

White Lodge Country Club

PINCKNEY, MICHIGAN

History: 1835 to Present (2011)

White Lodge Owners, Incorporated

Incorporated November 23rd, 1936

Subdivided January 10th, 1926 by Schram Realty

Settled 1835-1837 by James & Ann Cordley

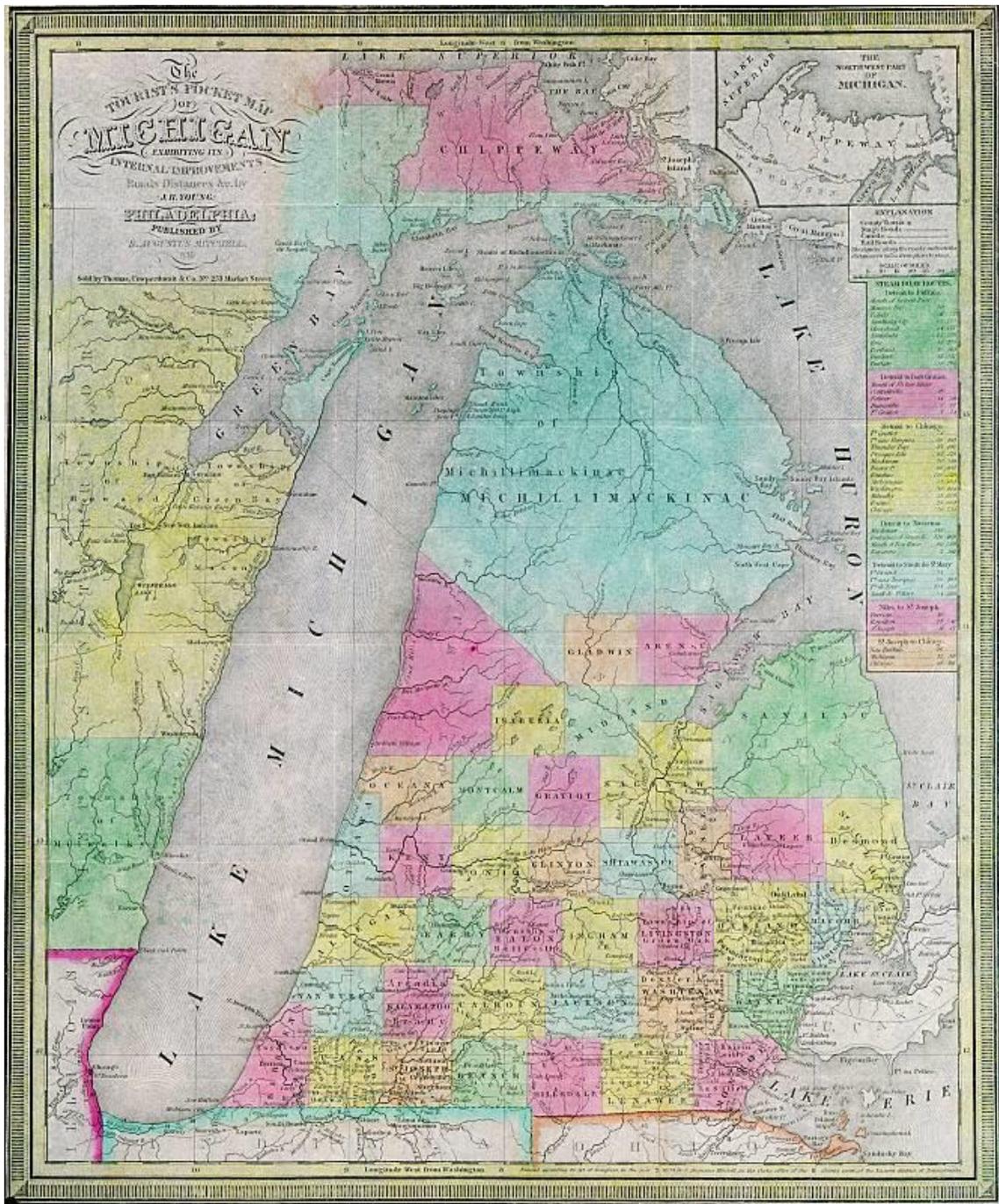
White Lodge Historical Committee

Norbert Rickelman – Chief Historian

Ron Fesl - Editor

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Early History:



Michigan and Livingston County were formed in 1833, the county boundaries were established from parts of Washtenaw and Shiawassee Counties and in 1836 the present organization structure was declared.

