

Architectural Survey of  
**African American**  
**Civil Rights Resources**  
Muskegon County, Michigan



*Front page image:  
Urban League of Greater Muskegon Records, 1943-1995, 1943-1922. Box 17. Image with no title,  
May 1, 1964. Bentley Historical Library. University of Michigan. Ann Arbor.*

architectural survey of  
**African American  
Civil Rights Resources**  
Muskegon County

**Volume 3: Inventory Forms**  
Muskegon Heights & Norton Shores

Prepared for

Michigan State Historic Preservation Office

Prepared by

**Cheri LaFlamme Szcodronski, M.A.**  
*Founding Principal and Architectural Historian*  
*Firefly Preservation Consulting, LLC*

**Katie Randall, M.A.**  
**Scott Farver, Ph.D.**



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Text and layout by Cheri LaFlamme Szcodronski

Images by Cheri LaFlamme Szcodronski  
and Kathrine Kolokithas (unless otherwise noted)

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The activity that is the subject of this project has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, through the Michigan Strategic Fund, State Historic Preservation Office. However, the contents and opinions herein do not necessarily reflect the views or policies of the Department of the Interior or the Michigan Strategic Fund, nor does the mention of trade names or commercial products herein constitute endorsement or recommendation by the Department of the Interior or Michigan Strategic Fund.

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## **CREDITS AND CREDENTIALS**

Cheri LaFlamme Szcodronski, Founding Principal and Architectural Historian for Firefly Preservation Consulting, LLC, holds a Bachelor of Science in Biology-Applied Ecology from Clarion University of Pennsylvania and a Master of Arts in Public History-Historic Preservation from Middle Tennessee State University. Szcodronski founded Firefly Preservation Consulting, LLC, in 2011, and since that time has worked with individuals, non-profit organizations, real estate developers, municipalities, and historic sites and museums. She specializes in historic preservation and cultural landscapes, and her services include National Register of Historic Places nominations, architectural surveys, state and federal historic tax credit applications, local landmark designations, master planning, Section 106 assessments, and educational outreach programming. Szcodronski meets the Professional Qualifications Standards set by the Secretary of the Interior (36 CFR Part 61) for History and Architectural History and is listed as a qualified survey and National Register consultant with the Michigan State Historic Preservation Office.

Katie Randall, Architectural Historian and founder of Afore Preservation Consulting, holds a Bachelor of Arts in History from the University of Alabama at Birmingham and a Master of Arts in Public History-Historic Preservation from Middle Tennessee State University. Randall founded Afore Preservation Consulting in 2016, and is experienced with National Register of Historic Places nominations, architectural surveys, and historic resource assessment. Randall meets the Professional Qualifications Standards set by the Secretary of the Interior (36 CFR Part 61) for History and Architectural History.

Dr. Scott Farver completed his doctoral degree at Michigan State University in Curriculum, Instruction, and Teacher Education with a certificate in Urban Education and a specialization in Qualitative Research Methods. Dr. Farver teaches courses centered on equity and justice, as well as urban education, at the Michigan State University College of Education. He works extensively with teachers and students in schools and communities, with a focus on studying and disrupting racism within and across education spaces.

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# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 2117 Baker Street                           |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444                  |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-595-055-0001-00                       |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.213626                              | Long: -86.242372                      |                                       |   |                                   |
| 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 type="checkbox"/>                               |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input checked="" type="checkbox"/>                          |                                    |



Northeast Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | 1985  |
| Architectural Style     | Modernist   |
| Building Form           | L-Shape   |
| Roof Form               | Gable   |
| Roof Materials          | Asphalt   |
| Exterior Wall Materials | Brick Veneer  |
| Foundation Materials    | Concrete  |
| Window Materials        | Wood, stained glass   |
| Window Type             | Fixed, 1/1  |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Parsonage – 1950<br>Garage – 1950                                   |

## 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 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  | New Mt. Zion Missionary Baptist Church              |   |   |   |
| Current/Common Name  | New Mt. Zion Baptist Church                         |   |   |   |
| Historic/Original Owner  | New Mt. Zion Missionary Baptist Church              |   |   |   |
| Historic Building Use  | Religion – church                                   |   |   |   |
| Current Building Use   | Religion – church                                   |   |   |   |
| Architect/Engineer/Designer  | Unknown   |   |   |   |
| Builder/Contractor   | Unknown   |   |   |   |

## Narrative Architectural Description

*Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.*

This Modernist church is located at the southwest corner of Baker and East Delano Streets, oriented east toward Baker Street. The sanctuary is a front-gabled wing extending east with a side-gabled education wing extending north, forming an L-shape, with a long, gabled carport extending northeast from the junction of the two wings. The carport is clad in vertical wood sheathing and supported by square wood columns. It shelters a pair of one-light metal doors with diagonal wood sheathing above and extending to the roofline.

The sanctuary wing features a tall, narrow, fixed stained-glass window centered on the façade and flanked by one-over-one stained-glass windows with transoms angled to follow the roofline. These windows have projecting wood surrounds, brick sills, and diagonal wood sheathing above and extending to the roofline. The façade also features a square wood and stucco steeple. The south elevation is six bays wide with a metal slab door and one-over-one wood stained-glass windows with brick sills, set under the low roofline. The west elevation of this wing is clad in horizontal wood sheathing and mimics the fenestration of the façade with a center panel flanked by one-over-one wood stained-glass windows, all with projecting wood surrounds and diagonal wood sheathing extending to the roofline. The north elevation of this wing contains two one-over-one wood stained-glass windows and features two cornerstones, one carved with a cross and "1985," the other including "New Mount Zion Missionary Baptist Church, Renovated 1985" with the names of the church leaders and "organized 1946."

The education wing features similar detailing. Paired one-light metal doors at the north end of this wing are sheltered by a gabled portico with square wood columns and diagonal wood sheathing in the gable. Diagonal wood sheathing fills the gable above the portico. The east elevation is eight bays wide with a metal slab door near the center and one-over-one wood stained-glass windows with brick sills and diagonal wood sheathing above, extending to the roofline, most set in pairs. The west elevation is clad in brick veneer on the north end and horizontal wood sheathing on the south end. It is nine bays wide, with a metal slab door at the north end and one-over-one wood stained-glass windows, all with diagonal sheathing above, extending to the roofline.

This building does not appear on the 1950 Sanborn map or in the 1970 city directory.

### Parsonage and Garage – 1950

A parsonage is located immediately south of the church at 2125 Baker Street. The two-story, brick-veneer house is side-gabled with a projecting front-gable wing at the north end of the façade. This wing is clad in stone veneer and contains the entrance, set in a classical surround and accessed by an uncovered concrete and stone stoop, and a sliding window with a stone sill, both sheltered by metal awnings. The façade also features a large picture window. The north elevation is four bays wide with sliding and one-over-one windows, all with stone sills. The gable is clad in aluminum siding and contains a sliding window. The west elevation features a gabled wing at the first story, clad in vinyl siding and containing sliding windows, and a wide shed-roof dormer at the second story, also clad in vinyl siding and containing one-over-one windows. A rear entrance at the northwest corner is sheltered by a metal awning supported by a wrought-iron column. The house retains an exterior brick chimney on the south elevation and a central interior brick chimney.

This building does not appear on the 1950 Sanborn map, and tax records show it was built in 1950. City directories show the house was built for Stella and Clifford D. Buck. Together they owned and operated Clifford Buck Construction Company, a general contractor advertising "fire brick work a specialty." (1952 and 1960 city directories, 1950 US Federal Census)

## History of the Resource

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

The Mount Zion Baptist Church congregation was organized in 1946, first meeting in members' homes. By 1955, they held worship at 2444 Glade Street (no longer extant) until at least 1960, by which time the church had been renamed New Mount Zion Baptist Church. Within five years, they had moved down the street to 2508 Glade Street, where it

appears they built a building, though it was vacant by 1970. The church does not appear in the 1970 city directory, and it is unclear where the congregation was meeting, if at all. The present church was built in 1985.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The property appears to retain integrity of location, setting, design, materials, workmanship, feeling, and association. However, it does not appear to represent a significant aspect of history, culture, architecture, or archaeology. The building is likely not individually eligible for listing in the National Register of Historic Places and is not located within a historic district. Interior access was not provided during this project.

