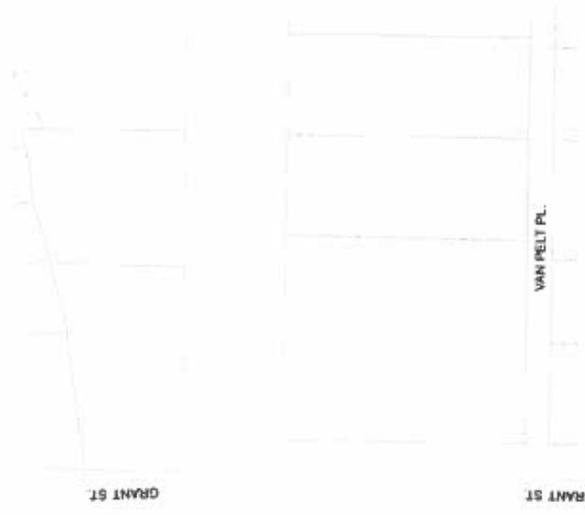
**5. THE BOUNDARIES OF THE PROPOSED DISTRICT**

**a. Verbal Boundary Description**

1. Legal parcel number: 052-252-001-00  
Block and lot number: 300 Park Avenue  
Dimensions of parcel: Legal information: BEG AT NRN MOST COR LOT 1 BLK  
12 ORIG PLAT OF VILL OF CHX TH SLY AL ELY LI SD LOT 113.14 FT TO SE  
COR SD LOT TH WLY ATANG OF 90DEG25'16" TO RT FRM LAST DESC CRSE  
AL SLY LI SD LOT 65.98FT TH NWLY ATANG OF 58DEG54'57" TO RT FROM  
LAST DESC CRSE 26.23 FT TH NWLY AT ANG OF 13DEG15'50" TO RT FROM  
LAST DESC CRSE 36.94 FT TO NWLY LI SD LOT TH NELY AT ANG OF 76



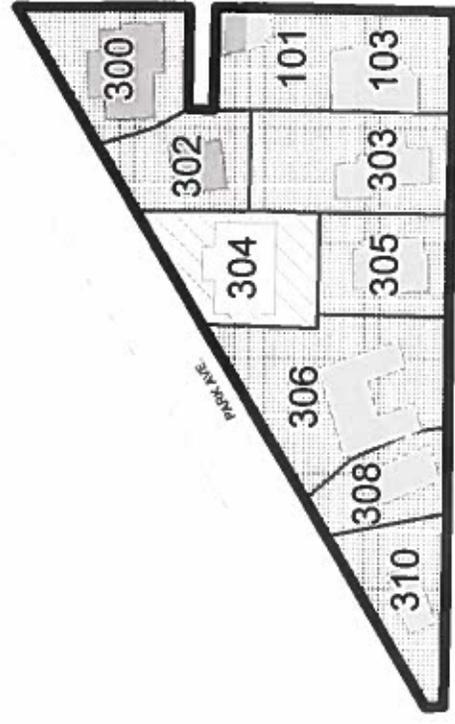
Lake Michigan



GRANT ST

GRANT ST

VAN PELT PL.



PARK AVE

CLINTON ST.



316

SHERMAN ST

N



**The Earl Young Buildings  
Historic District**  
City of Charlevoix, Charlevoix County, Michigan  
February 5, 2016

**Legend**

- District Boundary
- District Buildings
- District Parcels
- Contributing
- Contributing
- Non-Contributing
- Non-Contributing
- Non-Contributing

DEG09'30" TO RT FROM LAST DESC CRSE AL NWLY LI SD LOT 105.74 FT TO POB BEING PTOF LOT 1 BLK 12 ORIG PLAT OF VIL OF CX

2. Legal parcel number: 052-252-003-50

Block and lot number: 302 Park Avenue

Dimensions of parcel: Legal information: COM AT SE COR LOT 1 BLK 12 OF ORIGINAL PLAT OF VILL OF CHX TH WLY AL SLY LI LOT 65.98 FT FOR POB TH SLY AT ANG OF 90DEG34' 42" TO LFT FRM LAST DESC CRSE AL ELY LI LOT 3 SD BLK 40.19 FT TH WLY AT ANG OF 90 DEG 45' 53" TO RT FRM LAST DESC CRSE 66.03 FT TO WLY LI SD LOT 3 THNLY AT ANG OF 90 DEG 36' 12" TO RT FRM LAST DESC CRSE AL WLY LI SD LOT 3 23.18 FT TO NW COR SD LOT 3 TH CONT NLY AT ANG OF 0 DEG 03' 46" TO LFT FRM LAST DESC CRSE 16.46 FT TO SLY LI SD LOT 1 TH CONT NLY AT ANG OF 0 DEG 06'37" TO RT FROM LAST DESC CRSE 34.84 FT TO NWLY LI SD LOT 1 TH NELY AT ANG OF 58 DEG 40'03"TO RT FRM LAST DESC CRSE AL NWLY LI SD LOT 48.45 FT TH SELY AT ANG OF 103 DEG 50'30" TO RT FRM LAST DESC CRSE 36.94 FT TH SELY AT ANG OF 13 DEG 15'50" TO LFT FRM LAST DESC CRSE 26.23 FT TO POB BEINGPART OF LOTS 1 & 3 BLK 12 ORIGINAL PLAT OF VILL OF CHX