The earliest recorded settlers of Section 29 (White Lodge Area), Hamburg Township consisted of:

CORDLEY, Ann, buys land in Sec. 29, Hamburg, NW-SE, Mar. 31, 1836, of Liv. Co., Mich. Sells in 1862, of Hamburg.

Charles A., buys land in Sec. 29, Hamburg, NW-SE & NE-SW, Oct. 16, 1867, of ??
Owns in 1880. In census of Hamburg, 1850 & 1860.

James, wife **Ann**, buys land in Sec. 29, Hamburg, NE-SW, July 17, 1835, of Washtenaw Co., Mich. Buys more land in Sec. 29, Hamburg, NW-SE & SW-SE, Nov. 25, 1862, of Hamburg. Sells to **Ann & Charles CORDLEY**, in 1867, of Hamburg. Deceased by 1868. Made will, Oct. 16, 1867, to sons, **Charles, Christopher, James, Richard CORDLEY**, and **Minnie S.**, (dau. of **John CORDLEY**). In census of Hamburg, 1850 & 1860.

John, wife **Margaret**, buy land in Sec. 31, Hamburg, NW-NE, Nov. 25, 1848, of Liv. Co., Mich. Buys land in Sec. 27, Hamburg, Np-NE, Jan. 28, 1850, of ?. Sells in 1851, of Hamburg.

Richard, found in census of Hamburg, 1850, b- England.

James Cordley in 1835 and wife Ann in 1836 (Offspring: Charles, Christopher, James, Richard and Minnie) and James Gallagher in 1837.

In 1837 President Martin VanBuren deeded the property of the present White Lodge to James Cordley, Ann Cordley and James Gallagher. Michigan was granted statehood on Jan. 26, 1837. <http://www.ipl.org/div/potus/mvanburen.html>

A copy of James Cordleys deed is on file at the White Lodge Clubhouse.

CERTIFICATE
No 13763

THE UNITED STATES OF AMERICA.

To all to whom these Presents shall come, Greeting:

WHEREAS James Cordley of Washtenaw County Michigan
has deposited in the GENERAL LAND OFFICE of the United States, a Certificate of the REGISTER OF THE LAND OFFICE at Detroit
whereby it appears that full payment has been made by the said James Cordley
according to the provisions of the Act of Congress of the 24th of April, 1890, entitled "An Act making further provision for the sale of the Public Lands," for the North East

quarter of the South West quarter and the South West part of the South East fractional quarter
of Section twenty-nine in Township one North of Range five East, in the District of Lands
subject to sale at Detroit, Michigan, containing seventy-seven Acres

according to the official plat of the survey of the said Lands, returned to the General Land Office by the SURVEYOR GENERAL, which said tract has been purchased by the said
James Cordley.

NOW KNOW YE, That the
UNITED STATES OF AMERICA, in consideration of the Premises, and in conformity with the several acts of Congress, in such case made and provided, HAVE GIVEN AND GRANTED,
and by these presents DO GIVE AND GRANT, unto the said James Cordley

and to his heirs, the said tract above described: TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances of whatsoever nature, therunto
belonging, unto the said James Cordley and to his heirs and assigns forever.

IN TESTIMONY WHEREOF, I, Martin Van Buren

PRESIDENT OF THE UNITED STATES OF AMERICA, have caused these letters to be made PATENT, and the SEAL of the GENERAL
LAND OFFICE

do affixed.
GIVEN under my hand, at the CITY OF WASHINGTON, the first day of April in the Year of our
Lord one thousand eight hundred and thirtysix and of the INDEPENDENCE OF THE UNITED STATES
the thirtysix

BY THE PRESIDENT:

Louis B. King Acting Recorder OF THE GENERAL LAND OFFICE
ad-intimam

Recorded, Vol 28 Page 384.

1835 – 1915 White Lodge Building & Properties:

We believe the old stone basement of the present Lodge (which is below the lodge entrance, lower bathrooms and office area) was the original James and Ann Cordley home built in that same 1835 era. The fireplace opening faced east instead of the present west.

James Cordley must have died prior to the 1875 plat map. There are no death records for James. According to County records Ann Cordley sold the properties to her son Charles (1839-1889) in 1862 and he is shown owning the property in the 1870 and 1880 census along with wife Esther and 3 children.

The 1875 Plat Map (survey) of Livingston County created by the F.W. Beers Company and for the Library of Congress shows the southern portion of Cordley Lake, the property which comprises the subdivided portion of White Lodge, and an unnamed road (Colonial?) leading to a home.

