



The Union Building Historic Structure Report (Draft)

Part 1: Developmental History

April 2002



Foreword

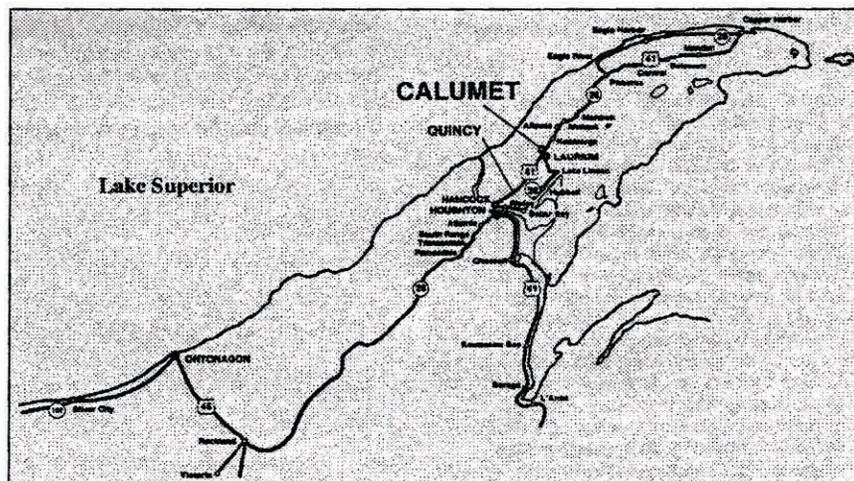
The purpose of this Historic Structure Report, Part 1, is to document the developmental history of the Union Building, located in Calumet, Michigan, and owned by the National Park Service. The Union Building is situated within the Calumet Unit of Keweenaw National Historical Park (KNHP). Authorized by Congress in 1992, KNHP was established to commemorate the rich and complex story of copper mining on the Keweenaw Peninsula. As stated in the act establishing the park, Public Law 102-543, the purposes of the park are:

- (1) to preserve the nationally significant historical and cultural sites, structures, and districts of a portion of the Keweenaw Peninsula in the State of Michigan for the education, benefit, and inspiration of present and future generations, and
- (2) to interpret the historic synergism between the geological, aboriginal, sociological, cultural, technological, and corporate forces that relate the story of copper on the Keweenaw Peninsula.

The Union Building was purchased by Keweenaw National Historical Park in 1999, the first of three buildings acquired by the National Park Service within the park's Calumet Unit. A three-and-one-half-story masonry structure, the Union Building was constructed in 1888-89 with lodge facilities on its upper floors and income-producing commercial spaces at street level. One of two remaining lodge buildings in the Calumet commercial district, the building holds significance in the areas of social history and architecture. Serving its original purpose until the mid-1970s, the building has been subject to little change over more than a century of use.

The historic and architectural significance of the Union Building has been recognized by its listing as a contributing structure in the National Register Historic District, *Red Jacket Downtown Historic District* (1976), and the *Calumet National Historic Landmark District* (1988). The building is also included within a larger district listed on the State of Michigan's Historic Register, and in 2002 was included as part of a locally designated district.

Project Statement and Purpose



The Keweenaw Peninsula showing the location of Calumet and other Copper Range settlements.

The Union Building was acquired by the NPS to ensure the preservation of an important resource within the park and further KNHP's interpretive program. Toward these ends, in 2001 KNHP received \$2.1 million in rehabilitation project funds. It is the intent of Keweenaw National Historic Park to rehabilitate the Union Building for interpretative purposes. The building will serve as a "primary source material" exhibit for the interpretation of community social life. The main interpretive themes to be developed at this site are "People's Lives" and "Corporate Paternalism" as defined in the park's General Management Plan. As currently envisioned, the building's three main floors will be open to the public during the summer season (May—October) for interpretive tours. The building will be closed for the winter months.

Following the acquisition of the Union Building, and in conformance with NPS *Cultural Resource Management Guidelines*, work on an historic structure report was begun. This document presents the results of the research and analysis that has been conducted to date in completing Part 1 of the report. Along with continuing research related to the building's history and physical condition, Part 2 of the historic structure report is now underway. This part of the report will present and evaluate alternative uses and treatments for the Union Building. Based on the recommendations for treatment and use in Part 2, any future rehabilitation or maintenance will be documented in Part 3 of the historic structure report.

Project Team Members and Acknowledgements

Fritz Rushlow of the National Historic Preservation Training Center managed the production of this report. Park staff members—John Rosemurgy, Historical Architect, and Steve DeLong, Landscape Architect—along with preservation consultant Lynn Bjorkman served as the project's primary investigators and authors of this study. Colin Munn and Joseph Mihal assisted with research and the survey of the building's physical conditions.

KNHP staff member Tom Baker, Park Ranger/Museum Archivist, was responsible for the report's design and production; Brian Hoduski, Museum Curator, assisted with the acquisition and preparation of historic photographs; Kathy Baker, Administrative Technician, proofread the report.

The project team wishes to express its appreciation to Erik Nordberg, University Archivist, Michigan Technological University Archives and Copper Country Historical Collections for providing research assistance for this study.

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Executive Summary

Research Methodology

In May of 1999 Karla M. Kaulfuss, a student at the School of the Art Institute of Chicago, completed an historic structure report on the Union Building as part of her thesis requirement for a master's degree in the School of the Art Institute's Historic Preservation Program. The information contained in the current report is based, in part, upon information included in that report.

Prior to Kaulfuss' work, very little information had been compiled to document the history of the Union Building. Following up on information sources cited in Kaulfuss' report, an investigation was initiated to obtain further primary source material related to the building and its use. Research was conducted in local archival collections, including the Michigan Technological University Copper Country Historical Collections, and the collections at the Houghton County Historical Society, Coppertown, U.S.A., and the Calumet Public Library. Historic photographs, various local directories, vertical file materials and newspaper articles were all important sources of information found in these collections.

Of particular value to this study was a record of the minutes of the Union Building Association's meetings from its inception until 1914. Access to this record book was provided by the Free and Accepted Masons, Copper Country Lodge No. 135. As research continues, further attempts will be made to gather additional information in private collections and through interviews with local residents.

Included in this report is a discussion of several important historical themes that place the Union Building within its historic context and provide a basis on which to determine the building's significance. Information for the section, "Historical Background and Context," primarily draws upon secondary source material, including books, reports and National Register nomination forms.

Another important component of this study involved a thorough physical investigation of the property, including a feature inventory, a condition assessment and the recordation of physical evidence to determine the building's evolution. The results of the physical investigation, conducted from January through April 2002, are described in the chapter of this report entitled, "Physical Description." Information contained in this draft report will be supplemented by the results of further research and physical investigation conducted as part of the "Treatment and Use" (Part 2) study

Summary of Major Research Findings

that is now underway.

The Union Building is a three-and-one-half-story masonry building located on the primary commercial street of Calumet Village (formerly Red Jacket Village), a settlement that developed in the mid-nineteenth century in response to copper mining operations in the area. Completed in 1889, the building was commissioned and operated by the Union Building Association, an enterprise incorporated to provide meeting facilities for two of the community's oldest benevolent societies, the Free and Accepted Masons (F&AM) and the Independent Order of Odd Fellows (IOOF). The building was designed by the architectural firm B.H. Pierce and Co., based in nearby Hancock, Michigan.

Typical of other lodge hall buildings constructed in the late nineteenth century in small communities, the Union Building was designed to include commercial space on the ground floor with lodge facilities above on the two upper floors. Through this arrangement, the revenues collected from the leased commercial space supported the construction and maintenance of meeting facilities for the fraternal organizations occupying the two upper floors.

In terms of its historic significance, the Union building is important for its association with the Michigan copper mining industry, specifically with the Calumet and Hecla Mining Company (C&H), the Michigan industry's leading producer. Built on land owned by Calumet and Hecla, the Union Building reflects an important aspect of the "paternalistic" labor management system practiced by C&H and other mining companies in the region. In selectively donating the use of its land to certain groups like the Freemasons and Odd Fellows, C&H attempted to shape the social infrastructure of the local community in ways that would further its own needs for a stable, productive, and loyal workforce.

Because its lodge rooms served as a meeting place for more than twenty of Calumet's fraternal groups, benevolent organizations and allied societies over a period of more than eighty years, the Union Building also holds significance in the area of social history, representing the role of fraternal organizations in community life. With membership often based on national identity, race and/or denominational affiliation, the groups that used the building chronicle the ethnic and religious character of the Calumet mining community.

In addition, the Union Building is significant architecturally as a component of the Village of Calumet's historic commercial district, a group of about one hundred buildings that reflect the growth and prosperity of the Calumet mining industry during the late nine-

teenth and early twentieth centuries. Architecturally, the building embodies the distinctive characteristics of the two-part commercial block, the most common building type in the district, distinguished by commercial storefronts on the ground floor combined with private and semi-private uses—apartments, offices, or in this case, meeting facilities—on the upper floors.

For purposes of analysis, the history of the Union Building can be divided into two major episodes, based on the property's ownership and use. The first period extended for about eighty years, from the building's erection in 1889 until 1978. During this time the structure itself was owned and operated by the Union Building Association, the enterprise responsible for its erection, while the land associated with the building was owned by the Calumet and Hecla Mining company (and after 1968 by its successors).

Throughout this period, the building continued to function for the purpose for which it was constructed, as a lodge facility with commercial space available for lease on the ground floor. After the building association in effect dissolved and the last fraternal organization had vacated the building (at an undetermined date in the early 1970s), ownership was assumed by Universal Oil Products Company (UOP), the successor to the then-defunct C&H Mining Company. In 1978, UOP sold the property to Raymond Ostermyer, who occupied the building as his residence and place of business. In 1999 Ostermyer sold the property to the National Park Service.

While the Union Building has suffered some loss of original design features and materials on both the exterior and the interior, overall, the building has retained a relatively high degree of historic and architectural integrity. The present study establishes the period of significance as 1889-1978, based on an analysis of the property's historic context, developmental history and physical fabric. The date of the building's construction, 1889, marks the beginning of the period, and the end date, 1978, represents the sale of the property by the successor of C&H to a private individual. Up to this time, the building had retained important aspects of its original physical appearance and had continued in its original use and ownership.

Administrative Data

At the current time, a List of Classified Structures has not yet been completed for properties owned by the National Park Service within the boundaries of Keweenaw National Historical Park. For purposes of this report, the name "Union Building" has been used, based on the property's original name established by the association that erected the building. Throughout its history the property has been referred to by this name.

The Union Building is located within the Village of Calumet, Michigan. The legal description is as follows:

Lot 3, Newtown Location Plat.

The Union Building's significance has been recognized by its listing as a contributing structure in the *Red Jacket Downtown Historic District*, which was entered into the National Register of Historic Places in 1974, and the *Calumet National Historic Landmark District*, listed in 1988. It is also included in a district encompassing the Village of Calumet's downtown that is listed in the State of Michigan's Historic Register.

The Union Building is also listed as a contributing structure in the Village of Calumet's recently adopted local historic district. The ordinance establishing the district will go into effect in October of 2002. Inclusion in the local district requires that the village's historic district commission approve proposals for modifications to the building's exterior in compliance with the *Secretary of the Interior's Standards for Rehabilitation*.

Regarding its historic context, the building is a contributing component of a district that has national significance in the areas of industry and social history for its associations with Michigan copper mining and with the Calumet and Hecla Mining Company. Neither the National Register, nor the National Historic Landmarks nomination forms specifically define a period of significance for the Union Building; and it appears that this issue has not been addressed in NPS plans or studies. Absent a prior determination, this report establishes the period of significance as 1889-1978, based on an evaluation of the building's historic context, developmental history, and present physical condition.

Building Name and Location Data

Legal Description.

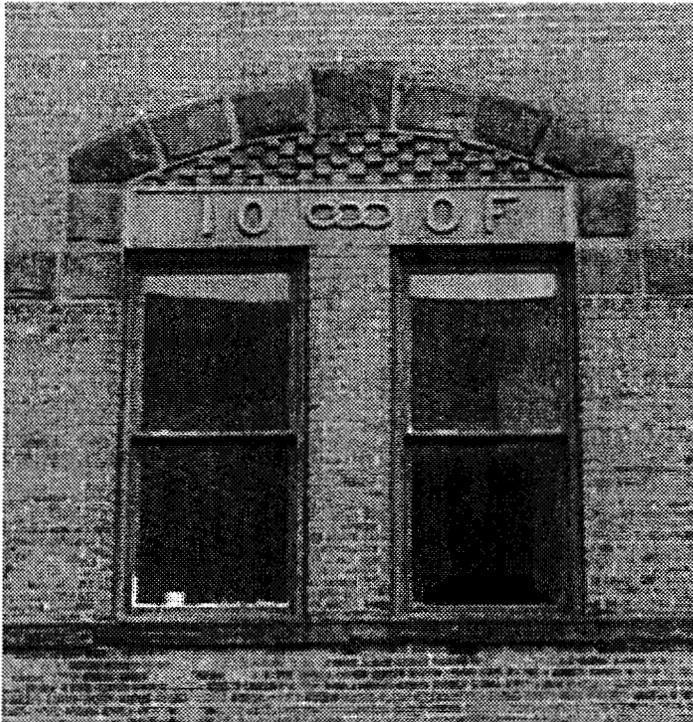
Cultural Resource Data

Recommendations for Data Storage

In order to record preservation treatment, provide a baseline for monitoring, aid in interpretation, support scholarly research, and serve as an objective reference for repair or reconstruction of the Union Building in the event of damage or loss, Keweenaw National Historical Park will maintain that data and knowledge generated in the research and writing of this historic structure report.