### References

*List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.*

*Polk's Muskegon (Michigan) City Directory. 1952. US City Directories, 1822-1995. Ancestry.com.*

*Polk's Muskegon (Michigan) City Directory. 1960. US City Directories, 1822-1995. Ancestry.com.*

*Polk's Muskegon (Michigan) City Directory. 1965. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.*

*Polk's Muskegon (Michigan) City Directory. 1970. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.*

Sanborn Fire Insurance Maps. "Muskegon, Michigan, Vol. 2." 1923, Revised 1950. ProQuest Digital Sanborn Maps, 1867-1970, Via University of Michigan Libraries.

U.S. Census Bureau. *1950 United States Federal Census*. Ancestry.com.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

Current Photographs



Northeast Elevation



North Elevation – Cornerstone Detail



East Elevation – Window Detail



East Elevation



East Elevation



Southeast Elevation



Southwest Elevation



West Elevation



West Elevation



Northwest Elevation



North Elevation



Landscape – Facing Southwest



Landscape – Facing Northwest – Parsonage and Church



Parsonage – Southeast Elevation



Parsonage – East Elevation



Parsonage – Northeast Elevation



Parsonage – North Elevation



Parsonage – Northwest Elevation



Parsonage – Garage – Facing Southwest



Landscape – Facing Southeast – Parsonage and Garage



Landscape – Facing Northwest – Parsonage and Church

# Michigan SHPO Cultural Landscape Identification Form



## Landscape Overview and Location

|   |                                  |  |   |
|---|----------------------------------|--|---|
| Landscape Historic Name (if applicable) | Rowan City Park                  |  |   |
| Current/Common Name (if applicable)     | Rowan City Park                  |  |   |
| Boundary Description                    | 2801 Baker Street                |  |   |
| City, State, Zip Code(s)                | Muskegon Heights, MI 49444       |  |   |
| County                                  | Muskegon                         |  |   |
| Total Acres in the Landscape            | 2.88 acres                       |  |   |
| 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 type="checkbox"/> | Historic Vernacular Landscape <input checked="" type="checkbox"/> | Ethnographic Landscape <input type="checkbox"/> | Historic Site <input type="checkbox"/> | Other <input type="checkbox"/> |
|--|---|---|--|--------------------------------|

(Insert aerial photo with boundaries below.)

|  |  |
|--|--|
| Historic Use   | City Park  |
| Current Use  | City Park  |
| Landscape Type (Select one or more of the following) | Garden (private) <input type="checkbox"/><br>Park (public) <input checked="" type="checkbox"/><br>Green/Common/Plaza <input type="checkbox"/><br>Boulevard/Parkway/Trail <input type="checkbox"/><br>Other Transportation <input type="checkbox"/><br>Agricultural <input type="checkbox"/><br>Exhibition/Fairgrounds <input type="checkbox"/><br>Mine/Quarry <input type="checkbox"/><br>Other Industrial <input type="checkbox"/><br>Campus <input type="checkbox"/><br>Sports/Recreation <input type="checkbox"/><br>Cemetery <input type="checkbox"/><br>Commemorative/Memorial <input type="checkbox"/><br>Natural Landform or other Geological Formation <input type="checkbox"/><br>Other, Please Specify: <input type="checkbox"/> |



## 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 #:   |
| <i>If not already listed, complete the information below:</i> |   |  |                                      |                                      |   |
| 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                                       | Black Ethnic Heritage, Social History           |  |                                      |                                      |   |

|   |  |   |   |   |   |   |
|---|--|---|---|---|---|---|
| Period(s) Significance  | 1963                                       |   |   |   |   |   |
| 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 Known                                 |   |   |   |   |   |

**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   | Flat   |
| Vegetation   | Grass, mature trees  |
| Water  | None   |
| Geology  | Unknown  |
| Ecology  | Unknown  |
| Climate  | Unknown  |
| Designed/Cultural Features   |  |
| Land use patterns  | Park   |
| Planting patterns  | Natural vegetation   |
| Boundary demarcations  | East Broadway Avenue, Baker Street, East Columbia Avenue, Maffett Street                     |
| Spatial organization/layout  | Open space park on eastern half of parcel, asphalt parking lot on western half               |
| Circulation Networks   | Sidewalks on perimeter and some interior   |
| Views and vistas   | None   |
| Water features   | None   |
| Buildings, structures, and objects*  | Clocktower, stage and seating, picnic area, concrete pad (unknown use)                       |
| Small-scale elements (markers, statuary, site furnishings)                         | Drinking fountain, lamp posts, concrete planters, picnic tables, benches, concrete sidewalks |
| Other (including ephemeral qualities – sounds, activities, wildlife, smells, etc.) | None   |

\*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.

|  |
|--|
| <p>The park was established in the late 1930s in the heart of downtown Muskegon Heights. It is named for the White residents who owned the land at one time: William Rowan, Jr., the Secretary-Treasurer at Morton Manufacturing and later organizer and director of First State Savings Bank, and Arcola McLean Rowan, a teacher at Hackley School. The Rowans owned most of the block that now makes up the park and adjacent parking lot, of which they donated several lots to the city, though it is unclear when. In 1938, the city purchased the remaining lots from William Rowan’s estate. (<i>The Muskegon Chronicle</i>, 1982)</p> <p>On June 23, 1963, a group of approximately 2,000 African American demonstrators met at Greater Harvest Baptist Church at 2435 Riordan Street and marched eight blocks along Riordan Street and East Broadway Avenue to Rowan City Park at 2800 Maffett Street in Muskegon Heights. Organized by the NAACP, the demonstration was in mourning for Medgar Evers, the NAACP field secretary in Mississippi, who had been murdered on June 12 by Byron De La Beckwith, a member of the White Citizens’ Council, which opposed integration and rights for African Americans.</p> |
|--|

Beckwith was tried twice following the murder, but the all-White juries failed to convict, though he was convicted in 1994 based on new evidence. (*The Muskegon Chronicle*, 1963)

The crowd of mourners in Muskegon was primarily made up of African American families, most wearing black arm bands or carrying black flags. At Rowan City Park, a number of speakers addressed the crowd, which included about twenty-five White observers, urging continued efforts in support of equal rights. Reverend Wyatt L. Stewart opened the program denouncing Evers murder and ongoing violence and racism against African Americans. "We are tired of empty promises, tired of being second-class citizens... and whether we live or die, the end is here," he said. Reverend Henry Reynolds told the crowd "we are called here to bear witness to the death of one man for the dignity of all men," and local businessman Al Williams said, "the real assassin of Medgar Evers is social injustice." Dr. Frank Howell described Muskegon as "one of the worst of the discriminating cities in the United States" and praised the demonstration, saying "it takes a crowd such as this to emphasize our fight for rights. We'll take nothing more or less than equal rights, and from this day on, Greater Muskegon will be a better place for everyone." (*The Muskegon Chronicle*, 1963)

The following September in Birmingham, Alabama, members of the Ku Klux Klan detonated a bomb at the Sixteenth Street Baptist Church during Sunday services, killing four young girls. In Muskegon Heights, demonstrators gathered again at the Greater Harvest Baptist church and marched to Rowan City Park for a memorial service on Sunday, September 22. (*The Muskegon Chronicle*, 1963)

In 1982, the Frank Lockage Clocktower Plaza was completed at the north end of the park, including a stage and seating area. The plaza is named in honor of Frank Lockage, an Austrian immigrant who operated the Fruitport Pavilion from 1933 until 1959, led his own big band orchestra that toured Western Michigan, opened the Lockage Men's and Boy's Clothing Store in Muskegon Heights in 1938, and served on the Muskegon Heights City Council from 1960 until 1970. Lockage donated \$20,000 toward the construction of the plaza, and his son-in-law, John Moore, designed the clocktower. The park was dedicated in 1982 with a two-day festival, now held annually and known as the Muskegon Heights Festival. (*The Muskegon Chronicle*, 1982)

The city was recently awarded funding to improve the park, including the construction of a children's splash pad.