3. Legal parcel number: 052-252-004-50

Block and lot number: 304 Park Avenue (Non-Contributing)

Dimensions of parcel: Legal information: COM AT NERN MOST COR LOT 1 BLK 12 ORIGINAL PLAT OF VILL OF CHX TH SWLY AL NWLY LI SD LOT 154.19 FT FOR POB TH SLY AT ANG OF 58DEG40'03" TO LFT FRM LAST DESC CRSE 34.84 FT TO SLY LI SD LOT TH SLY AT ANG OF 0DEG06'37" TO LFT FRM LAST DESC CRSE 16.46 FT NELY COR LOT 4 SD BLKTH CONT SLY AT ANG OF 0DEG03'46" TO RT FRM LAST DESC CRSE AL ELY LI SD LOT 4 23.18 FT TH CONT SLY ANG OF 0DEG01'12" TO LFT FRM LAST DESC CRSE AL E LI SD LOT4 46.66 FT TH WLY AT ANG OF 90DEG13'25" TO RT FRM LAST DESC CRSE 66.03 FT TO LI COMM TO LOTS 4&5 TH CONT WLY AL PROLONG- ATION OF LAST DESC CRSE 9.37FT TH NELY AT ANG OF 91DEG18'40" TO RT FRM LAST DESC CRSE 73.97FT TO NWLY LI LOT 5 SD BLK TH NELY AT ANG OF 57DEG12'01" TO RT FRM LAST DESC CRSE AL NWLY LI SD LOT 5 THE NWLY END OF ALLEY & NWLY LI LOT 1 85.94 FT TO POB BEING PT OF LOTS 1,4,&5 BLK 12 ORIGINAL PLAT OF VILL OF CX

4. Legal parcel number: 052-252-005-00

Block and lot number: 306 Park Avenue

Dimensions of parcel: Legal information: BEG AT SE COR LOT 5 BLK 12 ORIGINAL PLATOF VILL OF CHX TH WLY AL SLY LI SD LOT & SLY LI LOT 6 70.20 FT TH NLY AT ANG OF 83 DEG 38' 49" TO RT FRM LAST DESC 22.2 FT TH NWLY AT ANG OF 20 DEG 44'46" TO LFT FRM LAST DESC CRSE 43.9 FT TH NWLY AT ANG OF 15 DEG 06'40" TO LFT FRM LAST DESC CRSE 40.19 FT TO NWLY LI LOT 6 TH NELY AT ANG OF 100 DEG 41'30" TO RT FRM LAST DESC CRSE AL NWLY LI LOTS 5 & 6 130.88 FT TH SWLY AT ANG OF 122 DEG 47' 59" TO RT FRM LAST DESC CRSE 73.97 FT THELY AT ANG OF 91 DEG 18'40" TO LFT FRM LAST DESC CRSE 9.37 FT TO ELY LI SD LOT 5 TH SLY AT ANG OF 89 DEG 46'57" TO RT FRM LAST DESC CRSE AL ELY LI SD LOT 85.39 FT TO POB BEING PART OF LOTS 5&6 ORIGINAL PLAT OF VILL OF CHX

5. Legal parcel number: 052-252-006-00

Block and lot number: 308 Park Avenue

Dimensions of parcel: Legal information: COM AT SE COR LOT 5 BLK 12 ORIGINAL PLATOF VIL OF CHX TH WLY AL SLY LI LOT 5 & 6 70.20 FT FOR POB TH CONT WLY AL PROLONGATION OF LAST DESC CRSE AL SLY LI SD LOT 6 57.17 FT TH NLY AT ANG OF 82DEG 54' 50" TO RT FRM LAST DESC

CRSE 27.73 FT TH NWLY AT ANG OF 5 DEG 06' 17" TO LFT FRM LAST DESC  
CRSE 51.10 FT TO NWLY LI SD LOT 6 TH NELY AT ANG OF 70 DEG 40' 20" TO  
RT FRM LAST DESC CRSE AL NWLY LI SD LOT 6 25.72 FT TH SELY AT ANG OF 79  
DEG 18' 30" TO RT FRM LAST DESC CRSE 40.19 FT TH SELY AT ANG OF 15 DEG 06' 40"  
TO RT FRM LAST DESC CRSE 43.9 FT TH SLY AT ANG OF 20 DEG 44' 46" TO RT FRM  
LAST DESC CRSE 22.2 FT TO POB BEING PART OF LOT 6 BLK 12 ORIGINAL PLAT OF  
VILL OF CHX

6. Legal parcel number: 052-252-006-50

Block and lot number: 310 Park Avenue

Dimensions of parcel: Legal information: COM AT SE COR LOT 5 BLK 12  
ORIGINAL PLAT OF VILL OF CHX TH WLY AL S LI LOT 5 & 6 127.37 FT FOR POB  
TH CONT WLY AL PROLONGATION OF LAST DESC CRSE AL S LI SD LOT 6  
120.4 FT TH NLY AT ANG 90 DEG 51' 34" TO RT FRM LAST DESC CRSE 12.46 FT  
TO NWLY LI SD LOT TH NELY AT ANG OF 57 DEG 38' 19" TO RT FRM LAST DESC  
CRSE AL NWLY LI SD LOT 124.35 FT TH SELY AT ANG OF 109 DEG 19' 40" TO RT  
FRM LAST DESC CRSE 51.1 FT TH SLY AT ANG OF 5 DEG 06' 17" TO RT FROM  
LAST DESC CRSE 27.73 FT TO POB BEING PART OF LOT 6 BLK 12 ORIGINAL  
PLAT OF VIL CX.

