

# **Ferry Street Survey Area**

**Niles, Berrien County, Michigan**  
**Survey Report**



**Prepared for**  
**Michigan State Historic Preservation Office**

**Prepared by**  
**Vinewood Preservation Planning**  
**Detroit**

## **Acknowledgment & Funding Credit**

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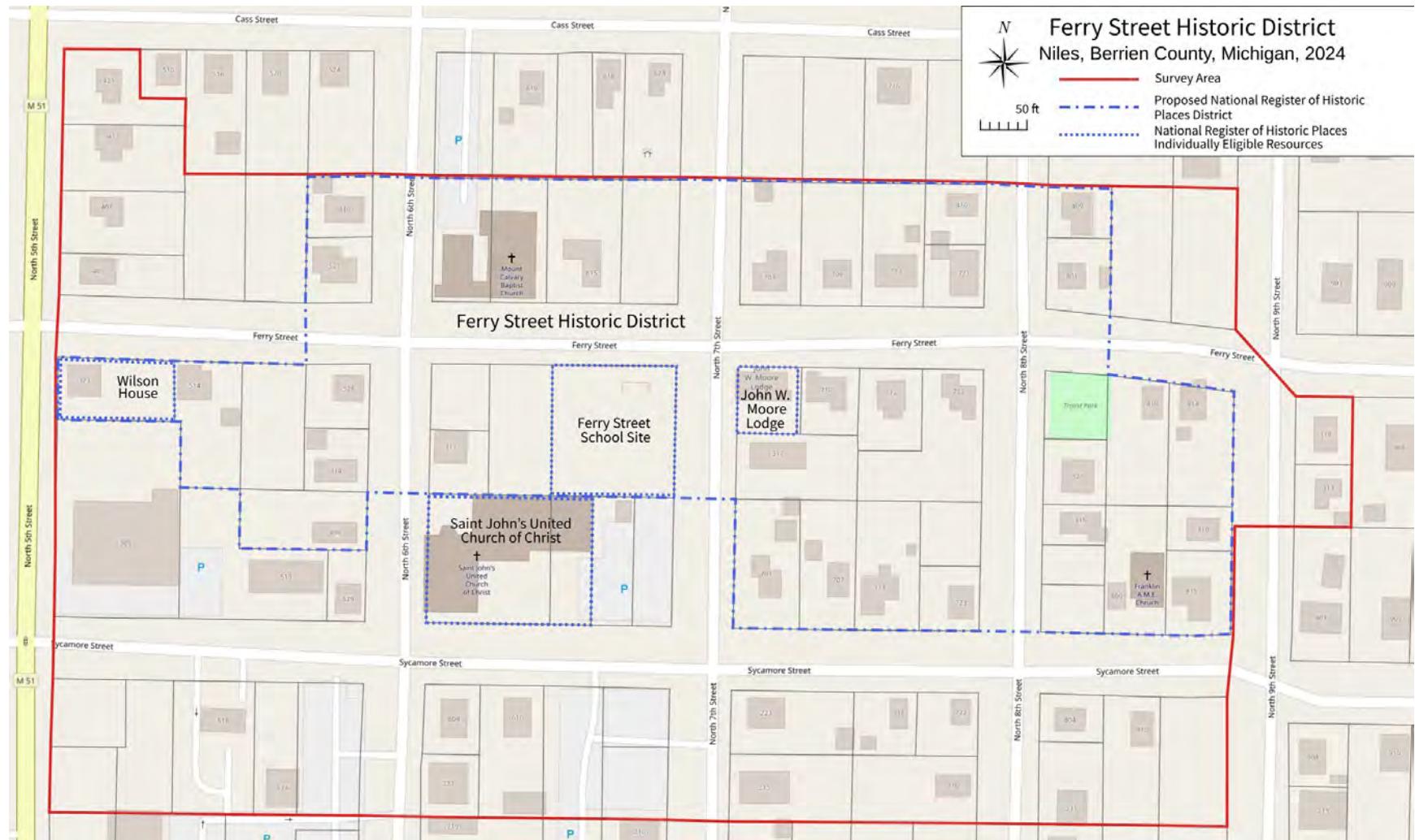
## **Summary**

This report, commissioned by the Michigan State Historic Preservation Office, identifies and documents potential National Register of Historic Places eligible resources within the defined Survey Area—roughly, the area commonly known as the Ferry Street neighborhood in Niles, Michigan. This document constitutes an intensive-level architectural and historical survey of the Ferry Street neighborhood, prepared with the objective of listing the district in the National Register of Historic Places. This project includes the production of intensive-level identification forms for all properties identified in the survey, including photographs, and maps depicting the area surveyed.

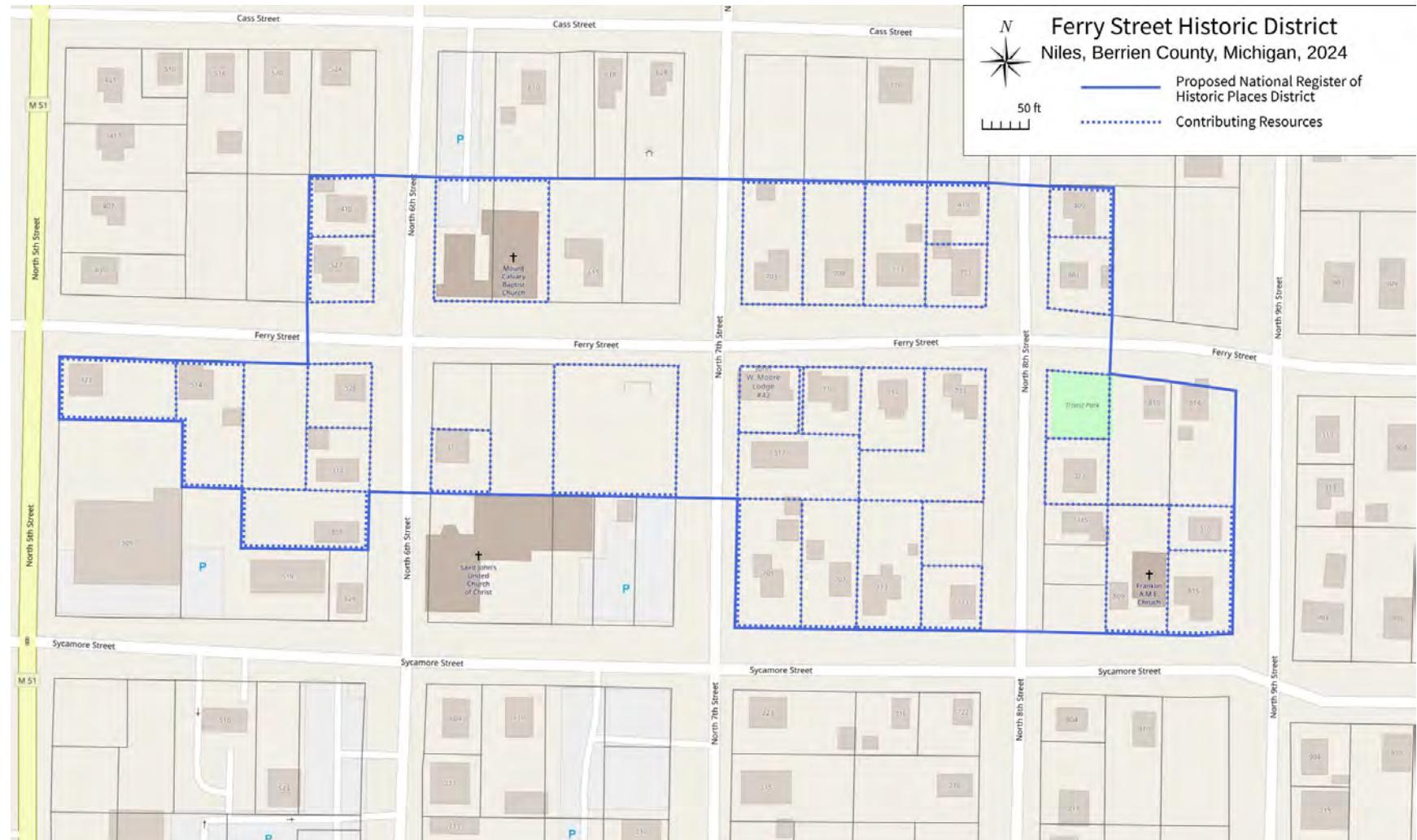
Within the Survey Area, this document provides recommended boundaries, a list of contributing and noncontributing resources, and other information in support of a Ferry Street Historic District, eligible for listing in the National Register of Historic Places under National Register Criteria A and B in the areas of Ethnic History: Black, Education, and Social History at the local level of significance. The district is located a few blocks northeast of downtown Niles. A historic context statement, included in this report, summarizes the history of the neighborhood and argues for its significance in terms of the aforementioned National Register areas of significance.

The survey also identifies several resources recommended as individually eligible for the National Register: the Calvin and Henrietta Wilson House/Lottie Wilson and Daniel Moss House (Criterion B), the Ferry Street School Site (Criterion A), the John W. Moore Lodge No. 42 and Miriam Chapter No. 56 (Criterion A), and the Saint John's United Church in Christ (Criterion C).

The Survey Area covers twenty acres over an approximately eight block area within the city of Niles.



*Figure 1: National-Register-eligible resources within the Survey Area.*



*Figure 2: The eligible Ferry Street Historic District, with contributing resources shown.*

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## Section I: Summary of Objectives and Results

### Credits and Credentials

This report was prepared by the following project team:

#### Vinewood Preservation Planning

Michael F. Webb, PhD, Historian and Project Manager

Timothy Boscarino, AICP, Historian and Architectural Historian

#### Michigan State Historic Preservation Office

Amy Arnold, Preservation Planner

Todd Walsh, National Register Coordinator

Kathrine Kolokithas, Survey Coordinator

This report was supported by members of the Ferry Street community and residents from the greater Niles area, who graciously gave interviews, answered questions, and provided documentary material. Reverend Bryant Bacon, of Mount Calvary Baptist Church, not only answered our inquiries but provided space for our community meetings. Special thanks goes to Christina Arseneau, Director of the Niles History Center, and the Center's staff. Thanks also to Crystal Gleason and all the helpful staff at the Niles District Library.

### Project Objectives and Methodology

This survey was commissioned by the State Historic Preservation Office as part of a larger initiative to expand the inclusion of underrepresented communities in Michigan's National Register-listed properties. It was funded by a 2021 National Park Service Underrepresented Communities grant.

An intensive-level survey, as defined by the Michigan State Historic Preservation Office, is a work product that "seeks to identify and thoroughly document significant properties and districts through research and evaluation of the National Register of Historic Places criteria within the broader historic context."<sup>1</sup> The contents of this report will describe how resources within the Survey Area meet the National Register eligibility criteria and document their important features for consideration in future preservation planning activities.

#### *National Register Criteria*

Resources eligible for the National Register of Historic Places<sup>2</sup> are those that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A.) That are associated with events that have made a significant contribution to the broad patterns of our history;
- B.) That are associated with the lives of persons significant to our past;
- C.) That embody the distinctive characteristics of a type, period, or method of

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<sup>1</sup> Michigan Above-Ground Survey Manual (Lansing: Michigan State Historic Preservation Office, 2018), 3.

<sup>2</sup> How to Complete the National Register Registration Form (Washington, DC: National Park Service, 1997),

construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D.) That have yielded, or may be likely to yield, information important in history or prehistory.

A “resource” may be a building, site, structure, object, or district.

### *Selection and Significance of Survey Area*

A preliminary Survey Area, identified by the Niles History Center in conjunction with the Michigan State Historic Preservation Office, consisted of an approximately eight-block area roughly bounded by on the west by Fifth Street, on the north by Ferry Street, on the east by Ninth Street, and on the south by Sycamore Street. During the course of the project, the Survey Area was further refined by the project team to include both sides of Ferry Street and Sycamore Street and the east side of the 400 block of Fifth Street, as shown in the map on page 3.

In part, this survey was inspired by the *Profiles and Portraits* project, conducted in 2016 by the Niles History Center (and subject of a 2016 Michigan Humanities Council Heritage Grant). That project interviewed African American individuals and families who lived around the city and had ties to the neighborhood. The Survey Area reflects locales discussed in the *Profiles and Portraits* interviews. Within the Survey Area, the project team identified the Ferry Street Historic District (see Evaluation Results Summary, below), significant as the social center of a prosperous African American community established in the Southwest Michigan village of Niles in the late 1840s. It remains a center of the Black community of Niles and the surrounding area into the present day.

The Survey Area was selected to encompass a concentration of community resources important to the history of Niles’ African American population, including the Ferry Street School, the John W. Moore Prince Hall Masonic Lodge; two significant churches, Mount Calvary Baptist Church and Franklin AME Church; the Calvin and Henrietta Wilson House/Lottie Wilson and Daniel Moss House, home of African American artist Lottie Wilson and her parents; and the houses of several prominent African Americans identified in the 1915 *Manual of Freedmen’s Progress*.<sup>3</sup> Fifth Street to the west is a major transportation corridor that serves as a recognized boundary in the community. Although Cass Street, to the north, is both historically and presently associated with the Ferry Street neighborhood, it was determined that the integrity of the blocks in that vicinity has been diminished. Noteworthy individual buildings on that street have been demolished and Cass Street has a noticeably higher ratio of vacant lots to extant buildings than do Ferry Street and Sycamore Street. Consequently, Cass Street was excluded from the Survey Area. Ninth Street, on the east, was formerly the Elkhart, Niles, and Lake Michigan Railroad line (later a branch of the New York Central system) from 1882 to 1993, and the widened street bed forms a visual boundary that defines the eastern edge of the Survey Area. Since the purpose of this project was to capture the concentration of community buildings, the proposed southern boundary was drawn along the center of Sycamore Street excluding the residential buildings to the south.

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<sup>3</sup> Francis H. Warren, *Michigan Manual of Freedmen’s Progress* (Detroit: Secretary of Freedmen’s Progress Commission, 1915).

The Ferry Street neighborhood is by no means the only place in Niles significant to African American history or where Black residents historically lived or had community ties. Another area of import includes the neighborhood north of Niles' railroad tracks roughly bounded by Lake, North Eleventh, Pokagon, and North Eighth Streets. (See the Narrative Themes section, below, for a more detailed discussion of these locations.) It is also not an exclusively Black neighborhood, as many White residents lived there throughout the period of significance and into the present day. What sets the Ferry Street neighborhood apart is its unique concentration of social, educational, and religious institutions that formed a nucleus for Niles' Black community and maintained a connection among African Americans who lived throughout the city and the surrounding area.

### *Community Engagement and Literature Review*

Although the Ferry Street district was, and is, a central and important location to the African American community in Niles and surrounding areas, before this project there was very little mention of the neighborhood in published secondary sources. The *Profiles and Portraits* initiative, mentioned above, relied on oral interviews and culminated in a series of museum displays, many of which referenced the history of the Ferry Street area, at the Niles History Center. Over a century previously, the *Michigan Manual of Freedmen's Progress*, a 1915 volume prepared by the Freedmen's Progress Commission, described the conditions and accomplishments of Michigan's African American community over the half decade following the close of the Civil War. The *Manual* included information on notable Black residents and property owners in Niles, including some within the boundaries of the Ferry Street neighborhood.

Community involvement was therefore essential to investigating the history of the neighborhood and its resources. A community meeting, conducted by Vinewood Preservation Planning with assistance from the Niles History Center and Mount Calvary Baptist Church, took place on May 23, 2023. The meeting outlined the scope of the project and discussed the history of the neighborhood with residents and other stakeholders. The discussion that ensued, along with a review of the *Profiles and Portraits* recordings, enabled the project team to identify noteworthy places and themes within and around the Survey Area, and served as a means of identifying interested community members for further oral interviews, as well as primary sources for further research.

Research of the Ferry Street neighborhood's history was produced from a variety of primary and secondary sources, as well as archival material and oral interviews. In addition to published material, sources were found in the Bentley Historical Library at the University of Michigan, Ann Arbor; the Niles District Library, especially its local history archives; and the Niles History Center.

This community engagement and research enabled the project team to develop the Historic Context and Narrative Themes—comprising Section Two of this report—within which the resources of Survey Area may be evaluated.

### *Intensive-Level Survey Methodology*

Building-specific research and inventory was conducted after initial research identified pertinent historical themes. Vinewood Preservation Planning visited each resource within the Survey Area in late May, 2023, and collected data according to *Michigan Above-Ground Survey Manual* requirements. This was then supplemented with additional information gathered from historical maps, city directories, and primary sources located at the Niles District Library and Niles History Center. For each property, the project team prepared a SHPO Architectural Properties Identification Form or Cultural Landscape Identification Form; these are included as Section Three of this report.

In completing the individual identification forms, the project team selected a historic name based on the guidance of *National Register Bulletin: How to Complete the National Register of Historic Places Registration Form* to use the name that “best reflects the property’s historic importance or was commonly used for the property during the period of significance.” This is usually, but not always, the original owner or resident. In some cases, the name of a particularly noteworthy or longtime occupant is used instead.

For resources within the identified boundaries of the eligible Ferry Street Historic District (see below), the project team conducted deed research to identify owners and occupants from the period of significance to further explore these historic associations.

### *Some Notes on Integrity*

An intensive-level survey requires that each resource within the Survey Area be evaluated in terms of its “integrity,” that is, “the ability of a property to convey its significance” through its location, setting, design, materials, workmanship, feeling, and association.<sup>4</sup> This is essential for determining the boundaries of the eligible Ferry Street Historic District, as well as for identifying contributing resources within the eligible district.

Integrity evaluation within the Survey Area was complicated by the long range of the period of significance which extends from 1848 to 1971. In addition, most of the buildings in the Survey Area have been altered. However, the National Park Service and other agencies, including the State Historic Preservation Office, now recognize that this condition is common for resources reflecting historically underrepresented or marginalized histories. The significance of these resources is not based on their architecture but on their social history and association with the African American community and successive alterations do not necessarily diminish their National Register eligibility. As the National Council on Public History observes:

Too often, compromised elements of design, materials, and workmanship are cited as evidence that [a place] lacks sufficient integrity for National Register designation. Yet design, materials, and workmanship may not be the most important aspects of integrity for resources associated with historically marginalized communities. Stories related to

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<sup>4</sup> *How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 1995), 44.

location, setting, feeling, and association are usually more relevant.<sup>5</sup>

Current and past residents of the area, including descendants of Niles' historic African American community, continue to make strong associations between the buildings and places within the Survey Area and the social and cultural heritage for which it is significant. In the case of the Ferry Street neighborhood the integrity of materials, design, and workmanship are of secondary importance. For this analysis, the project team used judgment largely informed by *Best Practices Review Issue I: Evaluating Non-Historic Exteriors*, published by the National Park Service in 2022. The document provides case studies illustrating how integrity of materials, design, and workmanship are evaluated on buildings where historic features have been removed or covered with non-historic materials. The *Best Practices Review* emphasizes the importance of using the historic context of a resource as a basis for evaluating its integrity.



*Figure 3: The Alexander Griffin House (801 Ferry Street) in 1915 (left, from the Manual of Freedmen's Progress) and 2023 (right). Members of the Ferry Street note the importance of this building and its connection with Griffin, a prominent business owner, and his family—expressing integrity of association. Sitting on an intact block of other well maintained historic homes, it retains integrity of setting and feeling. The spatial characteristics of the house, porch, and yard remain intact, expressing integrity of design. Integrity of workmanship is visible in the remaining historic zinc glass windows, a brick planter integrated with the porch foundation, and a distinctive poured concrete retaining wall on the west end of the property. The fact that vinyl siding and many vinyl windows have been added, resulting in a loss of integrity of materials, does not diminish the overall integrity of the property.*

<sup>5</sup> Sarah Kautz, Rachel Leibowitz, and Doherty, “Repairing National Register Nominations: Underrepresented Communities and Integrity,” National Council on Public History, July 21, 2020, <https://ncph.org/history-at-work/repairing-national-register-nominations-underrepresented-communities-and-integrity/>.



*Figure 4: 215 North Seventh Street (left) and 223 North Seventh Street (right). Both are circa 1868 Italianate houses built according to the same plan. The former largely retains its original appearance; the latter has been dramatically altered with reconfigured window openings, aluminum siding, aluminum awnings, a truncated porch, and the removal of decorative trim. All alterations reflect changes made during the historic period. The altered building, like its neighbor, retains integrity of materials, workmanship, and design. However, their lack of a historical relationship with the significant Ferry Street neighborhood eliminates integrity of association, while placement among parking lots and more recently altered buildings results in a loss of integrity of feeling and setting. These buildings are not part of the eligible Ferry Street Historic District.*

#### *Survey Data Location*

Additional copies of this Survey Report, along with copies of all digital photography and identification forms, are available at the following locations:

**Michigan State Historic Preservation Office**  
735 E. Lansing Ave.  
Lansing, MI 48912

**Niles History Center**  
508 E. Main Street  
Niles, MI 49120

**Vinewood Preservation Planning**  
[www.vinewoodplanning.com](http://www.vinewoodplanning.com)

#### **Evaluation Results Summary**

The following resources in the area surveyed are recommended by the project team as eligible for the National Register of Historic Places:

## *Districts*

### **Ferry Street Historic District**

Approximately, both sides of Ferry Street between North Fifth Street and North Ninth Street, and the north side of Sycamore Street between North Eighth Street and North Ninth Street.

Since the mid-nineteenth century, the Ferry Street Historic District has been the social center of an African American community whose institutions have been central to the broader city of Niles and surrounding areas. The earliest African American institution established there was the Second Baptist Church in 1848. This was followed by the Ferry Street School in 1867, and Franklin AME Church in 1888, both of which were built in the neighborhood where the African American community was already established. The period of significance begins with the purchase of land for the original Second Baptist Church in 1848 and ends in 1971, when Mount Calvary Baptist Church (the name Second Baptist Church adopted in 1951) was expanded with its current, Modern facade, marking the last major change to the built environment of the community.

- National Register Criteria: A, B
- Areas of Significance: Ethnic History: Black, Education, and Social History
- Period of Significance: 1848–1971

A National Register of Historic Places nomination for the Ferry Street Historic District was completed and submitted to the National Park Service as part of this project.

## *Individual Resources*

### **Ferry Street School Site**

620 Ferry Street

The Ferry Street School was a rare example of a segregated school building built for African American students in Michigan.<sup>6</sup> It opened in 1867 and temporarily closed in 1872 when segregated education was ended statewide. The building reopened in 1875 and remained a center of the community, having been expanded in 1903. The period of significance ends in 1951 when the Ferry Street School closed and the building became the School of Exceptional Children, which closed in 1972. A major fire in 2023 was followed by extensive damage and demolition of all but a stabilized front facade. Prior to the 2023 events, the Ferry Street School was likely eligible under National Register Criterion C as an architecturally significant one-room school building clearly retaining all

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<sup>6</sup> A database of one-room schoolhouses in Michigan notes only the Ferry Street School as one that was constructed as a segregated school for African American children (“Database of Michigan Schoolhouses,” The Michigan One Room Schoolhouse Association, 2023, <https://www.miorsa.org/database>). Another one-room schoolhouse that was built for African Americans, however, is still extant in Ypsilanti; see Matthew Siegfried, “First Ward School,” *South Adams Street @ 1900*, June, 2013, <https://southadamstreet1900.wordpress.com/first-ward-school/>.

aspects of integrity. Presently, the site is recommended to be eligible under Criterion A only, due to the strong historic association that remains. The site is a contributing resource within the Ferry Street Historic District.

- National Register Criterion: A
- Areas of Significance: Architecture, Education, Ethnic History: Black, and Social History
- Period of Significance: 1867–1951

**Calvin and Henrietta Wilson House/Lottie Wilson and Daniel Moss House**  
323 North Fifth Street

The circa 1900 Calvin and Henrietta Wilson House/Lottie Wilson and Daniel Moss House was the home the nationally known artist, educator, and activist for civil rights and women's suffrage, Lottie E. Wilson, her husband Daniel Moss, and her parents. The building is associated with her life and career, occasionally serving as her study and as her home during the last years of her life. With no major alterations to the exterior, it retains an outstanding degree of integrity. The period of significance reflects the years when Lottie Wilson was associated with the house. The building is recommended to be individually eligible in addition to being a contributing resource within the Ferry Street Historic District.

- National Register Criterion: B
- Areas of Significance: Art, Education, Ethnic History: Black, and Social History
- Period of Significance: 1901–1914

**John W. Moore Lodge No. 42 and Miriam Chapter No. 56**  
323 North Seventh Street

Located in the former Saint Paul's Evangelical Lutheran Church building built in 1922, the Prince Hall lodge is significant in the context of Black Masonry and fraternal organizations. The period of significance reflects the years when the building served as a lodge, from 1959 to circa 1995, truncated fifty years prior to the date of the Survey Report as directed by *How to Complete the National Register of Historic Places Registration Form*. The building is recommended as individually eligible in addition to being a contributing resource within the Ferry Street Historic District.

- National Register Criterion: A
- Areas of Significance: Ethnic History: Black, and Social History
- Period of Significance: 1959–1974

**Saint John's United Church in Christ**  
609 Sycamore Street

This high-style church building is significant as a prominent example of Romanesque Revival architecture in the context of other Romanesque and major religious buildings in

Niles and surrounding communities. The period of significance reflects its original construction date, from which it is largely unaltered. The building is recommended as individually eligible, but is not within the boundaries of the Ferry Street Historic District.

- National Register Criterion: C
- Criteria Consideration: A
- Areas of Significance: Architecture
- Period of Significance: 1899

## **Preservation Issues and Threats**

The most strikingly visible preservation challenge in the Survey Area is the current condition of the Ferry Street School. A fire on May 12, 2023 caused extensive damage, including the collapse of the roof and much of the building's 1903 addition. Most of the remaining building was demolished later that year, leaving only a stabilized front facade missing its windows and doors. Prior to the fire, the building had been well maintained with an outstanding degree of integrity, the result of an extensive restoration conducted by the Ferry Street School Preservation Committee in 1976, with further rehabilitation by the Greater Niles Development Corporation in 2004.

A number of buildings throughout the Survey Area have been demolished, mostly within the past decade. Some examples include the Martha Lyons House, a high-style, hen-and-chicks Greek Revival house formerly at 620 Sycamore Street, and a grocery store building at 402 North Seventh Street that later housed offices of the Allied Industrial Workers Union Local No. 816, the Niles Central Labor Union, the Brotherhood of Railway Carmen. Remaining buildings appear, overall, to be maintained in good condition.

Vacant buildings appear to be relevantly few in number in and around the Survey Area, perhaps reflecting the relative stability of Niles' population over the past century. However, some buildings are vacant, including, most notably, the John W. Moore Lodge. There is the possibility, if these buildings remain vacant, that they will fall into disrepair and eventually be demolished.

## **Planning Needs and Recommendations**

### *Preservation Incentives*

A National Register of Historic Places nomination is being prepared and submitted concurrently as a component of this project. During the initial community meeting on May 23, 2023, several attendees expressed an interest in listing the Ferry Street neighborhood in the National Register of Historic Places. This interest was partly due to the presence of financial incentives for building rehabilitation, especially with respect to the fire-damaged Ferry Street School (though the Ferry Street School has since been largely demolished, the same financial incentives would also apply to other significant resources within the district, such as the John W. Moore Lodge).

Should the district be listed in the National Register of Historic Places, property owners should be made aware of the availability of preservation incentives:

- The State Historic Preservation Tax Credit can be used by private property owners in three categories: owner-occupied residential projects, small commercial projects (under \$2 million), and large commercial projects (over \$2 million) for rehabilitation work. Eligibility information and application instructions can be found at <https://www.miplace.org/historic-preservation/programs-and-services/historic-preservation-tax-credits/state-historic-tax-credit-program/>.
- National Park Service African American Civil Rights Grant Program provides funding to governmental and nonprofit organizations for documentation, interpretation, and preservation. Eligibility information and application instructions are available at <https://www.nps.gov/articles/000/african-american-civil-rights-grant-opportunity.htm>.
- As a Certified Local Government, Niles may participate in the Certified Local Government grant program operated by the State Historic Preservation Office (<https://www.miplace.org/historic-preservation/programs-and-services/certified-local-government-program/>).
- Private incentives may also be available, such as the Preserving Black Churches program operated by the National Trust for Historic Preservation has grants for the preservation of Black churches (<https://savingplaces.org/black-churches>).

#### *Further Survey*

Also at the meeting, some attendees pointed out that other areas significant to African American history in Niles exist outside the Survey Area, including a neighborhood north of the Michigan Line railroad tracks at the northern end of the city. Attendees also noted locations close to the Survey Area, including Cass and Howard Streets (one and two blocks north of the Survey Area, respectively) and portions of Ferry Street further east to North Eleventh Street. An expansion of the current Survey Area, as well as future surveys of other neighborhoods in Niles, may also be warranted (it was not possible to survey these additional residential areas given the funding and time constraints of the project.)

#### *Local Historic District Designation*

Resources identified as eligible for the National Register of Historic Places in this Survey Report would also qualify for designation as one or more local historic districts under the Michigan Local Historic Districts Act (Public Act 169 of 1970, as amended). Local historic district designation provides protection to historic resources by requiring that proposed work in the district be reviewed by a historic district commission to ensure it meets certain standards. Niles has a historic district commission in place and currently has two local historic districts, the North Fourth Street Historical District and the Downtown Historical District. The local government may consider creation of an additional local historic district or districts to encompass the entire Ferry Street Historic District or the individual resources identified as eligible in this report.

## Section II: Overviews and Historical Contexts

### Descriptive Overview of the Survey Area

#### *Site Context and Landscape*

The Ferry Street neighborhood and the Survey Area are located within Niles, a Southwest Michigan city of 11,986.<sup>7</sup> The city center is located on a slight rise on the east bank of the Saint Joseph River; the river runs approximately north-south with an east-west Main Street oriented perpendicular to the river. The Survey Area commences one block north of Main Street and immediately east of North Fifth Street (M-51), a north-south thoroughfare. The Survey Area was once an oak-hickory forest prior to being platted and developed in the 1840s.

The Survey Area is approximately four blocks (one quarter mile) east-west by two blocks (one eighth of a mile) north-south, or 20 acres in area. It contains about eighty resources, mostly buildings, with some vacant lots and parking lots, and one small city park. The Survey Area includes portions of North Fifth Street, North Sixth Street, North Seventh Street, North Eighth Street, North Ninth Street, Ferry Street, and Sycamore Street. The neighborhood is laid out as an urban street grid with rectangular lots typically deeper than wide, especially on the east-west Ferry Street and Sycamore Street; on the numbered north-south streets, lots are often shallower

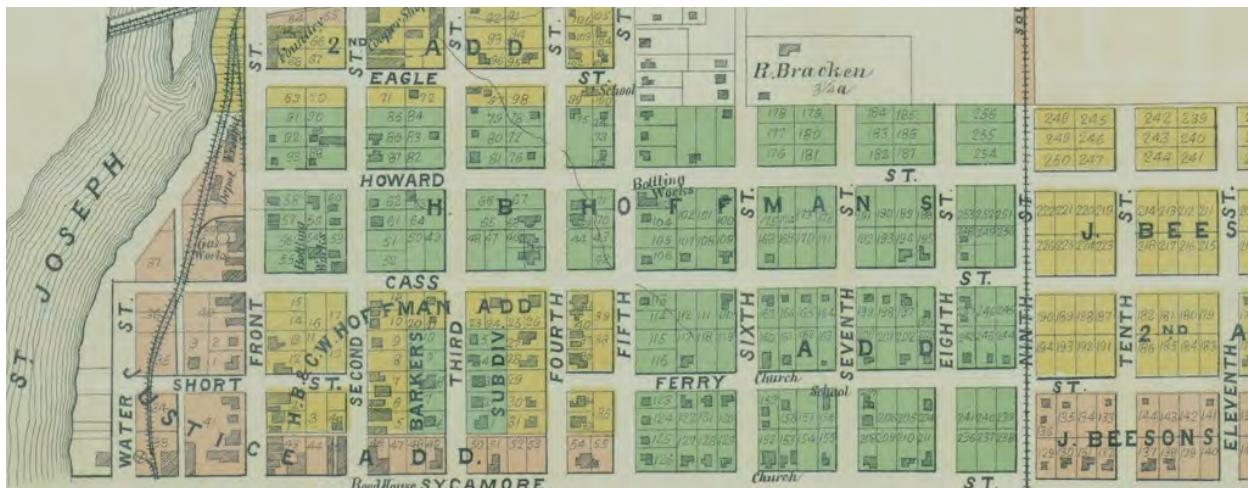


Figure 5: The northern portion of H. B. Hoffman's Addition (Graves, *Atlas of Berrien County, 1887*).

and sometimes square.

Although H. B. Hoffman's Addition, platted in 1836, showed great regularity in lot sizes, this did not always neatly correspond with subsequent development. Multiple buildings were sometimes built on the same lot, and over the years, parcel boundaries and building addresses were

<sup>7</sup> "United States Census, Niles, Berrien County, Michigan," 2020, <https://www.census.gov/programs-surveys/decennial-census/decade/2020/2020-census-results.html>.

sometimes adjusted to reflect new or expanded buildings. The present-day character of the built environment is largely that of detached buildings of similar scale, but differing in age, form, massing, architectural style, setback, and use. In completing identification forms (see Section III), the project team largely followed present-day parcel boundaries and present-day building locations, even if this did not always neatly correspond with the locations of resources from during or prior to the period of significance.

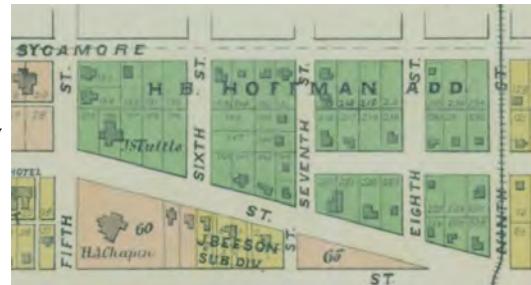
Designed landscape components are limited to paved streets, concrete curbs and sidewalks, wood utility poles, and mature street trees of various, commonly planted urban tree species. Trees also occur at property lines, where they are likely to have arisen naturally, or in greater numbers in lots that have been vacant for some time. Landscaping consists of foundation plantings and small gardens surrounding residential buildings. Fences are uncommon.

#### *Building Types and Character*

The Survey Area is largely residential, with buildings dating from the 1860s through the 2000s. They are mostly one-and-one-half-story or two-story houses in diverse architectural styles reflecting the times in which they were built. Nineteenth century gabled-ell and T-plan houses are common, with a smaller number of twentieth century foursquares and bungalows. Sanborn maps show that the footprints of these buildings have typically changed over time with the additions and removals of kitchens, shed-roof dependencies, or other small components. Porches have also frequently been reconfigured. Almost all houses show twentieth-century alterations: Aluminum siding and enclosed porches dating from the 1960s and 1970s are common. More recent modifications such as vinyl siding and vinyl windows are also present, but less common. Unaltered or minimally altered buildings are rare, but a few exist—most notably, the Calvin and Henrietta Wilson House/Lottie Wilson and Daniel Moss House at 323 North Fifth Street.

While the majority of resources in the Survey Area are residential, the most prominent and significant resources are institutional or religious. Each building is unique. The Ferry Street School at 620 Ferry Street is an 1863, red-brick, one-room school building with a 1903 addition. Gothic-Revival-inspired church buildings include the 1888 Franklin African Methodist Episcopal Church at 811 Sycamore Street (moved and altered in 1945), the 1951 Second Baptist Church/ Mount Calvary Baptist Church (facade largely concealed behind a Modern, 1971 Addition) at 601 Ferry Street, and the 1922 Saint Paul's Evangelical Lutheran Church (later, the John W. Moore Lodge No. 42 and Miriam Chapter No. 56) at 323 North Seventh Street. The largest building in the Survey Area is also a church, the 1899, Romanesque Revival, Saint John's United Church in Christ at 609 Sycamore Street.

Commercial buildings include the small-scale, Craftsman-style Niles Pattern Company at 301 North Eighth Street (presently a private residence) and the 1950s Barlow's Laundry and Dry Clean at 309 North Fifth Street (with successive alterations obscuring the original facade). Some commercial buildings have been demolished, including the former Garland Grocery at 402 North



*Figure 6: The southern part of H. B. Hoffman's Addition (Graves, Atlas of Berrien County, 1887).*

Seventh Street, later serving as an office for labor unions including the Brotherhood of Railway Carmen during the 1950s. Two service stations have also been demolished. At the southwest end of the Survey Area, recent automobile-oriented commercial development has changed the character of the neighborhood, resulting in a loss of integrity: large, fenced lawns and parking lots serve adjacent businesses on Main Street.

### *Ferry Street Historic District Boundaries*

Within the Survey Area, the project team identified the Ferry Street Historic District, a concentration of resources that particularly embody the importance of the Ferry Street neighborhood with respect to African American experience in Niles. The Ferry Street Historic District includes, roughly, both sides of Ferry Street between North Fifth Street and North Ninth Street, and the north side of Sycamore Street between North Eighth Street and North Ninth Street (see page 3 for a map indicating the boundaries of the district within the broader Survey Area).

Within the Ferry Street Historic are four extant residences identified in the *Manual of Freedmen's Progress* along with the four institutions most significant to the historical African American community in Niles: the site of the Ferry Street School, the John W. Moore Lodge, and two churches. While the historical ownership of individual houses in the vicinity is not always known, additional contributing residential buildings included within the district provide important context in that their form and character—including the mid-twentieth-century alterations that commonly occurred—represent the continued development of the district during the period of significance. A smaller number of noncontributing resources are also included as a result of their location, interspersed with the significant buildings mentioned above. Resources located beyond the concentration identified in the *Manual* are excluded.

## **Historical Overview**

### *Precolonial and Colonial History*

The area that became the city of Niles has been inhabited for millennia, with indigenous peoples living in and passing through the region. Potawatomi inhabited the region when Europeans first visited the area. Potawatomi oral traditions differ on their origin: some histories tell that they were always located in the area,<sup>8</sup> and others state that they migrated from the eastern seaboard with the Ojibwe and Odawa (together, the three related cultural groups are known as the Anishinaabe people).<sup>9</sup> Potawatomi people may have moved to the region from the Straits of Mackinac after separating from Ojibwe and Odawa groups (together, the three related cultural groups are known as the Anishinaabe people), possibly between 1400 and 1600 CE.<sup>10</sup> By the

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<sup>8</sup> “Neshnabé bmadzéwen,” Pokagon Band of Potawatomi, <https://www.pokagonband-nsn.gov/our-culture/>.

<sup>9</sup> Ibid.; and John Low, “Keepers of the Fire: The Pokagon Potawatomi Nation” (Pokagon Band of Potawatomi Indian Nation and the Museum at Southwestern Michigan College, 2006), <https://www.kankakeevalleyhistoricalsociety.org/Kankakee%20River%20History/Books%20and%20papers/Pokagon%20History.pdf>.

<sup>10</sup> Michael S. Nassaney, William M. Cremin, and Lisamarie Malischke, “Native American-French Interactions in Eighteenth-Century Southwest Michigan: The View from Fort St. Joseph,” in *Contested Territories Native*

early seventeenth century many Potawatomi had left for the Green Bay area of Wisconsin, likely due to Iroquoian incursions. Miami people moved into southwestern Michigan and what is now the Niles area in the early 1680s.

The French government saw the Saint Joseph River as a strategic location as early as 1679, when René-Robert Cavelier, Sieur de La Salle, established what became known as Fort Miami at the mouth of the river.<sup>11</sup> Claude-Jean Allouez, a priest from the Society of Jesus (known as the Jesuits), began missionary work in the region in 1686.<sup>12</sup> In 1691, what became known as Fort Saint Joseph<sup>13</sup> along with a trading post was established near the what is now the southern boundary of present-day Niles along the river.<sup>14</sup> Located near a portage linking the Great Lakes Basin and the Mississippi watershed, the French settlement served as trading post, military center, and mission.<sup>15</sup>

By 1695, some two hundred Potawatomi people had returned to the River of the Miamis, what later known as the Saint Joseph River. At Fort Saint Joseph, French traders lived alongside Potawatomi, Miami, and Illinois Kaskaskias people.<sup>16</sup> While some Miami people continued to live in the area, Potawatomi inhabitants became more numerous by the early eighteenth century.<sup>17</sup> Close relationships between Native and French people were established through economic ties, proselytism, and intermarriage. French Catholic missionaries kept marriage and baptismal records, which show French and Native people marrying and baptizing their children. Archaeological evidence also demonstrates that the community surrounding the fort was a multi-ethnic one that blended cultural practices.<sup>18</sup>

After the Seven Years' War (1756–1763), France ceded its territory east of the Mississippi River to Great Britain. Fort Saint Joseph had already been occupied by British forces, though it was lost during Pontiac's War.<sup>19</sup> Some French and American Indian people remained, and it continued as a meeting place for traders who dealt in furs and other goods. In 1781 the area was raided and occupied for a day by a force mostly consisting of Spanish and French militia, and Native allies (possibly Sioux, Odawa, and Potawatomi) in the name of Spain.<sup>20</sup> After the

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*Americans and Non-Natives in the Lower Great Lakes, 1700–1850*, ed. Charles Beatty Medina and Melissa Rinehart (East Lansing, MI: Michigan State University Press, 2012), 58–59.

<sup>11</sup> José António Brandão and Michael S. Nassaney, “The Historical and Cultural Context of Fort St. Joseph,” in *Fort St. Joseph Revealed: The Historical Archaeology of a Fur Trading Post*, ed. Michael S. Nassaney (Gainesville, FL: University Press of Florida, 2019), 23; and Willis F. Dunbar and George S. May, *Michigan: A History of the Wolverine State*, 3rd ed. (Grand Rapids, MI: William B. Eerdmans Publishing Company, 1995), 42 and 49.

<sup>12</sup> A memorial to Allouez, erected in 1918 near where he is believed to have been buried, is located on Bond Street in the southern part of Niles.

<sup>13</sup> The location was initially called “among the Miamis,” then named after Saint Joseph, patron saint of New France (Brandão and Nassaney, “Fort St. Joseph,” 23).

<sup>14</sup> The fort's exact location and description is often incorrectly described in even modern sources (*ibid.*, 26–28).

<sup>15</sup> *Ibid.*, 23–24.

<sup>16</sup> *Ibid.*, 17, and 30–34.

<sup>17</sup> *Ibid.*, 16; Nassaney, Cremin, and Malischke, “The View from Fort St. Joseph,” 59–60.

<sup>18</sup> Michael S. Nassaney, “Decolonizing Archaeological Theory at Fort St. Joseph, an Eighteenth-Century Multi-Ethnic Community in the Western Great Lakes Region,” *Midcontinental Journal of Archaeology* 37, no. 1 (2012): 12–16.

<sup>19</sup> Brandão and Nassaney, “Fort St. Joseph,” 26.

<sup>20</sup> *Ibid.*, 26; and Stanley M. Max, “A Re-Evaluation of the Spanish Raid on Fort St. Joseph, Michigan, in 1781,” *The Great Lakes Review* 11, no. 1 (1985): 13.

American Revolution, the territory Britain ceded to the United States included the area that became Michigan. This is the reason Niles was given the nickname of the City of Four Flags.

### *African Americans in the Colonial Era and Early United States Settlement*

During French and British rule African Americans lived in the territory that became Michigan. Some were held by French forces and their American Indian allies, captured in raids on the eastern colonies, and later by British military officers and traders.<sup>21</sup> Not all enslaved people in the region were African Americans, as most were enslaved by being abducted during raids and war. The French colonial government sought to bring Black enslaved people into the territory of Quebec, but, especially compared to the southern British colonies that later formed the United States, the dispersed settlements and agricultural practices in northern French territory were not conducive to enslaved labor and resulted in low numbers of enslaved people.<sup>22</sup> Michigan's low and scattered population meant there were generally few enslaved people. Most lived in Detroit, where in 1796 their number peaked at about three hundred.<sup>23</sup> It is not known if any free or enslaved African Americans lived in the area around Fort Saint Joseph. While records are sparse, most residents of the area were described as French, American Indian, British, or a mix of those as inter-cultural marriages were frequent during French rule.<sup>24</sup>

The Treaty of Paris in 1783 ceded control of territory that included the area that became Michigan from Great Britain to the United States. The Territory Northwest of the River Ohio (more commonly known as the Northwest Territory), which roughly included all of Michigan, along with Ohio, Indiana, Illinois, Wisconsin, and parts of Minnesota, was established by the Northwest Ordinance of 1793. Michigan's population remained quite low (although American Indians were not counted by any census): the Michigan Territory, established in 1805 and included the Lower Peninsula and just the eastern portion of the Upper Peninsula, numbered 4,762 residents by 1810.<sup>25</sup> The number of free African Americans in the territory is not wholly known, though in 1810 forty-three free Black people lived in Detroit, along with four who were enslaved.<sup>26</sup> Slavery in the territory was only completely abolished in Michigan when a constitutional convention met in 1835, two years before Michigan's statehood. At that time there were two or three individuals known to be still enslaved.<sup>27</sup> When Michigan became a state in 1837, 379 African Americans resided there.<sup>28</sup>

### *Anishinaabe Removal from Southwest Michigan*

Up through the 1820s southwestern Michigan was inhabited by Native Americans and

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<sup>21</sup> Tiya Miles, *The Dawn of Detroit: A Chronicle of Slavery and Freedom in the City of the Straights* (New York: The New Press, 2017), 17–18.

<sup>22</sup> David M. Katzman, "Black Slavery in Michigan," *American Studies* 11, no. 2 (1970): 57–58.

<sup>23</sup> Ibid., 56 and 61.

<sup>24</sup> Brandão and Nassaney, "Fort St. Joseph," 24 and 33–34.

<sup>25</sup> Richard L. Forstall, *Population of States and Counties of the United States: 1790–1990* (Washington, DC: U.S. Government Printing Office, 1996), 81.

<sup>26</sup> Miles, *Dawn of Detroit*, 210. For more on free African Americans in the Northwest Territory in general, see Reginald R. Larrie, *Makin' Free: African-Americans in the Northwest Territory* (Detroit: B. Ethridge Books, 1981).

<sup>27</sup> Katzman, "Black Slavery in Michigan," 61–62; and Miles, *Dawn of Detroit*, 228.

<sup>28</sup> Robert Hayden, "History of the Negro in Michigan," 1936–1938, 12–13.

descendants of early French settlers, although the eighteenth-century trading and settlement patterns established during the period of French control had broken down.<sup>29</sup> As the settlement of the eastern United States increased during the nineteenth century, the federal government pursued a policy of Indian Removal, pushing the Tribal nations to cede land and move west.<sup>30</sup> Anishinaabe groups in southwest Michigan, namely the Ojibwe, Odawa, and Potawatomi tribes, agreed to the Treaty of Chicago in 1821, which ceded land east of the Saint Joseph River, including what was to become the eastern part of Niles.

The completion of the Erie Canal in 1825 spurred the arrival of an influx of White settlers, and in 1827 the United States government began the surveying of land with the aim of opening it to those settlers.<sup>31</sup> The federal land office in Monroe, Michigan, began offering the land for purchase in 1829.<sup>32</sup> The population of Michigan Territory as a whole grew rapidly in the 1820s and 1830s, the fastest in the United States from 1830 to 1837.<sup>33</sup>

Potawatomi people continued to live in significant numbers in the Niles area well into the 1830s before being forcibly removed by United States government forces. In 1819 there were six semi-permanent villages in the Saint Joseph River valley.<sup>34</sup> White settlers often depended upon the villages for game, corn, and other supplies.<sup>35</sup> In 1828 the Carey Mission Treaty ceded much of the land west of the Saint Joseph River, all the way to Lake Michigan. (The land to the south in Indiana from Lake Michigan to Ohio had been ceded in 1826.<sup>36</sup>) A portion still remained under Potawatomi control, however: an area west of the river from Niles and north just past the present-day city of Buchanan, then south to the Indiana border. Potawatomi Chief Topinabee had a village southwest of Niles, south of Topinabee Lake,<sup>37</sup> while Chief Weesaw lived in one either just west or northwest of the new town. Another Potawatomi settlement, known as Moccasin village, was located along the river near Buchanan north of Niles.<sup>38</sup> Potawatomi people frequented Niles and some had residences further to the east around Niles and in Cass County.<sup>39</sup>

In 1833 that final portion of land was ceded by the Potawatomi in the second Treaty of Chicago in return for cash payments and land west of the Mississippi River.<sup>40</sup> The second Treaty of Chicago was ratified by the United States Congress in 1835, although the expulsion of the

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<sup>29</sup> D. Wayne Stiles and Nancy Watts-Stiles, *Niles, Michigan: A Pictorial History* (Saint Louis: G. Bradley, 1991), 8.

<sup>30</sup> Charles E. Cleland, *Rites of Conquest: The History and Culture of Michigan's Native Americans* (Ann Arbor, MI: University of Michigan Press, 1992), 198–201.

<sup>31</sup> Brandão and Nassaney, “Fort St. Joseph,” 26.

<sup>32</sup> Franklin Ellis, *A History of Berrien and Van Buren Counties, Michigan* (Philadelphia: D. W. Ensign & Co., 1880), 155.

<sup>33</sup> Dunbar and May, *Michigan*, 163–65.

<sup>34</sup> Brandão and Nassaney, “Fort St. Joseph,” 18.

<sup>35</sup> Helen Hornbeck Tanner, *Atlas of Great Lakes Indian History* (Norman, OK: University of Oklahoma Press, 1987), 135.

<sup>36</sup> Cleland, *Rites of Conquest*, 208.

<sup>37</sup> For more on Topinabee, including problematic narrations of his life in nineteenth and early twentieth century histories, see John Low, “Chief Topinabee: Using Tribal Memories to Better Understand American (Indian) History—Nwi Yathmomen—We Will Tell Our Story,” *Ethnohistory* 70, no. 4 (2023): 421–45.

<sup>38</sup> Ralph Ballard, *Tales of Early Niles* (Niles, MI: R. Ballard, 1948), 57–58; and Orville William Coolidge, *A Twentieth Century History of Berrien County, Michigan* (Chicago: Lewis Publishing Co., 1906), 15–16.

<sup>39</sup> Ballard, *Tales of Early Niles*, 13–16, and 58.

<sup>40</sup> Dunbar and May, *Michigan*, 146–52. For a map of the cessions, see *ibid.*, 147.

Potawatomi from the land was delayed by a few years. A group lead by a Potawatomi chief, Leopold Pokagon, was the sole exception. Pokagon used his ties to the Catholic church to negotiate a provision that allowed he and his followers to stay in Michigan. They purchased land in Silver Lake Township in Cass County, where they lived as one of the few Native groups not pushed out of Michigan. By 1870 only two Potawatomi villages remained in the state.<sup>41</sup>

By 1836, even though the Potawatomi expulsion from the area near Niles had been delayed, White settlers took up residence on the land, squatting with no legal title.<sup>42</sup> Some Potawatomi resisted any further moves, but they were not granted an exemption like Pokagon and his Band. In 1840 two companies of United States troops came to force many of the remaining Potawatomi to move west.<sup>43</sup> Those who were older and physically unable to make the trek west often died on the journey.<sup>44</sup> The troops initially tried to remove Pokagon and his followers as well, and only stopped once served with a court order.<sup>45</sup> United States soldiers returned the next year to force those who had evaded capture to leave.<sup>46</sup> Some managed to stay in the area around Niles until 1843 at the latest, but afterwards Pokagon's Band and a few who severed tribal ties to become United States citizens remained in the area.<sup>47</sup> Potawatomi still live in the region, including the Pokagon Band of Potawatomi in nearby Dowagiac.

### *The Founding and Early Growth of Niles*

Baptist missionary Reverend Isaac McCoy established the Carey Mission to the west of the Saint Joseph River in 1822, which set the foundation for permanent White settlement.<sup>48</sup> The mission included a school, several houses, and agricultural fields. White pioneers followed the next year and established a settlement called Pogwatigue, located at a ford in the Saint Joseph River used by American Indians.<sup>49</sup> McCoy became a proponent of Potawatomi removal, hoping to establish a religious colony for them in the west. He left the area in 1829.<sup>50</sup>

The opening of the Erie Canal in 1825 sparked interest in the agricultural lands of southwest Michigan. The Niles area in particular attracted White settlers for a number of reasons: the Carey Mission's establishment; accessibility via the Great Sauk Trail, a Native American land route between Detroit and Chicago; and the ford site on the Saint Joseph River.<sup>51</sup> Early pioneers also found oak openings, large areas of wooded land with little undergrowth, and prairies in the Niles

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<sup>41</sup> Tanner, *Atlas of Great Lakes Indian History*, 177.

<sup>42</sup> Ballard, *Tales of Early Niles*, 16.

<sup>43</sup> Cleland, *Rites of Conquest*, 223; and Coolidge, *History of Berrien County*, 16.

<sup>44</sup> Ballard, *Tales of Early Niles*, 63.

<sup>45</sup> Cleland, *Rites of Conquest*, 223.

<sup>46</sup> Ellis, *Berrien and Van Buren Counties*, 35.

<sup>47</sup> Coolidge, *History of Berrien County*, 16–17.

<sup>48</sup> Ibid., 17–18; and Dunbar and May, *Michigan*, 193–95.

<sup>49</sup> Ballard, *Tales of Early Niles*, 76; Ellis, *Berrien and Van Buren Counties*, 153–55; and Walter Romig, *Michigan Place Names: The History of the Founding and Naming of More than Five Thousand Past and Present Michigan Communities* (1973; repr., Detroit: Wayne State University Press, 1986), 399. Ballard states that “Pogwatigue” meant “running water.” It is unclear if the location had already been called that by local Potawatomi inhabitants.

<sup>50</sup> Cleland, *Rites of Conquest*, 221–22.

<sup>51</sup> Ellis, *Berrien and Van Buren Counties*, 153–55.

area. The easily cleared land provided fertile soil for farming and timber for building.<sup>52</sup>

White settlers arrived beginning in 1823 with Squire Thompson, who had visited the year prior to appraise the land, and others followed in 1824.<sup>53</sup> Early settlers to Niles included Ephraim Lacey, a native of Virginia, his wife (a Quaker), and his sons, Elijah, Obed P., and David.<sup>54</sup> The Lacey family had been living in Richmond, Indiana, and came to the Niles area with a small group that included Samuel B. Walling and William Justus. These men purchased land along the Saint Joseph River and platted the townsite in 1829. Both Elijah Lacey and Samuel Walling had been newspapers publishers in Richmond.<sup>55</sup> Although they originally called the site Pogwatigue, Obed P. Lacey, register of deeds, recorded the town name as Niles after Hezekiah Niles, the editor of the *Niles Weekly Register*, a nationally popular news magazine published in Baltimore.<sup>56</sup> Hezekiah Niles was a Quaker and in 1819 wrote eight essays on the “Mitigation of Slavery” that he published in the *Niles Weekly Register*.<sup>57</sup> He continually used the paper to call for slavery’s abolition until he stepped down from the editorship in 1836.

Among other prominent earlier settlers were Nathaniel Bacon, a practicing attorney who arrived in 1833 from Rochester, New York.<sup>58</sup> In Niles, he was elected Circuit Court Judge and was involved in the development of the village, constructing its first brick building, the American Hotel. Bacon was an anti-slavery Whig who later became a member of the Republican party.<sup>59</sup> Jacob Beeson, one of a number of Beeson family members that came to Niles in the early 1830s after moving from Saint Joseph, Michigan.<sup>60</sup> Originally from Uniontown, Pennsylvania, he was a Quaker and an influential merchant. Dr. John Knox Finley, born in Chillicothe, Ohio, was a graduate of Jefferson Medical College in Philadelphia and served on the faculty of Dickinson College in 1827. He moved to Niles in 1835 where he was a physician for twenty years. From 1843 to 1855 he served as president of the village of Niles.<sup>61</sup> Vincent L. Bradford was born in Philadelphia and came to Niles in 1834.<sup>62</sup> A lawyer, he served as a Michigan state senator in 1838. He introduced bills that outlawed debt bondage and established the state’s public school system and the University of Michigan at Ann Arbor.

Most of the settlers coming to Niles arrived from New England, especially western New York, Virginia, North Carolina, Ohio, and Indiana.<sup>63</sup> Many settlers were not small farmers, but rather highly educated people from eastern families of established social status that included

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<sup>52</sup> Coolidge, *History of Berrien County*, 1–5; and Ballard, *Tales of Early Niles*, 76.

<sup>53</sup> Coolidge, *History of Berrien County*, 22; and Dunbar and May, *Michigan*, 168.

<sup>54</sup> Coolidge, *History of Berrien County*, 142.

<sup>55</sup> Andrew White Young, *History of Wayne County, Indiana* (Cincinnati: Robert Clarke & Company, 1972), 90.

<sup>56</sup> Coolidge, *History of Berrien County*, 141–42; Romig, *Michigan Place Names*, 389–99; and Stiles and Watts-Stiles, *Niles, Michigan*, 31.

<sup>57</sup> T. Stephen Whitman, *The Price of Freedom: Slavery and Manumission in Baltimore and Early National Maryland* (Lexington, KY: University Press of Kentucky, 1997), 150–51.

<sup>58</sup> Ellis, *Berrien and Van Buren Counties*, 158.

<sup>59</sup> George Irving Reed, *Bench and Bar of Michigan: A Volume of History and Biography* (Chicago: Century Publishing and Engraving Company, 1897), 14.

<sup>60</sup> Ellis, *Berrien and Van Buren Counties*, 156.

<sup>61</sup> Friends of Silverbrook Cemetery, “Dr. John Finley: ‘A Just Man Made Perfect,’” *Leader Publications*, June 15, 2010, <https://www.leaderpub.com/2010/06/15/silverbrook-legacies-dr-john-finley-a-just-man-made-perfect/>. Dr. Finley had no known relation with the prominent African American Finley family discussed below.

<sup>62</sup> Ellis, *Berrien and Van Buren Counties*, 158.

<sup>63</sup> Dunbar and May, *Michigan*, 170.

entrepreneurs, investors, doctors, and lawyers. A road connecting Chicago to Detroit was begun in 1825 and completed in 1837; previously the main road had gone to Fort Wayne, Indiana, via South Bend.<sup>64</sup> New roads often followed trails used by Native Americans, including much of the road connecting Detroit and Chicago that largely followed the Sauk Trail that ran from Detroit to Ypsilanti, then south and west through Sturgis and Niles before entering Indiana.<sup>65</sup> When it was established, the site of the Niles settlement was located in Cass County. In 1831 Cass County was split into two counties: Berrien and Cass. Niles was located in the new Berrien County, which in 1832 was divided into three townships: Berrien, Niles, and Saint Joseph.<sup>66</sup> Both counties saw an increase in White settlement in the early 1830s, and the settlement at Niles was formally incorporated as a village in 1835.<sup>67</sup>

#### *John Marks, First African American in Niles*

John Marks was the first African American recorded to live in Niles, having moved there in 1827 or 1828.<sup>68</sup> He was a tanner, and lived about a half mile south of Main Street on the right bank of the Saint Joseph River. In the spring of 1830, he began to work with Morgan Wilson, another tanner who had moved to Niles the previous year and lived on the river bank just below Main Street. Together they built a tannery next to where Marks lived, consisting of ten or twelve vats. They worked together for at least six to eight years, and after Wilson retired Marks continued his business to at least 1841.<sup>69</sup> Marks later left Niles for Valparaiso, Indiana.<sup>70</sup> Marks and Wilson's business is notable as a joint venture between a Black and a White man, though no additional details as to their relationship are described. Nothing else is known about Marks, though he was probably a free man before coming to Niles.<sup>71</sup>

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<sup>64</sup> Coolidge, *History of Berrien County*, 37; and Dunbar and May, *Michigan*, 231.

<sup>65</sup> Ellis, *Berrien and Van Buren Counties*, 48.

<sup>66</sup> Coolidge, *History of Berrien County*, 24–25.

<sup>67</sup> Ellis, *Berrien and Van Buren Counties*, 161; and Romig, *Michigan Place Names*, 399. The village incorporation date is incorrectly given as 1838 by Coolidge (*History of Berrien County*, 25).

<sup>68</sup> Ellis, *Berrien and Van Buren Counties*, 155. The description of John Marks is only told in relation to Morgan Wilson's biography. When Wilson moved to Niles in 1829, Marks had already lived there for "a year or two." Wilson is also noted by Coolidge, but he makes no mention of Marks (*History of Berrien County*, 142).

<sup>69</sup> Ellis states that Marks left after six or eight years, and that Wilson then retired in 1843 (Ellis, *Berrien and Van Buren Counties*, 142). This is likely incorrect, however, as Marks continued to advertise his tannery in Niles until at least 1841, noting that he occupies the "old tannery of Morgan Wilson," implying that after Wilson retired Marks continued the business ("Hides and Tanning," *Niles Intelligencer*, March 10, 1841, 3).

<sup>70</sup> Ellis, *Berrien and Van Buren Counties*, 142.

<sup>71</sup> In 1827, the Michigan Territorial Legislative Council passed a law "to regulate Blacks and Mulattoes, and to Punish the Kidnappers of such Persons." Black people entering Michigan Territory had to show certification that they were in fact free and register with a county clerk. See Arthur Raymond Kooker, "The Antislavery Movement in Michigan, 1796–1840: A Study in Humanitarianism on an American Frontier" (PhD diss., University of Michigan, 1941), 55–69; and Carole E. Mull, *The Underground Railroad in Michigan* (Jefferson, NC: McFarland & Co., 2010), 27. These requirements were not, however, universally adhered to (Hayden, "History of the Negro in Michigan," 12–13).

## *The Rise of Political Parties in Michigan*

The 1830s were a period of political awakening in the western territories, in large part due to the Missouri Compromise of 1820 that allowed Maine to be admitted to the Union as a free state and Missouri as a slave state. This decision deepened the divide between the North and South on the issue of slavery. In Michigan, the Democratic Party, which was well established by 1832, represented the small farmers and pioneers clearing land along the state's southern counties. Many of those Democrats honored the "spirit of equality prevalent on the frontier" and supported the expansion of equal rights for all.<sup>72</sup> In 1834 the Whig Party was established in the urban centers of southeast Michigan represented an affluent constituency mostly concerned with growing the national economy. Whigs gained support in Berrien County when they pushed for the construction of a central railroad line between Detroit and Chicago that would run through Niles.<sup>73</sup> While the Whigs main focus was on infrastructure improvements, the party had a strong faction that opposed slavery.