All associated contextual studies, records of treatment, records of structural monitoring, photographic and graphic documentation, reports of material analysis, archival research, field notes, primary documents, original maps, drawings, photographs, material samples, and oral histories obtained or generated during the course of producing this report will be managed permanently as a component of the park's central files, library, or museum collection.

Materials managed in the park's museum collection will be cataloged, labeled, examined for conservation treatment, organized and stored. Documentary materials will be appraised, arranged, described, appropriately housed, and be made accessible through the production of a finding aid.



The second floor of the building was designed as a lodge for the Independent Order of Odd Fellows, Hecla Lodge, No. 91. The insignia of the group appears on a terra cotta plaque above the center windows on the building's second story. NPS Photo.

Historical Background and Context



View of the southwestern corner of the Union Building while the Merchants and Miners Bank occupied the commercial storefront. The bank, the building's first commercial tenant, moved to a new location on Fifth Street in 1907.

Source: National Park Service, Keweenaw NHP Archives

The Union Building is a three-and-one-half-story masonry building located on the primary commercial street of Calumet Village (formerly Red Jacket Village), a settlement that developed in the mid-nineteenth century in response to copper mining operations in the area. Completed in 1889, the building was commissioned and operated by the Union Building Association, an enterprise incorporated to provide meeting facilities for two of the community's oldest benevolent societies, the Free and Accepted Masons and the Independent Order of Odd Fellows. The building was designed by the architectural firm B.H. Pierce and Company, based in nearby Hancock, Michigan.

Typical of other lodge hall buildings constructed in the late nineteenth century in small communities, the Union Building was designed to include commercial space on the ground floor with lodge facilities above on the two upper floors. Through this arrangement, the revenues collected from the leased commercial space supported the construction and maintenance of meeting facilities for the fraternal organizations occupying the two upper floors.

In terms of its historic significance, the Union Building is important for its association with the Michigan copper mining industry, specifically with the Calumet and Hecla Mining Company. Built on land owned by Calumet and Hecla, the Union Building reflects an important aspect of the "paternalistic" labor management sys-

Significance

tem practiced by C&H and other mining companies in the region. In selectively donating the use of its land to certain groups like the Freemasons and Odd Fellows, C&H attempted to shape the social infrastructure of the local community in ways that would further its own needs for a stable, productive, and loyal workforce.

Because its lodge rooms served as a meeting place for more than twenty of Calumet's fraternal groups, benevolent organizations and allied societies over a period of about eighty years, the Union Building also holds significance in the area of social history, representing the role of fraternal organizations in community life. With membership often based on national identity, race and/or denominational affiliation, the various groups that used the building chronicle the ethnic and religious dimensions of the Calumet mining community.

In addition, the Union Building is architecturally significant as a component of the Village of Calumet's historic commercial district, a group of about one hundred buildings that reflect the growth and prosperity of the Calumet mining industry during the late nineteenth and early twentieth centuries. Architecturally, the building embodies the distinctive characteristics of the two-part commercial block, the most common building type in the district, distinguished by commercial storefronts on the ground floor combined with private and semi-private uses—apartments, offices, or in this case, meeting facilities—on the upper floors.

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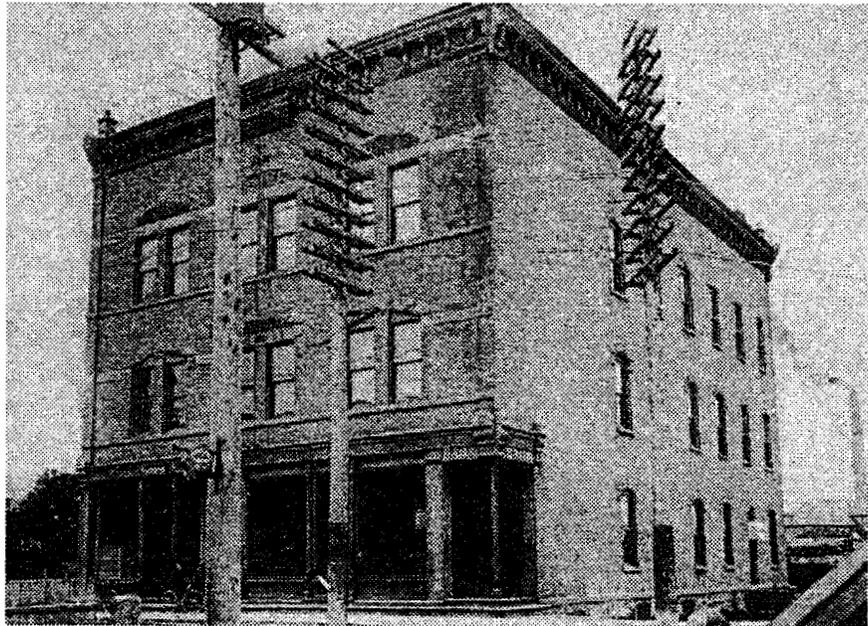
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and architectural integrity.

Period of Significance

Prior to the present study, a period of significance for the Union Building had not been determined. Registration forms documenting the several districts which include the Union Building as an individual component do not establish a period of significance for individual properties. Neither has this issue been addressed in any National Park Service plans or studies.

Lacking a prior determination, the present study establishes the period of significance as 1889-1978, based on an analysis of the property's historic context, developmental history and physical fabric. The date of the building's completion, 1889, marks the beginning of the period, and the end date, 1978, represents the sale of the property by Universal Oil Products Company (the corporate successor to C & H) to a private individual. Up to this time, the building had retained important aspects of its original physical appearance and had continued in its original use and ownership.



Early view of the building's façade prior to the construction of the YMCA building to the north. Source: Coppertown Mining Museum.

Plans for the development of the Union Building took shape with the formation of the Union Building Association in June of 1888. According to its Articles of Incorporation, the building association was chartered for the following purpose:

"...to erect, own, occupy, lease or sell a building on lands of the Calumet and Hecla Mining Company in the Township of Calumet and County of Houghton which building shall be suitable for and

Union Building History

shall contain Lodge Rooms for the meetings of Calumet Lodge No. 271, Free and Accepted Masons, and Hecla Lodge No. 90, Independent Order of Odd Fellows, and also such stores and office rooms for rent or use as the director shall determine" (Articles of Incorporation, 1888).

Association notes reveal that several weeks prior to the official incorporation, a prospectus had been circulated "among the citizens of Calumet," presumably to appeal to Calumet and Hecla for a donation of land for the building. Evidently C&H quickly acted on the appeal: in early June the first group of subscribers met to adopt articles of incorporation, open stock subscriptions and form committees, including a building committee (Union Building Association of Calumet, Records of Meetings, 4 June 1888). The arrangement between C&H and the association concerning use of the land for the building was probably an informal one. No reference to a contract could be found in the association's record book, or in C&H archival collections; nor is there any reference to any kind of agreement between the two parties in Houghton County deed records.

The Union Building Articles of Incorporation established a board of nine directors and provided for the organization's capitalization (\$15,000) through the sale of six hundred shares of stock, each valued at \$25. It appears that all of the stock originally issued was purchased by the association's directors. Of the nine directors, most were affiliated with the Calumet Masons Lodge that had originally been founded in 1869. Two members represented the Independent Order of Odd Fellows (IOOF), chartered in 1870. At the time of the association's founding, seven of the directors were employed by the Calumet and Hecla Mining Company, including John Duncan, a company superintendent, Mining Captain Thomas Hoatson, Jr., and John S. Morrison, overseer of the company's blacksmith shop. C&H physician, Dr. R.H. Osborn served as the association's first president and its major shareholder. The remaining two directors were a local businessman and an assistant superintendent of the Osceola Mining Company, at that time a local competitor to C&H.

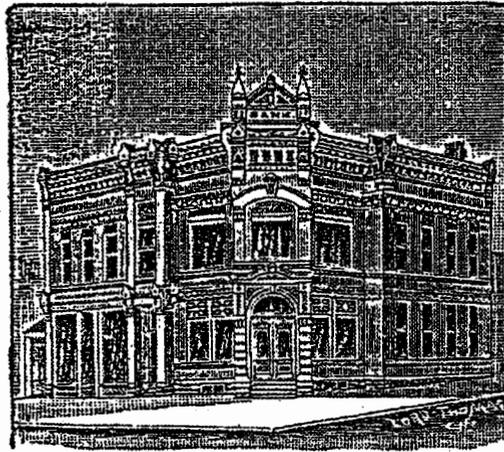
Information obtained from the association's minutes book relates that the building committee produced a "preliminary sketch" for the proposed building, and showed the proposal to two firms, one based in Marquette, Michigan, and the other in nearby Hancock. In June of 1888, the association hired Pierce and Co. of Hancock "to draw up plans and make the specifications." One month later, after resolving issues regarding the building's projected cost (which was finally set at \$18,000), bids from subcontractors were accepted, and construction was begun.

Limited information is known about the building's architect, Byron H. Pierce. A brief profile of his firm, "B.H. Pierce & Co., Architects, Contractors and Builders," appears in the Holland's Hancock Directory for 1887-88, as follows:

"... Mr. Pierce first established himself in Hancock, and how thoroughly equal to its exigencies he has proven, the great demand for his services as architect, contractor and superintendent, and the high character of his work, illustrated by many public and private buildings, bear ample testimony."

The profile continues to state that Pierce, the company's senior member, was based in Hancock, but operated throughout Houghton and adjacent counties, and was "well known throughout the upper peninsula." The East Houghton School House, the New Northwestern Hotel (both demolished) and several residences were cited as examples of his work. It is also known that his firm designed the 1888 First National Bank Building, which still stands, though later enlarged and altered, on Quincy Street in Hancock.

The site provided to the Union Building Association by C&H was situated on unincorporated land adjacent to the Village of Red Jacket (renamed Village of Calumet in 1929). Platted in 1868, a few years after copper was discovered in the area, the village was incorporated in 1875. By this time, Fifth Street had already become the settlement's primary commercial street. Oriented in a north-south direction along the eastern edge of the village plat, Fifth Street officially ended at the plat's southern border. At this point, however, the street merged with Red Jacket Road, a corridor through C&H property that was maintained by the Township of Calumet. This stretch of road connected Red Jacket Village to the principal route through the Keweenaw Peninsula (then named County Road and later, U.S. 41). Red Jacket Road also served as the major east-west means of travel through the center of the C&H industrial core.

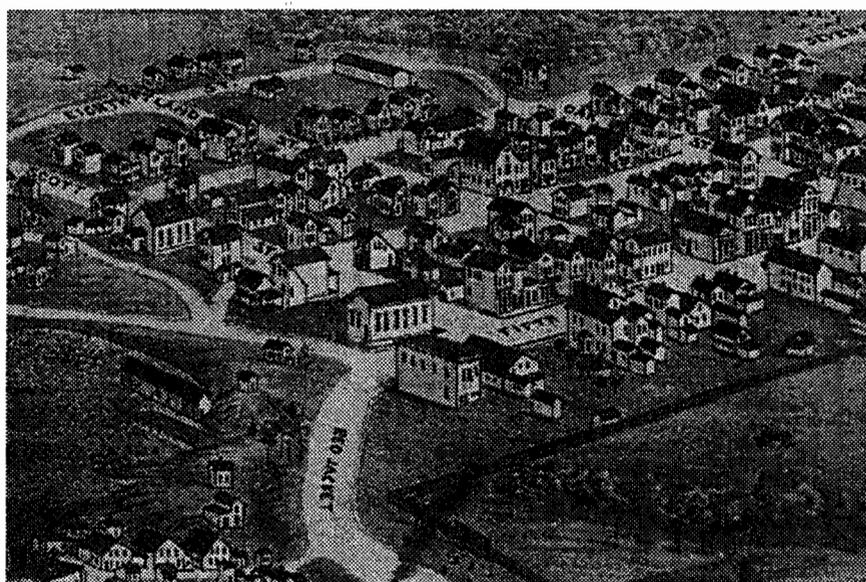


HANCOCK, - MICHIGAN.

B. H. PIERCE,
Architect and
Superintendent.

Plans Made, Specifications
Written. Estimates Made
on Short Notice. Corres-
pondence Solicited. Agents
for Willer's Sliding Blinds.
Screens and General Mill
Work. Kinnear's Patent
Steel Ceiling and Unity
Door Check.

The building site at the juncture of Red Jacket Road and Fifth Street at the village entrance gave the Union Building high visibility and a corresponding sense of prominence in the community. The building itself, measuring 90 ft. by 55 ft. in plan, was situated on its lot facing the street and conforming to the building line already established by existing structures on Fifth Street. While an 1884 map produced by the Sanborn Map Company shows a vacant site, an earlier Bird's Eye View of Calumet (1881) reveals a building occupying the site. The existence of an earlier structure on the Union Building site cannot be confirmed through information that is currently available.



Detail of an 1881 bird's eye view of Calumet. The future site of the Union Building appears near to the juncture of Scott Street and Red Jacket Road. The urbanized area is the Village of Red Jacket. Source: Keweenaw NHP Archives.