A later 1895 Plat Map created by Rand McNally Corporation, shows the White Lodge area owned by Mrs. Esther Cordley (wife of Charles Cordley). According to Livingston County records Charles died in 1889 and Ester died in 1899. No mention is made of the three children (Barbara, Heather & Ann) after the 1870 census.

The portion of Section 29 (64 acres) owned by Jas. Gallagher was later added to White Lodge properties. By 1915 White Lodge had begun to take shape under the ownership of the Terry (T.W.) Brown family who combined the Charles Cordley and Jas. Gallagher properties into what we presently know as White Lodge Owners Inc. property.

Cordley Lake received its name from our original settlers, the Cordley family. None of the Cordley family gravesites are listed in the Livingston County historical records. Has anyone seen the ghosts or graves of the family around the White Lodge area?

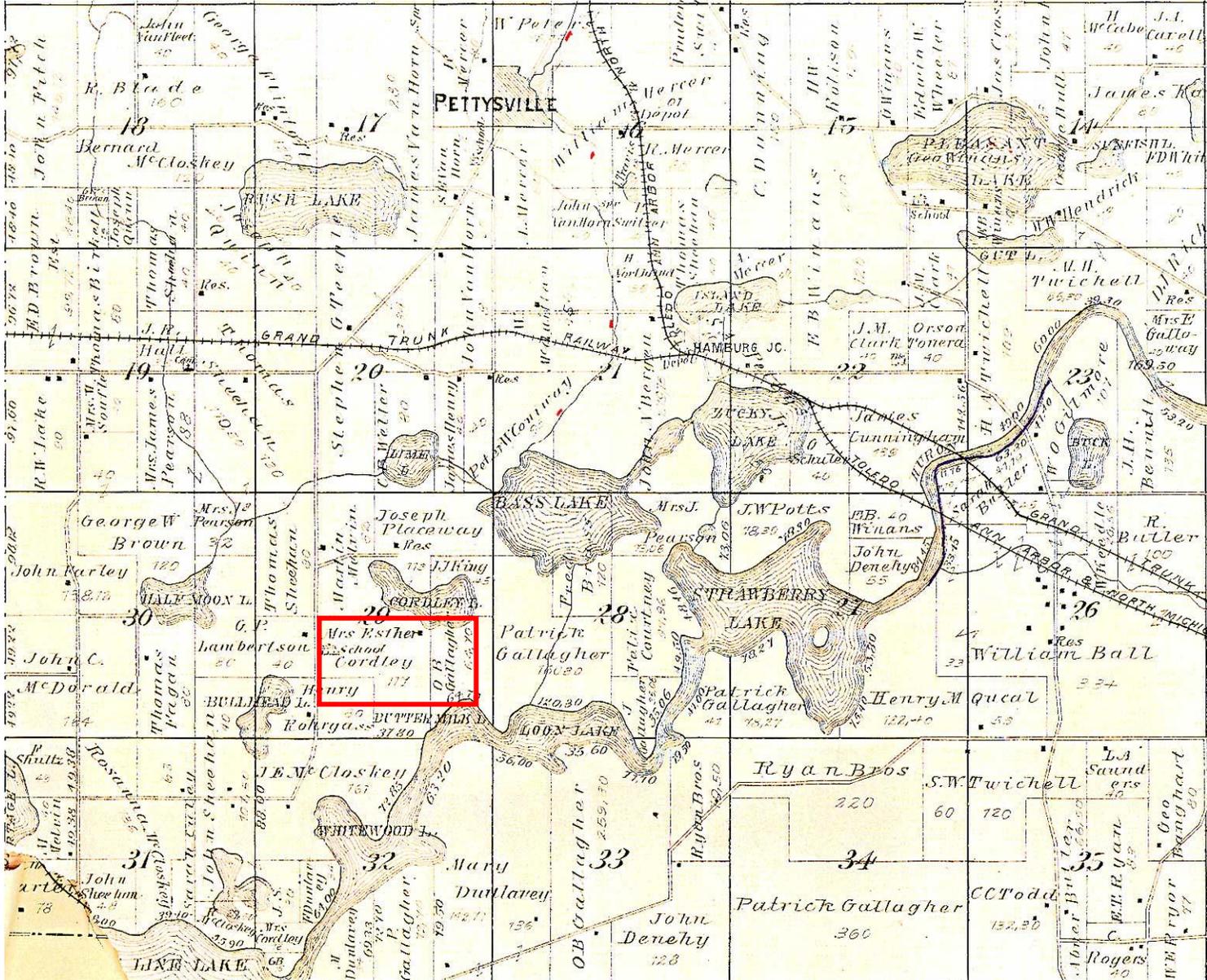
Our present deed still shows the "School House Lot" (Outlot A) that is shown in the 1895 Rand McNally Atlas and 1915 map by Geo. A. Ogle & Company in the S.W. section of our property off of Whitewood Road. On the 1875 map there is a school located on the corner of Sheehan and McGregor Roads but that it is missing from the 1895 and 1915 maps. One could assume that the school was relocated because of a more central location. School House Lot is part of our green belt. There are no records indicating if the school was ever used or who the teachers might have been, we can only assume that it was for the benefit of the Cordleys and other families in Sections 29, 30, 31 and NW portion of 32. There were over a dozen homes in this area at that time. The old foundation of the school is still in existence and can be approached in the SW corner of our property off of Whitewood Rd about 300 feet south of the Colonial entrance to the lodge for those daring enough to venture (long pants and shirt are recommended.) If you have a metal detector you might even find old square nails or hinges. This 1915 map still does not show the present outline of Gallagher Lake or our Island. Loon Lake is now located on the southern backside of the present Gallagher Lake and the large island between.