When Michigan sought statehood in 1835, the state's constitution banned slavery and Michigan entered the union as a free state in 1837. Political affiliations gained increasing importance as opposition to slavery grew throughout the 1840s. In 1854 the United States Congress passed the Kansas-Nebraska Act repealing the Missouri Compromise and enabling these two new territories to decide for themselves if they wanted to enter the union as slave states. Displeased with the tepid response to the slavery question by the existing Democratic and Whig parties, new anti-slavery parties began to form, such as the abolitionist Liberty Party and the Free Soil or Free Democrat Party, an offshoot of the Democratic Party that opposed the expansion of slavery in the west. In 1854 representatives of these anti-slavery parties came together at a convention in Jackson, Michigan. To increase their political influence they decided to establish one party, the Republican Party, with the goal of running candidates that would work to abolish slavery in the United States. The biographies of prominent citizens in nineteenth and early twentieth century county histories frequently identify party affiliation, reflecting the importance of political parties during this period. From this, it is possible to infer the stance on slavery held by the prominent residents of Niles.

## *Growth of the Anti-Slavery Movement*

The anti-slavery movement in Michigan reflected a growing national trend. Though anti-slavery societies had existed since the American revolution, there numbers increased greatly in the 1830s. The American Anti-Slavery Society was founded in 1833 in Philadelphia by William

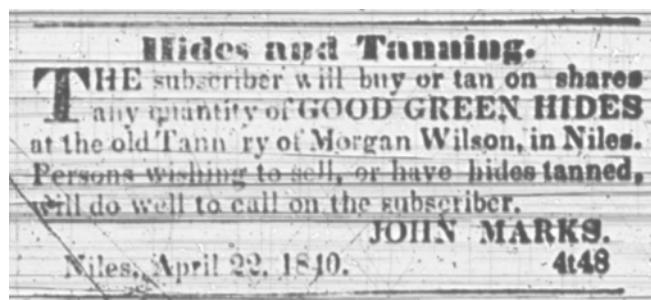


Figure 7: An advertisement for John Marks' tanning business (*Niles Intelligencer*, 1840).

<sup>72</sup> Floyd B. Streeter, *Political Parties in Michigan 1837–1860* (Lansing: Michigan Historical Commission, 1915), 42–45.

<sup>73</sup> Ibid., 9 and 19.

Lloyd Garrison, and the Philadelphia Female Anti-Slavery Society founded by Lucretia Mott.<sup>74</sup> Already in 1832, however, Elizabeth Chandler, aided by Laura Smith Haviland and others, formed the Logan Anti-Slavery Society, the first such society in Michigan (it was located in Adrian, originally called Logan). The Anti-Slavery Society of Niles was established in 1836 at a meeting in the First Presbyterian Church of Niles. That same year, a statewide Michigan Anti-Slavery Society was formed in Ann Arbor. By 1838 there were nineteen Anti-Slavery Societies operating in Michigan.<sup>75</sup>

In the 1820s and 1830s, as Niles was being settled, the Second Great Awakening, an evangelical revival movement, was spreading. Branches of Protestantism, especially the Baptist, Methodist, and Presbyterian churches, held meetings to recruit new members who were encouraged to undertake good works. For organized churches, abolition was a complicated geographic, economic, political, and moral issue. Some church leaders were unwilling to take a stand against slavery, fearing doing so would negatively impact the already tenuous state of the union, and therefore chose to remain silent and leave the anti-slavery question to politicians and state leaders. Other religious groups believed slavery was morally wrong and that it was their duty to speak out against it. The strongest anti-slavery supporters among organized churches were the Quakers, Baptists, Methodists, and Presbyterians, though even these institutions experienced divisions over the issue.

### *First Presbyterian Church of Niles*

The First Presbyterian Church of Niles was formed on March 29, 1834 and its early membership included some of the village's most influential citizens: Bacon Wheeler, Vincent L. Bradford, Nathaniel Bacon, Joseph C. Larimore, Henry Dean, and Charles French.<sup>76</sup> Upon the completion of a frame church building in 1835, the Reverend Alexander B. Brown of Pittsburgh was installed as pastor. Brown was the brother-in-law of prominent Niles physician, Dr. John K. Finley, who became an elder in the Niles Presbyterian Church. In 1836 a group met at the newly established First Presbyterian Church of Niles to form the Niles Anti-Slavery Society. It had twenty-five members and William. S. Elliot served as its first secretary.<sup>77</sup>

One of the first members of the Niles Presbyterian church, Joseph C. Larimore, was involved in the development of the Ferry Street neighborhood as center for African American institutions. Larimore was a White settler who came to Niles in 1834, and became an elder in the Presbyterian church soon after its formation.<sup>78</sup> One of the wealthiest men in Berrien County, he owned Larimore and Dean, a drug store in Niles with his partner Henry Dean. Larimore heavily invested in the infrastructure improvement of the village of Niles, including water treatment facilities, a dam, gas lighting, and the construction of the Main Street "Free" Bridge. He was also a founder of the First National Bank of Niles, the Niles Manufacturing Company, and a fire

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<sup>74</sup> For more on the national anti-slavery movement in the 1830s, see Dwight Dumond, *Anti-Slavery: The Crusade for Freedom in America* (Ann Arbor, MI: University of Michigan Press, 1961).

<sup>75</sup> Dunbar and May, *Michigan*, 303. For more on anti-slavery societies in Michigan, see Mull, *Underground Railroad*, chap. 2.

<sup>76</sup> Coolidge, *History of Berrien County*, 52; and Ellis, *Berrien and Van Buren Counties*, 162.

<sup>77</sup> American Anti-Slavery Society, *Fourth Annual Report of the American Anti-Slavery Society by the Executive Committee* (New York: American Anti-Slavery Society, 1837), 140.

<sup>78</sup> Coolidge, *History of Berrien County*, 146–51; and Ellis, *Berrien and Van Buren Counties*, 162–69.

insurance company. According to an obituary, “Mr. Larimore was conservative rather than aggressive but firm and decided in his opinions. In politics he was a Whig until the rise of the Republican party, when he attached himself to it, sympathizing with the party in all its essential measures.”<sup>79</sup> His political leanings were likely strongly anti-slavery.

Around 1857, Larimore purchased a number of lots in the Henry B. Hoffman Addition, although he lived on Fourth Street and also owned many other properties around town.<sup>80</sup> Larimore sold one of the lots for the Ferry Street School (to the Niles School District Number One in 1867) as well as the property for the Franklin AME Church (sold to the church in 1886). Although the Niles Anti-Slavery Society had been formed at Larimore’s church in 1836, the extent to which Larimore, himself, was a supporter of the African American community in Niles is not known. As for the Ferry Street School and Franklin AME properties, deed records show that Larimore had sold the lots at a substantial profit, suggesting that his role in those transactions was merely that of an investor.<sup>81</sup>

### *First Baptist Church of Niles*

Until around 1840, the Baptist church had avoided taking an official stance on slavery. But when southern Baptists tried to use the Bible to justify the existence of slavery, northern Baptist churches rejected the argument and the church split. The first American Baptist Anti-Slavery Convention was held in New York in April 1840. Just one year later, the First Baptist Church of Niles was founded on August 6, 1841.<sup>82</sup> Around Michigan, Baptist African Americans did not feel especially welcomed in White churches and sought to found their own institutions.<sup>83</sup> This included Second Baptist Church (renamed Mount Calvary Baptist Church in 1951), a Black church founded in the Ferry Street neighborhood. Second Baptist may have split off from the First Baptist Church of Niles between 1848 and 1851 (see the discussion on Second Baptist’s history below).

Because early Black Baptist churches had small congregations, they often relied on local White Baptist churches for assistance in administration. In 1852, however, the Chain Lake Association was formed to provide administrative services to Black churches.<sup>84</sup> It was based at the African American Chain Lake Baptist Church, founded in Calvin Township, Cass County in 1838.<sup>85</sup> By 1909 it severed all sixteen Black Baptist churches in the state, including Second Baptist in the Ferry Street neighborhood in Niles, plus one in South Bend, Indiana.<sup>86</sup>

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<sup>79</sup> “Death of J. C. Larimore,” *Niles Weekly Mirror*, December 30, 1891, 1.

<sup>80</sup> *Directory of Niles and the Principal Villages in Berrien County, 1874–1875* (Detroit: Burch, Montgomery & Co., 1874).

<sup>81</sup> Larimore had purchased both lots, together with several others, in 1857 for \$200 total; see “Deed” (1857), Deed liber 2, 709, Berrien County Register of Deeds. He sold the Ferry Street School parcel for \$250 in 1867 and the Franklin AME parcel for \$1,000 in 1886; see “Deed” (1867), deed liber 29, 442, Berrien County Register of Deeds; and “Warranty Deed” (1886), deed liber 91, 45, Berrien County Register of Deeds.

<sup>82</sup> Ellis, *Berrien and Van Buren Counties*, 163.

<sup>83</sup> Mary E. D. Trowbridge, *History of Baptists in Michigan* (Michigan Baptist State Convention, 1909), 177.

<sup>84</sup> *Ibid.*

<sup>85</sup> Benjamin C. Wilson, *The Rural Black Heritage between Chicago and Detroit, 1850–1929* (Kalamazoo: New Issues Press, 1985), 93–95.

<sup>86</sup> Trowbridge, *History of Baptists in Michigan*, 326.

## *Quakers and Abolitionists in Berrien and Cass Counties*

The Society of Friends, commonly known as Quakers, were an important part of the abolitionist movement and settled in significant numbers in southern Michigan. The Society of Friends did not initially take issue with the institution of American slavery: indeed, some Quakers themselves enslaved people. This began to change in the late eighteenth century, and was especially true of the anti-slavery Hicksite faction.<sup>87</sup> The group was named after Elias Hicks (1748–1830), a Quaker minister from New York and a staunch abolitionist. Although his doctrinal beliefs lead to a schism from Orthodox Friends, his anti-slavery activism influenced Quaker practices. Not only did slavery cease among Quakers, but they took an active abolitionist role by forming “free labor societies” that refused to use goods produced by enslaved people, and aided in the movement of people through the Underground Railroad.

Anti-slavery sentiment became so strong among Quakers in the early nineteenth century that many left their homes in the southern United States to resettle in the free territories of the north. Southern Michigan was an especially appealing area to Quaker communities in the early nineteenth century,<sup>88</sup> and Quaker communities formed all throughout southern Michigan.<sup>89</sup> These Quakers had come north from Kentucky, Virginia, Tennessee, and the Carolinas because of their “utter abhorrence of the system of human slavery.”<sup>90</sup> A large concentration established themselves in Cass County, just east of Berrien County where the city of Niles is located.

Groups opposed to slavery also settled in Berrien County. In Berrien Township, eight miles north of Niles, there was a settlement of “strongly anti-slavery”<sup>91</sup> farmers from Virginia that had left their homes due to their moral convictions. A White settler named Moses Chamberlain Jr. purchased eight hundred acres of land about nineteen miles west of Niles near Three Oaks in 1832 and was “an active worker in religious enterprises, as well as the cause of anti-slavery and temperance.”<sup>92</sup> Alonzo Sherwood, among the first settlers of Buchanan Township in 1833, “was interested in the conditions which existed in the south and became a [staunch] abolitionist.”<sup>93</sup>

In general, Berrien County was largely populated by emigrants from the northeastern states of New York, Pennsylvania and Ohio, where anti-slavery sentiment had first become established. However, Bainbridge Township, in northeastern Berrien County, was settled around 1840 by a small group of German families. Prior to the Civil War, German immigrants “were almost universally strong in their anti-slavery convictions.”<sup>94</sup> A group of German Mennonites from Pennsylvania, whose beliefs were strongly aligned with those of the Quakers, emigrated to Bertrand Township just south of Niles in 1844.<sup>95</sup>

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<sup>87</sup> George K. Hesslink, *Black Neighbors: Negroes in a Northern Rural Community*, 2nd ed. (Indianapolis: Bobbs-Merrill, 1974), 32–33; and Mull, *Underground Railroad*, 21.

<sup>88</sup> Hesslink, *Black Neighbors*, 31.

<sup>89</sup> Lewis Walker, Benjamin Wilson, and Linwood H. Cousins, *African Americans in Michigan* (East Lansing, MI: Michigan State University Press, 2001), 6.

<sup>90</sup> Alfred Mathews, *History of Cass County* (Chicago: Waterman, Watkins, and Co., 1882), 243.

<sup>91</sup> Coolidge, *History of Berrien County*, 197.

<sup>92</sup> Amelia B. Castle, *Portrait and Biographical Record of Berrien and Cass Counties, Michigan* (Chicago: Biographical Publishing Company, 1893), 886.

<sup>93</sup> Coolidge, *History of Berrien County*, 939.

<sup>94</sup> Ibid., 27 and 41.

<sup>95</sup> Ibid., 211.

## *African Americans in Berrien and Cass Counties*

Calvin Township in Cass County became an important destination for African Americans, with the first arriving in 1836.<sup>96</sup> By the 1840s, many African Americans who settled in Cass County were free people who had emigrated north.<sup>97</sup> Small groups would arrive together and purchase farms in the same area.<sup>98</sup> Some of these people were newly manumitted and now free to travel, moving north from the southern United States.<sup>99</sup> Others had been free for longer, but forced to flee due to Black Codes, laws designed to restrict the freedom of African Americans, imposed in places like North Carolina.<sup>100</sup> Some Black freedom seekers elected to stay in the area, as opposed to continuing on to Canada.

African Americans in Cass County established their own institutions. Chain Lake Baptist Church in Calvin Township was perhaps the earliest, founded in 1838.<sup>101</sup> Meetings were held in various members' homes until the church incorporated in 1848 under its pastor David Lett and, that same year, built a permanent church (no longer extant). Other churches, such as Mount Zion AME and Bethel AME, followed. Chain Lake was also home to the Michigan Regular Anti-Slavery Baptist Association, which in the 1850s had representatives from Niles, Kalamazoo, Battle Creek, and Detroit.

Although Quakers themselves were almost exclusively White, their commitment to abolition and support of the Underground Railroad made Calvin Township a relatively safe place for freedom seekers to settle, and there was still a large amount of arable land available. The Quakers' presence provided a base of support for newcomers who had not already purchased farms nor ever worked their own land.<sup>102</sup> Quakers also helped those without the means to immediately purchase land by providing them places to stay and work until they accumulated enough funds, and by providing long-term credit.<sup>103</sup>

One example of Quaker influence was the African American community of Ramptown, established outside the village of Vandalia by a group of freedom seekers, largely from the Carolinas. They were offered land on a farm owned by Isaac A. Bonine, a Quaker abolitionist, and his son James E. Bonine. After the land was cleared, families were given a cabin and five acres to farm.<sup>104</sup> The Bonine family were Quakers who were staunch abolitionists.<sup>105</sup> Isaac Bonine Sr. came to Cass County in 1842 and became a successful farmer. His son James E. Bonine married Sarah Bogue, daughter of Stephen Bogue, a Quaker who was active in the

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<sup>96</sup> Hesslink, *Black Neighbors*, 40–46.

<sup>97</sup> Mathews, *History of Cass County*, 386–87; and Wilson, *Rural Black Heritage*, 25.

<sup>98</sup> Hesslink, *Black Neighbors*, 41–42.

<sup>99</sup> David M. Katzman, "Rural Blacks in Michigan," *Michigan Challenge* 9, no. 9 (1969): 30.

<sup>100</sup> Hesslink, *Black Neighbors*, 37–42; and Walker, Wilson, and Cousins, *African Americans in Michigan*, 29.

<sup>101</sup> Wilson, *Rural Black Heritage*, 93–95.

<sup>102</sup> Walker, Wilson, and Cousins, *African Americans in Michigan*, 47–49.

<sup>103</sup> Wilson, *Rural Black Heritage*, 47–49.

<sup>104</sup> Hesslink, *Black Neighbors*, 43; and Helen Hibberd Windle, *The Underground Railroad in Northern Indiana: Based on Personal Narratives & Famous Incidents* (South Bend, 1939), 14,  
<https://michianamemory.sjcpl.org/digital/collection/p16827coll4/id/1553>.

<sup>105</sup> For some of the relationships between members of the large Bonine family, see Mathews, *History of Cass County*, 250–51.

Underground Railroad network. James and Sarah Bonine helped move people along the Underground Railroad, likely concealing people in the carriage house on their property.<sup>106</sup>

Their home, the Bonine House, located on the Chicago Road, is now an educational center operated by the Underground Railroad Society of Cass County, Michigan.<sup>107</sup> Both James and Sarah moved to Niles in 1866, along with James' son, Isaac.<sup>108</sup> Other members of the Bonine family lived in Niles as well, including Evan J. Bonine, brother of James. A physician and politician who moved to Niles in 1864, he became mayor of the city in 1868 and again in 1888.<sup>109</sup>

African Americans in Niles publicly voiced their support for abolition. In the 1830s African American leaders in the anti-slavery movement instituted a public celebration known as Emancipation Day (also known as Liberty Day). Conceived as a means to publicly call attention to the cause of freedom for Black people, it celebrated the emancipation of enslaved people in the West Indies by Denmark and Great Britain in July 1834 following a rebellion.<sup>110</sup> Celebrations consisted of a parade, public addresses, and an outdoor dinner or picnic.

In 1848, an Emancipation Day event held in the village of Niles attracted several hundred participants.<sup>111</sup> One was Henry Bibb, a freedom seeker who had settled in Detroit in 1842 and become an outspoken leader in Michigan's anti-slavery movement.

After listening to an oration. . . . a general invitation was given by the marshal of the day to partake of a fine dinner which had been prepared for this occasion; all were invited without regard to color, to partake of the cheer in commemoration of the day that gave 300,000 slaves their liberty. A regular and well-formed procession moved from the grove appointed for the meeting to the table, where we found a sumptuous entertainment consisting of all the luxuries of the season awaiting us. A well-ordered or better repast is seldom got up.<sup>112</sup>

Emancipation Day celebrations continued in Niles into the 1860s. These festivities also involved parades, visiting speakers, and dinners. People from neighboring counties and states also attended. In 1868 the Buchanan Cornet Band lead the parade through the main streets of Niles.<sup>113</sup> The next year similar festivities lasted throughout the day and the night, with speeches given by

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<sup>106</sup> M. D. Cunningham, "Cass County Structures Played Large Role in Abolitionist Movement," *Michiana Life*, April 14, 2017, <https://michianalife.com/2017/04/cass-county-structures-played-large-role-in-abolitionist-movement/>.

<sup>107</sup> "The Bonine House," Underground Railroad Society of Cass County, Michigan, n.d., <https://www.urscc.org/the-house.html>.

<sup>108</sup> Coolidge, *History of Berrien County*, 700–701.

<sup>109</sup> Ibid., 163. Evan Bonine's abolitionist activities while he lived in Cass County are undocumented, save that he was a member of the Free Soil Party during his time in the state legislature (Mathews, *History of Cass County*, 97).

<sup>110</sup> William B. Gravely, "The Dialectic of Double-Consciousness in Black American Freedom Celebrations, 1808–1863," *The Journal of Negro History* 67, no. 4 (1982): 303–5.

<sup>111</sup> Patrick Rael, *Black Identity & Black Protest in the Antebellum North* (Chapel Hill, NC: University of North Carolina Press, 2002), 64.

<sup>112</sup> Henry Bibb, "Celebration," *Signal of Liberty*, August 11, 1848.

<sup>113</sup> "Colored People's Celebration," *The Niles Republican*, August 6, 1868, 3.

several people, including William Hackley, a trustee of the Second Baptist Church in the Ferry Street neighborhood.<sup>114</sup>

### *The Underground Railroad*

Freedom-seeking African Americans did stay and live in southern Michigan, but many continued on to Canada supported by the Underground Railroad. The origins of the Underground Railroad are unknown: people escaped from slavery since the beginning of European settlement in the Americas, and already in the seventeenth century legal acts placed impositions on those who might aid freedom seekers.<sup>115</sup> In the eighteenth century, Black and sympathetic White churches, helped people seeking refuge. American Indians, including Potawatomi, also provided aid through their territory.<sup>116</sup> Settlements of formerly enslaved people often provided support to freedom seekers moving north. By the nineteenth century, anti-slavery societies helped develop networks to move people to safe locations. Modern scholarship has demonstrated the importance of free Black communities and individual Black abolitionists in the operation of the Underground Railroad whose contribution had previously been minimized or ignored by White historians.<sup>117</sup>

Black and White abolitionists in Michigan, including anti-slavery societies and religious groups like the Quakers, helped to give freedom seekers from the South safe passage and protection along their journey.<sup>118</sup> African American communities throughout southern Michigan played key roles in the process of moving people from more southerly states and on to Canada.<sup>119</sup> There were several established routes that ran through Indiana and Illinois to southwest Michigan. The Niles line, called the “Quaker route” or “Michigan Central Line” was the first stop in Michigan. Yet routes were not as straightforward as their depiction as lines on a map: the Underground Railroad was a network of people who helped freedom seekers move from one location to another when it was safe.<sup>120</sup> People traveled as they could, along roads, waterways, and less frequently traveled paths.<sup>121</sup> Dr. Nathan M. Thomas, an operator who lived in Schoolcraft who

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<sup>114</sup> “Colored Celebration,” *The Niles Republican*, June 24, 1869, 3. The article does not describe the reason for the gathering, but it was possibly a Juneteenth celebration. Hackley is noted as a trustee in “Quit Claim Deed” (1872), Deed liber 44, 252, Berrien County Register of Deeds.

<sup>115</sup> Mull, *Underground Railroad*, 8–9.

<sup>116</sup> Tiya Miles, “Native Americans and the Underground Railroad,” National Park Service, 2020, <https://www.nps.gov/articles/000/native-americans-and-the-underground-railroad.htm>.

<sup>117</sup> For a modern historiographical overview of the Underground Railroad, see Cheryl Janifer LaRoche, *The Geography of Resistance: Free Black Communities and the Underground Railroad* (Urbana: University of Illinois Press, 2014), 1–15. The importance of Black communities and free African Americans in the Underground Railroad has until recently been little studied, as early scholarship on the Underground Railroad tended to emphasize the roles of White abolitionists. See for example the early and popular work Wilbur H. Siebert, *The Underground Railroad from Slavery to Freedom* (New York: Macmillan, 1898). For an influential reexamination, see Larry Gara, *The Liberty Line: The Legend of the Underground Railroad*, 2nd ed. (Lexington, KY: University Press of Kentucky, 1996).

<sup>118</sup> Mull, *Underground Railroad*, 1–3.

<sup>119</sup> Karolyn Smardz Frost and Veta Smith Tucker, “Introduction,” in *A Fluid Frontier: Slavery, Resistance, and the Underground Railroad in the Detroit River Borderland*, ed. Karolyn Smardz Frost and Veta Smith Tucker, Great Lakes Books (Detroit: Wayne State University Press, 2016), 11–12; and Walker, Wilson, and Cousins, *African Americans in Michigan*, 7.

<sup>120</sup> Mull, *Underground Railroad*, 58–59.

<sup>121</sup> LaRoche, *Geography of Resistance*, 93–94; and Smardz Frost and Tucker, “Introduction,” 13.

helped those arriving from Cass County, described the Niles Line as the Illinois branch, while most freedom seekers coming up from Indiana moved directly to Cass County.<sup>122</sup> Other sources depict routes from South Bend to Niles,<sup>123</sup> or passing from Michigan City in Indiana on through to Cassopolis in Cass County.<sup>124</sup> Agents lead freedom seekers from Niles to the Quaker communities in Calvin Township in Cass County and then onto Schoolcraft, Kalamazoo, and Battle Creek where the line diverged, with final destinations being Detroit or Port Huron before crossing over to Canada.<sup>125</sup>

The Fugitive Slave Act of 1850, passed as part of the Compromise of 1850, imposed penalties on officials for not assisting in the recapture of enslaved persons and on those who might aid in their escape. In 1855 Michigan passed legislation that limited the reach of the act by, for instance, entitling freedom seekers the right to habeas corpus and a jury trial.<sup>126</sup> Still, the Fugitive Slave Act made the movement of freedom seekers more difficult, and the push to take them beyond Michigan and to Canada became even more pronounced.<sup>127</sup>

### *Abolitionists and the Underground Railroad in Niles*

Abolitionists and Underground Railroad supporters began organizing in Niles soon after its foundation. In October of 1836, an anti-slavery society was formed with twenty-five members at the First Presbyterian Church of Niles with W. S. Elliot served as its first secretary.<sup>128</sup> In 1845 Jane Van Vliet briefly published the *Star of Freedom*, an abolitionist newspaper, in Niles.<sup>129</sup> Van Vliet was an abolitionist who as associated with the Liberty Party, a group that had split off from the American Anti-Slavery Society in 1839 in order to pursue more radical anti-slavery politics.<sup>130</sup> Although some Underground Railroad organizers lived in the city and served as an important link to surrounding communities, freedom seekers often avoided staying in the denser areas of Niles itself due to pro-slavery sentiment in the city.<sup>131</sup> Written documentation of Underground Railroad activities in Niles, however, is rare due to the necessarily secretive nature of the network.<sup>132</sup>

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<sup>122</sup> Nathan Macy Thomas to A. S. Dyckman, "Letter Detailing Operation of the Underground Railroad," 1882, 4–5, Arthur R. Kooker Papers, 1850–1882, Bentley Historical Library, Ann Arbor.

<sup>123</sup> See the map at Fred Peppel, "Underground Railroad in Kalamazoo," Kalamazoo Public Library, 2006, <https://www.kpl.gov/local-history/kalamazoo-history/civil-war/underground-railroad/>; originally published in William M. Cockrum, *History of the Underground Railroad as It Was Conducted by the Anti-Slavery League* (Oakland City, IN: J. W. Cockrum Printing Co., 1915), 8.

<sup>124</sup> Dunbar and May, *Michigan*, 303.

<sup>125</sup> Walker, Wilson, and Cousins, *African Americans in Michigan*, 8–9.

<sup>126</sup> Dunbar and May, *Michigan*, 304–5; and Mull, *Underground Railroad*, 124.

<sup>127</sup> Mull, *Underground Railroad*, 126–28.

<sup>128</sup> American Anti-Slavery Society, *Fourth Annual Report*, 140. Although founded by members of the First Presbyterian Church, we did not find any discussion of the Society in local church histories (Niles, Churches, First Presbyterian Church, Niles District Library).

<sup>129</sup> Debra Haight, "Magical Tour: Niles Students Learn History of Their City," *The Herald-Palladium*, June 13, 2000, [https://www.heraldpalladium.com/magical-tour-niles-students-learn-history-of-their-city/article\\_087348d5-a904-5858-8073-d978d499c02f.html](https://www.heraldpalladium.com/magical-tour-niles-students-learn-history-of-their-city/article_087348d5-a904-5858-8073-d978d499c02f.html).

<sup>130</sup> "Liberty Party," American Abolitionists and Antislavery Activists: Conscience of the Nation, n.d., <http://www.americanabolitionists.com/liberty-party-part-2.html>.

<sup>131</sup> Wilson, *Rural Black Heritage*, 14n14.

<sup>132</sup> Christina Arseneau, director of the Niles History Center, also noted that many of reputed connections to physical structures in Niles are unsubstantiated (conversation with the authors, May 15, 2023).

A prominent case known as the Kentucky Raid of 1847 provides records of a few of the Niles residents associated with the Underground Railroad.<sup>133</sup> A group of slave hunters from Kentucky came to Cass County and kidnapped nine people who they claimed to have escaped from slavery. A group of residents armed themselves and assembled in defense and forced the Kentuckians to the village of Cassopolis for legal proceedings. The local judge was unavailable, so Ebenezer McIlvain, a judge based in Niles, was brought in to hear the case. While the Kentuckians might have assumed a White judge would rule in their favor, McIlvain was not only an abolitionist but actively helped freedom-seekers along the Underground Railroad. In addition, Cass County had already recognized the legal rights of African Americans on par, in many ways, with Whites, such as rights to a trial by jury and to file suit in court. McIlvain gave a technical ruling against the Kentuckians: they needed to provide the court with a certified copy of Kentucky statutes regarding slavery in their state, but since the Kentuckians did not have it, all nine captured people were set free. Afterwards abolitionists helped them, along with other local self-emancipated Black people, escape to Canada.

McIlvain acted as the first station agent in Michigan's Underground Railroad, in contact with the network that included Nathan M. Thomas.<sup>134</sup> W. S. Elliot, the first secretary of the Anti-Slavery Society in Niles,<sup>135</sup> helped to convey people to McIlvain's safe house.<sup>136</sup> Elliot then helped to transport freedom seekers west to Cass County. Elliot wrote to Thomas in 1841 about aiding a freedom seeker in a postscript of one of his letters: "The fugitive spoken of in the Signal of Liberty's first inst[allment] passed through my hands. I carried him 20 miles on his way to the grateful shadow of queen Victoria's throne."<sup>137</sup> (The Signal of Liberty was an abolitionist newspaper published in Ann Arbor.)

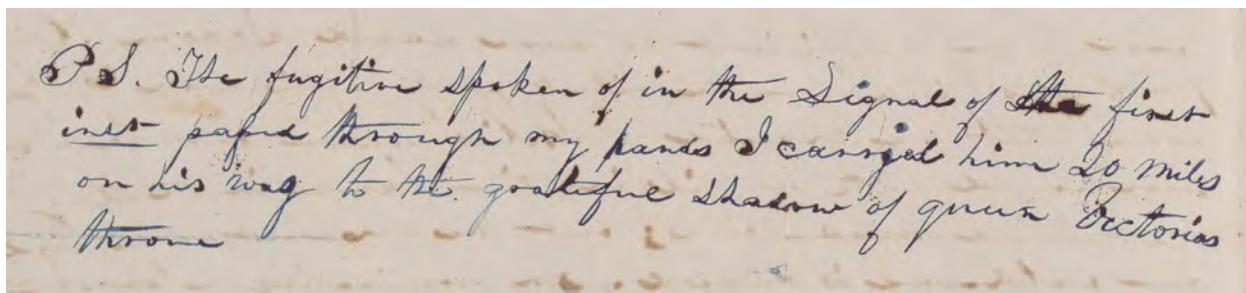


Figure 8: Excerpt of Elliot's letter to Thomas. *Nathan M. Thomas Papers*, Bentley Historical Library, Ann Arbor.

Lorenzo P. Alexander, a carpenter and joiner based in Buchanan, was another agent for freedom seekers in the Niles area. Elliot would then help bring people from Alexander's care over to the Quaker settlements in Cass County, most notably the homes of Stephen Bogue, Ismael Lee,

<sup>133</sup> For a detailed account, see Mull, *Underground Railroad*, 112–15.

<sup>134</sup> Thomas to Dyckman, "Operation of the Underground Railroad," 1882, 5–6.

<sup>135</sup> American Anti-Slavery Society, *Fourth Annual Report*, 140.

<sup>136</sup> Mull, *Underground Railroad*, 63.

<sup>137</sup> Nathan Macy Thomas, "Nathan M. Thomas Papers, 1818–1889" (Mixed Material, 1889), correspondence part 5, Bentley Historical Library, Ann Arbor.

Josiah Osborn and Zachriach Shugart.<sup>138</sup> Alexander, originally from New York, settled on farmland west of Niles in 1841 and was a founder of the village of Buchanan. He became an active supporter of the Republican Party from its inception in 1854 after being disgusted by the repeal of the Missouri Compromise, which allowed slavery into formerly free territory.<sup>139</sup> Alexander was a member of the Michigan House of Representatives in 1861, when abolitionist James Birney was serving as Michigan's Lieutenant Governor. In 1866 Alexander was removed as postmaster general of Buchanan when he protested the inclusion of former Confederate soldiers at the National Union Convention held in Philadelphia that year.

There were also other people in Niles that were either sympathetic to the cause or helped directly, such as John Orr and William P. Reese who helped free Samuel Bowles, an African American who was kidnapped (see below on Bowles' case). Pasquel LaRue Finley and his wife Sarah, who purchased land to the northeast of Niles in 1850, were also likely part of the network.<sup>140</sup> (Sarah was African American, while Pasquel has been described as both Black and White by differing sources but was called "colored" and "mulatto" by United States Census enumerators.<sup>141</sup>) Family oral history recounts that Pasquel and Sarah settled in the area after aiding freedom seekers in Ohio, and continued to do so in their new home.

Amable LaPierre was another Underground Railroad supporter from Niles.<sup>142</sup> Born in Montreal, he worked in South Bend, Indiana, as a mason, and moved to Niles in 1838. In 1850 he was among several defendants in a case involving the kidnapping of four members of the Powell family. The previous year a slaveholder from Kentucky had abducted them from a farm near Cassopolis. Once a judge ordered their release from captivity, LaPierre bought them train tickets to Detroit to help them flee to Canada. The slave hunter successfully appealed the judge's decision and eventually was awarded damages, forcing LaPierre to sell property to pay. He continued to give aid even after the passage of the Fugitive Slave Act, providing food for a woman from Missouri who had escaped slavery.<sup>143</sup>

Yet abolitionist sentiment was not universal in Niles. A resident, Louise Reddick, wrote in a letter to her children describing life in early Niles: "Miss Coolidge recalled her grandmother saying that in that home, when a Dr. Meade lived there, they had protected a negro slave. A mob

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<sup>138</sup> Mathews, *History of Cass County*, 109–10.

<sup>139</sup> Ellis, *Berrien and Van Buren Counties*, 176 and 184.

<sup>140</sup> Bruce Von Deylen, "Niles Was Stop on the Underground Railroad," *Niles Daily Star*, July 3, 1987, B2-8; and Jully Keys, "Black Family Here 131 Years," *Niles Daily Star*, March 25, 1981.

<sup>141</sup> United States census records from 1840 when Pasquel lived in Ohio list him as "colored," while 1850 records from when he lived in Cass County, Michigan, as "mulatto" ("United States Census, Niles, Berrien County, Michigan," 1840, <https://records-myheritage.libraryedition.com/>; and "United States Census, Berrien County, Michigan," 1850, <https://records-myheritage.libraryedition.com/>). Twentieth-century newspaper articles variously describe him as Black or White. Alice Finley Brown, who researched her family's history, noted that his heritage was obscure, but that it was possible that Pasquel's father was a landowner of French descent and that his mother was either an enslaved Black woman or a White woman ("Finley Family Files" [1980], Niles History Center, Niles, MI). Harold Finley, another descendant, also noted the uncertainty of Pasquel's heritage Harold Finley, Niles History Center: Profiles and Portraits Interviews, interview by Molly Watson, December 9, 2016. Regardless, Pasquel and Sarah's descendants were considered as Black and became a prominent local family.

<sup>142</sup> Claire Harvey, "The South Bend Fugitive Slave Case: How Varying Attitudes Towards Slavery Affected the Outcome," *Hanover Historical Review* 12 (2017), <https://history.hanover.edu/hhr/17/HHR2017-harvey.html>; and Esse Bissell Dakin, "The Underground Railroad," *South Bend Daily Tribune*, April 25, 1899.

<sup>143</sup> UGRR Panels, Niles History Center.

formed in front of the house and tried to get at the slave who had run away and was being hidden by Mrs. Meade.”<sup>144</sup> The house was located on the northwest corner of North Third and Sycamore Streets (no longer extant), though the date of the incident is uncertain, as is the fate of the freedom seeker. “Dr. Meade” was likely Dr. Andrew J. Mead, a physician who lived in Niles.<sup>145</sup>

### *The Initial Settlement of the Ferry Street Neighborhood*

The first American settlers formed what became Niles Village in the 1820s and 1830s, occupying the eastern side of Saint Joseph River. The area that became the Ferry Street neighborhood was located above a bluff that led down to a marshy area nearer to the river that was later drained.<sup>146</sup> As Niles grew in the 1830s, new subdivisions were platted. Henry Bates Hoffman, involved in several expansions of the village, subdivided the land that included the Ferry Street neighborhood on March 16, 1836.<sup>147</sup> Hoffman had previously platted two other subdivisions in Niles with his brother George in 1834.<sup>148</sup> He and his family were originally from New York and had lived on Mackinac Island where they had a mercantile business.<sup>149</sup> Hoffman moved to Niles in 1831 and opened a dry goods store with his brother. He was a founding member of the First Presbyterian Church of Niles, and also played a significant role in the growth of Saugatuck, Michigan. He left in 1853 for Davenport, Iowa, where he died in 1889.

The founding of Second Baptist Church on Ferry Street in 1848 suggests African Americans may have already resided in the Ferry Street neighborhood by that date. It is, however, difficult to document the settlement patterns of African Americans in Niles before the Civil War since there are few records. Newspapers provide sporadic documentation of certain institutions and individuals, but more in-depth narratives, such as local county histories, focus on prominent White residents and feature only tangential information on a few African Americans and their institutions.<sup>150</sup> Despite these difficulties, some African Americans with roots in Niles, namely members and descendants of the Finley family, have extensively researched their family histories. While these do provide information on the neighborhood (e.g., whether they lived in the neighborhood or not or belonged to a local church), they do not give an answer as to why people chose to live in the Ferry Street neighborhood.

The 1860 United States Census provides some generalized insight into the Ferry Street neighborhood and surrounding area, as it divides up residents by the city’s wards (though without specific addresses). The Ferry Street neighborhood was part of Niles’ First Ward, but the ward covered a much larger area: the entirety of the city on the right bank of the Saint Joseph

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<sup>144</sup> Friends of Silverbrook Cemetery, “Dr. John Finley: ‘A Just Man Made Perfect.’”

<sup>145</sup> Coolidge, *History of Berrien County*, 156.

<sup>146</sup> Edward B. Cowles, *Berrien County Directory and History: Containing Historical and Descriptive Sketches of the Villages and Townships within the County, and the Names and Occupations of Persons Residing Therein* (Buchanan, MI: Record Steam Printing House, 1871), 48–49.

<sup>147</sup> Ellis, *Berrien and Van Buren Counties*, 160–61. The boundaries of H. B. Hoffman’s addition were, starting in the north, a line that ran past Howard Street, but not quite to Eagle Street, then south along Ninth Street in the east, the southern boundary running along Main Street until Fifth, then following Fifth up to Cass Street, then Cass west up to Front Street. For maps, see figs. 5 and 6; and Washburn W. Graves, *Atlas of Berrien County, Michigan: Compiled from Actual Surveys and the County Records* (Chicago: Rand, McNally & Co., 1887), 51 and 53.

<sup>148</sup> Ellis, *Berrien and Van Buren Counties*, 160–61.

<sup>149</sup> Coolidge, *History of Berrien County*, 145; and Ellis, *Berrien and Van Buren Counties*, 156.

<sup>150</sup> This includes Coolidge’s Berrien County history and Ellis’ Berrien and Van Buren County history.

River north of Sycamore Street. Seventy “Black” and “Mulatto” people lived in that ward, but twenty-eight African Americans lived in the Second Ward (the central area between Sycamore Street and Broadway on the right bank) and twenty-six in the Third Ward (the area south of Broadway on the right bank).<sup>151</sup> Most do not have their occupations listed, but in the First Ward five were barbers or apprentices, and five were day laborers; other occupations included two painters, two cooks, a washerwoman, a whitewasher, a wagon maker, a teamster, and a seamstress. Twenty-five African American children in the First Ward attended school (out of a total of thirty-seven in the city). Not all who lived in the First Ward necessarily lived in the Ferry Street neighborhood: by 1874 African Americans lived in other areas of the First Ward such as north of the Michigan Central Railroad tracks.<sup>152</sup> The position of the Ferry Street neighborhood, however, was central to the population of African American people who lived in Niles in the mid-nineteenth century.

### *Late Nineteenth and Early Twentieth Century Niles*

Niles grew as it became more connected: the Michigan Central Railroad line reached Niles from Detroit in 1848, then continued on to Chicago in 1852. Niles incorporated as a city in 1859. Later lines in the 1870s connected the city directly with other cities like Jackson.<sup>153</sup> Industrial enterprises, such as flour and sawmills, formed in the 1850s, followed by paper mills.<sup>154</sup> A railroad line running along Ninth Street, connecting Niles to South Bend was constructed in 1871.<sup>155</sup>

Support for the Civil War was split in Niles, and White men that enlisted often did so to preserve the union and not out of any abolitionist sentiment.<sup>156</sup> After the United States actively began recruiting African American troops, the first volunteer Michigan Colored Regiment was organized and gathered over 1,500 troops from Michigan, especially from Detroit.<sup>157</sup> In December of 1863, the regiment marched through the southern part of the state along the Chicago Road, passing through Niles, where they were met by a thirty-four gun salute, and on to Cassopolis.<sup>158</sup> Over twenty African Americans from Niles enlisted in the United States Army.<sup>159</sup>

Niles’ population remained stable in the late nineteenth century, but in the early twentieth century, it increased rapidly.<sup>160</sup> While flat from around 1880 to 1900 at around 4,000 residents, the population increased to over 5,000 in 1910, then over 7,300 in 1920, and 11,300 in 1940. Niles was a railroad hub connecting lines from across Michigan to the Michigan Central line to

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<sup>151</sup> In 1860, no African Americans were listed as living in the Fourth Ward, the more sparsely settled portion of the city west of the river on the left bank.

<sup>152</sup> *Niles City Directory 1874*.

<sup>153</sup> Dunbar and May, *Michigan*, 266–67, and 371. For a comprehensive look at railroads in Niles, see William Taylor, *An American Colossus: A Small Town, a River and a Railroad Yard* (Niles, MI: Niles Railroad Historical Association, 1995).

<sup>154</sup> Dunbar and May, *Michigan*, 404; and “National Register of Historic Places, Niles Downtown Historic District, Berrien County, Michigan, National Register No. 07000568,” 2007, 38–44.

<sup>155</sup> *The Niles Republican*, March 23, 1871, 3.

<sup>156</sup> Stiles and Watts-Stiles, *Niles, Michigan*, 46.

<sup>157</sup> Warren, *Freedmen’s Progress*, 34.

<sup>158</sup> David M. Katzman, “Early Settlers in Michigan,” *Michigan Challenge* 8, no. 9 (1968): 10–11.

<sup>159</sup> Coolidge, *History of Berrien County*, 115–17; and Warren, *Freedmen’s Progress*, 223.

<sup>160</sup> “Niles Downtown Historic District,” 44–45.

Chicago, which helped it become an industrial boom town at the turn of the twentieth century.<sup>161</sup> Major industries included: the French Paper mill (1871); Kawneer, an early manufacturer of architectural aluminum storefronts (1906); National Standard Company, a wire products manufacturer (1907); the Simplicity Pattern Company, a New York-based textile pattern company that moved their production facilities to Niles in 1931; and Tyler Refrigeration, the maker of grocery store refrigeration units (1937).<sup>162</sup> Large developments like the Four Flags Hotel and a movie theater opened in the 1920s.<sup>163</sup> Niles was even called the most industrialized city in the United States, and while that was certainly an exaggeration, it was indicative of the opportunities and businesses located in the city.<sup>164</sup>

The Ferry Street neighborhood was not far from large factories to the north along and near Lake Street, where the railroad tracks on North Ninth Street met the main line. A few buildings within the neighborhood also expressed the city's industrial character. A building in the Survey Area at 321 Eighth Street, presently used as a residence, was the Niles Pattern Company from at least 1935 to 1965.<sup>165</sup> Other commercial buildings with non-residential uses in the Survey Area are no longer extant, including 402 Seventh Street, a grocery in 1935 but later the Allied Industrial Workers Union Local No. 816, Niles Central Labor Union, Brotherhood of Railway Carmen from around 1956 to 1965;<sup>166</sup> an electric service company at 524 Sycamore in 1965;<sup>167</sup> and in 1956 a construction company at 623 Sycamore.<sup>168</sup> An ice house was also located at 814 Sycamore Street from c. 1931 to 1945.<sup>169</sup>

### *African American Settlement Patterns in Niles*

Black Southern migrants moved to Niles as the city grew and industrialized.<sup>170</sup> Some African Americans moved to the area from the South soon after the Civil War, and the Black population of the city increased from 128 in 1860 to 164 in 1870.<sup>171</sup> African Americans did not live only within the Ferry Street neighborhood, nor were African Americans its sole inhabitants. The area was not strictly segregated, as segregation was a rarity in pre-Great-Migration neighborhoods in Michigan.<sup>172</sup> Records are sparse from the 1840s through the 1860s: no city directories were published and United States census data from the period is not precise.<sup>173</sup>

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<sup>161</sup> Stiles and Watts-Stiles, *Niles, Michigan*, 133.

<sup>162</sup> Ibid.

<sup>163</sup> "Niles Downtown Historic District," 47–48.

<sup>164</sup> Stiles and Watts-Stiles, *Niles, Michigan*, 177.

<sup>165</sup> *Luedders' Niles Mich. City Directory* (Coldwater, MI: Otto E. Luedders, 1935); and *Polk's Niles City Directory* (Detroit: R. L. Polk & Co., 1965).

<sup>166</sup> *Niles City Directory 1935*, 1935; *Polk's Niles City Directory* (Detroit: R. L. Polk & Co., 1956); and *Niles City Directory 1965*.

<sup>167</sup> *Niles City Directory 1965*.

<sup>168</sup> *Niles City Directory 1956*.

<sup>169</sup> *Niles City Directory 1935*, 1935; and *Luedders' Niles Mich. City Directory* (Coldwater, MI: Otto E. Luedders, 1945). Known as the Britton Ice Station and the Britton Ice House.

<sup>170</sup> Walker, Wilson, and Cousins, *African Americans in Michigan*, 15.

<sup>171</sup> "United States Census, Niles, Berrien County, Michigan," 1860, <https://records-myheritagelibraryedition-com/>; and "United States Census, Niles, Berrien County, Michigan," 1870, <https://records-myheritagelibraryedition-com/>.

<sup>172</sup> Beth Tompkins Bates, *The Making of Black Detroit in the Age of Henry Ford* (Chapel Hill, NC: University of North Carolina Press, 2012), 93–94.

<sup>173</sup> For an analysis of United States Census data concerning Niles from 1840 to 1950, see appendix A.

The first available public directory of the city dates from 1874 to 1875: it noted which residents were “colored,” showing African Americans living in the neighborhood on Ferry Street (see fig. 10).<sup>174</sup> One was the Rev. Henry Wilson, pastor of Second Baptist Church, at 13 Ferry (an unknown address, but likely in the district).<sup>175</sup> The directory, however, does not consistently list all African Americans as “colored.” John Battles, for instance, who lived at the southwest corner of Cass and Seventh Streets (just north of the district),<sup>176</sup> is not noted as such despite his being listed as “mulatto” on 1880 United States Census records and his children attending the African American school. This was also the case with Calvin F. Wilson, an African American barber and notable resident discussed below.

By 1874–1875, besides the Ferry Street neighborhood, African Americans lived in the south of the city, around South Fifth Street between Hickory Street and Superior Street. While some African Americans continued to live in this southern agglomeration throughout the nineteenth and twentieth centuries, they were fewer in number than those in the Ferry Street area. The location of the southern group also shifted, as it centered around South Eleventh Street by 1930. A few people also lived north of the railroad tracks in the nineteenth century.

From 1870 to 1920 the influx of new African American arrivals to the city was fairly small. The African American population of Niles dropped from 157 in 1880 to 135 in 1900, before going up to 150 in 1910 and 1920.<sup>177</sup> During the First Great Migration, migrants to Michigan preferred to move to larger cities like Detroit.<sup>178</sup> By 1910, data from the United States Census shows the continued presence of African Americans in the Ferry Street neighborhood and in the south of Niles (see fig. 11).<sup>179</sup> More people lived north of the tracks, and a cluster of people lived in the city’s downtown along Main Street. There were also a few scattered residences in other areas of the city, such as three families living on the left bank of the Saint Joseph River on Grant and Emmons Streets.

The *Manual of Freedmen’s Progress*, a book outlining the accomplishments of African Americans in Michigan that was written in 1915 in celebration of fifty years of emancipation, notes African American property owners; these are generally in the same areas as shown in the 1910 Census.<sup>180</sup> Some were located in the Ferry Street neighborhood, including the area to the north on Cass Street and east just past Tenth Street, while others are in the south of the city, north

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<sup>174</sup> *Niles City Directory 1874*.

<sup>175</sup> In the 1870s Ferry Street began in the west at North Fourth Street. The address system of Niles at that time was inconsistent, see appendix B.

<sup>176</sup> Many houses in Niles did not yet have numerical addresses.

<sup>177</sup> “United States Census, Niles, Berrien County, Michigan,” 1880, <https://records-myheritagelibraryedition-com/>; “United States Census, Niles, Berrien County, Michigan,” 1900, <https://records-myheritagelibraryedition-com/>; “United States Census, Niles, Berrien County, Michigan,” 1910, <https://records-myheritagelibraryedition-com/>; and “United States Census, Niles, Berrien County, Michigan,” 1920, <https://records-myheritagelibraryedition-com/>.

<sup>178</sup> See, for example, Tompkins Bates, *The Making of Black Detroit in the Age of Henry Ford*, chap. 1.

<sup>179</sup> There are caveats to United States Census data from the late nineteenth and the first half of the twentieth century: besides full addresses for residences in Niles only being noted beginning in 1900 (and a consistent street address system in Niles was not implemented until 1925), the arbitrary nature of racial classification and other inaccuracies mean maps derived from that data are incomplete representations. For more on the census data and its problems, see appendix A.

<sup>180</sup> Warren, *Freedmen’s Progress*.

past the train tracks, and in the southeast of the city between South Sixteenth and South Seventeenth Street. The book does not note the residences of African Americans living in the



*Figure 9: The house of Arthur White, 721 Ferry Street, noted in the Manual of Freedmen's Progress, in 1915 (left) and 2023 (right).*

downtown area centered around Main Street, however, so those that did were likely renters.

By 1930, Niles' Black population increased to 255, a 70 percent increase from previous decades.<sup>181</sup> Perhaps the largest demographic change was the growth of the neighborhood north of the railroad tracks between 1920 and 1930, when the number of households with African American members increased from eight to nineteen (see fig. 12). This group was centered on North Eighth Street and North Ninth Street south of Lake Street. African Americans living in the south of the city lived on Superior Street and near South Eleventh Street, and others also lived in other residences scattered around the city, including a few in the downtown area.

Census data from 1940 shows a very similar picture to 1930, but in 1950 a group of African Americans resided in the far southeastern part of the city, along South Seventeenth Street between Cherry Street and Miller Street (see fig. 13). By then over 380 African Americans lived in Niles, including thirty who lived within the Ferry Street district and approximately eighty more who lived on nearby streets (e.g., Cass to the north and further east along Ferry Street).<sup>182</sup> Other neighborhoods where African Americans lived remained similar, with Ferry Street in the core of the city, as well as numerous residents in the northern neighborhood south of Lake Street and a few along Superior Street in the south.

No census data after 1950 is publicly available as of 2024, the time of this report's preparation. Directories from the Mount Cavalry Baptist Church from the later twentieth century, however, present a partial image of the city's African American residences.<sup>183</sup> In 1976 the majority of church members lived in the same neighborhoods seen in the 1950 United States Census (see fig. 14). A large group lived in the Ferry Street neighborhood, while others in the neighborhood north

<sup>181</sup> "United States Census, Niles, Berrien County, Michigan," 1930, <https://records-myheritagelibraryedition.com/>.

<sup>182</sup> "United States Census, Niles, Berrien County, Michigan," 1950, <https://1950census.archives.gov/>.

<sup>183</sup> "Mount Calvary Baptist Church: One Hundred Twenty-Fifth Anniversary," 1974; and "1987 Directory of Mount Calvary Baptist Church," 1987.

of the railroad tracks (although more spread out to the west compared to the 1950 Census), as well as a few around Superior Street in the south of the city and some along South Seventeenth Street in the east.

Locations of Black-owned businesses are more difficult to ascertain, even when their existence is known. For instance, John Marks, the first known African American resident of Niles, ran a tannery near the waterfront, but its exact location is unknown. There was no consolidated Black business district in the nineteenth century; some Black-owned businesses were interspersed with White-owned ones in areas like the city's downtown (as evidenced by Calvin F. Wilson's barber shop, located in 1896 at what is now 227 East Main Street).

In the early twentieth-century, a few Black-owned businesses were grouped near the waterfront along Front Street between Main Street and Broadway Street. The businesses included a few barber shops,<sup>184</sup> as well as the Riverview Inn, a tavern also known as "Buster's Place."<sup>185</sup> The Riverview Inn was owned by Acklee "Buster" King, who opened it in 1939 at 24 Front Street, and was one of two Black-owned taverns on the street by 1967.<sup>186</sup> In the early 1970s, however, the Riverside Inn, along with other buildings along Front Street south of Main were demolished as part of an urban renewal program. Front Street itself was razed and no longer extends south of Main Street. King moved his business, then known as Buster's Bar and Grill, to 21 East Main Street, where it remained until it closed in 1977. In addition to Black-owned businesses were others nearby that served the Black community. This included the Riviera Theater, which did not segregate its patrons like the Ready Theater. Located on the west side of Second Street, one block east of Front Street, between Main and Cedar Streets, the theater was demolished in the 1980s

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<sup>184</sup> Martin Hodges and Saundria Hodges Wilson, Niles History Center: Profiles and Portraits Interviews, interview by Jose Magana, December 14, 2016.

<sup>185</sup> "Riverview Inn," Niles History Center, Niles, MI.

<sup>186</sup> Everett Miller Claspy, *The Negro in Southwestern Michigan: Negroes in the North in a Rural Environment* (Dowagiac, MI: Braun-Brumfield, 1967), 76.

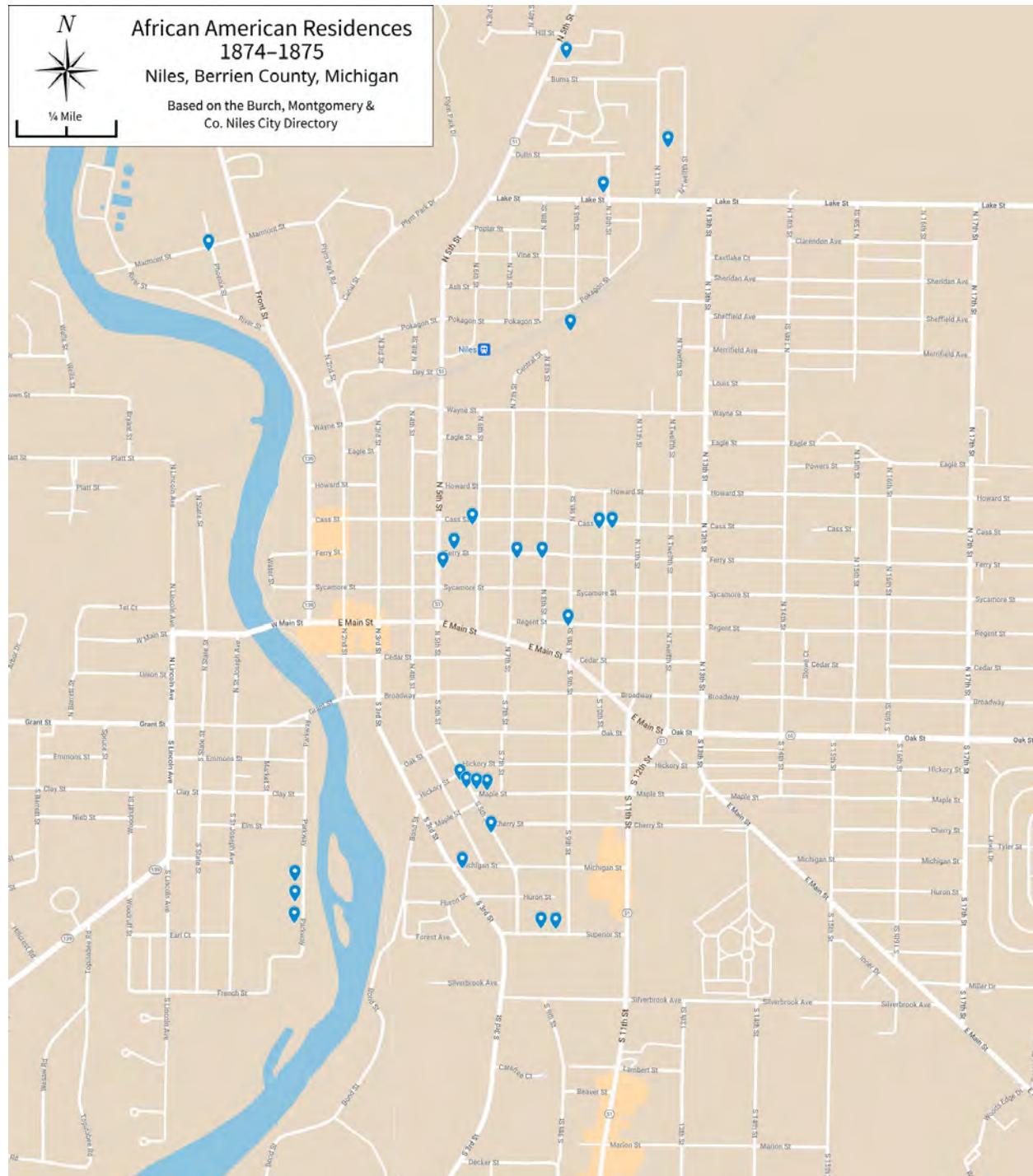
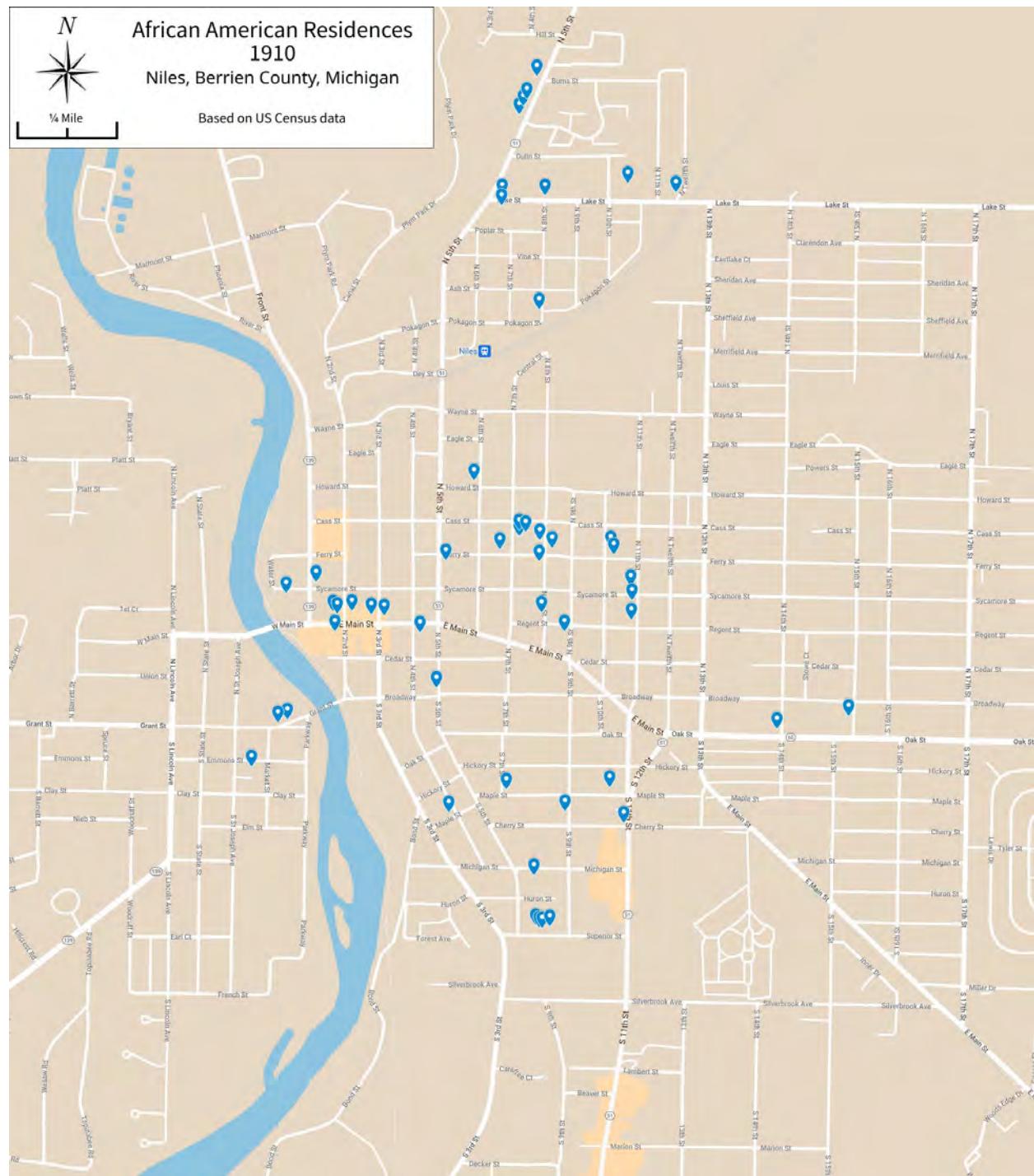


Figure 10: African American residences in Niles, 1874–1875. N.b., streets are based on 2024 Google Maps data.



*Figure 11: African American residences in Niles, 1910. N.b., streets are based on 2024 Google Maps data.*

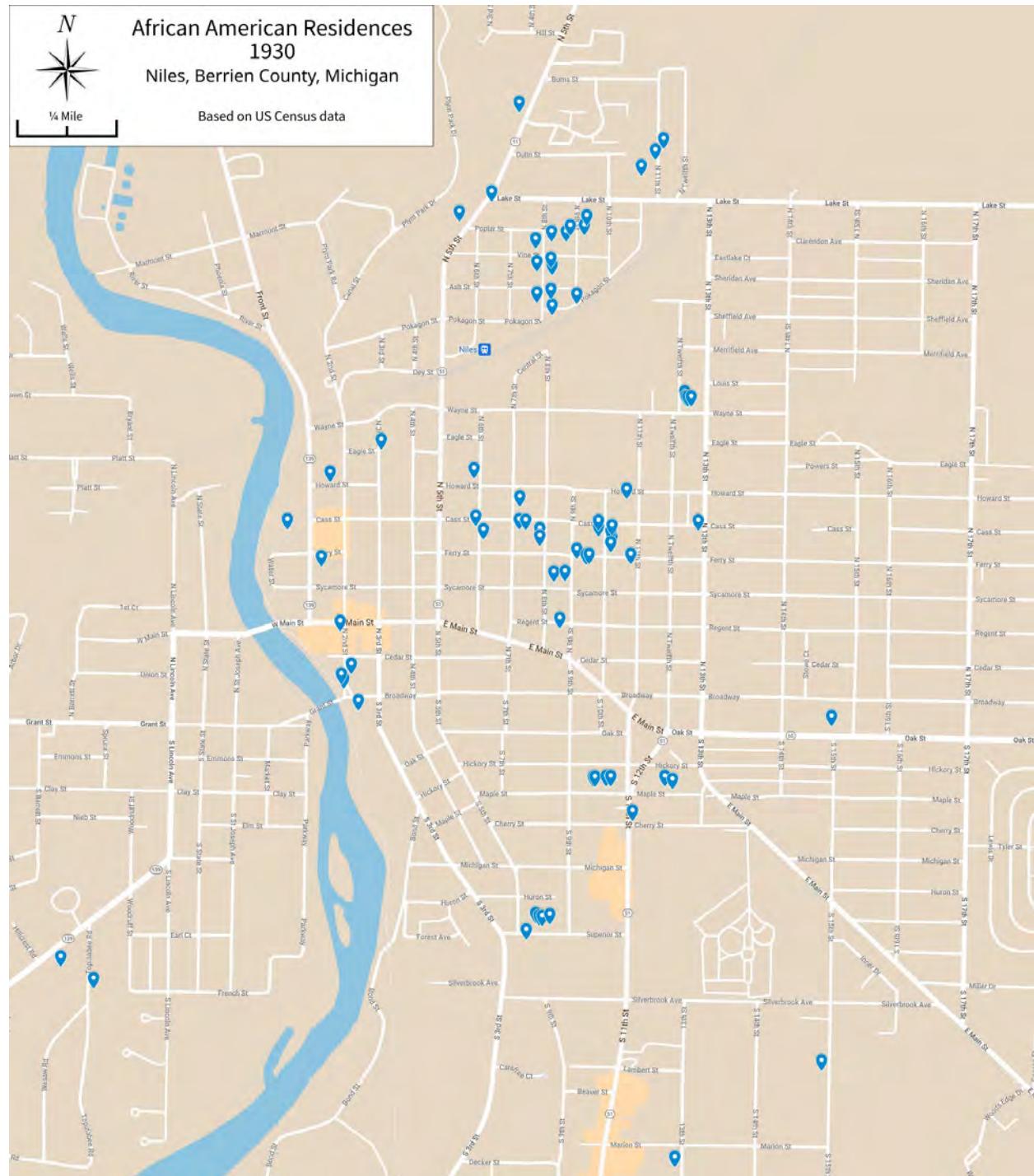


Figure 12: African American residences in Niles, 1930. N.b., streets are based on 2024 Google Maps data.