### **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.*

The park appears to retain integrity of location, design, materials, workmanship, setting, feeling, association. It is likely eligible for listing in the National Register of Historic Places at the local level under Criterion A for Black Ethnic Heritage and Social History as the gathering place for demonstrations related to national events in the Civil Rights Movement in 1963. The period of significance should likely be 1963 when those demonstrations took place.

### **GIS/Locational Information**

*Please provide the SHPO with GIS shapefiles when available.*

Lat: 43.200325                      Long: -86.242619

### **References**

*List references used to research and evaluate landscape.*

Lassiter, Jonesetta. "Lockage, Rowan Honored at Heights Festival." *The Muskegon Chronicle*. September 24, 1982. Hackley Public Library. Torrent House Local History and Genealogy Department. Muskegon.

"Marchers to Mourn Bomb Victims, NAACP Memorial Parade Set Sunday." *The Muskegon Chronicle*. September 20, 1963. Hackley Public Library. Torrent House Local History and Genealogy Department. Muskegon.

Marshall, James P. *Student Activism and Civil Rights in Mississippi*. Baton Rouge: Louisiana State University Press, 2013.

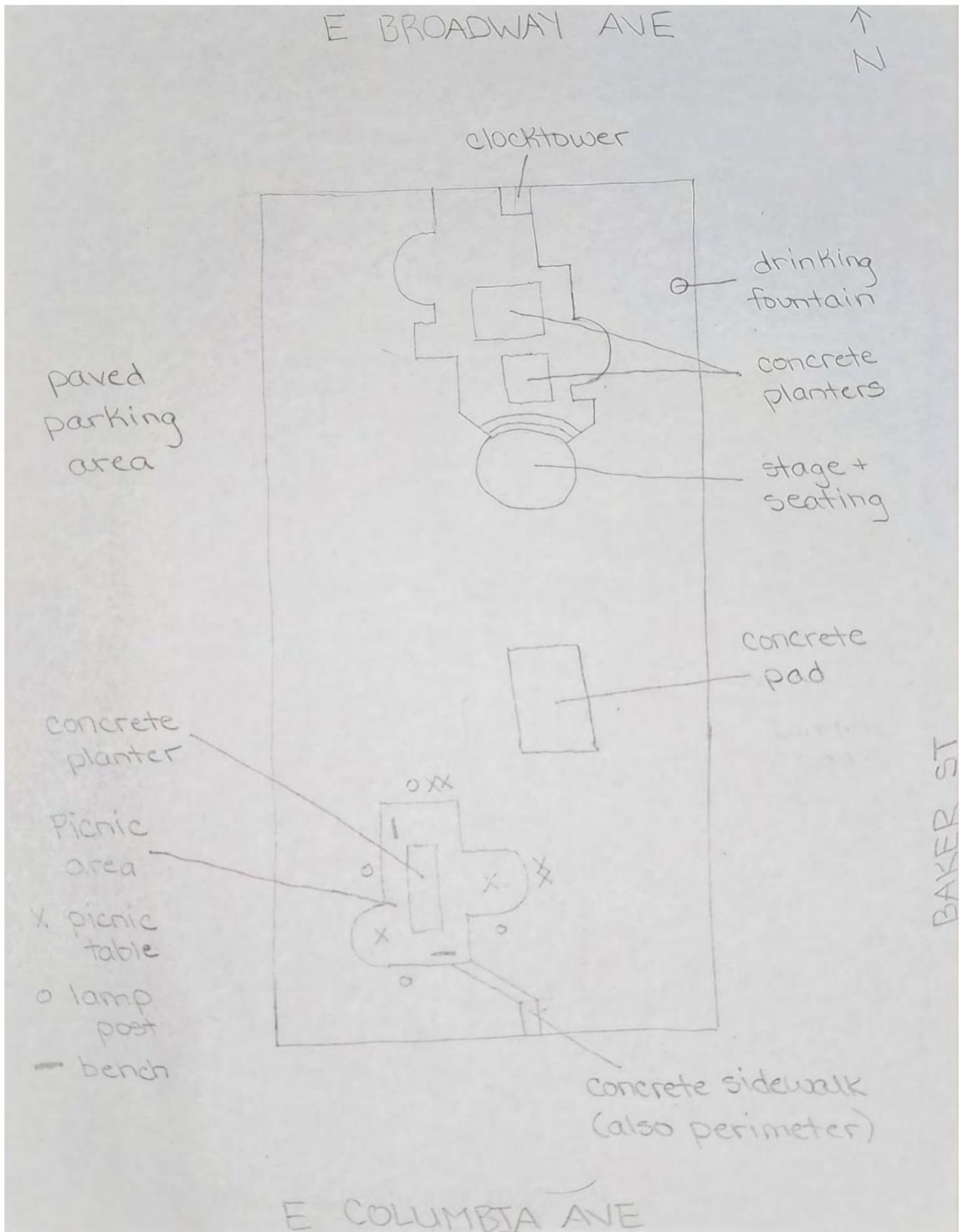
"Mourning March Impressive, Orderly." *The Muskegon Chronicle*. June 24, 1963. Hackley Public Library. Torrent House Local History and Genealogy Department. Muskegon.

Thornton, J. Mills. *Dividing Lines: Municipal Politics and the Struggle for Civil Rights in Montgomery, Birmingham, and Selma*. Tuscaloosa: University of Alabama Press, 2002.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

Detailed Site Plan/Map



**Current Photographs**



Clocktower Plaza – Facing East



Clocktower Plaza – Facing West



Clocktower Detail



Clocktower Detail



Clocktower Plaza – Facing Southwest



Drinking Fountain Detail



Clocktower Plaza – Facing South



Clocktower Plaza – Facing Northwest



Clocktower Plaza Stage – Facing South



Clocktower Plaza Stage – Facing Northwest



Facing Northeast



Facing South



Plaque Detail



Picnic Area – Facing Northeast



Facing North



Adjacent Parking Lot – Facing North



Adjacent Parking Lot – Facing South

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |                                  |                                       |  |   |                                   |
|---|----------------------------------|---------------------------------------|--|---|-----------------------------------|
| Street Address  | 160 East Barney Avenue           |                                       |  |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444       |                                       |  |   |                                   |
| County  | Muskegon                         |                                       |  |   |                                   |
| Assessor's Parcel #                                       | 61-26-185-067-0010-00            |                                       |  |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.211002                   |                                       | Long: -86.240509                                 |   |                                   |
| Ownership   | Private <input type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input checked="" 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 type="checkbox"/>                               |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input checked="" type="checkbox"/>                          |                                    |



Southeast Elevation

## Architectural Information

|                         |                              |  |
|-------------------------|------------------------------|--|
| Construction Date       | 1929, c.1965                 |  |
| Architectural Style     | Classical Revival            |  |
| Building Form           | U-shape                      |  |
| Roof Form               | Gable                        |  |
| Roof Materials          | Asphalt                      |  |
| Exterior Wall Materials | Brick, stone                 |  |
| Foundation Materials    | Stone                        |  |
| Window Materials        | Wood                         |  |
| Window Type             | 1/1                          |  |
| 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 type="checkbox"/>            | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         |   |
| Not Eligible <input type="checkbox"/>  |  |   |   |   |
| Area(s) of Significance  | Black Ethnic Heritage, Social History, Education, Architecture |   |   |   |
| Period(s) of Significance  | 1929 to undetermined date                                      |   |   |   |
| 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  | Charles A. Lindbergh School                                    |   |   |   |
| Current/Common Name  | Charles A. Lindbergh School                                    |   |   |   |
| Historic/Original Owner  | Muskegon Heights Public Schools                                |   |   |   |
| Historic Building Use  | Education – school   |   |   |   |
| Current Building Use   | Vacant   |   |   |   |
| Architect/Engineer/Designer  | Unknown  |   |   |   |
| Builder/Contractor   | Unknown  |   |   |   |

## Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

|   |
|---|
| <p>This imposing two-and-one-half-story, brick-veneer school building encompasses the southern half of a city block, extending along Leahy Street, West Barney Avenue, and Hoyt Street. The building is generally U-shaped, with a series</p> |
|---|

of intersecting, parapet gabled wings. The west wing of the building is a later addition constructed sometime between 1950 and 2001, replacing an earlier 1916 wing. (1950 Sanborn Map; Muskegon County GIS)

The main entrance faces south toward East Barney Avenue, and is located at the east end of a side-gabled wing in a slightly projecting bay. The entrance is set within an arched, recessed bay and contains replacement metal doors. The elaborate limestone surround features details that reflect triglyph, keystone, and dentil motifs, a cornerstone dated 1929, and a sign panel that reads "to develop intelligence and skill." A limestone sign panel west of the entrance reads "Charles A. Lindbergh School." The remainder of this wing is five bays wide and contains one-over-one wood windows, many boarded or broken, with boarded transoms. The windows are set in groups of three with stone surrounds, and stone belt courses form continuous sills and lintels. The north elevation features similar detailing, with windows set singly or in groups of two or three with stone sills, lacking belt courses. This elevation also features a wide, three-part chimney stack with stone detailing, and a rear entrance in a slightly projecting, one-story bay containing replacement metal doors.