7. Legal parcel number: 052-252-002-00

Block and lot number: 101 Grant Street and 103 Grant Street

Dimensions of parcel: Legal information: LOT 2 BLOCK 12 OF ORIGINAL  
PLAT OF CITY OF CHARLEVOIX

8. Legal parcel number: 052-252-003-00

Block and lot number: 303 Clinton Street

Dimensions of parcel: Legal information: LOT 3 OF BLOCK 12 OF  
ORIGINAL PLAT OF CITY OF CHARLEVOIX EX: N 22 FT

9. Legal parcel number: 052-252-004-00

Block and lot number: 305 Clinton Street

Dimensions of parcel: Legal information: BEG AT SE COR LOT 4 BLK 12  
ORIGINAL PLAT OF VILL OF CHX TH WLY AL SLY LI SD LOT 66 FT TO SW COR  
SD LOT TH NLY AT ANG OF 89 DEG 45' 09" TO RT FRM LAST DESC CRSE AL W  
LI SD LOT 85.39 FT TH ELY AT ANG OF 90 DEG 13' 03" TO RT FRM LAST DESC  
CRSE 66.03 FT TO E LI SD LOT TH SLY AT ANG OF 89 DEG 48' 28" TO RT FRM  
LAST DESC CRSE AL E LI SD LOT 85.43 FT TO POB BEING PT OF LOT 4 BLK 12  
ORIGINAL PLAT OF VILL OF CHX

10. Legal parcel number: 052-253-009-00

Block and lot number: 316 Park Avenue

Dimensions of parcel: Legal information: LOT 9 OF BLK 13 OF ORIGINAL  
PLAT OF CITY OF CHARLEVOIX ALSO N 1/2 OF VACATED ALLEY ABUTTING SD  
LOT AS RECD L348P715 CX R/D

**b. Visual Boundary Description**

The map titled, "The Earl Young Buildings Historic District", found in front  
of this report, provides the required information for this section.

### c. Boundary Justification

This mostly contiguous district is made up of properties on the block bounded by Park, Clinton and Grant Streets that are related to each other in that Earl Young designed and built them from 1919 through 1954. The boundary for each resource is the current boundary for each parcel included.

## 6. THE HISTORY OF THE PROPOSED DISTRICT IN CONTEXT

Charlevoix, Michigan is set in the midst of Lake Michigan, Lake Charlevoix, and Round Lake. The arrival of the first settlers came between 1854 and 1857, with the city's development having its origins in commercial fishing and the lumber trades. The expansion of the original Pine River Channel, connecting Round Lake to Lake Michigan, was extremely important in the making of the harbor. Charlevoix's history as a summer resort began in the late 1870's and by the 1880's became a popular summer retreat leading to the development of exclusive summer resorts. The first visitors came only by boat. The Charlevoix Summer Resort Association, now known as the Belvedere Club, was formed in 1878, between the south side of Round Lake and Lake Charlevoix. After additional acres were purchased the Belvedere Hotel was built in 1887. In 1880, the Chicago Summer Resort, now known as the Chicago Club was established. J. P. Wilson and Edward Waller, members of the Chicago Club, founded the Chicago Golf Club in 1896 and laid out a course designed by Willy Watson. The club relinquished the golf course in 1937 and sold it to the City of Charlevoix. After the arrival of the railroad in 1892, Charlevoix grew and its reputation as a desirable vacation destination because of its natural air conditioning, began to spread across the nation, and hotels began to appear. By 1898 Charlevoix had grown into a splendid resort. In 1926, the Belvedere Club opened its own golf course. Many passenger liners, including two legendary ships, the North American and the South American that cruised the Great Lakes, used the current Charlevoix city dock area on Round Lake extensively. Charlevoix received its village charter in 1879, and was incorporated as a city in 1905. Today approximately 3,000 year-round residents inhabit Charlevoix, but in the summer months, when tourism is at its peak, the population is estimated to triple.

Earl Young was a resident of Charlevoix for over seventy years. Born on March 31, 1889, in Mancelona, Michigan, Earl was the son of Myrtie and Adolphus Young, an insurance salesman by trade. In 1900, the family moved to Charlevoix where Adolphus Young set up an insurance agency in a small downtown office. After graduating from Charlevoix High School in 1908, Earl Young attended the University of Michigan, seeking a degree in architecture. However, he became disenchanted with conservative university professors, returned to Charlevoix and entered into the insurance sales business with his mother.