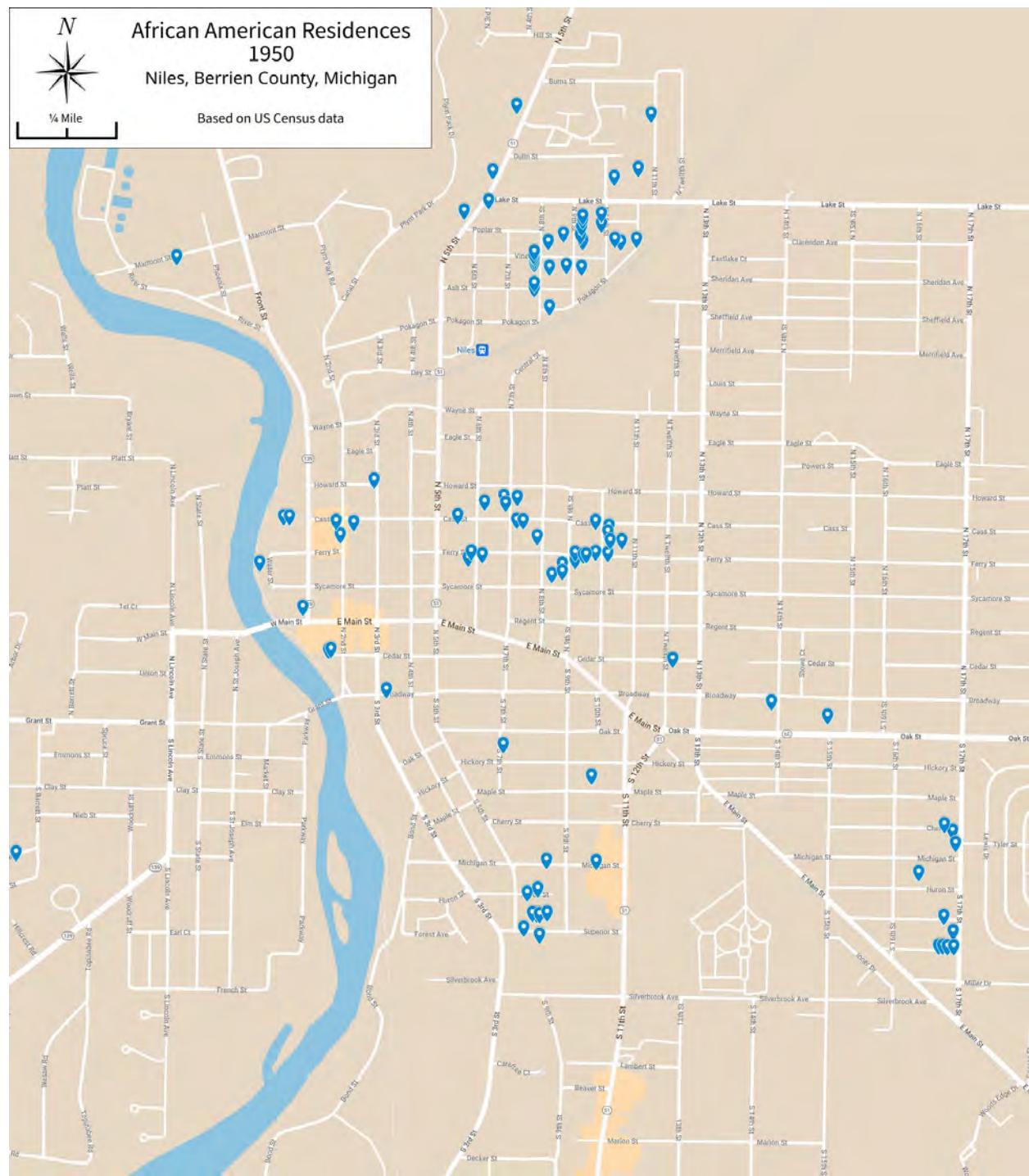


Figure 13: African American residences in Niles, 1950. N.b., streets are based on 2024 Google Maps data.

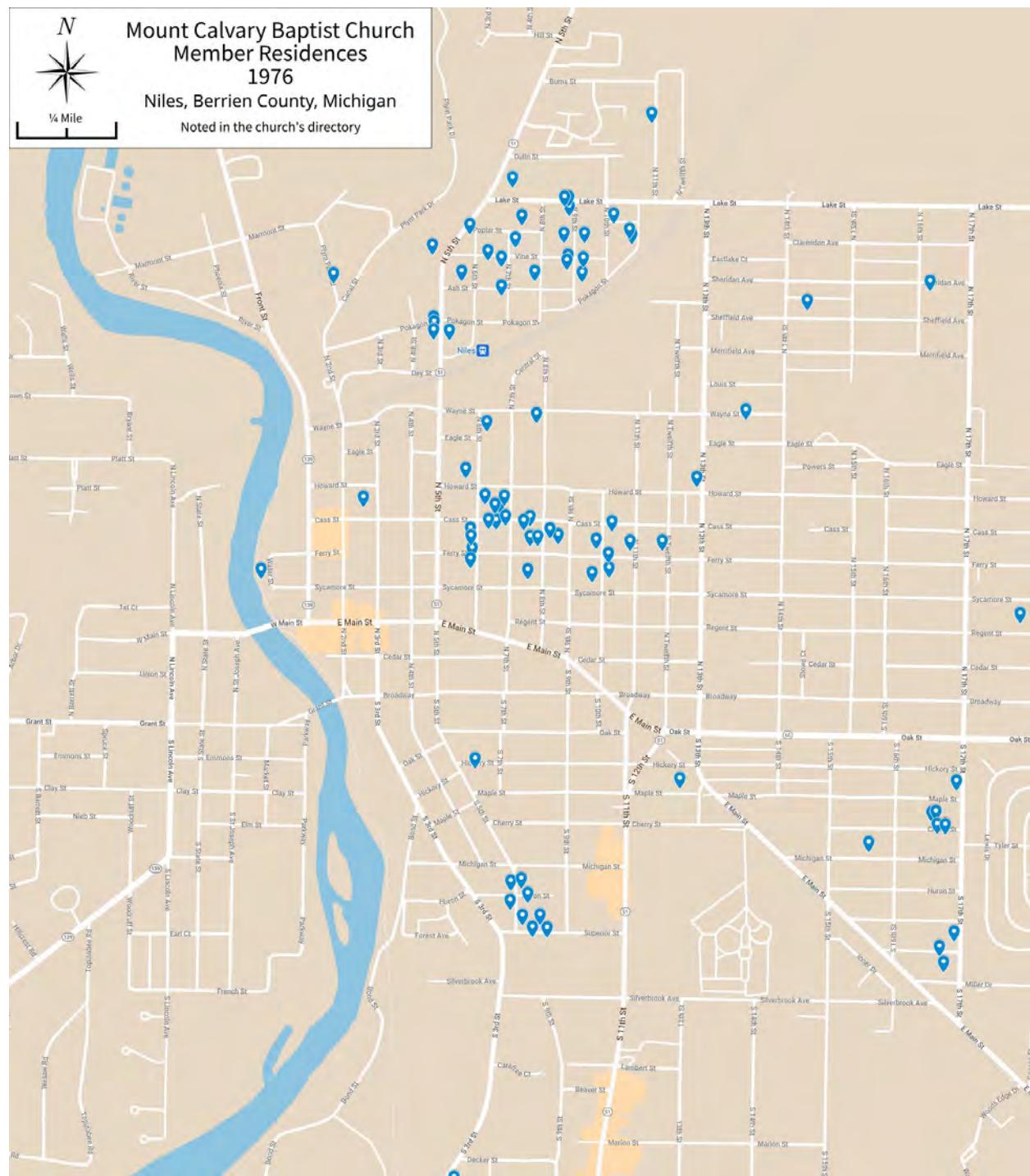


Figure 14: Residences of Mount Calvary Baptist Church members in Niles, 1976. N.b., streets are based on 2024 Google Maps data.

### *The Residents of Ferry Street*

By 1900, the African American residents of the Ferry Street neighborhood were largely barbers, draymen, and day laborers.<sup>187</sup> Eliza Powers, for instance, lived at 323 North Seventh Street in a building that was later moved one lot to the east in order to build Saint Paul's Lutheran Church in 1922 (still extant and now 710 Ferry Street). While she and her daughter Idilla did not have occupations listed by the United States Census, her two sons, Jay and George, were both draymen. Other African Americans lived downtown, some to downtown's north but several blocks west of the Ferry Street neighborhood, others south of downtown, and still others north of the railroad tracks. Elsewhere in the city African Americans were largely employed as draymen, barbers, servants (both in institutions and private homes), housekeepers, launderers, and teamsters.



Figure 15: Percy and Doris Gay's house, 310 North Ninth Street in May 2023

that employed African Americans.<sup>191</sup> He was also chairman of the board of trustees at Mount Calvary Baptist Church. His wife, Doris Finley Gay, was a trustee of the Franklin AME Church.<sup>192</sup> The Gay family also owned another house within the Survey Area at 317 North Sixth Street, purchased in 1943 from Schuyler and Emily Finley, which was passed down to their heirs and remained in their family until 1997.<sup>193</sup>

The Ferry Street neighborhood was not exclusively African-American; many White people lived there as well. One such family was that of Patrick Tynan, a cooper, who lived at 723 Sycamore

African Americans that did move to Niles before World War II often sought better economic opportunities than they could find elsewhere. One example was Percy Gay's family.<sup>188</sup> Born in Missouri, Percy Gay and his family moved to Niles in 1923. He married Doris Finley and in 1930 he lived at 1101 Ferry Street;<sup>189</sup> by 1936 he lived in the Ferry Street neighborhood within the Survey Area at 310 Ninth Street in a home purchased from Schuyler and Emily Finley.<sup>190</sup> He became the head custodian at the Buchanan-based Clark Equipment Company, which was one of the larger businesses in the region

<sup>187</sup> "1900 United States Census."

<sup>188</sup> Mary Skinner, Niles History Center: Profiles and Portraits Interviews, interview by Simon Constable, January 18, 2017.

<sup>189</sup> "1930 United States Census."

<sup>190</sup> "Warranty Deed" (1936), Deed liber 315, 72A, Berrien County Register of Deeds.

<sup>191</sup> Claspy, *The Negro in Southwestern Michigan*, 77.

<sup>192</sup> "Warranty Deed" (1945), Deed liber 415, 611, Berrien County Register of Deeds.

<sup>193</sup> "Warranty Deed" (1943), Deed liber 380, 638, Berrien County Register of Deeds; and "Land Contract" (1997), RE liber 1803, 712, Berrien County Register of Deeds.

from 1861; they remained there through multiple generations until at least 1937 or later.<sup>194</sup> Thomas Tynan, Patrick's son, was born at the house and as an adult moved to Colorado where he served as state prison warden and was known as a Progressive reformer.<sup>195</sup> He ran for governor in 1918, losing in the Democratic primary. Another example, Sarah E. Rossman, an early settler of Niles, lived at 317 North Sixth Street until her death in 1927;<sup>196</sup> her husband Charles lived there until around 1931–1933.<sup>197</sup> Though he did not reside in the district, Joseph P. Troost, who ran the Niles-based Troost Bros. furniture manufacturing and retailing business, owned the lot that would become Troost Park from 1930. The family never developed the property; Troost's daughter Marguerite Hull donated it to the city in 1967 to be used as a park.<sup>198</sup>

Although the builders of individual buildings are usually not known, most were likely built by their original residents or occupants after the land was purchased from an investor. For one example, the house at 527 Ferry Street was completed by Paul Trautvetter, a German immigrant and stonemason, in 1892.<sup>199</sup> Of note, the Trautvetter House bears the only example in the district of a coursed, stone ashlar foundation, expressing the trade of its builder.

#### *The Ferry Street Neighborhood: The Mid-Twentieth Century to Today*

Immediately after World War II the economic and industrial base of Niles remained largely the same as before the war. Beginning in the mid-1950s, however, the city experienced a deindustrialization process that paralleled many cities in the Midwest.<sup>200</sup> In that decade railroad maintenance facilities, once a major employer, were moved from Niles to Elkhart, Indiana. In the 1960s and 1970s some of the large industrial companies moved away from the city. Kawneer, for instance, moved their headquarters to the South, and by the mid-1980s their buildings were donated to the city of Niles to avoid tax payments. Other employers like the Simplicity Pattern Company remained until the twenty-first century but downsized their operations. In the late twentieth century some areas in the city diversified: in the downtown area, for instance, new specialty shops opened starting in the late 1980s.<sup>201</sup>

From the 1940s through the 1970s, the Ferry Street neighborhood continued to have a mix of Black and White residents.<sup>202</sup> By 1950, over 380 African Americans lived in Niles, thirty of whom lived within the Survey Area with approximately eighty more who lived on nearby streets (e.g., Cass to the North and further east along Ferry Street).<sup>203</sup> In 1950 many residents of the

<sup>194</sup> "1910 United States Census"; "1920 United States Census"; *Niles City Directory 1935*, 1935; and *Luedders' Niles Mich. City Directory* (Coldwater, MI: Otto E. Luedders, 1938).

<sup>195</sup> Alexander Finklestein, "Colorado Honor Convicts: Roads, Reform, and Region in the Progressive Era," *The Journal of the Gilded Age and Progressive Era* 20, no. 1 (2021): 24–43.

<sup>196</sup> "Niles Pioneer Dead," *Benton Harbor News-Palladium*, March 17, 1927, 1.

<sup>197</sup> "1900 United States Census"; *Luedders' Niles Mich. City Directory* (Coldwater, MI: Otto E. Luedders, 1931); and *Luedders' Niles Mich. City Directory* (Coldwater, MI: Otto E. Luedders, 1933). In 1933 the address is listed as vacant.

<sup>198</sup> "Warranty Deed" (1967), RE liber 809, 549, Berrien County Register of Deeds.

<sup>199</sup> Trautvetter died in a target shooting accident a few months after completing the building (*Niles Daily Star*, July 26, 1892, 3).

<sup>200</sup> Stiles and Watts-Stiles, *Niles, Michigan*, 177.

<sup>201</sup> *Ibid.*

<sup>202</sup> Finley, Profiles and Portraits Interviews.

<sup>203</sup> "1950 United States Census."

neighborhood and surrounding areas worked in various industries, including the railroad, Simplicity Pattern Company, and automotive parts suppliers.<sup>204</sup> Willie M. Stewart worked at a local foundry; he lived at 721 Ferry Street, a house within the Survey Area that was the former residence of Alexander Griffin (see below). John Jones, who lived with his wife and son at 313 North Ninth Street (now within the Survey Area), worked in automotive assembly.

Though largely consisting of owner-occupied homes, the Ferry Street neighborhood had a substantial number of houses occupied by tenants. For example, after the death of Lottie Wilson, her husband, Daniel Moss, sold the house at 323 North Fifth Street to Charles Linsenmier, whose White<sup>205</sup> family continued to own the property for fifty-eight years from 1918 to 1976.<sup>206</sup> Various tenants lived at the property until members of the family moved in around 1948.<sup>207</sup>

The term “Central Side” came to be used, from the 1960 into the 1980s, by African American residents to refer to distinct community bounded by Main Street and Regent Street on the south, Fifth Street on the west, Wayne Street on the north, and Thirteenth Street on the east.<sup>208</sup> It stood in contrast to the North Side, in the vicinity of the Michigan Central railroad tracks, where another concentration of African American households was located, and the South Side, a term used to describe the smaller population of African American residents further south in Niles. The Central Side was sometimes abbreviated as C Side.

By the late twentieth century more African American residents moved to the Ferry Street neighborhood as White residents left. According to Reverend Bryant Bacon, by the early 2000s approximately 90 percent of its residents were Black, a change from the mid-twentieth century and before.<sup>209</sup> Several buildings that once housed industrial and commercial companies were converted to residential use. More recently, however, demographics have once again changed, with many White families moving into the neighborhood.

## Narrative Themes

### *Ferry Street as Social Center (Area of Significance: Ethnic Heritage)*

From the 1850s on through the twenty-first century, the Ferry Street neighborhood was an important center for social activity for African Americans in Niles. Even those that lived in other parts of the city maintained ties to the Ferry Street neighborhood. The Methodist Society, for instance, which had built a church in the southern part of the city, began to hold meetings at the Ferry Street School, and in 1869 attempted to purchase a lot at Ferry and Eighth to build a permanent structure.<sup>210</sup> Sojourner Truth came to Niles in 1873 and gave a talk at the Ferry Street

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<sup>204</sup> It is unclear which automotive companies were the employers, as they were simply listed as “automotive manufacturing,” “automotive parts manufacturing,” or “automotive supplier.” These were distinct categories from automotive sales and repair garages.

<sup>205</sup> As apparent from several obituary photos; see for example <https://www.halbrittenwickens.com/obituaries/Allene-Felden>.

<sup>206</sup> “Warranty Deed” (1918), Deed liber 201, 535, Berrien County Register of Deeds.

<sup>207</sup> See Luedders’ and Polk’s Niles City directories, various dates.

<sup>208</sup> Lisa Busby, interview by Timothy Boscarino, August 16, 2023.

<sup>209</sup> Bryant Bacon, interview by Michael F. Webb, June 27, 2023.

<sup>210</sup> “Excerpts from the Minutes of the Common Council of Niles, Michigan,” 1869, Niles, Churches, Franklin

School.<sup>211</sup> It was not until 1888 when Methodist Society members constructed their church, later called Franklin AME, in the neighborhood, but clearly for two decades prior they had hoped to do so in the Ferry Street area. The continued reach of the Ferry Street institutions certainly went beyond the neighborhood: Mount Calvary Baptist Church directories from 1976 and 1987 show that its members lived in many of the same locations all around the city as seen in earlier data from United States censuses, city directories, and the *Manual of Freedmen's Progress*.<sup>212</sup>

An example of how the neighborhood was such an important location even for those who did not live there can be seen in the lives of two people: Julius Caesar and Geraldine Romaine Finely. Caesar had been born enslaved in Virginia and later sold to a slaveholder in Kentucky. He later freed himself and lived in Niles, working as a plasterer and broom maker. He enlisted in the 8th United States Colored Infantry Regiment during the Civil War and was present at the Appomattox Court House when Robert E. Lee surrendered to Ulysses S. Grant.<sup>213</sup> It was he who had petitioned Niles' Common Council for the Methodist Church to acquire a lot in the neighborhood in 1869, and he lived nearby at 898 Regent Street (no longer extant). When he died in 1907, his funeral was held at Second Baptist Church.

Geraldine Romaine Finley was born Geraldine Edmondson in 1928 in Chicago, but lived most of her life in Niles and resided on Bluff Street when she died in 2011.<sup>214</sup> In 1948 she married Harold Finley (see below for more on the prominent Finley family). She worked at the Simplicity Pattern Company<sup>215</sup> for thirty-six years. She was a longtime member of Mount Calvary Baptist Church, and a Worthy Matron of Miriam Chapter No. 56, which shared its lodge with the Prince Hall Masons at 323 North Seventh Street. Even though both Caesar and Finely were not residents of the Survey Area, their social lives were intertwined with the institutions there.

The importance of the institutions in the Ferry Street neighborhood therefore continued to be a focus of peoples' lives in the twentieth and twenty-first centuries. In numerous interviews conducted under the Niles History Center's *Profiles and Portraits* project in 2016 and 2017, African Americans who lived in and around the city noted ties to the neighborhood. During the early and mid-twentieth century, activities organized by the Ferry Street neighborhood churches were an essential and safe way to for Black people to socialize when businesses and services elsewhere in the city were segregated.<sup>216</sup> Whether they lived in Hatcherville (an area to the east of the city that developed around the property of Calvin Hatcher, an African American who moved to Niles in 1941<sup>217</sup>) or nearby in the city itself, they were members of the Mount Calvary

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A.M.E. Church file, Niles District Library.

<sup>211</sup> *The Niles Republican*, October 9, 1873, 3.

<sup>212</sup> "Mount Calvary Baptist Church: Album Directory," 1976; and "1987 Directory of Mount Calvary."

<sup>213</sup> "Death of Julius Caesar," *Niles Daily Star*, 1907.

<sup>214</sup> "Finley Family Files."

<sup>215</sup> The Simplicity Pattern Company's factory was located north of the Survey Area, just south of the train tracks between Ninth and Eleventh Streets. According to 1950 United States Census data, many African Americans in Niles worked at the company.

<sup>216</sup> Evelyn E. Davis Fleming, Niles History Center: Profiles and Portraits Interviews, interview by Maria Gutierrez, 2016.

<sup>217</sup> Alma Miller, Niles History Center: Profiles and Portraits Interviews, interview by Taliyah Ellis, 2016.

Baptist Church,<sup>218</sup> Franklin AME Church,<sup>219</sup> and the Prince Hall Masons.<sup>220</sup> Families often had some members who attended Franklin AME and others Mount Calvary; despite belonging to different Christian denominations they were linked socially.<sup>221</sup> One example were Percy and Doris Gay: Percy was chairman of the board of trustees at Mount Calvary Baptist Church, while Doris was a trustee of the Franklin AME Church, a testament to the close relations of the two churches.<sup>222</sup> The Ferry Street School had long since ceased to be a segregated institution or, by the 1970s, a school at all. Yet it continued to be an important building to the community, with community members like Evelyn E. Davis, who lived at 713 Ferry Street (within the Survey Area) in the 1960s, serving the Ferry Street Resource Center in various capacities.<sup>223</sup>

Ferry Street institutions like Mount Calvary Baptist Church, the institution with the longest history in the neighborhood, had connections not just to the neighborhood's residents and other institutions, but also to those around Niles and beyond the city. The church long had ties to Chain Lake Baptist Church in Calvin Township, Cass County, and to Second Baptist Church in Dowagiac. It was therefore a church with regional connections. Today Parishioners of Mount Calvary now live not just in the Ferry Street neighborhood, not just in Niles, but in Benton Harbor, Cassopolis, and South Bend, Indiana.<sup>224</sup>

Mount Calvary Baptist Church continues to be a social center, and its current pastor, Reverend Bryant Bacon, recognized the important role of the church by noting: "I think the church, our church being there, has kind of been a stabilizer." Reverend Bacon also commented on his arrival at the church in 2002 and his goals regarding the neighborhood: "That was one of the things we wanted to do, I guess keep in step with what the people before me had done. I knew that the church was a kind of a stabilizer, an anchor in the area, and I wanted to kind of push it, elevate what we were doing a little bit more to maybe change how people viewed the neighborhood."<sup>225</sup>

Religious and social causes were frequently united in these institutions and their activities. One way of addressing the neighborhood's needs was the development of the Ferry Street Resource Center. The Center helps provide residents access to educational and social programs, offering a variety of services, including housing and utility assistance, a job interview program, referrals to government agencies, and printing services. When Reverend Bacon first arrived as pastor the Ferry Street School building was little used, and he pushed for new ways to use that building to help the neighborhood.<sup>226</sup> This eventually led to the building being rehabilitated and repurposed in 2004 (see below), and Reverend Bacon now sits on the board of the Ferry Street Resource Center.

Reverend Bacon also noted that when he became pastor of Mount Calvary in 2002, the Ferry

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<sup>218</sup> E.g., Skinner, Profiles and Portraits Interviews.

<sup>219</sup> E.g., Rebecca R. Singer Mitchell, Niles History Center: Profiles and Portraits Interviews, interview by Kimberly West, 2016.

<sup>220</sup> E.g., Thurman Hoover, Niles History Center: Profiles and Portraits Interviews, interview by Olen Simmons, 2016.

<sup>221</sup> Bacon, interview.

<sup>222</sup> "Warranty Deed" (1945), Deed liber 415, 611, Berrien County Register of Deeds.

<sup>223</sup> Fleming, Profiles and Portraits Interviews.

<sup>224</sup> Bacon, interview.

<sup>225</sup> Ibid.

<sup>226</sup> Ibid.

Street neighborhood was often thought of negatively by people in Niles, as drug use was visible in public areas like Troost Park. Though problems remain,<sup>227</sup> Bacon led efforts to change this perception by ameliorating conditions and working directly with residents. The Ferry Street Resource Center, located in the Ferry Street School building until May 2023, and now across the street at 317 North Seventh Street, also provides support for residents.

#### *Religious and Fraternal Organizations (Area of Significance: Social History)*

The first known African American institution established in the Ferry Street neighborhood was the Second Baptist Church, known today as Mount Calvary Baptist Church. Alfred Jenkins, Henry G. Nelson, and Albert Cousins, trustees of the Second Baptist Church of Niles, purchased the site for their first church, on the southeast corner of North Sixth and Ferry Streets in the Survey Area, on September 20, 1848.<sup>228</sup> They bought the land from Thomas J. Shores and Eliza Shores for twenty-five dollars. Second Baptist may have officially separated from Niles' First Baptist Church, a largely White church, under the Anti-Slavery Baptist Association in 1851.<sup>229</sup> That association, also known as the Michigan Regular Anti-Slavery Baptist Association, had been founded at the Chain Lake Baptist Church in Cass County and had initially included members from Niles.<sup>230</sup> That Second Baptist already had trustees in 1848 conducting a land transaction, however, suggests that the separation from First Baptist may have occurred earlier.

The first pastors of Second Baptist were Reverend J. W. Hackley and Reverend David Lett, the founder of the Chain Lake Baptist Church, and an additional ten members formed the initial



*Figure 16: The second (1873) Second Baptist/Mount Calvary Church (Niles District Library, Churches, Mount Calvary Baptist Church file).*

<sup>227</sup> Several shootings, likely connected to one another, took place in and near the neighborhood in August and September of 2022 ("Teens Killed in Niles Shooting Identified," *16 News Now WNDU*, September 21, 2022, <https://www.wndu.com/2022/09/21/two-teens-killed-niles-shooting/>).

<sup>228</sup> "Deed" (1850), Deed liber S, 468, Berrien County Register of Deeds. The 1848 deed was recorded on January 18, 1850.

<sup>229</sup> Ellis states that the organization of the church was "perfected at the First Baptist church in 1851, with 10 members, under the Anti-Slavery Baptist Association," but no further details are given (*Berrien and Van Buren Counties*, 164). It is unclear if most members were first part of First Baptist, and indeed one of its pastors, Rev. David Lett, was the head of Chain Lake Baptist Church in Cass county and likely was not a member. No other sources we could find give more details on the process followed and people involved.

<sup>230</sup> Wilson, *Rural Black Heritage*, 93.

congregation.<sup>231</sup> Two of them, D. Moss and Thomas Wilson, were elected deacons. Its first church was a log building, constructed by Jonathan Moss, and may have been completed in 1849.<sup>232</sup> No known images or more detailed descriptions of the structure survive, but the small building shared a lot with two other buildings just to its south.<sup>233</sup> In 1852 the Chain Lake Association was formed to provide administrative services to the Black Baptist churches in Michigan and South Bend, Indiana, and included Second Baptist in Niles.<sup>234</sup> A large revival was held at Second Baptist in 1863, where twenty people were baptized.

In 1872 Second Baptist began construction of a church across the street on the northeast corner of North Sixth and Ferry Streets.<sup>235</sup> Plans to do so may have been in place for a while, since the original church's lot was sold ten years previously, to James F. Crop on September 10, 1863 for seventy-five dollars.<sup>236</sup> Niles' city council approved the new construction on May 15, 1872,<sup>237</sup> and newspaper articles note the construction of a new church, with the cornerstone put down on June 20.<sup>238</sup> A fair and festival was held at the old church on February 27, 1873, in order to raise more funds for the building of the new church.<sup>239</sup> Construction faced delays, but resumed in the autumn of 1873.<sup>240</sup> The fate of the old church building is unknown.<sup>241</sup> At least one photograph of the newer church remains, and it depicts a white frame building consistent with building methods of the 1870s.<sup>242</sup> The land upon which the second church was built was purchased by Second Baptist on December 2, 1864 from Rodney C. Paine for fifty dollars.<sup>243</sup> Later, on September 4, 1872, Paine signed a quit claim deed on the property to Second Baptist Church Trustees Jacob

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<sup>231</sup> Ellis, *Berrien and Van Buren Counties*, 164.

<sup>232</sup> A church history states Jonathan Moss was both the builder of the church and donor of the land it was on; since it was purchased from the Shores, however, he may have instead funded the purchase ("Mount Calvary Anniversary," 3).

<sup>233</sup> *Map of the Counties of Cass, Van Buren, and Berrien, Michigan* (Philadelphia: Geil, Harley & Siverd, 1860).

<sup>234</sup> Trowbridge, *History of Baptists in Michigan*, 177 and 326.

<sup>235</sup> No reasons are given for the move, but the congregation was growing: at least thirteen people had been baptized during revival at the church a few months earlier (*The Niles Republican*, January 11, 1872, 3; and *The Niles Republican*, January 18, 1872, 3).

<sup>236</sup> "Deed" (1863), Deed liber 14, 609, Berrien County Register of Deeds. Ellis states that the lots of the old and new churches were "exchanged," but that does not seem to be the case, see below (*Berrien and Van Buren Counties*, 164).

<sup>237</sup> "Excerpts from the Minutes of the Common Council of Niles, Michigan," 1872, Niles, Churches, Second Baptist Church file, Niles District Library.

<sup>238</sup> *The Niles Republican*, June 13, 1872, 3.

<sup>239</sup> *The Niles Republican*, February 20, 1873, 3.

<sup>240</sup> A notice states that work had resumed on the new church and would likely be completed soon (*The Niles Republican*, September 4, 1873, 3).

<sup>241</sup> Ellis also stated that the old church was moved to the new lot, and a short history of Mount Calvary Church states that the old log building was later destroyed by a fire, but neither of these seem to be the case since the old church was in use while the new one was being constructed (Ellis, *Berrien and Van Buren Counties*, 164; and "Mount Calvary Anniversary," 3). Local newspapers normally note any fires, and we could find none reported at the site from 1870 through 1873. An atlas published in 1873 shows the new church building on the northeastern corner and only two buildings at the old church's lot, as opposed to three (D. J. Lake, *Atlas of Berrien Co., Michigan* [Philadelphia: C. O. Titus, 1873], 54–55).

<sup>242</sup> "Mount Calvary Anniversary," rear cover.

<sup>243</sup> "Deed" (1878), Deed liber 61, 209, Berrien County Register of Deeds.

Neal, Gamaliel Hill, and William Hackley for one dollar.<sup>244</sup>

The white-painted wood frame church housed the congregation until 1950, when that church was demolished and construction of a red brick church building was begun at the cost of \$22,000.

Dedicated on March 4, 1951, the congregation was renamed Mount Calvary Baptist Church.<sup>245</sup> Work began on a large expansion of the church's facilities in 1970 to better serve its growing membership and make more room for Sunday School classes and social gatherings.<sup>246</sup>

This included a new sanctuary and a connecting hallway on the front of the 1951 structure. Despite difficulties with a contractor who did not complete the work and left with money that had been owed to subcontractors,<sup>247</sup> the addition was dedicated on February 28, 1971.<sup>248</sup> A new pastor, Reverend W. L. Daniels, assumed leadership of the church on March 7 of that same year. He was replaced by the current pastor, Reverend Bryant Bacon, on August 11, 2002.<sup>249</sup>

The other extant Black church in the Survey Area is Franklin AME Church on Sycamore between Eight and Ninth Streets. The Black Methodist Society established the church in 1888 as the African Methodist Episcopal Church.<sup>250</sup> (The African Methodist Episcopal movement began in the early nineteenth century in response to discrimination in predominately White Methodist Episcopal congregations.) The Methodist Society had been formed in Niles decades before, however, probably during the 1840s (despite most secondary sources dating its founding to the



Figure 17: The third (1951) Second Baptist/Mount Calvary Church (Niles District Library, Churches, Mount Calvary Baptist Church file).

<sup>244</sup> "Quit Claim Deed," Deed liber 44, 252, Berrien County Register of Deeds.

<sup>245</sup> "Mount Calvary Anniversary," 3. It is unknown why the name was changed. The current pastor of Mount Calvary, Rev. Bryant Bacon, speculated that it was because several other churches were also named Second Baptist (Bacon, interview).

<sup>246</sup> Jim Nice, "Here & There," *Niles Daily Star*, February 22, 1982.

<sup>247</sup> Jim Nice, "Here & There," *Niles Daily Star*, February 24, 1983. A contractor named "L. Haley" is listed on a building inspection record from 1970, but it is not known if this was the contractor who absconded with the church's funds or a later contractor who came in to complete the work (Niles Building Safety Division, "Inspection Record: Footing; 601 Ferry," June 16, 1970).

<sup>248</sup> "Mount Calvary Anniversary," 3.

<sup>249</sup> Scott Novak, "Young, New Pastor Hopes to Make Niles Church a Community Presence," *Niles Daily Star*, February 24, 2003, 2.

<sup>250</sup> "A.M.E. CHURCH 1888" is inscribed on the original cornerstone of the church. Coolidge calls the church the "Second Methodist Church," but is the only source to do so and may have merely used that name to distinguish it from Niles' first Methodist church (*History of Berrien County*, 158).

1860s<sup>251</sup>), and the group originally gathered in a small building on Maple Street.<sup>252</sup>

On June 23, 1848, George W. Smith and Thomas Stafford, both identified as trustees of the African Methodist Episcopal Church, purchased property from Jacob Beeson for one dollar.<sup>253</sup> The land is now the lots on the north side of Maple Street running east from 927 Maple Street to a portion of the land now at 204 South Eleventh Street, all south of the Ferry Street neighborhood. The deed not only specifies that the land is to be used for the construction of a church, but it also gives details as to how the trustees should continue to elect

new members (e.g., they must be twenty-one years old and affiliated with the Church for at least one year previously) and how the members had to follow the “rules and discipline” of the AME Church. Beeson reserved the right for himself and successors, however, to repurchase the land for one dollar if a lien was placed on the property.

George W. Smith and Thomas Stafford were both African Americans: Smith lived in Niles in 1840, while Stafford lived somewhere in Berrien County, perhaps Niles, in 1850 and was originally from Tennessee.<sup>254</sup> Jacob Beeson was a White businessman and developer, who lived in Niles from 1832 to 1859.<sup>255</sup> He platted several sections of Niles (although this sale did not involve his own additions to the then-village, but rather H. B. and G. W. Hoffman and C. K. Green’s Addition), was owner of a warehouse with his brother, and became a county supervisor.

The church on Maple Street burned down in 1866 or 1867.<sup>256</sup> In 1870 the Methodist Society began meeting in a rented room at the Democratic Party Hall on the southeastern corner of Front Street and Main Street.<sup>257</sup> At that time the society maintained links to the White Methodist church there.<sup>258</sup> There is some confusion as to the church’s affiliation with the national AME

<sup>251</sup> See, for example, Pearl Jeffries, “History of Franklin A.M.E. Church; 1860–1963,” [1963?], Niles, Churches, Franklin A.M.E. Church file, Niles District Library; “106th Anniversary,” *The Herald-Palladium*, April 26, 1986; and Dawn Locniskar, “Community Cornerstone: Franklin A.M.E. Celebrates 116th Anniversary,” *Niles Daily Star*, May 11, 1996.

<sup>252</sup> Called Maple Street in various sources, the modern Maple Street was then called Maple Lane. The original Maple Street is now Thirteenth Street.

<sup>253</sup> “Deed” (1848), Deed liber Q, 453, Berrien County Register of Deeds.

<sup>254</sup> “1840 United States Census”; and “1850 United States Census.”

<sup>255</sup> Ellis, *Berrien and Van Buren Counties*, 133 and 156.

<sup>256</sup> Jeffries, “History of Franklin A.M.E. Church,” 1.

<sup>257</sup> *Ibid.*

<sup>258</sup> In 1873, the A. M. E. Bishop Alexander Wayman came to Niles and gave a talk at the Methodist Church; see



Figure 18: Mount Calvary Baptist Church’s facade in 2023, showing the 1971 addition. The top of the 1951 building is seen to the left.

organization during this period, partially due to the destruction of church records in the fire. A church history written by Pearl Jeffries, one of its members, notes that it was only around 1870 that Bishop John Paul Quinn came to Niles and formed the Methodist Society into a branch of the African Methodist Episcopal Church.<sup>259</sup> Since the group from Niles that purchased the land on Maple Street was already called AME in 1848, circa 1870 may have been when the group formally joined the organization. The group had also been served in 1865 by the African Methodist Episcopal pastor at the Mount Zion Church in Calvin Township, Reverend Williams J. Anderson.<sup>260</sup>

The Methodist Society already had connections to the Ferry Street neighborhood before the building of a permanent church in 1888. The Society's Sunday school was held in the Ferry Street School building, probably from the late 1860s up to the construction of the church in 1888.<sup>261</sup> On February 15, 1869, Julius Caesar, a resident of the city,<sup>262</sup> petitioned the city's Common Council to sell a lot in the neighborhood at the corner of Ferry and Eighth Street in order to build a church there.<sup>263</sup> The lot, now Troost Park and 321 North Eighth Street, was then owned by the city. The Council did not, however, sell the property then: it did so only in 1882 to Rufus W. Landon, who was unaffiliated with the church.

In 1888 the Methodist Society constructed a permanent church building on Sycamore Street, then called the African Methodist Episcopal Church. The land had been purchased from Joseph C. Larimore on November 15,



Figure 19: Franklin African Methodist Episcopal Church in 2023.

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Alexander Wayman, "Notes by the Way," *The Christian Recorder*, November 6, 1873; and *The Niles Republican*, October 23, 1873, 3.

<sup>259</sup> Jeffries, "History of Franklin A.M.E. Church," 1. Coolidge gives 1871 as the date that the church became an A. M. E. organization (*History of Berrien County*, 186); 1880 is given in another source (Locniskar, "Community Cornerstone"). The petition to purchase property in the Ferry Street neighborhood in 1869 already calls the organization the "African Methodist Church" ("Minutes of the Common Council of Niles," 1869).

<sup>260</sup> Alexander Brown, William Scott, and Joseph Allen, "An Appeal to the Friends of Humanity," *The Christian Recorder*, December 23, 1865. This appeal by Mount Zion members for help building a church and a school is somewhat ambiguous, as it is not clear where they are looking to do so, especially since Anderson worked the "Niles Circuit," but it is likely for their own Calvin Township church.

<sup>261</sup> Jeffries, "History of Franklin A.M.E. Church," 1.

<sup>262</sup> Julius Caesar lived at 898 Regent Street at the corner of North Ninth (outside of the survey area and no longer extant) by 1874–1875, and worked as a whitewasher, plasterer, and broom maker; see Cowles, *Berrien County Directory and History*, 80; *Niles City Directory 1874*; and *Niles City Directory, 1904* (Niles, MI: Corell & Sturtevant, 1904).

<sup>263</sup> "Minutes of the Common Council of Niles," 1869. Caesar hoped that lot 241 of H. B. Hoffman's subdivision would be sold; no building seems present at that lot in 1873 (Lake, *Atlas of Berrien Co., Michigan*, 54–55).

1886 for \$1,000.<sup>264</sup> Mrs. A. Franklin brought the first wheelbarrow of brick and mortar to the construction site.<sup>265</sup> Besides Franklin, its first members were Mrs. D. Purcell, Mr. and Mrs. T. J. Jones, Mr. and Mrs. J. Powers, Mrs. Julius Caesar, and Mrs. J. Cousins, and its first pastor was Reverend Cyrus Hill. Reverend William Collins followed as pastor, and then Reverend S. T. Byrd. It was under Reverend Byrd's tenure that, in 1908, Bishop A. Handy visited and dedicated the church in honor of Franklin; thereafter the church was known as Franklin AME.<sup>266</sup>

By 1940 its pastor, Reverend F. D. Byrd, lived next door at 809 Sycamore (extant and within the Survey Area).<sup>267</sup> Extensive work to the church building was undertaken in 1945: the building was raised, moved back, and then set upon a new basement, and a kitchen and community hall were added.<sup>268</sup> In 1945, R. W. Gully, Genevieve Poston, Doris Finley Gay, Russell Webster, G. S. Coates, Arneal Shepard, and Myrtle Brandford were trustees.<sup>269</sup> The interior was remodeled and an organ installed between 1956 and 1958.<sup>270</sup> The church continued to hold an important place to residents, hosting various functions for the community there and organizing others, including tag days in the 1930s and parades in the 1960s.<sup>271</sup> Rosa Parks also spoke at the church twice, visiting in 1983 and 1992.<sup>272</sup>

In 1857 the first Prince Hall lodge in Michigan was established in Niles under John Wesley Harrison, an African American harness maker who lived in Cass County.<sup>273</sup> Harrison was born free in Kentucky, the son of an African American engineer. He joined the Prince Hall Masons in 1848 while living in Philadelphia and later served as the Deputy Grand Master for Prince Hall lodges in the state of Indiana. An obituary noted that Harrison was considered "one of the engineers on the famous 'underground railroad,' in charge of the line between the villages of Niles and Edwardsburg."<sup>274</sup> Harrison was known as "the father of masonry among colored people of Michigan, Ohio, Indiana, and Illinois"<sup>275</sup> and worked to expand the organization to the western territories. His abolitionist work, and his work with the Prince Hall Lodge, enabled him to associate with prominent African American government officials like Richard Howell

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<sup>264</sup> "Warranty Deed," 1886, Deed liber 91, 45. One restriction was attached to the sale: a "privy or water closet" could only be built on the property's "extreme west-side."

<sup>265</sup> Jeffries, "History of Franklin A.M.E. Church," 1.

<sup>266</sup> *Ibid.*, 2.

<sup>267</sup> Historical Records Survey Program, *Inventory of Church Archives in Michigan: African Methodist Episcopal Church Michigan Conference* (Detroit: Michigan Historical Records Survey Project, 1940), 12.

<sup>268</sup> Jeffries, "History of Franklin A.M.E. Church," 2.

<sup>269</sup> "Warranty Deed," 1945, liber 415, 611. This deed formally transferred the church property from an organization under the old name (African Methodist Episcopal Church) to the new name (Franklin A. M. E.).

<sup>270</sup> Jeffries, "History of Franklin A.M.E. Church," 3.

<sup>271</sup> "Excerpts from the Minutes of the Common Council of Niles, Michigan," 1933, Niles, Churches, Franklin A.M.E. Church file, Niles District Library; "Excerpts from the Minutes of the Common Council of Niles, Michigan," 1939, Niles, Churches, Franklin A.M.E. Church file, Niles District Library; and "Excerpts from the Minutes of the Common Council of Niles, Michigan," 1963, Niles, Churches, Franklin A.M.E. Church file, Niles District Library.

<sup>272</sup> Christie Bleck, "For Rosa Parks, 'It Was Matter of Protesting Being Treated Wrong,'" *Niles Daily Star*, June 27, 1983; and Jan Griffey, "Rosa Parks Returns to Niles," *Niles Daily Star*, October 19, 1992.

<sup>273</sup> "The Michigan Voice of Prince Hall," October 1973, Niles, Masons, Prince Hall Lodge file, Niles District Library.

<sup>274</sup> John W. Harrison, Obituary, *Berrien County Record*, June 16, 1892,  
<https://www.findagrave.com/memorial/173821437/john-wesley-harrison#view-photo=230953144>.

<sup>275</sup> John W. Harrison, Obituary, *Jackson City Patriot*, June 17, 1892,  
<https://www.findagrave.com/memorial/173821437/john-wesley-harrison#view-photo=245956014>.

Gleaves, Hiram Rhodes Revels, and P. B. S. Pinchback.

Black Masonic societies began when Prince Hall, an abolitionist and activist, was initiated as a Freemason along with fourteen other free Black men in March 1775.<sup>276</sup> In July of that year they formed the first African American Masonic society called African Lodge No. 1 in Boston. The group was chartered under the Grand Lodge of England in 1784 and was renamed African American Lodge No. 459.<sup>277</sup> Later renamed after Prince Hall, the lodge broke with the Grand Lodge in 1820 and began expanding from New England into the Midwest.<sup>278</sup> Prince Hall lodges became a place for Black men to support each other in the pursuit for civil rights for Black people in America and to follow the Masonic traditions of mutual aid and charity.<sup>279</sup> Prince Hall lodges have worked to end Jim Crow laws, pushed for anti-lynching legislation, and continue to support Civil Rights causes.<sup>280</sup>

The Niles Prince Hall lodge was initially part of the Indiana Lodge (as Harrison Lodge No. 6) and received a formal charter in 1859. Indicative of the prominence of the early Black community in Niles, a convention of the then-four lodges in the state (the others being based in Ypsilanti, Battle Creek, and Williamsville<sup>281</sup>) was held in Niles on April 25, 1865. There they formed a group of Michigan Lodges, and the Niles lodge became Harrison Lodge No. 1.<sup>282</sup> The Michigan Lodges formed the Unity Grand Lodge in 1872 and petitioned other Masonic organizations for recognition in 1873. Members of the Niles lodge were frequently members of Black religious institutions in the Ferry Street neighborhood, like Second Baptist Church.<sup>283</sup> They continually attended statewide meetings of the Michigan lodges, but also hosted conventions, such as one in 1903.<sup>284</sup> While the original lodge location is unknown, in 1904 it was located at 209 Main Street.<sup>285</sup>

By 1957 the Niles Prince Hall Masons were located at 1205 North Tenth Street, just north of the railroad tracks.<sup>286</sup> That building, no longer extant, was owned by Russell Webster, the treasurer of the organization, and may have also been his personal residence (he purchased it in 1942 and

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<sup>276</sup> Peter P. Hinks and Stephen Kantrowitz, “Introduction: The Revolution in Freemasonry,” in *All Men Free and Brethren: Essays on the History of African American Freemasonry*, ed. Peter P. Hinks and Stephen Kantrowitz (Ithaca, NY: Cornell University Press, 2013), 1–7; and LaRoche, *Geography of Resistance*, 151–54.

<sup>277</sup> Sibyl E. Moses, “Prince Hall Freemasonry: A Resource Guide,” Library of Congress, September 24, 2019, <https://guides.loc.gov/prince-hall-freemasonry/introduction>.

<sup>278</sup> Theda Skocpol and Jennifer Lynn Oser, “Organization despite Adversity: The Origins and Development of African American Fraternal Associations,” *Social Science History* 28, no. 3 (2004): 384–85.

<sup>279</sup> Cécile Révauger, *Black Freemasonry: From Prince Hall to the Giants of Jazz*, trans. Jon E. Graham (Rochester, VT: Inner Traditions, 2016), 78.

<sup>280</sup> See, for instance, Ariane Liazos and Ganz Marshall, *What a Mighty Power We Can Be: African American Fraternal Groups and the Struggle for Racial Equality* (Princeton, NJ: Princeton University Press, 2018), 174–213.

<sup>281</sup> The Williamsville noted here is an unincorporated community in Porter Township in Cass County, about 20 miles to the east of Niles.

<sup>282</sup> Elmer L. Wallace, “A Condensed History of the Prince Hall Grand Lodge of Free and Accepted Masons of the State of Michigan,” Most Worshipful Prince Hall Grand Lodge Free and Accepted Masons Jurisdiction of Michigan, n.d., <https://www.mwphglmi.org/history>. Also called in later newspaper sources “Harrison Lodge No. 9.” The reason for the numeral change is unknown.

<sup>283</sup> “Resolutions of Respect,” *Detroit Plaindealer*, March 24, 1893.

<sup>284</sup> “Colored Masons,” *Detroit Free Press*, January 27, 1903, 2. Events included a banquet was held at the Metropolitan Hotel in Niles.

<sup>285</sup> *Niles City Directory 1904*, 21. This building is no longer extant.

<sup>286</sup> “Deed” (1957), Deed liber 577, 141, Berrien County Register of Deeds.

sold it in 1972).<sup>287</sup> By that time the organization was known as the John W. Moore Lodge No. 42. The organization purchased land just north of Niles (along 1515 Old US-31), but sold it in 1960 after the organization moved to the Ferry Street neighborhood.

In 1959 the Prince Hall Masons moved to 323 North Seventh Street, a building within the Survey Area that had been erected in 1922 as Saint Paul's Evangelical Lutheran Church. The predominately White Saint Paul's Lutheran Church was founded in 1919, though at that time services were held in the basement of the Niles Public Library.<sup>288</sup> A house at 323 North Seventh Street was purchased as a home for the congregation and the first service was held there on November 9, 1919. On February 5, 1922 the congregation decided to build a new church on the site and had the house moved to the back of the lot; that house is now located next door at 710 Ferry Street.<sup>289</sup> New brick steps were built in June of 1934.<sup>290</sup> In 1955 work began on a new church at 1340 Sycamore Street in Niles east of the Ferry Street neighborhood; it was completed in 1958.



Figure 20: John W. Moore Lodge No. 42 and Miriam Chapter No. 56, 323 North Seventh Street, in 2023.

the John W. Moore Lodge No. 42 purchased the building at 323 Seventh Street from Saint Paul's Evangelical Lutheran Church of Niles for one dollar.<sup>291</sup> Irvin Adams, Worshipful Master, John Jones, Senior Warden, Harold Finley, Jr., Junior Warden, Loren Anderson, Secretary, Russell Webster, Treasurer and Trustee, Eugene Mills, Trustee, and Andrew Bradford, Trustee, signed the deed in trust for John W. Moore Lodge No. 42. On July 10, 1960 a large gathering of Prince Hall Masons from Michigan met at their new home.<sup>292</sup> At the event a plaque affixed to a boulder just south of the building that commemorated the lodge's formal founding in 1859 was dedicated.<sup>293</sup> In 1973 a large gathering of 1,000 members of the Prince Hall Masons and the Sisters of the Order of the Eastern Star met at the lodge on Seventh Street. The Order of the Eastern Star was a

<sup>287</sup> "Deed" (1942), Deed liber 363, 768, Berrien County Register of Deeds; and "Deed" (1972), RE liber 938, 832, Berrien County Register of Deeds.

<sup>288</sup> *St. Paul's Lutheran Church 1977 Directory*, 1977. The directory opens with a brief history of the church.

<sup>289</sup> "Gratefully Reviewing 50 Years of the Lord's Blessings," [1968?], Niles, Churches, St. Paul's Church file, Niles District Library. A photograph included in a short history of Saint Paul's confirms that the current 710 Ferry Street was moved from 323 North Seventh.

<sup>290</sup> "Strong Growth Is Shown by Lutheran Faith in 16 Years," *Niles Daily Star*, March 24, 1936.

<sup>291</sup> "Deed" (1959), Deed liber 605, 579, Berrien County Register of Deeds.

<sup>292</sup> "P. H. A. Masons on Pilgrimage to Niles Lodge," *The State Journal*, July 10, 1960, 19.

<sup>293</sup> The date on the plaque is A. L. 5960. This "anno lucis" date, commonly used in masonic circles, is 4,000 added to the Gregorian calendar year.

Prince Hall affiliated group lead by women, first organized in 1874.<sup>294</sup> By that time the Michigan Prince Hall Masons were under the responsibility of the Ohio Prince Hall lodges, representatives of which renewed the permission for the “continued practice of the ancient art, by the ‘water wonderland’ builders.”<sup>295</sup>

The lodge continued to host and organize gatherings for its members. In 1981 an anniversary celebration was held at the Franklin AME church.<sup>296</sup> By 1982 the lodge was also the home of Miriam Chapter No. 56 of the Sisters of the Order of the Eastern Star. That year one of the members of the Miriam Chapter, Ruth Vassar, was elected Grand Matron of Michigan.<sup>297</sup> The Chapter hosted a large gathering of Michigan members that spanned several locations in the city. At a later date in the 1980s or early 1990s, the commemorative plaque by the building was removed and placed in the bottom of a stone stele near the old boulder with the names of both John W. Moore Lodge and the Miriam Chapter. By 1995 or 1996 the building was no longer serving as a regular meeting place and many of its windows were boarded up.<sup>298</sup> Since 2002 it has seen only sporadic use.<sup>299</sup>

Mount Calvary Baptist Church, Franklin AME Church, and the Prince Hall Masonic lodge supported the local Black community.<sup>300</sup> They continued to do so in the late twentieth century and, in the case of the two churches, the twenty-first. Types of events included purely recreational social events, such as a block party hosted by Mount Calvary, and events honoring important community members at Franklin AME and the Moore Lodge.<sup>301</sup> These organizations also organized educational gatherings, such as the talks given by Rosa Parks at Franklin AME and a Black History Month Program at Mount Calvary.<sup>302</sup> Various programs at the churches provided support for community members, and the Ferry Street Resource Center continues its work even after the fire at the Ferry Street School, relocating its operations across the street.<sup>303</sup>

#### *Segregation and Discrimination (Area of Significance: Social History)*

Communal and institutional support to African Americans in Niles was important and often necessary in the face of social and political discrimination. Indeed, before the Civil War even

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<sup>294</sup> Brittney C. Cooper, “‘They Are Nevertheless Our Brethren’: The Order of the Eastern Star and the Battle for Women’s Leadership, 1874–1927,” in *All Men Free and Brethren: Essays on the History of African American Freemasonry*, ed. Peter P. Hinks and Stephen Kantrowitz (Ithaca, NY: Cornell University Press, 2013), 114–16.

<sup>295</sup> “The Michigan Voice of Prince Hall.”

<sup>296</sup> “Joining in Celebration,” *Niles Daily Star*, April 22, 1981.

<sup>297</sup> Jim Nice, “Daily Star Snaps,” *Niles Daily Star*, April 5, 1982.

<sup>298</sup> Debra Haight, “Celebration Is Nearly Over,” *The Herald-Palladium*, December 16, 1995. The article speaks of the building’s use as the John W. Moore lodge in the past tense. See also “Volunteers Team Up for Northside Clean Up Today,” *Niles Daily Star*, April 6, 1996.

<sup>299</sup> Bacon, interview.

<sup>300</sup> Hodges and Wilson, Profiles and Portraits Interviews; Singer Mitchell, Profiles and Portraits Interviews; and Carlton Dungey, Sr., Niles History Center: Profiles and Portraits Interviews, interview by Tyler Davis, 2016.

<sup>301</sup> Kate Sheridan, “Mount Calvary Church Brings Neighborhood Together for a Fun Day,” *South Bend Tribune*, August 22, 2008, E1–E2; Debra Haight, “Black Community Honors Huffman,” *The Herald-Palladium*, May 31, 2001; and Nice, “Daily Star Snaps.”

<sup>302</sup> Bleck, “For Rosa Parks, ‘It Was Matter of Protesting Being Treated Wrong’”; Griffey, “Rosa Parks Returns to Niles”; and “Black History Month Program,” *Niles Daily Star*, February 26, 1992.

<sup>303</sup> “Food Distributed,” *Niles Daily Star*, December 23, 1985; and Sherry Van Arsdall, “Church Gives Help for People in Community,” *South Bend Tribune*, June 14, 2009.

African Americans who had been born free could face extreme threats to their continued freedom. An example of such dangers was the kidnapping of Samuel Bowles. A resident of Niles, Bowles was taken by a slave hunter with the help of local authorities on November 5, 1845.<sup>304</sup> Bowles was born free near Brownsville, Pennsylvania, and later worked as a cook on the steamer Algoma that ran between Niles and Saint Joseph. There a slave hunter named Samuel Gunn found him and persuaded the Berrien County sheriff to arrest him by means of a questionable warrant from a Justice of the Peace. Bowles was jailed for one night, then released to Gunn who claimed he would take Bowles to authorities in Saint Joseph, the county seat. Instead, he kidnapped Bowles and headed to Indiana. A man in Saint Louis, Missouri, Samuel Black, had claimed Bowles as his slave and had hired Gunn as his agent.

Upon news of Bowles' arrest reaching Niles, a judge ordered Gunn arrested and an officer was dispatched to Saint Joseph. When it was learned that Bowles had been kidnapped, two sympathetic abolitionists who lived in Niles, John Orr and William P. Reese, left to intercept Gunn. They met on the way to Indiana, and on November 8 managed to find Gunn and Bowles near Laporte, Indiana.<sup>305</sup> Despite some pro-slavery sympathies in the city, Orr was able to take Bowles back to Niles on November 8. A local constable received the warrant for Gunn, who instead absconded. A few days later the sheriff and justice who had issued the original warrant for Bowles, along with a teamster who had helped Gunn transport Bowles, were all brought before Judge Ebenezer McIlvain in Niles. Bowles himself testified, but in the end the defendants were all released as McIlvain saw no evidence of criminal intent on their part.<sup>306</sup>

This incident, one of the few documented narratives involving an African American living in Niles before the Civil War, illustrates the importance of living in and near a protective community. Certain facts of the case are not known, as no original legal documentation could be located and the narrative is based on newspaper articles (for instance, one pro-slavery article claimed Bowles was legally enslaved<sup>307</sup>). Bowles had lived in Saint Louis for a period, so some personal dispute with Samuel Black is possible. What is clear, however, is Bowles had lived in the area for several years and was forcibly abducted, and might have been enslaved had it not been for the help of abolitionists in Niles. Even free Black Americans faced constant danger of losing their freedom if they did not live in a supportive community. It also shows the limits of that freedom, as those responsible for Bowles' kidnapping faced no repercussions.

In the early nineteenth century, African Americans in Niles and its environs did not just fear

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<sup>304</sup> J. L. Alexander, "Kidnapping a Free Colored Man: Great Outrage," *Signal of Liberty*, December 8, 1845, 129; and "Kidnapping," *The Niles Republican*, November 8, 1845, 2. Bowles' story is also related by Mull, who however confuses a few details on his trial (*Underground Railroad*, 87).

<sup>305</sup> Alexander, "Kidnapping a Free Colored Man," 129.

<sup>306</sup> J. L. Alexander, "The Case of Kidnapping in Berrien County," *Signal of Liberty*, January 5, 1846, 141; and "The Kidnapping Case," *The Niles Republican*, November 15, 1845, 2. While such a ruling by a White judge might not seem odd, McIlvain was an abolitionist who even helped freedom seekers. It is possible that political realities made it difficult for him to find against other local law enforcement and judicial officials, and securing Bowles' freedom without serious repercussions (to McIlvain or Bowles) was of paramount importance.

<sup>307</sup> "An Abolition Movement," *Signal of Liberty*, January 5, 1846, 142. Although appearing the abolitionist *Signal*, this was a reprint of an article from *The Missouri Republican*, December 5, 1845, which decried abolitionists as people who trampled upon the United States Constitution. It is likely Bowles was indeed free, as the matter went before local courts which also tried to arrest Gunn: if evidence had been presented that Bowles had not been free, the proceedings might have followed a different course.

being kidnapped and enslaved. There were many other policies and social practices that limited their freedom. Abolitionist sentiments were not universal, and in some cases abolitionists themselves could suffer.<sup>308</sup> Statewide anti-African-American laws included making migration difficult by requiring reporting and posting a bond, a lack of suffrage, and a limitation on marrying White people.<sup>309</sup> In 1850 some citizens of Berrien County wanted to limit the migration of formerly enslaved people to Michigan, and only supported suffrage for White people.<sup>310</sup> Local sentiments in southwestern Michigan, as seen in newspaper articles, demonstrated prejudice and often casually racist language.<sup>311</sup> In 1852, for instance, the *Niles Republican* complained about Black migrants moving to the area.<sup>312</sup> The article threatened: “we advise our colored population to mind their own business, be honest, industrious, quiet and sober, and all will be well. Otherwise there is trouble ahead, which they know little of at present.”

Segregated facilities such as restaurants existed in Niles, and although some African Americans protested, such affairs were generally accepted by the White population. A newspaper report from 1859 noted that a group of African Americans from Cass County were insulted that they were forced to sit separately from other guests for a meal at a hotel in Niles, the Bond House (located on the northeast corner of Second and Sycamore Streets).<sup>313</sup> The paper’s editors dismiss the men’s concern and declared them to be unreasonable since the proprietor claimed to be serving them the same quality food as his other guests.

In the twentieth century, African Americans in Niles continued to face discrimination and segregation. The Ku Klux Klan was active in neighboring Cass County at its height in the 1920s, with parades held in Dowagiac.<sup>314</sup> Its direct and indirect effects on residents in Niles is not known. Various forms of discrimination were common. One Black family was Episcopalian, but the Episcopalian church in Niles did not allow them to worship there, so the family traveled to a church in Buchanan until a near-crash on the road caused them to transfer to the Franklin AME Church in the Ferry Street neighborhood.<sup>315</sup>

African American residents were often heavily reliant on the few Black institutions in the city, such as the churches in the Ferry Street neighborhood, since there were few Black-owned businesses in the late 1950s and early 1960s.<sup>316</sup> Bars and taverns were often segregated, and African Americans frequented two on Front Street by 1967.<sup>317</sup> A few other Black-owned businesses, including barber shops, were located near the waterfront, but were demolished by

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<sup>308</sup> For instance, abolitionists could lose business if word of their beliefs became known, and newspaper articles attacked abolitionists and Quakers (Wilson, *Rural Black Heritage*, 80–81). Anti-abolition articles in local newspapers were common as well; see, for example “An Awful Fright,” *The Niles Republican*, November 8, 1856.