In addition to its donation of land to the Union Building Association, C&H also granted the use of other nearby property it owned to other religious and social organizations for building purposes. Thus, on the west side of Red Jacket Road, four churches were built in close proximity to the Union Building, including the imposing Sainte Anne Roman Catholic Church that went up to the west across Red Jacket Road beginning in 1899. On a piece of land directly to the north of the Union

Building, C&H supported the construction of a large YMCA facility (c. 1907). When this building was completed, the Grand Lodge of the Benevolent and Protective Order of Elks purchased the YMCA's former facility, a sandstone building that was located on company-owned land one block to the west of the new facility.

While the original plans for the Union Building no longer survive, a few articles from local newspapers of the period were located that document aspects of the building's construction. The articles, however, provide very limited information. Beginning in the spring of 1889, the *Calumet & Red Jacket News* published several reports on the furnishing of the upper floor facilities. Based on the reports, it appears that the IOOF hall on the second floor was completed early in the summer of 1889, while the dedication of the third-floor Ma-

sonic Lodge took place in August of that year. The newspaper also reported that by June of 1889, the total cost of the building had risen to \$23,000.

Somewhat more detailed information about the original design of the building's first-floor commercial spaces was documented in newspaper accounts. The interior space in the southwest half of the building was finished to suit the requirements of its first tenant, the Merchants and Miners Bank. An article in the *Calumet and Red Jacket News* describes the bank's quarters:

The walls of the bank premises have received their last coat of plaster, and the encaustic tiles, which were furnished by Billings & Co, of Detroit, which fill the floor space outside the bank counter, were laid this week. The safe door, which is very weighty, was also hung this week. The floor for the directors' room is parquetry. (*Calumet and Red Jacket News*, 26 July 1889).

In addition to the bank, other original commercial tenants included a retailer occupying the storefront in the northern half of the ground floor that sold "dress goods, trimmings, and fancy goods...also, ladies' and children's shoes." According to newspaper reports, several rooms behind the bank's offices were completed for use as a "sample room" or saloon.

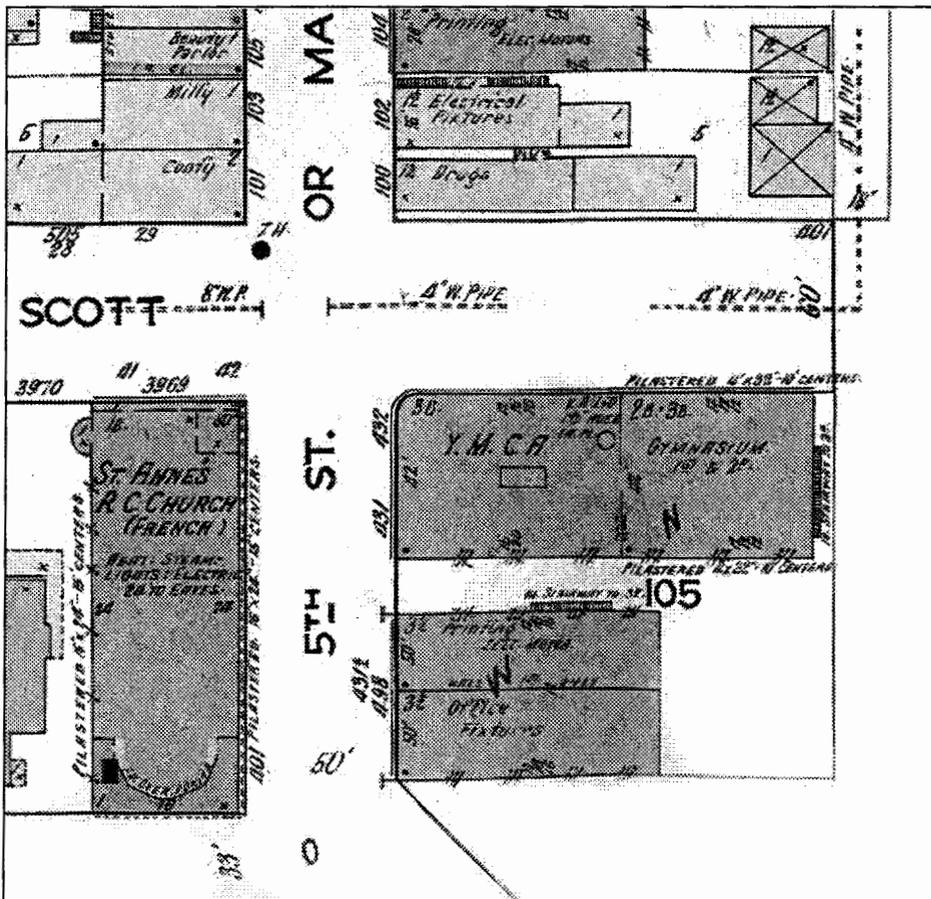
Information drawn from city directories shows that the Union Building remained an active meeting place for the community's benevolent societies for many years. In addition to the Masons and Odd Fellows, more than a dozen other societies held regular meetings in the building over varying periods from the early 1890s through the 1910s, including: The Ancient Order of Hibernians; the Ancient Order of Foresters; the Knights of Pythias; the Modern Woodmen of America; and the Daughters of Rebekah. At least into the 1950s, the assembly rooms on the upper floors also were also used by other community groups, such as the Girl Scouts, for large events like dances and parties.

Some of the building's longer-term commercial tenants have also been identified. Among this group are: the United States Post Office, the Lake Superior Stone and Brick Company, the Keweenaw Publishing Company and the local telephone company.

It appears that the Masons remained in the building until around 1970 while commercial tenants continued to occupy the first-floor space. The IOOF apparently vacated their facilities on the second floor sometime in the 1950s or 60s. The Building Association re-

mained viable, at least on paper, until the 1970s. It appears, however, that by this time responsibility for the building's maintenance and management had reverted to Universal Oil Products, the company that became the property's legal owner following its takeover of Calumet and Hecla in 1969.

In 1978, Universal Oil platted its urbanized land holdings south of Calumet Village and sold the parcel containing the Union Building to Raymond Ostermyer, a local resident, for \$6,000. Ostermyer made some relatively minor alterations in the building's interior to adapt it for use as his residence and place of business. Over his twenty-year tenure, he continued to lease out the space on the first floor to various enterprises. In 1999, the National Park Service purchased the Union Building from Mr. Ostermyer. Since that time, the building has remained vacant and substantially unaltered.



Union Building footprint from a Sanborn Fire Insurance Company Map, 1917. On the map, the YMCA building lies adjacent to the Union Building on the north, while St. Anne's Church is situated across the street to the west. Source: Village of Calumet.



View of the Calumet and Hecla surface facility, c. 1888. The shafthouses appear on the left with the company-sponsored Washington School seen at mid-right.

Source: Keweenaw NHP Archives.

The Michigan Copper Mining Industry and the Calumet and Hecla Mining Company

Containing the world's largest deposits of nearly pure copper, the Keweenaw Peninsula was the first site of large-scale, commercial copper mining in the United States. Mining in the Keweenaw started in the 1840s with small, seasonal operations, but over the next several decades, the Michigan industry grew to become the nation's leading copper producer. New mines in the western U.S. permanently replaced Michigan as the nation's production leader in the mid-1880s, but the state remained a major copper supplier through World War I. During the industry's peak production period, from 1905-1918, Keweenaw mining companies employed more than 21,000 workers and provided the core economy for a regional population of almost 100,000 residents (Gates 1951, 209, 200, 229).

The 1920s marked the beginning of a long period of general decline for both the U.S. and Michigan copper industry. By 1946, Michigan's share of the nation's copper output stood at less than four percent. Keweenaw companies continued production for two more decades after World War II, but after a labor strike in 1968 the mines were not reopened and copper production ceased.

During more than a century of mining, the Michigan copper industry produced almost five million tons of copper, valued at over \$1.5 billion. In addition to the enormous size of its production and economic impact, the industry is also significant historically for pioneering and advancing hard-rock mining techniques that were adopted worldwide (Gates 1951, 206).

Of the many mining companies established on the Keweenaw Peninsula, the Calumet and Hecla Mining Company emerged in the

early 1870s as Michigan's leading mining company and it remained in that role until the industry's demise in the late 1960s. At its highest period of production, in the late 1910s, the company employed about 6,000 workers. Organized by a group of Boston-based capitalists, C&H gained its success as the region's greatest producer by tapping the Calumet Conglomerate lode, the richest of the Keweenaw's mineral deposits.

After peak years of production and profits in the late 1910s, C&H followed industry trends and entered a period of shrinking dividends and output. Finally in 1968, Calumet and Hecla dissolved and sold its assets, including its real estate holdings, to Chicago-based Universal Oil Products Company. In the following year, after a labor strike, UOP began to close its Calumet operation.

Corporate Paternalism and Calumet and Hecla

For Michigan mining companies, the cost of labor typically represented the largest single production expense. Controlling labor costs was a critical and constant concern for the management of Michigan's copper companies, made more challenging by the region's harsh winters, remote location and the volatile nature of the world copper markets.

To enhance its labor supply situation, the Michigan copper industry developed a labor relations system that included the provision of housing, health care, disability payments, and other community services. In return for this benefit program, workers were expected to conform to company-set standards of productivity, loyalty, and social conduct. In the U.S., this system, termed paternalism, had its start in New England mill towns in the mid-1800s; its practices were soon adopted by other industrialists, particularly in undeveloped, isolated areas where housing and other community services were virtually non-existent.

From the Michigan copper industry's early days through its heyday, Keweenaw copper companies "remained known for being among the most enlightened, fair, humane and paternalistic employers in the American mining industry." The Calumet & Hecla Mining Company led the way in developing the most fully articulated model of corporate paternalism in the Michigan industry (Lankton 1991, 23). The "architect" of C&H's social welfare system was Alexander Agassiz who served as the company's president for almost forty years—from the founding of the company in 1871 until his death in 1910. Under Agassiz, C&H workers enjoyed high-quality schools, a well-appointed public library stocked with fifty thousand books, low cost utilities, well-constructed rental housing, and support for the construction of churches.

In return for these benefits, among other obligations, workers were required to sign restrictive leases, obey company policy or face home eviction, and refrain from activities related to labor unionism. After forty years at the company's helm, Agassiz had created a labor management system that prompted one labor historian to write: "perhaps no more completely controlled paternalism ever existed in this country than that which developed there." Agassiz's hand-picked successor, James MacNaughton, named general manager in 1901, continued the founder's management policies; the system persisted into the 1930s when economic downturns led to its dismantlement (Lankton 1991, 145-47).

While the support that C&H provided community institutions such as schools and churches has been well documented, there is a lack of information about the extent to which the company assisted Calumet's fraternal societies. Most of the societies have long been disbanded and their records have been lost. Archival materials kept by organizations that continue to the present are not readily accessible, nor is information about this topic easily retrievable from the various local collections of Calumet and Hecla materials.

Nonetheless, C&H's involvement with the Union Building Association plainly demonstrates the company's interest in promoting the fraternal organizations affiliated with the building association. Calumet & Hecla managers played important leadership roles in the Masons and Odd Fellows organizations. Having lodge facilities in a grand building on a highly visible site furthered the status of these groups in the community. While not as overt a manifestation of paternalism as the company's management of its housing or pension programs, corporate support for certain fraternal organizations clearly reflects C&H's attempts to shape the social structure of the Calumet community.

From the mid 1800s to the early 1900s more than 800 fraternal organizations were established in the United States. It has been estimated that by 1920, fifty percent of all Americans belonged to at least one fraternal group. This number includes membership in groups that admitted men only, but also takes in similar, and often affiliated, women's organizations, such as the Pythian Sisters and Order of the Eastern Star. In a broad sense, fraternal groups can be divided into two major types: secret orders and benefit societies. The secret orders, such as the Freemasons and Odd Fellows, functioned chiefly as social clubs with an emphasis on ritual and ceremony to teach moral values. Benefit or aid societies, though they also often employed secret rituals, were organized primarily to pro-

Community Life and Fraternal Organizations

vide life insurance and other forms of financial support to members (Schmidt, 1980, 3-5).

Many fraternal organizations, particularly the benefit, or aid societies, were organized along ethnic lines. Some groups had specific religious or denominational requirements, while membership in others was determined by economic and social standing. In Calumet, a single-industry town that was particularly dependent upon immigrant labor, ethnic groups organized benefit societies as early as the 1870s. Among the first of these societies were St. Patrick's (1871), the Italian Aid Society (1874), and the Polish St. Stanislaus Kosta Society (1874). Later, Germans, Scots, Swedes, Hungarians, French and Jews, among others, formed their own fraternal groups. Secret societies also had their start in Calumet during this period with the establishment of the first lodges of the Freemasons and the Odd Fellows, in 1869 and 1870, respectively. (Calumet Centennial Book, 1975, 13).

By the turn of the century, gazettes and directories for Calumet list more than fifty different fraternal organizations. A few of the societies met in churches or the public library; most gathered in meeting halls. From directory listings, it appears that a number of the groups had their own social halls, or shared facilities with allied organizations; others rented space in commercially operated halls. Generally, it appears that the secret orders, in contrast to the benefit societies, met in "lodges" or "temples" operated by their own organizations, or by other secret orders. This is undoubtedly due to the importance of ritual in the meetings of these groups and the need for facilities designed to accommodate ceremonial functions. Also of interest is the fact that some of the larger organizations sponsored several affiliates. The Foresters, for example, had three different "courts" in Calumet—only one met in the Union Building.