An L-shaped wing oriented to face east toward Hoyt Street includes a side-gabled south end, which projects south toward East Barney Avenue beyond the main block, and a front-gabled north end that projects east toward Hoyt Street. The entrance is near the center of this wing and contains a replacement metal door within a carved wood surround with a boarded, irregularly shaped transom. Windows in this wing are one-over-one wood windows with boarded transoms, stone surrounds, and stone belt courses forming continuous sills and lintels. Windows are set singly or in groups of two or three.

A two-story auditorium wing extends north of the L-shaped wing along Hoyt Street. This wing features one-over-one windows with boarded transoms, set in groups of three within arched stone surrounds with stone belt courses forming continuous sills and lintels. These windows are flanked by one-over-one wood windows with boarded transoms set in arched stone surrounds. Slightly projecting, wide, brick pilasters with stone caps separate the window bays. The entrance is a metal replacement door at the south end of this wing, set at ground level, immediately below the window at the first story level. The roof of the auditorium wing is side gabled but flat in the center, and features a pair of projecting gables containing one-light fixed wood windows on the north elevation. The west elevation is blind and features four pilasters matching those on the east elevation.

A one-story, hip-roof wing was added to the north end of the auditorium sometime between 1950 and 2001. (1950 Sanborn Map, Muskegon County GIS) This wing features brick veneer, metal doors, stone window and door surrounds, and a stone belt course similar to the detailing of the original building. The roof forms wide eaves with a wide, board-and-batten cornice.

A large, hip-roof, L-shaped wing was added to the west end of the building, extending along Leahy Street, likely in the 1960s. (1950 Sanborn Map, Muskegon County GIS) This wing also features brick veneer, metal doors, stone window and door surrounds, and a stone belt course mimicking the original building. The roof forms wide eaves with a wide board-and-batten cornice. The entrance is set in a slightly recessed bay with a flat roof extending above the main roof and faces west toward Leahy Street. This wing contains fixed windows, many of which have been boarded.

The U-shaped building forms a small courtyard at the center which has been paved for parking, and a small playground enclosed by a chain link fence is located immediately north of the building.

## History of the Resource

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

The Charles A. Lindbergh School was built in 1929 in a predominantly White neighborhood of Muskegon Heights. By 1938, the neighborhood had been designated yellow, or "definitely declining," on the Home Owners' Loan Corporation redlining maps, described as "mediocre homes for factory labor... badly mixed... bordered by 'D' or 'red' areas." (Mapping Inequality) As a result, the neighborhood demographics shifted from predominantly White to predominantly Black following the influx of African American laborers from the South to work in local industries during World War II. As the Black population of the neighborhood began to increase, White residents relocated outside of Muskegon Heights.

When the school closed in 2007, it served kindergarten through sixth grade students and the student population was 99% Black. The school is owned by the Michigan Land Bank and is slated for demolition to make way for new single-family affordable housing, along with the Martin Luther King, Jr., Elementary School (extant) and the Glendale School (no longer extant). (Lofton)

**Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property’s eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The building appears to retain integrity of location, design, materials, workmanship, setting, feeling, association. It is likely eligible for listing in the National Register of Historic Places at the local level under Criterion A for Black Ethnic Heritage, Social History, and Education as one of several schools built in Muskegon Heights to educate the growing population of Black children and as a representation of the effects of redlining on neighborhood demographics in mid-twentieth-century Muskegon Heights. It is also likely eligible under Criterion C as an intact example of a Classical Revival school building. The period of significance should likely begin in 1929 with the construction of the building. Further research is needed to identify an appropriate end date, encompassing any significant Black social history and Civil Rights events. Interior access was not provided during this project.

**References**

*List references used to research and evaluate the individual property. For NRPQ’s include copies of key documents.*

Lofton, Justine. “Muskegon Heights school to be demolished, replaced with housing.” *MLive*. April 19, 2019. <https://www.mlive.com/news/muskegon/2019/04/muskegon-heights-school-to-be-demolished-replaced-with-housing.html>.

Muskegon County GIS Department. *Muskegon County Property Information Viewer*. <https://maps.muskegoncountygis.com/propertyviewer>.

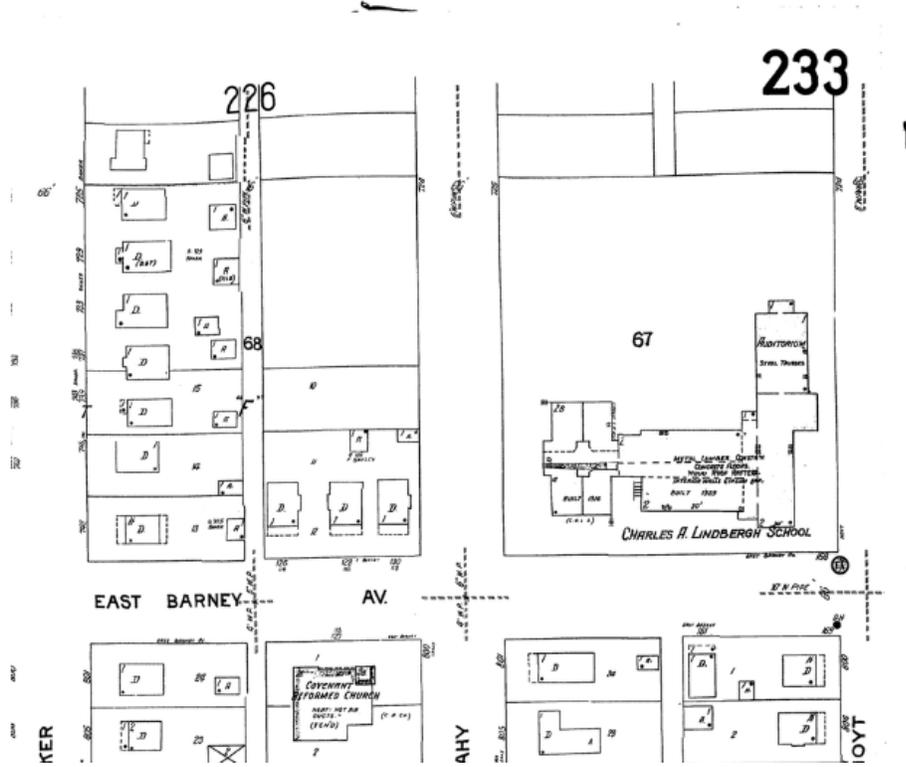
Nelson, Robert K., LaDale Winling, et al. "Mapping Inequality: Redlining in New Deal America." Edited by Robert K. Nelson and Edward L. Ayers. *American Panorama: An Atlas of United States History*, 2023. <https://dsl.richmond.edu/panorama/redlining>.