<sup>309</sup> Wilson, *Rural Black Heritage*, 73–74.

<sup>310</sup> *Report of the Proceedings and Debates in the Convention to Revise the Constitution of the State of Michigan* (Lansing: R. W. Ingals, 1850), 240–44.

<sup>311</sup> For instance, a racist joke in *The Niles Republican*, April 12, 1835. See also Wilson, *Rural Black Heritage*, 80–82.

<sup>312</sup> *The Niles Republican*, July 3, 1852.

<sup>313</sup> *The Niles Republican*, September 10, 1859.

<sup>314</sup> Hesslink, *Black Neighbors*, 63–64.

<sup>315</sup> Singer Mitchell, Profiles and Portraits Interviews. The family’s ties to Franklin AME became strong, and Rev. Rebecca Singer Mitchell later became pastor of the church.

<sup>316</sup> Dungey, Sr., Profiles and Portraits Interviews.

<sup>317</sup> Claspy, *The Negro in Southwestern Michigan*, 76.

downtown redevelopment projects in the 1970s and 1980s.<sup>318</sup> There were also no Black members of the police and fire departments at that time.<sup>319</sup> Some local White businesses did not allow Black people to patronize them at all, while others had various policies of segregation up through the 1960s. These might not be explicit, but as Rebecca Singer Mitchell, former Franklin AME pastor who was born and raised in Niles, stated: “You knew where you could go and couldn’t.”<sup>320</sup> Black people who went to the Ready Theater, located in downtown Niles, had to watch movies from the balcony to keep them separate from White patrons in the 1940s.<sup>321</sup> The skating rink only allowed African Americans in on certain nights.<sup>322</sup>

After World War II, African Americans who moved to Niles often found it difficult to find housing in the core areas of the city and often first live on its outskirts in established communities like Hatcherville to the east of the city.<sup>323</sup> Loans to purchase a home or a car were

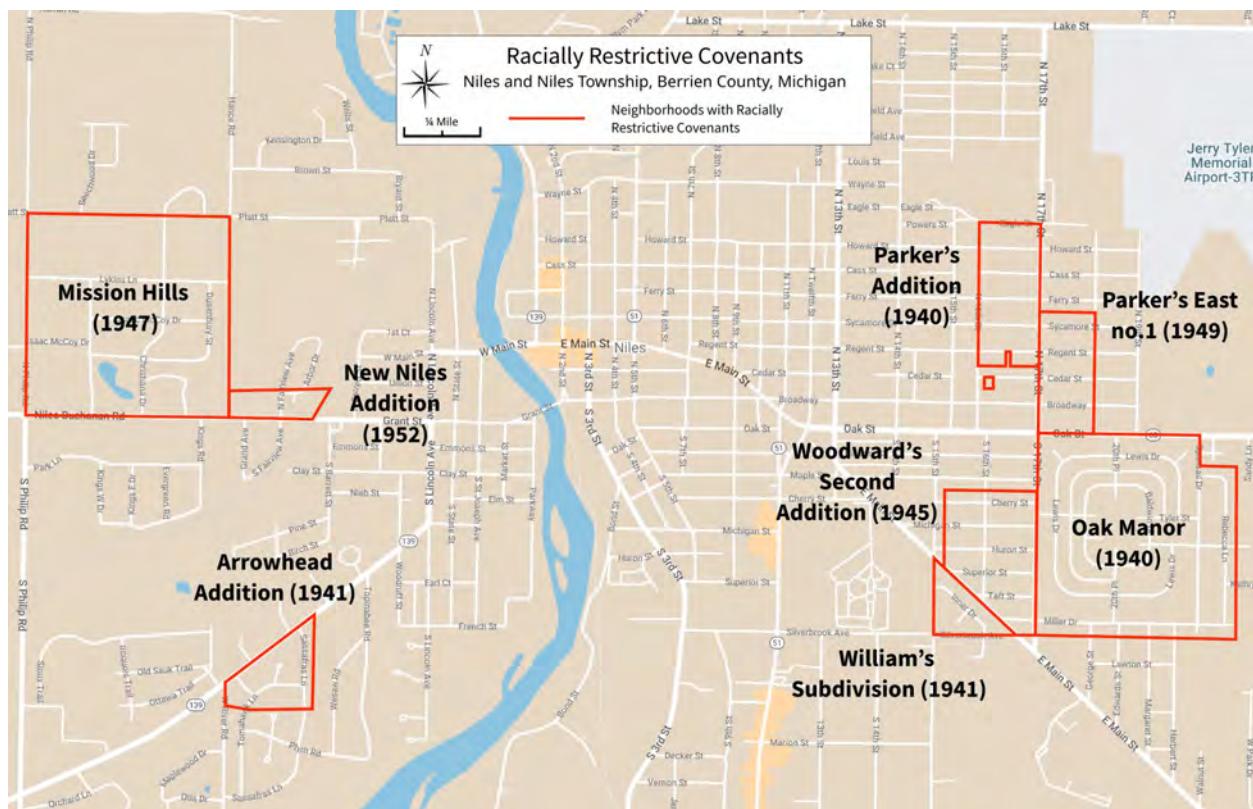


Figure 21: This map shows the approximate areas covered by racially restrictive covenants in Niles and adjacent portions of Niles Township, along with the date of the establishment of the covenants. Note that not all lots in New Niles Addition or Woodward's Second Addition were covered, while all lots in the other subdivisions were. Parker's Addition was larger, but only the portions affected by that covenant are outlined.

<sup>318</sup> Hodges and Wilson, Profiles and Portraits Interviews.

<sup>319</sup> Dungey, Sr., Profiles and Portraits Interviews.

<sup>320</sup> Singer Mitchell, Profiles and Portraits Interviews.

<sup>321</sup> Finley, Profiles and Portraits Interviews.

<sup>322</sup> Georgia Boggs, Niles History Center: Profiles and Portraits Interviews, interview by Sarah Shepherd, December 7, 2016; Finley, Profiles and Portraits Interviews; and Fleming, Profiles and Portraits Interviews.

<sup>323</sup> Boggs, Profiles and Portraits Interviews; and Claspy, *The Negro in Southwestern Michigan*, 76.

difficult for African Americans to obtain due to discriminatory practices in federal lending. Black renters also faced a restricted market, as some White owners refused to rent to them.<sup>324</sup> While in the nineteenth century some African Americans had lived in Niles on the left bank of the Saint Joseph River, in the mid-twentieth century they were generally “not welcome,” as one resident recalled, on the west side of town.<sup>325</sup> Even houses near the Ferry Street neighborhood were difficult to purchase due to discrimination. One African American individual was only able to purchase a house on North Tenth Street between Ferry and Cass Streets after a White friend first purchased it from the owners who refused to sell to Black people.<sup>326</sup>

African Americans seeking housing in Niles did not just come up against informal and personal discrimination, but also legal forms, namely racially restrictive covenants. Racially restrictive covenants in the United States originated in the late nineteenth century, originally directed at Chinese immigrants in California, and forbade anyone who was not White from living in a given place (some went further, such as banning Jews or non-Protestant Christians).<sup>327</sup> Racially restrictive covenants became more common after the creation of the Federal Housing Administration in 1934, which promoted such covenants by granting higher investment ratings to areas covered by them.<sup>328</sup> Real estate agents and developers also adopted explicitly racial segregationist policies.<sup>329</sup> The two most common forms of these covenants were developers incorporating racial restrictions into all the deeds of the properties they were developing, and voluntary petitions signed by White homeowners of properties that tried to restrict any purchases by non-White people in neighborhoods that were already inhabited.<sup>330</sup>

In the 1940s several neighborhoods in Niles adopted racially restrictive covenants that affected all or some of their properties. The developers of the Parker’s Addition to Niles, a subdivision to the east of the Survey Area, may have been the first to do so in the city. While originally platted in 1927, in 1940 the developers adopted a racially based covenant clause affecting all the lots north of Regent Street up to Eagle Street between North Fifteenth and North Seventeenth Streets, along with several further to the south.<sup>331</sup> Among miscellaneous restrictions such as the types of buildings that could be built on the lots (e.g., “one detached, single family dwelling, not to exceed two stories in height, and a private garage for not more than two cars”), was restriction number six: “No person who is not a Caucasian shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants who are not Caucasians domiciled with the owner or tenant.”

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<sup>324</sup> Skinner, Profiles and Portraits Interviews.

<sup>325</sup> Finley, Profiles and Portraits Interviews.

<sup>326</sup> Ibid.

<sup>327</sup> Richard R. W. Brooks and Carol M. Rose, *Saving the Neighborhood: Racially Restrictive Covenants, Law, and Social Norms* (Cambridge, MA: Harvard University Press, 2013), 51; and Michael Jones-Correa, “The Origins and Diffusion of Racial Restrictive Covenants,” *Political Science Quarterly* 115, no. 4 (2000–2001): 544–48.

<sup>328</sup> David M. P. Freund, *Colored Property: State Policy and White Racial Politics in Suburban America* (Chicago: University of Chicago Press, 2007), 118–20; and Richard Rothstein, *The Color of Law: A Forgotten History of How Our Government Segregated America* (New York: Liveright, 2017), 74–75.

<sup>329</sup> Evan McKenzie, *Privatopia: Homeowner Associations and the Rise of Residential Private Government* (New Haven: Yale University Press, 1994), 60–62.

<sup>330</sup> Ibid., 69–74; and Rothstein, *The Color of Law: A Forgotten History of How Our Government Segregated America*, 78–79.

<sup>331</sup> “Conditions, Reservations, and Restrictions” (1940), Misc liber 73, 236–39, Berrien County Register of Deeds. The covenant also affected all but one lot on the south side of Regent Street, as well as two lots on Cedar Street. The 1927 plat of the subdivision extended further south to Oak Street.

Other covenants followed. Two new subdivisions developed in the 1940s incorporated racially restricted covenants into their deeds in the terms of their initial platting: William's Subdivision in the southeast of Niles and the Arrowhead Subdivision in the southwest of Niles, both platted in June, 1941.<sup>332</sup> In each case the racially restrictive covenant covered the entire neighborhood, and both used language similar to Parker's Addition: only people of the "Caucasian race" could live there, with the exception of domestic servants. A year later a covenant was enacted in Woodward's Second Addition.<sup>333</sup> This covenant was enacted not by the developers of the subdivision, which had been platted in 1919, but rather signed by over two hundred residents who pledged to only sell, convey, lease, or rent to their homes to White people (and here with no allowance for non-White domestic servants). A few homes in that neighborhood were known to be inhabited by African Americans by 1950, though they were not ones included in the list of signers of the covenant.<sup>334</sup> Covenants were also common in new subdivisions being constructed just outside the city in Niles Township: Oak Manor Subdivision (1941), Brandywine Park (1941), Thorn Acres (1942), Mission Hills (1947), Brandywine Shores (1949), and Parker's East (1949), among others, had some or all of their lots covered by racially restrictive covenants.

In 1948, racially based covenants were declared unenforceable by the United States Supreme Court in *Shelley v. Kraemer*, a case involving two African American families, one from Saint Louis, Missouri, and one from Detroit.<sup>335</sup> Despite this, covenants continued to be written. In 1952, for instance, a racially based restriction was noted in a sale of four lots in the small New Niles Addition in the west of the city.<sup>336</sup> Housing restrictions continued to be a problem. In 1961, J. Chester Allen, president of the local NAACP chapter, pushed Niles' Common Council to create a community Human Relations Council and decried discrimination affecting public and private employment, as well as in housing.<sup>337</sup> Two years later the NAACP complained at the slow progress.<sup>338</sup>

Starting in the late 1960s, organizations within the city became more integrated and African Americans began to serve in Niles' governing institutions. Carlton Dungey, Sr., who lived outside the Survey Area, had been concerned with the lack of Black representation in schools and growing protests in Niles, including a protest blocking a road downtown in 1968.<sup>339</sup> After gaining support through outreach to Niles' Black churches, namely Mount Calvary Baptist Church and Franklin AME, he was elected to the Niles School Board that same year, becoming

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<sup>332</sup> "Reservations and Restrictions to Arrowhead Addition, City of Niles, Berrien County, Michigan" (1941), Misc liber 76, 300–3, Berrien County Register of Deeds; and "Conditions, Reservations, and Restrictions" (1941), Misc liber 76, 284–87, Berrien County Register of Deeds.

<sup>333</sup> "Restrictions Pertaining to Woodward's Second Addition to the City of Niles, Michigan" (1945), Misc liber 93, 194–295, Berrien County Register of Deeds.

<sup>334</sup> "1950 United States Census."

<sup>335</sup> For more on the cases and the efforts to dismantle such discriminatory practices, see Jeffrey D. Gonda, *Unjust Deeds: The Restrictive Covenant Cases and the Making of the Civil Rights Movement* (Chapel Hill, NC: University of North Carolina Press, 2015).

<sup>336</sup> "Warranty Deed" (1952), Deed liber 516, 105, Berrien County Register of Deeds.

<sup>337</sup> "Excerpts from the Minutes of the Common Council of Niles, Michigan," 1961, Niles, Clubs, N.A.A.C.P. file, Niles District Library.

<sup>338</sup> "Excerpts from the Minutes of the Common Council of Niles, Michigan," 1963, Niles, Clubs, N.A.A.C.P. file, Niles District Library.

<sup>339</sup> Dungey, Sr., Profiles and Portraits Interviews.

the first African American board member. He pushed for more African Americans joining the local education system as teachers and better treatment for Black students. Osceola Skinner, who lived outside the Survey Area, was the first Black person to sit on Niles' city council, elected in 1985.<sup>340</sup> Others, like Georgia Boggs, served later (in her case as the council member from Niles' First Ward, which includes the Ferry Street neighborhood).<sup>341</sup> Families that had not been able to live in the city proper when they first moved to the area after World War II were later able to purchase more centrally located property.<sup>342</sup>

The Ferry Street neighborhood provided some manner of respite from discrimination to its African American residents. It remained a mixed neighborhood with both White and Black residents on into the late twentieth century. Within the neighborhood there were few racial tensions and residents helped each other by providing what others lacked. Harold Finley, who is African American, lived at 908 Ferry Street (still extant, but located east of the Survey Area) as a child. He purchased a home on North Tenth Street between Ferry and Cass Streets in 1948 where he continued to live into the twenty-first century. He commented that residents of the area were not just neighborly and got along, but supported one another:

One thing about it, you've got to understand, like I said it [the Ferry Street neighborhood] was mixed. But you didn't know that because you didn't have no racial problems. And if Joe here got sick or got hurt everybody came, everybody—everybody around there had gardens, they even had chickens, and you know if you had a lot of beans, hey, we got too many beans. They just got along really good. And like I said, at that time we were getting along good and you couldn't go across the river.<sup>343</sup>

That strong sense of community was supported by both Black and White residents, but the neighborhood provided African American residents of the district something that they could not find elsewhere in the city. Ferry Street stood in stark contrast to neighborhoods, like those to the west of the Saint Joseph River, that excluded Black people.

This sense of community was confirmed by William Hassinger, a White resident who forged a lifelong friendship with Harold Finley.<sup>344</sup> Hassinger lived at 709 Ferry Street (within the Survey Area), from 1936 to 1951 with his parents, save for when he served in the United States Army from 1944 to 1946. He maintained ties to the neighborhood after he left, as his mother lived in the house until the 1970s. As a child he often played basketball with Black children and was close to the Cannady family who lived nearby at 411 North Tenth Street (no longer extant). Hassinger observed that while relationships between Black and White families in the Ferry Street neighborhood were good, this was not the case for other areas in Niles where White residents sought to keep African Americans out of their neighborhoods.

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<sup>340</sup> Skinner, Profiles and Portraits Interviews.

<sup>341</sup> Boggs, Profiles and Portraits Interviews.

<sup>342</sup> Ibid.

<sup>343</sup> Harold Finley, Profiles and Portraits Interviews.

<sup>344</sup> William Hassinger, interview by Michael F. Webb, August 10, 2023.

### *The Ferry Street School (Area of Significance: Education)*

Segregated facilities, in addition to those mentioned above, also extended to schools. The first school in Niles, besides those attached to missions like the Carey Mission, opened in 1830.<sup>345</sup> Other small schools followed in the later 1830s, with a one-room schoolhouse being built in 1833 at Third and Sycamore Streets.<sup>346</sup> This building was replaced by a brick school house on the same ground in 1846.<sup>347</sup> More followed as Niles' population grew, and the schools had over 1,000 students by 1849 and over 1,400 by 1856.<sup>348</sup>

Initially these schools seem to have been integrated, but on April 1, 1850, legislation entitled “An act to organize a school district for colored children in the village of Niles” passed and allowed school inspectors to set up a separate district for all African American students, segregating them from White students.<sup>349</sup> The district was authorized at a meeting held at the Second Baptist Church in the Ferry Street neighborhood on July 1, 1850. Enacting a plan established in 1854, Niles’ neighborhood schools were merged into a single large Union School building by 1856, but the Black children remained segregated.<sup>350</sup> African American students moved back to an old school building on Third and Sycamore, likely once White students moved to the Union School.

In 1867, a group of African American citizens, in an open letter in the *Niles Weekly Times*, highlighted poor conditions at the old school.<sup>351</sup> They decried that, despite state legislation that all children have equal access to public schools, their children were left in a building “unfit for school purposes.” Some Black families had planned to send their children to the Union School after this law had passed, but White parents warned them not to.<sup>352</sup> The legislation in question is unnamed, but likely a reference to an act amendatory of the primary school law passed in 1867, which stated: “All residents of any district shall have an equal right to attend any school therein.”<sup>353</sup> The school had no playground, nor any other “necessary conveniences.” They also solicited Niles’ school board to build a new brick schoolhouse for African American children and to provide it with good teachers.<sup>354</sup> This effort by Niles’ Black community was the genesis to the building of the Ferry Street School.

In the fall of 1867, the Ferry Street School was built on the southeast corner of Ferry and Sixth Streets at a cost of \$2,726.28.<sup>355</sup> It opened as the “Colored School” in January, 1868 with forty-

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<sup>345</sup> Coolidge, *History of Berrien County*, 159.

<sup>346</sup> Stiles and Watts-Stiles, *Niles, Michigan*, 92–93.

<sup>347</sup> Ellis, *Berrien and Van Buren Counties*, 268. The old school was moved to Sixth and Sycamore to be used as a private residence (the building is no longer extant).

<sup>348</sup> *Ibid.*, 269.

<sup>349</sup> *Ibid.*

<sup>350</sup> Coolidge, *History of Berrien County*, 159; and Stiles and Watts-Stiles, *Niles, Michigan*, 92–93. Union School districts, approved by Michigan’s legislature in 1843, allowed municipalities to combine their district schools into one (Dunbar and May, *Michigan*, 286–87).

<sup>351</sup> Calvin F. Wilson and Isaac Burdine, “Meeting of the Colored Citizens,” *Niles Weekly Times*, 1867.

<sup>352</sup> “Negroes in the Public Schools,” *The Niles Republican*, March 16, 1867, 2.

<sup>353</sup> Paul Moreno, “The Workman Case: Racial Equality in Nineteenth-Century Michigan,” *Michigan Bar Journal* 87, no. S12 (2008): S10.

<sup>354</sup> Wilson and Burdine, “Meeting of the Colored Citizens.” They also addressed a fear voiced by some White residents, namely that Black students would “rush to the central Union School House,” stating that the belief was false.

<sup>355</sup> “Annual Report,” *The Niles Republican*, July 14, 1868. Ellis reports that the schoolhouse was to be

nine students. Isaac Burdine, one of the people who petitioned for its construction, was possibly a teacher (Burdine was an educator who helped pioneer a school in Ypsilanti).<sup>356</sup> In 1868 Alice J. Hall was a teacher at the school,<sup>357</sup> and by the end of December twenty-six children were enrolled.<sup>358</sup> In 1869, a woman with the last name of Huggins was a teacher at the school.<sup>359</sup> In 1871 Alice Robbins was the teacher there,<sup>360</sup> and that same year the school became known as the “Ferry Street School.” The school closed in 1872 after the segregated school system was abolished statewide.<sup>361</sup> While the Michigan legislature had banned racial segregation in public education in 1867, it took several years and court battles to settle its applicability to city run schools, even after an 1869 case, *Joseph Workman v. The Board of Education of Detroit* (18 Mich. 400), where the Michigan Supreme Court ruled that the 1867 law indeed applied to Detroit’s public school system.<sup>362</sup> Segregation in education remained in various places around the state until Civil Rights reforms in the mid-twentieth century.<sup>363</sup>



Figure 22: Ferry Street School during the 1976 restoration (Niles District Library)

The Ferry Street School building continued to be used by the community, however, as Sojourner Truth gave a talk to the “Baptist Society” there in 1873.<sup>364</sup> Her speech concerned the well-being of African Americans who had been emancipated after the Civil War: she proposed that the United States government make land in the west available to them to help them become self-supporting.<sup>365</sup> In 1875 it reopened as an integrated grade school and continued to be used until June, 1951.<sup>366</sup> In 1903 an additional room was added to the side of the building (the addition also had a full basement, which the original building did not, that contained a furnace and restrooms). After the school’s closure, it reopened

constructed on the corner of Cass and Fifth Streets (Ellis, *Berrien and Van Buren Counties*, 268); this is either an error or there was an initial plan to build it there before settling on the corner of Ferry and Sixth.

<sup>356</sup> Carol Bainbridge and Darlene Jackson, “Step Back in Time to 1875: Experience History at Ferry Street School,” n.d., 3; and Warren, *Freedmen’s Progress*, 298.

<sup>357</sup> “The Schools,” *The Niles Republican*, September 3, 1868, 3.

<sup>358</sup> “Public School,” *The Niles Republican*, December 31, 1868, 3.

<sup>359</sup> “The City Public Schools,” *The Niles Republican*, August 26, 1869, 3. The newspaper article named the teacher “Miss Huggins.”

<sup>360</sup> Cowles, *Berrien County Directory and History*, 68.

<sup>361</sup> Bainbridge and Jackson, “Ferry Street School,” 3.

<sup>362</sup> Moreno, “The Workman Case: Racial Equality in Nineteenth-Century Michigan,” S8–12.

<sup>363</sup> Sidney Fine, *Expanding the Frontiers of Civil Rights: Michigan, 1948–1968* (Detroit: Wayne State University Press, 2017), 11.

<sup>364</sup> *Niles Democrat*, October 11, 1873; and October 9, 1873, 3; the building was referred to as “the Colored School House.”

<sup>365</sup> “Sojourner Truth and Her Mission,” *The Niles Republican*, October 16, 1873, 1.

<sup>366</sup> Bainbridge and Jackson, “Ferry Street School,” 3–4; and Stiles and Watts-Stiles, *Niles, Michigan*, 96.

in 1956 as the School for Exceptional Children and remained in use until 1975.

After its final closure as a school, the building continued to be used for educational purposes. In 1976 efforts were made to restore the original school room to its 1870s appearance and it was used as a teaching experience for local school children. Between 1985 and 2001 the Adult Literacy Council used the 1903 addition.<sup>367</sup> In 2004 the building was sold by Niles' school district to the Greater Niles Development Corporation for one dollar.<sup>368</sup> The group refurbished both the original school house and the addition and basement, adding a new forced-air heating system and indoor plumbing, in addition to repairing water damage from the roof and a basement drain that may have been connected to a dry well.<sup>369</sup> Later the side room was used by the Ferry Street Resource Center to provide a variety of neighborhood programs for low- and middle-income residents.<sup>370</sup>

On May 12, 2023, a fire severely damaged the building, causing the roof to collapse.<sup>371</sup> The building was largely demolished later that year, leaving a stabilized remnant of the front facade as the only extant reminder of the building. As of December 2023, all that remains of the former building is part of the facade of the 1867 portion and parts of each of the east and west elevations of the 1867 building. Despite the loss, the remnant of the Ferry Street School continues to be held as an important site within the community, and the site evokes the long and important history of the school and the neighborhood.

#### *Prominent African Americans (Area of Significance: Ethnic Heritage)*

Despite discrimination and other hardships, the African American community in Niles greatly contributed to the economic and social development of not just that community but the city as a whole. The 1915 *Michigan Manual of Freedmen's Progress* notes numerous accomplishments of residents from Niles. Especially when weighted for population, Niles is heavily represented in the *The Manual of Freedmen's Progress*, suggesting the city was an important center of the African American population in Michigan as a whole. Several residents had recently showed their crafts, wares, and art at an exhibition; the book contains a list of property owners in the city, and notes the contributions of veterans.<sup>372</sup> The book includes photographs of two houses within the Survey Area, both still extant: the home of Arthur White at 721 Ferry Street, and that of Alexander Griffin, the proprietor of the City Bottling Works (and later owner of a cigar store<sup>373</sup>), across the street at 801 Ferry. Griffin, who built the house around 1904, lived in Niles until 1924.<sup>374</sup> Two other people listed in the book lived within the neighborhood in houses that are still

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<sup>367</sup> Bainbridge and Jackson, "Ferry Street School," 4.

<sup>368</sup> James Collins, "Niles Schools 'Sell' Historic Building to City," *Niles Daily Star*, July 7, 2004.

<sup>369</sup> Randi K. Pickley, "Rain Led to Flooding at Ferry Street School," *Niles Daily Star*, April 12, 2005.

<sup>370</sup> Lou Mumford, "Fast Start for Niles Center," *South Bend Tribune*, February 12, 2006; and Lou Mumford, "New Start in an Old Setting," *South Bend Tribune*, September 30, 2012.

<sup>371</sup> Jack Springgate, "Fire Destroys Historical Ferry Street Resource Center in Niles," *16 News Now WNDU*, n.d., May 12, 2023 edition, <https://www.wndu.com/2023/05/12/fire-destroys-historical-ferry-street-resource-center-niles/>.

<sup>372</sup> Warren, *Freedmen's Progress*, 37–38, 147–200, and 223.

<sup>373</sup> The 1920 Census lists Griffin as the proprietor of a cigar store.

<sup>374</sup> "Affidavit" (1929), Misc liber 36, 375B, Berrien County Register of Deeds. This affidavit was made by from a merchant, Abner Kugler, who did business with Griffin. Kugler noted that Griffin began building a house on the property very soon after purchasing it. The affidavit was filed after the Griffin and his wife Minnie had moved away

standing, Theodore Williams at 410 North Eighth Street, and Thomas Davis at 722 Ferry Street. Three people also lived just north on Cass Street (609, 704, and 708 Cass), just outside the district, but these buildings are no longer extant.

The Davis family owned several properties in the Ferry Street neighborhood in the late nineteenth and early twentieth century. William and Rebecca Davis, who in the 1880s lived on Cass Street,<sup>375</sup> bought several properties, including the lots that make up 712 and 722 Ferry in 1866, 713 Ferry in 1876, 810 Ferry in 1889, and 814 Ferry in 1891, all within the Survey Area.<sup>376</sup> William Davis likely built or oversaw the construction of houses at 713 and 722 Ferry, both still extant. His son Thomas and his wife Florence May, known as Flora, lived at 713 Ferry Street, but also owned property on Cass Street to the north of the Survey Area.<sup>377</sup> William died in 1899;<sup>378</sup> Thomas inherited his property and moved with Flora across the street to 722 after selling their old home in 1907.<sup>379</sup> Thomas was a proprietor of a drayage company.<sup>380</sup> The Davis family moved out of the house at 722 Ferry Street between 1925 and 1927,<sup>381</sup> but only sold the property in 1943, after Thomas' death.<sup>382</sup>

The earliest prominent family with ties to Niles and the Ferry Street neighborhood were Pasquel LaRue and his wife Sarah Finley. Pasquel Finley, noted above for his involvement in the Underground Railroad, purchased land to the northeast of Niles in 1850 in Howard Township, Cass County.<sup>383</sup> They, however, conducted business in Niles and attended the Second Baptist Church on Ferry Street. Three of their daughters, Mary, Ophelia, and Permelia, all attended the Colored School in the 1866–1867 school year and likely the Ferry Street School the next year, while two of their sons, Edward and Richard, volunteered during the Civil War, serving in Michigan First Colored Infantry Regiment.



Figure 23: Mary C. Finley, Ophelia Finley, and Permelia Finley (Niles History Center, Finley file)

from Niles in 1924, although they owned the property until 1928.

<sup>375</sup> “1880 United States Census,” 1880. William was listed as Black and Rebecca as White; neither had an occupation listed.

<sup>376</sup> “Deed” (1866), Deed liber 25, 250, Berrien County Register of Deeds; “Warranty Deed” (1876), Deed liber 50, 356, Berrien County Register of Deeds; “Warranty Deed” (1889), Deed liber 102, 264, Berrien County Register of Deeds; and “Quit Claim Deeds” (1891), Deed liber 102, 264–65, Berrien County Register of Deeds.

<sup>377</sup> “Warranty Deed” (1894), Deed liber 115, 409, Berrien County Register of Deeds.

<sup>378</sup> “Affidavit” (1943), Misc liber 85, 525, Berrien County Register of Deeds.

<sup>379</sup> “Warranty Deed” (1907), Deed liber 166, 176, Berrien County Register of Deeds.

<sup>380</sup> “1910 United States Census.”

<sup>381</sup> *Luedders' Niles Mich. City Directory* (Coldwater, MI: Otto E. Luedders, 1925); and *Luedders' Niles Mich. City Directory* (Coldwater, MI: Otto E. Luedders, 1927).

<sup>382</sup> “Warranty Deed” (1943), Deed liber 383, 496, Berrien County Register of Deeds.

<sup>383</sup> “Finley Family Files.”

Other Finley family members had close ties to the neighborhood. For instance, Sarah Finley Purcell lived on nearby Regent Street. When she passed away in 1895, her funeral was held at Franklin AME church.<sup>384</sup> Members of the Finley family contributed to the purchase of property for a resort at the west end of Eagle Lake, located between Paw Paw and Decatur to the north of the city.<sup>385</sup> The resort, developed in the 1920s and 1930s, became a summer retreat that welcomed African Americans, and had a large pavilion known as The Trails End.<sup>386</sup>



Figure 24: Finley family members with the mayor of Niles in 2017 (Leader Publications)

Their descendants continued to have close ties to the Ferry Street neighborhood, with some living nearby and some within the Survey Area. Schuyler Finley and his family lived at 815 Sycamore Street from the 1920s to at least 1950.<sup>387</sup> Schuyler and his wife Emily also bought and sold other property in the Survey Area, including 310 North Ninth Street in 1913 and 317 North Sixth Street in 1940.<sup>388</sup> Those two properties were sold to Schuyler and Emily's daughter Doris Finley Gay and her husband Percy in 1936 and 1943, respectively.<sup>389</sup> Emily Finley was also president of the Second Baptist Choir in the 1923.<sup>390</sup> One of his sons, Harold Finley, was born in 1926 and raised there, later lived in Niles for several decades. Harold also served as a Junior Warden at the Prince Hall lodge and was one of its members that agreed to the purchase of the property within the Survey Area at 323 North Seventh Street from Saint Paul's Lutheran Church.<sup>391</sup>

Members of the Finley family who lived outside the Ferry Street neighborhood maintained ties there to its churches and to the Prince Hall Masons.<sup>392</sup> The family's roots to Niles became widely known and celebrated, with local newspapers noting their history and describing their reunions held at places like the Franklin AME Church.<sup>393</sup> In 2017 they were recognized as the family with members who lived continuously in Niles probably longer than any other, and the Niles city

<sup>384</sup> *The Niles Republican*, October 17, 1895.

<sup>385</sup> Wilson, *Rural Black Heritage*, 153.

<sup>386</sup> We could not find, however, the name of the resort itself.

<sup>387</sup> According to United States Census data from 1930 and 1950, Schuyler Finley also purchased a nearby home at 603 Cass Street, renting it out to other African Americans; see "Finley Family Files."

<sup>388</sup> "Land Contract" (1913), LAC liber 1, 150, Berrien County Register of Deeds; and "Deed" (1940), Deed liber 348, 187, Berrien County Register of Deeds.

<sup>389</sup> "Warranty Deed," 1936, Deed liber 315, 72A; and "Warranty Deed," 1943, Deed liber 380, 638.

<sup>390</sup> Mrs. S. Finely hosted a "Donkey Social" in their house for members of the choir; see "News from Niles," *South Bend Forum*, May 26, 1923.

<sup>391</sup> "Deed," 1959, Deed liber 605, 579.

<sup>392</sup> Geraldine Romaine Finely, who died in 2011, lived elsewhere in Niles but was a member of Mount Calvary Baptist Church and a Worthy Matron of Miriam Chapter No. 56 ("Finley Family Files").

<sup>393</sup> Louis Mumford, "Their Roots Run Deep," *South Bend Tribune*, [1980?]; Keys, "Black Family Here 131 Years"; and "Seems Like Yesterday: Finley Family Has Long Local History," *Niles Daily Star*, [1987?].

council proclaimed September 10, 2017, as Finley Family Day in their honor.<sup>394</sup>



Figure 25: Lottie E. Wilson  
(Wikipedia)

The Wilsons were another prominent African American family in Niles. Calvin F. Wilson worked as a barber in at least two locations in the city. Born in Virginia, he moved to Niles in 1846 after living in Ohio.<sup>395</sup> He married Henrietta Hill in 1853 and moved to California that same year but returned to Niles in 1855. In 1874 his barber shop was located at 81 Second Street, just north of Main Street.<sup>396</sup> By around 1896 he had relocated to the basement of a building at Main Street and Third Street.<sup>397</sup> The building was a post office in the late 1890s, and is now a Masonic Hall located at 227 East Main Street. His barber shop served Black and White customers, and he was respected in both the Black and White communities, as noted by the attendance of his daughter Lottie's marriage celebration in 1872.<sup>398</sup> He was dedicated to his craft (he invented a shampoo<sup>399</sup>), but also the African American community as a whole, as demonstrated in 1867 when he advocated for the construction of the Ferry Street School as chairman of the Colored Citizens of Niles.<sup>400</sup> He was also the secretary of the Prince Hall Masons Harrison Lodge in the city.<sup>401</sup> In 1880 he

was nominated by the Republican Party as their candidate for coroner of Niles and was elected to the position; he was likely the first African American in Berrien County to hold that office.<sup>402</sup> He lived with his wife Henrietta at 323 North Fifth Street in 1874, then on North Sixth Street by 1880 before moving back to 323 North Fifth Street by 1900, a house that is still extant and located within the Survey Area. He died on December 25, 1902.<sup>403</sup>

#### *Lottie E. Wilson (Area of Significance: Art)*

The most notable person who resided in the Survey Area was Charlotte "Lottie" Wilson, daughter of Calvin and Henrietta Wilson, born on January 9, 1854.<sup>404</sup> She was born in either

<sup>394</sup> Kelsey Hammon, "Finley Family Day Established to Honor Oldest Family in Niles History," *Leader Publications*, August 31, 2017, <https://www.leaderpub.com/2017/08/31/finley-family-day-established-to-honor-oldest-family-in-niles-history-standalone/>.

<sup>395</sup> "C. F. Wilson Dead," *The Niles Republican*, January 1, 1903, 5.

<sup>396</sup> *Niles City Directory* 1874.

<sup>397</sup> In 1982 a Niles Township resident named Adolph Knott stated that he had received his first haircut from Calvin Wilson around 1896 in the building on Main Street. Knott owned property on Pucker Street adjacent to Daniel Moss, who later married Lottie Wilson; see "Adolph Knott Note," July 27, 1982, Biography, Lottie Wilson, Niles District Library.

<sup>398</sup> *The Niles Republican*, October 31, 1872, 2.

<sup>399</sup> *The Niles Republican*, February 26, 1874, 2.

<sup>400</sup> Wilson and Burdine, "Meeting of the Colored Citizens."

<sup>401</sup> "Niles, Mich.," *Detroit Plaindealer*, December 16, 1892, 2; and "Resolutions of Respect," 6.

<sup>402</sup> *The Niles Republican*, July 31, 1880, 3; and *The Niles Republican*, January 18, 1883, 1.

<sup>403</sup> *Niles City Directory* 1874; "1880 United States Census," 1880; "1900 United States Census"; and "Old Resident Dead," *Niles Daily Star*, December 26, 1902, 3.

<sup>404</sup> State of Michigan, Department of State, "Certificate of Death: Lottie Moss," January 16, 1914; and

Niles or adjacent Howard Township, and lived in Niles as a child with her parents.<sup>405</sup> Despite sociopolitical hurdles faced by African Americans and women in general, she became an accomplished artist, an advocate for Women's suffrage, and a Civil Rights activist. In the early 1870s she became the first Black person to attend the School of the Art Institute of Chicago before embarking on her successful career.<sup>406</sup> (Wilson's last name is sometimes given as Huggart, Jackson, or Moss due to her three marriages, but she went professionally by Lottie E. Wilson in later newspaper advertisements for her art studios in both Washington, DC, and Niles.<sup>407</sup>)

By 1872 Wilson had returned to Niles from her education in Chicago and on October 30 married James M. Huggart, a farmer from Piqua, Ohio, who lived in South Bend, Indiana.<sup>408</sup> The couple were likely living together in South Bend when their daughter Caletta D., named after Wilson's father, was born on December 18, 1874.<sup>409</sup> Another daughter named Henrietta, named after her mother, was perhaps born around this time.<sup>410</sup> The couple also had a son, Dennis Daisy, born July 22, 1876, who died of unknown causes on September 1 of that same year.<sup>411</sup> By 1880 James worked as a laborer and they resided at 9 Keasey Street (no longer extant) in South Bend.<sup>412</sup>

Between 1881 and 1885 the family lived in both Niles and Indianapolis. James Huggart passed away around this time.<sup>413</sup> A Niles newspaper noted in November of 1881 that Lottie Huggart had gone to visit friends in Indianapolis,<sup>414</sup> and a month later Calvin and Henrietta Wilson celebrated their granddaughter Caletta's birthday.<sup>415</sup> Although Indianapolis city directories do not list

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Michaelle Sibilla et al., *Biographical Sketch of Charlotte (Lottie) Wilson Jackson*, ed. Rebecca Jo Plant et al. (Alexandria, VA: Alexander Street, 2016),  
[https://search.alexanderstreet.com/view/work/bibliographic\\_entity%7Cbibliographic\\_details%7C3292112](https://search.alexanderstreet.com/view/work/bibliographic_entity%7Cbibliographic_details%7C3292112).

<sup>405</sup> While most contemporary and secondary sources state she was born in Niles (e.g., the certificate of her second marriage and an obituary *Niles Daily Sun*, January 16, 1914, 1), her first marriage certificate gives it as Howard Township, as does another obituary (*Niles Daily Star*, January 16, 1914, 1).

<sup>406</sup> "150 Years of Making History: SAIC's First African American Student," SAIC School of the Art Institute of Chicago, n.d., <http://www.saic.edu/150/saic%2080%99s-first-african-american-student>.

<sup>407</sup> "Here and There," *Colored American Magazine*, November 1902, 47; and "Lottie E. Wilson: Fine Art Studio," *Colored American*, June 14, 1902, 16. Generally her first name is given in sources as Lottie, though occasionally her first name is given as Charlotte. We did not find evidence as to what the "E" of her middle name stood for. The 1870 United States Census lists her name as "Lottie J. Wilson."

<sup>408</sup> Berrien County Record of Marriages, "Return of Marriage," 1872,  
<https://www.familysearch.org/ark:/61903/3:1:939J-H499-NS>.

<sup>409</sup> Caletta is listed on the United States Census as being born in Indiana. "United States Census, South Bend, St. Joseph County, Indiana," 1880, <https://records-myheritagelibraryedition-com/>.

<sup>410</sup> Henrietta Huggart is listed in the 1880 Census as living with her grandparents in Niles, and like Caletta was six years old at the time ("1880 United States Census," 1880). We could not find Henrietta elsewhere in the historical record, unlike Caletta, whose death was noted by Niles newspapers despite dying in Bay City; Wilson also painted a portrait of her. The 1910 Census, however, records Wilson as having had three children, none of whom were still alive ("1910 United States Census").

<sup>411</sup> Dennis was buried with Caletta and Lottie in the Silverbrook Cemetery in Niles. For a photograph of their grave, see Friends of Silverbrook Cemetery, Flickr, 2020,  
<https://www.flickr.com/photos/157919153@N05/50411505657/>.

<sup>412</sup> "1880 United States Census," 1880. Keasey Street was a short street one block south of Ohio Street between South Michigan and Carroll Streets, now the location of the Saint Joseph County Probate Court complex.

<sup>413</sup> We could not find the date of his death nor the cause.

<sup>414</sup> "Locals-in-Brief," *The Niles Republican*, November 17, 1881, 5.

<sup>415</sup> Caletta's grandparents gave her a piano ("Locals-in-Brief," *The Niles Republican*, December 22, 1881, 5).

Wilson's family in the 1880s,<sup>416</sup> *The Indianapolis Leader* reported in 1882 that Lottie Huggart was soon to return to the city after visiting friends in Dayton, Ohio.<sup>417</sup> *The Freeman* of Indianapolis published a note around the time of Wilson's death that she had lived several years in the city and had worked as an artist there.<sup>418</sup> Although dates were not specified, it was likely in the early 1880s.

On June 9, 1885, Wilson married John B. Jackson in Niles.<sup>419</sup> A few months later on September 17, Caletta died in Niles of a respiratory ailment.<sup>420</sup> By that time Wilson may have already been living in Bay City, about 230 miles northwest of Niles, along Saginaw Bay in Michigan. She briefly lived at 918 Fraser Street (in a house that is no longer extant) under her maiden name.<sup>421</sup> After her marriage she moved to her new husband's residence at 232 Adams Street (still extant). Jackson had been born in Ohio, and had a barber shop at 200 Fifth Avenue in Bay City.

Wilson had long been politically active while pursuing her artistic career, and pushed for women's suffrage and Civil Rights. She was an active member of the National Association of Colored Women, the Afro-American Council, and a trustee for the Phillis Wheatley Home for Elderly Colored Women in Detroit.<sup>422</sup> She attended a woman's national convention in 1896,<sup>423</sup> and in 1899 was a speaker at a meeting in Bay City discussing lynchings and mob violence in the South.<sup>424</sup> She was also a member of the National American Woman Suffrage Association, and spoke at their 1899 national convention held in Grand Rapids, Michigan. There she proposed that "colored women ought not be compelled to ride in smoking cars, and that suitable accommodations should be provided for them." The inclusion of Black women in the suffragist movement had long been opposed by many White suffragists, however, and the resolution was rejected as being outside the scope of the convention.<sup>425</sup>

As Wilson lived in Bay City and involved herself in political causes, her artistic ability grew as well, as she continued to learn new techniques. She traveled to Detroit to study painting,<sup>426</sup> and was first listed as an artist in a Bay City directory in 1897.<sup>427</sup> That same year she advertised that she

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<sup>416</sup> There are no entries in Indianapolis city directories for James or Lottie Huggart, nor any for Lottie Wilson from 1872 to 1886.

<sup>417</sup> "City News," *The Indianapolis Leader*, January 7, 1882, 4.

<sup>418</sup> "Mrs. Lottie Wilson Moss Critically Ill," *The Freeman*, December 6, 1913, 1.

<sup>419</sup> Berrien County Marriage Certificates, "Return of Marriage," 1885, <https://www.familysearch.org/ark:/61903/3:1:939J-H39P-X4?i=1241>.

<sup>420</sup> Her state death record states "lung fever" (State of Michigan, Department Vital Records, "Michigan Deaths, 1867–1897, Berrien County," 1885, <https://www.familysearch.org/ark:/61903/1:1:N3XQ-D36>).

<sup>421</sup> Lottie Wilson was listed as "Charlotte Wilson" and the widow of "James" in a Bay City directory at 918 Fraser in 1886, see *R. L. Polk & Co.'s Bay City Directory, 1886–1887* (Detroit: R. L. Polk & Co., 1886). That information was probably slightly outdated, as she married Jackson in 1885 and changed her last name to Jackson. While Jackson lived at 232 Adams during the 1880s and 1890s, Wilson was not listed in the directory again until 1887, this time at the same residence as her husband.

<sup>422</sup> Sibilla et al., *Charlotte (Lottie) Wilson Jackson*.

<sup>423</sup> "Here and There," *Bay City Times*, July 6, 1896, 6. The name of the convention is not named in the newspaper. However, it was likely the First Annual Convention of the National Federation of Afro-American Women was held in Washington, DC, in July of 1896.

<sup>424</sup> "Lynchings and Mobs," *Bay City Times*, May 31, 1899, 1.

<sup>425</sup> Susan B. Anthony and Ida Husted Harper, eds., *The History of Woman Suffrage: 1883–1900* (Indianapolis: Hollenbeck Press, 1902), 4:323.

<sup>426</sup> "In Society," *Bay City Times*, September 30, 1894, 9.

<sup>427</sup> *Bay City Directory*, 1897 (Detroit: R. L. Polk & Co., 1897).

had opened a business in her home, giving art lessons and cleaning and restoring old paintings.<sup>428</sup> Her art was displayed at Richardson's Bookstore at 208 Center Avenue in Bay City.<sup>429</sup>

Even as she built her career as an activist and artist, Wilson overcame a marriage that was defined by abuse and violence. By March of 1900 a court case involving Wilson (at the time often called Mrs. Lottie B. Jackson) and her husband was on the docket at the Circuit Court in Bay City, though newspapers do not provide the details of the case.<sup>430</sup> Divorce proceedings had been underway for several months when, on November 23, Wilson came to the court to report that her husband had assaulted her.<sup>431</sup> Jackson appeared later that day, asking that his wife be arrested for pointing a gun at him and attempting to shoot him, a charge she would later deny.<sup>432</sup> Justice Kelley of Bay City's Police Court had John Jackson arrested instead, noting that he had violated a prior injunction restraining him from "interfering with Mrs. Jackson."<sup>433</sup>

John Jackson had gone to the house at 232 Adams Street, where at the time Wilson lived alone, and broke a window to enter. Jackson complained to the court on November 26 that Wilson had confronted him with a gun; Jackson had then chased Wilson as she ran to a neighbor's house.<sup>434</sup> Justice Kelly, however, countered that Wilson would have been "perfectly justified" in using force to defend herself against an intruder; the court further noted the contradiction of Jackson chasing after someone he claimed to fear would shoot him.<sup>435</sup> Jackson was convicted of assault and battery.

The next morning Wilson obtained the divorce she had sought, along with \$700 in alimony and her share of the couple's possessions. She had plans to move to Washington, DC, within ten days, but delayed until February 19, 1901 to receive Jackson's payment.<sup>436</sup> Jackson later sued to recover some of the money, claiming Wilson had damaged the house before moving out. That case made its way to the Michigan Supreme Court, though newspapers do not state the result other than that the case had been remanded back to the Circuit Court, which had initially ruled in Wilson's favor, in 1904.<sup>437</sup>

By the time of Wilson's move to Washington, DC, she was well known as a portrait artist. On March 12, 1901, she opened a studio at 806 M Street NW (no longer extant) where she worked

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<sup>428</sup> *Bay City Times*, October 16, 1897.

<sup>429</sup> "Fine Art Display," *Bay City Times*, November 18, 1897.

<sup>430</sup> Arguments in the case were made on July 24, 1900. See "March Court," *Bay City Times*, March 4, 1900, 5; and "Talk of the Town," *Bay City Times*, July 22, 1900, 8.

<sup>431</sup> "Assault Alleged," *Bay City Times*, November 24, 1900, 3.

<sup>432</sup> *Ibid.*; and "The Jackson Case," *Bay City Times*, November 27, 1900, 3.

<sup>433</sup> "The Jackson Case," 3.

<sup>434</sup> *Ibid.* A gun was recovered, and although the report states that Jackson did take the gun from Wilson, her testimony conflicted with Jackson's and there were no other witnesses. Regardless, the rimfire revolver had been loaded with centerfire cartridges and could not have gone off.

<sup>435</sup> "Justice Kelly examined the document [a previous injunction against Jackson] and then told Mr. Jackson that he had no right to interfere as he had, and declared that Mrs. Jackson was in the house alone and would have been perfectly justified in shooting him when she found him in the hall, because it was still dark and she had no means of knowing who the intruder was." *Ibid.*

<sup>436</sup> "Jackson Case Settled," *Bay City Times*, February 19, 1901, 3.

<sup>437</sup> "Another Echo," *Bay City Times*, March 25, 1902, 3; "New Trial Ordered," *Bay City Times*, February 3, 1904, 1; and "Town Topics," *Bay City Times*, May 10, 1904, 3.

and taught art classes.<sup>438</sup> A 1901 article from the *Colored American* newspaper described a showing of her pastel, oil, and miniature work in Grand Rapids, Michigan.<sup>439</sup> A 1902 article in the *Colored American Magazine* included her among famous African American women.<sup>440</sup> She had made a career in portraiture, and her work was recommended by judges on the Michigan Supreme Court, representatives, and senators.

Wilson's art and politics were intertwined, and she helped to organize exhibitions and donated her own work to further causes dear to her. In 1892 she gave a portrait of United States Senator and abolitionist Charles Sumner to Provident Hospital in Chicago, and years later one of Booker T. Washington to the Tuskegee Institute.<sup>441</sup> In 1901 she oversaw an exhibit of not just her own work, but other African American artists for the Pan-American Exposition in Buffalo, New York. In a contemporary biographical article, she was described as someone who "in every possible way tries with her art to stimulate interest in the history of her race."<sup>442</sup>

One such historically themed work is a painting she made of Sojourner Truth's 1864 meeting with Abraham Lincoln. It is a copy of an earlier work painted by Frank C. Courier in 1892 that had been destroyed in a fire at the Battle Creek Sanitarium.<sup>443</sup> Wilson probably painted it in early 1902, using a photo of the original to create her copy. On May 24, 1902, she accompanied Washington Gardner, a Republican Congressional representative from Southwest Michigan, to the White House. There she presented President Theodore Roosevelt with the painting along with a medallion she made depicting Phillis Wheatley, the African American author and poet.<sup>444</sup> The painting remained in Washington until 1981 and is now displayed at the Niles District Library.<sup>445</sup>

Even while living elsewhere, Wilson remained close to her family in Niles. In 1901 she gave an exhibition of her paintings at her family's home at 323 North Fifth Street in the Ferry Street neighborhood.<sup>446</sup> Wilson came to Niles just before her father's death on December 25, 1902,<sup>447</sup> but returned to Washington the next year and reopened her studio on M Street NW by February 1903.<sup>448</sup> In 1906 Wilson married Daniel Moss, a farmer, and moved to his farm (no longer extant) in Niles Township, on what is now Pucker Street south of Stafford Road,<sup>449</sup> where she

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<sup>438</sup> "Jottings," *Colored American*, March 16, 1901, 7; and "Lottie E. Wilson: Fine Art Studio," *Colored American*, November 9, 1901, 5.

<sup>439</sup> "A Noted Postel Artist," *Colored American*, July 13, 1901, 6.

<sup>440</sup> Pauline E. Hopkins, "Famous Women of the Negro Race," *Colored American Magazine*, September 1902, 363.

<sup>441</sup> "Mrs Wilson and the President," *Colored American*, May 24, 1902, 7.

<sup>442</sup> "Here and There," November 1902, 47.

<sup>443</sup> Victoria Ortiz, *Sojourner Truth: Self Made Woman* (New York: HarperCollins, 1974), 146.

<sup>444</sup> "Mrs Wilson and the President," 7.

<sup>445</sup> Robin S. Peebles, "Lottie Wilson: Michigan's Forgotten Black Artist," *Michigan History* 68, no. 5 (1984): 17.

<sup>446</sup> "Valuable Paintings," *The Niles Republican*, July 18, 1901, 1. At the time the address was 299 North Fifth Street.

<sup>447</sup> *Colored American*, January 17, 1903, 15; and "Old Resident Dead," 3.

<sup>448</sup> "The Popular Studio of Lottie E. Wilson," *Colored American*, February 7, 1903, 16; and "The Popular Studio of Lottie E. Wilson," *Colored American*, March 7, 1903, 13. Note that the February 7 advertisement incorrectly gives the address as "U Street," which was rectified in later versions.

<sup>449</sup> "Adolph Knott Note." She and her husband appear in the 1910 United States Census, but the enumerator of Niles Township (coincidentally, Adolph Knott) did not list addresses.

lived for six years.<sup>450</sup> Around this time Wilson also continued her education in Chicago, returning for further classes in 1902–1903 and again in 1907–1908.<sup>451</sup>

The Fifth Street home was rented out around 1910.<sup>452</sup> Around 1911 Wilson moved back to the house. During this time (or while she still lived in Niles Township) she worked in Niles at her father's old house at 323 North Fifth Street in the Ferry Street neighborhood. She advertised her studio there, where she did portraiture work and also taught lessons in oil painting, pastels, ceramic painting, and freehand drawing.<sup>453</sup> Her health declined in 1912 and she died of colon cancer in her home on January 16, 1914 at the age of 59.<sup>454</sup>

### *The Calvin and Henrietta Wilson House/Lottie Wilson and Daniel Moss House*

The house at 323 North Fifth Street may be the best example nationwide of a place associated with Lottie E. Wilson's productive life. It not only served as her residence and place of death, but also housed her studio where she displayed her work and taught art classes. It is the only building that connects Wilson with her hometown and her father (himself a notable figure in Niles' community). The earlier residences of the Wilson family from her childhood are not known to have survived and would not represent her productive life. Her residence in South Bend is no longer extant, and her residence in Indianapolis is not known and would also largely predate her productive life. Her studio in Washington, DC, also no longer exists (now where the Walter E. Washington Convention Center is situated). Her Niles Township home is also no longer extant.<sup>455</sup> The only other extant building associated with her productive life her earlier home and studio at 232 Adams Street in Bay City. Both that house and her Niles house retain integrity, though the Bay City house has non-historic vinyl siding and windows. Neither the Niles house nor the Bay City location have been evaluated on the interior.

### *Conclusion*

The Ferry Street neighborhood was and remains an important nexus for African American social and religious life in Niles. Its placement provided a geographical center for a Black population that lived not just in the Survey Area and its immediate surroundings, but for those who lived elsewhere, from across the railroad tracks in the north of the city to the residential neighborhoods in the very south and southeast. Its institutions provided a social life for African Americans who were confronted with discrimination and segregation, be it predominately White churches that excluded them or businesses that physically separated them. The Ferry Street School may have been built as a segregated schoolhouse, but it was a project supported by the Black community in the 1860s as a way to improve the education of their children who had been previously forced to

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<sup>450</sup> "Well Known Artist Died Last Night," *Niles Daily Star*, January 14, 1914, 1.

<sup>451</sup> Peebles, "Lottie Wilson: Michigan's Forgotten Black Artist," 16.

<sup>452</sup> Harlan and Irene Tolbert lived there as renters with their daughter Sarah in 1910 ("1910 United States Census").

<sup>453</sup> "Lottie E. Wilson Artist," 1982, Biography, Lottie Wilson, Niles District Library.

<sup>454</sup> State of Michigan, Department of State, "Certificate of Death: Lottie Moss"; and "Well Known Artist Died Last Night," 1.

<sup>455</sup> The address for the house on Pucker Street is not known, but it was "just north" of 2580 Pucker according to a neighbor who had lived next door ("Adolph Knott Note"). No buildings built before 1900 remain in that vicinity.

learn in an old and dilapidated building. The Prince Hall Masons, who were not originally located in the neighborhood, moved there in the mid-twentieth century, and its members were long connected with the neighborhoods' churches. Mount Calvary Baptist Church and Franklin AME continually provided for not just spiritual life, but a social one.

The desire to improve the community endures to this day. Although in May of 2023 a fire severely damaged the Ferry Street School building, then the Ferry Street Resource Center, discussions immediately began on the possibility of preserving portions of its walls to integrate into a memorial. The archaeological potential of the school site may also be a source of community empowerment and education. After being temporarily displaced, the Center returned to the neighborhood, moving its operations across the street to 317 North Seventh Street, a renewed source of strength for the community.

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## Appendix A: United States Census Data

This Survey used data from the United States Census that had not been collected previously. The table below gives the numbers of African Americans who lived in Niles and the number of separate residences from 1840 to 1950. (United States Census records are only publicly available through 1950 at the time of writing this report.) The terms used to identify African Americans changed over time: these numbers include those called “Colored” (1840), “Black” and “Mulatto” (1850–1920), and “Negro” (1930–1950). Early Census data is much more limited in scope than later years. While Niles Township was enumerated by the Census in 1830, only White people were counted; African Americans were theoretically enumerated on separate sheets, but we could not locate such records. The 1840 Census covers the entirety of Niles Township, only a portion of which later became the city of Niles, and more precise location data was not collected. In 1850 Berrien County was enumerated as a whole and not subdivided by township, making it impossible to determine Niles’ population. Starting in 1860, the enumeration of the city of Niles was separated by the city’s four wards. Street names were first given in 1880, but not address numbers. Much of the 1890 Census data was lost in a fire or destroyed afterwards: we could find no records from Niles for that year. Full addresses of the residents counted were first given in the 1900 Census.

### United States Census Data for Niles, Michigan

Year	No. of African Americans	No. of residences with African Americans
1840	20	10
1850	N/A	N/A
1860	128	23
1870	164	42
1880	157	39
1890	N/A	N/A
1900	135	55
1910	150	52
1920	150	47
1930	255	73
1940	220	54
1950	385	97

The arbitrary nature of racial classification must be emphasized: these entries were filled by census enumerators and did not necessarily represent how the residents identified themselves. One example is an entry in the 1880 Census. Joseph Wilson, a Black man, lived with his wife Pamelia Wilson, a White woman, in Niles’ First Ward with their three children, George, Rachael, and Lucy. Only George was listed as “mulatto,” while Rachael and Lucy as “White” despite being the couple’s children. The Census enumerator made a note in the margin that he did not believe their mother’s statement that all three were the couple’s own children since Rachael and Lucy seemed to him to be White.

Finally, these numbers may be slightly inaccurate, partially due to the onerous nature of manually counting census entries. There is also the possibility that African Americans were under-counted, though exactly by what amount or if this was a pervasive issue is unknown. One example of this can be seen in John Marks, the tanner who was the first known African American inhabitant of Niles. Histories and newspapers document him living in the area during both of the 1830 and 1840 censuses, but neither one records him as a head of a household. It is possible that he lived with another family, however, or that he was temporarily outside of the city.

## Appendix B: Addresses in Niles

Documents concerning buildings in the Ferry Street neighborhood and elsewhere in Niles often use address numbers that are different than the present-day ones and, in some cases, have changed multiple times. City directories are helpful, and Sanborn fire insurance maps often (but not always) list old addresses next to new ones, but difficulties arise since addresses changed in a piecemeal manner and early addressing schemes were inconsistent. One example is the present-day 520 Ferry Street, now a vacant lot. In 1900 it was 508 Ferry, but Sanborn maps note that it had recently changed from 509 Ferry. In 1907 the house there had two addresses, 506 and 508 Ferry. Then in 1914 it was only 506 Ferry until it became 520 Ferry in 1925. This one building therefore had at least four different addresses (and possibly a fifth undocumented one, since early on in the neighborhood's history, much of Ferry Street had two-digit addresses).

Early settlers in Niles did not have a formal address system, but by 1874–1875, when the first directory of the city that we could find was published, some buildings had numbered addresses. Many did not, however, and were simply referred to directionally (e.g., on the northeast corner of Ferry and North Seventh Streets). Those that did have address numbers often only had two digits, though some had three.

By 1884 most of Niles' buildings had address numbers, and many that had had them previously had been renumbered (e.g., in 1874 Calvin Wilson's barber shop was 81 Second Street, located north of Main Street, but by 1884 Sanborn maps show no 80 block on Second). Addresses even on a single block, however, could be mixed in a variety of ways: buildings with two-digit addresses could be right next to those with three-digit ones, and even and odd numerals were on the same side of the street (e.g., in 1884 the east side of Second Street, north of Main and south of Sycamore, had buildings numbered, going north to south, 61, 63, 65, 67, 69, 712, 75, 713, 714, 715 [sic], while the west side of the street had 728, 729, 730, 731, 732, 74 [sic]).

Between 1884 and 1925, numerous addresses were changed, sometimes when streets were renamed. Front Street south of Main Street became South Front Street (no longer extant) between 1895 and 1900, so 1900 Sanborn maps show that the old 500 block addresses were converted to 200 (north of Cedar) and 100 (south of Cedar) block addresses. Some addresses changed for unknown reasons and not at the same time as others on the same street. According to Sanborn maps, Main Street in the downtown area had only two digit-address in 1884; then by 1889 Main west of Third Street had three-digit ones; only between 1895 and 1900 did Main east of Third also adopt three-digit addresses.

The lack of a cohesive addressing system in Niles was the source of some frustration to residents at least as far back as 1892. A *Niles Daily Sun* column from that year discusses the compilation of a new city and county directory:

It seems a pity that our city authorities do not adopt a proper system of numbering, locating them by the points of the compass and figures to show the number of the house from the nearest intersecting street is all well and good in its way, and answers the same purpose as a number but in a city of our population it is to say the least unsatisfactory.<sup>456</sup>

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<sup>456</sup> "Our New City and County Directory," *Niles Daily Sun*, January 9, 1892, 4.

It was not until June 30, 1925, that Niles' addresses were comprehensively renumbered to the system that remains in current use.<sup>457</sup> This had been planned since at least June 9, 1924, when the city passed an ordinance giving the Board of Public Works the right to shut off the water service to places which had not properly been renumbered by their owners.<sup>458</sup> Broadway Street became the new divide between numbered streets running north and south, whereas before it had been Main Street (e.g., a portion of South Fifth Street between Main and Broadway became North Fifth Street). A few buildings still did not have numeric addresses at this time, but these were generally on the outskirts of the city. There were also some minor address changes that occurred later: for instance, the address of Franklin AME Church up to the 1960s was 809 Sycamore, with the parsonage next door 807; now they are 811 and 809 Sycamore, respectively.

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<sup>457</sup> *Niles City Directory 1925*, 25.