The 1895 plat map also shows the Grand Trunk and Toledo Railroads on the north side of Zukey Lake, but that story would require a "road trip" or "boat trip" to Zukey Lake Tavern to see the historical references in the front lobby.

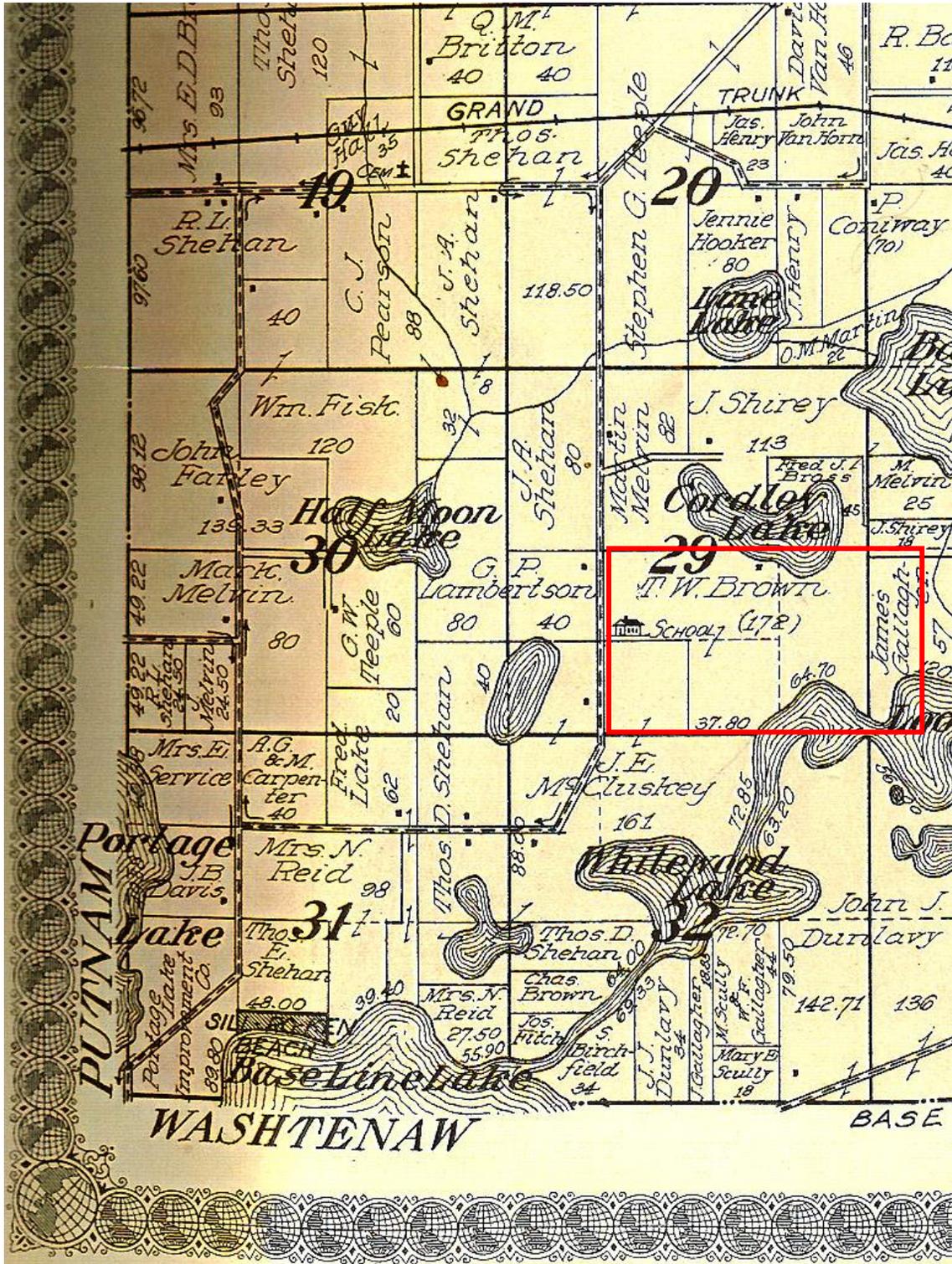
1875 Plat Map by the F.W. Beers Company



1895 Map Rand McNally Corporation, "The New 11 x 14 Atlas of the World"



1915 plat map by Geo. A. Ogle & Company



1915 through 1931:

White lodge began to take shape under the ownership of Terry (T.W.) Brown who combined the Charles Cordley and Jas. Gallagher properties into what we presently know as White Lodge Owners Inc. property as shown in the 1915 Survey and map of the area. The 1915 survey still only showed one residence.

In 1926 Terry (T.W.) Brown sold the property to H L Schram under land contract dated January 10th, 1926. Schram in turn sold the property to Schram Realty (a partnership with his brother) who proposed a "subdivision" and began selling properties. At this time there were only 8 cottages in existence.

The Pinckney Dispatch advertised the property, golf course and clubhouse in its July 4, 1934 edition.

Schramm Realty advertising brochure:

Crowded Out?

A beach so thick with swimmers it looks like a swarm of bees.

A lake or river, perhaps plenteous with fish, but all boats rented so early in the day that you can only look on and wish, not fish.

A golf course with a queue at the first tee like a soup line in the Russian revolution.

Picnic grounds so crowded with nondescript cars and littered with rubbish there is no clean place to spread a lunch.

If you think this exaggerated, get out your car on a hot summer Sunday and try it. If you're already convinced, we'd like to show you how different it is at White Lodge.

This White Lodge Golf and Country Club is dedicated to the spirit of outdoor play. Its founders hold that with rugged nature at his elbow, man will discover real living. White Lodge is designed for those who seek in God's outdoors a fuller, richer life, a retreat nestled among lakes and woods where congestion is unknown.

Golf at White Lodge Golf and Country Club



Nine Holes 3111 Yards Water Hazards Large Greens
No Waiting Meals at Clubhouse