Sanborn Fire Insurance Maps. “Muskegon, Michigan, Vol. 2.” 1923, Revised 1950. ProQuest Digital Sanborn Maps, 1867-1970, Via University of Michigan Libraries.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

Historic Maps



Excerpt of 1950 Sanborn Map

Current Photographs



South Elevation



West Elevation



Northwest Elevation



North Elevation



Northeast Elevation (West Wing)



North Elevation (Main Block)



Northeast Elevation (West Wing and Main Block)



North Elevation (West Wing, Main Block, East Wing)



Northwest Elevation (East Wing)



North Elevation (East Wing)



Southeast Elevation



Playground – Facing North



Playground – Facing East

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |                                  |  |                                       |   |                                   |  |
|---|----------------------------------|--|---------------------------------------|---|-----------------------------------|--|
| Street Address  | 600 East Barney Avenue           |  |                                       |   |                                   |  |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444       |  |                                       |   |                                   |  |
| County  | Muskegon                         |  |                                       |   |                                   |  |
| Assessor's Parcel #                                       | 61-26-790-005-0001-00            |  |                                       |   |                                   |  |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.211251                   |  | Long: -86.229111                      |   |                                   |  |
| Ownership   | Private <input type="checkbox"/> | Public-Local <input checked="" 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 type="checkbox"/>                               |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input checked="" type="checkbox"/>                          |                                    |



South Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | 1951-1952   |
| Architectural Style     | Modernist   |
| Building Form           | Rectangular   |
| Roof Form               | Flat  |
| Roof Materials          | Unknown   |
| Exterior Wall Materials | Brick Veneer  |
| Foundation Materials    | Concrete  |
| Window Materials        | Boarded   |
| Window Type             | Unknown   |
| 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 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 type="checkbox"/>  |   |   |                                      |   |
| Area(s) of Significance  | Black Ethnic Heritage, Social History, Education  |   |                                      |   |
| Period(s) of Significance  | 1951 to undetermined date   |   |                                      |   |
| 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 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  | Martin Luther King, Jr., Elementary School  |   |                                      |   |
| Current/Common Name  | Dr. Martin Luther King Jr. Early Childhood Academy  |   |                                      |   |
| Historic/Original Owner  | Muskegon Heights Public Schools   |   |                                      |   |
| Historic Building Use  | Education – school  |   |                                      |   |
| Current Building Use   | Vacant  |   |                                      |   |
| Architect/Engineer/Designer  | Unknown   |   |                                      |   |
| Builder/Contractor   | Unknown   |   |                                      |   |

## Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

This one-story, Modernist-style school is a meandering, generally rectangular, flat-roofed building with a small central courtyard that encompasses the two-block parcel bounded by East Barney Avenue, Dyson Street, East Hackley Avenue, and Superior Street. The main wing extends north-south along Dyson Street, with the main entrance at the

south end facing East Barney Avenue. The entrance is located in a slightly recessed bay with two metal doors on the south wall and one matching door on the east wall, all with single light transoms. The entrance bay has boarded corner windows, stone veneer, and is sheltered by a flat roof supported by a round column. Windows on the south, west, and north elevations were originally eight-light awning windows flanked by four-light sidelights and set in long banks with stone sills. These windows have been removed and infilled with plywood, leaving much smaller openings for one-over-one windows, which also have been boarded. The north elevation features a relatively central, recessed entrance. East of the entrance, boarded windows are set in groups of three while west of the entrance, boarded windows are set in a long bank and sheltered by a wide overhang, with another entrance at the west end of the elevation.

The two-story gymnasium at the southeast corner of the building has a one-story, four-bay wing that spans the south elevation with a pair of metal doors in a limestone surround and slider windows with stone sills. The upper level of the gymnasium contains a large bank of glass block windows. On the east elevation of the gymnasium wing, windows at the upper level once matched those of the main wing of the school, but these have also been infilled and boarded.

A classroom wing addition was built sometime before 2001 on the northwest end of the building and extends south along the west side of the original classroom building, forming a small central courtyard that is grassy and enclosed by a chain link fence. The east elevation of this wing features a long bank of tall windows, now boarded, with a continuous stone sill.

A concrete basketball court is located east of the school, as well as playground equipment and a concrete restroom building. The northeast corner of the block at the intersection of East Hackley Avenue and Superior Street is a baseball field with a chain link backstop and perimeter fence.

## History of the Resource

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

First known as the East Park School (and the first built in Muskegon Heights since the 1929 Charles A. Lindbergh School), the cornerstone was laid for the Martin Luther King, Jr., Elementary School in 1951 and it was completed in 1952. The school opened that September to serve the elementary grades, with 468 students enrolled for the 1952-1953 school year. Alstrom Construction Company of Muskegon served as the general contractor. A number of smaller firms, most local to Muskegon or Muskegon Heights, were also involved in the construction: Reid-Graff Plumbing, Certified Concrete, Inc., Heights Sheet Metal Company, A.J. Vallier and Sons (paint), and Kenney Roofing Company of Muskegon Heights; Hall Electric Company, B&B Builder Supply (metal sash and fire brick), and Michigan Stone and Slate Company of Muskegon; Haven-Busch Iron Works and Grand Rapids Tile & Mosaic, both of Grand Rapids; and Michigan Woodwork Specialties Company (cabinets, windows, doors, trim, and paneling). (*Muskegon Heights Record*)

The building was praised for including “all the newest ideas, arrangements, and equipment... from floors designed to teach the alphabet, to acoustic ceiling tile,” as well as “extra large windows [that] permit the maximum amount of day light into each room.” The kindergarten room was equipped with “tiny tables and chairs... tiled sandbox and custom built cupboards.” The school included eleven classrooms, each equipped with “its own drinking fountain, wash basin, storage space, and movie screen,” as well as principal’s office, nurse’s room, and teachers’ lounge. There was also a gymnasium with a stage, basketball backboards, tables and benches that folded into the walls, storage rooms, and a kitchen. The school district even hired a color consultant to select the paint colors. “Based on psychological (sic) effect of varying hues and shades,” the newspaper reported, “classroom walls were painted in colors to provide a relaxed atmosphere, yet a cheerful one.” Colors included flamingo, primrose yellow, dolphin green, regal gray, Bermuda pink, and empress green, with most rooms painted multiple colors on the walls and ceiling. (*Muskegon Heights Record*)

The school was built during a period of rapid growth in Muskegon Heights following the influx of African American laborers who relocated from the Deep South seeking manufacturing jobs in Muskegon County’s foundries during World War II. Following the war, many workers remained in Muskegon Heights with their families, resulting in a rapid increase in the Black population. As a result, several new elementary schools were constructed during the mid-twentieth century in Muskegon Heights. (Moore, 2012)

The school closed in 2015 but reopened as a charter school, closing permanently in 2021. The school is now owned by the Michigan Land Bank and is slated for demolition to make way for new, single-family affordable housing, along with the Charles A. Lindbergh School (extant) and Glendale School (no longer extant). (*MLive*)

### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The school appears to retain integrity of location, setting, feeling, and association, however it does not appear to retain integrity of design, materials, or workmanship due to the removal of the windows. Despite the physical changes to the building, the school is likely eligible for listing in the National Register of Historic Places at the local level under Criterion A for Black Ethnic Heritage, Social History, and Education as a school built in response to the growing Black population in Muskegon Heights and serving a predominantly Black student population. The period of significance should likely begin in 1951 with the construction of the school. Additional research is needed to determine an appropriate end date. Interior access was not provided during this project.

### References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Lofton, Justine. "Muskegon Heights school to be demolished, replaced with housing." *MLive*. April 19, 2019. <https://www.mlive.com/news/muskegon/2019/04/muskegon-heights-school-to-be-demolished-replaced-with-housing.html>.

Moore, Lynn. "Tiger Pride: Muskegon Heights forges on as whites, factories leave." *MLive*. May 25, 2012. [https://www.mlive.com/news/muskegon/2012/05/tiger\\_pride\\_muskegon\\_heights\\_f.html#incart\\_river\\_default](https://www.mlive.com/news/muskegon/2012/05/tiger_pride_muskegon_heights_f.html#incart_river_default).