<sup>458</sup> *Ibid.*

## Section III: Data and Identification Forms

### Index List of Surveyed Properties

Number	Street	Historic Name	Common Name	Eligibility
217	Fifth	House	Vacant lot	Not eligible
221	Fifth	House	Vacant lot	Not eligible
309	Fifth	Barlow's Laundry and Dry Clean	Seven Days Party Place / Vacant unit / In the Cut Barber Shop	Not eligible
323	Fifth	Calvin and Henrietta Wilson House/Lottie Wilson and Daniel Moss House	Michael Dunbar House	Contributing/Eligible
401	Fifth	House	House	Not eligible
407	Fifth	House	House	Not eligible
417	Fifth	Hospital	House	Not eligible
421	Fifth	House	House	Not eligible
221	Sixth	House	Two-family House	Not eligible
308	Sixth	Ella A. Tibbetts House	Alan Molica House	Contributing
314	Sixth	Fred G. Saurs House	Dwight Greer House	Contributing
317	Sixth	Sarah E. and Charles Rossman House	Dowagiac Properties LLC House	Contributing
321	Sixth	House	Vacant lot	Not eligible
410	Sixth	Arthur C. Lambert and Rosa E. Lambert House	Dale Little and Nancy J. Little House	Contributing
214	Seventh	House	Parking lot	Not eligible
215	Seventh	House	Earl and Jean S. Ogden House	Not eligible
223	Seventh	Amos Ribble House	Ogden Earl Dean Trust House	Not eligible
317	Seventh	Cleveland D. Hipshier House	Ferry Street Resource Center	Contributing
323	Seventh	Saint Paul's Evangelical Lutheran Church, John W. Moore Lodge No. 42 and Miriam Chapter No. 56	John W. Moore Lodge	Contributing/eligible
402	Seventh	House	Vacant lot	Not eligible
215	Eighth	Apartment Flats	Apartment flats	Not eligible
216	Eighth	Harry Clark House	House	Not eligible
307	Eighth	House	Vacant lot	Noncontributing
311	Eighth	House	Vacant lot	Noncontributing
315	Eighth	Janie L. Randall House	Regan Tucker House	Noncontributing
316	Eighth	House	Vacant lot	Noncontributing
321	Eighth	Niles Pattern Works	Two-Family House	Contributing

409	Eighth	Maud E. Huss House	Sonya Jo Phillips House	Contributing
410	Eighth	Theodore and Bertha Williams House	Michael J. O'Toole and Linda S. O'Toole House	Contributing
310	Ninth	House	House	Contributing
313	Ninth	Percy and Doris Finley Gay House	Mary Jane Skinner House	Not eligible
319	Ninth	House	House	Not eligible
513	Ferry	House	Vacant lot	Not eligible
514	Ferry	Albertina Keyser and Rudolph Keyser House	Dwight E. Greer and Evelyn Watts Greer House	Contributing
520	Ferry	John Camp House/Vacant lot	Vacant lot	Noncontributing
521	Ferry	House	Vacant lot	Not eligible
527	Ferry	Paul and Bertha Trautvetter House	Brandon Quist House	Contributing
528	Ferry	Carrie Porter House/Mt. Calvary Baptist Church Parsonage	Mount Calvary Baptist Church annex	Contributing
601/609	Ferry	Second Baptist Church	Mount Calvary Baptist Church	Contributing
608	Ferry	House	Vacant lot	Noncontributing
615	Ferry	Martha Brown House	Ronnie R. Rogers, Jr. House	Noncontributing
620	Ferry	Ferry Street School/Ferry Street Resource Center	Ferry Street School Site	Contributing
703	Ferry	Simon and Anna Backman House	Robyn L. Schwarz House	Contributing
709	Ferry	Clara Rossow House	William R. Robison and Carol A. Robison House	Contributing
710	Ferry	Francis Quinn and Louisa Quinn House/St. Paul's Evangelical Lutheran Church	Verlin Lavern Williams, Gladys Williams, and Patricia L. Kachur House	Contributing
712	Ferry	Merrill and Anna London House	Verlin Lavern Williams, Gladys Williams, and Patricia L.	Contributing
713	Ferry	William and Rebecca Davis House	Dora Webb House	Contributing
721	Ferry	Arthur White and Grace White House	Willie and Beatrice Stewart House	Contributing

722	Ferry	William Davis House	Verlin L. Williams, Gladys Williams, and Patricia L. Kachpur House	Contributing
801	Ferry	Alexander and Minnie C. Griffin House	Paul W. and Rosalee Adams House	Contributing
804	Ferry	Troost Park	Troost Park	Contributing
809	Ferry	Vacant lot	Vacant lot	Not eligible
810	Ferry	Ole Ottison House	DSV SPV1 LLC House	Noncontributing
813	Ferry	Vacant lot	Vacant lot	Not eligible
814	Ferry	Edwin Buckle House	Savita Purlee-Ludwick House	Noncontributing
510	Sycamore	Vacant lot	Vacant lot	Not eligible
516	Sycamore	House	Circle Federal Credit Union	Not eligible
519	Sycamore	House	Glass Doctor of Niles	Not eligible
524	Sycamore	House	Garage (Brown Funeral Home)	Not eligible
529	Sycamore	Arthur Roach House	Joann Milligan House	Not eligible
604	Sycamore	Rev. Fredrick R. Rahn and Mary (Durst) Rahn House	Danielle Russell House	Not eligible
609	Sycamore	Saint John's United Church in Christ	Saint John's United Church in Christ	Eligible
610	Sycamore	Apartment flats	Apartment flats	Not eligible
614	Sycamore	House	Parking lot	Not eligible
620	Sycamore	House	Parking lot	Not eligible
623	Sycamore	House	Parking lot	Not eligible
701	Sycamore	Joel and Emily L. Cross House	James Gipson House	Contributing
707	Sycamore	Dr. Oscar C. Danielson and Edna J. Danielson House	Ronald F. Colman and Sherry L. Coleman House	Contributing
713	Sycamore	James A. Marshall House	Dwight Weimer House	Contributing
716	Sycamore	House	House	Not eligible
722	Sycamore	House	House	Not eligible
723	Sycamore	Patrick Tynan House	Kevin P. Haynes and Kayla Thompson House	Contributing
804	Sycamore	House	House	Not eligible
809	Sycamore	Franklin African Methodist Episcopal Church Parsonage	Franklin AME Church parsonage	Contributing
810	Sycamore	House	House	Not eligible
811	Sycamore	Franklin African Methodist Episcopal Church; African Methodist Episcopal Church	Franklin AME Church	Contributing

814	Sycamore	Britton Ice House	Vacant lot	Not eligible
815	Sycamore	Schuyler Finley House	Franklin AME Church Residence	Contributing

### **Identification Forms with Photographs**

# Michigan SHPO Architectural District/Complex Identification Form



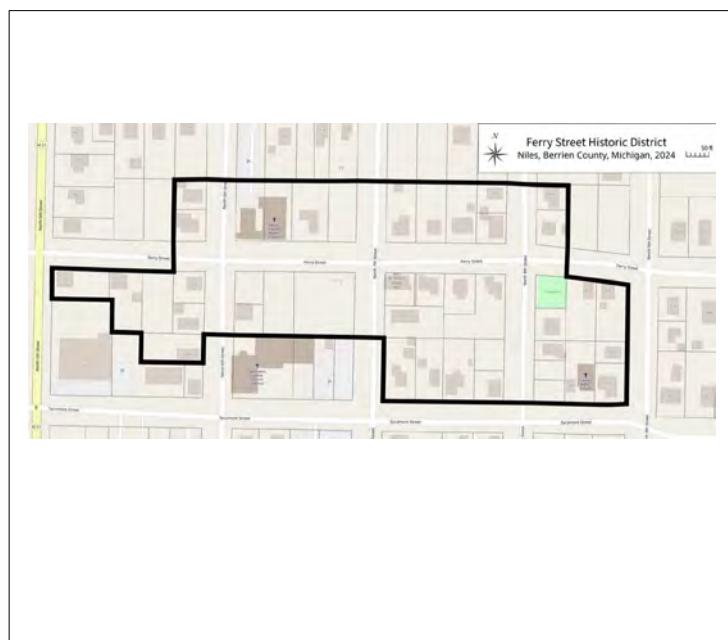
## District Overview and Location

District/Complex Historic Name	Ferry Street Historic District			
Current/Common Name	Ferry Street Historic District			
Roughly bounded by streets	527–801 north side of Ferry Street; 514–814 south side of Ferry Street; 701–815 north side of Sycamore; 323 North 5th Street; 308–410 North Sixth Street; 307–402 North Seventh Street; 307–410 North Eighth Street; and 310 North Ninth Street			
City, State, Zip Code(s)	Niles, Michigan, 49120			
County	Berrien			
Total Acres in the District	9.9			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>

## District/Complex Type

(Insert map or aerial photo with boundaries below.)

Commercial <input type="checkbox"/>	Rural/Farm Complex <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
Industrial <input type="checkbox"/>	



## District/Complex Information

Total Number of Resources	54
Contributing Resources	40
Non-Contributing Resources	14
Significant Dates	1867, 1888, 1945, 1951, 1959, 1971

For complexes provide a list of resources:

## National Register Eligibility

Is the district listed in the National Register?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, provide:	Date Listed:	NRIS #:
If not already listed, complete the information below:					
Eligible Under:	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>	
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>				
Not Eligible <input type="checkbox"/>					
Area(s) of Significance	Ethnic Heritage: Black, Social History				
Period(s) Significance	1867–1971				
Integrity – Does the district/complex possess integrity in all or some of the 7 aspects?					
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):	
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
Condition of District?	Good <input type="checkbox"/>		Fair <input checked="" type="checkbox"/>	Poor <input type="checkbox"/>	
Threats to Resource?	Demolition, a some vacant buildings				

Survey Date	November 2023	Recorded By	T. Boscarino
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative District/Complex Description**

*Provide a detailed description of the district/complex, including general character of the district/complex, types of buildings and structures including outbuildings and bridges, and the qualities distinguishing the district/complex from its surroundings. This is required for all districts/complexes.*

The Ferry Street Historic District comprises fifty-three resources located on four blocks of Ferry Street and two blocks of Sycamore Street, both east-west streets of a primarily residential neighborhood a few blocks northeast of downtown Niles, in Berrien County, Michigan. The buildings in the district constitute a significant concentration of community institutions and residences of prominent individuals, connected by their historic associations. The district follows a traditional, urban street grid, with most buildings oriented to face the east-west streets; a few buildings are oriented toward north-south streets. Lot sizes are roughly uniform, with nonresidential buildings scaled to fit within residentially sized lots. The only exception is a large church building (Mount Calvary Baptist Church at 601 Ferry Street), that occupies a larger parcel.

Contributing buildings date from around 1860 at the earliest (with several houses predating the 1867 start date of the period of significance) and reflect a diversity of architectural forms and styles from the late nineteenth and early twentieth centuries. Most buildings have seen alterations, such as aluminum siding, enclosed porches, and additions, illustrating the continued evolution of the neighborhood during the period of significance. Major construction activity in the district slowed by the mid-twentieth century and ceased in 1971 (the end date of the period of significance) with the completion of a substantial addition to Mount Calvary Baptist Church. Some buildings have been altered in subsequent decades, especially with vinyl windows and siding. The Ferry Street Historic District is bounded by newer, thoroughfare-oriented development to the west and southwest, properties to the north and east that generally include a higher proportion of vacant lots, and, to the south and southeast, properties that lack the strong historical associations of the district.

## **History of the District/Complex**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and recommended for other identification efforts.*

The Ferry Street neighborhood was and remains an important nexus for African American social and religious life in Niles. Its placement provided a geographical center for a Black population that lived not just in the district and its immediate surroundings, but for those who lived elsewhere, from across the railroad tracks in the north of the city to the residential neighborhoods in the very south and southeast. Its institutions provided a social life for African Americans who were confronted with discrimination and segregation, be it predominately White churches that excluded them or businesses that physically separated them. The Ferry Street School may have been built as a segregated schoolhouse, but it was a project supported by the Black community in the 1860s as a way to improve the education of their children who had been previously required to learn in an old and dilapidated building. The Prince Hall Masons, who were not originally located in the neighborhood, moved there in the mid-twentieth century, and its members were long connected with the neighborhoods' churches. Mount Calvary Baptist Church and Franklin AME continually provided for not just spiritual life, but a social one.

The Ferry Street neighborhood was not developed all at once; rather, individual homes and businesses appeared incrementally, with most being built from the 1860s through the early twentieth century. An 1860 map shows six buildings within the present-day district; by 1868 and 1873 this number increased to twenty-four. In many cases, however, the buildings that exist today are the second or third buildings to exist on their respective lots. Extant resources from the 1873 atlas are limited to four houses, at 317 North Sixth Street and 701, 713, and 723 Sycamore Street, that date to between 1860 and 1868 and are likely Greek Revival in original design (subsequent alterations have removed or obscured architectural details). The site of the Ferry Street School at 620 Ferry Street continues to be an important location within the district. The latter resource, once among the most significant buildings in the district, is now classified as a contributing site due to extensive fire damage that occurred in 2023; only a stabilized ruin remains. It was an 1867, one-room school building incorporating Italianate and Greek Revival elements that was expanded in 1903.

The district continued to evolve over the following decades along with the city's growing population. Particularly noteworthy are three religious buildings: Franklin African Methodist Episcopal Church (1888, at 811 Sycamore Street), Saint Paul's Evangelical Lutheran Church (1922, at 323 North Seventh Street, later the John W. Moore Lodge No. 42 and Miriam Chapter No. 56), and Mount Calvary Baptist Church (1951, at 601 Ferry Street). All are single-story, gable-front, hall churches. A few houses continued to be built in each decade until development

slowed in the 1920s. The small-scale, Craftsman-style, Niles Pattern Company (c. 1933–1935) at 321 North Eighth Street was the last complete nonresidential building to be built in the district. A Craftsman-style house (c. 1940–1942) at 707 Sycamore Street was the final residential building to be added. The latest major addition to a building occurred in 1971 when Mount Calvary Baptist Church was expanded with a large, Modern addition; it is now also the largest building in the district.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the district/complex's eligibility for the National Register, including an evaluation under the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all districts/complexes.*

The Ferry Street Historic District is eligible for listing in the National Register of Historic Places under National Register Criterion A in the areas of Ethnic History: Black and Social History at the local level of significance. Established in the 1840s, the historic district is significant as the long-time social center of the African American community in Niles. Niles had a relatively large African American population among Michigan cities, even before the Great Migration drew large numbers of Black migrants northward, and the district was a nexus even to those not living in the neighborhood.

In the early 1820s American settlers began to clear land for agricultural use. These pioneers included African Americans who formed a community in the Ferry Street area by 1848, when trustees of the Second Baptist Church purchased land in the district. Related resources include the site of the 1867 Ferry Street School (620 Ferry Street), a rare example of a segregated, one-room school building in Michigan built by and for African Americans. Two church buildings, the 1888 Franklin AME Church (811 Sycamore Street and the 1951 Mt. Calvary Baptist Church (601 Ferry Street) served as anchors of the African American community in Niles and beyond. The neighborhood was also home to prominent African American families in the city.

The significance of the Ferry Street neighborhood extends into the period of housing segregation (1920–1970). The community and its churches continued to serve as an important center for African Americans in Niles as residents confronted segregated institutions on into the 1960s. The first Prince Hall lodge in Michigan, established in Niles in 1857, moved to the district in 1959 (323 Seventh Street). The period of significance begins with the 1867 construction date of the Ferry Street School and concludes in 1971, with a large-scale expansion of the Mount Calvary Baptist Church building.

Integrity of design remains intact. Integrity of feeling and association is strongly supported by the several significant social or institutional buildings within the district, maintained in a manner reflecting their visual qualities and associations from the period of significance. Integrity of setting and location remain fully intact.

### References

*List references used to research and evaluate the district/complex.*

*Ferry Street Historic District, Berrien County, Michigan. National Register of Historic Places Registration Form (in review), 2024.*

### District Inventory

*Complete this form for the district as well as individual Michigan SHPO Architectural Resource Identification Form for each individual address.*

STREET ADDRESS	CITY/TOWNSHIP	COUNTY	YEAR BUILT	CONTRIBUTING? (YES OR NO)
514 Ferry St.	Niles	Berrien	c. 1860–1873	Yes

\*Use additional sheets as necessary

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	513 Ferry Street		
City/Township, State, Zip Code	Niles, MI 49120		
County	Berrien		
Assessor's Parcel #			
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.832081	Long: -86.253228
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>
	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>	

## Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	n/a	
Architectural Style	n/a	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/> Altered <input type="checkbox"/>		Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name	Vacant lot			
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

A vacant, grass-covered lot.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

A circa 1870, gabled-ell house was demolished sometime after 1979, leaving a grass-covered vacant lot with a few trees growing around its perimeter.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This property does not appear to be eligible for the National Register of Historic Places due to demolition.

## **References**

*List references used to research and evaluate the individual property.*

Niles Historical Survey, 1979; and Sanborn Map Company, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	514 Ferry Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831693	Long: -86.253329		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1860–1873	
Architectural Style	Mixed	
Building Form	T-plan	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Brick	
Window Materials	Wood	
Window Type	Sash (one-over-one)	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	1: garage (C)	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>	
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:		
Not Eligible <input type="checkbox"/>			Ferry Street Historic District		
Area(s) of Significance					
Period(s) of Significance					
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/>
Association <input checked="" type="checkbox"/>					
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s): c. 1910, c. 1960	
Historic Name	Albertina Keyser and Rudolph Keyser House				
Current/Common Name	Dwight E. Greer and Evelyn Watts Greer House				
Historic/Original Owner	Albertina Keyser and Rudolph Keyser				
Historic Building Use	DOMESTIC: single dwelling				
Current Building Use	DOMESTIC: single dwelling				
Architect/Engineer/Designer	Not known				
Builder/Contractor	Not known				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This T-plan house, originally one-and-one-half-stories, was later expanded to two full stories while keeping the same footprint. A Colonial Revival pediment over the front entrance may date from the time of that alteration. In place of a front porch is a tall-gabled entrance bay. Window openings are clearly altered, with a large picture window on the first floor and asymmetrical window openings on the second floor. Siding is vinyl but wood windows remain.

### **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

A building of this footprint first appears on the 1873 Lake map. Between the 1907 and 1914 Sanborn maps, the building changes from one-and-one-half to two stories. The tall, gabled entrance bay is an uncommon feature on a gabled-ell or T-plan house, and is likely a later alteration. By 1979, the building had at least one large picture window, as well as wood shingle siding (unlikely to be original to the building). A later application of vinyl siding has eliminated a round, attic window in the front entrance bay and covered rectangular window frames.

On 1836-11-9 Henry B. Hoffman and Elizabeth J. Hoffman sold the lot, along with over two dozen in H. B. Hoffman's Addition, to J. B. F. Russell for \$3,000. On 1838-2-12 John B. F. Russell sold it, along with many others, to Francis Peyton for \$1,750. On 1840-6-4 Francis Peyton sold it, along with many others, to John McClarty for \$3,000. On 1855-5-3 John McClarty sold it, along with several others, to Rodney C. Paine for \$90.

On 1862-4-18 Rodney C. Paine and Mary E. Paine sold it to George Klingspeigher for \$150. It is unknown when Klingspeigher sold it. On 1870-6-11 Rudolph Keyser sold it to Albertina Keyser for \$1. On 1872-5-3 Albertina Keyser and Rudolph Keyser sold it to William Berkholz and Charles Berkholz for \$1,100. On 1875-4-10 William Berkholz, Charles Berkholz, and Amelia Berkholz sold it to Harriet E. Bacon for \$1,500. On 1875-7-17 Harriet E. Bacon and Joseph S. Bacon sold it to John Ehrich for \$1,000.

On 1875-9-11 Calvin F. Wilson and Henrietta E. Wilson sold a strip of land, 7' wide, off from the lot to the west to John Ehrich for \$75. On 1877-11-20 John Ehrich sold the lot (along with the 7' strip of the lot to the west) to Henry Hirz for \$800. On 1888-11-24 Henry Hirz's estate sold it to Rudolph Wohlrab for \$480. On 1888-11-24 Rudolph Wohlrab and Bertha Wohlrab sold it to Charles Wohlrab for \$480. On 1891-3-14 Charles Wohlrab and Cecelia Wohlrab sold it to Paul Trautvetter and Bertha Trautvetter for \$600. On 1891-10-13 Paul Trautvetter and Bertha Trautvetter sold the lot to Charles F. Kitterer for \$650.00. Charles F. Kitterer remained at the house until he died on 1951-12-18, and his wife Emma Kitterer remained at the house until her death on 1962-7-30. On 1962-8-21 Helene Fraser (formerly known as Helene Kitterer) sold it to Keith Arbuckle for \$1. On 1979-9-26 Keith Arbuckle sold it to Arland O. Wall and Opal O. Wall for \$10,000. On 1981-7-8 Arland O. Wall and Opal O. Wall sold it to Thurston Gentry, Franklin D. Gentry, and Joyce Miller for \$6,035. On 1983-12-16 Thurston Gentry, Franklin D. Gentry, and Joyce Miller sold it to the current owners Dwight E. Greer and Evelyn Watts Greer for \$20,000.

### **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Although this building has been extensively altered, most alterations reflect the evolution of the building during the period of significance for the Ferry Street Historic District. Although later vinyl siding has obscured some of the building's architectural detail, this retains integrity of design and feeling, and reflects the Social History (Criterion A) area of significance as an example of a residential Ferry Street building. Is a contributing building to the Ferry Street Historic District. The building does not appear to be individually eligible for the National Register.

## **References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Graves Atlas, 1887; Lake Atlas, 1873; Niles city directories, various dates; Niles Historical Survey, 1979; and Sanborn Map Company, 1907, 1914, 1927, and 1937.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	520 Ferry Street		
City/Township, State, Zip Code	Niles, MI 49120		
County	Berrien		
Assessor's Parcel #			
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831526	Long: -86.252999
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>
	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>	

## Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	n/a	
Architectural Style	n/a	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name	Vacant lot			
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

A vacant lot containing several large, mature trees.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

A relatively small, rectangular house first appears in the 1873 Lake atlas. Sanborn maps show it was a single story and was demolished between 1927 and 1937. The lot has since remained vacant and contains several mature trees of various species.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Having lost its historic resource to demolition, this site is encompassed within the Ferry Street Historic District as a noncontributing resource.

## **References**

*List references used to research and evaluate the individual property.*

Geil Map, 1860; Lake Atlas, 1873; and Sanborn Map Company, 1927 and 1937.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	521 Ferry Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.832078	Long: -86.252988		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	n/a	
Architectural Style	n/a	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>		Altered <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Historic Name				
Current/Common Name	Vacant lot			
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

**Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

A vacant, grass-covered lot.

**History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This vacant lot formerly contained the Caroline Thompson House.

**Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This property does not appear to be eligible for the National Register of Historic Places as it its historic resource has been demolished.

**References**

*List references used to research and evaluate the individual property.*

City directories, various dates; Sanborn Map Company, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	527 Ferry Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831961	Long: -86.252756		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	1892	
Architectural Style	Vernacular or Italianate	
Building Form	T-plan	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Stone	
Window Materials	Vinyl	
Window Type	Sash	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Paul and Bertha Trautvetter House			
Current/Common Name	Brandon Quist House			
Historic/Original Owner	Paul and Bertha Trautvetter			
Historic Building Use	DOMESTIC: single dwelling			
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer	n/a			
Builder/Contractor	Paul Trautvetter			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This is a cross-gable, vernacular house, and the only building in the district with a coursed ashlar, stone foundation. It has been altered with a late-nineteenth century enclosed porch on the north elevation and, later, vinyl siding. The house is oriented with the longer volume on an east-west axis and the shorter, north-south volume facing south toward Ferry Street. Small, one-story additions have been made to the north elevation: one at the northwest corner of the house that filled in the "L" of the cross, and another that extends from the north elevation of the north-south oriented volume. Entrances are located at the enclosed porch, the east elevation, and at the addition on the north elevation. A short concrete retaining wall lines the parcel edge and abuts concrete sidewalks on the north and east sides of the parcel.

This building provides an uncommon example of a stone foundation within the Survey Area. The low, poured concrete retaining wall was likely added in the early twentieth century.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The overall form of the gable ends suggests Italianate style, but any detail that may have once existed has been removed or covered. Sanborn maps show an enclosed room at the west end of the porch was created by 1900 with the rest of the porch enclosed later. Vinyl siding and windows have been added but do not obscure the essential form and character of the building.

On 1842-2-8 Henry B. Hoffman and Elizabeth J. Hoffman sold the lot, along with over two dozen in H. B. Hoffman's Addition, to James M. Hill for \$2,000. On 1857-10-7 John Shaw and John B. Hoffman, executors of James M. Hill's will, sold the lot, along with several others, to Joseph C. Larimore for \$225.

On 1891-9-26 Joseph C. Larimore sold the lot (119 in H.B. Hoffman's Addition, i.e., 410 North Sixth and 527 Ferry), along with the one to the west to Paul Trautvetter, a German immigrant, for \$250. On 1903-1-20 Berth Trautvetter and Paul Trautvetter sold it (119 in H.B. Hoffman's Addition, i.e., 410 North Sixth and 527 Ferry) to Adam E. Wenzel and Adam P. Wenzel for \$160. On 1903-1-20 Adam E. Wenzel sold it to Adam P. Wenzel for \$1. On 1919-3-26 Adam P. Wensel (Wenzel) and Lucile Wensel (Wenzel) sold it to Arthur C. Lambert and Rosa E. Lambert for \$1. On 1932-3-5 the Lamberts defaulted on a mortgage from John B. Keller and Melinda Keller.

On 1944-8-23 John B. Keller and Melinda Keller sold the southern portion of the lot (i.e., 527 Ferry) to Katherine Louise Righter for \$1. On 1960-3-17 Katherine Louise Righter sold it to Kenneth J. Clingenpeel and Marie J. Clingenpeel for \$1. On 1963-4-39 Kenneth J. Clingenpeel and Marie J. Clingenpeel sold it to Katherine Louise Righter for \$1. Ownership is unknown until on 1982-6-11 Charles W. Pease and Patricia A. Peace sold it to John A. Pearson, an African American Man, and Lucy Helen Pearson for \$11,500 (John Pearson had been living in the house since 1965). On 2012-8-13 the Lucy Helen Pearson estate sold it to Dion L. Bice, Sr., for \$25,000. On 2013-7-17 Dion L. Bice, Sr., sold it to Kenneth Strickland for \$100. On 2017-12-4 Kenneth Strickland sold it to Brandon Quist for \$24,500.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Despite diminished integrity of materials, the building is contributing to the Ferry Street Historic District. The coursed stone foundation and concrete retaining wall are noteworthy in that they are examples of features not

found elsewhere in the district. It is also a rare example of a house in the district whose builder is known. Paul Trautvetter, a German immigrant and mason, completed the house in 1892.

The building reflects the area of Social History (Criterion A) as an example of a residential Ferry Street building retaining integrity of location, setting, feeling, and association. It does not appear to be individually eligible for the National Register.

## References

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Lake Atlas, 1873; *Manual of Freedmen's Progress*, 1915; Niles city directories, various dates; *Niles Daily Star*, July 26, 1892, 3; and Sanborn Map Company, 1900, 1907, and 1937.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	528 Ferry Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831649	Long: -86.252724		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	



## Architectural Information

Construction Date	c. 1920	
Architectural Style	Prairie	
Building Form	Foursquare	
Roof Form	Pyramidal	
Roof Materials	Asphalt	
Exterior Wall Materials	Aluminum	
Foundation Materials	Concrete block	
Window Materials	Vinyl, aluminum	
Window Type	Sash, slider	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>	
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:		
Not Eligible <input type="checkbox"/>			Ferry Street Historic District		
Area(s) of Significance					
Period(s) of Significance					
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/>
Association <input checked="" type="checkbox"/>					
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):	
Historic Name	Carrie Porter House/Mt. Calvary Baptist Church Parsonage				
Current/Common Name	Mt. Calvary Baptist Church Helping Hands Ministry				
Historic/Original Owner	Carrie Porter				
Historic Building Use	DOMESTIC: single dwelling; RELIGION: church-related residence				
Current Building Use	RELIGION: church-related residence				
Architect/Engineer/Designer	Not known				
Builder/Contractor	Not known				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This foursquare building has a foundation is of rock-face, concrete block. Concrete steps lead to full-length front porch with hip roof. The upper story of the front (north) facade is symmetrically articulated with paired, mullioned windows; elsewhere, openings are irregularly arranged. Alterations appear to date from the 1960s or 1970s and include an enclosed front porch with projecting, aluminum awning, aluminum door, and aluminum slider windows, along with aluminum siding on the entire building. A pyramidal roof caps the building.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The building has been altered with an enclosed porch and aluminum siding and, later, vinyl windows. Aluminum windows remain on the enclosed porch.

This single-family house became the parsonage for Mount Calvary Baptist Church in 1963 and continued serving that role into the 2000s. It is now the Helping Hands Ministry and provides community services including a food pantry. A present-day identification sign has been added reflecting the current use.

On 1842-2-18 Henry B. Hoffman and Elizabeth J. Hoffman sold the lot, along with over two dozen in H. B. Hoffman's Addition, to James M. Hill for \$2,000.

On 1861-3-25 John H. Skinner and Amanda M. Skinner sold the whole lot (120 in H. B. Hoffman's Addition, i.e., 528 Ferry and 314 North Sixth) to Moses Davis for \$130. On 1861-3-25 Moses Davis and Sarah Davis sold it to Watson Gray for \$140, but either that sale was not completed or Gray sold it back, since on 1864-10-12 Moses Davis and Sarah Davis sold it to Marrs Benjamin for \$800. On 1870-1-22 Benjamin Marrs and Rachel Emaline Marrs sold the property to George L. Antisdel for \$800. On 1902-4-12 George L. Antisdel, Sr., and Lucretia Antisdel sold it to Willey A. Winborn and Alexander Winborn for \$700. On 1903-7-15 Willey A. Winborn and Alexander Winborn sold it to John W. Bracken and Mary C. Bracken for \$800. On 1921-9-30 John W. Bracken and Mary C. Bracken sold it to Samuel A. Ashton and Anna M. Ashton for \$1.

On 1922-9-12 Samuel A. Ashton and Anna M. Ashton sold the northern half of the lot (120 in H. B. Hoffman's Addition, i.e., 528 Ferry) to Carrie Porter for \$1. On 1946-2-6 Carrie Porter sold it to Harold G. Krueger and Lucille V. Krueger for \$1. On 1951-5-26 Harold G. Krueger and Lucille V. Krueger sold it to Jack Morris and Pearl M. Morris for \$1. On 1962-11-28 Jack Morris and Pearl M. Morris sold it to Richard Kunzi and Bertha Kunzi for \$1. On 1963-3-11 Richard and Bertha Kunzi sold it to Mount Calvary Baptist Church for \$1.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

The building contributes to the Ferry Street Historic District, particularly the areas of Ethnic Heritage: Black (Criterion A) for its association with Mount Calvary Baptist Church and Social History (Criterion A) as an example of a residential Ferry Street building retaining integrity of location, setting, feeling, and association. It does not appear to be individually eligible for the National Register.

## References

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Interview with Rev. Bryant Bacon of Mount Calvary Baptist Church; Niles city directories, various dates; and Sanborn Map Company, 1927 and 1937.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	601 Ferry Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831953	Long: -86.2523		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	



## Architectural Information

Construction Date	1951, addition 1971	
Architectural Style	Mixed	
Building Form	Hall church	
Roof Form	Gable, flat	
Roof Materials	Asphalt	
Exterior Wall Materials	Brick	
Foundation Materials	Brick	
Window Materials	Aluminum	
Window Type	Slider, awning, fixed	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	1: carport (NC)	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance	1951–1971			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s): 1971
Historic Name	Mt. Calvary Baptist Church			
Current/Common Name	Mt. Calvary Baptist Church			
Historic/Original Owner	Mt. Calvary Baptist Church			
Historic Building Use	RELIGION: religious facility			
Current Building Use	RELIGION: religious facility			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known; L. Haley (1971 addition)			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The original building 1951 section is a gable-roof hall church at the northwest corner of Ferry Street and North Sixth Street. Its primary facade, facing south to Ferry Street, is no longer visible from the street due to a 1971 addition, but remains exposed on the building interior. A half-story above grade on a raised basement, the building was formerly accessed by nine concrete steps centered on the three-bay facade. Original double doors, no longer extant, were sheltered by a cantilevered, hip-roof overhang. The entrance was flanked by four-over-one wood sash windows; the same windows also filled three openings on the east and west sides of the building, paired and separated by mullions on each. The 1951 building is clad in grayish-pink face brick. A short, cubical tower at the south end of the roof ridge is topped in pyramidal roof with visible rafter ends.

A much larger addition, begun in 1970 and completed in 1971, includes a flat-roofed, single-loaded entry hallway, accessed by a half-story flight of steps fronting on the North Sixth Street sidewalk, and cutting perpendicularly across the original facade. At the top of the steps, a glazed aluminum window-and-door system provides access to the interior. The hallway continues to the east, connecting the original building to a much larger, single-story, church hall begun in 1970 and completed in 1971. The new hall is a tall, single-story with a moderately pitched gable roof, reflecting the Modern or California Modern style. The entire front (south) facade, comprising both the entry hallway and the front-facing gable of the church hall, is glazed with thirteen bays of rolled steel windows, filled with textured glass panes in varying shades of orange, blue, and green. Above a foundation of light tan-colored brick and topped with a sandstone water table are spandrels clad in corrugated fiberglass, on a lower level, and coarse-aggregate stucco panels on an upper level. Each bay of windows is separated by a thin, sandstone pier, with sandstone quoins at each end of the facade.

To the north of the building is a large asphalt parking lot.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The current church was completed in 1951 as Mount Calvary Baptist Church, additions begun 1970 and completed 1971, making it the largest building in the district. The 1951 church building is visible on the west and north facing sides of the building. Brick walls and aluminum windows on the 1951 portion likely date from the 1971 construction; a wood clapboard steeple with exposed rafters remains visible.

Completion of the 1971 addition was difficult due to difficulties with a contractor who did not complete the work and left with money that had been owed to subcontractors. A contractor named "L. Haley" is listed on a building inspection record from 1970, but it is not known if this was the contractor who absconded with the church's funds or a later contractor who came in to complete the work.

The parking lot to the north formerly contained a two-story, Classical Revival parsonage that was demolished between 1958 and 1965. The 1951 building also replaced an earlier church building at the same location, with similar, though smaller, footprint and massing. It was completed in 1873 and demolished in 1950.

The 1873 frame church church was built on the southern half of the lot (160 H. B. Hoffman's Addition). On 1836-11-9 Henry B. Hoffman and Elizabeth J. Hoffman sold the lot, along with over two dozen in H. B. Hoffman's Addition, to J. B. F. Russell for \$3,000. On 1838-2-12 John B. F. Russell sold it, along with many others, to Francis Peyton for \$1,750. On 1840-6-4 Francis Peyton sold it, along with many others, to John McClarty for \$3,000. It is unknown when John McClarty sold it. On 1845-10-9 Cogswell K. Green sold it, along with many others, to Rodney C. Paine for \$50.

On 1864-12-2 Rodney C. Paine sold the southern half of lot 160 to Second Baptist Church for \$50 (although it was only recorded on 1878-5-13).

The north half of the lot was acquired later. On 1896-10-24 Stanley W. Turner sold the north half of the lot, along with lots 161 and 162 of H. B. Hoffman's Addition, to John G. Holmes for \$3.76. On 1898-1-17 John G. Holmes and Juliette Holmes sold the lots to Orville W. Coolidge for \$15.50. On 1899-3-4 Orville W. Coolidge and Katie P. Coolidge sold the north half of the lot to Second Baptist for \$45.

The eastern portion of the current church (much of the 1971 addition) rests on a separate parcel (the west 60' of lot 161 of H. B. Hoffman's Addition). On 1941-4-10 Charles E. Brown and Retta Brown sold lot 161 to John D. Hickerson and Montana Hickerson for \$1. On 1960-11-3 David Hickerson, John D. Hickerson, and Alfreda Hickerson sold the current parcel (the west 60' of lot 161) to Mount Calvary Baptist Church for \$1.

### **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

The 1971 alterations reflect the growth and continued importance of the congregation within the community. The building has seen no alterations since 1971, thereby retaining a high degree of integrity reflecting the Ferry Street Historic District. It is a contributing building.

Expressing a Modernist facade unaltered from the period of significance, the building retains all seven aspects of integrity. As social center of the Ferry Street community from 1950 into the present day, it is a contributing building to the eligible Ferry Street Historic District as it expresses the themes of Ethnic Heritage and Social History (Criterion A).

### **References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Geil Map, 1860; Lake Atlas, 1873; Niles Building Safety Division, "Inspection Record: Footing; 601 Ferry," June 16, 1970; Niles, Churches, Mount Calvary Church file, Niles District Library; Niles, Churches, Second Baptist Church file, Niles District Library; and Sanborn Map Company, various dates.



The building in 1951. Image from 1976 Mt. Calvary church directory.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	608 Ferry Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831516	Long: -86.252028		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	n/a	
Architectural Style	n/a	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/> Altered <input type="checkbox"/>		Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name	Vacant lot			
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

A grassy lot with mature trees at its east and west edges.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This lot formerly contained three small buildings: a single-story house, single-story grocery store, and single-bay garage. These have been demolished sometime after 1965.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Having lost integrity due to demolition, this site is encompassed within the Ferry Street Historic District as a noncontributing resource.

## **References**

*List references used to research and evaluate the individual property.*

Niles city directories, various dates; and Sanborn Map Company, 1937.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	615 Ferry Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.832025	Long: -86.251823		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1900–1907	
Architectural Style	Not known	
Building Form	Gabled ell	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Sash	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Martha Brown House			
Current/Common Name	Ronnie R. Rogers, Jr. House			
Historic/Original Owner	Martha Brown			
Historic Building Use	DOMESTIC: single dwelling			
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

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## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

A two-story, gabled-ell house with front porch removed and window openings reduced in size or eliminated altogether due to the introduction of vinyl siding and replacement windows.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The form and massing of this building has been altered greatly over the years. It first appears as a one-and-one-half-story, gabled-ell building on a 1907 Sanborn map. Rock-face concrete block on the gable-front portion suggests that this part of the building dates from that period, smooth concrete block on the western ell suggest this portion was reconfigured later. By 1937 the building was two stories, likely with the western ell demolished and rebuilt with a larger footprint. Vinyl siding and a nonhistoric porch have been added; window openings appear to have been reduced to accommodate the new windows and siding.

The parcel includes two lots (part of 161 and all of 162 of H. B. Hoffman's Addition). On 1856-6-3 Henry B. Hoffman sold the two lots (161 and 162 in H. B. Hoffman's Addition), along with more than a dozen others to James H. Henderson for \$800. On 1857-9-29 James H. Henderson and Emily S. Henderson sold the two, along with four other lots, to Moses Davis for \$300. On 1873-4-21 Moses Davis and Sara Davis sold the two lots to Jacob Neal for \$1. On 1876-6-4 Jacob Neal and Mary E. B. Neal sold them, and the northern half of lot 160, to Isaac Moss for \$400. It is unknown when Moss sold them. On 1896-10-24 Stanley W. Turner sold them to John G. Holmes for \$3.76. On 1898-1-17 John G. Holmes and Juliette Holmes sold them to Orville W. Coolidge for \$15.50. On 1904-7-18 Orville W. Coolidge and Katie P. Coolidge sold them Martha Brown for \$150. On 1935-10-14 Sinica Brown sold them to Charles E. Brown and Retta Brown for \$1. On 1941-4-10 Charles E. Brown and Retta Brown sold them to John D. Hickerson and Montana Hickerson for \$1. On 1970-6-12 John D. Hickerson and Alfreda L. Hickerson sold them to Edward G. Vanacker and Shirley M. Vanacker for \$10,000. On 1985-11-12 Edward G. Vanacker and Shirley M. Vanacker sold them to Demps Adams, James Adams, and Viola E. Kraus for \$7,500. On 1989-4-21 Viola E. Voelker (Kraus) sold them to Andrew Kevin Bueter for \$16,500. On 2001-8-13 Andrew Kevin Bueter and Robin A. Bueter sold them to Ronnie R. Rogers, Jr., for \$25,000.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

The addition of vinyl siding and windows, the reduction in size of openings, and the removal of the historic porch have compromised the building's integrity. It is located within the eligible Ferry Street Historic District and remains associated with the theme of Social History, but is noncontributing as it has lost integrity of design, materials, workmanship, and feeling due to extensive alterations.

**References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Niles city directories, various dates; and Sanborn Map Company, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	620 Ferry Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831641	Long: -86.251586		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	



## Architectural Information

Construction Date	1867, addition 1903	
Architectural Style	Mixed	
Building Form	One-room school	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Brick	
Foundation Materials	Stone	
Window Materials	Wood	
Window Type	Sash (nine-over-six)	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Education, Ethnic Heritage: Black, Social History			
Period(s) of Significance	1867-1951			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>
Association <input checked="" type="checkbox"/>				
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s): 1976, 2023
Historic Name	Ferry Street School/Ferry Street Resource Center			
Current/Common Name	Ferry Street School Site			
Historic/Original Owner	Niles School District Number One			
Historic Building Use	EDUCATION: school			
Current Building Use	VACANT/NOT IN USE			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

One of the oldest, and the most architecturally significant, buildings in the Survey Area is the Ferry Street School, an 1867, common red-brick, one-room school building with a 1903 addition. The original section is masonry while the addition is of frame construction with brick veneer.

The primary mass of the building is a symmetrical, two-bay, gable-front edifice oriented north to face Ferry Street. It sits on a foundation of coursed fieldstone. Three concrete steps lead to a double, wood-panel door surmounted by a four-light transom with round-arched fan-light window opening above. These, and all other windows, are wood: four-over-two on the front (north) facade and nine-over-two on the sides; windows have limestone sills and are topped by segmental brick arches.

A 1903 addition closely matches the 1867 mass in style. On a poured concrete foundation, the plane of its facade is set back a few feet from the original, with its gable roof oriented perpendicularly. It matches the original in its red brick and wood sash windows with stone sills and brick arches; these windows are two-over-two. Somewhat wide, visually prominent, wood vergeboards wrap around the entire building. On the rear (south elevation) of the building is a small, low-sloped hip-roof addition in brick, added in the 1900s or 1910s, later extended further with concrete block. Missing, due to 2023 fire damage, are the entire roof of the building as well as the west wall of the 1903 addition.

The building is largely without decorative details particular to a specific architectural style; the narrow, arched window openings and wide vergeboards show a slight Italianate influence while the four-light transom reflects the Greek Revival style.

On the exterior, the building shows no noticeable alterations from its early twentieth-century appearance. At some point, the brick was painted white, but this paint was removed during a 1976 restoration. That effort largely focused on the interior of the building, recreating the appearance of the 1870s, one-room school building. The interior, however, appears to be largely destroyed.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Built in 1867 as a one-room school; 1903 addition. 1976 restoration largely focused on the interior. On May 12, 2023, a fire severely damaged the building, causing the roof to collapse, as well as the side addition's floor to fall into the basement.

Known simply as "Colored School" prior to 1871. Segregated school closed due to integration in 1872, reopened in 1875. Addition with basement, 1903. Closed in 1951, reopened 1956 as School for Exceptional Children, closed 1975, restored 1976. A small concrete block addition of unknown date was removed. Used as museum 1985–2001, 2004 sold to Greater Niles Development Corporation and became Ferry Street Resource Center. Fire on May 12, 2023.

The Ferry Street School was built spanning two lots, 156 and 157 of H. B. Hoffman's Addition.

On 1836-11-9 Henry B. Hoffman and Elizabeth J. Hoffman sold lot 156 of H. B. Hoffman's Addition, along with many others, to Gordon S. Hubbard for \$3,000. On 1837-7-14 Gordon S. Hubbard and Elenora C. Hubbard sold the lot, along with many others, to Horatio I. Lawrence for \$4,800.

On 1844-1-24 Horatio I. Lawrence and Mary L. Lawrence sold lot 156 to Philemon Sampson for \$25. On 1845-5-17 Philemon Sampson and Betsy Sampson sold lot 156 to William Dougan for \$25. On 1845-7-3 William Dougan and Ann Dougan sold it, along with several others, to Henry H. Halsey for \$80. On 1857-2-3 Henry H. Halsey and Lucinda Halsey sold it, along with several others, to Joseph C. Larimore for \$200. On 1867-9-6 Joseph C.

Larimore and Mary Y. Larimore sold lot 156 of H. B. Hoffman's Addition (i.e., the eastern half of the Ferry Street School property) to Niles School District Number One for \$250.

On 1836-11-9 Henry B. Hoffman and Elizabeth J. Hoffman sold lot 157 lot, along with over two dozen in H. B. Hoffman's Addition, to J. B. F. Russell for \$3,000. On 1838-2-12 John B. F. Russell sold it, along with many others, to Francis Peyton for \$1,750. On 1840-6-4 Francis Peyton sold it, along with many others, to John McClarty for \$3,000. It is unknown when John McClarty sold it. On 1845-10-9 Cogswell K. Green sold it, along with many others, to Rodney C. Paine for \$50. On 1867 Rodney C. Paine sold lot 157 of H. B. Hoffman's Addition (i.e., the western half of the Ferry Street School property) to Niles School District Number One for \$225.

### **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Despite fire damage, the building retains integrity of materials, design, and workmanship as the form, architectural detail, and other character-defining elements on the exterior remain intact. A community landmark, even despite recent fire damage, integrity of association remains. The building appears to be individually eligible under Criterion A, pending an evaluation of the interior, at the statewide level of significance as a rare (possibly the only) example of a segregated school in Michigan, in addition to its local significance as a social center of the Ferry Street community. It also appears to be eligible under Criterion C for its one-room-school architecture. It is a contributing building to the eligible Ferry Street Historic District as it expresses the themes for which the district is significant: Ethnic Heritage and Social History (Criterion A).

April 1, 1850, legislation entitled "An act to organize a school district for colored children in the village of Niles" passed and authorized school inspectors to set up a separate district for all African American students, segregating them from White students. The district was authorized at a meeting held at the Second Baptist Church in the Ferry Street neighborhood on July 1, 1850. Enacting a plan established in 1854, the various neighborhood schools were merged in to a single large Union School building by 1856, but the Black children remained segregated. African American students moved back to an old school building on Third and Sycamore, likely once White students moved to the Union School.

In 1867, a group of African American citizens complained in an open letter in the *Niles Weekly Times* about the conditions at the old school. They decried that, despite State legislation that all children have equal access to public schools, their children were stuck in a building "unfit for school purposes." The school had no playground, nor any other "necessary conveniences." They also solicited Niles' school board to build a new brick schoolhouse for African American children and to provide it with good teachers.

In the fall of 1867, the Ferry Street School was built at a cost of \$2,726.28. It opened as the "Colored School" in January of 1868 with forty-nine students. Isaac Burdine, one of the people who petitioned for its construction, was possibly a teacher. In 1871 Alice Robbins was the teacher there, and that same year the school became known as the "Ferry Street School." The school closed in 1872 after the segregated school system was abolished statewide. While the Michigan legislature had banned racial segregation in public education in 1867, it took several years and court battles to settle its applicability to city run schools, even after a 1869 case, *Joseph Workman v. The Board of Education of Detroit* (18 Mich. 400), where the Michigan Supreme Court ruled that the 1867 indeed applied to Detroit's public school system. Segregation in education remained in various places around the state until Civil Rights reforms in the mid-twentieth century.

The Ferry Street School building continued to be used by the community, however, as Sojourner Truth gave a talk to the "Baptist Society" there in 1873. In 1875 it reopened as an integrated grade school and continued to be used until June of 1951. In 1903 an additional room was added to the side of the building (the addition also had a full basement, which the original building did not, that contained a furnace and restrooms). After the school's closure, it reopened in 1956 as the School for Exceptional Children and remained in use until 1975.

The building continued to be used for educational purposes. In 1976 the original school room was restored to its 1870s appearance and it was used as a teaching experience for local school children. Between 1985 and 2001 the

Adult Literacy Council used the 1903 addition. In 2004 the building was sold by Niles' school district to the Greater Niles Development Corporation for \$1. The group refurbished both the original school house and fixed the addition and basement, adding a new forced-air heating system and indoor plumbing, in addition to repairing water damage from the roof and a basement drain that may have been connected to a dry well. Later the side room was used by the Ferry Street Resource Center to provide a variety of neighborhood programs for low- and middle-income residents.

## References

*List references used to research and evaluate the individual property.*

Annual Reports of the Superintendent of Public Instruction, various dates; Berrien County Register of Deeds; Coolidge, *History of Berrien County*, 1906; Ellis, *History of Berrien and Van Buren Counties*, 1880; Niles, Schools, Ferry Street School file, Niles District Library; newspaper articles, various years; and Untitled scrapbook, Niles District Library, 1976.



The building in 1933. Ferry Street School file, Niles District Library.



The building during the c. 1976–1979 restoration. Ferry Street School file, Niles District Library.



Children in front of the Ferry Street School, date unknown. Ferry Street School file, Niles District Library.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	703 Ferry Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831937	Long: -86.251071		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1900	
Architectural Style	Vernacular/no style	
Building Form	Gabled ell	
Roof Form	Gable	
Roof Materials	Metal	
Exterior Wall Materials	Vinyl	
Foundation Materials	Parged brick	
Window Materials	Vinyl	
Window Type	Sash	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	1: garage (NC)	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Simon and Anna Backman House			
Current/Common Name	Robyn L. Schwarz House			
Historic/Original Owner	Joseph L. Lipp			
Historic Building Use	DOMESTIC: single dwelling			
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This house is a one-and-one-half-story, gabled-ell building sitting upon a parged brick foundation. A full-width, shed-roof front porch integrates the gable-front mass of the building with its side ell. An original bay window, located within the porch on the first floor, has been enclosed to create a porch room, likely early in the building's history. The house has since been altered with vinyl siding and the district's only metal roof. A garage associated with this house has been altered with siding and replacement doors and is a noncontributing resource.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

A bay window was converted to a rectangular porch room between 1914 and 1927. Recent changes include vinyl windows, vinyl siding, and newer porch supports. The metal roof appears to be recent.

On 1857-11-11 Henry B. Hoffman and Amelia B. Hoffman sold it, along with many others, to Francis Quinn for \$500. On 1858-9-21 Francis Quinn and Louisa Quinn sold it to Henry J. Collins for \$125. On 1866-2-2 Henry J. Collins sold it to Thomas Finnegan for \$90.

On 1889-4-22 Thomas Finnegan and Rose Finnegan sold both lot 200 (now 703 Ferry) and lot 201 (now 709 Ferry) to Frank Gitchel for \$300. On 1890-7-21 Frank Gitchel and Mary Viola Gitchel sold them to Charles O. Miller for \$800. On 1892-6-10 Charles O. Miller and Sylvia J. Miller sold them to Joseph L. Lipp for \$1,500. On 1920-3-10 Isabell Bruce (half sister of Joseph Lipp) sold the lot, the northern halves of lots 207 (now 323 North Seventh) and 206 (now largely 710 Ferry), along with lot 200 (703 Ferry) to Sarah Lipp for \$3,000.

On 1926-12-29 Sarah Lipp's estate sold the lot (200 in H. B. Hoffman's Addition, i.e., now 703 Ferry) to Fritz Beckman for \$3,300. On 1927-5-4 Fritz Beckman sold it to Simon Beckman and Anna Beckman for \$1. On 1984-6-15 Simon Beckman sold it to Earl D. Williams for \$2,750. On 1988-7-29 Earl D. Williams sold it to Vannessa Price and Charlie Lee Burks for \$12,500. On 1999-12-14 U.S. Bank National Association received it in default from Vannessa Price for \$19,900. On 2002-3-15 U.S. Bank National Association sold it to Mildred Wolshlager and Terri Hernandez for \$12,000. On 2005-11-8 Mildred Wolshlager and Terri Hernandez sold it to Elizabeth Capron and Delos B. Capron for \$10,000. On 2007-6-22 Delos B. Capron, Jr., and Elizabeth Capron sold it to Robyn L. Schwarz for \$84,500.

Simon and Anna Beckman were immigrants from Sweden, according to the 1940 Census.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

The building is contributing, despite vinyl siding and windows resulting in loss of integrity of materials and workmanship, the essential form, massing, and detail remain intact, expressing the remaining aspects of integrity and supporting the theme of Social History (Criterion A). It does not appear to be individually eligible.

## References

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Niles city directories, various dates; Sanborn Map Company, 1914, 1927, and 1937; and United States Census, 1940.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	709 Ferry Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831949	Long: -86.250798		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1890–1900	
Architectural Style	Queen Anne	
Building Form	Gable front	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Asbestos-cement	
Foundation Materials	Stone	
Window Materials	Vinyl	
Window Type	Sash	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Clara Rossow House			
Current/Common Name	William R. Robison and Carol A. Robison House			
Historic/Original Owner	Joseph L. Lipp			
Historic Building Use	DOMESTIC: single dwelling			
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This gable-front, one-and-one-half-story building sits on a foundation of cut, coursed stone mixed with uncut fieldstone. The south-facing front facade features paired, mullioned windows on the first floor. The entrance is on a side elevation through a west-facing, shed-roof, enclosed porch. The entire building is clad in asbestos-cement siding. A diamond-shaped window atop the front-facing gable is a Queen Anne element; otherwise, original architectural details have been lost. A relatively large deck, extending into the front yard, is a recent addition.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The house was formerly entered from a front porch; this was demolished sometime after 1937. An enclosed side porch is now the primary entrance. Asbestos siding suggests these alterations occurred around the same time. A post-1970s deck of treated lumber has been added.

On 1836-11-9 Henry Hoffman sold lot 201 (i.e., 709 Ferry), along with many others in H. B. Hoffman's Addition, to Gordon S. Hubbard for \$3,000. On 1837-7-14 Gordon S. Hubbard and Elenora C. Hubbard sold it, along with many others, to Horatio J. Lawrence for \$4,800. On 1844-4-10 Horatio J. Lawrence and Mary L. Lawrence sold it, along with many others, in H. B. Hoffman's Addition to William Dougan for \$100. It is unknown when Dougan sold the property.

On 1862-6-12 Sereno Mason, Edward G. Mason, Charly Mason, Myron Mason, and Jasper Mason sold lot 201 to John W. Butterfield for \$150. On 1862-6-12 John W. Butterfield and Lydia Butterfield sold it to Thomas Finnegan for \$75. On 1869-5-29 Thomas Finnegan and Rose Finnegan sold it to John Lyons for \$300. On 1874-3-16 John Lyons and Ellen Lyons sold it to Rosanna Finnegan for \$300.

On 1889-4-22 Thomas Finnegan and Rose Finnegan sold both lot 200 (now 703 Ferry) and lot 201 (now 709 Ferry) to Frank Gitchel for \$300. On 1890-7-21 Frank Gitchel and Mary Viola Gitchel sold them to Charles O. Miller for \$800. On 1892-6-10 Charles O. Miller and Sylvia J. Miller sold them to Joseph L. Lipp for \$1,500.

On 1926-12-20 Charles E. White, executor of Sarah Lipp's estate, sold the single lot (201 in H. B. Hoffman's Addition, i.e., now 709 Ferry) to John H. Huff for \$3,000. On 1926-12-20 John H. Huff and Elizabeth Huff sold it to Elizabeth Gitchell and Martha Hilda Gitchell for \$1. On 1957-11-8 Martha Hilda Gitchell sold it to John L. Hassinger and Margaret E. Hassinger for \$1. On 1965-10-10 Margaret E. Hassinger, William Leroy Hassinger, and Eleanor M. Hassinger sold it to John I. Allen and Corine Allen for \$11,250. On 1985-10-10 Margaret E. Hassinger, William Leroy Hassinger, and Eleanor M. Hassinger gave the warranty deed for the property to Corine Allen. On 1987-6-26 Corine Allen sold it to Sheila L. Sharp for less than \$100. On 1999-9-13 Sheila L. Arnold and Joseph L. Arnold defaulted on a mortgage to Money Store Trust for \$23,515.95. On 2000-11-6 the Money Store Trust sold it to William R. Robison and Carol A. Robison for \$13,500.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Vinyl windows date and a wood deck date from after the period of significance; otherwise, this building largely retains its integrity is a contributing component of the Ferry Street Historic District, reflecting the Social History theme (Criterion A). It does not appear to be individually eligible.

## **References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Niles city directories, various dates; Sanborn Map Company, 1914, 1927, and 1937; and United States Census, 1940.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	710 Ferry Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831665	Long: -86.250846		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1860–1887	
Architectural Style	Gothic Revival	
Building Form	T-plan	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Aluminum	
Foundation Materials	Concrete block	
Window Materials	Wood	
Window Type	Sash (two-over-two)	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input checked="" type="checkbox"/>	Date(s): 1922
Historic Name	Francis Quinn and Louisa Quinn House/St. Paul's Evangelical Lutheran Church			
Current/Common Name	Verlin Lavern Williams, Gladys Williams, and Patricia L. Kachur House			
Historic/Original Owner	Francis Quinn and Louisa Quinn			
Historic Building Use	DOMESTIC: single dwelling, RELIGION: religious facility			
Current Building Use	DOMESTIC: multiple dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

Facing north onto Ferry Street and immediately east of the John W. Moore Lodge, this one-and-one-half-story house occupies a T-shaped footprint. A core, three-bay, section is oriented with a wall cross-gable facing the street. Its Gothic Revival style suggests a construction date from the 1860s through the 1880s. A hip-roof porch shelters the front entrance. The T-plan shape is completed by a front-gabled section extending forward towards the street, with a low-pitched hip roofed, box gable projecting further forward.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The concrete foundation is the result of a 1922 move, when the building was relocated to its current location to make way for St. Paul's Evangelical Lutheran Church. An irregular fenestration pattern appears to have been greatly altered from its original construction, with an off-center doorway on the western end of this mass and no windows at all on the eastern bay. One-over-one sash windows on the core section are likely not original; two-over-two windows on the front-gabled section appear to date from the late nineteenth century. Aluminum siding has eliminated or obscured architectural details.

The building formerly faced west onto North Seventh Street. It appears at that location in the 1887 atlas. Architectural style suggests the gable-front section may have been added in the later nineteenth century. Aluminum siding has been added; this appears to have eliminated some window openings. Some windows are vinyl but original wood sash windows remain.

The eastern 60' of the northern half of lot 206 of H. B. Hoffman's Addition is now 710 Ferry. On 1857-11-11 Henry B. Hoffman and Amelia B. Hoffman sold lot 206, along with many others, to Francis Quinn for \$500.

On 1867-3-25 Francis Quinn and Louisa Quinn sold lot 206 to Moses B. Davis for \$60. On 1870-10-5 Moses Davis and Sarah Davis sold the northern half of lots 206 and 207 to William Powers for \$400. On 1902-2-24 the heirs of William Powers sold it to Amelia E. Wetherby for \$950. On 1902-2-24 Amelia E. Wetherby sold the lots to Joseph L. Lipp for \$950. On 1920-3-10 Isabell Bruce (half sister of Joseph Lipp) sold the lot, the northern halves of lots 207 (now 323 North Seventh) and 206 (now largely 710 Ferry), along with lot 200 (703 Ferry) to Sarah Lipp for \$3,000. On 1920-4-22 Sarah Lipp sold the lots to the Michigan District of the Evangelical Lutheran Synod of Missouri, Ohio, and other States for \$2,400.

On 1925-9-8 the Michigan District of the Evangelical Lutheran Synod sold the east 60' of the northern half of lot 206 (i.e., 710 Ferry) to Conrad E. Hansen and Mary J. Hansen. On 1942-6-26 Conrad E. Hansen and Mary J. Hansen sold it to Kenneth Morris and Helen Morris for \$1. On 1963-4-10 Kenneth Morris and Helen Morris sold it to Roy T. Harrell and Virginia L. Harrell for \$1. On 1976-12-1 Roy T. Harrell, Patricia Harrell, John R. Harrell, Vicky L. Harrell, and Virginia Annable sold it to Blaine Lee Annable and Virginia Ann Annable for \$9,500. On 1981-8-24 Blaine Lee Annable and Virginia Ann Annable sold it to Verlin L. Williams pursuant a land contract. On 1988-12-28 Susann Elaine Williams gave it to Verlin Lavern Williams pursuant to a Judgment of Divorce. On 1992-12-3 Verlin Lavern Williams shared ownership with Gladys Williams and Patricia L. Kachur.

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The 1922 move and circa 1970s aluminum siding do not detract from the building's integrity of location, materials, and design as they are associated with the development and period of significance of the district. Many historic windows remain as well.

The building does not appear to be individually eligible for the National Register. It contributes to the Ferry Street Historic District, particularly the area of Social History (Criterion A) as an example of a residential Ferry Street building retaining integrity of location, setting, feeling, and association. Additionally, its connection to the construction of St. Paul's Evangelical Lutheran Church reflects the development and growth of the neighborhood.

## References

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Graves Atlas, 1887; Niles city directories, various dates; *Niles Daily Star*, "Prominent Man Gone," October 15, 1918; Sanborn Map Company, 1914 and 1927; St. Paul's Church history, 1968; and Niles, Churches, St. Paul Lutheran Church file, Niles District Library.



First church home of St. Paul's  
Residence at 7th and Ferry.

Undated image from 1968 church history.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	712 Ferry Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831641	Long: -86.2506		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1900	
Architectural Style	Classical Revival	
Building Form	Gable front	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Wood	
Foundation Materials	Parged block or brick	
Window Materials	Wood	
Window Type	Sash (one-over-one)	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>	
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:		
Not Eligible <input type="checkbox"/>			Ferry Street Historic District		
Area(s) of Significance					
Period(s) of Significance					
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/>
Association <input checked="" type="checkbox"/>					
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input checked="" type="checkbox"/>	Date(s): c. 1954	
Historic Name	Merrill and Anna London House				
Current/Common Name	Verlin Lavern Williams, Gladys Williams, and Patricia L. Kachur House				
Historic/Original Owner	Merrill and Anna London				
Historic Building Use	DOMESTIC: single dwelling				
Current Building Use	DOMESTIC: multiple dwelling				
Architect/Engineer/Designer	Not known				
Builder/Contractor	Not known				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

With a three-bay front facade facing north onto Ferry Street, this gable-front house sits on a cement-parged foundation. Facing the street on the first floor are a large, fixed window with upper transom and an uncovered front door. Above, on the front facade are three evenly spaced windows, with the central window noticeably taller than the flanking windows. Hip-capped cornice returns with Classical entablature, wood door and window surrounds, and the first-floor Classical Revival elements.

A seam in the clapboard siding at the second floor, front facade, suggests that a projecting, gabled, center bay once existed. Window and door placements may have been reconfigured after the bay was removed. A porch, if one existed, is missing. The date of these alterations are not known. More recent alterations include a steel door and treated wood entry stairs and deck.

The house is not shown in census records or Sanborn maps through the mid-twentieth century, and first appears in city directories in 1954. William Hassinger, a Ferry Street resident, recalls that no building existed at this location prior to the 1950s. Based on architectural style and building materials, this appears to be a circa 1900 building and thus it is likely that the house was moved to Ferry Street from another location. No known city records exist to confirm the move.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This appears to be a circa 1900 Queen Anne or Classical Revival building, yet a vacant lot is shown on Sanborn and Census maps from the first half of the twentieth century. The house first appears in the 1954 city directory under the name of Thomas Moran, the same person who occupied the adjacent building at 722 Sycamore. Merrill and Anna London are the first individuals known to have used the property as a primary residence.

