



# Linden Mills Historical Society

201 N. Main St. P. O. Box 823  
Linden, Michigan 48451

No. 13

Spring 2023

## **HISTORICAL SOCIETY**

Meetings are April - November on second Tuesday of the month 7:00 PM. Shiawassee Shores Clubhouse #1.

## **BOARD OF DIRECTORS**

President	Peter Maas
Vice President	Cindy Shane
Secretary	Nancy Wallace
Treasurer	Amanda Whitney
Trustee	Aaron Wiles
Trustee	Kathy Button
Trustee	Pat Burgess

## **MUSEUM COMMITTEE**

Karen Breasbois  
Pat Burgess  
Barb Maas  
Cindy Shane (Chair Person)  
Jim Thompson  
Nancy Wallace  
Aaron Wiles

## **MUSEUM HOURS**

Open: Memorial Day thru October. Saturdays 12-3 pm and Sundays 1-4 pm. No Saturday hours after Labor Day. Private or group tours contact 810 265-2821

## **CONTRIBUTING STAFF**

Newsletter	Peter Maas
Refreshments	Members
Genealogist	Beth Carr
Genealogist	Pete Maas
Genealogist	Jayne Larion

## **DUES REMINDER**

This is a reminder that as of per our April 2022 meeting, our Executive Board voted to increase our annual dues from \$5 to \$10 per person and from \$10 to \$15 per couple or family (household). Regretfully, unpaid dues for three consecutive years will result in removal from our membership and mailing list. Dues are collected at our April meetings or can be mailed to Linden Mills Historical Society, P.O. Box 823, Linden, MI 48451.

## **100 YEARS AGO**



Bank of Linden shortly after the "Crash of 1929" at which time the bank closed its doors. On June 30, 1931, the bank sent a statement to its depositors announcing that 100% of its deposits were returned. Pictured is Josie Hyatt-Glerum with bank officials. The bank was located on S.W. corner of Broad and Bridge Streets. Building is still standing.

## **2023 ELECTIONS**

As per our bylaws, our Executive Board elections will be held at our April 11, 2023 General Membership Meeting. at Shiawassee Shores Main Clubhouse at 7:00 p.m. Offices up for re-election are: Vice-President, Secretary, and one Trustee. All are two-year terms.

## **NEW MUSEUM HOURS**

Open Memorial Day thru October. Saturdays 12-3 pm and Sundays 1-4 pm. No Saturday hours after Labor Day. Private & group tours available call 810 265-2821

**Please consider volunteering to docent. We can use your help.**

## ***Pete's Ponderings***

Many may not know this, but for many years the top floor of the Linden Mill's Museum has long served as a B & B. (Birds and Brooms). Just like the swallows return to San Juan, Capistrano every spring, (between March 17 and March 23) so do the starlings return to Linden. For nearly two centuries they very likely have found the perfect nesting place to be in and around the mill building. How they get into the building has been an ongoing mystery. All visible cracks and crevices have been sealed or are too small for entry. Over the years, many attempts have been made to discourage their occupancy ranging from chasing them with a broom, to opening windows and placing bird seed on the sill. Fortunately, they have only checked into the top floor and their visits are usually not lengthy. After extensive research, I discovered that starlings are able to duplicate sounds such as car horns, dogs barking and people voices. Last year I found a way to get the little feathered avians to come toward me when I imitated their whistle. Then, they eventually flew out an opened window.

*The Bird Whisteler*

## *In Loving Memory*

### NETTIE CAROLINE HOLTSLANDER 1933-2023



**Nettie Caroline Holtslander**, age 89, a long-time Linden resident and member of the Linden Mills Historical Society, who served as its President for ten years, moved on to her Heavenly Home, January 5, 2023.

Nettie was born December 12, 1933 in Barryton, MI the daughter of Zelma Burnham and Carl Covert. Her mother died when she was four years old and she always gave great credit to her father for raising her and three older siblings. The family later moved to Linden, which she truly loved. She graduated as valedictorian of her 1952 class and went on to be secretary to the superintendent. In later years she lived in the Lake Fenton school district and was high school secretary for 38 years. She was baptized at age 16 in the Linden Presbyterian Church and her membership was well beyond 65 years. She taught Sunday School for 17 of those years and served as both a Deacon and an Elder for several years.

Nettie married Frederick Holtslander (Fred) April 15, 1952 while he was in the Navy and she was still in high school. They had 48 1/2 years together. Three children were born to this union. Frederick Jr. (Rick), Terry and Herbie. Her family was first and foremost in her life.