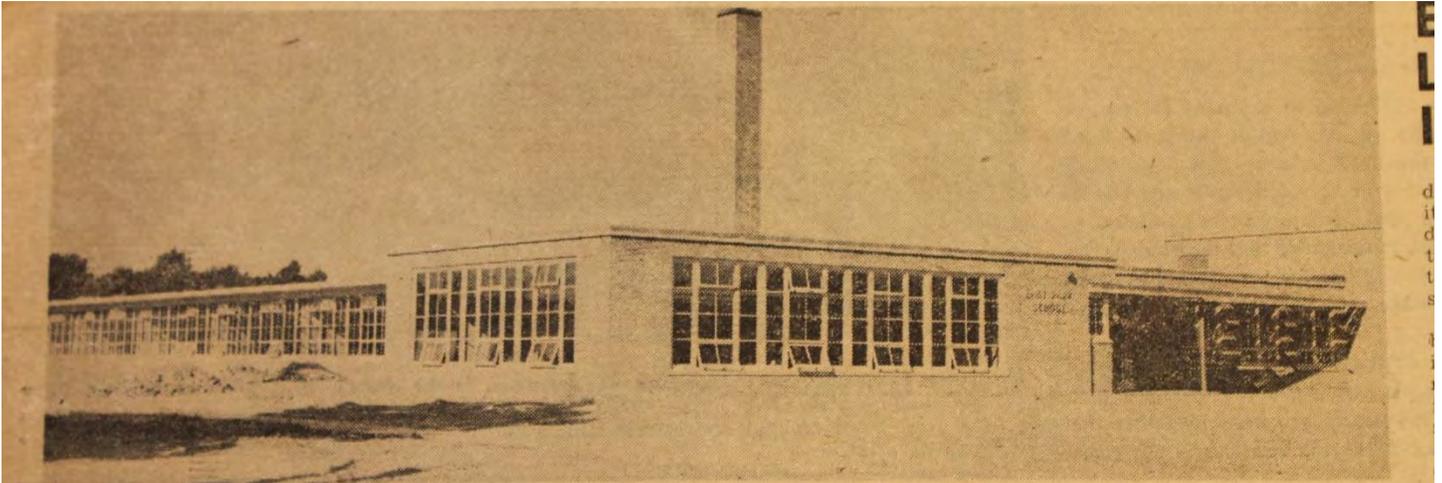
"New Heights School One of Finest." *Muskegon Heights Record*. September 18, 1952. Urban League of Greater Muskegon Records, Box 13, Folder 385. Bentley Historical Library, University of Michigan, Ann Arbor.

Personal Communication with Melvin Burns, Jr., by Cheri Szcodronski, November 30, 2022, at Muskegon Heights Branch Library.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

## Historic Photographs



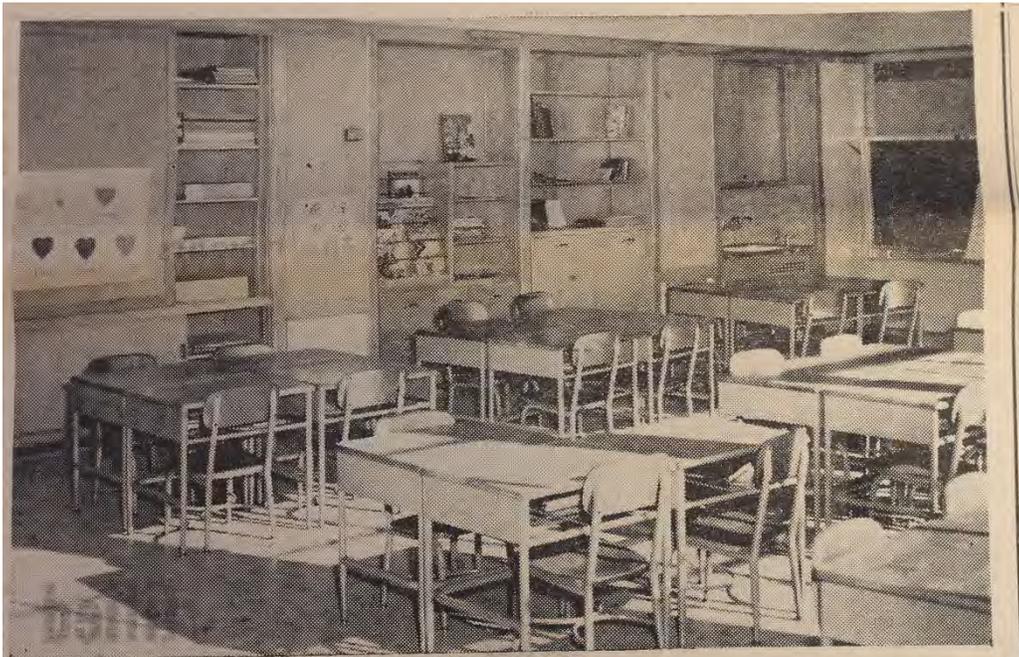
East Park School and its recreational area take up two city blocks bounded by Hackley and Barney on the north and south; Hinman and Dyson on the east and west. It is a single story building with no basement, with brick and limestone exterior. The lawn will be put in and simple landscaping done by school authorities soon. Extra large windows permit the maximum amount of day light into each room.

East Park School (MLK, Jr., Elementary School) in 1952  
Clipping from *Muskegon Heights Record*



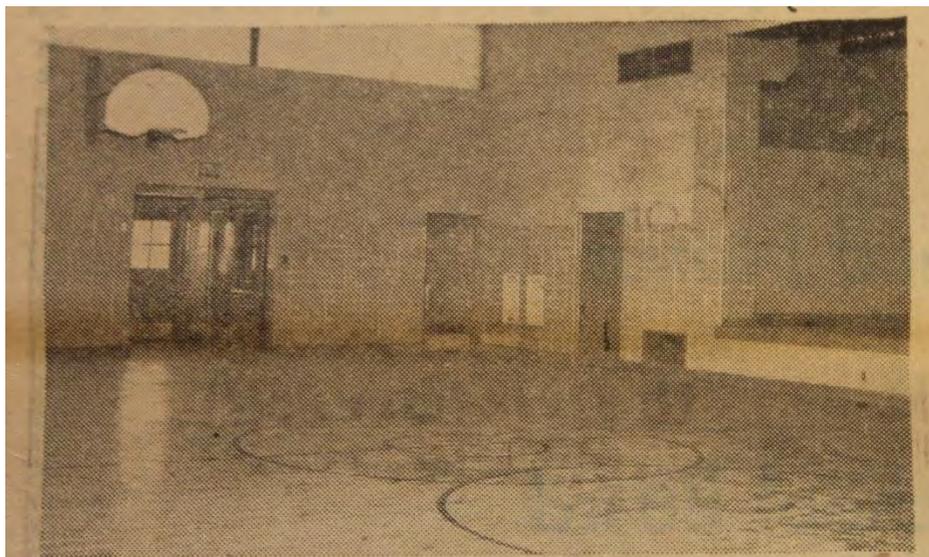
Designed with a child in mind, the kindergarten is the answer to a teacher's prayer. Tiny tables and chairs can be easily pushed aside to allow for marching, or learning lessons for patterns set in the floor. Tiled sandbox and custom built cupboards make it easier for children to keep everything in its place.

Kindergarten Classroom  
Clipping from *Muskegon Heights Record*



Larger than usual, East Park School has 11 classrooms 24x36 feet. Designed to supply ideal lighting with a minimum of sound disturbances, each room offers its own drinking fountain, wash basin, storage space, movie screen.

Classroom  
Clipping from *Muskegon Heights Record*



A 40x60 playroom provides recreation area for children and community alike. It contains basketball backboards and can be used for all kinds of games. Folding tables and benches which hinge upwards into the wall, folding chairs stored in an adjacent room, a wall panel opening into a kitchen and a stage can convert the playroom into an ideal place for community meetings, or school assemblies.