On 1857-11-11 Henry B. Hoffman and Amelia B. Hoffman sold lots 205 and 204 (712 Ferry consists of the northern 87' of lot 205 of H. B. Hoffman's addition), along with many others, to Francis Quinn for \$500. On 1861-5-9 Frances Quinn and Louisa Quinn sold them to Henry Barton. On 1865-4-6 Henry Barton and Catharine Barton sold them to Francis J. Hadlock. On 1866-9-8 Francis J. Hadlock and Mary Hadlock sold them to William Davis for \$850. On 1908-5-15 William Davis' estate willed them to Thomas Davis. On 1920-10-11 Thomas Davis and Florence Davis sold them to Florence Davis, Maggie Davis, and Helen Davis for \$1.

The Davis family owned several properties in the Ferry Street neighborhood in the late nineteenth and early twentieth century. William and Rebecca Davis, who in the 1880s lived on Cass Street, bought several properties, including the lots that make up 712 and 722 Ferry in 1866, 713 Ferry in 1876, 810 Ferry in 1889, and 814 Ferry in 1891, all within the district. William died in 1907 or 1908, and willed his property to Thomas, who moved with Flora across the street to 722 after selling their old home in 1907. The Davis family moved out of 722 Ferry between 1925 and 1927, but only sold the property, along with the 712 Ferry lot in 1943, after Thomas' death.

On 1943-9-24 Flora Davis, Maggie Lutzen, and Helen L. Incaudo sold them to Thomas Moran for \$1.

On 1952-4-21 Thomas Moran and Anna Moran sold the northern 87' of lot 205 (i.e., 712 Ferry) to William F. Morgridge and Carrie J. Morgridge for \$1. On 1973-3-19 William F. Morgridge's estate sold it to Merrill J. London and Anna London for \$7,500.

Morgridge had been a plant engineer at Clark Equipment in Buchanan, and had served as mayor of Niles from 1939 to 1946, then as Supervisor of the city's Second Ward from 1952 to 1967. He was also a vice president at the Gay Hose Co. He did not, however, live at the property, as in 1954 Thomas Moran was listed there in a city directory, and then in 1956 London J. Merrill was listed.

On 1978-3-17 Merrill J. London, Anna London, and Virginia Dutton sold it to Susanne E. Williams and Verlin L. Williams for \$10,900. On 1988-12-28 Susann Elaine Williams gave it to Verlin Lavern Williams pursuant to a Judgment of Divorce. On 1992-12-3 Verlin Lavern Williams shared ownership with Gladys Williams and Patricia L. Kachur.

### **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Though not individually eligible for the National Register, this is a contributing building due to its location within the eligible Ferry Street Historic District and its retention of all seven aspects of integrity, reflecting the Social History theme (Criterion A) for which the district is significant. Its move and alterations are associated with the development of the neighborhood during the period of significance and thus do not result in a loss of integrity.

### **References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Interview with William Hassinger, 2023; Niles city directories, various dates; William Morgridge Obituary, *Benton Harbor News Palladium*, January 24, 1968; Sanborn Map Company, 1927, 1937, and 1965; and United States Census, 1940 map.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	713 Ferry Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831945	Long: -86.250567		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1880–1887	
Architectural Style	Queen Anne	
Building Form	T-plan	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Brick	
Window Materials	Vinyl	
Window Type	Sash, fixed	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	1: garage (C)	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	William and Rebecca Davis House			
Current/Common Name	Dora Webb House			
Historic/Original Owner	William Davis, Rebecca Davis, Thomas Davis, Flora Davis			
Historic Building Use	DOMESTIC: single dwelling			
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	William Davis			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This one-and-one-half-story, T-plan (gable with wing) house sits on a cement-parged brick foundation. A shed-roof front porch extends the entire length of the facade, sitting atop a foundation and walls of smooth concrete block. Above the front entrance, a forward facing cross gable is a Queen Anne feature, as is a cutaway corner on the building's forward-facing mass. The building is topped with a gable roof. Vinyl siding and windows have eliminated any architectural detailing that likely once existed; otherwise, the form, massing, and fenestration pattern is unaltered.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The Queen Anne porch suggests a construction date of around 1880, the building first appears on a the Graves map. Its footprint and form remain constant to the present day. The porch foundation has been replaced with concrete block; the posts appear to also have been replaced. Vinyl siding and windows are newer.

On 1836-11-9 Henry B. Hoffman and Elizabeth J. Hoffman sold the lot, along with over two dozen in H. B. Hoffman's Addition, to J. B. F. Russell for \$3,000. On 1838-2-12 John B. F. Russell sold it, along with many others, to Francis Peyton for \$1,750. On 1840-6-4 Francis Peyton sold it, along with many others, to John McClarty for \$3,000. On 1855-5-3 John McClarty sold it, along with several others, to Rodney C. Paine for \$90. On 1857-11-11 Rodney C. Paine sold it, along with another lot, to Francis Quinn. On 1858-11-1 Francis Quinn and Louisa Quinn sold it, along with two other lots, to Isaiah Letson for \$375. On 1858-11-1 Isaiah Letson sold it, along with two other lots, to Strother M. Beeson for \$175. On 1859-6-7 Strother M. Beeson sold it, along with two other lots, to Moses Davis for \$200.

On 1863-5-5 Moses Davis and Sarah Davis sold the lot (i.e., 713 Ferry) to Daniel McDaniel for \$200. On 1863-5-5 Daniel McDaniel sold it to Joel Loomis for \$200. On 1868-10-13 Joel Loomis and Virginia Loomis sold it to John H. Taylor for \$250. On 1875-9-15 John H. Taylor and Mary Jane Taylor sold it to William Davis for \$300. On 1876-8-21 William Davis and Rebecca Davis sold it to Charles Edwards and Jane Edwards for \$375. It is unknown when Edwards sold it. On 1893-4-7 Charles Edward Welch sold it to Thomas Davis and Flora Davis for \$1. On 1907-12-1 Thomas Davis and Flora M. Davis sold it to Eunice W. Downing for \$1. On 1913-1-13 Eunice W. Downing sold it to Catherine Ives and Valerous P. Ives for \$1. On 1936-6-15 Catherine Ives sold it to Elizabeth Trattles and Leo J. Ives for \$1. On 1936-6-24 Elizabeth Trattles and Leo J. Ives sold it to George Wallace McLaughlin and Anna Bertha McLaughlin for \$1. On 1961-11-13 George Wallace McLaughlin and Anna Bertha McLaughlin sold it to Elisha Davis and Nann Davis for \$1. On 2003-11-1 Nann Hess Davis sold it to IDD Far Inc. for \$1. On 2009-7-15 IDD Far Inc. sold it to Dora Webb for \$63,500.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Despite diminished integrity due to vinyl siding and windows, overall massing, form, and some detail remains to express integrity of design and feeling. As this property is associated with a prominent African American Niles family mentioned in the *Manual of Freedmen's Progress* (though William and Rebecca Davis, themselves, were not mentioned) it bears a strong relationship to the themes of Ethnic Heritage: Black and Social History (Criterion

A) and is a contributing resource in the Ferry Street Historic District. The Davis family also owned other properties in the Survey Area. This property does not appear to be individually eligible for the National Register of Historic Places.

#### **References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Graves Atlas, 1887; Niles city directories, various dates; and Sanborn Map Company, 1914, 1927, and 1937.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	721 Ferry Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831921	Long: -86.250305		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1910–1914	
Architectural Style	Colonial Revival	
Building Form	Bungalow	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Concrete block	
Window Materials	Vinyl, wood	
Window Type	Sash	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	1: Garage (NC)	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s): c. 2000
Historic Name	Arthur White and Grace White House			
Current/Common Name	Willie and Beatrice Stewart House			
Historic/Original Owner	Lucy M. Wilson			
Historic Building Use	DOMESTIC: single dwelling			
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer	not known			
Builder/Contractor	not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The White House is a one-and-one-half-story bungalow facing south at the northwest corner of Ferry Street and North Eighth Fifth Street. The house sits on a half-sized parcel that was split in 1915. A rock-face concrete-block foundation and integrated shed-roof tie the full-length front porch to the core of the building. A tall, side-gabled roof is punctuated by large, centered, recessed gable dormers on the front (south) and rear (north) elevations. Simplified Classical columns and eave returns on the dormer and side gables are a Colonial Revival influence. Openings include an oval-glazed wood entry door, a large, wood and metal came window on the front facade, and symmetrical pairs of windows on each face of the the upper half-story. A porch railing with square balusters has since been removed.

The porch foundation has been replaced with smooth concrete block, extending upward to also replace the original porch railing. Porch columns have been replaced or enclosed. Vinyl siding and soffits have covered the original, wood clapboard siding. Windows have been replaced with vinyl, except for the aforementioned wood window. Poured concrete porch steps are not original. A secondary entrance on the west elevation bears a gable-roof enclosure.

A heavily altered, detached garage is a noncontributing resource.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This building replaces an earlier house that first appears on a 1968 Ruger bird's-eye map. Its construction date is between 1910, the approximate introduction of the bungalow form in Michigan, and 1914, when it appears on a Sanborn map. Alterations date from the late twentieth or early twenty-first centuries.

On 1864-7-20 Moses Davis and Sarah Davis sold the whole lot (203 of H. B. Hoffman's Addition, i.e., 721 Ferry in the southern half, and 410 North Eighth in the northern) to Asbury McWilliams for \$250. On 1869-4-8 Asbury McWilliams sold it to Clara McWilliams for \$1. It is unknown when McWilliams sold it. On 1878-3-18 the Michigan State Auditor General sold it to William F. Gibson and William B. Pierson for \$39.66. On 1881-5-4 William F. Gibson and Agatha Gibson sold it, along with many other lots, to William B. Pierson for \$50. On 1883-7-6 William B. Pierson and Mary E. Pierson sold it to David Bacon for \$100. On 1890-8-13 David Bacon sold it to Orville W. Coolidge for \$40. On 1904-05-24 Orville W. Coolidge and Katie P. Coolidge sold it to James Wilson.

On 1915-01-25 Lucy M. Wilson sold the southern half of the lot (i.e., 721 Ferry) to Arthur B. White and Grace B. White Arthur B. White and Grace B. White. On 1958-03-18 from the Grace B. White estate to Willie M. Stewart and Beatrice Stewart. The house is presently owned by the Stewart estate.

Orville Coolidge was a judge and historian from a family of White, Southwest Michigan pioneers; his wife Katie was the daughter of a marble dealer. The couple owned dozens of properties throughout Niles and the surrounding area; a sale price of \$500 from the Coolidges to the Wilsons suggests that the property included a building of modest value. Wilson transferred the property to the Whites for one dollar (though it would have contained the new house at the time), splitting the south half of the lot from the north half, which she sold in a separate transaction a few months later. Arthur White is listed in the "Home and Property Owners" section of the *Manual of Freedmen's Progress*, with the then-new White residence as one of a relatively small selection of homes depicted in photographs. His occupation is not listed in the *Manual* or in city directories.

On 1958-3-18 Grace B. White's estate sold it to Willie M. Stewart and Beatrice Stewart fro \$6,600. On 2000-9-28 Willie M. Stewart sold it to the Willie M. Stewart Revocable Living Trust for \$1.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Despite alterations, the spatial characteristics of the porch remain intact, and the newer siding does not obscure historical details, including Classical cornice returns. One wood and came window remains. The building retains its integrity of design.

This building contributes to the Ferry Street Historic District, particularly the areas of Ethnic Heritage: Black (Criterion A) for its association with a notable African American family and Social History (Criterion A) as an example of a residential Ferry Street building retaining integrity of location, setting, feeling, and association. It does not appear to be individually eligible for the National Register.

## References

*List references used to research and evaluate the individual property.*



The house in 1915, *Manual of Freedman's Progress*, 200.

Berrien County Register of Deeds; *Manual of Freedmen's Progress*, 1915; Niles city directories, various dates; *Niles Daily Star*, "Prominent Man Gone," October 15, 1918; and Sanborn Map Company, 1914, 1927, and 1937.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	722 Ferry Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831641	Long: -86.25031		
Ownership	Private <input type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1892	
Architectural Style	Queen Anne	
Building Form	T-plan	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Concrete block	
Window Materials	Wood	
Window Type	Sash (one-over-one)	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:		Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>
Date(s):				
Historic Name: William Davis House				
Current/Common Name: Verlin L. Williams, Gladys Williams, and Patricia L. Kachpur House				
Historic/Original Owner: William Davis, Thomas Davis, Flora Davis				
Historic Building Use: DOMESTIC: single dwelling				
Current Building Use: DOMESTIC: single dwelling				
Architect/Engineer/Designer: Not known				
Builder/Contractor: Not known				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

Rising from a foundation of rock-face, concrete block, the Davis house exhibits the irregular plan and massing that is a hallmark of the Queen Anne style. With generally an asymmetrical, T-plan form, the building features a full-width front (north-facing) porch wrapping around the northeast corner of the building and accessed via a cutaway corner sheltered by a cross gable oriented at a 45-degree angle to the facade. Above the second floor, the attic story also features an asymmetrical massing with multiple forward-facing gables. Remaining original details include wood sash windows, a few windows with subdivided, diamond-pane units, flared vergeboards and on the foremost gable on the front facade as well as that of the front porch.

The irregular massing continues to include a single-story, gable-roof extension to the rear that is either original, or was added in the the first decade or so after the building's construction. A small, side (east elevation) porch is sheltered by an integrated shed-roof overhang. Although roofs on both porches remain intact, the deck and posts of each were replaced in the 2000s with dimensional lumber. Vinyl siding on the building has eliminated any additional detail that may have once existed.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This is likely the second building at this location, as a building is shown here in 1873 and 1887 atlases. The concrete block foundation and one-over-one windows suggest a later construction date for this building.

The form of the building is unaltered. Porch deck and supports have been replaced and architectural details have been obscured by vinyl siding, likely in the early 2000s.

This property remained in the Davis family from 1866 to 1943. The family also owned other lots on Ferry, and Thomas Davis lived at 713 Ferry for a time.

On 1857-11-11 Henry B. Hoffman and Amelia B. Hoffman sold lots 205 and 204 (722 Ferry consists of lot 204 with the southern portion of lot 205 of H. B. Hoffman's addition), along with many others, to Francis Quinn for \$500. On 1861-5-9 Frances Quinn and Louisa Quinn sold them to Henry Barton for \$250. On 1865-4-6 Henry Barton and Catharine Barton sold them to Francis J. Hadlock for \$900. On 1866-9-8 Francis J. Hadlock and Mary Hadlock sold them to William Davis for \$850. On 1908-5-15 William Davis' estate willed them to Thomas Davis. On 1920-10-11 Thomas Davis and Florence Davis sold them to Florence Davis, Maggie Davis, and Helen Davis for \$1. On 1943-9-24 Flora Davis, Maggie Lutzen, and Helen L. Incaudo sold them to Thomas Moran for \$1.

On 1962-9-12 Thomas Moran's estate granted lots 204 and 205, minus the northern 87' of 205 (i.e., 722 Ferry) to Robert McDonald and Mary Loretta McDonald. On 1978-1-12 Mary Loretta McDonald's estate sold a half interest in the lots to Kathleen Carpenter for \$4,000. On 1978-1-12 Robert F. McDonald and Rose Margaret McDonald sold a half interest in the lots to Kathleen Carpenter for \$4,000. On 1991-8-28 Kathleen Carpenter sold the lots to Daniel Hess and Donna Hess for \$16,000. On 1993-1-2 Daniel Frank Hess sold it to Thomas J. Kenny and Janet L. Kenny for \$1. On 1994-11-22 Thomas J. Kenny and Janet L. Kenny sold it to Verlin L. Williams for \$10. On 1996-7-31 Verlin L. Williams conveyed it to himself, Gladys Williams, and Patricia L. Kachpur.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Despite lost integrity of materials and workmanship, the form and massing of the building remain intact. Representing the Davis family, a prominent local family mentioned in the *Manual of Freedmen's Progress* who continued to reside there until around 1940, this is a contributing building to the Ferry Street Historic District, reflecting the areas of Ethnic Heritage and Social History (Criterion A). It does not appear to be individually eligible.

## **References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Google Maps; *Manual of Freedmen's Progress*, 1915; Niles city directories, various dates; and Sanborn Map Company, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	801 Ferry Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831945	Long: -86.249875		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1905	
Architectural Style	Free Classic	
Building Form	Gable front	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Concrete block	
Window Materials	Vinyl, wood	
Window Type	Sash	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	1: pole building (NC)	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>	
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:		
Not Eligible <input type="checkbox"/>			Ferry Street Historic District		
Area(s) of Significance					
Period(s) of Significance					
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/>
Association <input checked="" type="checkbox"/>					
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):	
Historic Name	Alexander and Minnie C. Griffin House				
Current/Common Name	Paul W. and Rosalee Adams House				
Historic/Original Owner	Alexander Griffin				
Historic Building Use	DOMESTIC: single dwelling				
Current Building Use	DOMESTIC: single dwelling				
Architect/Engineer/Designer	Not known				
Builder/Contractor	Not known				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This is a one-and-one-half-story, gable-front house facing south at the northeast corner of Ferry Street and North Eighth Street. A curved porch wraps around the Ferry and Eighth facades. A rock-face concrete block foundation formerly supported simple Classical wood porch supports, though these have been replaced with steel. An asymmetrical massing is created by bay windows on the east bay of the primary (south) facade and on west facade as well as by a southwest cutaway corner. The upper half story is symmetrical, with paired windows on the front facade. A red brick wall chimney pierces the eaves at the east elevation. A low, poured concrete retaining wall sits between the building and the street.

Alterations include vinyl windows—although three original wood and zinc- or leaded-glass windows remain—and vinyl siding. A brick planter integrated with the porch foundation may also be a later alteration.

An aluminum pole building east of the house is a noncontributing resource.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This building appears on a 1914 Sanborn map in its current form. It was the residence of Alexander Griffin, proprietor of the City Bottling Works. Later alterations include metal porch supports, vinyl siding, and vinyl windows. A pole building was added between 2012–present.

On 1857-11-11 Henry B. Hoffman and Amelia B. Hoffman sold lot 242 (i.e., 801 Ferry Street and 409 North Eighth), along with many others, to Francis Quinn for \$500. On 1861-10-5 Francis Quinn and Louisa Quinn sold the lot to Elizur Andrews for \$5. On 1863-11-11 Emily C. Andrews and Elizur Andrews sold it, along with another lot in a different addition of the city, to Edwin L. Calkins for \$1,200. On 1868-1-6 Edwin L. Calkins and Elsie J. Calkins sold it to William Dillon for \$125. On 1882-10-18 William Dillon and Mary Dillon sold it to George W. Dougan and Horace B. Quimby for \$150. On 1884-5-2 George W. Dougan sold half of the lot to Andrew Jackson for \$100. On 1884-5-2 Horace B. Quimby's estate sold half of the lot to Andrew Jackson for \$200. On 1902-12-26 Matilda Warfield (formerly Jackson) sold it to William Jackson and Mary McCown for \$1. On 1903-1-14 William Jackson and Mary McCown sold it to Aaron Zelner for \$250. On 1904-12-10 Aaron Zelner and Mercy A. Zelner sold it to Alexander Griffin and Eliza Griffin for \$250.

Alexander Griffin was married to Eliza Griffin, but after they divorced he married Minnie C. Griffin (as per an affidavit from Wilber N. Burns, Griffin's attorney). An affidavit from a merchant he worked with, Abner Kugler, noted that Alexander Griffin began building a house on the property very soon after purchasing it. The affidavits, registered with the Berrien County Register of Deeds, were filed after the Griffins had moved away from Niles in 1924, although they owned the property until 1928.

On 1928-8-30 Alexander Griffin and Minnie C. Griffin sold the south 75' of the lot (i.e., 801 Ferry Street) to Wilber N. Burns and Grace S. Burns for \$1. On 1929-7-16 Wilber N. Burns and Grace S. Burns sold it to Otto G. Nimtz, Harry A. Pravat, and George A. Knoblock of the Washington Realty Company for \$1 and a \$4,500 mortgage on the property. On 1934-4-7 Otto G. Nimtz and Ella E. Nimtz sold it to Anna Hammond for \$1, a \$4,500 mortgage on the property, and the taxes for 1930. It is unknown when Anna Hammond sold it. On 1934-6-16 the State Bank of Niles sold it to the Niles Depositors Corporation for \$1. On 1937-5-12 the Niles Depositors Corporation sold it to Philip B. Friday and Cora E. Friday for \$1. On 1948-8-4 Cora E. Friday's estate sold it to Henry C. Korman and Ethel K. Korman for \$4,800. On 1956-10-15 Henry C. Korman and Ethel K. Korman sold it to William G. Powers and Elfretta Ann Powers for \$1. On 1981-6-17 William G. Powers & Elfretta Ann Powers sold it to Paul W. Adams & Ozie B. Adams for \$10,500. Currently the home is owned by Paul W. Adams and Rosalee Adams.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Despite alterations, the spatial characteristics of the building intact, and the newer siding does not obscure historical details. Despite alterations, enough original elements remain (such as windows and the retaining wall) to express a high degree of integrity, including of workmanship.

The building contributes to the Ferry Street Historic District, particularly the areas of Ethnic Heritage: Black (Criterion A) for its association with a notable African American business owner and Social History (Criterion A) as an example of a residential Ferry Street building retaining integrity of location, setting, feeling, and association. It does not appear to be individually eligible for the National Register.

## References

*List references used to research and evaluate the individual property.*



The house in 1915, *Manual of Freedman's Progress*, 165.

Berrien County Register of Deeds; *Manual of Freedmen's Progress*, 1915; Niles city directories, various dates; Sanborn Map Company, 1900 and 1914; and United States Census, 1910 and 1920.

# Michigan SHPO Cultural Landscape Identification Form



## Landscape Overview and Location

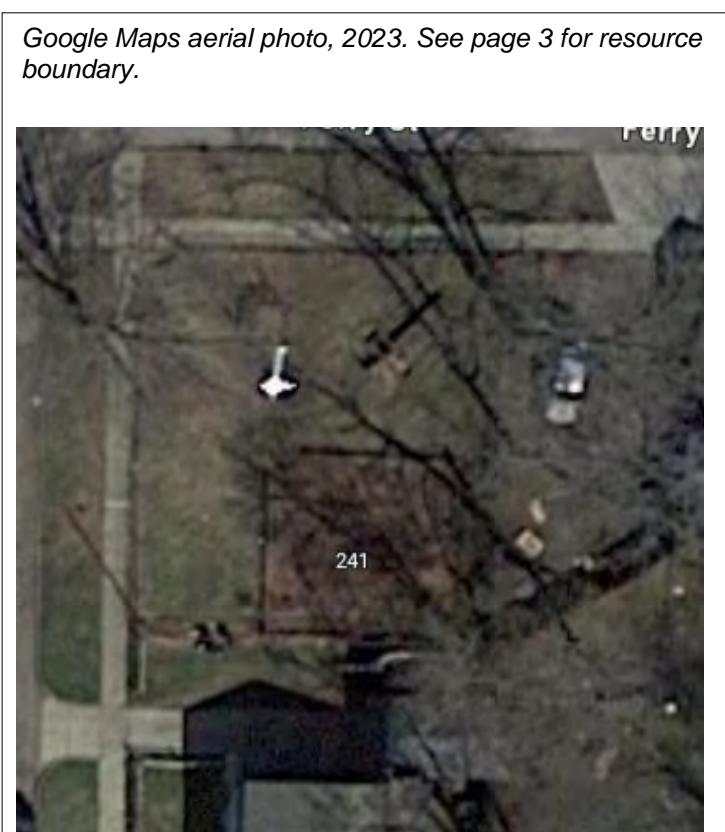
Landscape Historic Name (if applicable)	Troost Park			
Current/Common Name (if applicable)	Troost Park			
Boundary Description	The north half of lot 241 of H. B. Hoffman's Addition to Niles Also known as 806 Ferry Street; 41.831583, -86.249847			
City, State, Zip Code(s)	Niles, MI 49120			
County	Berrien			
Total Acres in the Landscape	.10812			
Parent Cultural Landscape	n/a			
Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>

## Landscape Classification and Type

Historic Designed Landscape <input checked="" type="checkbox"/>	Historic Vernacular Landscape <input type="checkbox"/>	Ethnographic Landscape <input type="checkbox"/>	Historic Site <input type="checkbox"/>	Other <input type="checkbox"/>
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(Insert aerial photo with boundaries below.)

Historic Use	RECREATION AND CULTURE: park
Current Use	RECREATION AND CULTURE: park
Landscape Type (Select one or more of the following)	<p>Garden (private) <input type="checkbox"/>            Park (public) <input checked="" type="checkbox"/>            Green/Common/Plaza <input type="checkbox"/></p> <p>Boulevard/Parkway/Trail <input type="checkbox"/>            Other Transportation <input type="checkbox"/></p> <p>Agricultural <input type="checkbox"/>            Exhibition/Fairgrounds <input type="checkbox"/></p> <p>Mine/Quarry <input type="checkbox"/>            Other Industrial <input type="checkbox"/></p> <p>Campus <input type="checkbox"/>            Sports/Recreation <input type="checkbox"/></p> <p>Cemetery <input type="checkbox"/>            Commemorative/Memorial <input type="checkbox"/></p> <p>Natural Landform or other Geological Formation: <input type="checkbox"/></p> <p><input type="checkbox"/> Other, Please Specify:</p>



## National Register Eligibility

Is the landscape listed in the National Register?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, provide:	Date Listed:	NRIS #:
If not already listed, complete the information below:					
Eligible Under:	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>	
Criteria Considerations:	a. <input type="checkbox"/>	b. <input type="checkbox"/>	c. <input type="checkbox"/>	d. <input type="checkbox"/>	e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>
Not Eligible <input type="checkbox"/>					

## National Register Eligibility Continued

Area(s) of Significance													
Period(s) Significance													
Integrity – Does the landscape possess integrity in all or some of the 7 aspects?													
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):									
Location	<input checked="" type="checkbox"/>	Design	<input checked="" type="checkbox"/>	Materials	<input checked="" type="checkbox"/>	Workmanship	<input checked="" type="checkbox"/>	Setting	<input checked="" type="checkbox"/>	Feeling	<input checked="" type="checkbox"/>	Association	<input checked="" type="checkbox"/>
Condition of District?	Good <input checked="" type="checkbox"/>		Fair <input type="checkbox"/>		Poor <input type="checkbox"/>								
Threats to Resource?	None												

Survey Date	May 2023	Recorded By	T. Boscarino
For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	

### Landscape Description

Provide a description of the landscape, including general character of the landscape, specific information regarding the landscape characteristics, and the qualities distinguishing the landscape from its surroundings. This is required for all landscapes.

Natural Features	
Topography	The topography is generally flat, though the swing-set area is slightly elevated.
Vegetation	The park is covered in a maintained grassy lawn.
Water	No natural or designed water elements are present.
Geology	Glacial till mixed with human-transported material
Ecology	Urban
Climate	Humid continental climate (Köppen climate classification Dfa)
Designed/Cultural Features	
Land use patterns	Troost Park appears to have always been an undeveloped open space. Agricultural use prior to the development of the Ferry Street neighborhood is possible.
Planting patterns	Plantings are limited to a maintained, grassy lawn.
Boundary demarcations	Troost Park is surrounded by a four-foot-tall, aluminum chain-link fence.
Spatial organization/layout	Surrounded by a chain-link fence, the park is accessed by a gate in the fence at the northwest corner, beneath a steel archway with wood sign. Three pieces of wood and steel play equipment are located within the park. The southeast quarter of the park is taken up by a rectangular, raised area, bordered by railroad ties, containing sand, wood chips, and a steel swing set. In the northeast corner is a steel jungle gym. In the northwest corner is a wood and steel platform with slide.
Circulation Networks	There is no maintained or designed path; compacted soil has created an informal path that begins at the gate and tapers off as it approaches the playground equipment.
Views and vistas	Located at the southeast corner of Ferry Street and Eighth Street, the park has views of the adjacent streets and nearby houses.
Water features	There are no water features.
Buildings, structures, and objects*	The park is enclosed by a chain link fence and contains three pieces of playground equipment. One ranch-style gate, composed of steel with a wood sign and spanning the entrance, is a unique and noteworthy feature.
Small-scale elements (markers, statuary, site furnishings)	No small-scale features exist.
Other (including ephemeral qualities – sounds, activities, wildlife, smells, etc.)	Park users are sometimes present in the park.

*\*list and briefly describe each and attach an Architectural Resource Inventory Form for each major resource*

### **History of the Cultural Landscape**

*Provide a general history that includes the people, trends, and time periods that shaped the landscape over time. This could include information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and recommended for other identification efforts.*

Troost Park has been an open space throughout the period of significance into the present day. The lot has remained an open space throughout its history, and was purchased by the Troost family in 1930. The family donated the park to the City of Niles in 1967 for use as a park. Three pieces of steel and wood playground and a ranch-liked arched steel entry gate with wood sign are important features that may date from as early as 1967; William Hassinger, a former resident of the Ferry Street Neighborhood, noted that he mowed grass in the park and that it had equipment by the 1980s. The park is enclosed by an aluminum chain link fence that appears to be a relatively recent addition.

Troost Park is located on the northern half of lot 241 of H. B. Hoffman's Addition. On 1857-11-11 Henry B. Hoffman and Amelia B. Hoffman sold lot 241, along with many others, to Francis Quinn for \$500. On 1859-11-11 Francis Quinn and Louisa Quinn sold lots 236 and 241 to the Mayor and Alderman of the city of Niles for \$200.

In 1869 Julius Caesar, a noteworthy African American resident, petitioned the Niles Common Council to sell the property to the A. M. E. Church so that they could build a church there, but they did not do so.

On 1882-4-24 the city of Niles sold lot 241, along with several others, to Rufus W. Landon for \$23.70. It is unknown exactly when Rufus W. Landon sold the lot. A 1921-4-22 decree and order from Judge Orville W. Coolidge, however, found that Patrick Tynan had possessed both lots 241 and 236 since 1889.

On 1923-1-8 Thomas Walsh, Minnie Walsh, John Tynan, and Grace Tynan sold it to Edward Tynan for \$1. On 1923-1-8 Edward Tynan sold it to Maude Roebeck for \$1.

On 1928-3-26 Maude Roebeck sold the northern half of lot 241 (i.e., what is now Troost Park) to Waldo Otteson and Ruth Otteson for \$1. On 1930-1-15 Waldo Otteson and Ruth Otteson sold it to Joseph P. Troost for \$1.

On 1967-7-15 Marguerite Hull, daughter and heir of Joseph and Louisa Troost, gave the property to the city of Niles after the death of her parents. The deed specified that it is to be used as a park and for recreation, with the condition that if it was no longer used for such purposes the title would revert back to Hull or her heirs.

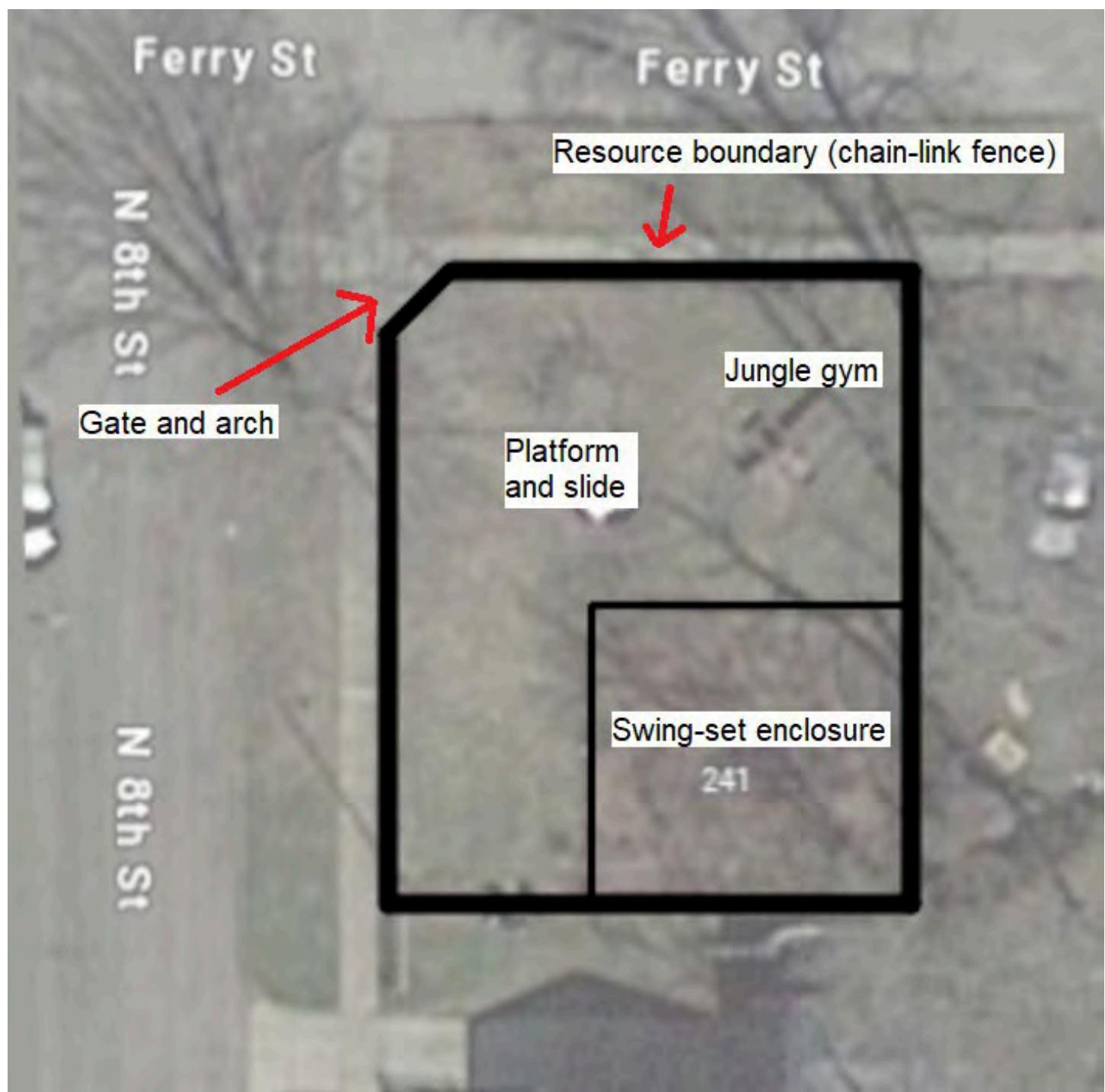
### **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the landscape's eligibility for the National Register, including an evaluation under the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all cultural landscapes.*

Troost Park does not appear to be individually eligible for the National Register, but is a contributing resource within the Ferry Street Historic District as an intentional open space historically used by the Ferry Street residents throughout the period of significance, and due to its retention of all seven aspects of integrity.

**Detailed Site Plan/Map**

Provide a full page site plan or map with important features identified.



Map based on Google aerial photo. North is up.

## Site Photographs

Provide photographs to illustrate the significance of the landscape. These photographs should be two to a page with a brief caption beneath.



May 2023 photo of Troost Park taken from the southeast corner of Ferry Street and Eighth Street, looking southeast.

## GIS/Locational Information

Please provide the SHPO with GIS shapefiles when available.

## References

List references used to research and evaluate landscape.

Berrien County Register of Deeds; Niles, Churches, Franklin A.M.E. Church file, Niles District Library; Interview with William Hassinger.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	809 Ferry Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.832033	Long: -86.249586		
Ownership	Private <input type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	n/a	
Architectural Style	n/a	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>		Altered <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Historic Name				
Current/Common Name	Vacant lot			
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

A vacant, grass-covered lot with mature street trees on its southern boundary.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This vacant, grass-covered lot formerly contained a house built between 1860 and 1873. It was demolished and a Queen Anne or Free Classic-style house was built circa 1900. The later house was demolished between 2012 and 2023.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

As the historic resource that once existed has been demolished, this property does not appear to be eligible for the National Register of Historic Places either individually or as part of a district.

## **References**

*List references used to research and evaluate the individual property.*

Google Maps; Niles city directories, various dates; and Sanborn Map Company, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	810 Ferry Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831629	Long: -86.249559		
Ownership	Private <input type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1910	
Architectural Style	No style	
Building Form	Gable front	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Sash	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>		Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>
Historic Name	Ole Ottison House			
Current/Common Name	DSV SPV1 LLC House			
Historic/Original Owner				
Historic Building Use	DOMESTIC: single dwelling			
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N		Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This is a two-story, gabled-ell house with front porch removed and window openings reduced in size or eliminated altogether due to the introduction of vinyl siding, vinyl shutters, and replacement windows. The front-facing ell appears to have been expanded; a diamond-shaped window likely dates from this expansion. A large cottage window with zinc upper sash remains on the first floor.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Sanborn maps show a gable front building up to 1937; the western portion may be a later addition. A front porch has been removed. Vinyl siding appears to have reduced or eliminated window openings.

This building was formerly owned by the Davis family, who owned several properties in the neighborhood. Prior to the construction of the house, the lot contained a reservoir of the Fourth Street Water Company, which built a structure there. According to a 1919 affidavit (Misc Liber 24, 87, Berrien County Register of Deeds), Thomas Davis stated that after the structure was torn down an excavated pit remained and was deemed by the Davis family to be dangerous. In 1899 the water company gave the section of land to the Davis family, who filled it in for safety reasons.

On 1836-11-9 Henry B. Hoffman and Amelia B. Hoffman sold the lot, along with many others, to Gordon S. Hubbard for \$3,000. On 1837-7-14 Gordon S. Hubbard and Elenora C. Hubbard sold the lot, along with many others, to Horatio J. Lawrence for \$4,800. On 1844-4-10 Horatio J. Lawrence and Mary L. Lawrence sold it, along with several other lots, to William Dougan for \$100. On 1845-7-3 William Dougan and Ann Dougan sold it, along with several other lots, to Henry H. Halsey for \$80. On 1857-2-3 Henry H. Halsey and Lucinda Halsey sold it, along with several other lots, to Joseph C. Larimore for \$200. On 1889-6-26 Joseph C. Larimore sold it to William Davis for \$65, with the exception of a 16 foot by 30 foot section which was reserved for the use of the Fourth Street Water Company.

On 1915-6-18 Thomas Davis and Florence Davis sold it to Maggie M. Lutzen and Edward Lutzen for \$1. On 1919-9-3 Maggie M. Lutzen and Edward Lutzen sold it to Ole Otteson and Manie Otteson for \$1. On 1946-6-27 Ole C. Otteson sold it to Lewis A. Bonner and Betty B. Bonner for \$1. On 1969-7-16 Lewis A. Bonner and Betty B. Bonner sold it to Earl Lee and Ruth Lee for \$12,300. On 1973-5-1 Earl Lee and Ruth M. Lee divorced and the property was granted to Ruth M. Lee (along with a certain 1971 Chevrolet Nova automobile). On 1974-4-11 Ruth M. Lee, now Ruth M. Bostic, conveyed it to Ruth M. Bostic and Robert Lee Bostic for less than \$100. On 1982-6-15 Robert Lee Bostic sold it to Ruth M. (Bostic) Williams for \$1. On 2013-2-25 the Bank of New York Mellon purchased it at auction after foreclosure for \$45,050. On 2013-10-10 the Bank of New York Mellon sold it to Kaja Holdings LLC for \$13,000. On 2017-7-31 Kaja Holdings LLC sold it to DSV SPV1 LLC for \$10. On 2022-1-25 DSV SPV1 LLC conveyed it to Homi Holdings LLC for no consideration. On 2022-12-5 Homi Holdings LLC conveyed it to DSV SPV1 LLC for no consideration.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This building is located within the eligible Ferry Street Historic District and remains associated with the theme of Social History including an association with the Davis family (William Davis owned the property, but is not known to have lived there), mentioned in the *Manual of Freedmen's Progress*. However, it is noncontributing as it has lost integrity of design, materials, workmanship, and feeling due to extensive alterations. The building likewise does not appear to be individually eligible for the National Register.

#### **References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Niles city directories, various dates; and Sanborn Map Company, 1914, 1927, and 1937.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	813 Ferry Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.83202	Long: -86.24934		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	n/a	
Architectural Style	n/a	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
Feeling <input type="checkbox"/>	Association <input type="checkbox"/>			
General Integrity:	Intact <input type="checkbox"/>		Altered <input type="checkbox"/>	Moved <input type="checkbox"/>
Historic Name				
Current/Common Name	Vacant lot			
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

A vacant, grass-covered lot with mature street trees on its periphery.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

A vacant lot on the northwest corner of Ferry Street and North Ninth Street, presently covered in a grassy lawn, that does not seem to have ever had a structure built on it. No map from 1860 on to the present shows evidence of one, and no city directory lists any address on the north side of Ferry between North Eighth and North Ninth higher than 809.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

As this property has never been developed, it lacks a strong association with the areas of significance described in the Survey Report. This property does not appear to be eligible for the National Register of Historic Places either individually or as part of a district.

## **References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Niles city directories, various dates; and Sanborn Map Company, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	814 Ferry Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831633	Long: -86.249403		
Ownership	Private <input type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1910–1914	
Architectural Style	Craftsman	
Building Form	Bungalow	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Stucco	
Window Materials	Vinyl	
Window Type	Sash	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	1: garage (NC)	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Edwin Buckle House			
Current/Common Name	Savita Purlee-Ludwick House			
Historic/Original Owner				
Historic Building Use	DOMESTIC: single dwelling			
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This house is a pre-1914 bungalow, the form of which has been altered: The roof slope appears to have been changed with a reconfigured inset porch, creating a single plane from ridge to the eave of the full-width front porch. A box-bay window on the north (front) facade has also been added. The building also features newer vinyl siding and six-over-six windows. A coursed, simulated masonry cladding exists on one plane only within the recessed front porch. A stucco-parged foundation is a distinctive, likely original feature.

A garage associated with this house has been altered with siding and replacement doors and is also a noncontributing resource.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This house shows extensive alterations from late twentieth or early twenty-first century including a replaced porch, vinyl siding, vinyl windows, and a front-facing box bay window on the first floor. The plane of the front-facing roof appears to have been altered.

The lot was owned by the Davis family in the 1890s.

On 1857-11-11 Henry B. Hoffman and Amelia B. Hoffman sold the lot, along with many others, to Francis Quinn for \$500. On 1862-10-24 Louisa Quinn and Francis Quinn sold the lot, along with many others, to Moses Davis for \$400.

On 1870-9-21 Moses Davis and Sarah Davis sold the lot to William Bort for \$50. On 1870-12-22 William Bort and Lydia A. Bort sold it to Joel Crogs for \$150. On 1871-3-14 Joel Crogs sold it to Stephen R. Johnson for \$150. On 1879-2-17 the Stephen R. Johnson estate gave it and other property to the heirs, William S. Johnson, Hiram S. Johnson, Caroline L. Bowling, Catharine M. Lombard, Dewitt C. Johnson, Sarah A. Sharp, Charles H. Johnson, Frank Johnson, and Sara Johnson. On 1883-1-27 the Michigan State Auditor General sold it, along with several other properties, to Linda E. Landon for \$160.50; it is unclear how the Michigan State Auditor General acquired it.

On 1891-1-24 Elon D. Lombard and Catharine M. Lombard, William S. Johnson and Addie A. Johnson, and Linda E. Landon sold it to William H. Davis for a total of \$25 (in three separate quit claim deeds). On 1905-10-27 Thomas Davis (William Davis' son) and Florence Davis sold it to Anastasia Wallace for \$125.

On 1910-3-30 Anastasia McDougall and Albert McDougall sold it to Lucian E. Wood for \$1. On 1917-9-10 Alice L. Wood, Walter J. Wood, Alta E. Wood, Floyd J. Wood, Marian F. Wood, and Lucian E. Wood sold it to Edwin Buckle and Amy Buckle for \$400. On 1932-9-19 Edwin Buckle sold it to Abraham Hargraves and Harriet Hargraves for \$308.57. On 1937-9-21 Abraham Hargraves sold it to John Hargraves and James Hargraves for \$1. On 1948-12-24 John Hargraves, James Hargraves, and Mayrose Hargraves sold it to Peter G. Krajci, Jr. and Louise E Krajci for \$1. On 1948-12-31 Peter G. Krajci, Jr., and Louise E. Krajci sold it to Arthur Saathoff for \$1. On 1951-6-22 Arthur Saathoff and Adaline Saathoff sold it to Dawin E. Dawson and Myrtle L. Dawson for \$1. On 1969-11-18 Darwin E. Dawson and Myrtle L. Dawson sold it to Billy F. Kirtdoll sold it to Judy Ann Kirtdoll for \$12,200. On 1979-8-13 Billy F. Kirtdoll sold it to Judy Ann Kirtdoll for less than \$100 as part of a divorce judgment. On 1990-6-4 the Federal National Mortgage Association acquired it after foreclosure from Judy Ann Kirtdoll for \$11,603.30. On 1991-8-12 the Federal National Mortgage Association conveyed it to the Secretary of Housing and Urban Development for \$10. On 1991-12-20 the Secretary of Housing and Urban Development sold it to Shelley M. Barberino, James W. Deitrich, and Karen J. Mantel for \$12,300. On 1992-6-10 Karen J. Mantel, Shelley M. Barberino, James W. Deitrich, and Mary Jo Deitrich sold it to Larry P. Thompson and Jennifer M. Thompson for \$29,900. On 1996-2-20 Jennifer M. Thompson sold it to Kent R. Anders and Tammy J. Anders for \$32,000. On 2001-11-27 the U.S. National Bank Corporation acquired it after foreclosure from Kent R. Anders and Tammy J. Anders for \$39,700. On 2004-4-28 the Berrien County Treasurer acquired it from the U.S. National Bank Corporation after foreclosure. On 2004-8-5 the Berrien County Treasurer sold it to Kathleen Ann Keene and

Steven Thomas Keene for \$15,500. On 2007-8-20 Kathleen A. Keene and Steven T. Keene sold it to Nick Saviano for \$15,500. On 2012-4-3 the Bank of America foreclosed on the mortgage held by Nick Saviano. On 2012-5-31 the Bank of America sold it to the Federal Mortgage Association for \$1. On 2012-9-17 the Federal Mortgage Association sold it to Jared Overley for \$36,100. On 2017-9-13 Jared Overley sold it to Savita Purlee-Ludwick for \$65,000. On 2022-8-12 Savita Purlee (formerly Purlee-Ludwick) sold it to Katelyn Jo Purlee for \$56,000.

### **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Having lost integrity due to extensive, recent alterations, this site is encompassed within the Ferry Street Historic District as a noncontributing resource.

### **References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Niles city dates, various years; and Sanborn Map Company, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	215 North Eighth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.830418	Long: -86.249934		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1925	
Architectural Style	Craftsman	
Building Form	Rectangular	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Brick	
Foundation Materials	Brick	
Window Materials	Vinyl	
Window Type	Sash (one-over-one)	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
General Integrity:		Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>
Historic Name				
Current/Common Name		Apartment flats		
Historic/Original Owner				
Historic Building Use				
Current Building Use		DOMESTIC: multiple dwelling		
Architect/Engineer/Designer		Not known		
Builder/Contractor		Not known		

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This four-flat, brick, apartment building has a gable roof, and a relatively small, gable-roofed porch centered on the primary facade. The slope of its gables is a slight Craftsman influence. Awnings atop the first and second floor are clad in asphalt shingles. Expanses of newer siding obscure any details that may have once existed in the gable ends of the porch and upper story.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The building first appears in city directories in 1925. Though the form of this apartment building remains intact, the facade shows successive alterations including aluminum siding in the front-facing gable area, replacement windows, the removal of a chimney, the replacement of a full-length porch with a single-bay porch, and the addition of Mansard-esque, shingled awnings.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Alterations have resulted in a loss of integrity of materials, workmanship, and feeling. Adjacent vacant lots result in a loss of integrity of setting. The buildings south of Sycamore, as a group, lack the strong historical associations of the buildings to the north. This building does not appear to be eligible for the National Register either individually or as part of a district.

## **References**

*List references used to research and evaluate the individual property.*

Niles city directories, various dates; and Sanborn Map Company, 1927.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	216 North Eighth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.83047	Long: -86.250283		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1900	
Architectural Style	Queen Anne	
Building Form	Gable front	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Concrete block	
Window Materials	Wood, vinyl	
Window Type	Fixed (stained glass), sash	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input type="checkbox"/>
General Integrity:		Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>
Date(s):				
Historic Name				
Current/Common Name	House			
Historic/Original Owner				
Historic Building Use				
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

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## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This one-and-one-half story, two-bay, gable front building rises from a rock-face concrete block foundation. Siding and windows are vinyl, though one Queen Anne, stained-glass, cottage window remains on the front facade. The first floor features a prominent, full-length, hip-roof porch with wide, battered posts that appear to be an original feature. The upper half-story features a single, sash window centered on its facade.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Constructed c. 1900, this building shows no major alterations; however, vinyl siding has been added, potentially obscuring architectural details typical of a house of this period and style.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Original porch supports and a stained glass window, the only such window remaining in the Survey Area, demonstrating integrity of workmanship. The buildings south of Sycamore, as a group, lack the strong historical associations of the buildings to the north; vacant lots also isolate this property from the district to the north, resulting in a loss of integrity of setting. This building does not appear to be eligible for the National Register either individually or as part of a district.

## **References**

*List references used to research and evaluate the individual property.*

Sanborn Map Company, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	307 North Eighth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.830992	Long: -86.249858		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	n/a	
Architectural Style	n/a	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>		Altered <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Historic Name				
Current/Common Name	Vacant lot			
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

A vacant, grassy lot.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

A building first appears on the lot in the 1927 Sanborn map. The building, demolished in the 2010s, was once one of three gable-front dwellings of similar form and massing located on a shared parcel and facing west onto North Eighth Street.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This property does not appear to be eligible for the National Register of Historic Places. Despite being within the boundaries of the eligible Ferry Street Historic District, it is a noncontributing resource as it has lost its building to demolition.

## **References**

*List references used to research and evaluate the individual property.*

Google Maps; and Sanborn Map Company, 1927.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	311 North Eighth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.83112	Long: -86.249855		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	n/a	
Architectural Style	n/a	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:		Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Historic Name				
Current/Common Name		Vacant lot		
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

A vacant grassy lot.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

A building first appears on the lot in the 1927 Sanborn map. The building, demolished in the 2010s, was once one of three gable-front dwellings of similar form and massing located on a shared parcel and facing west onto North Eighth Street.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This property does not appear to be eligible for the National Register of Historic Places. Despite being within the boundaries of the Ferry Street Historic District, it is a noncontributing resource as it has lost its building to demolition.

## **References**

*List references used to research and evaluate the individual property.*

Google Maps; and Sanborn Map Company, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	315 North Eighth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831234	Long: -86.249918		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1926–1927	
Architectural Style	Vernacular	
Building Form	Gable front	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Sash	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>	
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name:		
Not Eligible <input type="checkbox"/>			Ferry Street Historic District		
Area(s) of Significance					
Period(s) of Significance					
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location <input checked="" type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input type="checkbox"/>
Association <input checked="" type="checkbox"/>					
General Integrity:		Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name		Janie L. Randall House			
Current/Common Name		Regan Tucker House			
Historic/Original Owner		Janie L. Randall			
Historic Building Use		DOMESTIC: single dwelling			
Current Building Use		DOMESTIC: single dwelling			
Architect/Engineer/Designer		Not known			
Builder/Contractor		Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This formerly single-story, gable front house was expanded at an unknown date with the creation of a tall, fenestrated attic story. The fenestration of the first floor also appears to be altered; vinyl siding and windows have been added as well. Despite its height, the attic story contains no windows.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

With 311 Eighth and 303 Eighth, this is one of a trio of structural clay tile buildings erected in 1926 or 1927 facing west onto the street. Of the three, only this building remains. It has been heavily altered by enclosing the porch and increasing the height of the attic story. Vinyl windows and siding have altered the appearance of the facade.

The north one third of lot 236 of H. B. Hoffman's Addition is now 315 North Eighth Street. On 1857-11-11 Henry B. Hoffman and Amelia B. Hoffman sold lot 236, along with many others, to Francis Quinn for \$500. On 1859-11-11 Francis Quinn and Louisa Quinn sold lots 236 and 241 to the Mayor and Alderman of the city of Niles for \$200.

It is unknown exactly when the city of Niles sold the lot. On 1882-4-27 the Michigan State Auditor General sold lot 236 to Rufus W. Landon for \$2.03. It is unknown when Landon, who died in 1886, or his heirs sold the lot.

A 1921-4-22 decree and order from Judge Orville W. Coolidge, however, found that Patrick Tynan had possessed both lots 236 and 241 since 1889.

On 1911-2-7 Patrick Tynan sold it to John Tynan for \$1. On 1921-5-5 John Tynan and Grace Tynan sold it to Herman Griffin and Helen Griffin for \$1. On 1927-1-11 Herman Griffin and Helen Griffin sold it to Maude Roebeck for \$1. On 1927-2-9 Maude Roebeck sold it to Janie L. Randall for \$1.

On 1933-1-23 Janie L. Randall sold the north one-third of lot 236 in H. B. Hoffman's Addition (i.e., 315 North Eighth) to the Cooperative Building and Loan Corporation of Dowagiac for \$1,200. On 1944-11-4 the Dowagiac Savings and Loan Association (formerly the Cooperative Building and Loan Corporation of Dowagiac) sold it to Frank Leach and Lena Louise Bame Leach for \$1. On 1946-8-6 Lena Louise Bame Leach and Frank Leach sold it to Ralph Childs for \$10. On 1948-4-9 Ralph Childs sold it to Ovalyn Scheibel for \$1. On 1956-7-19 Ovalyn Scheibel sold it to Allen Schrager for \$1. On 1958-8-22 Allen Schrager sold it to Jessie Inwood for \$1. On 1963-4-22 Jessie Inwood sold it to Josephine Stanage for \$1. On 1981-4-9 Josephine Stanage's estate sold it to Bob Bonner and Carolyn Bonner for \$8,000. On 1987-10-28 Bob Bonner, Carolyn Bonner, and Scott Andrew Bonner sold it to Douglas H. Freeman and Darlene Crocker Freeman for \$8,000. On 1994-11-10 Douglas H. Freeman and Darlene Crocker Freeman sold it to Larry A. Lawrence and Elnor A. Lawrence for \$14,500. On 1999-7-15 Larry A. Lawrence and Elnor A. Lawrence sold it to Tony Adent and Karen McCaslin for \$18,200. On 2002-4-23 the Household Finance Corporation III received it in default from Tony Adent and Karen McCaslin for \$31,1222. On 2002-4-11 the Household Finance Corporation III sold it to Timothy O. Potter for \$15,500. On 2011-7-28 the Federal National Mortgage Association received it in default from Timothy Potter for \$70,084.89. On 2012-1-31 the Federal National Mortgage Association sold it to Curtis E. Turner for \$10,000. On 2017-4-13 the Berrien County Treasurer received the property in Judgment of Foreclosure from Curtis E. Turner. On 2017-9-15 the Berrien County Treasurer sold it to Charles H. Dotson for \$13,500. On 2022-7-1 Charles H. Dotson sold it to Abundant Life Homes LLC for \$70,000. On 2023-6-9 Abundant Life Homes LLC sold it to Regan Tucker for \$99,900.

### **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Though the date of the alterations is not known, they are extensive, appear to be relatively recent, and do not reflect the themes for which the district is significant. This building is a noncontributing resource within the Ferry Street Historic District. It does not appear to be individually eligible for the National Register.

### **References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Niles city directories, various dates; and Sanborn Map Company, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	316 North Eighth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831211	Long: -86.250338		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	n/a	
Architectural Style	n/a	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>		Altered <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Historic Name				
Current/Common Name	Vacant lot			
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

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## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

A vacant, grass-covered lot.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

A house at this location, constructed between 1927 and 1929, was demolished between 1965 and 2007.

Previously sold together with the southern half of lot 211 in H. B. Hoffman's Addition (i.e., 723 Sycamore), on 1927-9-14 John W. Tynan and Grace Tynan separated the northern half of the lot and sold it to Thomas Walsh and Minnie Walsh for \$1.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Having lost its building to demolition, this site is encompassed within the Ferry Street Historic District as a noncontributing resource.

## **References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Google Maps; Niles city directories, various dates; and Sanborn Map Company, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	321 North Eighth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831377	Long: -86.249913		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input checked="" type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1933–1935	
Architectural Style	Craftsman	
Building Form	Rectangular	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Wood clapboard	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Sash	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	1: garage (C)	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Niles Pattern Works			
Current/Common Name	Two-Family House			
Historic/Original Owner	Niles Pattern Works, John G. Bound			
Historic Building Use	INDUSTRY/PROCESSING/EXTRACTION: manufacturing facility			
Current Building Use	DOMESTIC: multiple dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This small-scale, three-bay, side-gabled building sits on a foundation of rock-face concrete block. Paired, mullioned windows retain their original, simplified wood surrounds. The windows, themselves, are vinyl. A projecting, gable-roof, bracketed entry pediment and visible rafter ends are Craftsman details.

A single-bay garage, constructed in the 1930s, with wood siding and a newer, segmented steel door, is a contributing building.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Vinyl windows have been added. A wall chimney on the south elevation has been truncated.

Ted Bound, a machinist, produced industrial patterns at the Niles Pattern Works (Hassinger interview, 2023). The building became a private residence sometime between 1970 and 1975.

The building is on the southern half of lot 241 of H. B. Hoffman's Addition. On 1857-11-11 Henry B. Hoffman and Amelia B. Hoffman sold lot 241, along with many others, to Francis Quinn for \$500. On 1859-11-11 Francis Quinn and Louisa Quinn sold lots 236 and 241 to the Mayor and Alderman of the city of Niles for \$200.

In 1869 Julius Caesar, an African American man, petitioned the Niles Common Council to sell the property to the A. M. E. Church so that they could build a church there, but the council did not apparently do so.

On 1882-4-24 the city of Niles sold lot 241, along with several others, to Rufus W. Landon for \$23.70.

It is unknown exactly when Rufus W. Landon sold the lot. A 1921-4-22 decree and order from Judge Orville W. Coolidge, however, found that Patrick Tynan had possessed both lots 241 and 236 since 1889.

On 1923-1-8 Thomas Walsh, Minnie Walsh, John Tynan, and Grace Tynan sold it to Edward Tynan for \$1. On 1923-1-8 Edward Tynan sold it to Maude Roebeck for \$1.

On 1927-4-28 Maude Roebeck sold the southern half of the lot (i.e., 321 North Eighth) to William Otteson and Dorothy Otteson for \$1. On 1935-7-1 William Otteson and Dorothy Otteson sold it to John G. Bound for \$1. On 1970-11-19 John G. Bound and Laurene Bound sold it to Francis D. James and Lorraine E. James for \$5,500. On 1980-7-18 Francis D. James and Lorraine E. James sold it to Jack L. Darling and Diana L. Darling for \$13,000.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

As the only remaining example of a commercial or industrial building in the Survey Area retaining all seven aspects of integrity, the Niles Pattern Works contributes to the Ferry Street Historic District as it reflects the Social History theme (Criterion A). It does not appear to be independently eligible for the National Register.

## References

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Interview with William Hassinger, 2023; Niles, Churches, Franklin A.M.E. Church file, Niles District Library; Niles city directories, various dates; and Sanborn Map Company, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	409 North Eighth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.832165	Long: -86.249907		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1920	
Architectural Style	Craftsman/Prairie	
Building Form	Foursquare	
Roof Form	Hip	
Roof Materials	Asphalt	
Exterior Wall Materials	Aluminum, wood shingle	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Sash, slider, fixed	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>	
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:		
Not Eligible <input type="checkbox"/>					
Area(s) of Significance					
Period(s) of Significance					
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/>
Association <input checked="" type="checkbox"/>					
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):	
Historic Name	Maud E. Huss House				
Current/Common Name	Sonya Jo Phillips House				
Historic/Original Owner	Maud E. Huss				
Historic Building Use	DOMESTIC: single dwelling				
Current Building Use	DOMESTIC: single dwelling				
Architect/Engineer/Designer	Not known				
Builder/Contractor	Not known				

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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This is a foursquare house, with aluminum siding on the first story and shingles on the second. A brick porch with a gabled aluminum overhang is located at the northwest corner and provides shelter at the main entry. An off-center picture window composed of a single-pane square window flanked by narrow one-over-one windows is located on the west elevation of the first story. The second story has two six-over-six windows located at about the one-third and two-thirds points of the elevation. All windows on the west elevation are flanked by louvered shutters. The north elevation has little ornamentation. The first story of the north elevation contains only one small window near the northeast corner. The second story contains two six-over-six windows, one close to the northwest corner and one close to the northeast corner. A shed-style, one-car garage is attached to the south elevation of the house. It is clad in the same horizontal siding as the first story of the house.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Aluminum siding, a large picture window on the first floor, and replaced porch columns indicate changes made during the 1950s or 1960s. The porch retains its original brick piers. A shed-roof garage addition was added at an unknown date.

On 1857-11-11 Henry B. Hoffman and Amelia B. Hoffman sold lot 242 (i.e., 801 Ferry Street and 409 North Eighth), along with many others, to Francis Quinn for \$500. On 1861-10-5 Francis Quinn and Louisa Quinn sold the lot to Elizur Andrews for \$5. On 1863-11-11 Emily C. Andrews and Elizur Andrews sold it, along with another lot in a different addition of the city, to Edwin L. Calkins for \$1,200. On 1868-1-6 Edwin L. Calkins and Elsie J. Calkins sold it to William Dillon for \$125. On 1882-10-18 William Dillon and Mary Dillon sold it to George W. Dougan and Horace B. Quimby for \$150. On 1884-5-2 George W. Dougan sold half of the lot to Andrew Jackson for \$100. On 1884-5-2 Horace B. Quimby's estate sold half of the lot to Andrew Jackson for \$200. On 1902-12-26 Matilda Warfield (formerly Jackson) sold it to William Jackson and Mary McCown for \$1. On 1903-1-14 William Jackson and Mary McCown sold it to Aaron Zelner for \$250. On 1904-12-10 Aaron Zelner and Mercy A. Zelner sold it to Alexander Griffin and Eliza Griffin for \$250.

On 1920-5-14 Alexander Griffin and Minnie C. Griffin sold the northern 57' of the lot (i.e., 409 North Eighth) to Maude E Huss for \$1. On 1930-4-22 Maude E. Price and Maude E. Huss sold it to Philip B. Friday for \$1. It is unknown when Friday sold it. On 1943-10-7 the Niles Federal Savings and Loan Association sold it to Clarence J. Vetter, Bernice Vetter, and Frank W. Vetter for \$1. On 1950-6-20 Frank W. Vetter and Nora Vetter sold it to A. Gordon Freeze and Nellie M. Freeze for \$1. On 1966-6-13 A. Gordon Freeze and Nellie M. Freeze sold it to Joe H. Hankerson and Mable F. Hankerson for \$1. On 2023-7-21 Mable Fredonia Jordan and Joe H. Hankerson sold it to Sonya Jo Phillips for \$10.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

The changes to the building do not detract from the building's integrity as they are associated with the development and period of significance of the district. It reflects the area of Social History (Criterion A) as an example of a residential Ferry Street building retaining integrity of location, setting, feeling, and association. It is a contributing building within the Ferry Street Historic District; however, it does not appear to be individually eligible for the National Register.