Keeping in contact with her many classmates and planning numerous class reunions kept her busy. Nettie also was very instrumental in the contacting, documenting and publishing the L.H.S. Directory. Surviving are her close and loving friend, Gary Childs; son, Rick (Susan) Holtslander, grandchildren, Jenna (Joshua) Dagen, Jordan (Jeremy) Kilbourne, Nicholas Rodgers, Linsey (Lance) Osmond, Jacob Holtslander, Alex (Alissa) Holtslander; 12 great-grandchildren.

### CARY LEE JUSTICE 1959-2023

**Cary Lee  
Neuville**

was born June 1, 1959 at Fort Riley, Kansas to Don and Patricia Neuville. Cary grew up in Linden and gradu-



ated from Linden High school in the class of 1977. She attended Alma College and then Baker College {Magna Cum Laude} with a degree in accounting. She was employed by several Tax firms and also was in private practice. She married Clyde Justice and lived in Linden her entire life. Her love of Linden was deep and she wanted the community to be the best it could be. Cary loved horses and rode them North and West of town. Her favorite vacations were at Otsego State Park, where she loved to swim and enjoy camp fires. Those who knew her best appreciated her sense of humor, hysterical laughter, sharp mind, and love of animals. Her faith was strong especially at the end of life. Among her last words were "I want to go and be with Jesus." Cary was often attracted to help the needy and those struggling in life. Her heart was full of compassion for animals and supported their care at various shelters. Her struggle with health issues proved she was a fighter. It was cancer that took her life. She is survived by her father Don, her brothers Jeff, Rod, Mark, and sister Jane. She was predeceased by husband Clyde, her grandparents Don and Ruth Gundry, Albert and Greta Neuville, Mother Patricia, and brother, Steve.

## 2023 PROGRAM SCHEDULE

*The 2023 slate of programs and speakers is nearly complete and promises to provide a variety of very interesting and informative programs for our monthly meetings.*

**April 11** Election of officers and Board Members. (Vice President, Secretary and one Trustee) Refreshments and social. Membership dues are due in April and may be paid to Treasurer Amanda Whitney. Refreshments provided by Amanda Whitney and Kathy Klee.

**May 9 The Civilian Conservation Corps (CCC).** *Phil Naud* - With an executive order on April 5, 1933, President Franklin D. Roosevelt established the Civilian Conservation Corps (CCC). The CCC was part of his New Deal legislation, combating high unemployment during the Great Depression by putting hundreds of thousands of young men to work on environmental conservation projects.

**June 13 Where do the medicines in your cabinet come from? - Pam Howd** - Our own Pam Howd, who currently works with environmental education and the intern program for the State of Michigan, the Department of Environment, Great Lakes, and Energy, will give an informative presentation providing information on common medicines and their plant origins

**July 11 Longway Planetarium - Parick Ross** - Patrick is the manager at Longway Planetarium. Michigan's largest and most technologically advanced planetarium facility. His talk will include the use of technology such as LIDAR (*Laser Imaging, Detecting, and Ranging*), Photogrammetry, mapping and preserving historical sites of interest.

**August 8 Show & Tell and Ice Cream Social.** Linden Mills Historical Society members can enjoy an evening of fun and fellowship at our annual Show and Tell & Ice Cream Social. Door prizes and prize for most unusual item brought for show and tell.

**September 12 Linden Lore** - Last year we could not get enough of the most popular program in many years as *Don Neuville, Paul Hogan and Richard Childs* enlightened and educated the membership with their stories of life in Linden during the 1940's and 1950's.. It was suggested we make this a "Ladies Night" with our panel consisting of the women who grew up in Linden during the 40's and 50's.

**October 10 Custom Ukulele Builder - Dave Talsma** *Dave* is among an elite few being regarded as top custom ukulele builders in the United States. One great fact about Dave is that he not only has this amazing talent to build incredible ukuleles, but he also lives right here in Genesee County. Though his waiting list is long, never has anyone claimed it was not worth the wait. Dave has designed and built custom ukuleles for people around the world, including 2 he built for Warren Buffett. A hobby that started 25 years ago and evolved into a product that is in great demand world wide.