In 1915 Earl Young married his high school sweetheart, Irene Harsha, a soft-spoken artist and poet. Irene Young is most known for designing and painting the popular historic landmark maps of the Grand Traverse Region, Mackinaw Island, and the Little Traverse Region. Together, Earl and Irene Young had four children: Drew, Louise, Marguerite, and Virginia.

Around 1915, Earl Young obtained his real estate broker's license that he held for more than sixty years. Not long after receiving his license, Young became a member of the Charlevoix-Antrim Board of Realtors and opened his own real estate agency at 224 Bridge Street, which he later remodeled and faced with limestone and decorative half-timbering. This office was demolished in 2003 and the fireplace moved to another location. With his real estate business flourishing, he bought and sold land and buildings in and around Charlevoix. By 1921 Young completed the construction of his first home, designed and built especially for his family. Several of the subsequent structures he erected over fifty years were used by the Young family as a source of rental income; others were designed for specific individuals. All of the buildings had a whimsical nature and were characterized by the creative use of stone.

Earl Young, who was never formally trained in architecture, designed, constructed and remodeled a total of thirty buildings throughout his fifty-five year building career. With present requirements for certification as a licensed architect or builder being clearly defined, Earl would never have been able to meet them. In addition, building codes, zoning regulations, and planning commissions now have specific requirements that must be adhered to in the design and construction of homes and commercial buildings.

Earl Young's stone architecture has been a source of tourism in Charlevoix since the 1950's. He designed and built residential structures in two locations around the city: a triangular block bounded by Park Avenue, Clinton, and Grant Streets; and Thistle Downs, a secluded residential development along Round Lake's north shore. In the 1920's, Young also designed and built a lakeside subdivision called Boulder Park in Charlevoix Township, outside the jurisdiction of this study committee, as are two other houses on Park Avenue. All of Young's commercial structures are located in downtown Charlevoix. Tours of Young's architecture continue to be offered by the Charlevoix Historical Society and other local organizations. The Charlevoix Historical Society provides flyers for self-guided tours of Young's structures. A book of Young's buildings has been published, and recently the Charlevoix Historical Society has produced a DVD of his life and buildings.

Young's love for Charlevoix did not subside as he aged. He continued to throw himself into projects to beautify and develop the city and the surrounding area. After his death on May 24, 1975, *Charlevoix Courier* writer Fran Martin said "(Earl Young) was probably one of the earliest and greatest promoters of Charlevoix as a summer resort community. Charlevoix was his love. He did a great deal for the community."

"The buildings of Earl Young have lured architecture buffs from every corner of the country and abroad. Inspired by England's Cotswold architecture, and other rural English places, he turned stone and wavy eaves into a signature style."

## 7. STATEMENT OF SIGNIFICANCE

The Earl Young Buildings in the City of Charlevoix, Michigan qualify according to the National Register of Historic Places by meeting the following criteria.

a. Criterion C: Design / Construction Significance

According to the National Register Bulletin: How to Apply the National Register Criteria for Evaluation, 2005, on page 17, Criterion C: Design / Construction it lists: " *Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.*"

These properties meet the following requirements:

They embody distinctive characteristics of a type, period, or method of construction

Represent the work of a master whose work is distinguishable from others by its characteristic style

Possess high artistic value through aesthetic achievement

The property characteristics are expressed in terms of form, proportion, structure, plan, style and choice of materials.

The Earl Young buildings are significant as examples of the unique folk architecture of real estate developer Earl Young who used stone, wood, and recycled materials to create distinctive businesses and cottages, often referred to as the "Mushroom Houses" in the City of Charlevoix.

As described in Section 6, History of the Proposed District, the Earl Young Buildings meet the criteria for this designation for their significant contribution historically, architecturally, and aesthetically to the City of Charlevoix.

Today Earl Young's legacy is preserved in his remaining stone structures. His influence on local architecture and enthusiasm in promoting the area was instrumental in making Charlevoix one of the most popular and unique cities in the northwestern corner of Lower Michigan. In an interview a few years before his death Young said of his creations: "detail, that's my success. I build each house as you paint a picture...something you can enjoy...something that will live after you that others can enjoy."

The northern Michigan terrain is awash with glacial boulders left behind by the Wisconsin period glacier that covered the area more than ten thousand years ago. Granite and igneous boulders were deposited throughout the peninsula when the glacier retreated. Limestone deposits were also formed by the stratification of the soil under the tremendous weight of the ice. Young took advantage of this wealth of boulders and limestone. Earl was known for driving around the region and spotting boulders in fields that he thought would be good to use. If necessary, Young would purchase the boulder from the landowner and pay extra to bury it safely until he had the right project. When a canal on the St. Mary's River in the Upper Peninsula was being constructed near Sault Ste. Marie, Young purchased red sandstone from the site. "I get rocks from many places...we have our own quarry here, and I gather them from the places I go," Young said in a 1962 interview.