## References

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Niles city directories, various dates; and Sanborn Map Company, 1927 and 1937.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	410 North Eighth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.832165	Long: -86.250267		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	1914 or 1915
Architectural Style	Mixed
Building Form	Gable front
Roof Form	Gable
Roof Materials	Asphalt
Exterior Wall Materials	Vinyl, aluminum
Foundation Materials	Concrete block
Window Materials	Vinyl
Window Type	Sash
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1: garage (NC)

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>	
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:		
Not Eligible <input type="checkbox"/>			Ferry Street Historic District		
Area(s) of Significance					
Period(s) of Significance					
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/>
Association <input checked="" type="checkbox"/>					
General Integrity:		Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name		Theodore and Bertha Williams House			
Current/Common Name		Michael J. O'Toole and Linda S. O'Toole House			
Historic/Original Owner		Theodore and Bertha Williams			
Historic Building Use		DOMESTIC: single dwelling			
Current Building Use		DOMESTIC: single dwelling			
Architect/Engineer/Designer		Not known			
Builder/Contractor		Not known			

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## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

On a smooth concrete-block foundation, the one-and-one-half story Williams House is oriented with its gable end facing east towards the street. A hip-roof, full-width front porch features a Classical architrave, the only remaining original architectural detail remaining on the building, as the house has been clad with vinyl siding on its core mass and aluminum siding on its porch. An uncommon feature are the shed-roof wall dormers on the north and south elevations, lighting the upper half-story.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

An empty lot on the 1914 Sanborn map, the address is listed in the 1915 Manual of Freedmen's Progress, showing that the building was built in the intervening time span. The overall form and massing of the building have not been altered since its construction.

On 1864-7-20 Moses Davis and Sarah Davis sold the whole lot (203 of H. B. Hoffman's Addition, i.e., 721 Ferry in the southern half, and 410 North Eight in the northern) to Asbury McWilliams for \$250. On 1869-4-8 Asbury McWilliams sold it to Clara McWilliams for \$1; It is unknown when McWilliams sold it. On 1878-3-18 the Michigan State Auditor General sold it to William F. Gibson and William B. Pierson for \$39.66. On 1881-5-4 William F. Gibson and Agatha Gibson sold it, along with many other lots, to William B. Pierson for \$50. On 1883-7-6 William B. Pierson and Mary E. Pierson sold it to David Bacon for \$100. On 1890-8-13 David Bacon sold it to Orville W. Coolidge for \$40. On 1904-05-24 Orville W. Coolidge and Katie P. Coolidge sold it to James Wilson.

On 1915-01-25 Lucy M. Wilson sold the northern half of the lot (i.e., 410 North Eighth) to Theodore Williams and Bertha Williams for \$550. On 1940-8-14 Bertha Williams sold it to Philip B. Friday and Cora E. Friday for \$1. On 1941-6-10 Philip B. Friday and Cora E. Friday sold it to Walford Otteson and Mildred M. Otteson for \$1. On 1947-7-21 Walford Otteson and Mildred M. Otteson sold it to Clyde E. Wire and Hazel Belle Wire for \$1. On 1947-10-16 Clyde E. Wire and Hazel Belle Wire sold it to Robert D. Schrumpf and Betty Ann Schrumpf for \$1. On 1961-11-21 Robert D. Schrumpf, Jr., and Jean I. Schrumpf sold it to Patricia Graham for less than \$100. On 1965-3-18 Robert D. Schrumpf, Jr., and Jean I. Schrumpf sold it to John J. Griffin and Dorothy Jewell Griffin for \$1. On 1987-7-24 John Griffin sold it to Dorothy Jewell Moore as part of the terms of a divorce. On 2005-7-1 Notre Dame Federal Credit Union received it in default from Dorothy Jewell Moore for \$41,000. On 2007-6-6 Notre Dame Federal Credit Union sold it to Frank L. Anglemyer and Arianna Anglemyer for \$47,700. On 2010-4-19 BAC Home Loans Serving received it in default from Frank L. Anglemyer and Arianna Anglemyer. On 2012-10-5 the United States Department of Housing and Urban Development sold it to Michael J. O'Toole and Linda S. O'Toole for \$20,412.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Despite alterations, the spatial characteristics of the building remain intact, and some porch detail remains despite newer siding, demonstrating integrity of design. The building does not appear to be individually eligible for the National Register. It contributes to the Ferry Street Historic District, particularly the areas of Ethnic Heritage (Criterion A) for its association with a notable African American family mentioned in the *Manual of Freedmen's Progress* and Social History (Criterion A) as an example of a residential Ferry Street building retaining integrity of location, setting, feeling, and association.

## References

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; *Manual of Freedmen's Progress*, 1915; Niles city directories, various dates; and Sanborn Map Company, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	217 North Fifth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831387	Long: -86.253796		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	n/a	
Architectural Style	n/a	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance	n/a			
Period(s) of Significance	n/a			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
Feeling <input type="checkbox"/>	Association <input type="checkbox"/>			
General Integrity:	Intact <input type="checkbox"/>		Altered <input type="checkbox"/>	Moved <input type="checkbox"/>
Historic Name				
Current/Common Name	Vacant lot (Circle Federal Credit Union)			
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This vacant parcel is presently covered in a grassy lawn and enclosed by a black aluminum fence.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This lot formerly contained the Ambrose Mould house. It is now part of the Circle Federal Credit Union.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This parcel is one of several on the block that have been combined as part of the Circle Federal Credit Union facility. It has lost integrity due to demolition and isolation from the historic built environment.

## **References**

*List references used to research and evaluate the individual property.*

Niles city directories, various dates; and Sanborn Map Company, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	221 North Fifth Street		
City/Township, State, Zip Code	Niles, MI 49120		
County	Berrien		
Assessor's Parcel #			
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831531	Long: -86.253796
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>
	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>	

## Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	n/a	
Architectural Style	n/a	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
Feeling <input type="checkbox"/>	Association <input type="checkbox"/>			
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name	Vacant lot (Circle Federal Credit Union)			
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This vacant parcel is presently covered in a grassy lawn and enclosed by a black aluminum fence.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This currently vacant lot formerly contained a service station under various names and operators going back to the 1930s; previously, it was the location of the George E. Correll House.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This parcel is one of several on the block that have been combined as part of the Circle Federal Credit Union facility. This parcel, like others on this block, is excluded from the Ferry Street Historic District due to demolition and loss of integrity.

## **References**

*List references used to research and evaluate the individual property.*

Niles city directories, various dates; and Sanborn Map Company, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	309 North Fifth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.832514	Long: -86.253711		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1950	
Architectural Style	Mixed	
Building Form	Strip/convenience center	
Roof Form	Flat	
Roof Materials	Membrane	
Exterior Wall Materials	Brick, wood, aluminum	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Fixed	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Barlow's Laundry and Dry Clean			
Current/Common Name	Seven Days Party Place/In The Cut Barber Shop			
Historic/Original Owner				
Historic Building Use				
Current Building Use	COMMERCE/TRADE: specialty store			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This single story, rectangular, flat-roof building features three retail storefronts: a primary unit opens to the southwest with a cutaway corner facing the intersection of Ferry Street and Fifth Street; two secondary storefronts open to the south facing Fifth Street. Both the south and west primary facades have been heavily altered in the late twentieth century with new aluminum storefront systems, T1-11 wood siding, and full-length boxed shed roof overhangs clad in asphalt shingles. As of mid-2023, a small expanse of historic brick was visible above the overhang on the west facade; this has since been covered with aluminum coil stock. The non-primary north and south elevations still show smooth concrete block that appears to be original.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This location has been occupied by a building since the earliest (1860) Geil, Harley, & Siverd map. The current building dates from around 1950, and replaced a service station. This building has been heavily altered such that the original form and detail are not visible. Based on the materials used, most of the alterations appear to date from the late twentieth century, with additional aluminum cladding added in 2023.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

As a retail building serving the surrounding neighborhood, this property bears a relationship with the Social History theme as described in the Survey Report. However, it has been isolated from its historical surroundings by demolition and new development on its block of Ferry Street (loss of integrity of setting and feeling) and the building itself has been expanded and altered to the extent that its historic appearance is unrecognizable (loss of integrity of design, materials, and workmanship). Thus, this property does not appear to be eligible for the National Register of Historic Places either individually or as part of a district.

## References

*List references used to research and evaluate the individual property.*

Geil Map, 1860; Niles city directories, various dates; and Sanborn Map Company, 1937.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	323 North Fifth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831662	Long: -86.253802		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1900	
Architectural Style	Vernacular	
Building Form	T-plan	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Wood clapboard	
Foundation Materials	Concrete block	
Window Materials	Wood	
Window Type	Sash (one-over-one)	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input checked="" type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>	
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:		
Not Eligible <input type="checkbox"/>			Ferry Street Historic District		
Area(s) of Significance	Art, Education, Ethnic Heritage: Black, Social History				
Period(s) of Significance	1901–1914				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/>
Association <input checked="" type="checkbox"/>					
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):	
Historic Name	Calvin and Henrietta Wilson House/Lottie Wilson and Daniel Moss House				
Current/Common Name	Michael Dunbar House				
Historic/Original Owner	Lottie E. Wilson and Calvin Wilson				
Historic Building Use	DOMESTIC: single dwelling				
Current Building Use	DOMESTIC: single dwelling				
Architect/Engineer/Designer	not known				
Builder/Contractor	not known				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The Calvin and Henrietta Wilson House/Lottie Wilson and Daniel Moss House is a one-and-one-half-story, T-plan (gable with wing) house facing east onto North Fifth Street, the major north-south thoroughfare that also serves as the west boundary of the Ferry Street Historic District. Decorative treatment is limited to turned porch supports on a hip-roof front (west-facing) and shed-roof rear (east-facing) porches, and wide vergeboards at the eaves. The building sits on a foundation of rock-face concrete block. Both porches, along with a single-story, hip-roof, rear (east) extension appear to be original to the building, as evidenced by a consistency in foundation materials and their depiction on Sanborn maps. Original components include two multi-light glazed doors, opening onto the front porch, wood one-over-one sash windows and first-floor storm windows, and a red brick chimney with copper flashing.

The original porch steps appear to be missing, replaced with pressure treated lumber. The house is extensively screened from Fifth Street by shrubbery of various evergreen and deciduous species along the foundation and in the front yard.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The Wilson House is largely unaltered from its period of significance. A 1907 Sanborn map depicts the north-facing wing of the building as a single story; by the time of the 1914 Sanborn map, this had been extended to its present, two-story height. A newer asphalt shingle roof and late-twentieth-century aluminum storm windows on the second floor are the only clearly visible changes since that early period.

The late nineteenth century folk architecture and materials, including the rock-face concrete block foundation, the one-over-one wood windows, and especially, the configuration of large primary window (with a large, single-glazed lower sash beneath a fixed upper sash) on the front (west) facade, suggest a construction date of around 1900. (The building is also depicted on a 1900 Sanborn map.) If so, this would have been the second Wilson family residence on this location. They purchased the property in 1871 and resided there initially, but lived on Sixth Street (address not recorded) in the 1880 census. The 1860 Geil atlas depicts the lot as containing a building, the 1868 Ruger birds-eye shows an empty lot, and the lot once again contains a building shown on the 1873 Lake map. An analysis of the interior would be required to verify the estimated construction date.

Ownership history is as follows: on 1842-2-18 Henry B. Hoffman and Elizabeth J. Hoffman sold the lot (along with over two dozen in H. B. Hoffman's Addition) to James M. Hill for \$2,000; on 1857-10-7 John Shaw and John B. Hoffman, executors of James M. Hill's will, sold the lot (two lots to the south) to Julius E. Fletcher for \$300; on 1859-9-5 Julius E. Fletcher and California Fletcher sold it to Enoch Flegal for \$500; on 1865-1-18 Enoch Flegal and Amanda B. Flegal sold it to Polly Rood for \$450; on 1869-12-14 Rufus W. Landon received the house in a court judgment from Polly Rood for \$200 plus interest; on 1871-9-9 Rufus W. Landon and Matilda Landon sold it to Calvin F. Wilson for \$800; on 1875-9-11 Calvin F. Wilson and Henrietta E. Wilson sold a strip of land, 7' wide, off the east side of the lot to John Ehrich for \$75 (the strip is now part of 514 Ferry); 1914-06-20 from the Lottie E. Wilson Moss estate to Wilson's husband Daniel T. Moss; 1918-02-14 from Daniel T. Moss to Charles Linsenmier; 1941-10-01 from Charlotte Weller (husband of Charles Linsenmeier) to Burgette Weller, Charlotte Weller, and Allene Weller; 1970-08-31 from Allene (Weller) Felden to Buchanan Realty Company; 1976-12-17 from Buchanan Realty Company to Michael R. Dunbar, the current owner. The Linsenmier-Weller-Felden family owned the property for 58 years, though city directories indicate they rented the house to various tenants until Allene and William Felden began to reside there around 1945–1948. The Wilson family also briefly rented the house out after the death of Calvin and before Lottie moved there.

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Possessing all seven aspects of integrity, and as the only known remaining property in the Niles area associated with Lottie E. Wilson, this building appears to be individually eligible under Criterion B, pending an evaluation of the building interior. It is also a contributing building to the eligible Ferry Street Historic District as it expresses both themes for which the district is significant: Ethnic Heritage and Social History (Criterion A). Individually, it also expresses the theme of Education.

Lottie E. Wilson was the most nationally prominent person who resided in the Ferry Street district. She was an accomplished artist and advocate for women's suffrage and civil rights. Born on January 9, 1854, in the early 1870s she attended the School of the Art Institute of Chicago, the first African American to do so, and returned to Niles in 1872. Wilson's last name is sometimes given as Huggart, Jackson, or Moss due to her three marriages, but she went professionally by Lottie E. Wilson in later newspaper advertisements for her art studios in both Washington, DC, and Niles.

By 1872 Wilson had returned to Niles from her education in Chicago and on October 30 married James M. Huggart, a farmer from Piqua, Ohio, who lived in South Bend, Indiana. The couple were likely living together in South Bend when their daughter Caletta D., named after Wilson's father, was born on December 18, 1874. Another daughter named Henrietta, named after her mother, was perhaps born around this time. The couple also had a son, Dennis Daisy, born July 22, 1876, who died of unknown causes on September 1 of that same year. By 1880 James worked as a laborer and they resided at 9 Keasey Street (no longer extant) in South Bend.

Between 1881 and 1885 the family lived in both Niles and Indianapolis. James Huggart passed away around this time. A Niles newspaper noted in November of 1881 that Lottie Huggart had gone to visit friends in Indianapolis, and a month later Calvin and Henrietta Wilson celebrated their granddaughter Caletta's birthday. Although Indianapolis city directories do not list Wilson's family in the 1880s, *The Indianapolis Leader* reported in 1882 that Lottie Huggart was soon to return to the city after visiting friends in Dayton, Ohio. *The Freeman* of Indianapolis published a note around the time of Wilson's death that she had lived several years in the city and had worked as an artist there. Although dates were not specified, it was likely in the early 1880s.

On June 9, 1885, Wilson married John B. Jackson in Niles. A few months later on September 17, however, Caletta died in Niles of a respiratory ailment. By that time Wilson may have already been living in Bay City, about 230 miles northwest of Niles, along Saginaw Bay in Michigan. She briefly lived at 918 Fraser Street (in a house that is no longer extant) under her maiden name. After her marriage she moved to her new husband's residence at 232 Adams Street (still extant). Jackson had been born in Ohio, and had a barber shop at 200 Fifth Avenue in Bay City.

Wilson had long been politically active while perusing her artistic career, and pushed for women's suffrage and Civil Rights. She was an active member of the National Association of Colored Women, the Afro-American Council, and a trustee for the Phillis Wheatley Home for Elderly Colored Women in Detroit. She attended a woman's national convention in 1896, and in 1899 was a speaker at a meeting in Bay City discussing lynchings and mob violence in the South. She was also a member of the National American Woman Suffrage Association, and spoke at their 1899 national convention held in Grand Rapids, Michigan. There she proposed that "colored women ought not be compelled to ride in smoking cars, and that suitable accommodations should be provided for them." The inclusion of Black women in the suffragist movement had long been opposed by many White suffragists, however, and the resolution was tabled as being outside the scope of the convention.

As Wilson lived in Bay City and involved herself in political causes, her artistic ability grew as well, as she continued to learn new techniques. She traveled to Detroit study painting, and was first listed as an artist in a Bay City directory in 1897. That same year she advertised that she had opened a business in her home, giving art lessons and cleaning and restoring old paintings. Her art was displayed at Richardson's Bookstore at 208 Center Avenue in Bay City.

Even as she built her career as an activist and artist, Wilson overcame a marriage that was defined by abuse and violence. By March of 1900 a court case involving Wilson (at the time often called Mrs. Lottie B. Jackson) and her husband was on the docket at the Circuit Court in Bay City, though newspapers do not provide the details of the

case. Divorce proceedings had been underway for several months when, on November 23, Wilson came to the court to report that her husband had assaulted her. Jackson appeared later that day, asking that his wife be arrested for pointing a gun at him and attempting to shoot him, a charge she would later deny. Justice Kelley of Bay City's Police Court had John Jackson arrested instead, noting that he had violated a prior injunction restraining him from "interfering with Mrs. Jackson."

John Jackson had gone to the house at 232 Adams Street, where at the time Wilson lived alone, and broke a window to enter. Jackson complained to the court on November 26 that Wilson had confronted him with a gun; Jackson had then chased Wilson as she ran to a neighbor's house. Justice Kelly, however, countered that Wilson would have been "perfectly justified" in using force to defend herself against an intruder; the court further noted the contradiction of Jackson chasing after someone he claimed to fear would shoot him. Jackson was convicted of assault and battery.

The next morning Wilson obtained the divorce she had sought, along with \$700 in alimony and her share of the couple's possessions. She had plans to move to Washington, DC, within ten days, but delayed until February 19, 1901 to receive Jackson's payment. Jackson later sued to recover some of the money, claiming Wilson had damaged the house before moving out. That case made its way to the Michigan Supreme Court, though newspapers do not state the result other than that the case had been remanded back to the Circuit Court, which had initially ruled in Wilson's favor, in 1904.

By the time of Wilson's move to Washington, DC, she was well known as a portrait artist. On March 12, 1901, she opened a studio at 806 M Street NW (no longer extant) where she worked and taught art classes. A 1901 article from the *Colored American* newspaper described a showing of her pastel, oil, and miniature work in Grand Rapids, Michigan. A 1902 article in *American Colored Magazine* included her among famous African American women. She had made a career in portraiture, and her work was recommended by judges on the Michigan Supreme Court, representatives, and senators.

Wilson's art and politics were intertwined, and she helped to organize exhibitions and donated her own work to further causes dear to her. In 1892 she gave a portrait of United States Senator and abolitionist Charles Sumner to Provident Hospital in Chicago, and years later one of Booker T. Washington to the Tuskegee Institute. In 1901 she oversaw an exhibit of not just her own work, but other African American artists for the Pan-American Exposition in Buffalo, New York. In a contemporary biographical article, she was described as someone who "in every possible way tries with her art to stimulate interest in the history of her race."

One such historically themed work is a painting she made of Sojourner Truth's 1864 meeting with Abraham Lincoln. It is a copy of an earlier work painted by Frank C. Courter in 1892 that had been destroyed in a fire at the Battle Creek Sanitarium. Wilson probably painted it in early 1902, using a photo of the original to create her copy. On May 24, 1902, she accompanied Washington Gardner, a Republican Congressional representative from Southwest Michigan, to the White House. There she presented President Theodore Roosevelt with the painting along with a medallion she made depicting Phillis Wheatley, the African American author and poet. The painting remained in Washington until 1981 and is now displayed at the Niles District Library.

Even while living elsewhere, Wilson remained close to her family in Niles. In 1901 she gave an exhibition of her paintings at her family's home at 323 North Fifth Street in the Ferry Street neighborhood. Wilson came to Niles just before her father's death on December 25, 1902, but returned to Washington the next year and reopened her studio on M Street NW by February 1903. In 1906 Wilson married Daniel Moss, a farmer, and moved to his farm (no longer extant) in Niles Township, on what is now Pucker Street south of Stafford Road, where she lived for six years. Around this time Wilson also continued her education in Chicago, returning for further classes in 1902–1903 and again in 1907–1908. She left her Niles Township residence and resided at 323 North Fifth Street for the final years of her life, from around 1911 until 1914.

The house at 323 North Fifth Street appears to be individually eligible for the National Register of Historic Places, pending an evaluation of the building interior, as the best example nationwide of a place associated with Lottie E. Wilson's productive life, and the only such building that retains all aspects of integrity. It is also the only building that connects Wilson with her hometown and her father (himself a notable figure in Niles' community). The earlier residences of the Wilsons from her childhood are not known to have survived and would not represent her productive life. Her residence in South Bend is no longer extant, and her residence in Indianapolis is not known and would also largely predate her productive life. One of her residences in Bay City, 232 Adams Street, is still extant, and she did use that house as a studio. However, that building has diminished integrity (e.g., the addition of vinyl siding). Her studio in Washington, DC, also no longer exists (now where the Walter E. Washington

Convention Center is situated). Her Niles Township home is also no longer extant. Her home at 323 North Fifth Street in Niles not only served as her residence and place of death, but also housed her studio where she displayed her work and taught art classes.

## References

*List references used to research and evaluate the individual property.*

*American Colored Magazine*, "Here and There," November 1902; Bay City directories, various dates; Bay City Times, various dates; Berrien County Register of Deeds; *Colored American*, various dates; Google Maps aerial photographs; Pauline E. Hopkins, "Famous Women of the Negro Race," *American Colored Magazine*, September 1902; Lake Atlas, 1873; Niles city directories, various dates; *Niles Daily Star*, various dates; *Niles Daily Sun*, various dates; Niles, Biography, Lottie Wilson file, Niles District Library; *The Niles Republican*, various dates; Robin S. Peebles, "Lottie Wilson: Michigan's Forgotten Black Artist," *Michigan History* 68, no. 5 (1984): 16–17; Ruger Map, 1868; SAIC School of the Art Institute of Chicago. "150 Years of Making History: SAIC's First African American Student"; Sanborn Map Company, 1900, 1907, and 1914; Michaelle Sibilla et al. *Biographical Sketch of Charlotte (Lottie) Wilson Jackson*, 2016; *The Freeman*, various dates; *The Indianapolis Leader*, various dates; and United States Census, 1880, 1900, and 1910.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	401 North Fifth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831986	Long: -86.253775		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1900	
Architectural Style	Queen Anne	
Building Form	Gabled ell	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Sash	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name	House			
Historic/Original Owner				
Historic Building Use				
Current Building Use	DOMESTIC/single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The overall two-story, gabled-ell massing, and recessed gable ends of the attic story, represent the Queen Anne style. Other elements from that style include a cutaway corner on the first floor of the forward-facing mass on the front facade (obscured what appears to be a later, and shortened, enclosed porch), and the relatively large, formerly double-hung, sash windows on the first and second floors. This building is also noteworthy for having a foundation of long, nonstandard-sized concrete block, the only such building in the Survey Area. Other historic architectural details that may have once existed are likely lost beneath vinyl siding; vinyl windows have also been added.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Although the does not appear on a 1900 Sanborn map, it was likely built shortly thereafter, based on its design and foundation material. By the 1970s, this building was altered with the removal of its full-length front porch and any architectural detail, as well as the installation of asbestos siding and a small, shed-roof front porch. The siding and windows have since been replaced with vinyl.

William S. Raymond, who resided at the house, was a machinist who advertised in the June 1922 edition of *Popular Mechanics* (prior to owning the house) a method to “lag your pulley without rivets.” (Lagging refers to the process of coating the pulleys of a conveyor belt with a high-friction surface).

On 1929-8-8 Herman Roebeck and Maude Roebeck sold it to William S. Raymond and Harriette B. Raymond for \$1. On 1937-5-11 William S. Raymond and Harriet B. Raymond sold it to Maude Roebeck for \$1.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This property does not appear to be eligible for the National Register of Historic Places either individually or as part of a district. Despite retaining some integrity of design (the original form of the building is largely visible, though the porch has been reconfigured) it sits on a block of North Fifth Street that, as a whole, lacks integrity of setting and feeling due to alterations and demolitions of historic buildings. This property has no known association with the themes and individuals described in the Survey Report.

## References

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Niles city directories, various dates; Niles Historical Survey, 1979; *Popular Mechanics*, June 1922; and Sanborn Map Company, 1900 and 1907.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	407 North Fifth Street		
City/Township, State, Zip Code	Niles, MI 49120		
County	Berrien		
Assessor's Parcel #			
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.832166	Long: -86.253727
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>
	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>	

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1900–1907	
Architectural Style	Classical Revival	
Building Form	Rectangular	
Roof Form	T-plan	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Sash	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name	House			
Historic/Original Owner				
Historic Building Use				
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

Cornice returns on the forward-facing gable end along with the moderate roof pitch and symmetrical massing are features of the Classical Revival style. Otherwise, the building has been altered with full-length, a shed-roof front porch, vinyl siding, vinyl windows, and a gable-roof addition to the south. Any additional historic architectural detail has been lost due to these alterations.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This building maintained much of its original character through the 1970s, other than the installation of asphalt siding. It has since been drastically altered by the removal of a columned, hip roof front porch, the removal of a full-height, north-facing projection with cross gable, the installation of vinyl siding and vinyl windows, a new, shed-roof front porch, and a single-story addition to the south.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This property does not appear to be eligible for the National Register of Historic Places either individually or as part of a district. As a group, the properties on the 400 block of North Fifth Street lack integrity. Of four buildings on the east side of that block, two, including this one, have been altered; two are newer buildings on the locations of demolished historic buildings. The alterations constitute a loss of integrity of materials and workmanship and diminish the historic setting and feeling. This property has no known association with the themes and individuals described in the Survey Report.

## **References**

*List references used to research and evaluate the individual property.*

Niles city directories, various dates; Niles Historical Survey, 1979; and Sanborn Map Company, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	417 North Fifth Street			
City/Township, State, Zip Code	Niles, MI 49120			
County	Berrien			
Assessor's Parcel #				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.832337	Long: -86.253711	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1990–2000	
Architectural Style	Postmodern	
Building Form	Irregular	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Sash	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
Feeling <input type="checkbox"/>	Association <input type="checkbox"/>			
General Integrity:	Intact <input type="checkbox"/>		Altered <input type="checkbox"/>	Moved <input type="checkbox"/>
Historic Name				
Current/Common Name	House			
Historic/Original Owner				
Historic Building Use				
Current Building Use	DOMESTIC/single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This irregular-plan, single-story building features multiple gables, Queen Anne style cornice returns on a secondary front gable that projects forward from the primary mass, a recessed front porch, and an attached garage.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

A “private hospital,” visible on a 1907 Sanborn map and seen in the 1979 survey as a two-story, rectangular, gable-front building, was demolished in the late twentieth century and replaced with this single-story house.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property’s eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This property does not appear to be eligible for the National Register of Historic Places, either individually or as part of a district, due to its relatively recent construction date.

## **References**

*List references used to research and evaluate the individual property.*

Google Maps; Niles Historical Survey, 1979; and Sanborn Map Company, 1907.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	421 North Fifth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.832521	Long: -86.253705		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1927–1940	
Architectural Style	Prairie	
Building Form	Foursquare	
Roof Form	Hip	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Sash	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name	House			
Historic/Original Owner				
Historic Building Use				
Current Building Use	DOMESTIC/single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This is a two-story, hip-roof, American Foursquare house with paired, mullioned windows on the second story show a slight Prairie influence. The windows, themselves, have been replaced with newer vinyl windows throughout the building. Any additional architectural detail has been lost due to replacement siding and a rebuilt porch. Porch posts and balustrade appear to be non-original. The attached, single-bay, hip roof garage is a later addition.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This house was built between 1927, when an older building with a different footprint is visible on a Sanborn map, and approximately 1940, when the Foursquare form waned. Its form, with an attached single-bay hip roof garage, and a hip roof porch, is likely unaltered. More recent changes to the building include vinyl siding, vinyl windows, and a new wood porch deck, posts, and railing.

The house is the second to exist at this location, with a previous house dating from around the 1890s. Bernard Deegan is shown as the resident of both the prior house, according to 1925 city directory, and the current house, according to later directories. He continued to live there into the 1960s.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This property does not appear to be eligible for the National Register of Historic Places either individually or as part of a district. This building has been extensively altered; only its overall form and massing remain. As a group, the properties on the 400 block of North Fifth Street lack integrity. Of four buildings on the east side of that block, two, including this one, have been altered; two are newer buildings on the locations of demolished historic buildings. The alterations constitute a loss of integrity of materials and workmanship and diminish the historic setting and feeling. This property has no known association with the themes and individuals described in the Survey Report.

## References

*List references used to research and evaluate the individual property.*

Graves Atlas, 1887; Niles city directories, various dates; and Sanborn Map Company, 1900, 1907, and 1927.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	310 North Ninth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831222	Long: -86.249317		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1914	
Architectural Style	Vernacular/no style	
Building Form	Rectangular	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Slider, sash	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:		Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>
Historic Name		Percy and Doris Finley Gay House		
Current/Common Name		Mary Jane Skinner House		
Historic/Original Owner		Schuyler C. Finley		
Historic Building Use		DOMESTIC: single dwelling		
Current Building Use		DOMESTIC: single dwelling		
Architect/Engineer/Designer		Not known		
Builder/Contractor		Not known		

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N		Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The Gay House is a relatively small-scale, single story, three-bay, side-gable house sitting on a foundation of rock-face concrete block. The symmetrical facade features a shed-roof porch over its entrance bay. The front porch, of dimensional lumber with aluminum railings on a poured concrete foundation, is a more recent replacement of an original porch with the same footprint. A small, original, shed-roof porch on the rear has been enclosed, and subsequently, expanded to the south around 2020. The building has been altered with vinyl siding and windows.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This house was constructed between 1914 and 1925. Vinyl siding, vinyl slider windows, and a newer shed-roof porch appear to date from the early twenty-first century. A shed-roof addition was added to the south around 2020.

On 1836-11-9 Henry B. Hoffman and Elizabeth J. Hoffman sold the lot, along with over two dozen in H. B. Hoffman's Addition, to J. B. F. Russell for \$3,000. On 1838-2-12 John B. F. Russell sold it, along with many others, to Francis Peyton for \$1,750. On 1840-6-4 Francis Peyton sold it, along with many others, to John McClarty for \$3,000. On 1855-5-3 John McClarty sold it, along with several others, to Rodney C. Paine for \$90. On 1887-4-12 Rodney C. Paine's estate sold it, along with several others, to William Wares for \$125.

On 1887-4-12 William Wares sold the entire lot (238 of H. B. Hoffman's Addition, i.e., both 310 North Ninth and 815 Sycamore) to Clement M. Shockley for \$75. On 1913-6-3 Charles W. Shockley (a White man and former police officer) sold the entire lot to Schuyler C. Finley (a Black man) for \$240; the house was built shortly thereafter (Charlie Seward, not the Finleys, lived there in the 1920s, according to city directories). On 1936-9-14 Schuyler C. Finley and Emily W. Finley sold the northern part of the lot (310 North Ninth) to Percy Gay and Doris Finley Gay for \$1. On 1971-4-30 Percy Gay's Last Will and Testament was decreed in favor of Ella Gay, Mary Jane Skinner, and Helen Mae Jones. Mary Jane Skinner currently owns the property.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Integrity of materials and workmanship are diminished due to new siding, windows, and porches, but the original form and massing remains. The construction of this house, as an additional building on what was once a larger parcel, reflects the early- to mid-twentieth century growth of the neighborhood (Social History, Criterion A). The house was initially owned by the notable Finley family and remains in that family to the present day, resulting in a strong integrity of association and reflecting the Ethnic Heritage: Black theme (also Criterion A) as described in the Survey Report. The Finleys came to Niles around 1850 and was recognized by the city council in 2017 as having remained in Niles longer than any other family. This is a contributing building to the Ferry Street Historic District.

## References

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Niles city directories, various dates; Niles History Center: *Profiles and Portraits* Interviews; and Sanborn Map Company, 1914, 1927, and 1927.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	313 North Ninth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831337	Long: -86.248904		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1950	
Architectural Style	Vernacular/no style	
Building Form	Minimal Traditional/Small House	
Roof Form	Pyramidal	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Sash, slider	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	1: garage	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name	House			
Historic/Original Owner				
Historic Building Use				
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This American Small House (also known as Minimal Traditional) sits on a concrete slab foundation. It is a cubelike, three-bay, building with a pyramidal roof. Vinyl siding, windows, and shutters, have been added. A shed-roof porch with metal posts projects from the entrance bay. A relatively large, shed-roof addition extends the building to the south. A newer, detached garage sits behind the house.

### **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Constructed c.1950, vinyl siding, vinyl slider windows, and a newer shed-roof porch appear to date from the late twentieth century. An addition to the south appears to be a later addition on a concrete slab foundation. A garage was added c. 2020.

### **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Alterations result in a loss of integrity of materials and workmanship. Integrity of design remains. East of Ninth Street (former train tracks), the association with the Ferry Street Historic District diminishes. This property does not appear to be eligible for the National Register either individually or as part of a district.

### **References**

*List references used to research and evaluate the individual property.*

Google Maps; Niles city directories, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	319 North Ninth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831501	Long: -86.24891		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1975–1980	
Architectural Style	Vernacular/no style	
Building Form	Rectangular	
Roof Form	Hip	
Roof Materials	Asphalt	
Exterior Wall Materials	Stone, vinyl	
Foundation Materials	Concrete	
Window Materials	Wood	
Window Type	Sash (one-over-one)	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
Feeling <input type="checkbox"/>	Association <input type="checkbox"/>			
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name	House			
Historic/Original Owner				
Historic Building Use				
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This two-unit, is a single story in height and features a four-bay, symmetrical massing. The lower half of the front facade bears a unique, coursed fieldstone cladding. The remainder of the facade is clad in vinyl. Windows are wood, one-over-one sash. The building is topped with a hip roof.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The building does not appear in city directories up to 1975, suggesting a later construction date. Vinyl siding and vinyl doors have been added. Wood sash windows remain. The original brick chimney was removed around 2020.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This property does not appear to be eligible for the National Register of Historic Places due to its relatively recent construction date.

## **References**

*List references used to research and evaluate the individual property.*

Niles city directories, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	214 North Seventh Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.830482	Long: -86.251577		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	n/a	
Architectural Style	n/a	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
Feeling <input type="checkbox"/>	Association <input type="checkbox"/>			
General Integrity:	Intact <input type="checkbox"/>		Altered <input type="checkbox"/>	Moved <input type="checkbox"/>
Historic Name				
Current/Common Name				
Historic/Original Owner				
Historic Building Use				
Current Building Use	LANDSCAPE: parking lot			
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

An asphalt parking lot.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This parking lot of the Halbritter Wickens Funeral Services formerly contained a house constructed between 1931 and 1935; it was demolished between 2012 and 2023. Several trees remain at the south end of the lot.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This property does not appear to be eligible for the National Register of Historic Places as it has lost its building to demolition.

## **References**

*List references used to research and evaluate the individual property.*

Google Maps; Niles city directories, various dates; and Sanborn Map Company, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	215 North Seventh Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.830466	Long: -86.251184		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1868	
Architectural Style	Italianate	
Building Form	T-plan	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Stone	
Window Materials	Wood, vinyl	
Window Type	Sash (one-on-one)	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	2: garage, carport	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name	House			
Historic/Original Owner				
Historic Building Use				
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This Italianate building, T-shaped in plan, rises one and one-half stories from a coursed, stone foundation. Paired, wood windows are centered on each floor on each of three gable ends; these windows have arched tops and are set beneath inverted U-shaped crowns in wood. They also feature original, six-light wood storm windows. A few, smaller, windows on the house are vinyl replacements. The building has a full-length front porch with wood balustrade and narrow, Tuscan posts. The building is topped with a moderately pitched gable roof.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Built c. 1868 (as per a sign on the house; it also appears on a 1873 map). Vinyl siding along with a shed-roof carport and a few vinyl windows in non-prominent locations have been added; otherwise, this building is minimally altered and a good example of the Italianate style. A garage on an adjacent parcel, but associated with this house, was built c. 1920.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

The buildings south of Sycamore, as a group, lack the strong historical associations of the buildings to the north; thus, the building is not eligible as a contributing resource to the Ferry Street Historic District. Though it is a relatively good example of Italianate architecture in Niles, vinyl siding and a few vinyl windows diminish integrity of materials and prevents this building from rising to the level of standalone National Register eligibility.

## References

*List references used to research and evaluate the individual property.*

Lake Atlas, 1873; Marker on building "C. 1868"; and Sanborn Map Company, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	223 North Seventh Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.830694	Long: -86.251136		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1870	
Architectural Style	Italianate	
Building Form	T-plan	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Aluminum	
Foundation Materials	Stone	
Window Materials	Vinyl, wood	
Window Type	Sash	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	1: Garage	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name	House			
Historic/Original Owner				
Historic Building Use				
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This Italianate building rises from a coursed stone foundation. Paired, vinyl windows are centered on each floor on each of three gable ends; these windows on the facade have aluminum awnings above them. Other window openings are likely reconfigured. The building has a newer, truncated porch, and decorative trim has been removed. Its gable roof is moderately pitched.

This building appears to have been built at the same time and according to the same design as its neighbor at 215 Seventh Street. The latter building, however, appears to have been largely unaltered, while this building has been altered in the mid-twentieth century.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Constructed c. 1870, this building has been heavily altered with c. 1960s aluminum siding, eliminating details and altering window openings. Aluminum awnings added. The porch appears to not be original and more recent vinyl windows exist. A few original windows remain.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

The buildings south of Sycamore, as a group, lack the strong historical associations of the buildings to the north; thus, the building is not eligible as a contributing resource to the Ferry Street Historic District. This building, in particular, bears diminished integrity of design and materials due to its alterations.

## References

*List references used to research and evaluate the individual property.*

Lake Atlas, 1873; and Sanborn Map Company, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	317 North Seventh Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831437	Long: -86.251147		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1914 or earlier (see below)	
Architectural Style	Prairie	
Building Form	Foursquare	
Roof Form	Hip	
Roof Materials	Asphalt	
Exterior Wall Materials	Asphalt	
Foundation Materials	Parged	
Window Materials	Wood	
Window Type	Sash (one-over-one), awning, others	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>	
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District		
Not Eligible <input type="checkbox"/>					
Area(s) of Significance					
Period(s) of Significance					
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/>
General Integrity:		Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name		Cleveland D. Hipshier House			
Current/Common Name		Ferry Street Resource Center			
Historic/Original Owner		Cleveland D. Hipshier			
Historic Building Use		DOMESTIC: single dwelling			
Current Building Use		SOCIAL: civic			
Architect/Engineer/Designer		Not known			
Builder/Contractor		Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This Prairie-style, foursquare house sits on a cement-parged foundation. A full-length front porch includes poured concrete bases for each of its three, evenly spaced, battered columns with square capitals, an original wood balustrade, and a wide frieze board beneath a hip roof. Two bays of fenestration include, on the first floor of the facade, a recent, steel panel door on the south bay, and a large wood window with metal-came upper sash on the north.

The building is clad in asphalt siding dating from the mid-twentieth century. Original wood one-over-one sash windows and other details, including wood window frames and soffits, remain. The building terminates in a hip roof with a forward-facing, hip-roof dormer fenestrated with paired casement windows.

To the rear of the building, a single-story section extends to the east with a shed-roof porch oriented to face south. Its frieze-band attic windows, a Greek Revival element, suggest that this rear section may date from the 1860s or 1870s.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This foursquare building appears to be largely unaltered other than the application (during the period of significance) of asphalt siding. However, the rear section, one-and-one-half story in height, could predate the front section. If so, it would be consistent with a building seen on a 1868 bird's-eye map and 1914 Sanborn map, though it would have been relocated; its narrow attic windows are a Greek Revival element.

On 1836-11-9 Henry Hoffman sold lot 207, along with many others in H. B. Hoffman's Addition, to Gordon S. Hubbard for \$3,000. On 1837-7-14 Gordon S. Hubbard and Elenora C. Hubbard sold it, along with many others, to Horatio J. Lawrence for \$4,800. On 1844-4-10 Horatio J. Lawrence and Mary L. Lawrence sold it, along with many others, in H. B. Hoffman's Addition to William Dougan for \$100.

On 1847-7-31 William Dougan sold lots 207 and 209 to Philemon Sampson for \$50. On 1859-6-21 Philemon Sampson sold it, along with two other lots, to Philemon K. Sampson for \$1. On 1860-7-25 Philemon K. Sampson sold lot 207 to George Fye for \$150. On 1861-3-25 George Fye sold lot 207 to Moses David for \$100.

On 1864-9-20 Moses Davis and Sarah Davis sold the southern halves of lots 206 and 207 (i.e., 317 North Seventh) to Patrick Kelly for \$200. On 1914-9-6 Mary Kelly warranted them to Cleveland Hipshire and Margaret Hipshire for \_ dollars [sic]. On 1915-3-29 Cleveland Hipshire and Margaret Hipshire sold them to Caroline Geideman for \$1. On 1925-4-22 Caroline Geideman sold it to Cleveland Hipshire and Margaret Hipshire for \$1. On 1946-8-29 Cleveland Hipshire and Margaret Hipshire sold them to Edward Hansen and Dolores M. Hansen for \$1. On 1951-8-2 Edward Hansen and Dolores M. Hansen sold them to Dorothy E. Andress for \$1. On 1957-10-29 Dorothy Elizabeth Andress' estate sold them to Charles C. Conn and Maxine J. Conn for \$8,500. On 1986-10-10 Charles C. Conn and Joan E. Conn sold them to Gerald O'Neil and Elsie O'Neil for \$29,000. On 1993-9-22 Gerald O'Neil sold them to Earl Jay Foster and Marcia Foster under land contract, and on 1995-10-9 Earl Jay Foster and Marcia Foster purchased them for 26,000. On 1995-10-9 Earl J. Foster and Marcia Foster sold them Verlin Williams for \$28,000. On 1996-7-31 Verlin L. Williams conveyed them to himself, Gladys Williams, and Patricia L. Kachpur.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This building has a high degree of integrity and has seen minimal alteration since the mid-twentieth century (alterations, such as asphalt siding, reflect the period of significance); consequently, it reflects the area of Social History (Criterion A) as an example of a residential Ferry Street building retaining integrity of location, setting, feeling, and association. It is a contributing building within the Ferry Street Historic District; however, it does not appear to be individually eligible for the National Register.

## **References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Niles city directories, various dates; Ruger map, 1868; and Sanborn Map Company, 1914 and 1925.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	323 North Seventh Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831645	Long: -86.251179		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input type="checkbox"/>	Object <input checked="" type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	



## Architectural Information

Construction Date	1922	
Architectural Style	Gothic Revival	
Building Form	Rectangular	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Brick	
Foundation Materials	Brick	
Window Materials	Wood	
Window Type	Sash (two-over-two)	
Outbuildings (objects)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	2: stone marker (C), stele (C)	

## Eligibility

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>	
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District		
Not Eligible <input type="checkbox"/>					
Area(s) of Significance	Ethnic Heritage: Black, Social History				
Period(s) of Significance	1958–1982				
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/>
Association <input checked="" type="checkbox"/>					
General Integrity:		Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name		St. Paul's Evangelical Lutheran Church/John W. Moore Lodge No. 42 and Miriam Chapter No. 56			
Current/Common Name		John W. Moore Lodge			
Historic/Original Owner		St. Paul's Evangelical Lutheran Church			
Historic Building Use		RELIGION: religious facility; SOCIAL: meeting hall; RECREATION AND CULTURE: monument/marker			
Current Building Use		VACANT/NOT IN USE; RECREATION AND CULTURE: monument/marker			
Architect/Engineer/Designer		Not known			
Builder/Contractor		Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

With walls of stretcher-bond, red brick veneer, this gable-front hall church sits on a high, fenestrated basement. Poured concrete steps, descending in both directions perpendicular to the facade and behind a stepped wingwall, were added in 1934. A gable-roofed, projecting entrance bay shelters a Gothic-arched entry. Wood windows include basement windows, tall, two-over-two sash windows on the front (west) and sides (north and south) of the building, a Gothic window above the front entrance, and a circular window centered in the front gable (other window configurations are not visible as the openings were boarded after the building became vacant in the 1990s). A gable roof is topped by a steeple consisting of a short tower, a louvered belfry, and a short, pyramidal spire. A single-story, shingled, shed-roof addition runs the length of the rear (east) elevation.

A small boulder to the south of the building formerly held a bronze plaque, placed in 1960 and commemorating the beginnings of Black Masonry in Niles in 1859; this plaque is now mounted on a larger, adjacent, cut stone marker incised with the words "JOHN W. MOORE LODGE #42" and "MIRIAM CHAPTER #56" and Masonic emblems.

### **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Built in 1922 as St. Paul's Evangelical Lutheran Church, the building is mostly unaltered. A Gothic Revival house formerly standing in its place was moved, shortly before construction of the 1922 building, to 710 Ferry St. New steps were added 1934. St. Paul's left in 1958, and the Prince Hall Masons moved in 1959. In 1982 had a sign on the NW corner (conduit and brackets remain). A small boulder formerly held a bronze plaque (placed in 1960); this plaque is now mounted on a larger, cut stone marker. A house previously at the location was moved next door to the east. By 1996 the building was no longer regularly used and many windows were boarded up.

Alterations include the removal of the cross from atop the steeple, rebuilding of a front wingwall, formerly brick, in concrete block, and vinyl-clad soffits. Reflecting the building's changed use from a church to a Masonic lodge, an internally illuminated blade sign once projected from the northwest corner but has since been removed; conduit and mounting brackets remain. A cornerstone reads "A.D. 1922" with additional words having been cut away; they likely pertained to St. Paul's Evangelical Lutheran Church, the original occupant.

The northern half of lot 207 in H. B. Hoffman's Addition is now 323 North Seventh Street. On 1836-11-9 Henry Hoffman sold lot 207, along with many others in H. B. Hoffman's Addition, to Gordon S. Hubbard for \$3,000. On 1837-7-14 Gordon S. Hubbard and Elenora C. Hubbard sold it, along with many others, to Horatio J. Lawrence for \$4,800. On 1844-4-10 Horatio J. Lawrence and Mary L. Lawrence sold it, along with many others, in H. B. Hoffman's Addition to William Dougan for \$100. On 1847-7-31 William Dougan sold lots 207 and 209 to Philemon Sampson for \$50. On 1859-6-21 Philemon Sampson sold lot 207, along with two other lots, to Philemon K. Sampson for \$1. On 1860-7-25 Philemon K. Sampson sold lot 207 to George Fyfe for \$150. On 1861-3-25 George Fyfe sold lot 207 to Moses David for \$100.

On 1870-10-5 Moses Davis and Sarah Davis sold the northern half of lots 206 and 207 to William Powers for \$400. On 1902-2-24 the heirs of William Powers sold it to Amelia E. Wetherby for \$950. On 1902-2-24 Amelia E. Wetherby sold the lots to Joseph L. Lipp for \$950. On 1920-3-10 Isabell Bruce (half sister of Joseph Lipp) sold the lot, the northern halves of lots 207 (now 323 North Seventh) and 206 (now 710 Ferry), along with lot 200 (703 Ferry) to Sarah Lipp for \$3,000. On 1920-4-22 Sarah Lipp sold the lots to the Michigan District of the Evangelical Lutheran Synod for \$2,400.

On 1959-5-22 St. Paul's Lutheran Church of Niles sold the north half of lot 207 (i.e., 323 North Seventh) to Irvin Adams, Worshipful Master, John Jones, Senior Warden, Harold Finley, Jr., Junior Warden, Loren Anderson, Secretary, Russell Webster, Treasurer and Trustee, Eugene Mills, Trustee, and Andrew Bradford, Trustee, in trust for John W. Moore Lodge #42, Free and Accepted Masons of Niles, Michigan for \$1.

### **Statement of Significance/Recommendation of Eligibility**

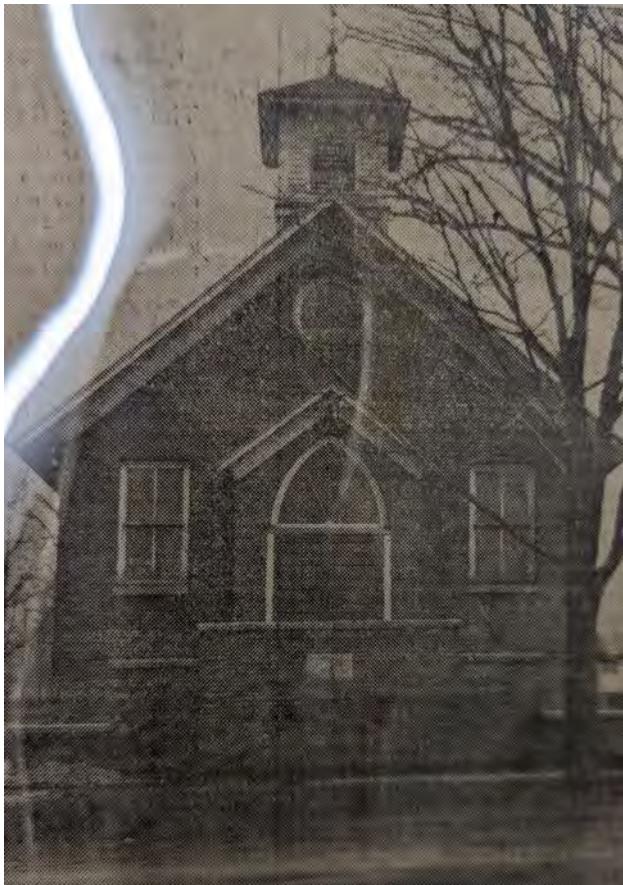
Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

With only minor alterations from the period of significance, the building retains all seven aspects of integrity. The building appears to be eligible for the National Register, pending an evaluation of the interior, under Criterion A as a rare remaining example of a Prince Hall Masonic lodge. It is also the only remaining building connected to the Niles chapter of the Prince Hall Masons, the first such chapter to be established in the Michigan. It is a contributing building to the Ferry Street Historic District as it reflects the themes of Ethnic Heritage and Social History (Criterion A) as described in the Survey Report.

## References

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Niles, Churches, St. Paul Lutheran Church File, Niles District Library; Niles, Masons, Prince Hall Lodge file, Niles District Library; and Sanborn Map Company, various dates.



Saint Paul's Lutheran Church, *Niles Daily Star*, March 24, 1936.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	402 North Seventh Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.832066	Long: -86.251517		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	n/a	
Architectural Style	n/a	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:		Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Historic Name				
Current/Common Name		Vacant lot		
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This property is a grass-covered lot that once contained a building.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

A building at this location first appears in the 1873 Lake atlas. In 1925 Thomas J. Garland was living there, and by 1927 he ran the Garland Grocery store there. Between 1935 and 1937 it was converted into an apartment building. In 1945 it was listed as vacant in a city directory, and by 1956 it housed the Allied Industrial Workers Union Local No. 816, Niles Central Labor Union, Brotherhood of Railway Carmen (last listed as such in 1965). The building was demolished before 2007. The property was sold by the Union to Mount Calvary Baptist Church on 1977-6-20.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This property is located within the eligible Ferry Street Historic District, but is noncontributing as the historic building has been demolished.

## **References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Lake Atlas, 1873; Niles city directories, various dates; and Sanborn Map Company, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	221 North Sixth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.830478	Long: -86.252391		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1900	
Architectural Style	Vernacular/no style	
Building Form	I-house	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Sash	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name	Two-family House			
Historic/Original Owner				
Historic Building Use				
Current Building Use	DOMESTIC: multiple dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This two-story, side-gabled, two-unit I-house sits on a rock-face, concrete block foundation. Windows openings are irregularly placed, though the building is roughly five bays in width. It has vinyl siding and vinyl windows. A two-story, full-width front porch is unique in the Survey Area but does not appear, from its design and materials, to be a historic feature. A smooth-faced concrete block porch with treated-wood balustrade is also a relatively recent feature.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This building appears on the 1925 Sanborn map as a two-unit, two-story building. A one-and-one-half-story, single-family building depicted on the 1917 Sanborn map with the same footprint may be a prior building; however, it is more likely that the older building was simply enlarged, as the concrete block foundation suggests a construction date of around 1900.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

While its construction date is not certain, this property nonetheless lacks integrity of materials, workmanship, and design from its period of significance as it has been expanded and altered several times since, including reconfigured window openings, vinyl siding, and a newer, two-story, shed-roof porch. The building does not appear to be eligible individually or as part of a district.

## **References**

*List references used to research and evaluate the individual property.*

Sanborn Map Company, 1917 and 1925.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	308 North Sixth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.83121	Long: -86.252713		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1887–1900	
Architectural Style	Vernacular	
Building Form	Rectangular	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl, asbestos	
Foundation Materials	Brick	
Window Materials	Vinyl	
Window Type	Sash, jalousie (porch)	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:		Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>
Historic Name		Ella A. Tibbetts House		
Current/Common Name		Alan Molica House		
Historic/Original Owner		Ella A. Tibbetts		
Historic Building Use		DOMESTIC: single dwelling		
Current Building Use		DOMESTIC: single dwelling		
Architect/Engineer/Designer		Not known		
Builder/Contractor		Not known		

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This house is a vernacular, single-story, three-bay, building with asbestos-cement siding on the front elevation and vinyl on the sides. Windows are vinyl. A steeply pitched roof creates a tall, windowless story. A hip-roof, front porch extends nearly the entire width of the front facade. The porch is enclosed and features mid-twentieth-century jalousie windows.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This building first appears on a 1900 Sanborn map. Asbestos siding is visible within the enclosed porch; vinyl siding exists elsewhere. A lack of window openings on the upper half-story in the front-facing gable suggests detail has been obscured. Otherwise, the essential form of the building remains intact other than an enclosed porch with jalousie windows.

The lot that is now 308 North Sixth Street is comprised of the northern portions of lots 128 and 129 of H. B. Hoffman's Addition. On 1842-2-18 Henry B. Hoffman and Elizabeth J. Hoffman sold lot 128 in H. B. Hoffman's Addition, along with over two dozen in H. B. Hoffman's Addition, to James M. Hill for \$2,000. On 1857-10-7 John Shaw and John B. Hoffman, executors of James M. Hill's will, sold the whole lot (128 of H. B. Hoffman's Addition, the northern portion of which is western half of 308 North Sixth Street), to John Tibbits for \$100. Meanwhile, on 1843-4-13 Henry B. Hoffman and Elizabeth J. Hoffman sold lot 129 in H. B. Hoffman's Addition to Joseph Redding for \$225. On 1843-5-29 Joseph Redding and Julia Redding sold it to Reuben W. Smith for \$69. On 1844-12-31 Reuben W. Smith sold it to Henry Mellin for \$60. It is unknown when Henry Mellin sold it. On 1858-10-1 Daniel W. Mather and Caroline Mather sold it to John Tibbits for \$50. On 1890-11-25 Myron B. Randall received it in default from Martha Tibbets for \$338. On 1891-11-24 Myron B. Randall sold it to Ella A. Tibbetts for \$304.20.

On 1920-3-5 Ella A. Tibbetts sold the northern portions of lots 128 and 129 in H. B. Hoffman's Addition (i.e., 308 North Sixth Street) to Arthur Roach and Margaret M. Roach for \$1. On 1935-6-1 Margaret M. Roach sold the property to Reliable Home Building and Loan Association for \$50. It is unknown when the Reliable Home Building and Loan Association sold it. William and Alice Sherman lived here in 1943. On 1950-10-16 Jennie Sherman quit claimed it to William Sherman for \$1. On 1953-12-23 William Sherman and Marie A. Sherman sold it to Vaughn R. Sherman and Doris May Sherman for \$1. On 1960-6-6 Vaughn R. Sherman and Doris May Sherman sold it to Lewis J. Claffey and Mae E. Claffey for \$7,100. On 1967-6-2 Lewis J. Claffey and Mae E. Claffey sold it to Stanton L. Rice and Anna May Rice for \$1. On 1980-1-21 Stanton L. Rice and Anna May Rice sold it to Sam H. Brann and Dora V. Brann for \$8,950. On 1998-4-2 Dora V. Brann sold it to Carrie Lee Parchmon for less than \$100. On 1998-4-29 Carrie Lee Parchmon sold it to Julio Cesar Crespo for \$9,000. On 2009-12-1 Brian Crespo, representative of Julio Cesar Crespo, quit claimed it to himself for less than \$100. On 2022-12-15 Brian Crespo sold it to Alan Molica for \$65,000.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Despite alterations, the spatial characteristics of the building remain intact, and porch alterations reflect changes to the building during the period of significance. Integrity of materials and workmanship have been lost due to vinyl siding and windows. The building contributes to the Ferry Street Historic District, particularly the area Social History (Criterion A) as an example of a residential Ferry Street building retaining integrity of location, setting, feeling, and association.

## **References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Graves Atlas, 1887; Niles city directories, various dates; and Sanborn Map Company, 1900.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	314 North Sixth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831389	Long: -86.252691		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1921–1922	
Architectural Style	Craftsman	
Building Form	Bungalow	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Concrete	
Window Materials	Vinyl, wood	
Window Type	Sash (one-over-one)	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	1: garage (NC)	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>	
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:		
Not Eligible <input type="checkbox"/>			Ferry Street Historic District		
Area(s) of Significance					
Period(s) of Significance					
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/>
Association <input checked="" type="checkbox"/>					
General Integrity:		Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name		Fred G. Saurs House			
Current/Common Name		Dwight Greer House			
Historic/Original Owner		Fred G. Saurs			
Historic Building Use		DOMESTIC/single dwelling			
Current Building Use		VACANT/NOT IN USE			
Architect/Engineer/Designer		Not known			
Builder/Contractor		Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This house is a one-and-one-half-story bungalow facing east onto the street. A rock-face concrete-block foundation and integrated shed-roof tie the full-length front porch to the core of the building. A tall, side-gabled roof bears a large, centered, recessed shed dormer. The building has been altered vinyl siding, vinyl windows, and an enclosed front porch with vinyl siding. A few original windows remain. The bungalow form suggests a Craftsman style; however, any details specific to this style have since been removed.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The building was built between 1914–1925, as it does not appear on a 1914 Sanborn map but the address is listed in a 1925 city directory. Vinyl siding has obscured much of the detail of this building, including enclosing a porch and altering the fenestration pattern. Windows are largely vinyl though a few wood windows remain.

On 1842-2-18 Henry B. Hoffman and Elizabeth J. Hoffman sold the lot, along with over two dozen in H. B. Hoffman's Addition, to James M. Hill for \$2,000. On 1861-3-25 John H. Skinner and Amanda M. Skinner sold the whole lot (120 in H. B. Hoffman's Addition, i.e., 314 North Sixth and 528 Ferry) to Moses Davis for \$130. On 1861-3-25 Moses Davis and Sarah Davis sold it to Watson Gray for \$140, but either that sale was not completed or Gray sold it back, since on 1864-10-12 Moses Davis and Sarah Davis sold it to Marrs Benjamin for \$800. On 1870-1-22 Benjamin Marrs and Rachel Emaline Marrs sold the property to George L. Antisdel for \$800. On 1902-4-12 George L. Antisdel, Sr., and Lucretia Antisdel sold it to Willey A. Winborn and Alexander Winborn for \$700. On 1903-7-15 Willey A. Winborn and Alexander Winborn sold it to John W. Bracken and Mary C. Bracken for \$800. On 1921-9-30 John W. Bracken and Mary C. Bracken sold it to Samuel A. Ashton and Anna M. Ashton for \$1.

On 1921-12-23 Samuel A. Ashton and Anna M. Ashton sold the south half of lot 120 of H. B. Hoffman's Addition (i.e., 314 North Sixth Street) to Emma M. Sauers for \$1. On 1956-7-12 the Emma M. Sauers Estate sold it to Emma V. Renterghem and Lemont A. Renterghem for \$7,500. On 1970-7-20 Emma V. Renterghem sold it to George Mason and Mary L. Mason for \$8,500. On 1980-5-16 Mary L. Mason sold it to Evelyn V. Watts (formerly Evelyn V. Greer) for \$10,000. On 2021-4-27 the Berrien County Treasurer received it as a judgment of foreclosure from Dwight Greer. On 2021-9-21 the Berrien County Treasurer sold it to Dane Hubbell Bernhard and Catherine Ella Bernhardt for \$26,250. On 2022-5-25 Dane Hubbell Bernhard and Catherine Ella Bernhardt sold it to American Realty Investments LLC for \$40,000.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

The building is a contributing resource, located within the eligible Ferry Street Historic District, and remains associated with the theme of Social History (Criterion A). Alterations, especially the enclosed porch, have challenged, but not entirely eliminated, integrity of design. The building does not appear to be individually eligible for the National Register.

## References

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Niles city directories, various dates; and Sanborn Map Company, 1914, 1927, and 1937.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	317 North Sixth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831461	Long: -86.25237		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1860–1868	
Architectural Style	Vernacular	
Building Form	I-house	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Brick, concrete block	
Window Materials	Vinyl, wood	
Window Type	Sash (one-over-one)	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:		Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>
Historic Name		Sarah E. and Charles Rossman House		
Current/Common Name		Dowagiac Properties LLC House		
Historic/Original Owner		George W. Rossman		
Historic Building Use		DOMESTIC: single dwelling		
Current Building Use		DOMESTIC: single dwelling		
Architect/Engineer/Designer		Not known		
Builder/Contractor		Not known		

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N		Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The irregular fenestration pattern of this building suggests a braced-frame construction, central passage house or I-house that was later altered and expanded. On a foundation of parged brick with some areas of concrete block, the symmetrical (other than the window openings), five-bay facade is topped with a side-gable roof. The house had vinyl siding and vinyl windows, though a few wood sash windows remain. A rear addition is two stories and topped with a tall cross gable. A small, projecting pediment, shelters the front door. Vinyl siding and vinyl windows exist, with some wood sash windows remaining on the side elevations.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

A building is seen at this location in an 1860 map, but this is likely an earlier building due to the deeper setback depicted. It is also depicted in the 1868 bird's-eye drawing but without the rear addition. The west and and south elevations of the current building are clearly visible in an 1899 photo of St. John's Evangelical Lutheran Church, in which the building's current, offset window pattern can be seen.