Sports Man at play needs woods for shade and hunting, open stretches of water for bathing and boating, and fishing—space for golf, baseball, tennis and other sports. . . . White Lodge Golf and Country Club satisfies these needs. Its athletic field borders on the Huron River, where watercraft may explore a dozen lakes along 40

Seclusion All this lies just far enough from the main highways to be inaccessible to automobile picknickers and tramp tourists. The Club reserves its privileges for its members and their guests. Here there is a secluded nook where man may enjoy comradeship with his friends and entertain them in comfort and convenience in a clubhouse as modernly appointed as his city home.

Near *This play spot is within an hour and a half's drive of downtown Detroit. Close enough to be accessible, yet distant enough to be natural in its setting, White Lodge, 35 miles from the city limits, is correctly near, correctly remote.*



Cordley Lake—adjoining club grounds



Overlooking Cordley Lake



Club Bathing Beach—Cordley Lake

Early records show that our present canal was first dredged in 1926 as a portion of the proposed canal "system." Some of our senior residents remember documents indicating the cost was \$1.00/linear foot and that the canal was 20 feet wide. The actual original subdivision plat map is on file at our clubhouse and showed over 800 sites, present lodge and a large section of multiple canals and bridges that were proposed where our island and 26 acres on Gallagher Lake is located. The original land contract was modified and discounted on December 29th, 1931 to include Schram Realty.

Considerable dredging occurred in the Gallagher Lake area during that time and the placement of the Portage Lake Dam first occurred as an earthen dam created to prevent downstream flooding. The present John Flook Dam was constructed in 1966 by the Army Corp of Engineers as a flood control dam and method of controlling the lake levels.

Our clubhouse is an expansion of the original Cordley home and was constructed in 1926-1927 by Schram Realty (see Schramm Realty sales brochure). There is some mention of a 9 hole golf course in the front SW portion of the property and actually included the property on McCluskey Drive off of Whitewood surrounding Windermere Lake. Signatures of some of the property owners and builders are in the cement poured in the basement just west of the fireplace and south of the present furnaces.