Earl Young designed and erected his stone buildings for one purpose—personal enjoyment. His architecture earned him fame, but also raised a few eyebrows, said his

daughter Virginia. Young “was an artist, but he wasn’t always practical. He didn’t build his buildings for other people; he built them for himself.” With no formal education in architecture, Young designed his buildings without plans or specifications, only jottings on scraps of paper he carried in his pocket. Young found inspiration in stone, often allowing specific boulders to dictate the design of a building. He selected boulders for their size, shape, color, and texture, and they often had to be meticulously set and sometimes held in place by a crane for several days until the mortar had hardened. His architecture does not conform to a particular style. Instead, his buildings incorporate design elements from a number of different styles such as Arts and Crafts, Prairie, and even Swiss Chalet. While each of Young’s structures has its own distinct character, they are unified by a number of key elements, including exterior stonework, massive stone fireplaces, and generally low-lying roofs.

Young sought to design durable structures that would blend with the environment and last for hundreds of years. His belief that buildings should co-exist with nature led him to be painstakingly meticulous and controlling throughout all construction. In designing his unique architecture, Earl Young sought inspiration from his passions—nature and stone. Each structure was made to conform to its topography so that it appeared to have grown there naturally. Young “...believed in tucking the house into the landscape... Trees weren’t torn down to make room for the house. He built according to the lot because it wasn’t just a house to him. It was a work of art. Every part of it had to go together.” Because he used no formal plans, Young had to tell masons and contractors where he wanted each stone, window, and door. Occasionally Young would change his mind about how the building should look after it was partially completed; thus doorways and windows would have to be replaced with stonework and rebuilt in other locations at Young’s whim. To facilitate the construction process, it is rumored that Irene Young often provided the patient masons and carpenters with drawings of her husband’s “vision” on the sly.

Aside from the boulders and fieldstone collected and / or purchased from around the northern Michigan region, Young also used driftwood and recycled lumber. While some of the scrap materials were hidden under cedar shingles in order to emphasize a roof’s undulating effect, others were proudly displayed.

The most significant characteristic of Earl Young’s architecture is his use of stone masonry, the majority of which is structural. Twenty of his thirty original structures are constructed of structural masonry. Many of the buildings of this type typically appear massive; only their window and door openings are wood framed. The remaining ten structures are of frame construction, with quarried or cut stone applied to the exterior. Most of his interiors have plaster walls; stonework is exposed inside only a few buildings. In the homes built of structural masonry the interiors were framed out after the exterior stonework was in place; insulation was added to the cavity between the stonework and the interior wall.

Stone was also used in the construction of massive fireplaces. All of Young’s buildings have at least one fireplace; many have two or more. To show them off, Young designed rooms to be centered around a fireplace.

Another distinguishing feature is cedar shingle roofs. Some of the houses in the triangular Park Avenue block have roofs that appear to undulate. In contrast, the roofs of the homes in Boulder Park are more conservative, typically gabled or hipped in form;

straight lines with deeply overhanging eaves and decorative exposed rafter tails dominate them. Young's low-lying undulating cedar shake roofs function in harmony with the landscape, helping to blend each home into its environment. To create these roofs, Young first framed them in a wave-like form; he then applied three to four layers of cedar shakes on top of the rafters, laying them to accentuate the motion. In some cases, like the famous "Mushroom House," Young used scrap lumber to heighten portions of the roof.

Several of Young's structures are characterized by hidden or sheltered entries. Young's front doors are either concealed from view by a deep covered porch or sheltered by a small overhang, or in some cases, the roof's deep overhanging eaves.

Unfortunately, because of his lack of interest in cooking, a common interior feature is small, inadequate kitchens. Most of his homes also had small dining rooms, or lacked them altogether.

There are also a number of features that appear in many, but not all, of Young's structures. Mullioned and leaded glass windows are common. Squat chimneys that resemble partially melted candles are noticeable in several structures. The short stone chimneys are liberally frosted with cement, which gives them a whimsical appearance. Creative landscaping also frequently complements Young's architecture accented by the use of small boulders or stone walls, which assist in unifying the homes with their environment.

Young's stone masonry is quite different from that of other, past and present, regional builders. His architecture is characterized by the frequent use of massive granite boulders, although Young built several structures using limestone from a quarry in Onaway, Michigan. Those that employed boulders in their construction have an almost bulbous appearance. It is this characteristic that has lent Young's homes the name "Mushroom Houses," although only two have any resemblance to a mushroom. Today twenty-eight of Young's structures remain: two have been razed, and several others have undergone significant renovations. While some interior features, including extraordinary fireplaces, are mentioned in these descriptions, the ordinance will only include the exterior features of the resources.

Earl Young's buildings are one of the most popular attractions in northern Michigan and a living tribute to his love for nature, stone, and the community. Not only have Young's "mushroom" houses had an aesthetic influence on architecture in the Charlevoix area, they have been a magnet of tourism for well over fifty years. Characteristics of his style are reflected in both commercial and residential architecture throughout the local area and in the 2008 renovated, award winning East Park.