Gymnasium  
Clipping from *Muskegon Heights Record*

Current Photographs



Sign Detail



South Elevation – Entrance Detail



South Elevation



South Elevation – Gymnasium Wing



Southeast Elevation



East Elevation – Gymnasium Wing



Courtyard – Facing Southwest



Courtyard – Facing Northwest



Addition – Southeast Elevation



North Elevation



Northwest Elevation



West Elevation



Basketball Court – Facing North



Basketball Court – Facing Northeast



Restroom – Northeast Elevation



Restroom and Park Sign – Facing West



Restroom – Northwest Elevation



Playground – Facing West



Baseball Fields – Facing Southwest



Baseball Fields – Facing North

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 500 West Broadway Avenue<br><i>(See also 1085 West Sherman Boulevard, Muskegon)</i> |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444  |                                       |                                       |   |                                   |
| County  | Muskegon  |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-185-185-0001-00   |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.202713  |                                       | Long: -86.258458                      |   |                                   |
| 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 type="checkbox"/>                               |                                    |
| Industrial <input checked="" type="checkbox"/>                     |                                    |
| Other <input type="checkbox"/>                                     |                                    |



South Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | c.1920, 1941  |
| Architectural Style     | Vernacular  |
| Building Form           | Square  |
| Roof Form               | Flat  |
| Roof Materials          | Unknown   |
| Exterior Wall Materials | Brick, Metal Sheathing  |
| Foundation Materials    | Unknown   |
| Window Materials        | Unknown   |
| Window Type             | Unknown   |
| 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 type="checkbox"/>  |  |   |                                      |   |
| Area(s) of Significance  | Needs further research                               |   |                                      |   |
| Period(s) of Significance  | Needs further research                               |   |                                      |   |
| 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 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  | Campbell, Wyant, and Cannon Plant No. 4              |   |                                      |   |
| Current/Common Name  |  |   |                                      |   |
| Historic/Original Owner  | Shaw Crane Works/Manning, Maxwell, & Moore Machinery |   |                                      |   |
| Historic Building Use  | Industry – manufacturing facility                    |   |                                      |   |
| Current Building Use   | Commerce/Trade – commercial storage                  |   |                                      |   |
| Architect/Engineer/Designer  | Unknown  |   |                                      |   |
| Builder/Contractor   | Unknown  |   |                                      |   |

## Narrative Architectural Description

*Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.*

Bounded by Glade Street, West Broadway Avenue, Temple Street, and the Muskegon Railway & Navigation Company tracks, the Campbell, Wyant, and Cannon Plant No 4 facility is comprised of two main wings. The south wing is a relatively square, two-story building that served as the foundry. The north wing is a rectangular, two-story building that served as the crane shed. The property is enclosed by a chain link fence and obscured by prefabricated sheds and boat storage, resulting in limited visibility from the public right-of-way.

The foundry wing retains its historic form, with a series of flat roofs of varying heights. The window fenestration has been altered and smaller, vinyl windows have been installed. The building is wrapped in metal sheathing, but does retain a tall, brick, interior chimney. Metal overhead doors in each elevation provide access to the interior for boat repair and storage.

The crane shed wing was built in two phases with the western half constructed before 1923 and the eastern half added between 1923 and 1950. This wing also retains its historic form but has been wrapped in metal sheathing and no longer retains its historic fenestration. The railroad siding adjacent to the north elevation of this wing remains extant but appears to no longer be in use. Metal overhead doors on the south and east elevation provide access for boat repair and storage.

## History of the Resource

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

This building was constructed for Shaw Crane Works, a division of Manning, Maxwell, & Moore Machinery. The plant included a foundry, crane shed, sand house, and pattern storage. It is not clear when the plant was constructed. It appears on the 1923 Sanborn map, the earliest to include this area of Muskegon Heights, but does not appear in the city directories until 1930, by which time the building was vacant. (1923 Sanborn map; 1918, 1924, 1926, 1930 city directories; George, 130-132)

Like most of Muskegon's industries, Campbell, Wyant, and Cannon foundries participated in war-related manufacturing during World War II. To meet the increased wartime demand, CWC opened Plant No 4 in 1941 the vacant Shaw Crane Works building on the north side of West Broadway Street between Seaway Drive and Temple Street. (George, 131-132; 1950 Sanborn Map; Heethuis) CWC had been founded in 1908 by foundrymen and partners Donald J. Campbell, Ira A. Wyant, and George W Cannon. (George, 5) Known as the CWC Crankshaft Corporation, Plant No 4 was renovated and expanded to produce diesel crankshafts for US Navy submarine engines. (George, 130-132)

In 1956, CWC was acquired by Textron, Inc., and the company began to downsize in the mid-1980s. (George, 158; Heethuis) Plant No 4 was sold in 1986, and now houses a boat storage and repair facility. (Deed Book 1407, Page 586)

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The building appears to retain integrity of location, setting, feeling, association, but due to alterations to the historic fenestration and materials, it does not appear to retain integrity of design, materials, or workmanship. The property appears to derive its primary significance from its importance to the industrial history of Muskegon County and should be further evaluated for eligibility for listing in the National Register of Historic Places under Criterion A for Industry. The Industry context should also include the property's association with Black Ethnic Heritage, Social History, and Civil Rights. Interior access was not provided during this project.

## References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Geroge, Wally E. *That First Casting Must Be Good: George W. Cannon's Story of the Partnership and the Foundries of Campbell, Wyant, and Cannon*. Muskegon, MI: George W. Cannon Company, 1964. Library of Michigan, Lansing.

Muskegon County Register of Deeds. Document Search Database.  
<https://www.muskegonrecords.com/recorder/eagleweb/docSearch.jsp>.

Personal Communication with Jim Heethuis (former General Manager) by Cheri Szcodronski. April 7, 2023. At CWC-  
 Textron, Muskegon.

*Polk's Muskegon (Michigan) City Directory*. 1918. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1924. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1926. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1930. US City Directories, 1822-1995. Ancestry.com.

Sanborn Fire Insurance Maps. "Muskegon, Michigan, Vol 2." 1923. ProQuest Digital Sanborn Maps, 1867-1970, Via  
 University of Michigan Libraries.

Sanborn Fire Insurance Maps. "Muskegon, Michigan, Vol. 2." 1923, Revised 1950. ProQuest Digital Sanborn Maps,  
 1867-1970, Via University of Michigan Libraries.

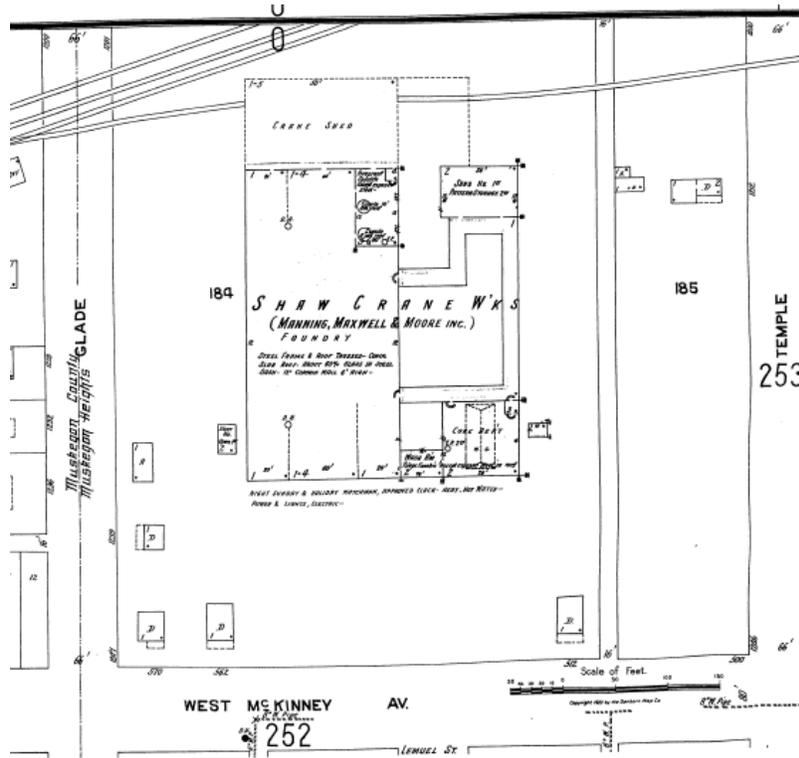
|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