1926 Schram Realty Proposed White Lodge
Note the expanded section of canals and lots North & East of our Island
Original on file in the White Lodge Clubhouse



Schram Realty continued to sell properties until the stock market crash in 1929. Default in the land contract to the Brown family occurred in 1931 and a long court battle ensued as to the actual land ownership and plat. At that time all activities came to a halt until 1936.

1936 & 1937

Schram Realty became delinquent on the property land contract of \$16,079.83. The complete “proposed original White Lodge Golf & Country Club” would never be. After years of court battles the White Lodge properties were re-acquired by the Brown Family in 1936 by order of foreclosure in the Livingston County Courts on the Schram Realty Corporation. The Brown Family took back our existing White Lodge buildings and properties and then sold/re-Incorporated the property into our present White Lodge Owners Inc. Our incorporation occurred on November 23rd, 1936. On December 12th, 1936 the original 55 members received the first 62 shares of stock (lots) in White Lodge Owners, Inc. Each member’s share of capital stock was valued at \$25.00. The Lot numbers, members’ names, and signatures of this original deed are on file at the White Lodge Clubhouse:

<http://sites.google.com/site/whitelodgeowners/historical-documents>

On September 2nd, 1937 the final court ordered decree of ownership was issued. The original members borrowed the money required to purchase all the White Lodge Lands from the Brown family.

We are/were incorporated under the “SUMMER RESORT AND PARK ASSOCIATIONS Act 230 of 1897” as a non-profit.

Our original Articles of Incorporation states our purpose to be:

“To own, operate, and maintain its properties on and around Cordley Lake, Hamburg Township, Livingston County, Michigan, as a resort for the benefit of the members of the Corporation, the property being included in the recorded Plat of White Lodge Country Club Subdivision in Liber 2 of Plats on page 99 in the Register of Deeds Office in the County of Livingston, State of Michigan, and all that remaining in the SE 1/4 of Section 29, TIN R5E Livingston County, State of Michigan.”

1937 through the 60's:

These original owners executed a new mortgage of \$16,079.83 for all corporate owned property in our present White Lodge and re-platted into our existing structure. The 26 acre parcel extending to Gallagher Lake was not included as potentially developed land and is now preserved as wildlife and greenbelt areas. In 1938 electricity was installed in the White Lodge area and clubhouse for \$1,325. In 1938, in order to pay the mortgage and expenses of White Lodge land was again offered for sale. Attached is a copy of the original "offer" provided by the Rickelman family.

PRICE LIST
Of lots in White Lodge Country Club Subdivision for 1938.

Lot	Price	Lot	Price	Lot	Price	Lot	Price
1		51	\$500.00	102	sold	151	
2		52	500.00	103	550.00	152	\$676.00
3		53	500.00	104		153	sold
4		54	sold	105	154	275.00	
5		55	500.00	106	155	sold	
6		56	sold	107	156	sold	
7		57	500.00	108	157	250.00	
8		58	sold	109	158	sold	
9		59	500.00	110	159	700.00	
10		60	sold	111	160	700.00	
11		61	500.00	112	161	700.00	
12		62	500.00	113	162	850.00	
13	sold	63	500.00	114	163	850.00	
14	75.00	64	500.00	115	164	850.00	
15	sold	65	500.00	116	165	850.00	
16	sold	66	500.00	117	166	850.00	
17	sold	67	500.00	118	167	850.00	
18	75.00	68	500.00	119	168	850.00	
19	sold	69	500.00	120	169	850.00	
20	70.00	70	500.00	121	170	850.00	
21		71	500.00	122	171	450.00	
22		72	500.00	123	172	450.00	
23	275.00	73	sold	124	173	450.00	
24	250.00	74	sold	125	174	400.00	
25	250.00	75	500.00	126	175	400.00	
26	250.00	76	500.00	127	176	400.00	
27	250.00	77	500.00	128	177	400.00	
28	250.00	78	500.00	129	178	400.00	
29	250.00	79	500.00	130	179	300.00	
30	250.00	80	500.00	131	180	300.00	
31	250.00	81	500.00	132	181	300.00	
32	250.00	82	500.00	133	182	300.00	
33	250.00	83	500.00	134	183	400.00	
34	250.00	84	500.00	135	184	400.00	
35	250.00	85	500.00	136	185	400.00	
36	250.00	86	500.00	137	186	400.00	
37	150.00	87	500.00	138	187	400.00	
38	150.00	88	500.00	139	188	400.00	
39	150.00	89	500.00	140	189	400.00	
40	150.00	90	500.00	141	190	400.00	
41	175.00	91	500.00	142	191	400.00	
42	175.00	92	500.00	143	192	400.00	
43	175.00	93	500.00	144	193	400.00	
44	175.00	94	500.00	145	194	400.00	
45	175.00	95	500.00	146	195	400.00	
46	175.00	96	500.00	147	196	400.00	
47	175.00	97	500.00	148	197	300.00	
48	225.00	98	500.00	149	198	250.00	
49	225.00	99	500.00	150	199	250.00	
50	200.00	100	375.00	200	425.00	300.00	