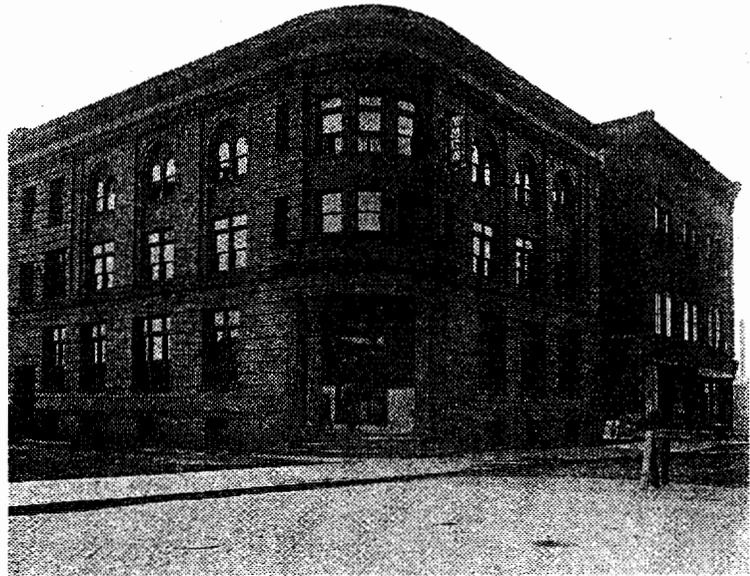
City directories show that around the turn of the twentieth century, at least twenty groups, primarily secret societies, held regular meetings in the Union Building. The Masons and Odd Fellows occupied the building for longer terms than any other tenants, continuing to meet in their original spaces until 1970 and c.1960, respectively. The Masons, the largest fraternal organization in the world, originated in Great Britain and traditionally attracted professionals and higher status occupational groups. Also with roots in England, the Independent Order of Odd Fellows has been referred to as "the poor man's Masonry." Like the Masons, IOOF secret ritual and ceremony play an important organizational role, but IOOF also was the first fraternal order in the U.S. to provide relief and burial ben-

efits to its members. Historically these groups are primarily affiliated with Protestant denominations; the Roman Catholic Church opposed membership in these societies until recently (Schmidt, 1980, 119-22, 243-45).

Examples of other organizations that met in the building and their affiliations include: the Rechabites, a temperance society that originated in Britain; the Ancient Order of Hibernians, a benefit society open to Roman Catholics who are Irish, or of Irish descent; and the Sons of Hermann, a group formed in the U.S. in the 1840s by German nationals to preserve their cultural heritage and provide insurance benefits. With membership in fraternal organizations tied to nationality, religious affiliation, and class distinction, the various groups that used the Union Building chronicle the social landscape of the Calumet community over a period of more than eighty years (Schmidt, 1980, 206, 158, 319). (Refer to the "Chronology" section of this report for a more complete listing of organizations that used the building and their period of tenure.)

The corporate policies of Calumet and Hecla established by company president Alexander Agassiz had a direct and major effect on the character of building development within Red Jacket, the village of sixty-eight blocks platted in 1868 adjacent to the C&H core industrial area. Agassiz's early determination to prohibit stores, saloons and any other commercial activity on company-owned land channeled all early business development to property privately held in Red Jacket. The village subsequently became the commercial center for the entire Calumet mining district, with about one-half of its land area devoted to business uses. At the turn of the twentieth century, when the village's recorded population peaked at 4,670 residents, its business district served a larger mining community of more than 40,000 people.

Within the commercial district, buildings are most densely concentrated on Fifth and Sixth Street, thoroughfares that have histori-



The YMCA was built on C & H land adjacent to the Union Building on Red Jacket Road, 1920. Source: Michigan Technological University Archives and Copper Country Historical Collections.

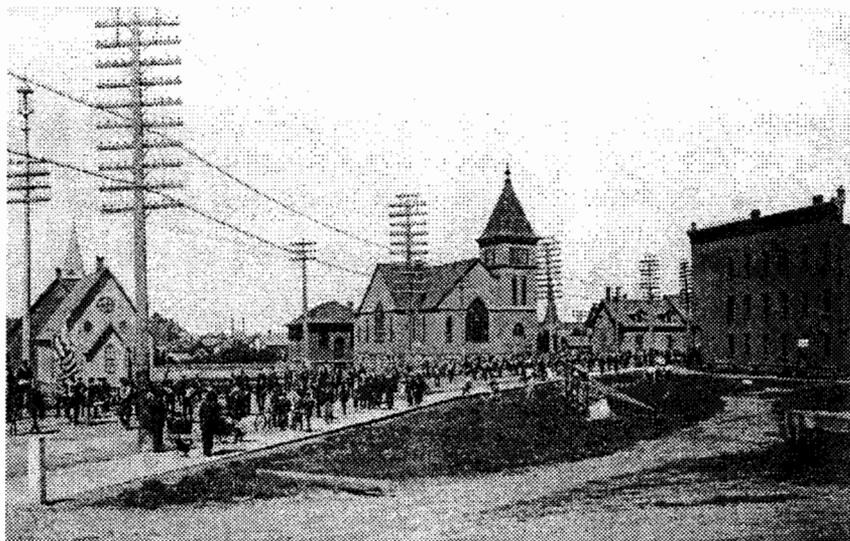
The Union Building and the Urban Environment

cally served as the center of business and civic activity, as well as the primary routes of travel through the village. While the Union Building was constructed on a parcel of land immediately to the south of the Red Jacket Village plat, the building was sited to conform to the lot configuration and building line already established by existing structures along Fifth Street.

In its position at the head of Fifth Street, along the primary entrance to the village, the three-story Union Building played an important role in defining the character of the urban streetscape. The building is sited close to the street, and in earlier periods, it adjoined other structures (specifically, the now absent c. 1905 YMCA building) to form a continuous wall of façades extending in a northerly direction along Fifth Street.

In architectural form and detail, the Union Building is similar to many other commercial buildings constructed in the downtown district beginning in the late 1880s: it is rectangular in plan, flat roofed, constructed of masonry, and multiple-storied. The building embodies the distinctive characteristics of the two-part commercial block, the most common building type in the district, distinguished by commercial storefronts on the ground floor combined with private and semi-private uses—apartments, offices, or in this case, meeting facilities—on the upper floors. A vernacular building designed by a local architect, the Union Building was ornamented with decorative elements used throughout the district—metal cornices and columns, and sandstone wall trim.

The appearance of the Village of Calumet's downtown commercial district as it exists today continues to reflect the growth and prosperity of the local mining industry during the period between the 1880s and 1910. Despite some changes in its original appearance, the Union Building as it remains today is a key resource in expressing the district's significance.



View of the south elevation of the Union Building showing a parade group—probably a fraternal organization—proceeding on Red Jacket Road. Churches built on company-donated land appear at left.

Source: Keweenaw NHP Archives.

Chronology of Development and Use

For purposes of analysis, the history of the Union Building can be divided into two major episodes, based on the property's ownership and use. The first period extended for about ninety years, from the building's erection in 1889 until 1978. During this time the structure itself was owned and operated by the Union Building Association, the enterprise responsible for its construction, while the land associated with the building was owned by C&H, and after 1969 by its successor, UOP.

Throughout this period, the building continued to serve the original purposes for which it was constructed—as facilities for lodge groups on the upper floors combined with commercial space available for lease on the ground floor. After the building association in effect dissolved, and the last fraternal organization vacated the building (c.1970), ownership of both the land and the building was assumed by Universal Oil Products.

The second major period of ownership and use began in 1978 with the sale of the property by UOP to Raymond Ostermyer, a local resident. Ostermyer used the building for his place of residence and operated a commercial business in space on the ground floor. Throughout his period of ownership, Ostermyer continued to lease the remainder of the storefront area to various commercial tenants. In 1999 Ostermyer sold the property to the National Park Service, beginning a new episode of ownership and use.

Overview of Ownership and Use



An early view of the building's south elevation including a parade group on Red Jacket Road. Source: Keweenaw NHP Archives

Construction and Alterations

The Union Building Association, Calumet and Hecla, and Universal Oil Products: 1889-1978

Due primarily to the continuity of its original function over a period of many years, the Union Building was not subject to considerable changes in original form or fabric during its period of ownership by the building association, and later by C&H and its successor, UOP. However, written records—specifically, the minutes of the building association—do reference modifications to the building that occurred before 1914. The references unfortunately provide few details.

The installation of “sewerage and water closets” in 1895 appears to be the first modification in the building’s room arrangement. Nine years later, in 1906, a door was cut into the south side of the building. According to the association’s minutes, the addition of the door permitted better access to commercial spaces in the southeastern corner of the building. At the same time, when Merchants and Miners Bank vacated the premises, a large metal safe was removed, leaving a vault room with three-and-one-half-foot-thick masonry walls. In 1911 a fire escape was installed on the north wall of the three-story building.

A major modification that occurred at some time after 1914, since it is not mentioned in the building association’s minutes book, is the construction of a half-story between the third floor and the roof. It appears that this floor was used primarily for storage in conjunction with the second-floor lodge rooms. Other changes that likely occurred during the period of ownership by the building association include: modifications to the original storefront windows through replacement of the original framing elements and glass; the conversion of a window to a door on the north elevation; and the removal of a stairway to the basement in the southern half of the building.

More detailed information is available about changes to the grounds around the building during this period. In the late 1910s, Calumet and Hecla commissioned the Boston-based landscape architect Warren Manning to design a park to memorialize its former president, Alexander Agassiz, who had died in 1910. The area around the Union Building, in the southwestern corner of the proposed park, was included in Manning’s plans for the project, developed around 1920. Due to downturns in the copper industry in the early 1920s, the plans were not fully implemented. Even so, documentary evidence in the form of engineering and planting plans show that the area around the building was improved by the addition of trees and the installation of walks in the early 1920s. It is highly probable that Warren Manning had some part in planning these improvements. Remnants of the design are still in place.

By the time that UOP sold the Union Building to Raymond Ostermyer in 1978, the fraternal groups had vacated the building and only the first floor was partially occupied. Ostermyer made some alterations to the building's interior to adapt it for use as his home and place of business by adding non-structural wall partitions in the commercial spaces and remodelling the first-floor bathroom.

*Private Ownership,
Raymond Ostermyer:
1978-1999*

Also by this time, components of the building's historic fabric, particularly the ceilings in the third-floor meeting rooms, had been severely compromised due to earlier roof problems and a lack of routine maintenance. The cornice on the principal façade may have been removed during this period. Over the years, lighting fixtures on the exterior of the building had been replaced and several painted signs on the building's exterior walls had deteriorated, or had been painted over.

Since the National Park Service purchased the Union Building in 1999, it has remained vacant and substantially unaltered, subject only to minor emergency repairs.

*National Park Service:
1999-present*

Efforts to document the Union Building's tenants are currently in the early stages of research. Attempts will be made to compile a more complete account of the building's occupants, particularly during the period after 1930.

Building Tenants

Free and Accepted Masons: 1889-c.1970
Calumet Lodge, No. 271
Montrose Commandery, No. 38, Knights Templar
Calumet Lodge Order of the Eastern Star, No. 182

*Fraternal
Organizations' Use of
the Building*

Independent Order of Odd Fellows: 1889-c.1960
Hecla Lodge, No. 90

Modern Woodmen of America: 1895-c.1918
Seneca Camp, No. 1247

Knights of Pythias: 1895-c.1917
Charity Lodge, No. 131

Independent Order of Rechabites: 1895-c.1910
Willing Worker's Tent, No 20
Helping Hand Tent, No. 34
Busy Bee Tent, No. 10 (Juvenile)
Lincoln Tent, No. 935

Ancient Order of United Workmen: 1895-c.1908
Red Jacket Lodge, No. 129

Ancient Order of Hiberians: 1895-c.1904
A.O.H. Division, No 2
Ladies Auxiliary

Ancient Order of Foresters of America: 1895-1902
Court Robin Hood, No. 6283

Sons of Hermann: 1895-1902
Calumet Lodge, No. 4

Improved Order of Redmen: 1895-96
Red Jacket Tribe, #42

Daughters of Rebekah: 1897-1904
Stella Lodge, No. 206

St. John Baptiste Society: 1895-1905

Suomi Society: 1895-96

Commercial Tenants

Partial list of commercial tenants up to 1930, including the dates that they occupied the building as documented in city directories:

Jackson's Palace Store: 1889-90

Miss Mary Voitlin's Store: 1890-92

Sample Rooms (various owners): 1889-1905

United States Post Office: 1892-1904

Lake Superior Stone and Brick Company: 1906-13

Amerikan Untiset Newspaper: 1909-14

Merchants and Miners Bank: 1889-1906

Paivalehti Publishing Company: 1908-1913

People's Fuel Company: 1908-1913

Keweenaw Printing Company: 1917-

Isaacson and Sodergren Millinery: 1906-07

Houghton County Electric Light Company: 1896-1906

Physical Description

Exterior

Overview

The Union Building is a rectangular three-and-one-half-story brick masonry structure. The foundation is built of mine rubble. Window sills, water table, and other building features are constructed from local Jacobsville sandstone. The roof slopes broadly to the east and is bounded by parapet walls on the south, west, and north.