**November 14 Sloan Museum of Discovery - Geoff Woodcox, Curator of Collections.** The Sloan Museum in the Flint Cultural Center opened to the public July 16, 2022, as a totally re-imagined, re-built Sloan Museum of Discovery with four all-new interactive galleries. Preserving more than 150 years of Flint and Genesee County history has led to a very diverse collection of artifacts. Collections staff works hard to preserve our area's rich history, from automobiles to clothing, furniture and photographs.

**December 12 Annual Christmas Dinner - Springmeadows Country Club**



## MUSEUM UPDATE

The winter months traditionally have been reserved for cleaning and updating many of the displays and exhibits and 2023 has been no exception. With the artifacts donated recently, our Museum Committee and other volunteers have been busy determining the best possible way to display them. This includes an early Native American display with records and artifacts of Linden's pre-settlement era. We also are in the process of rotating some displays. A very special thank you to *Barb Maas, Cindy Shane, Joe Burgess, Nancy Wallace, Jim Thompson and Luke Wiles* for all their hard work to make our museum look great.

Last month, we received several "Linden City Limit" signs from the city as well as signs honoring the Linden Band and Cheerleaders. These signs now hang proudly above the school exhibit and the transportation displays.

Thank you to *Craig Newberry, Doug Morgan* and the rest of our wonderful Veterans. The VFW Hall, which recently has vacated its home of 77 years, donated some of their military pictures and other military items which will be displayed in our updated Military cabinet. In addition, a WWII Japanese rifle and Samurai sword is currently on loan from *Doug Kimble*. The C. L. Lahring family donated a WWI and WW II U.S. Army uniform.

*Michele Robins* of *Linden Kitchen and Bath* donated seven large framed photos of various Linden historic buildings no longer standing. They are displayed throughout the museum.

We have received two beautiful cherry-wood glass display cases which were built by one of our founding members and former Linden Village President, *Keith Wenger* with help from his son *Keith Jr.* They were donated by Keith's wife *Sandy Wenger*.

*Pam and Jon Claude Howd* donated a beautiful leaded glass lampshade which will hang above the research table and will provide better lighting for those utilizing our research area. They also donated an antique glass lampshade which is hanging in the rear of the school room and also illuminates the *Printing display*.

A 1940's xylophone and ukulele which were donated last year by the *Nettie Holtlander* Family are now proudly displayed in the musical instruments display case.

We have purchased three more vintage school desks which will match the existing desks in the school room. This will enable us to seat 20 students. *Margaret Raube* donated a nice photo of her mother, *Mrs. Helen Fairbanks Ball-Haley*, a long time Linden teacher and principal, whose roots go back to our original settlers. With the addition of the two antique bookcases donated by *Susie Cranston* last year, the school room should be ready for the second graders in May.



Pictured above: Aaron and Luke Wiles, Jim Thompson and Sandy Wenger beside one of the two display cases built by Keith and Keith Jr. Wenger and donated in their memory by Sandy Wenger.



Pictured above are l to r: Joe Burgess, Jim Thompson and Pete Maas working on updating and refreshing displays.

### **SECOND GRADERS TO VISIT MUSEUM**

Following is the schedule for annual visit from Linden's second graders:

Tuesday, May 23: Linden Elementary

Wednesday, May 24: Hyatt Elementary

**(More details to follow)**

*For the benefit of our out-of state members and those who do not subscribe to the Tri-County Times, the following is the article which appeared in the Tri County Times on March 15, 2023.*

### **WE ARE EXPLORING OPTIONS**

*(By Hannah Ball, Tri-County Times)*

“We don’t know if anyone’s going to be interested in the project, but obviously it’s something that I feel we need to explore. We want to preserve the symbol of Linden and this provides a way to do that,” said Mayor Cusson.

For years, the city has discussed ways to pay for necessary improvements. The Mill Advisory Committee, which unanimously recommended that the city take this next step, was formed to research and make recommendations to city council regarding funding opportunities, capital improvement priorities and the future use of the historic multiple-story structure.

A report from Hubbell, Roth & Clark, Inc., done in August 2022, states that the building has critical needs in regards to stabilization and making the structure weathertight to prevent further deterioration that could compromise the building’s integrity. HRC recommended completing structural, environmental, accessibility, mechanical improvements that would cost nearly \$3 million.

“Based on the information from that research, as well as looking at the necessary infrastructure improvements throughout the city, it was clear that alternative options need to be considered with the current use of the mill building. Consideration of the current function of the library and museum were heavily considered and discussed as well. The committee recognizes the importance of those functions to the community and wants to make sure we work with the entities on potential relocation or incorporation elements into the future use,” wrote City Manager Ellen Glass in a memo to the city council. The yearly expenses for the mill building are approximately \$38,010 with an average monthly expense of \$3,167. Mayor Danielle Cusson said the city covers these expenses, which go toward keeping the lights on, heating, insurance and more.