Lot	Price	Lot	Price	Lot	Price	Lot	Price
201	\$250.00	251	\$450.00	301	\$600.00	351	\$550.00
202	250.00	252	450.00	302	600.00	352	575.00
203	275.00	253	450.00	303	sold	353	400.00
204	275.00	254	450.00	304	sold	354	400.00
205	250.00	255	450.00	305	600.00	355	sold
206	250.00	256	450.00	306	600.00	356	400.00
207	sold	257	sold	307	600.00	357	400.00
208	250.00	258	450.00	308	600.00	358	400.00
209	250.00	259	450.00	309	600.00	359	400.00
210	250.00	260	450.00	310	sold	360	400.00
211	250.00	261	sold	311	600.00	361	400.00
212	250.00	262	sold	312	575.00	362	sold
213	250.00	263	sold	313	sold	363	sold
214	250.00	264	sold	314	sold	364	sold
215	sold	265	sold	315	sold	365	sold
216	250.00	266	450.00	316	sold	366	400.00
217	300.00	267	sold	317	400.00	367	400.00
218	700.00	268	450.00	318	425.00	368	400.00
219	sold	269	450.00	319	sold	369	400.00
220	sold	270	450.00	320	425.00	370	400.00
221	sold	271	450.00	321	425.00	371	400.00
222	sold	272	450.00	322	sold	372	400.00
223	sold	273	450.00	323	425.00	373	425.00
224	sold	274	450.00	324	425.00	374	425.00
225	sold	275	450.00	325	sold	375	sold
226	sold	276	450.00	326	sold	376	sold
227	800.00	277	sold	327	sold	377	400.00
228	800.00	278	sold	328	sold	378	425.00
229	sold	279	450.00	329	375.00	379	325.00
230	975.00	280	450.00	330	sold	380	380.00
231	575.00	281	525.00	331	375.00	381	350.00
232	sold	282	500.00	332	375.00	382	350.00
233	425.00	283	400.00	333	375.00	383	sold
234	sold	284	sold	334	sold	384	sold
235	425.00	285	425.00	335	sold	385	sold
236	375.00	286	425.00	336	375.00	386	350.00
237	375.00	287	425.00	337	sold	387	sold
238	sold	288	450.00	338	sold	388	350.00
239	sold	289	sold	339	375.00	389	350.00
240	300.00	290	sold	340	375.00	390	350.00
241	300.00	291	sold	341	sold	391	300.00
242	300.00	292	sold	342	sold	392	300.00
243	300.00	293	sold	343	sold	393	300.00
244	300.00	294	500.00	344	sold	394	300.00
245	300.00	295	sold	345	sold	395	300.00
246	sold	296	sold	346	575.00	396	350.00
247	300.00	297	sold	347	525.00	397	350.00
248	300.00	298	600.00	348	600.00	398	350.00
249	350.00	299	600.00	349	550.00	399	350.00
250	425.00	300	600.00	350	500.00	400	350.00