By 1899 a single-story rear addition was added; enlarged with a second full story, topped with a tall cross gable, by 1914. A single-story porch, occupying about one-third of the facade, originally existed on the building; this was eliminated and replaced with a small, projecting pediment, likely in the mid-twentieth century. Simple wood trim and shutters were also removed. By 1979, the house had reached its current form, but with asbestos siding. Vinyl siding and vinyl windows were added later.

Sarah E. Rossman, a "pioneer resident of this city," was born in 1850 and lived with her husband Charles Rossman at this house from around 1900 until she died in 1927 ("Niles Pioneer Dead", *Benton Harbor News-Palladium*, March 17, 1927); Charles remained at that location until around 1931–1933.

The house was also owned by Schuyler C. Finley, from 1940 to 1943, when it was sold to Percy and Doris Finley Gay. Both the Finley's and the Gay's were notable African American families who lived elsewhere in the district. It appears the Gay's rented out the property up through the 1970s.

On 1848-8-22 Henry B. Hoffman and Elizabeth J. Hoffman sold the whole lot (159 in H. B. Hoffman's Addition, the southern portion of which is now 317 North Sixth Street) to Martin V. B. Charles for \$40. On 1848-7-23 Martin V. B. Charles and Ann M. Charles sold it to T. J. Shores for \$40. On 1848-8-9 Elizabeth Shores and Thomas Shores sold the southern of the lot (what became 317 North Sixth Street) to Almira Jenkins for \$54. On 1859-6-4 Almira Jenkins sold it to Henry Martyn Dean for \$800. On 1859-6-4 Henry Martyn Dean sold it to David Bacon for \$100. On 1859-6-4 David Bacon and Lydia Bacon sold it to George W. Rossman for \$100.

It remained in the Rossman family until 1940-9-19, when Edith Francis (granddaughter of George W. Rossman) sold it to Schuyler C. Finley for \$1,400. On 1943-7-19 Schuyler C. Finley and Emily W. Finley sold it to Percy Gay and Doris F. Gay for \$1. On 1971-12-9 Percy Gay's Estate granted it to Helen Mae Jones (one of Percy Gay's daughters). Helen Jones owned it when by 1981-19-23 she shared ownership with her husband John Jones, Sr., who on 1989-11-6 shared ownership with Jeffrey S. Jones, John L. Jones, Jr., and Richard A. Jones. On 1997-10-19 Richard A. Jones sold it to Donald and Jackie Garret for \$25,878.90. On 1999-11-8 Donald and Jackie Garret sold it to James F. McCune for \$29,000. On 2001-11-27 James F. McCune sold it to Ronald Colvin for \$37,500. On 2004-4-14 Ronald Colvin and Michele F. Colvin sell to Tami K. Martinez for \$39,000.00. On 2006-7-2 Tami K. Martinez sold it to Judy Henderson for \$110,000.00. On 2008-7-3 a sheriff's deed on a mortgage sale was recorded and the property was given to US Bank National Trust Association. On 2009-2-4 the US Bank National Trust Association sold it to Jeff Saylor, who on 2009-7-9 sold it to Dowagiac Properties LLC as its own resident agent.

### **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Vinyl siding and windows have obscured the historic appearance of the building and have greatly reduced integrity of materials. The overall form, massing, and detail, however, represent the evolution of the building and reflect alterations made during the period of significance. Integrity of workmanship is still visible in the fenestration pattern that appears to indicate the braced-frame construction method used. The building reflects Social History (Criterion A) as an example of a residential Ferry Street building retaining integrity of location, setting, feeling, and association.

### **References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; *Early Niles Photos*, 1988; Geil Map, 1860; Lake Atlas, 1873; Niles city directories, various dates; Niles Historical Survey, 1979; Ruger Map, 1868; and Sanborn Map Company, 1914, 1927, and 1937.



The building in 1899. Source: Early Niles Photos.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	321 North Sixth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831649	Long: -86.252337		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	n/a	
Architectural Style	n/a	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:		Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Historic Name		Second Baptist Church Site		
Current/Common Name		Vacant lot		
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

A vacant grass-covered lot with two trees. A log church building was built here around 1849; it is not known when the building was demolished.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The Second Baptist Church was initially located on the southeast corner of Sixth and Ferry Streets. Its first church was a log structure, constructed circa 1849. A church history states Jonathan Moss was both the builder of the church and donor of the land it was on; since it was purchased from the Shores, however, he may have instead funded the purchase. No images or more detailed descriptions of the structure survive, but the small building shared a lot with two other buildings just to its south. It is not known when the church was demolished.

The full lot, no. 159 of H. B. Hoffman's Addition, was first sold on 1848-8-22 by Henry B. Hoffman and Elizabeth J. Hoffman to Martin V. B. Charles for \$40. On 1848-7-23 Martin V. B. Charles and Ann M. Charles sold it to T. J. Shores for \$40.

On 1850-1-18 Thomas J. Shores and Eliza Shores sold a portion of the northern section ("all of thirty feet on the west front and running east and of said width forty-four feet and taken off of the north end of lot 159") to the Second Baptist Church of Niles for \$24. On 1863-10-8 Second Baptist Church sold it to James F. Cross for \$75.

On 1849-2-22 Thomas Jefferson Shores and Elizabeth Shores sold the rest of the northern portion of the lot (the northern portion excepting the section owned by Second Baptist Church) to Michael Howard for \$50. On 1849-8-13 Michael Howard and Elydia Howard sold it to Jonathan Flowers for \$150. On 1852-11-8 Jonathan Flowers and Martha Anne Flowers sold it to Pembroke S. Grimes for \$150. On 1864-4-1 Pembroke Grimes sold it to Sarah E. Cowles for \$208.

Sarah Cowles acquired the portion that was once the Second Baptist Church between 1863 and 1864. On 1864-4-1 Sarah E. Cowles sold the entire northern half of lot 159 to J. B. Cochran for \$500. On 1873-7-24 John B. Cochran and Emeline Cochran sold it to Joseph S. Tuttle for \$500. On 1898-11-12 Joseph S. Tuttle sold the north half of the lot to Mary Cannon for \$150. On 1913-10-1 Mary Cannon's Estate sold it to Charles Kitterer and Emma Kitterer for \$1,500. On 1929-4-12 Charles Kitterer and Emma Kitterer sold it to Allen Morehouse and Weltha Morehouse for \$100. On 1962-4-6 Weltha Morehouse sold it to Robert S. Morehouse for less than \$100. On 1962-10-3 Robert S. Morehouse and Audrey Morehouse sold it to Security National Bank of Battle Creek, guardian of the estate of Charles W. Cook for \$1. On 1978-6-27 the Security National Bank of Battle Creek, guardian of the estate of Charles W. Cook, sold it to Francis Cronen for \$1. On 1985-10-9 Francis Cronen sold it to Virginia M. Cook for \$1. On 1986-5-5 Virginia M. Cook sold it to Lorrain Zuhl for \$7,436.82. On 1987-11-6 the Michigan State Treasurer took possession of the property under the provisions of the General Property Tax Law. On 1989-4-7 the Michigan State National Resources Department sold it, along with several other lots, to the City of Niles for \$50. On 1991-3-25 the City of Niles sold it to Saint John's United Church of Christ for \$50.

A house at this location was demolished between 1979 and 2007. The orientation and placement of the former building, along with the appearance of its footprint on 1860 and 1873 maps, suggest that it was once among the oldest in the survey area. It was a four-bay, single-story, side gabled house with a fenestrated attic, noteworthy in that its front porch directly touched the sidewalk. In a 1979 survey photo, its details are largely hidden behind a c. 1900-1907, full-length, porch modified with Craftsman-era battered columns.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

As the significant Second Baptist Church building has been demolished, this site is encompassed within the Ferry Street Historic District as a noncontributing resource.

## **References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Geil Map, 1860; Lake Atlas, 1873; "Mount Calvary Baptist Church: One Hundred Twenty-Fifth Anniversary," 1974; Niles city directories, various dates; Niles Historical Survey, 1979; and Sanborn Map Company, 1900–1937.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	410 North Sixth Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.832157	Long: -86.252665		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1929–1931	
Architectural Style	Craftsman	
Building Form	Bungalow	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Concrete block, aluminum, vinyl	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Sash	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	2: garage (C), carport (NC)	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Arthur C. Lambert and Rosa E. Lambert House			
Current/Common Name	Dale Little and Nancy J. Little House			
Historic/Original Owner	Arthur C. Lambert and Rosa E. Lambert			
Historic Building Use	DOMESTIC: single dwelling			
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

Concrete blocks—panel-face at the foundation and rock-face above---comprise the first floor of this bungalow. Above, gable ends and a shed roof dormer are clad in aluminum. An enclosed porch, with vinyl siding and vinyl windows, appears to date from the late twentieth or early twenty-first century. Vinyl windows have also been added.

A single-bay, gable-roof garage, built at the same time as the house, is also contributing.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

While not listed in a 1929 city directory, the building appears in a 1931 edition. The house has been altered with aluminum siding on its upper half story, vinyl windows, and an enclosed porch room with vinyl siding and vinyl windows and door. The date of the garage is not known.

On 1842-2-8 Henry B. Hoffman and Elizabeth J. Hoffman sold the lot, along with over two dozen in H. B. Hoffman's Addition, to James M. Hill for \$2,000. On 1857-10-7 John Shaw and John B. Hoffman, executors of James M. Hill's will, sold the lot, along with several others, to Joseph C. Larimore for \$225.

On 1891-9-26 Joseph C. Larimore sold the lot (119 in H.B. Hoffman's Addition, i.e., 410 North Sixth and 527 Ferry), along with the one to the west to Paul Trautvetter for \$250. On 1903-1-20 Berth Trautvetter and Paul Trautvetter sold it (119 in H.B. Hoffman's Addition, i.e., 410 North Sixth and 527 Ferry) to Adam E. Wenzel and Adam P. Wenzel for \$160. On 1903-1-20 Adam E. Wenzel sold it to Adam P. Wenzel for \$1. On 1919-3-26 Adam P. Wensel (Wenzel) and Lucile Wensel (Wenzel) sold it to Arthur C. Lambert and Rosa E. Lambert for \$1. On 1932-3-5 the Lamberts defaulted on a mortgage from John B. Keller and Melinda Keller.

On 1944-9-14 John B. Keller and Melinda Keller sold the northern portion of the lot (i.e., 410 North Sixth) to Richard P. Thompson and Ruth L. Thompson for \$1. On 1950-9-25 Richard P. Thompson and Ruth L. Thompson sold it to Carl Myers and Olive Myers for \$1. On 1952-3-17 Carl Myers and Olive Myers sold it to William W. Davy and Leona D. Davy for \$1. On 1965-9-2 William W. Davy and Leona D. Davy sold it to John A. Pearson (an African American man) and Lucy Helen Pearson (an African American woman) for \$1. On 2012-12-26 Lucy Helen Pearson's estate deeded the property to Dale Little and Nancy J. Little for \$12,000.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Despite vinyl windows and an enclosed porch, the spatial characteristics of the building remain intact, and its concrete-block walls are a character-defining feature, demonstrating integrity of materials, design, and workmanship. The building contributes to the Ferry Street Historic District, particularly the area of Social History (Criterion A) as an example of a residential Ferry Street building retaining integrity of location, setting, feeling, and association. It does not appear to be individually eligible for the National Register.

## **References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Niles city directories, various dates; and Sanborn Map Company, 1937.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	510 Sycamore Street		
City/Township, State, Zip Code	Niles, MI 49120		
County	Berrien		
Assessor's Parcel #			
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.830581	Long: -86.253494
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>
	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>	

## Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	n/a	
Architectural Style	n/a	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
Feeling <input type="checkbox"/>	Association <input type="checkbox"/>			
General Integrity:	Intact <input type="checkbox"/>		Altered <input type="checkbox"/>	Moved <input type="checkbox"/>
Historic Name				
Current/Common Name	Vacant lot (Circle Family Credit Union)			
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This vacant lot, covered with a maintained grassy lawn and partially enclosed by an aluminum fence, is one of several on the block that have been combined as part of the Circle Federal Credit Union facility.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

An empty lot that previously contained a house, rectangular with a gable roof, built between 1900 and 1907. It was a residence through at least 1956. In 1965 the building was used as the Modern Beauty Salon, but by 1979 it was once again a private residence. It was demolished between 2008 and 2012.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Due to demolition and isolation from the historic built environment, this property does not appear to be eligible for the National Register of Historic Places either individually or as part of a district.

## **References**

*List references used to research and evaluate the individual property.*

Google Maps; Niles city directories, various dates; and Sanborn Map Company, 1907.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	516 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.830694	Long: -86.253207		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1990–2000	
Architectural Style	Postmodern	
Building Form	Drive-thru	
Roof Form	Flat	
Roof Materials	Membrane, asphalt	
Exterior Wall Materials	Brick	
Foundation Materials	Brick	
Window Materials	Aluminum	
Window Type	Fixed	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
Feeling <input type="checkbox"/>	Association <input type="checkbox"/>			
General Integrity:	Intact <input type="checkbox"/>		Altered <input type="checkbox"/>	Moved <input type="checkbox"/>
Historic Name				
Current/Common Name	Circle Federal Credit Union			
Historic/Original Owner				
Historic Building Use				
Current Building Use	COMMERCE/TRADE: financial institution			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This drive-thru building features three vehicle lanes with an integrated overhang projecting from a smaller, parapeted primary mass; both sections are united by a flat-decked hip roof.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Built between c. 1990–2000 by the Greater Niles Community Federal Credit Union (which changed its name in 2019 to Circle Federal Credit Union). A previous building is seen on a 1887 map, but this appears to have been demolished by 1895. Between 1900 and 1907 a house was built on the site; it was demolished between 1979 and c. 1990–2000.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This property does not appear to be eligible for the National Register of Historic Places, either individually or as part of a district, due to its relatively recent construction date.

## **References**

*List references used to research and evaluate the individual property.*

Google Maps; Graves Atlas, 1887; Niles Historical Survey, 1979; and Sanborn Map Company, 1900 and 1907.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	519 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831042	Long: -86.252965		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1970–2000	
Architectural Style	Vernacular/no style	
Building Form	Pole building	
Roof Form	Gable	
Roof Materials	Metal	
Exterior Wall Materials	Steel	
Foundation Materials	n/a	
Window Materials	Aluminum	
Window Type	Fixed	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
Feeling <input type="checkbox"/>	Association <input type="checkbox"/>			
General Integrity:		Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>
Date(s):				
Historic Name: n/a				
Current/Common Name: Glass Doctor of Niles				
Historic/Original Owner:				
Historic Building Use:				
Current Building Use: COMMERCE/TRADE: Specialty Store				
Architect/Engineer/Designer: Not known				
Builder/Contractor: Not known				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This aluminum pole building features a shed-roof overhang, supported by wood posts, wrapping around its south elevation and the south half of its west elevation. Vehicle access is provided by a segmented steel door on the west elevation.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This building replaces three one- or two-story houses that once existed at this location, facing south onto Sycamore St.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This property does not appear to be eligible for the National Register of Historic Places, either individually or as part of a district, due to the demolition of three historic buildings that formerly existed at this location and their replacement with a relatively new building.

## **References**

*List references used to research and evaluate the individual property.*

Sanborn Map Company, 1937.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	524 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.830583	Long: -86.252989		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 2019–2022	
Architectural Style	Vernacular/no style	
Building Form	Three-bay garage	
Roof Form	Gable	
Roof Materials	asphalt	
Exterior Wall Materials	vinyl	
Foundation Materials	concrete block	
Window Materials	vinyl	
Window Type	sash (one-over-one)	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
Feeling <input type="checkbox"/>	Association <input type="checkbox"/>			
General Integrity:	Intact <input type="checkbox"/>		Altered <input type="checkbox"/>	Moved <input type="checkbox"/>
Historic Name				
Current/Common Name	Garage			
Historic/Original Owner				
Historic Building Use				
Current Building Use	FUNERARY: mortuary			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This three-bay, side-gabled garage has vinyl siding and steel doors. It is associated with the Brown Funerary and Cremation Services facility on Main Street to the south.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This garage was built between 2019 and 2023. Previously a house was built on this lot c. 1900–1907. By 1956 Anthony J. Palenchar was listed as living there, and by 1965 Palencher A. P. [sic] Electric Service was operating in that building. A sign for the business is still visible in a photograph taken for a 1979 survey. That building was demolished between 2012 and 2019.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This property does not appear to be eligible for the National Register of Historic Places, either individually or as part of a district, due to its recent construction date.

## **References**

*List references used to research and evaluate the individual property.*

Google Maps; Niles city directories, various dates; and Niles Historical Survey, 1979.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	529 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.83099	Long: -86.252718		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1900–1907	
Architectural Style	Queen Anne	
Building Form	Gable front	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Concrete Block	
Window Materials	Wood	
Window Type	Sash (one-over-one)	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name	House			
Historic/Original Owner				
Historic Building Use				
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This is a one-and-one-half story, two-bay, gable-front house in the Queen Anne style. It sits on a concrete block foundation. The first floor features a wood, zinc0came, cottage window that appears to be original, as do the paired, mullioned, sash windows on the attic story. The triangular, projecting, gable-top section on the attic story also represents the Queen Anne style; any decorative elements that likely existed within the triangular gable have since been removed or obscured behind vinyl siding. The porch retains its hip roof massing; posts and deck appear to be non-historic. Shed roof dormers are a departure from the Queen Anne style and may have been added later.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This house first appears on a 1907 Sanborn map and is at least the second house to exist at this location. Decorative shingles on the forward-facing gable have been removed or covered by the installation of vinyl siding sometime after 1979. Porch supports have been replaced.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Despite original windows, vinyl siding and the loss of architectural detail results in a loss of materials and workmanship. Sycamore Street, in general, serves as a demographic boundary separating the largely African American Ferry Street neighborhood from residential development to the south that lacks the same historical associations (See African American Settlement Patterns in Niles, pages 38–45 of the Survey Report). Thus, buildings on the south side of Sycamore Street, as a group, are outside the concentration of traditionally Black institutions, residences noted in the *Manual of Freedmen's Progress*, and related resources that comprise the Ferry Street Historic District. This property does not appear to be eligible for the National Register of Historic Places either individually or as part of a district.

## References

*List references used to research and evaluate the individual property.*

Niles city directories, various dates; Niles Historical Survey, 1979; and Sanborn Map Company, 1900 and 1907.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	601 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831006	Long: -86.252311		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	



## Architectural Information

Construction Date	1899	
Architectural Style	Romanesque Revival	
Building Form	Pseudo-basilica	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Brick, stone	
Foundation Materials	Stone	
Window Materials	Wood	
Window Type	Round-arched stained glass	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	1: Garage	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input checked="" type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Architecture			
Period(s) of Significance	1899			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	St. John's German United Evangelical Church, St. John's Evangelical and Reformed Church			
Current/Common Name	St. John's United Church in Christ			
Historic/Original Owner	St. John's German United Evangelical Church			
Historic Building Use	RELIGION: religious facility			
Current Building Use	RELIGION: religious facility			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This cruciform-plan, masonry church building rises from a tall, stone ashlar foundation. The wall material is common-bond, red brick with bands of limestone. Pseudo-basilica in form, the building's tall single story is lit by round-arched windows on the side (east and west) elevations; there are no attic lights except for Palladian windows on the east and west gable ends. Romanesque Revival details abound and include a recessed, arcaded entrance bay on the front (south) facade supported by shortened columns with acanthus capitals, flanked by two towers. The shorter tower at the southeast corner is a single-story in height and is capped with a pyramidal roof; the taller tower at the southwest corner rises to a full steeple with blind belfry, arcaded lantern, and squat, pyramidal steeple. Additional details include bonded-arched, stained glass windows on the side (east and west) elevations, brick pilasters, and brick corbeling. A five-faceted apse on the north elevation features bricked-in window openings.

A side-gabled, American International-style addition features common-bond brick, limestone sills and mullions, and larger aluminum windows on the first floor with smaller, clerestory windows above a projecting flat roof. The property also includes a large asphalt parking area to the east of the building, as well as a small, detached garage.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The German United Evangelical Congregation of Niles was first founded in 1860, meeting at the corner of Third and Cass Streets. In 1862 the congregation decided to build a church building at the corner of Sixth and Sycamore Streets. The construction of a white clapboard church was begun in 1864 and dedicated in 1865 as St. John's German United Evangelical Church. On 1866-1-9 Rodney C. Paine sold the property upon which the church was built to the German United Evangelical Congregation of Niles for \$250.

In 1899 the old church was demolished and the current church was constructed at a cost of \$13,000. It was expanded in the mid-twentieth century with a Modern addition to the east. The building is otherwise unaltered. It is surrounded by a large asphalt parking lot with a single-bay, gable roof garage.

The church's name changed twice. It was called St. John's Evangelical and Reformed Church beginning in 1934 when the Evangelical Synod Association merged with the Reformed Church. In 1957 the Evangelical and Reformed Church merged with the Congregational Christian Churches and church changed its name to the current St. John's United Church of Christ.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This high-style church building is significant as a prominent example of Romanesque Revival architecture in Niles retaining all aspects of integrity. The building shows no noticeable alterations. It appears to be eligible for the National Register under Criterion C, pending an evaluation of the interior.

## References

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Ellis, *A History of Berrien and Van Buren Counties, Michigan*; Coolidge, *A Twentieth Century History of Berrien County, Michigan*; Niles District Library, St. John's Church file.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	604 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.830718	Long: -86.252305		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1914–1925	
Architectural Style	Vernacular/no style	
Building Form	Foursquare	
Roof Form	Hip	
Roof Materials	Asphalt	
Exterior Wall Materials	Aluminum	
Foundation Materials	Concrete block	
Window Materials	Wood	
Window Type	Sash	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Rev. Fredrick R. Rahn and Mary (Durst) Rahn House			
Current/Common Name	Danielle Russell House			
Historic/Original Owner				
Historic Building Use	RELIGION: church-related residence, DOMESTIC: single dwelling			
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This two-bay, two-story, American Foursquare house sits on a foundation of rock-face concrete block. A bay window projects on the west elevation. The building has a hip-roof porch with wood casement windows. Original sash windows remain on the house; siding is aluminum. The building is topped with a hip roof.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Wood, eight-pane windows suggest the porch was enclosed early in the building's history. Mid-twentieth-century aluminum siding has been added, obscuring any detail that once existed.

On 1924-07-14 Frederick Rahn, Mary Rahn, Amanda Rahn, and Claudine Rahn purchased this property for one dollar from George Henkel, shortly before his death in 1925. Henkel was a member of a White family of early settlers to the Niles area and owned about twenty properties in the vicinity. Frederick Rahn was pastor of "the evangelical church." Mary was his wife and Amanda and Claudine were his two daughters. Amanda and Claudine remained at the house into the 1970s, having been joined by Claudine's husband William Skelley, who operated a watch repair business in the home.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

The building has lost its original details but retains integrity from the mid-twentieth century. This building bears a strong association to the St. John's United Church of Christ, located across the street at 609 Sycamore, as it housed the church's pastor during the 1920s and his descendants into the 1970s.

Although associated with the St. John's United Church of Christ property and retaining integrity, this building lacks the architectural significance for which the church is eligible.

## References

*List references used to research and evaluate the individual property.*

George Henkel obituary; Niles city directories, various dates; Sanborn Map Company, 1914 and 1927.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	610 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.83071	Long: -86.252059		
Ownership	Private <input type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1936-1937	
Architectural Style	Mixed	
Building Form	Four-flat apartment	
Roof Form	Flat	
Roof Materials	Built-up	
Exterior Wall Materials	Brick	
Foundation Materials	Brick	
Window Materials	Aluminum	
Window Type	Sash	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	1: garage	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>	
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:		
Not Eligible <input checked="" type="checkbox"/>					
Area(s) of Significance					
Period(s) of Significance					
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input type="checkbox"/>	Feeling <input type="checkbox"/>
Association <input type="checkbox"/>					
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):	
Historic Name					
Current/Common Name	Apartment flats				
Historic/Original Owner					
Historic Building Use					
Current Building Use	DOMESTIC: multiple dwelling				
Architect/Engineer/Designer	Not known				
Builder/Contractor	Not known				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This four-flat apartment building is articulated as three bays, with a central entrance bay flanked by side bays. It features a stretcher-bond brick veneer, paired, mullioned windows, green tile awnings, and a stone coping. The awnings and copings are integrated into a parapet wall that conceals a flat roof. A small, single-story, entrance pavilion projects forward, also featuring the same green tile awning. Windows are aluminum.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This apartment building appears to be unaltered from its construction date. It replaces a two-story house that previously existed on the property.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Though the building retains integrity of materials, design, and workmanship, parking lots to the east and north result in a loss of setting. Sycamore Street, in general, serves as a demographic boundary separating the largely African American Ferry Street neighborhood from residential development to the south that lacks the same historical associations (See African American Settlement Patterns in Niles, pages 38–45 of the Survey Report). Thus, buildings on the south side of Sycamore Street, as a group, are outside the concentration of traditionally Black institutions, residences noted in the *Manual of Freedmen's Progress*, and related resources that comprise the Ferry Street Historic District. This building does not appear to be eligible for the National Register either individually or as part of a district.

## References

*List references used to research and evaluate the individual property.*

Niles city directories, various dates; and Sanborn Map Company, 1927 and 1937.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	614 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.830572	Long: -86.251821		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	n/a	
Architectural Style	n/a	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
Feeling <input type="checkbox"/>	Association <input checked="" type="checkbox"/>			
General Integrity:	Intact <input type="checkbox"/>		Altered <input type="checkbox"/>	Moved <input type="checkbox"/>
Historic Name				
Current/Common Name	Parking lot			
Historic/Original Owner				
Historic Building Use				
Current Building Use	LANDSCAPE: Parking lot			
Architect/Engineer/Designer				
Builder/Contractor				

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## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This is an asphalt parking lot partially surrounded by pine trees and shrubbery.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

A 1914 Sanborn map shows a two-story wood-frame house on the lot. Residents of the house appear in city directories through 1970, but no address is shown in 1975 and the house may have been demolished by then. The lot is presently part of a larger Halbritter Wickens Funeral Services facility oriented towards Main Street to the south.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Although this property is within the historical extent of the Ferry Street neighborhood, no historic resource remains due to demolition. This property does not appear to be eligible for the National Register of Historic Places.

## **References**

*List references used to research and evaluate the individual property.*

Niles city directories, various dates; and Sanborn Map Company, 1914.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	620 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.830674	Long: -86.251573		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	n/a	
Architectural Style	n/a	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
Feeling <input type="checkbox"/>	Association <input type="checkbox"/>			
General Integrity:	Intact <input type="checkbox"/>		Altered <input type="checkbox"/>	Moved <input type="checkbox"/>
Historic Name				
Current/Common Name	Parking lot			
Historic/Original Owner				
Historic Building Use				
Current Building Use	LANDSCAPE: parking lot			
Architect/Engineer/Designer				
Builder/Contractor				

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## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This is an asphalt parking lot surrounded by trees and shrubbery.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

A paved asphalt parking lot of the Halbritter Wickens Funeral Services. Previously a Greek Revival house with two-story square columns built 1868–1869 occupied the lot. Between 1835 and 1945 directories show it as the Church of Christ, but by 1956 it was once again a residence. It was demolished between 1979 and 2007.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This property does not appear to be eligible, either individually eligible or as part of a district, as the historic house has been demolished.

## **References**

*List references used to research and evaluate the individual property.*

Google Maps; Niles city directories, various dates; Niles Historical Survey, 1979; and Sanborn Map Company, 1914, 1927, and 1937.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	623 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831129	Long: -86.251506		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	n/a	
Architectural Style	n/a	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
Feeling <input type="checkbox"/>	Association <input type="checkbox"/>			
General Integrity:	Intact <input type="checkbox"/>		Altered <input type="checkbox"/>	Moved <input type="checkbox"/>
Historic Name				
Current/Common Name	Parking lot			
Historic/Original Owner				
Historic Building Use				
Current Building Use	LANDSCAPE: parking lot			
Architect/Engineer/Designer				
Builder/Contractor				

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## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This is an asphalt parking lot.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This parcel is part of a parking lot for the adjacent St. John's United Church of Christ. It formerly contained a one-and-one-half-story house, and by the 1950s, the Michiana Construction Company.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Although this property is within the historical extent of the Ferry Street neighborhood, the house that once existed has been demolished. This property does not appear to be eligible for the National Register of Historic Places.

## **References**

*List references used to research and evaluate the individual property.*

Niles city directories, various dates; and Sanborn Map Company, 1914, 1927, and 1937.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	701 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831038	Long: -86.251072		
Ownership	Private <input type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1863	
Architectural Style	Italianate	
Building Form	Gabled ell (later altered)	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Aluminum	
Foundation Materials	Parged	
Window Materials	Vinyl	
Window Type	Sash	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	2: Garage (C), Garage (C)	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Joel and Emily L. Cross House			
Current/Common Name	James Gipson House			
Historic/Original Owner	Joel Cross and Emily L. Cross			
Historic Building Use	DOMESTIC: single dwelling			
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

Rising from a parged, brick foundation, this two-story house faces south onto Sycamore Street. Its gable-front, formerly Italianate facade is articulated into three vertical bays, with second floor windows directly above first-floor openings. On the westernmost bay, three stone steps with brick wingwalls lead to the front entrance, a recent steel door flanked by four-pane, wood sidelights, set within an entry portico consisting of engaged, flat pilasters topped by a simple wood cornice topped by a triangular pediment.

The footprint of the house has been altered since its original construction. Initially, a single-story ell with open front porch extended to the west; this appears to have been reconfigured around the 1940s, with the ell replaced by a gable-roof sunroom integrated with a rear, gable-roof addition. The porch was eliminated at this time as well. The building is altered with aluminum siding and vinyl windows.

To the north (rear) of the house, facing North Seventh Street, are a single-bay, hip-roof garage (c. 1910) with wood siding, and a two-bay, hip-roof garage (mid-twentieth century) with aluminum siding; both are contributing resources.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Mid-19th century house, likely Italianate (see photo next page). Formerly had a single-story ell with open front porch; this appears to have been reconfigured around the 1940s, altering the footprint and eliminating the porch. Most details removed or obscured behind aluminum siding; an entry with covered portico, engaged pilasters, sidelights remain. Single-bay garage c. 1910. Two-bay garage, mid-20th century.

On 1843-10-6 Henry B. Hoffman and Elizabeth J. Hoffman sold lot 208 (701 Sycamore is now lot 208 along with the west 4' of lot 209 of H. B. Hoffman's Addition) to Ambrose G. Hatch for \$50. On 1844-10-23 Ambrose Hatch and Abigail Hatch sold it to Philemon Sampson for \$50. On 1859-6-21 Philemon Sampson sold it, along with two other lots, to Philemon K. Sampson for \$1. On 1863-2-27 Philemon K. Sampson sold lot 208 to Joel Cross for \$350.

On 1878-6-18 Joel Cross and Emily L. Cross sold both lots 208 and 209 to Franklin A. Cross for \$2,558.87. On 1880-1-30 Franklin A. Cross and Matilda Cross sold them to William J. Miller for \$1,200. On 1926-5-14 Elizabeth Miller, Herman Miller, and Harry Miller received them from William J. Miller's estate. On 1931-1-6 Harry W. Miller, Herman F. Miller, and Emma W. Walters received them from Elizabeth Miller's estate.

On 1943-8-26 Harry W. Miller, Herman F. Miller, Grace Miller, and Emma W. Walters sold lot 208 along with the west 4' of lot 209 (i.e., what is now 701 Sycamore) to John Albright and Clara M. Albright for \$1. On 1969-9-16 Clara M. Albright's estate sold it to Theo R. Allen and Ollie Ruth Allen for \$9,000. On 2004-8-24 Ollie Ruth Allen's estate sold it to Edward Rouch for \$54,900. On 2011-4-26 Nationstar Mortgage received it in default from Edward Rouch for \$66,797.08. On 2011-5-11 Nationstar Mortgage sold it to Fannie Mae for \$1. On 2012-7-2 Fannie Mae sold it to Kevin S. Korhorn for \$17,500. On 2018-8-2 Kevin S. Korhorn sold it to Chris Nodruff and Sarah Nodruff for \$84,900. On 2022-8-11 Chris Nodruff and Sarah Nodruff sold it to James Gipson for \$142,000.

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

This building has a high degree of integrity and, other than vinyl windows, has seen minimal alteration since the mid-twentieth century; consequently, it reflects the area of Social History (Criterion A) as an example of a residential Ferry Street building retaining integrity of location, setting, feeling, and association. Aluminum siding and other alterations reflect the period of significance. It is a contributing building within the Ferry Street Historic District. It does not appear to be individually eligible for the National Register.

## References

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Geil Atlas, 1860; Graves Atlas, 1887; Lake Atlas, 1873; Niles Historical Survey, 1979; and Sanborn Map Company, 1914, 1927, and 1937.



### Look out below

"... and the walls came tumbling down." Demolition has begun on this house at the corner of Sycamore and 7th Streets. The lot is one of the many owned by

the St. John's United Church of Christ, located at Sycamore and 6th. The church owns the entire block on which the house is located. (Staff photo)

*Niles - Church - St. John's United*

Undated newspaper clipping showing a similar house formerly located across the street, at the northeast corner of Sycamore Street and Seventh Street.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	707 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831038	Long: -86.250793		
Ownership	Private <input type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1940–1942	
Architectural Style	Vernacular/no style	
Building Form	Minimal Traditional/ Small House	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Poured concrete	
Window Materials	Wood	
Window Type	Sash (one-over-one)	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	1: Garage (NC)	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Dr. Oscar C. Danielson and Edna J. Danielson House			
Current/Common Name	Ronald F. Colman and Sherry L. Coleman House			
Historic/Original Owner	Dr. Oscar C. Danielson and Edna J. Danielson			
Historic Building Use	DOMESTIC: single dwelling			
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The latest residential building to be built in the Ferry Street Historic District, this is a Minimal Traditional or FHA Small House building (though with a less common gable front massing, as most Minimal Traditional buildings are side-gabled). A subordinate, gable-front mass projects forward from the primary mass of the facade with a square, casement window at its peak. A single-bay, gable-roof porch continues to project forward. Although the house has been clad in vinyl siding, wood, one-over-one sash windows remain.

A garage associated with this house has been altered with siding and replacement doors and is a noncontributing resource.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This is the last residential building to be built in the Ferry Street Historic District. Alterations consist of vinyl siding and, likely, replaced porch supports. The form, detail, and general appearance remain otherwise unchanged, and original wood windows remain; thus, the building retains integrity.

On 1836-11-9 Henry Hoffman sold lot 209 (the east 62' of which is now 707 Sycamore), along with many others in H. B. Hoffman's Addition, to Gordon S. Hubbard for \$3,000. On 1837-7-14 Gordon S. Hubbard and Elenora C. Hubbard sold it, along with many others, to Horatio J. Lawrence for \$4,800. On 1844-4-10 Horatio J. Lawrence and Mary L. Lawrence sold it, along with many others, in H. B. Hoffman's Addition to William Dougan for \$100. On 1847-7-31 William Dougan sold lots 209 and 207 to Philemon Sampson for \$50. On 1859-6-21 Philemon Sampson sold lot 209, along with two other lots, to Philemon K. Sampson for \$1.

On 1863-2-27 Philemon K. Sampson sold lot 209 to Ebenezer Ashcraft for \$100. On 1863-2-27 Ebenezer Ashcraft and Henrietta Ashcraft sold it to Joel Cross for \$140.

On 1878-6-18 Joel Cross and Emily L. Cross sold both lots 208 and 209 to Franklin A. Cross for \$2,558.87. On 1880-1-30 Franklin A. Cross and Matilda Cross sold them to William J. Miller for \$1,200. On 1926-5-14 Elizabeth Miller, Herman Miller, and Harry Miller received them from William J. Miller's estate. On 1931-1-6 Harry W. Miller, Herman F. Miller, and Emma W Walters received them from Elizabeth Miller's estate.

On 1940-12-7 Harry W. Miller, Emma Walters, and Herman Miller sold the east 62' of lot 209 (i.e., 707 Sycamore) to Oscar C. Danielson and Edna J. Danielson. On 1975-9-2 Edna J. Danielson sold it to Ronald F. Colman and Sherry L. Coleman for \$12,000.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This building has a high degree of integrity (vinyl siding is its only readily visible alteration) since the mid-twentieth century; consequently, it reflects the area of Social History (Criterion A) as an example of a residential Ferry Street building retaining integrity of location, setting, feeling, and association. It is a contributing building within the Ferry Street Historic District. It does not appear to be individually eligible for the National Register.

## **References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Niles city directories, various dates; Sanborn Map Company, various dates; and United States Census, 1940.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	713 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.83101	Long: -86.250616		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1860	
Architectural Style	Greek Revival	
Building Form	Central passage	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Aluminum	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Sash	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	1: Shed, NC	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:		Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>
Historic Name		James A. Marshall House		
Current/Common Name		Dwight Weimer House		
Historic/Original Owner		James A. Marshall		
Historic Building Use		DOMESTIC/single dwelling		
Current Building Use		DOMESTIC/single dwelling		
Architect/Engineer/Designer		Not known		
Builder/Contractor		Not known		

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

The Marshall House is a one-and-one-half-story, front-gabled house built in the early 1860s, expanded in phases by 1927 with three distinct single-story additions. The original section of the building has a symmetrical, two-bay facade (concealed behind a newer enclosed porch); its west elevation shows a pair of Greek Revival frieze-band windows in the upper half story. The foundation is not visible due to siding and additions. A single-story, formerly open porch above the front entrance faced the street. The three additions sit on rock-face, concrete block foundations and include a three-bay, gable-roof ell extending to the east. The house was further expanded to the rear (north) with a shed-roof addition on a smooth-face concrete block foundation. A twentieth-century porch, enclosed with rows of aluminum windows, includes an off-center hip roof and wraps around the east corner of the original facade. A brick wall chimney, likely original to the building, is mostly concealed within the enclosed porch. The building is covered in aluminum siding and has vinyl windows.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The 1979 survey states that this is a Greek Revival building with details removed. The original, one-and-one-half-story portion of the building, oriented with the primary facade perpendicular to the street, is clearly visible in the 1868 bird's-eye image. The building was expanded in phases over the years, with four distinct single-story additions. Other than recent vinyl windows, the building appears to be unchanged since 1979, with aluminum siding.

On 1836-11-9 Henry B. Hoffman and Elizabeth J. Hoffman sold lot 210 in H. B. Hoffman's Addition, along with over two dozen others, to J. B. F. Russell for \$3,000. On 1838-2-12 John B. F. Russell sold it, along with many others, to Francis Peyton for \$1,750. On 1840-6-4 Francis Peyton sold it, along with many others, to John McClarty for \$3,000.

On 1858-6-5 John McClarty sold it to James A. Marshall for \$20. On 1868-1-30 James A. Marshall sold it to Timothy Duffy for \$600. On 1906-3-1 Mary Duffy Maloy, Elizabeth Duffy, Margaret Duffy, Ellen Duffy Kelly, and John F. Kelly sold it to Thomas Welsh for \$850. On 1919-3-8 Thomas Walsh, sometimes called Welsh, and Minnie Walsh, sold it to George Griffin and Clara A. Griffin for \$1. On 1926-6-8 Clara A. Griffin sold it to Laura Clark for \$1. On 1966-6-13 Laura Clark's estate sold it to Essie Kelly Walker for \$4,000. On 1990-9-21 Essie Kelly Walker sold it to Daniel L. Craw and Sherry L. Craw for \$25,500. On 1995-4-27 Daniel L. Craw and Sherry L. Craw sold it to Dwight Weimer for \$37,000.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This is one of the oldest buildings (though its exact date of construction is not known) in the Survey Area. Though greatly altered from its original construction, the alterations reflect the growth and development of the neighborhood during the nineteenth and twentieth centuries and the building has seen few alterations since the period of significance. It is contributing to the Ferry Street Historic District under Social History (Criterion A). It does not appear to be individually eligible.

## References

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Geil Map, 1860; Niles city directories, various dates; Niles Historical Survey, 1979; Ruger Map, 1868; and Sanborn Map Company, 1927.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	716 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.830718	Long: -86.250551		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1900-1914	
Architectural Style	Vernacular/no style	
Building Form	Gabled ell	
Roof Form	T-plan	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Concrete block	
Window Materials	Vinyl, aluminum	
Window Type	Sash	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	1: Garage	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>	
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic		
Not Eligible <input checked="" type="checkbox"/>					
Area(s) of Significance					
Period(s) of Significance					
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/>
Association <input type="checkbox"/>					
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):	
Historic Name					
Current/Common Name	House				
Historic/Original Owner					
Historic Building Use					
Current Building Use	DOMESTIC: single dwelling				
Architect/Engineer/Designer	Not known				
Builder/Contractor	Not known				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This one-and-one-half-story, gabled-ell house is vernacular or, potentially Queen Anne in its original design, though any stylistic details that may have existed have since been lost due to alterations. The forward-facing, central mass is a single, symmetrical bay wide, with a relatively large, sash window centered on its first floor. Windows, however, have all been replaced with vinyl; siding is also vinyl. A side ell of the building is entirely obscured behind a later, enclosed porch addition with aluminum siding, aluminum windows, and aluminum awnings.

The detached garage is noteworthy for having wood novelty siding, projecting rafter ends, and apparently original doors.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This house retains its original form but has seen several alterations beginning with an enclosed porch with aluminum siding and aluminum awnings. By 1979 this building had asphalt siding; this has since been replaced with vinyl except on the porch, where the aluminum remains.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This building has been altered with vinyl siding and windows, resulting in a loss of integrity of materials and workmanship. Sycamore Street, in general, serves as a demographic boundary separating the largely African American Ferry Street neighborhood from residential development to the south that lacks the same historical associations (See African American Settlement Patterns in Niles, pages 38–45 of the Survey Report). Thus, buildings on the south side of Sycamore Street, as a group, are outside the concentration of traditionally Black institutions, residences noted in the *Manual of Freedmen's Progress*, and related resources that comprise the Ferry Street Historic District. This building does not appear to be eligible for the National Register either individually or as part of a district.

## References

*List references used to research and evaluate the individual property.*

Niles Historical Survey, 1979; and Sanborn Map Company, 1900 and 1914.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	722 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.830726	Long: -86.250321		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1887–1914	
Architectural Style	Vernacular/no style	
Building Form	T-plan	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Asbestos	
Foundation Materials	Parged brick	
Window Materials	Wood	
Window Type	Sash (one-over-one)	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name	House			
Historic/Original Owner				
Historic Building Use				
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This one-and-one-half-story, T-plan building features a hip-roof bay window on its east elevation. The porch appears to be a non-historic alteration, with shed-roof overhang, metal porch post, and concrete deck. The building has asbestos-cement siding and wood one-over-one sash windows.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This building has been altered with a replaced porch (metal supports, poured concrete base, and shed roof overhang) and asbestos siding, likely in the mid-twentieth century.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Though the alterations (largely, asbestos siding) reflect the period of significance of the Ferry Street Historic District to the north, the buildings south of Sycamore, as a group, lack the same historical associations and setting. Sycamore Street, in general, serves as a demographic boundary separating the largely African American Ferry Street neighborhood from residential development to the south that lacks the same historical associations (See African American Settlement Patterns in Niles, pages 38–45 of the Survey Report). Thus, buildings on the south side of Sycamore Street, as a group, are outside the concentration of traditionally Black institutions, residences noted in the *Manual of Freedmen's Progress*, and related resources that comprise the Ferry Street Historic District. This building does not appear to be eligible for the National Register either individually or as part of a district.

## References

*List references used to research and evaluate the individual property.*

Graves Atlas, 1887; Niles Historical Survey, 1979; and Sanborn Map Company, 1914.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	723 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.830982	Long: -86.250315		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1860	
Architectural Style	Greek Revival	
Building Form	Central passage	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Aluminum	
Foundation Materials	Brick, concrete block	
Window Materials	Vinyl	
Window Type	Sash	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Patrick Tynan House			
Current/Common Name	Kevin P. Haynes and Kayla Thompson House			
Historic/Original Owner	Patrick Tynan			
Historic Building Use	DOMESTIC: single dwelling			
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This building is seen on the 1868 Ruger bird's-eye map. A building at this location is also seen on the 1860 Geil atlas, though this is possibly an older building, as the orientation is different.

This is a three-bay, central-passage house, originally Greek Revival in style, though the details from that style have been removed (Survey 1979). The primary mass of this building is symmetrical, sitting upon a foundation of mostly panel-face concrete block with a few expanses of brick, and is two stories in height with a side gable roof. A triangular entry portico is likely not original to the building. A large, fieldstone chimney at the east wall is potentially an original feature, but appears to have been altered with a patchwork of early twentieth-century Romantic stonework and brick. On the rear (north) is a narrow, gable-roof, single-story addition. A later twentieth-century addition is a shed-roof, enclosed, rear porch.

The entire building is clad in aluminum siding and the windows have been replaced with vinyl, other than the wood sash windows on the enclosed porch.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The 1979 survey states that this is a Greek Revival building with details removed, the same building seen on the 1873 Lake atlas. The building appears on an 1868 bird's-eye map. A building at this location is also seen on the 1860 Geil atlas, though this is possibly a different building, as the orientation is different. The building was expanded with four distinct single-story additions by 1914, but only one of these remains. A large, fieldstone and brick chimney appears to have been enlarged or modified from its original configuration. Aluminum siding was added. By 1979, the building reached its current appearance other than vinyl windows, which appear to be newly added.

Patrick Tynan, the original resident, was a cooper, according to the 1871 Berrien County Directory. Thomas Tynan, Patrick's son, was born in the house in 1872 or 1874 and later became a prison warden and Progressive politician in Colorado.

723 Sycamore is located on the southern half of lot 211 in H. B. Hoffman's Addition. On 1836-11-9 Henry B. Hoffman and Elizabeth J. Hoffman sold the entire lot 211 in H. B. Hoffman's Addition, along with over two dozen others, to J. B. F. Russell for \$3,000. On 1838-2-12 John B. F. Russell sold it, along with many others, to Francis Peyton for \$1,750. On 1840-6-4 Francis Peyton sold it, along with many others, to John McClarty for \$3,000.

On 1850-2-14 Rufus W. Landon (John McClarty's attorney) and Margaret J. Landon sold it to Andrew Brogan for \$75. On 1852-6-7 Andrew Brogan sold it to Sarah Fuller for \$225. On 1853-6-20 Sarah Fuller sold it to Joseph Fuller for \$300. On 1857-11-18 Joseph Fuller sold it to Francis Quinn for \$275. On 1859-10-20 Francis Quinn sold it to Russell Clark for \$145. On 1861-5-3 Russel Clark and Susan Clark sold it to Patrick Tynan for \$100.

On 1939-7-27 John W. Tynan and Grace Tynan sold the southern portion of lot 211 (i.e., 723 Sycamore) to Edward E. Dreher and Myrtie E. Dreher for \$1. On 1953-8-19 Edward E. Dreher and Myrtie E. Dreher sold it to Rena Lamoneca for \$1. On 1971-11-19 Rena Lamoneca sold it to Charles E. Stewart and Beverly Stewart for \$9,500. On 1990-1-2 Charles E. Stewart received it pursuant to a Judgment of Divorce from Beverly Stewart for less than \$100. On 1993-4-19 Charles E. Stewart sold it to Bank One Financial Services Inc. for \$10. On 1993-4-19 Banc One Financial Services Inc. sold it to Mildred S. Gray for \$22,800. On 2022-4-28 the Berrien County Treasurer received it judgment from Mildred Gray, Sevada Palmore, and Cicone Palmore. On 2022-9-2 the Berrien County Treasurer sold it to Shane L. Drudge for \$36,250. On 2023-6-13 Shane L. Drudge sold it to Kevin P. Haynes and Kayla Thompson for \$95,000.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

This building is largely unaltered from the period of significance, with the only change being its vinyl windows. Other changes, such as aluminum siding and additions (or the removal of additions) reflect the evolution of the building during the period of significance. Thus, it retains all seven aspects of integrity.

The building does not appear to be individually eligible for the National Register. It contributes to the Ferry Street Historic District, particularly the area of Social History (Criterion A) as an example of a residential Ferry Street building, one of the oldest in the district, with all seven aspects of integrity.

This building is the birthplace of Colorado politician Thomas Tynan, though it is likely not eligible on this basis as it predates his productive life. Tynan achieved prominence as a Progressive warden of the Colorado State Penitentiary. He ran for governor in the 1912 Democratic primary, but lost.

## **References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; *Boulder Daily Camera*, "Tom Tynan, Man of the Hour," September 7, 1912; Geil Map, 1860; Lake Atlas 1873; *New York Times*, "Colorado Warden Still Defies Governor," January 6, 1927; Niles city directories, various dates; Nile Historical Survey, 1979; Ruger Map, 1868; and Sanborn Map Company, 1914, 1927, and 1937.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	804 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.830698	Long: -86.249891		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1868-1914	
Architectural Style	Greek Revival	
Building Form	Central passage	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Aluminum	
Foundation Materials	Concrete block	
Window Materials	Vinyl, wood	
Window Type	Sash, fixed	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name	House			
Historic/Original Owner				
Historic Building Use				
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This three-bay, central passage house, likely Greek Revival in original design (though elements specific to that style have been lost), consists of a one-and-one-half-story, side-gabled core mass facing west onto North Eighth Street. An addition with an enclosed porch is oriented to face north towards Sycamore Street. Siding is aluminum. Windows are mostly vinyl, with one non-historic, fixed, wood multi-light window on the west-facing facade. The upper half-story is fenestrated only on the side (north) elevation.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

A building at this location first appears on an 1873 map; the 1979 survey suggests it is a Greek Revival house with details removed. The concrete foundation, on the other hand, suggests a post-1900 construction date. The building clearly appears on a 1914 Sanborn map. It has been expanded with several successive additions to the rear, including a porch that was later enclosed and an attached garage that was later converted to living space. Aluminum siding has been added, a large, multi-light, fixed window has been added in the south bay of the front (west) facade, and vinyl windows have been added.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Alterations have resulted in a loss of integrity of materials, workmanship, and feeling. Adjacent vacant lots result in a loss of integrity of setting. Sycamore Street, in general, serves as a demographic boundary separating the largely African American Ferry Street neighborhood from residential development to the south that lacks the same historical associations (See African American Settlement Patterns in Niles, pages 38–45 of the Survey Report). Thus, buildings on the south side of Sycamore Street, as a group, are outside the concentration of traditionally Black institutions, residences noted in the *Manual of Freedmen's Progress*, and related resources that comprise the Ferry Street Historic District. This building does not appear to be eligible for the National Register either individually or as part of a district.

## References

*List references used to research and evaluate the individual property.*

Graves Atlas, 1887; Ruger Map, 1868; and Sanborn Map Company, 1914, 1927, and 1937.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	809 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831006	Long: -86.249704		
Ownership	Private <input type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1914-1925	
Architectural Style	Vernacular/no style	
Building Form	Gable front	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl, asbestos-cement	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Sash	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:		Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>
Historic Name		Franklin African Methodist Episcopal Church Parsonage		
Current/Common Name		Franklin African Methodist Episcopal Church Parsonage		
Historic/Original Owner		Franklin African Methodist Episcopal Church		
Historic Building Use		RELIGION: church-related residence		
Current Building Use		RELIGION: church-related residence		
Architect/Engineer/Designer		Not known		
Builder/Contractor		Not known		

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This parsonage building is located located immediately to the west of Franklin AME Church on a shared parcel and, like the church, faces south to the street. Built between 1914 and 1927, sitting on a foundation of rock-face concrete block, its symmetrical, gable-front facade rises one and one-half stories in height. A full-length front porch has been replaced, the present porch is of poured concrete; a projecting aluminum awning shelters the front entrance. The building retains asbestos-cement siding on all elevations except the front, which is clad in vinyl.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

Vinyl siding has been added. A one-story porch appears to have been replaced with an uncovered, poured concrete porch at an unknown date; an aluminum awning covers the entrance. Later alterations include vinyl windows and vinyl siding on the front (south) facade only.

The building is on the same lot as Franklin AME Church, purchased in the same transaction and used as a parsonage since at least 1927.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Though vinyl siding and windows have altered the front facade, this building retains largely retains integrity and is a contributing building within the Ferry Street Historic District due to its connection to the Franklin AME Church (811 Sycamore Street).

## **References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Niles, Churches, Franklin A.M.E. Church file, Niles District Library; Niles city directories, various dates; and Sanborn Map Company, 1927 and 1937.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	810 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.83069	Long: -86.249602		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1914–1925	
Architectural Style	Classical Revival	
Building Form	Gable front	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl, OSB	
Foundation Materials	Not visible	
Window Materials	Vinyl	
Window Type	Sash	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name				
Current/Common Name	House			
Historic/Original Owner				
Historic Building Use				
Current Building Use	DOMESTIC: single dwelling			
Architect/Engineer/Designer	Not known			
Builder/Contractor	Not known			

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This gable-front building, likely once Classical Revival in design based on its massing, has been extensively modified. Most noticeable, its porch has been rebuilt into an enclosed porch room, clad in painted OSB and featuring vinyl windows. The rest of the building is clad in vinyl siding and has also has vinyl windows. The upper story, with its paired sash windows, displays the original, symmetrical form and massing.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

This building was built between 1914 and 1925; its form and massing are unaltered. Newer alterations include vinyl siding, vinyl windows, and an enclosed porch.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Alterations have resulted in a loss of integrity of materials, workmanship, and feeling. Adjacent vacant lots result in a loss of integrity of setting. The buildings south of Sycamore, as a group, lack the strong historical associations of the buildings to the north. This building does not appear to be eligible for the National Register either individually or as part of a district.

## **References**

*List references used to research and evaluate the individual property.*

Sanborn Map Company, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	811 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.831009	Long: -86.24958		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	



## Architectural Information

Construction Date	1888, expanded 1945	
Architectural Style	Vernacular	
Building Form	Hall church	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl, brick	
Foundation Materials	Brick	
Window Materials	Wood	
Window Type	Sash (two-over-two)	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>
General Integrity:		Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input checked="" type="checkbox"/>
Historic Name		Franklin African Methodist Episcopal Church; African Methodist Episcopal Church		
Current/Common Name		Franklin African Methodist Episcopal Church		
Historic/Original Owner		Franklin African Methodist Episcopal Church		
Historic Building Use		RELIGION: religious facility		
Current Building Use		RELIGION: religious facility		
Architect/Engineer/Designer		Not known		
Builder/Contractor		Not known		

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

Franklin African Methodist Episcopal (AME) Church is located near the southeastern edge of the district, facing south onto the street in the middle of its short block. Built in 1888, its present exterior appearance largely dates from 1945, when it was moved and altered. The building sits a short distance back from the street on a high, brick foundation capped with a stone water table. It is a tall, single story in height, topped with a steeply pitched gable roof. On the front (south) facade of the building, an off-center, gable roof bay projects forward from the primary mass. This projecting bay sits on brick foundation matching that of the rest of the building, but without the water table. Four poured concrete steps, centered on the facade, lead to a glazed, aluminum double doors. Windows on the building are wood: one-over-one on the front section and two-over-two on the side elevations, the latter a visual indication of the building's 1880s construction date.

The 1945 interventions moved the building back from the street and raised it to accommodate a new, high basement. More recently, vinyl siding covered the building's original clapboard. A brick wall chimney, near the southwest corner of the front facade, also likely dates from the 1945 move; it was truncated at the eave line around 2010. A few windows have been replaced with vinyl but most of the original windows remain.

The church facility also includes a parsonage (809 Sycamore Street), described on a separate Architectural Properties Identification Form.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The 1945 interventions moved the building back from the street and raised it to accommodate a new, high basement. A kitchen and community hall were also added. A front-facing bay likely dates from that time. The interior was remodeled and an organ installed between 1956 and 1958. More recently, vinyl siding covered the building's original clapboard. A brick wall chimney, near the southwest corner of the front facade, also likely dates from the 1945 move; it was truncated at the eave line around 2010. A few windows have been replaced with vinyl but most of the original windows remain.

A group of Methodists established an AME church on Maple Street in the south of the city, but it burned down in 1866 or 1867. The next year they sought to build a church in the Ferry Street neighborhood, but were not able to do so until 1888, when the current church was built as the African Methodist Episcopal Church. In 1908 the church was named in honor of Mrs. A. Franklin, a church member who had brought the first wheelbarrow of building materials to the construction site in 1888.

On 1836-11-9 Henry Hoffman sold lot 237 (i.e., 811 and 809 Sycamore), along with many others in H. B. Hoffman's Addition, to Gordon S. Hubbard for \$3,000. On 1837-7-14 Gordon S. Hubbard and Elenora C. Hubbard sold it, along with many others, to Horatio J. Lawrence for \$4,800. On 1844-4-10 Horatio J. Lawrence and Mary L. Lawrence sold it, along with many others, in H. B. Hoffman's Addition to William Dougan for \$100. On 1845-7-3 William Dougan and Ann Dougan sold it, along with several others, to Henry H. Halsey for \$80. On 1857-2-3 Henry H. Halsey and Lucinda Halsey sold it, along with several others, to Joseph C. Larimore for \$200.

On 1886-11-15 Joseph C. Larimore sold it to the African Methodist Episcopal Church for \$1,000.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Other than vinyl siding, changes to the building reflect its use and expansion during the period of significance. This building thus retains integrity and is a contributing building to the Ferry Street Historic District. As one of the two Black churches within the neighborhood, it was and remains an important center of social life, reflecting the areas of significance of Ethnic Heritage and Social History (Criterion A). It does not appear to be individually eligible.

## **References**

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; Coolidge, *History of Berrien County*, 1907; Niles, Churches, Franklin A.M.E. Church file, Niles District Library; and Sanborn Map Company, 1927 and 1937.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	814 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.830544	Long: -86.249384		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	n/a	
Architectural Style	n/a	
Building Form	n/a	
Roof Form	n/a	
Roof Materials	n/a	
Exterior Wall Materials	n/a	
Foundation Materials	n/a	
Window Materials	n/a	
Window Type	n/a	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Ferry Street Historic District	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>
Feeling <input type="checkbox"/>	Association <input type="checkbox"/>			
General Integrity:	Intact <input type="checkbox"/>		Altered <input type="checkbox"/>	Moved <input type="checkbox"/>
Historic Name				
Current/Common Name	Vacant lot			
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

A vacant lot, partially dirt and grass-covered, is now used as a parking lot.

## **History of the Resource**

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

For about two decades this was the location of the Britton Ice House, which appears in a 1935 city directory. By 1956 the structure is no longer listed and the lot has since remained vacant.

## **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Now a vacant lot, this property lacks an association with the themes described in the Survey Report and thus does not appear to be eligible for the National Register of Historic Places either individually or as part of a district.

## **References**

*List references used to research and evaluate the individual property.*

Niles city directories, various dates.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	815 Sycamore Street				
City/Township, State, Zip Code	Niles, MI 49120				
County	Berrien				
Assessor's Parcel #					
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 41.830969	Long: -86.249376		
Ownership	Private <input type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	
Residential <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



## Architectural Information

Construction Date	c. 1900–1910	
Architectural Style	Vernacular	
Building Form	Gable front	
Roof Form	Gable	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Sash	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	1: Garage (NC)	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>	
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:		
Not Eligible <input type="checkbox"/>			Ferry Street Historic District		
Area(s) of Significance					
Period(s) of Significance					
Integrity – Does the property possess integrity in all or some of the 7 aspects?					
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/>
Association <input checked="" type="checkbox"/>					
General Integrity:		Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name		Schuyler Finley House			
Current/Common Name		Franklin AME Church Residence			
Historic/Original Owner		Schuyler C. Finley			
Historic Building Use		DOMESTIC: single dwelling			
Current Building Use		RELIGION: church-related residence			
Architect/Engineer/Designer					
Builder/Contractor					

Survey Date	May 2023	Recorded By	Timothy Boscarino	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

*Provide a detailed description of the property, including all character defining features and any accessory resources.*

This one-and-one-half-story, gable-front house sits on a rock-face, concrete-block foundation at the northwest corner of Sycamore Street and North Ninth Street, facing south. An original, hip roof porch wraps from the front around to the east side of the building; this was enclosed in the mid-twentieth century. A cross gable on the east side of the porch is likely an original feature. Simulated masonry (often known by the trade names of Formstone or Permastone) defines the lower half of the enclosed porch on the front facade. Vinyl siding and windows were added later. A mid-twentieth-century, single-bay, front-gable garage is attached by a connecting hyphen. A garage associated with this house has been altered with siding and replacement doors and is a noncontributing building.

## History of the Resource

*Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.*

The building first appears on a 1914 Sanborn map; the lot had likely been undeveloped when sold to the Finleys the previous year. The porch was enclosed in the mid-twentieth century; the attached garage was likely added around the same time. Vinyl siding and windows were added later.

On 1836-11-9 Henry B. Hoffman and Elizabeth J. Hoffman sold the lot, along with over two dozen in H. B. Hoffman's Addition, to J. B. F. Russell for \$3,000. On 1838-2-12 John B. F. Russell sold it, along with many others, to Francis Peyton for \$1,750. On 1840-6-4 Francis Peyton sold it, along with many others, to John McClarty for \$3,000. On 1855-5-3 John McClarty sold it, along with several others, to Rodney C. Paine for \$90. On 1887-4-12 Rodney C. Paine's estate sold it, along with several others, to William Wares for \$125.

On 1887-4-12 William Wares sold the whole lot (238 of H. B. Hoffman's Addition, i.e., both 310 North Ninth and 815 Sycamore) to Clement M. Shockley for \$75. On 1913-6-3 Charles W. Shockley (a White man and former police officer) sold the entire lot to Schuyler C. Finley (a member of Niles' Black community) for \$240; the purchase price suggests the lot was undeveloped at the time.

On 1957-9-4 Emily W. Finley sold the southern portion of the lot (i.e., 915 Sycamore) to Shirley Barnes Franz for \$1, but then Shirley Barnes sold back the property for the same amount to Finley and Clayton Cannady. On 1964-8-15 Emily W. Finley died. On 1980-1-11 Clayton Cannady sold it Florence E. Chan for \$29,900. On 2012-4-24 Franklin AME church purchased it from the Federal National Mortgage Association (Fannie Mae) for \$19,900.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.*

Other than vinyl siding and windows, the building reflects its appearance during the period of significance, retaining integrity of design.

The building does not appear to be individually eligible for the National Register. It contributes to the Ferry Street Historic District, particularly the areas of Ethnic Heritage (Criterion A) for its association with the notable Finley family, mentioned in the *Manual of Freedmen's Progress*, and Social History (Criterion A) as an example of a residential Ferry Street building retaining integrity of location, setting, feeling, and association.

## References

*List references used to research and evaluate the individual property.*

Berrien County Register of Deeds; *Manual of Freedmen's Progress*, 1915; Niles city directories, various dates; and Sanborn Map Company, 1914.