**The following is a list of Contributing Resources citing information pertinent to the above definition:**

#### **THE EARL YOUNG BUILDINGS HISTORIC DISTRICT**

##### **300 Park Avenue**

Earl Young in 1944 dubbed this former farmhouse the "Pines Cottage". It was constructed by Harvey Lee and Nellie Iddings. Harvey Lee Iddings was the first mayor

of Charlevoix from 1905 to 1907; he died in 1910. Historic tax records suggest the structure was remodeled on or shortly after Harvey Lee's death. In November of 1944, Young acquired the property as a source of rental income. The home was rented throughout the 1940's and 1950's. In the 1960's Young's daughter Marguerite occupied it. Between 1961 and 1962 Earl remodeled the house, adding stonework and an impressive fireplace. On the first story of the façade he added smooth-faced quarried limestone with raised mortar joints. He extended the limestone to the porch posts and rear chimney; inside, he created a dramatic limestone fireplace.

The house is a variation on the Michigan gabled-ell type house, a popular rural housing form characterized by a dominant two-story upright section with a front-facing gable and a one or two-story wing with side-facing gable. The entrance is shielded from view by the deep porch, which extends the length of the wing. The windows, characteristic of many in Young's homes, are leaded glass accented by colorful wooden trim. The second story is finished in cream-colored stucco with semi-circular shingles under the gable. The steep roof is covered with asphalt shingles and is pierced by a bay window with a pointed roof. Today the house is privately owned by the Candace Sucher Savage Trust and is used as a vacation home.

### **302 Park Avenue**

Named the "Half House" because of its peculiar shape, this home is one of Earl Young's most distinctive creations. The cottage was built in 1947, and remained in the Young family until the 1970's and was used primarily as rental income. Today it is owned by Thom Investments.

The small one-and-a-half story cottage is situated on the site of the carriage house for the house at 300 Park Avenue. The cottage is semi-circular in shape and appears to be snuggled into the landscape. It is composed of solid masonry, with only the roof and window and door openings framed with wood supports. Both the front door and window appear to be recessed into the house, sheltered by the low roof and rough boulders that form the exterior walls. "Half House" is constructed almost entirely of granite boulders and local fieldstone. The flat east elevation is made of concrete and faced in white stucco, a sharp contrast to the rest of the house's rounded and uneven appearance. It rises from a pile of boulders at its base in a perfect vertical line and extends above the sloped roof to form a small chimney. The south elevation contains a shed-roof dormer with wood siding to add space to the small half story. Its cedar-shingled roof, which rises at an angle from the boulder walls in a wavy, organic fashion, appears to be more a part of the hillside than the house. The rippling form is primarily due to careful framing; cedar shingles laid atop the undulating rafters emphasize the form and suggest motion.

### **306 Park Avenue**

No longer in need of the house at 304 Park Avenue in which they had raised their children, Earl Young designed and built this house between 1946 and 1947. They lived in this house until Irene sold it to her daughter and son-in-law in September 1976.

The home has a rambling low-lying appearance and blends gracefully into the landscape. It is composed entirely of cut limestone from the Onaway quarry east of Petoskey, stacked horizontally in stratified layers. Large floor-to-ceiling plate glass windows with simple trim provide a view of Lake Michigan. While the main doorway is not hidden within a deep porch, a small overhang with decorative brackets shelters the entrance. The cedar-shingled roof is framed to give an undulating appearance; the

shingles are laid in a pattern that further accentuates this movement. Two squat, "cement-frosted" chimneys, sit atop the low-lying roof.

A portion of the south elevation of the house is visible from Clinton Street. Its primary feature is a tiered wall made of the stacked Onaway limestone. The street-side garage, which appears to have been built into the hillside, is believed to have been added in 1962, and can be accessed from within the house. The similar color and motion of the roof and tiered wall give the illusion of the two blending into one another as if they jointly form part of the hillside. The home is currently owned by Sidney and Beth Feldman.

### **308 Park Avenue**

"**Betide Cottage**" was constructed circa 1943 according to Earl Young's daughter Virginia Olsen. The Youngs used it primarily as rental income, and it was sold by Irene in September 1978. Debra and Miles Singer currently own the home.

The façade appears almost round, with setbacks on either side of a central ribbon window. It is constructed almost entirely of quarried Onaway limestone, laid in an intricate pattern with a smooth texture. Dark wood is used as an accent on the projecting portion of the façade to create the illusion of exposed framing members. The narrow, glass-paned front door is sheltered from view and the elements by a deep overhanging eave, which also extends over the plate glass ribbon window. The cedar shingled hipped roof is topped with a squat, cement-frosted chimney. The roof does not appear to undulate, but its edges do have an irregular rippled effect. The south elevation of the house is visible from Clinton Street, and is unlike the façade. It is dominated both by stonework on the lower level and a cantilevered main level faced with irregular wood siding, which provides much-needed space for the tiny house.

In July 1999, the present owner modified the home's roof and replaced the existing asphalt shingles with cedar shingles. Previously, the shallow slope of the roof and one-to-two-inch eave overhangs caused water to run off the surface at a very low velocity allowing an excess of moisture to penetrate the window sills and frames and seep into the stonework. Prolonged exposure to moisture caused damage to the sills and frames, and also caused spalling of some of the limestone in freeze-and-thaw conditions during the winter months. To remedy the problem, the owner increased the roof overhang so that it is one foot deep on the north, east, and west elevations.