Lot	Price	Lot	Price	Lot	Price	Lot	Price
401	\$250.00	451	sold	501	\$250.00	551	\$750.00
402	250.00	452	sold	502	sold	552	sold
403	350.00	453	sold	503	200.00	553	750.00
404	sold	454	sold	504	200.00	554	sold
405	sold	455	sold	505	200.00	555	sold
406	sold	456	sold	506	200.00	556	sold
407	350.00	457	sold	507	sold	557	sold
408	sold	458	sold	508	450.00	558	sold
409	sold	459	sold	509	450.00	559	sold
410	sold	460	525.00	510	450.00	560	800.00
411	sold	461	500.00	511	450.00	561	800.00
412	350.00	462	500.00	512	450.00	562	sold
413	350.00	463	500.00	513	400.00	563	sold
414	350.00	464	500.00	514	450.00	564	sold
415	350.00	465	sold	515	sold	565	400.00
416	350.00	466	sold	516	sold	566	400.00
417	375.00	467	sold	517	450.00	567	sold
418	sold	468	sold	518	450.00	568	sold
419	sold	469	525.00	519	sold	569	sold
420	250.00	470	525.00	520	sold	570	650.00
421	300.00	471	525.00	521	sold	571	650.00
422	300.00	472	525.00	522	450.00	572	650.00
423	sold	473	525.00	523	450.00	573	650.00
424	sold	474	500.00	524	sold	574	sold
425	300.00	475	500.00	525	sold	575	sold
426	sold	476	500.00	526	450.00	576	700.00
427	sold	477	500.00	527	sold	577	sold
428	300.00	478	500.00	528	sold	578	sold
429	300.00	479	sold	529	sold	579	sold
430	sold	480	sold	530	sold	580	700.00
431	400.00	481	sold	531	sold	581	sold
432	400.00	482	500.00	532	sold	582	sold
433	400.00	483	sold	533	350.00	583	sold
434	sold	484	sold	534	sold	584	sold
435	sold	485	525.00	535	sold	585	1000.00
436	sold	486	525.00	536	650.00	586	sold
437	300.00	487	525.00	537	sold	587	1000.00
438	350.00	488	500.00	538	650.00	588	1000.00
439	350.00	489	500.00	539	650.00	589	1000.00
440	350.00	490	500.00	540	sold	590	1000.00
441	350.00	491	400.00	541	sold	591	1000.00
442	350.00	492	400.00	542	sold	592	1000.00
443	375.00	493	400.00	543	750.00	593	1000.00
444	450.00	494	425.00	544	sold	594	1000.00
445	450.00	495	sold	545	sold	595	1000.00
446	400.00	496	425.00	546	sold	596	1000.00
447	sold	497	425.00	547	750.00	597	sold
448	425.00	498	425.00	548	sold	598	sold
449	500.00	499	425.00	549	sold	599	sold
450	sold	500	425.00	550	sold	600	sold

Lots not priced are not for sale.

<http://sites.google.com/site/whitelodgeowners/historical-documents>

An August 19, 1945 photograph (recently restored) shows many of the original owners in front of our clubhouse at the mortgage burning party.

Insert Photo

Residential growth was slow during the 40's due to the war. The lodge building, bathhouse and the original garage (now torn down in favor of the pole barn) were in existence in the 40's when Norb Rickelman used to visit with his father, one of the charter members, Andrew (A.H.) Rickelman and the family for Sunday outings. The Rickelmans sold the property where our existing bathhouse is located to White Lodge in 1954 (purchased it in 1948 at foreclosure) and the members constructed the bathhouse. Prior to then the bathrooms in the Eastern portion of the clubhouse were used during weekend outings.

In the 50's and 60's property sales increased and construction began to the extent that there were as many as 37 buildings in a 1965 geological survey. The road structure was changed and Colonial closed in front of the Lodge prior to this survey. A 1975 aero-logical survey modified the 1965 survey and there was a count of 45 buildings.

A moratorium on the sale of corporate owned lands was imposed in 1979 to help preserve our "Summer Resort and Park" status.

The Growth Years 80's and 90's:

The largest growth occurred during the population explosion of the 1980's and 90's with over 4 homes built per year. This was the same period that Livingston County and especially Hamburg Township became the Rural Mecca that people desired. Because of our Resort atmosphere there were over 80 homes constructed in White Lodge during that period.

2000 to Present:

White Lodge Owners Inc. is an active, vibrant community with 139 members (shareholders), 126 Residential (mostly year-round/full-time residents), 13 additional members own properties but have yet to build in the Lodge area.

There are 353 voting shares (lots) outstanding with the balance of our shares (lots) being held to preserve our "Summer Resort" status, Greenbelt and country atmosphere. Our 240-acre parcel includes waterfront on Cordley Lake, Beach and Bathhouse, Playground, Sports area (Baseball, Tennis, Volleyball), Gallagher Lake frontage with Picnic Area, Thousands of feet of Huron River frontage, private boat launch, miles of Nature Trails on a 26 acre wooded site, private island and our private canal. White Lodge is the perfect area to raise a family.

White Lodge Site and Properties as Subdivided and Incorporated
Yellow area is Corporate Owned for Recreational & Greenbelt



White Lodge Roads as Driven 2010



Credits and Additional Information:

The Livingston County Historical Society:

<http://www.memoriallibrary.com/MI/Livingston/>

CFC Productions, Pam Rietsch:

<http://www.livgenmi.com/> pam@livgenmi.com

Flook Dam History, courtesy of Portage, Base and Whitewood Homeowners Assoc:

<http://www.mlswa.org/PBWOA-105/>

http://www.mlswa.org/PBWOA-105/john_flook_dam_info.htm

White Lodge website is under development at:

<http://sites.google.com/site/whitelodgeowners/Home>