Tall, regularly spaced rectangular window openings with segmental arches punctuate the red brick façades. Windows and doors are wood, and door frames have integral transoms. The Union Building's primary entry is recessed in the structure's southwest corner. The west elevation, the building's primary façade, incorporates a first floor storefront with wood frame display windows.

Perimeter masonry walls and interior load-bearing walls of both masonry and wood support the internal wood floor framing. Continuous steel beams that bear on the north and south exterior walls support the timber roof framing.

The foundation is constructed of mine rubble masonry laid in a random fashion with a lime or gypsum-based mortar. Often referred to as "poor" or "waste" rock, the basalt and gabbro was brought to the surface from underground, a by-product of mining activity. Because of its low copper content, the rock was discarded in piles near the mine sites. Locally, poor rock was a frequently used material for building foundations.

Foundation

The condition of the foundation masonry is generally good with some areas of missing or loose mortar. There are also areas where the original mortar has been replaced over time with various cement-based mortars.

Walls are constructed in a running bond of red brick with a lime or gypsum-based tan colored mortar. A continuous sandstone water table bands the perimeter of the building. Sandstone string courses are incorporated into the west elevation brick masonry. Portions of the brick masonry are painted.

Walls

Overall, the condition of the brick walls has been assessed as good with the exception of the east elevation which is failing and in poor condition. Typical brick masonry deficiencies include: open mortar joints; limited spalling and cracking; staining; random penetrations and openings; and efflorescing at the base of the wall. The brick has also been painted in various locations.

The sandstone water table and sills are generally in good to fair condi-

tion. Both elements, however, exhibit staining, material loss due to weathering and delamination due to water infiltration. Some sandstone sills will require replacement.

Window Openings

All window frames, sashes, and moldings are of wood construction; most are double-hung with upper and lower sliding sashes. Most windows are original. Many units contain original glass and hardware. The predominant glazing scheme is one-over-one, however, some original sashes have been altered or replaced with a vertical center muntin. Many first-floor windows have wood storm windows with a four-over-four configuration. Historic photographs also show storm windows on the second floor west elevation. Additional first floor windows include transoms.

Except for one remaining basement window on the south elevation, all others have been removed and in-filled.

The condition of individual window units varies from fair to poor depending upon location and weather exposure. All windows need reglazing and repainting. Paint failure and sun exposure, particularly evident on the south elevation windows, has accelerated deterioration in many wood components.

The west elevation storefront display windows are, for the most part, replacements. The existing window configuration with transom lights is not consistent with the original full-height display windows evident in historical photographs. The carpentry and installation here is executed in an amateurish fashion. Window muntins and frames lack a consistent level of craftsmanship.

Entrance Systems

All doors and door frames are wood. Most door frames and paneled doors are original. Some contain original glass and hardware.

Wood doors and door frames are in good to fair condition. Surfaces and hardware are deteriorated and require repair.

Roof

The Union Building has a built-up roof that slopes toward the east. Rafter tails are exposed along the eaves here. A hatch opening to the top floor, a waste stack, a brick chimney, and two cylindrical attic ventilators penetrate the roof.

The built-up roofing and flashing is in poor condition. The roof structure

including wood decking and joists have failed and require replacement. All roof features, including ventilators and the hatch cover, require repair or replacement.

The brick parapet walls are stained and partially covered in roofing tar. The top of the parapet walls are exposed and covered by a cement-based mortar. A single terra cotta coping tile that remains on the southwest corner of the west parapet wall indicates that there was once a continuous cap. The south parapet wall has three evenly spaced metal support rods that are connected mid-height and extend diagonally to the roof.

Parapet Walls

The brick masonry of the parapet walls is in poor condition. Mortar joints are loose or missing, bricks are cracked or loose at the top of the wall, and the missing coping cap permits water to infiltrate the masonry. Support rods are deteriorated and require repair or replacement.

There are four brick chimneys integral to the parapet wall construction (two on the south wall and two on the north wall). A freestanding, corbelled brick chimney is centrally located in the west end of the roof.

Chimneys

The top courses of each chimney on both the north and south elevations are missing. The chimney masonry is in poor condition, exhibiting spalling, cracking, and loose or missing mortar joints.

Facing Fifth Street, the west elevation is the building's primary façade. The first floor is organized into two storefronts divided by three brick masonry piers. Each storefront has two sets of cast iron pilasters with revival detailing. There is a recessed entrance with double doors in the north storefront. A recessed corner entrance in the southwest corner contains two sets of double doors: one to the south first floor commercial space, the other to a stairway leading to the second floor. A cast iron column with Corinthian detailing supports the corner.

Specific Conditions *West Elevation* *Description*

A pressed metal storefront cornice extends across the façade and around the southwest corner. Although the storefront has been modified, original features remain. Original extant features include: the windows, doors, door frames, and ceilings within the recessed entrances, an original full-height window between the south storefront iron pilasters, various extant components of the wood window frames, and the wood-paneled stallriser assembly. The most recent alteration to the storefront was the installation of painted textured plywood panels over the bulkhead and transom windows.

The second and third floor façade is inset between flanking brick masonry piers. The façade is composed of double-hung windows grouped in three pairs under broad segmental arches of rock-faced sandstone. String courses of sandstone align with the window sills and the bottom of the arches.

The middle second floor window pair has a raised arch in-filled with terra cotta tiles. The window lintel is covered in terra cotta tile cast with the letters: "IOOF" (Independent Order of Odd Fellows) and the insignia of the fraternal organization. The flanking pairs of second floor windows have inscribed wood panels under the sandstone arches. The third floor window pairs have raised arches with terracotta tile in-fill. The middle window arch has terra cotta tile cast with the letters: "F&AM" (Free and Accepted Masons) and the Masonic insignia.

Masonry

- The water table on the west elevation and under the southwest corner entrance has been painted in an apparent effort to arrest deterioration. The water table here is substantially eroded.

- A four-foot band of brick masonry at the top of the wall reveals the location of the original cornice. Here, the brick and mortar is of a noticeably different coloration.

- The brick masonry at the bases of the three masonry piers along the storefront is particularly deteriorated with open mortar joints and spalling.

- Miscellaneous hardware from early signage remains attached to the brick masonry. Historic photographs reveal that there were once lanterns installed below the pairs of south windows on both the second and third floors. These lanterns displayed the insignias of the fraternal organizations within. Remnants of the hardware from these lanterns remain.

- Cast iron stoops are installed in both the north and southwest corner recessed entrances. Although early photographs do not reveal an entrance between the iron pilasters of the south storefront, the edge of a cast iron stoop is visible here. The stoop assembly at the southwest corner entrance has settled unevenly. The cast iron stoops are in good to fair condition with limited deterioration.

Metals

- The iron column in the southwest corner is missing decorative elements (acanthus and volute components) from its Corinthian capital. Corrosion has deteriorated the column base resulting

in a substantial loss of material.

- A heavy build-up of paint obscures the detail and relief on the storefront's cast iron pilasters and corner column.
- A decorative rosette is missing from the north bracket of the pressed metal storefront cornice. The word "BANK" is ghosted on the frieze of the cornice over the southwest corner entrance.
- The paint finish has failed on the pressed metal storefront cornice, exhibiting extensive flaking and peeling.
- Painted wood members attached to the top outer edge of the southwest corner entrance indicate that a wood frame storm enclosure was once installed here.
- Wood surfaces are deteriorated and require repair.

Although not the primary façade, the south elevation features elements that distinguish it from the merely functional east and north elevations. A full-length pressed-metal cornice at the top of the wall, rock-faced sandstone segmental window and door arches, and a recessed entry in the lower west corner with a pressed metal cornice and Corinthian iron column communicate the prominence of the south building façade.

Window openings are evenly spaced in three rows of six. Aligned within this pattern, two first floor openings each accommodate a single door with transom. Historic photographs show a wood platform and stairs without a railing at the east door opening.

- There is painted graffiti on the lower west corner of the façade.
- A large painted sign advertising printing services is located on the lower central portion of the façade.
- Miscellaneous hardware from early signage remains attached to the brick masonry along the southwest corner.
- Two sandstone blocks from the second floor window opening closest to the east corner have fallen. The blocks have been salvaged and are stored in the building.

Wood

South Elevation Description

Masonry

- A decorative rosette is missing from the west corner bracket of the pressed-metal storefront cornice. The word “BANK” is ghosted on the frieze of the cornice over the southwest corner entrance.

- The paint finish has failed on the pressed-metal storefront cornice, exhibiting extensive flaking and peeling.

- There is a painted metal and neon sign mounted near the west corner of the third floor façade that reads: “MASONIC TEMPLE”. The paint is faded and peeling. Elements of the neon glass are missing.

- The original pressed-metal cornice is in good to fair condition. Corrosion and loss of material is evident. Original pressed-metal corner brackets and finials are missing.

- A non-contributing plywood sign (ca. 1970-1980) is mounted to the brick masonry adjacent to the southwest corner entrance.

- A small wood casement window near the west corner of the first floor façade is a later alteration.

- An original window opening on the south elevation (fourth from the southwest corner) has been converted to a door opening with transom. The alteration appears to have been made early in the building’s history.

- Surface-mounted electrical meters and conduit are attached to the lower façade. Remnants of the early electrical service are also extant.

Metals

Wood

Miscellaneous

The east elevation originally faced a back alley (now Fourth Street) and is functional in character. There is a flat-roofed concrete basement entrance enclosure in the lower south corner. Also attached here is a recently constructed bulkhead enclosure in poor condition. A double service door opening and a single door opening, both with transoms, and four window openings punctuate the first floor but do not align with the two rows of three window openings on the second and third floors.

Historic photographs show an angled bulkhead of mine rubble ma-

East Elevation Description

sonry in the location of the current south concrete basement entrance enclosure. A similar bulkhead appears at the north concrete basement enclosure. A wood platform with stairs was located at the north double service doors.

- The brick masonry displays extensive failure particularly under the window sills, under the eaves, and at the bottom of the wall. In areas, deformation has occurred as the brick has separated from the wall. Large areas will require replacement. A section of masonry below the north second floor window has been covered with sheet metal to prevent collapse.
- Three window openings have been fitted with plywood window panels.
- The double service doors are missing and covered with painted plywood panels.
- The ends of the exposed rafter tails are cut with a decorative profile and do not appear to be extensions of roof structure. Historic photographs do not depict this feature.

Masonry

The north façade is functional in character and was intended to interface the side elevation of an adjacent building to the north. No building currently occupies this north lot which affords a clear unobstructed view of the Union Building from Fifth Street. Two rows of five window openings punctuate the second and third floors. There are four window openings and a door opening with transom on the first floor. Two smaller double-hung windows are located in the upper west corner. These windows are not original.

Wood

The parapet wall is stepped with two integral chimneys. A painted metal fire escape from a third floor window extends diagonally across the middle of the facade. Surface-mounted electrical conduits and meters are attached at the lower east corner. There are two abandoned wall-mounted metal light poles on the first floor. The first floor is painted from the top of the sandstone water table to the bottom of the second floor window sills. There is a small rectangular metal fallout shelter sign in the lower west corner.

North Elevation Description

- Rust stains on the brick masonry are visible under the metal fire escape.

- There is pronounced spalling and cracking in the brick masonry at the base of the wall and in the east and west upper corners.

- The configuration of the exposed metal fire escape does not comply with current egress requirements. Corrosion has weakened its structural integrity.

Masonry

- Two windows have painted plywood cover panels.

- An original door opening on the north elevation (third opening from the northeast corner) has been converted from a door to a window opening. The sill is constructed from a bond course of brick masonry.

Metals

Primary exterior features or elements that contribute to the Union Building's period of significance include:

- Brick masonry wall construction.

Wood

- Sill courses, string courses, window sills, water table, and rock-faced window heads constructed of local Jacobsville sandstone.

Miscellaneous

- Three-story wall height; rectangular massing.

- Segmentally arched door and window openings on the north and east elevations.

Character-Defining Features

- Pressed metal, projecting cornice on the south elevation.

- Decorative terra cotta tile on the west elevation.

- Storefront components including: pressed metal storefront cornice, cast iron columns and stoops, and original wood components including bulkhead construction and remnants of original window frames.

- Recessed corner entrance with cast iron column.

- Regularly spaced, double-hung wood windows and sliding-sash wood windows.

- Original wood paneled doors with glazing and hardware.

- Building signage including: a painted masonry sign and a neon “MASONIC TEMPLE” sign on the south elevation; ghost markings of the word “BANK” on both sides of the storefront cornice above the southwest corner entrance; the letters “IOOF” and “F&AM” cast in decorative terra cotta above the middle west elevation second and third floor windows; and a fallout shelter sign on the north elevation.
- Metal fire escape on the north elevation.
- Mine rock foundation.
- Exterior concrete basement entrance on the east elevation.

Interior Basement General Conditions

The basement foundation walls are constructed of exposed mine rubble masonry approximately two feet thick. A load-bearing stone rubble wall divides the Union Building’s full basement lengthwise. A secondary, non-load-bearing stone rubble wall intersects the center wall forming a cross in plan. The foundation for a first floor safe is located along the south side of the longitudinal interior masonry wall. Window openings are typically blocked-in with concrete or wood cover panels.