### **310 Park Avenue**

The "**Abide Cottage**" retains the name given to it by Earl Young. It was built in 1938. Tax records indicate that in the late 1940's and early 1950's Young may have made some renovations. The family used the house as a source of rental income until Irene Young sold it in September 1978.

Nestled within a cluster of pine trees on the narrow triangular corner of the Park Avenue block, "Abide Cottage" appears to have grown from the earth. It is constructed entirely of fieldstone and limestone rubble from the Onaway quarry. The stonework is quite detailed. Intricate stonework over the doorways and at the corners of the house show Young's attention to detail. The one story cottage is random in form, taking on a rambling organic appearance. Rounded windows and doorways add a touch of character. The undulating cedar shingled roof and stone retaining wall covered with moss and vegetation help blend the house into its environment.

"Abide Cottage" is privately owned by Susan and Harry Boyd, but continues to be used as a rental property. In the summer of 2004 an electrical fire broke out within the house, damaging much of the interior and a portion of the roof.

### **316 Park Avenue**

One of Earl Young's most unique creations was constructed on this site circa 1945. Tax records indicate that Drew Young acquired the property in 1943 with the value of the land increasing by 1945, which suggests that the home was built at that time.

Although composed entirely of structural stone, the house was originally whitewashed and accented by dark wooden beams that emulated half-timbering. A thatch roof, which Young shipped in pieces from Great Britain to Charlevoix, was its crowning feature. The home was originally designed to have the look and feel of an English country cottage. Young's departure from his usual design philosophy suggests that he may have been influenced by European architecture during his travels abroad.

In January 1947, Drew Young sold the house to Lawrence E. Towe, who lived in it until 1950, when he sold it to C. H. Flomsbee. It is believed that Flomsbee made a number of modifications between 1959 and 1961, including removal of the thatch roof and replacing it with asphalt shingles. The whitewash was removed to expose the colorful stonework. Today the shape of the roof is reminiscent of the original thatch roof. The present owners, Samuel and Judith Jassenoff, recently constructed a small stone wall, its design influenced by Young's characteristic use of multi-shaped stone and excess cement, along the front yard.

### **101 Grant Street**

This hillside house sits on the site of what was once an outbuilding for the farmhouse at 301 Clinton Street. This small cottage, at first glance, appears to be more a garage than a house. However, the second story contains a sizeable living space. It was built in 1954 when Earl Young acquired the lot that also contained the century-old farmhouse. Jeannine Wallace, presently the owner, uses the home as a source of rental income.

The cottage has a Swiss chalet appearance with its steeply pitched gable roof and flared eaves. The first story is constructed of horizontally stacked Onaway limestone, which blends seamlessly into an attached limestone retaining wall that climbs sinuously up the hillside. The small arched entryway on the east elevation is sheltered by a rectangular bay window on the second level. The wooden door appears to have been carved into the limestone itself. Dividing the first floor from the second are decorative wooden joist ends which give the cottage a rustic appearance. The second story, which houses the majority of the living space, is faced with dark irregular wood siding on the east elevation. Two shed dormers punctuate the steep roof, which extends steeply toward the ground, on the south elevation. A glass block window on the west elevation demonstrates Young's fascination with new materials. An enclosed porch on the less visible north elevation adds additional living space to the second story.

In the fall of 2004, the home's asphalt shingled roof was replaced with cedar shingles reminiscent of Young's initial design. The original cedar shingles had been removed decades before and were replaced with cheaper and more durable, asphalt shingles that were both designed and laid to emulate the original wooden shakes.

### **103 Grant Street**

The "Mushroom House" is one of Earl Young's most well-known and photographed creations. The house derives its name from its unusual oval form, thick stone walls, and low-lying cedar shingle roof. Earl Young purchased the property in the early 1950's when the former farmhouse had fallen into severe disrepair. Tax records indicate a dramatic increase in the value of the land by 1955, which suggests that the house was constructed at that time.

The "Mushroom House" was built at the corner of Clinton and Grant Streets. It is constructed entirely of structural masonry consisting of Onaway stone facing and local fieldstone. The unusual round house is two stories in height and resembles a massive button mushroom. It was built on the foundation of the former farmhouse, some of whose beams were saved and used in the construction of the new house. The main entrance is sheltered and partially shielded from view by the home's stone walls and deep overhanging eaves. Leaded glass windows are nestled into the three-and-a-half-foot thick walls. The interior is rambling, with a random traffic pattern and oddly shaped rooms. The living room is paneled in cypress and contains large leaded glass windows and a massive fireplace composed of cut Onaway limestone laid diagonally. The home's cedar-shingled roof is one of Young's most distinctive; round in form, it rises and falls as if floating upon water. The roof's undulating form is due to a number of factors, primarily careful framing. Multiple layers of cedar shingles were laid atop the rafters to accentuate the rolling motion. Young used scrap lumber, including old wood doors with brass doorknobs still attached, to prop up portions of the roof for added definition. In the mid 1980's, the current owner Jeannine Wallace replaced the home's original cedar shingle roof, which had begun rotting due to prolonged exposure to moisture. During this process the roofers uncovered a number of pieces of scrap lumber used to accentuate the roof's motion. This scrap lumber generated the same effect as eighteen layers of shingles. The roof again was replaced exactly the same as the original in cedar shakes in 2008.