Officials worked with Kincaid Group to create three models that show the different options the city would explore in potentially developing the mill building. Every option includes full interior and exterior renovation and restoration to “maintain the historic look/value using modern, cost-effective yet durable materials, and finishes,” according to the report.

#### **Model #1 – Commercial Spaces:**

*Lower Level and Main Level = Restaurant/Pub, Speak Easy, Live Music, Events*

*Second Level = Community Space*

*Third Level (loft) – Community Space*

*Outdoor patio/deck at West side (optional)*

*Exterior elevator to serve upper floors*

*Full interior and exterior renovation/restoration to maintain the historic look/value using modern, cost effective Materials and finishes.*

#### Numbers:

- Total Project = \$2.62m
- Construction Cost = \$2.35m
- Grants/Incentives = \$1.29m
- Annual Income Potential less vacancy = \$156,800 o
  - Rent rate commercial (restaurant/pub) = \$26 per/ft + CAM
  - Community Space = \$13.00 per/ft + CAM □ Senior Debt (7%, 25 year) = \$895,000 □
- Owner Capital Contribution = \$430,388 □ Annual Net after expenses = \$13,800 General: □ Ownership through a for profit entity (LLC, Inc., etc.) □ +/-7-months of preconstruction with +/-12-months of const
- Annual Income Potential less vacancy = \$156,800 o Rent rate commercial (restaurant/pub) = \$26 per/ft + CAM o Community Space = \$13.00 per/ft + CAM
- Senior Debt (7%, 25 year) = \$895,000
- Owner Capital Contribution = \$430,388 □ Annual Net after expenses = \$13,800
- General: Ownership through a for profit entity (LLC, Inc., etc.)
- +/-7-months of preconstruction with +/-12-months of construction.

**Model #2 – Mixed Use Hotel Spaces:**

Lower Level and Main Level = Restaurant/Pub, Speak Easy, Live Music, Events.

Second Level and Third Level (loft) = (6) boutique hotel rooms

Outdoor patio/deck at West side

Exterior elevator to serve upper floors

Full interior and exterior renovation to maintain the historic look/value using modern cost effective material.

Numbers:

- Total Project = \$3.29m
- Construction Cost = \$2.85m
- Grants/Incentives = \$1.41m
- Annual Income Potential less vacancy = \$273,500
  - Rent rate commercial (restaurant/pub) = \$26 per/ft + CAM
  - Hotel Rooms = \$149.00 per night (60% vacancy rate)
- Senior Debt (7%, 25 year) = \$1.65m
- Owner Capital Contribution = \$179,125
- Annual Net after expenses = \$24,800
- General: Ownership through a for profit entity (LLC, Inc., etc.)
- Hotel would be managed remotely
- +/-7-months of preconstruction with +/-14-months of construction.

**Model #3 – Mixed-Use Residential Spaces:**

Lower Level and Main Level = Restaurant/Pub, Speak Easy, Live Music, Events

Level 3 and 3.5 = (4) 2 bed, 1.5 bath residential apartments (market rate)

Outdoor patio/deck at West side

Exterior elevator to serve upper floors

Full interior and exterior. Same as Model 2

Numbers:

- Total Project = \$2.65m
- Construction Cost = \$2.49m
- Grants/Incentives = \$1.28
- Annual Income Potential less vacancy = \$173,000 o Rent rate commercial = \$26 per/ft + CAM o Residential rate = \$1.80 per/ft
- Senior Debt (7%, 25 year) = \$910,000
- Owner Capital Contribution = \$415,388
- Annual Net after expenses = \$18,500
- Ownership through a for profit entity (LLC, Inc., etc.)
- +/-8-months of preconstruction with +/-12-months of construction

**MUSEUM DOCENTS NEEDED**

**Cycle Fit of Fenton will be here during the Paddle & Pedal Event**

June 9, 10, & 11, 2023  
LAFF Pathway Fund raiser  
10 to 8 p.m.

*More details to follow*

**HELP RAISE FUNDS FOR THE  
MUSEUM,  
SAVE ALPINE RECEIPTS.**

**HELP NEEDED**

April is Spring Cleaning Month.

Anyone interesting in helping with our annual April Spring Cleaning party, please sign up at our April Meeting.