The floor is typically poured concrete with areas of exposed earth. The ceiling is the exposed structure of the first floor wood framing. Two rows of square brick columns run lengthwise supporting heavy timber beams. The wood plank sub-floor is visible between the floor joists spanning north - south.

Room feature inventories and condition assessments are recorded in the

following schedules. Exceptions and specific conditions are noted.

First Floor
General Conditions

First floor perimeter walls are brick masonry approximately one-and-one-half feet thick. A load-bearing brick masonry wall bisects the first floor longitudinally. There is a safe with two-and-one-half feet thick brick masonry located on this wall. The stairway is located in the southwest corner. Wood and glass storefronts comprise the west walls facing Fifth Street. Tall, rectangular, double-hung wood windows are common to the south, east, and north perimeter walls.

Interior partition walls are wood construction. Interior wall surfaces are painted or papered plaster with wainscoting or chair rail. Door and window casings are either varnished or painted wood with a reeded profile and corner block assembly. Recently installed partition walls are constructed of wood and gypsum board and are typically not full height.

Floors are hardwood with twelve-inch-wide baseboards. Ceilings are either painted plaster or bead board. A decorative pressed metal ceiling is installed in the south commercial space.

Room feature inventories and condition assessments are recorded in the following schedules. Exceptions and specific conditions are noted.

Second Floor
General Conditions

The perimeter walls are brick masonry approximately one-and-one-half feet thick. Interior partition walls are wood construction. Tall, rectangular, double-hung wood windows are common to all perimeter walls. The room configuration consists of a large rectangular meeting room in the northeast corner with smaller rooms clustered in an L-shape along the south and west sides. Accessed by a stair, there is a storage room located over the kitchen in the southeast corner.

Interior wall surfaces are painted or papered plaster. Room, door, and window trim is a dark-stained wood with a smooth profile and return corners. Preliminary investigations in some rooms reveal the ghosting of an earlier trim installation indicating that the current trim is not original. Wood trim in the stairwell, however, matches the first floor reeded casings and corner blocks. A series of evenly spaced vertical trim boards with a cap form a decorative band along bottom half of the walls in some rooms. The largest room has chair rail trim.

The floors are hardwood with twelve-inch base trim. The ceilings are typically painted plaster with decorative boxed-in beams.

Room feature inventories and condition assessments are recorded in the

following schedules. Exceptions and specific conditions are noted.

The perimeter walls are brick masonry approximately one-and-one-half feet thick. Interior partition walls are wood construction. Tall, rectangular, double-hung wood windows are common to all perimeter walls. The room configuration is similar to the second floor and also consists of a large rectangular meeting room in the northeast corner with smaller rooms clustered in an L-shape along the south and west sides. At the east end of the large meeting room there is an elevated stage with extant historic lighting and painted partitions.

Interior wall surfaces are painted or papered plaster. Room, door, and window trim is similar to the first floor reeded casings and corner blocks. A chair rail is installed in most rooms.

The floors are hardwood with twelve-inch base trim. The ceilings are typically painted plaster. The large meeting room has a decorative pressed metal ceiling.

Room feature inventories and condition assessments are recorded in the following schedules. Exceptions and specific conditions are noted.

The third-and-one-half floor is primarily dedicated to the attic space with the floor joists, roof rafters, and timber posts exposed. The west end of this floor is located under the high end of the sloping roof. Open to the stairway, two aisles of wood storage lockers are installed in this space.

The floor is hardwood. The sloped ceiling is painted fiberboard with batten strips. There are two small, double-hung windows at the north end of both aisles.

Room feature inventories and condition assessments are recorded in the following schedules. Exceptions and specific conditions are noted.

Third Floor
General Conditions

Third-and-one-half
Floor
General Conditions

Site

Existing topography is relatively flat. Positive drainage away from the building occurs on the south side while the north receives stormwater runoff from an adjacent bituminous parking lot. The roof and surface stormwater collects in a slight depression in the poorly drained east yard. The west elevation of the building fronts Fifth Street at the right-of-way and the adjacent concrete sidewalk diverts surface drainage toward the road.

Traffic circulation adjacent to the site includes two-way traffic on Fifth Street and Fourth Street. A curb cut on Fifth street provides access to an alley on the north side of the building. Public parking is limited along Fifth Street while Fourth Street offers ample free public parking in an existing underutilized lot.

Pedestrian traffic occurs primarily on a concrete sidewalk adjacent to Fifth Street. From this walk a smaller two-foot-wide concrete walk extends into the site along the south elevation of the building. This smaller walk connects to two doorways in the southeast corner of the building before continuing toward the east yard where it terminates. The walk along Fifth Street was replaced in the summer of 2001 while the smaller one is original. Both are in serviceable condition.

The building is serviced with utilities at several locations. A twelve-foot-wide utility easement is centered on the south property line. It is believed the easement carries a natural gas line and a water line between Fifth and Fourth Streets. Natural gas enters the basement on the north wall in the east corner of the building. Electrical and telephone service enters the building at the northeast corner via an overhead line. This service connects to the primary electric distribution line that runs parallel to Fourth Street. The water service enters the building on the west side of the south wall while the sanitary sewer leaves the building near the northwest corner. No cable television service exists, although the service is available.

Existing vegetation on site is composed of overgrown eastern arborvitae hedges (*Thuja occidentalis*) and lawn. The arborvitae hedges are planted in an alley along the south edge of the site and also as a single row parallel to Fourth Street at the rear of the lot. Photographic and plan evidence suggest the arborvitae were planted sometime after the development of landscape architect Warren Manning's plan for Agassiz Park in the 1920's. The plantings appear consistent with those delineated on Manning's plan, suggesting that his vision was accepted by C&H and the community. Previously, photos of the site show only lawn and worn footpaths where the narrow sidewalk now exists and along what has become Fourth Street. The age and health of the arbovitae specimens should be evaluated to more accurately determine when they were installed and to identify any maintenance concerns. Although the

arborvitae no longer exhibit the lower dense screening characteristics for which they were likely planted, they now bear their own unique and historic appeal. They also screen off site views of modern buildings to the east. The rough lawn is sparsely populated with grasses and weeds commonly found in this region.

Aspects of the site that remain from the period of significance are:

- Flat topography with rough lawn.
- Spatial relationship of the building to the surrounding historic structures including St. Anne’s Catholic Church, The Community Church, The Episcopal Church, structures at Copper-town Museum (formerly the C&H pattern shop), and in the industrial core and the National Guard Armory (formerly the coliseum).
- Evenly spaced eastern arborvitae planted in an alley along the south property line and in a single row along Fourth St.
- Pigmented concrete walk with vertical curbing and period lighting along Fifth Street.
- Plain, narrow, concrete walk along the south edge of the building.

*Character Defining
Features*

Appendix

- Bibliography
- Room Surveys
- Door Surveys
- Window Surveys
- Steam Radiator Survey

Selected Bibliography

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Deed and Plat Records, Houghton County, Mich. Houghton County

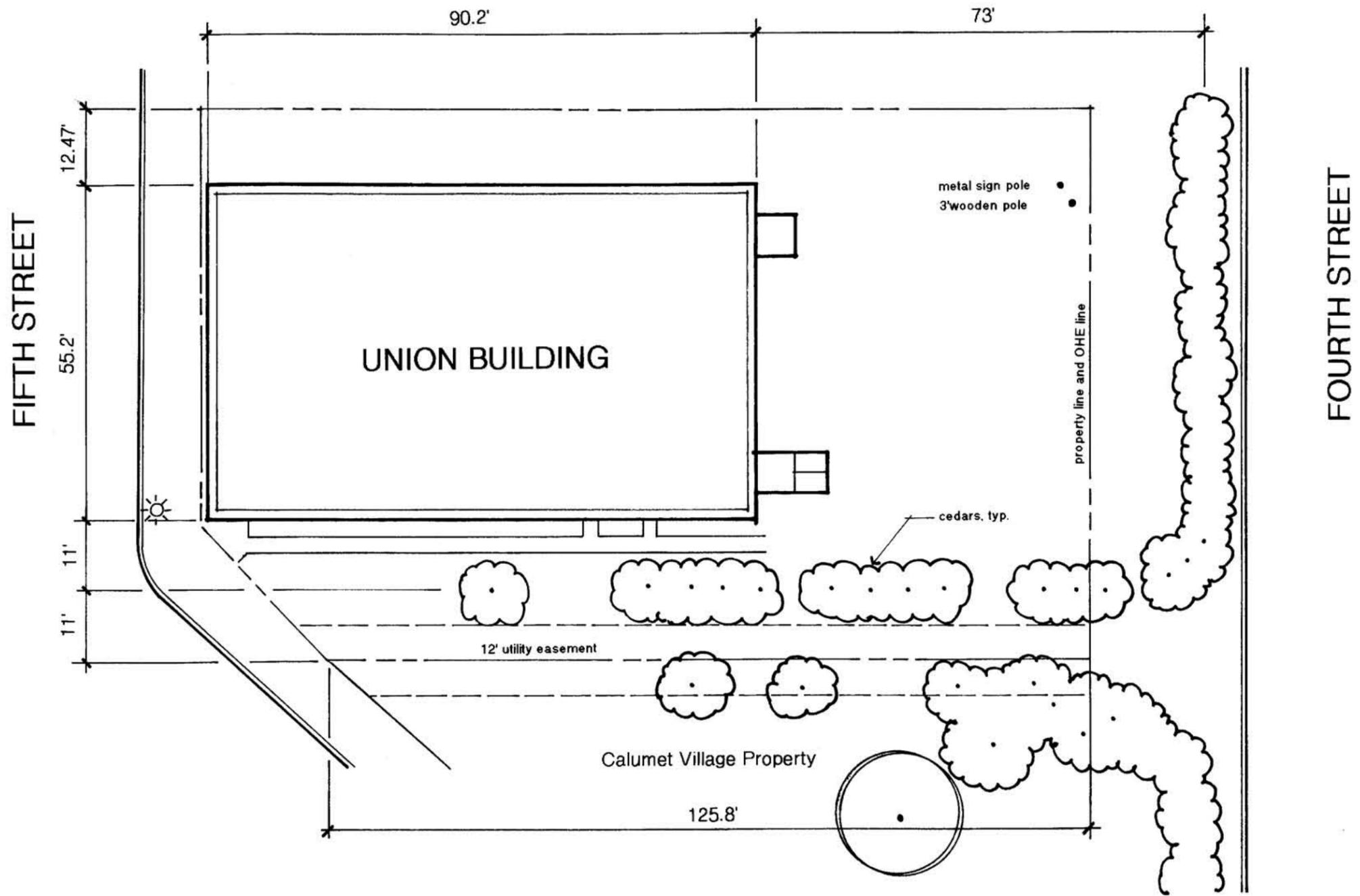
Books, Articles, and Government Documents

Newspapers

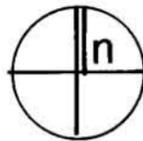
Archival Records

Public Records

Courthouse. Houghton, Mich.



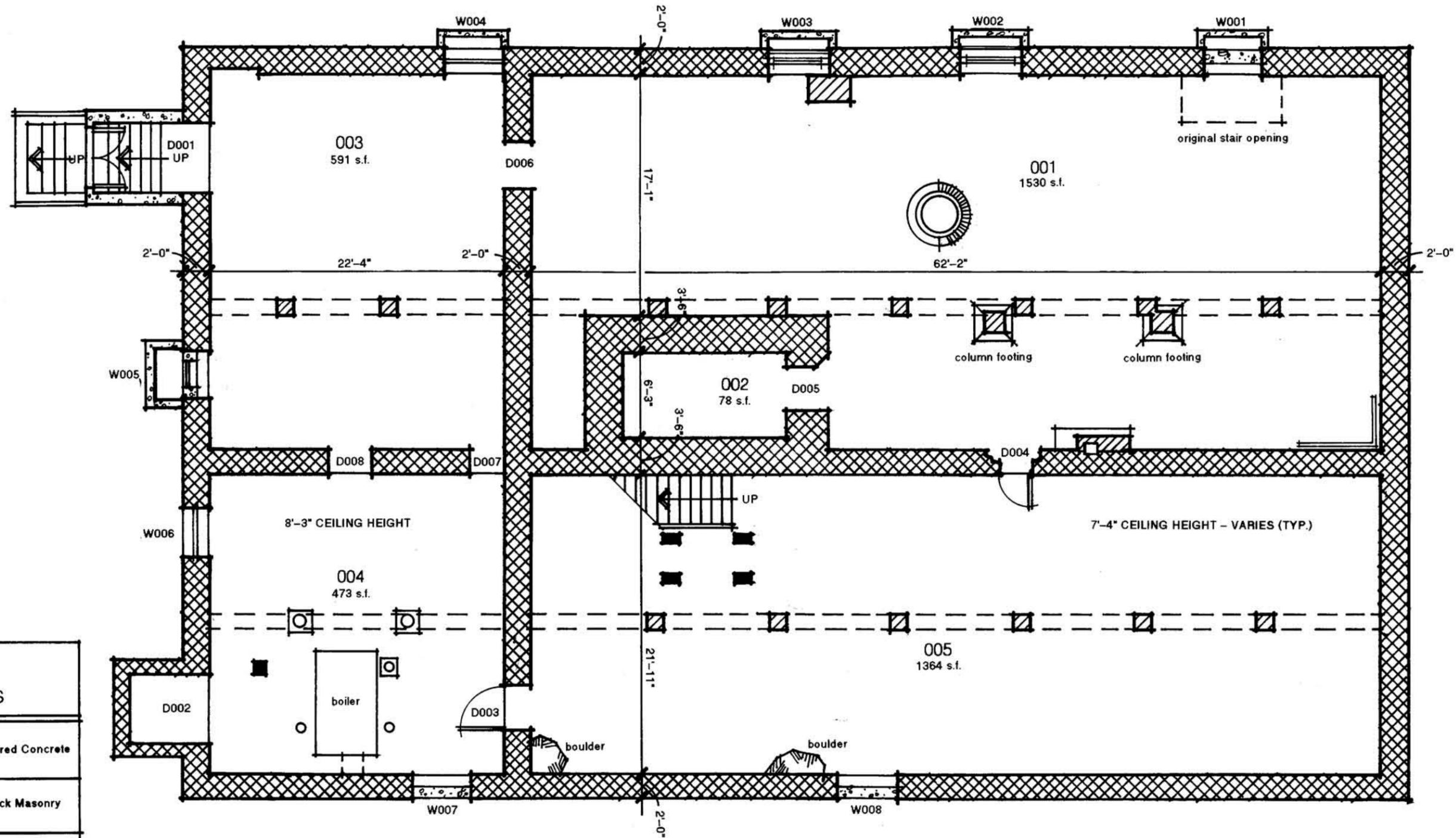
1 inch : 20 feet



Dwg. No.	01
Drawn by:	S. DELONG
Date:	3.25.02

Revisions:	
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SITE PLAN
 EXISTING CONDITIONS March, 2002
UNION BUILDING Calumet, Michigan