Jeannine Wallace purchased the property in 1964, although she did not close and move into the house until 1966. In the early 1970's the Wallaces remodeled the extremely small kitchen to make it more accommodating. With the addition of two doors, an office space, and a sizeable bathroom off the west side, the kitchen now feels more comfortable. The new bathroom's most interesting feature is the east wall, which was formerly the exterior of the house. The exposed stonework in the bathroom provides an up-close and personal view of the boulders and fieldstone Young used in the construction of the house.

### **303 Clinton Street**

The house was first constructed by A. J. and Mary Hamilton between 1910 and 1912. In August 1951, Drew Young purchased it from Mary Hamilton, and the Youngs appear to have made several renovations beginning in 1952. In January 1954, Drew sold the rights to the property to his father, who then sold it to his son-in-law Robert Gill. In 1962 the Youngs made yet another set of renovations. The improvements made between 1952 and 1962 were similar to those made at 305 Clinton Street. Young added smooth-faced irregularly patterned limestone to both the first level and the chimney at the rear of the house, topping the squat chimney with his signature excess cement. It is unknown whether he added the irregular shingles on the second story.

The building is a simple version of a Michigan upright-and-wing house. The front-gabled upright portion is accentuated with irregular shingles on the second story. The side-gabled wing portion harbors a narrow covered porch that shields the main entry. The house is presently privately owned by Alice Timms.

### **305 Clinton Street**

Tax records suggest the house was constructed between 1910 and 1911 by M. J. Parmelee. It was later owned by Hugh E. Vandewalker, a life insurance salesman residing in Ann Arbor, who used it as a vacation home from 1925 until 1940 when it was sold to the state. Drew Young is listed as taxpayer on the property from 1944 until 1973. Earl Young remodeled the house from 1961 to 1962. Young added quarried Onaway limestone laid in a smooth pattern which extended approximately three-quarters of the height of the house; the rest was finished with wood siding. He also adorned the chimney with limestone and added stonework to the fireplace indoors.

The house itself is rather simple in form and is dominated by a side-facing gable roof. A shed roof dormer on the west elevation and a covered entry on the east elevation add interest. Its distinguishing feature is the limestone stonework. Today the house is privately owned by James Buschman and Deborah Harmon.

**The following is a list of Contributing Landscape and/or Design Elements present in the district that are not exclusive to a single parcel or address:**

### **Grant Street Wall**

This retaining wall that was constructed by Earl Young abuts Grant Street from the house at 101 Grant Street north to the corner of Park Avenue. The wall is built of horizontally stacked stone with inset flat faced stones.

### **Park Avenue Wall**

The wall that sits next to Park Avenue and stretches from 306 Park Avenue to 310 Park Avenue was built by Earl Young in Onaway stone.

### **Clinton Street Wall**

This low wall consists of mortared rough stone that sits back from Clinton Street and passes from the rear of 306 Park Avenue to the rear of 310 Park Avenue.

**The following is a list of Non-Contributing Resources:**

### **304 Park Avenue**

Erected in 1918 -1921, this was the first house designed and built by Earl Young. Young created a unique two and a half story stone home for himself and his wife, Irene. This is the home in which they raised their family, moving next door in the late 1940's only after their children had grown. The house at one time was owned by Robert Gill, the son-in-law of Earl Young, and is presently owned by Amstar Non-Qual Retirement Fund LLC. Major demolition and re construction began in 2014.

The house has now been completely rebuilt and can no longer be considered a contributing resource. (See pg.39) The stonework is structural; only the roof, window, and door openings are wood framed. A deep front porch shelters the main entrance to the house. Two squat stone chimneys and plate glass windows with wooden trim add

character and detail. The new owners are replacing the old roof of asphalt shingles with a thatched roof being installed by roofers from Ireland..

#### 8. PHOTOGRAPHIC INVENTORY

Please view photographs attached at the end of the report.

#### 9. RESOURCE COUNTS AND PERCENTAGE

Ten of the eleven buildings are contributing, one of the eleven buildings is non-contributing, therefore 91% are contributing, and 9% are non-contributing.

#### 10. BIBLIOGRAPHY

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Thesis submitted by Kelly Elizabeth Simpson to the Department of Geography and Geology, Eastern Michigan University, for her Master of Science in Historic Preservation, **From Boulder Park to Mushroom Houses: The Stone Architecture of Earl Young, 2005.**

The Charlevoix Historical Society, DVD on **The Life and Works of Earl Young, Charlevoix's Master Builder in Stone**, written and produced by David L. Miles, Co-Director, Harsha House Museum, 2008

The Charlevoix Public Library, excerpts from the **Charlevoix Courier**.

Historic Photographs provided by the Charlevoix Historical Society

Current Photographs provided by the City of Charlevoix Planning Department.