KEY	
WALL TYPES	
	Poured Concrete
	Brick Masonry
	Mine Rubble Masonry
	Wood Timber



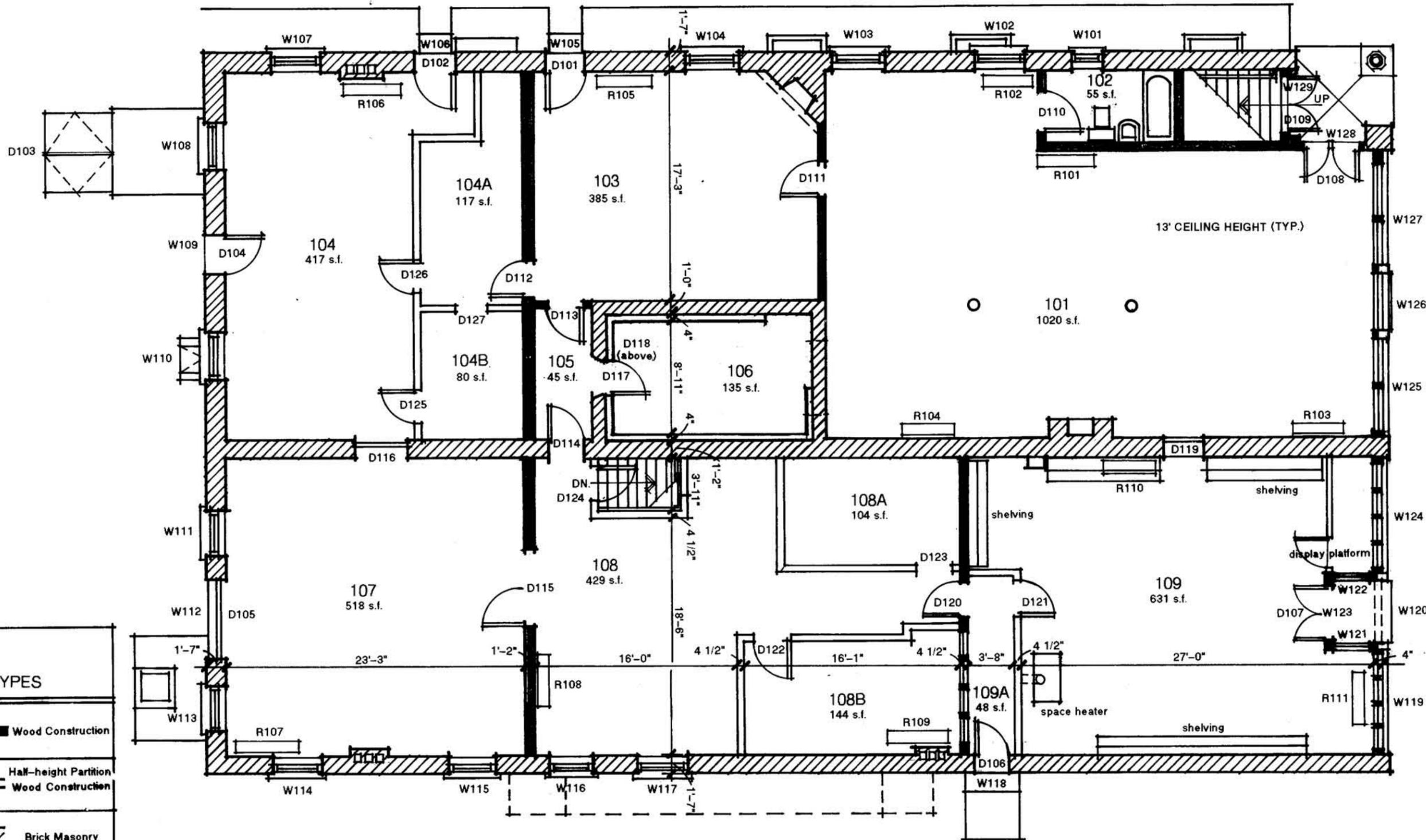
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Dwg. No.	02
Drawn by:	J. ROSE MURGY
Date:	4.16.02

Revisions:	
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BASEMENT PLAN
 EXISTING CONDITIONS 2002
UNION BUILDING Calumet, Michigan

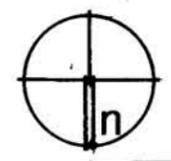


**KEY
WALL TYPES**

- Wood Construction
- Half-height Partition
- Wood Construction
- Brick Masonry



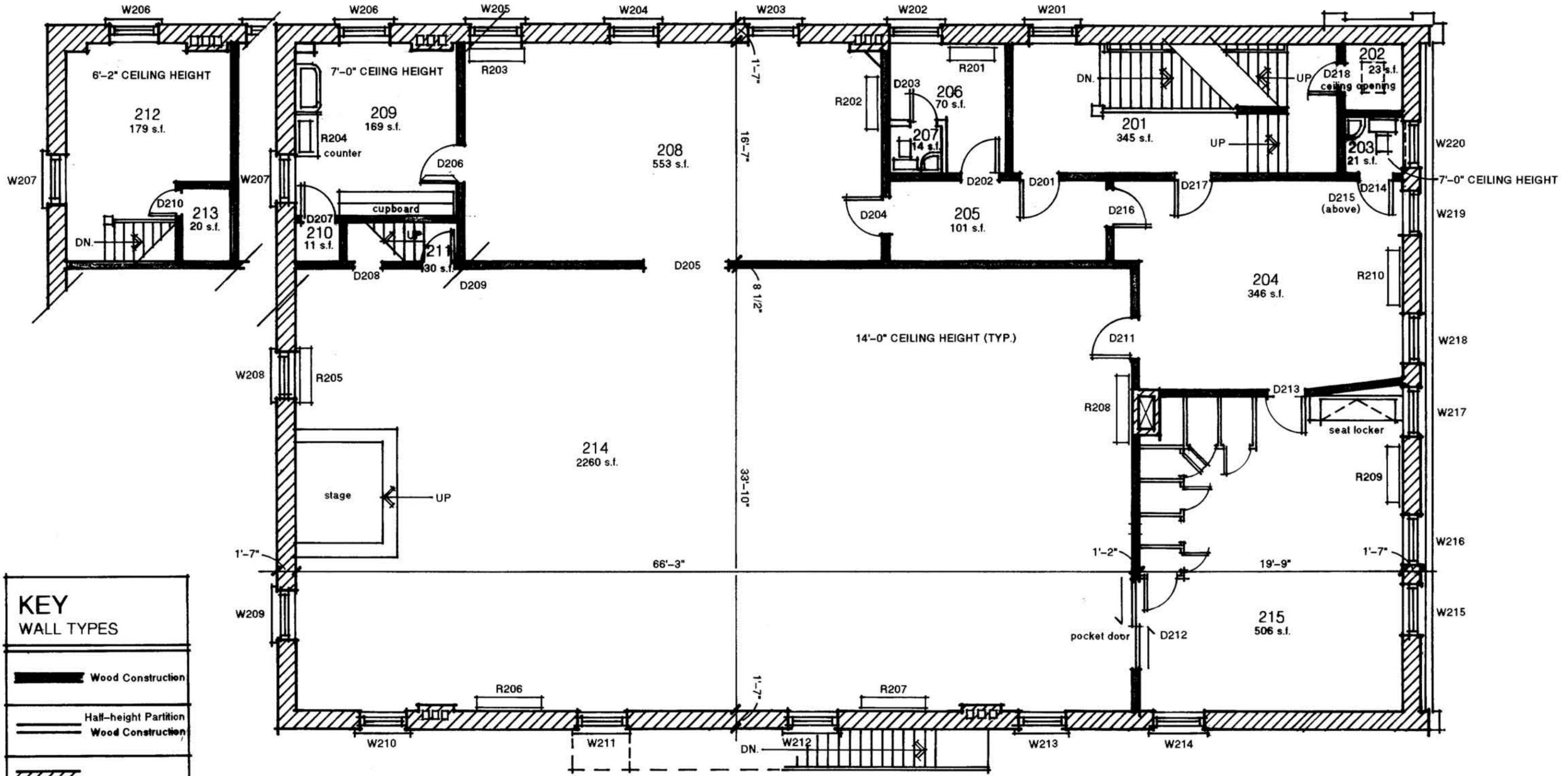
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Drawn by:	J. ROSEMURGY
Date:	4-16-02

Revisions:

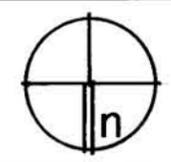
FIRST FLOOR PLAN
 EXISTING CONDITIONS 2002
UNION BUILDING Calumet, Michigan



KEY	
WALL TYPES	
	Wood Construction
	Half-height Partition Wood Construction
	Brick Masonry



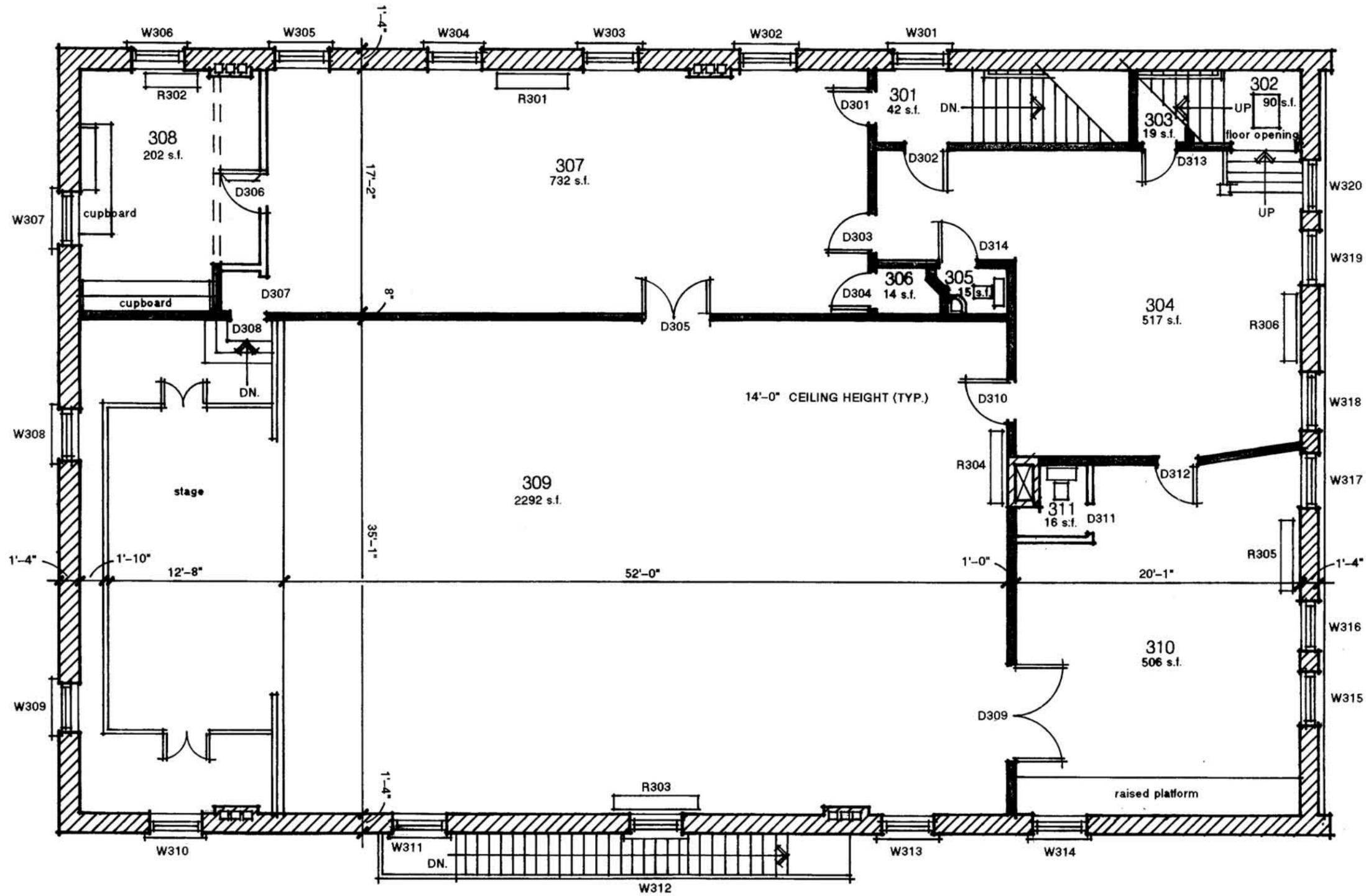
1/8 inch : 1 foot



Dwg. No.	04
Drawn by:	J. ROSEMURPHY
Date:	4-16-02

Revisions:	
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SECOND FLOOR PLAN
 EXISTING CONDITIONS 2002
UNION BUILDING Calumet, Michigan



**KEY
WALL TYPES**

- Wood Construction
- Half-height Partition
- Wood Construction
- Brick Masonry



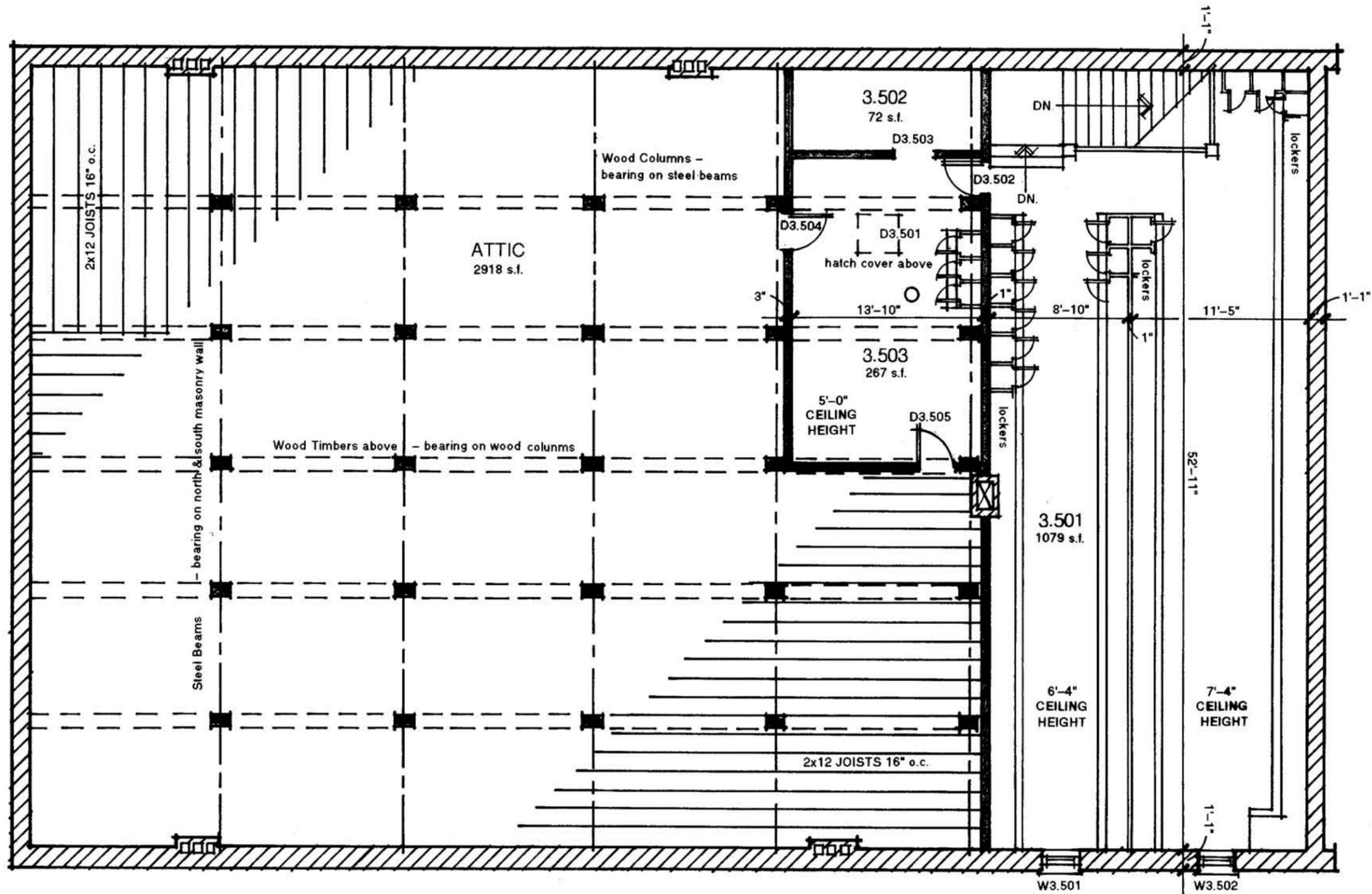
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Dwg. No. 05
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 Date: 4-16-02

Revisions:

THIRD FLOOR PLAN
 EXISTING CONDITIONS 2002
 UNION BUILDING Calumet, Michigan



KEY	
WALL TYPES	
	Wood Construction
	Brick Masonry



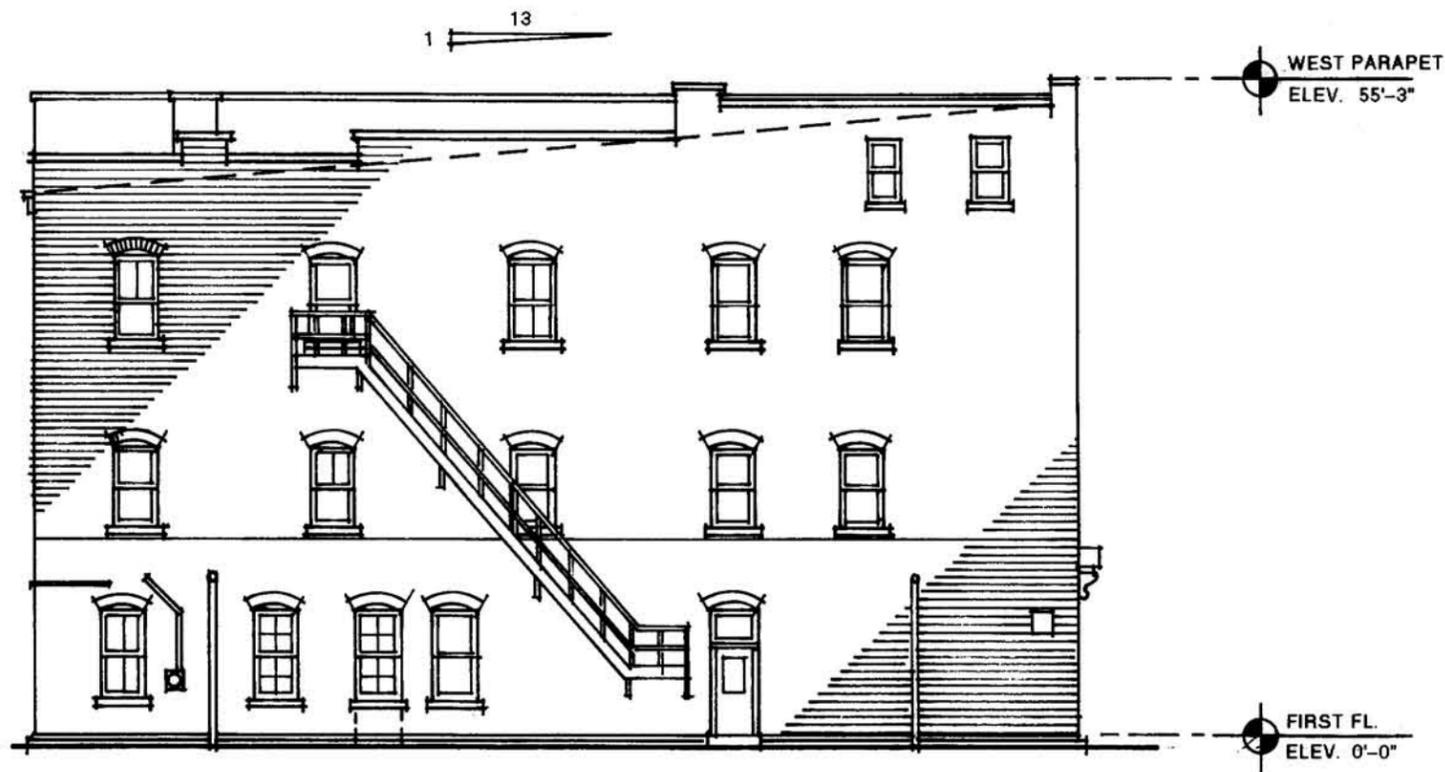
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 Date: 4-16-02

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THIRD & 1/2 FLOOR PLAN
 EXISTING CONDITIONS 2002
UNION BUILDING Calumet, Michigan



NORTH ELEVATION



EAST ELEVATION



1/16 inch : foot

Dwg. No. 08

Drawn by: J. ROSEMURGY

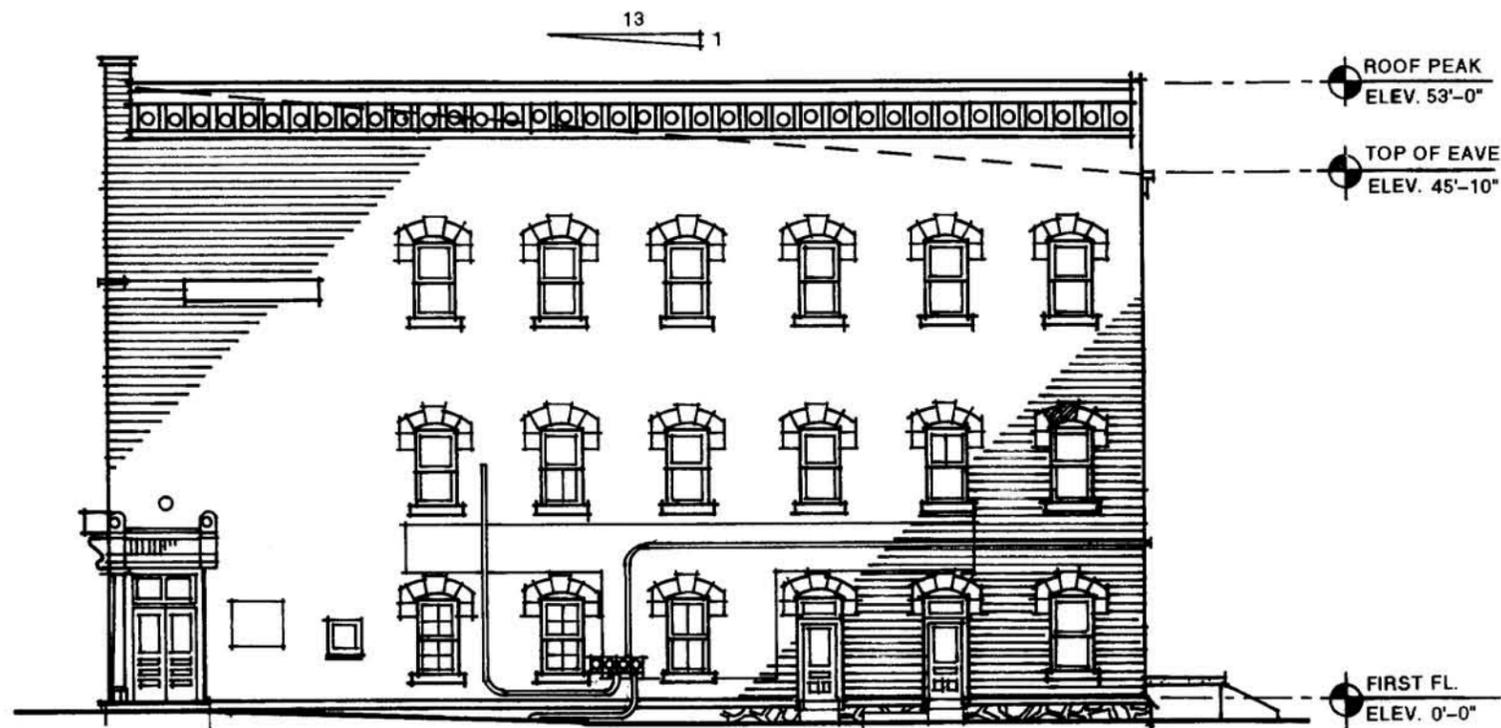
Date: 4.16.02

Revisions:

NORTH & EAST ELEVATIONS

EXISTING CONDITIONS 2002

UNION BUILDING Calumet, Michigan



SOUTH ELEVATION



WEST ELEVATION



1/16 inch : foot

Dwg. No. 09
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 Date: 4-16-20

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SOUTH & WEST ELEVATIONS
 EXISTING CONDITIONS 2002
UNION BUILDING Calumet, Michigan