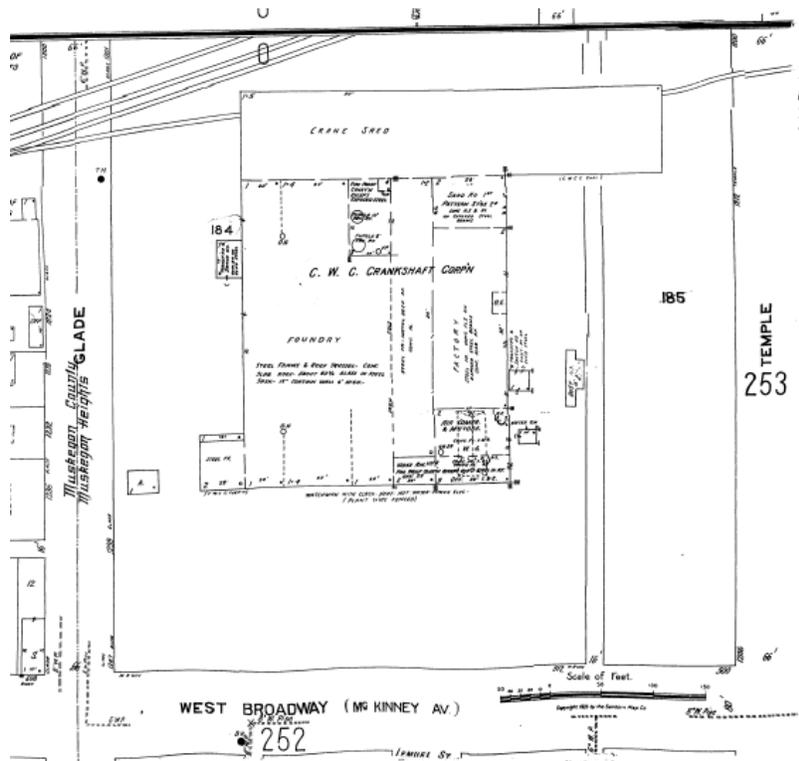
Historic Photographs and Maps



CWC Plant No 4 / CWC Crankshaft Corporation  
facing north from West Broadway Avenue, date unknown  
(George, 131)



Excerpt of 1923 Sanborn Map



Excerpt of 1950 Sanborn Map

**Current Photographs**



**Foundry Southeast Elevation**



**Foundry East Elevation and Crane Shed South Elevation**



Foundry East Elevation



Crane Shed Southeast Elevation



Crane Shed Northeast Elevation



Crane Shed Northeast Elevation

# Michigan SHPO Architectural Properties Identification Form



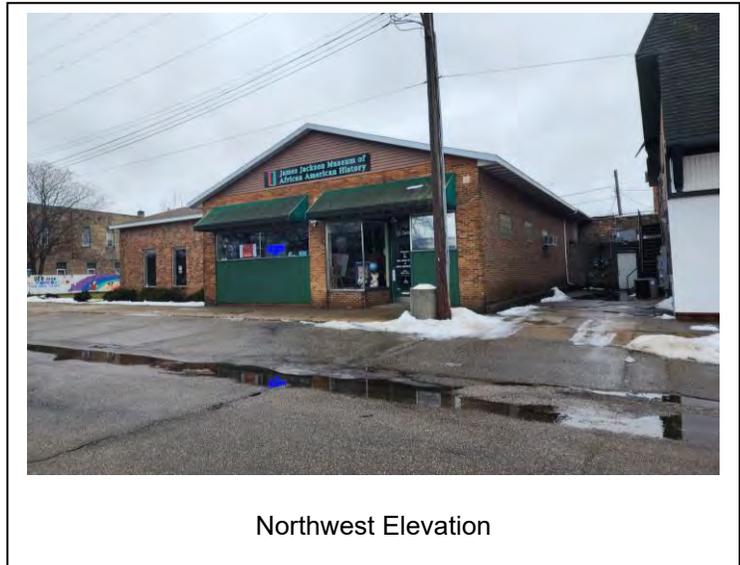
## Property Overview and Location

|   |  |                                       |                                       |   |                                   |
|---|--|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 7 East Center Street<br>(See also 2416 Peck Street, Muskegon Heights and 5885 Lake Harbor Road, Norton Shores) |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444   |                                       |                                       |   |                                   |
| County  | Muskegon   |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-185-237-0004-00  |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.201773   | Long: -86.244311                      |                                       |   |                                   |
| 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       | 1945, c.2010  |
| Architectural Style     | Vernacular  |
| Building Form           | L-shape   |
| Roof Form               | Gable   |
| Roof Materials          | Asphalt   |
| Exterior Wall Materials | Brick veneer  |
| Foundation Materials    | Poured 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  | N/A   |   |   |   |   |   |
| Period(s) of Significance  | N/A   |   |   |   |   |   |
| 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  | Grant Supply Company  |   |   |   |   |   |
| Current/Common Name  | James Jackson Museum of African American History  |   |   |   |   |   |
| Historic/Original Owner  | Grant Supply Company  |   |   |   |   |   |
| Historic Building Use  | Commerce/Trade – specialty store  |   |   |   |   |   |
| Current Building Use   | Recreation and Culture – museum   |   |   |   |   |   |
| Architect/Engineer/Designer  | Unknown   |   |   |   |   |   |
| Builder/Contractor   | Unknown   |   |   |   |   |   |

## Narrative Architectural Description

*Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.*

This one-story, brick-veneer, vernacular commercial building was built in 1945 and originally included the front-gabled west wing of the current building, with the side-gabled east wing built around 2010 to house additional education and exhibit space. The entrance is on the west end of the façade and is slightly recessed with a one-light wood door with a one-light wood transom flanked by aluminum-framed display windows on brick veneer bulkheads. Display windows east and west of the entrance have been partially infilled with vertical wood sheathing. The storefront is sheltered by two awnings. The west elevation is three bays wide with glass block windows. A side-gabled addition extends from the east elevation, slightly set back from the main block. The north elevation is three bays wide with fixed aluminum windows, the east elevation is blind and clad in vinyl siding, and there are brick quoins at the corners. A small projecting bay with vinyl siding and a gabled roof extends from the south elevation, and there is a rear entrance with a metal slab door. A rear (south) gabled wing is partially brick veneer and partially concrete block with vinyl siding in the gable and two metal slab doors on the east elevation. A tall fence encloses the rear and east sides of the building. A small, grassy park with a wood gazebo, wood benches, and small trees is located immediately south and east of the building.

## History of the Resource

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

Tax records and city directories show the building was constructed in 1945 for Grant Supply Company, which initially sold heating equipment and household appliances, and by 1960 had shifted to a wholesale bicycle supplier. (Tax records; city directories) By 2006, the building housed a book store. (Jackson)

In 2006, Dr. James Jackson purchased the building to house a museum dedicated to African American history and culture. Dr. Jackson had a personal collection of artifacts he housed at his medical office at 2416 Peck Street until it became too large for the space. Museum board member William Muhammad explained, "The museum was an attempt to establish an institution that would allow and help people to get in touch with their history as black [sic] people, not just here in Muskegon, but around the world." (MLive) The museum opened in 2008 and an addition was constructed onto the original building around 2010 to house an education wing with additional space for meetings, events, and exhibits. (Jackson)

In 2012, the museum was renamed in honor of Dr. Jackson. Following his death in 2018, the City of Muskegon Heights was open to a partnership to continue to operate the museum, however the museum board has continued to operate as a non-profit under the James Jackson Trust, which Muhammad notes reflects Dr. Jackson's "emphasis on black [sic] self-determination... Doc truly wanted this to be an independent museum." (MLive)

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The building appears to retain integrity of location, design, materials, workmanship, setting, feeling, and association. The building derives its primary significance from its association with Dr. James Jackson and its function as a local museum of Black history and culture. However, due to the age of the museum, it is likely not eligible for individual listing in the National Register of Historic Places and is not located within a historic district. This building should be reevaluated for eligibility in the future, once the museum has achieved the fifty-year age requirement. The interior was not documented during this project.

**References**

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Arino, Lisha. "Muskegon County Museum of African American History to be renamed after local civil rights activist." *MLive*. November 2, 2012.

[https://www.mlive.com/entertainment/muskegon/2012/11/muskegon\\_county\\_museum\\_of\\_afri.html](https://www.mlive.com/entertainment/muskegon/2012/11/muskegon_county_museum_of_afri.html).

Muskegon County GIS Department. *Muskegon County Property Information Viewer*.

<https://maps.muskegoncountygis.com/propertyviewer>.

Oral History Interview with Dr. James Jackson by Dr. Willi B. Burrell. March 14, 2013. James Jackson Museum for African American History, Muskegon Heights. <https://www.youtube.com/watch?v=yi9ZX0sXHfM>.

*Polk's Muskegon (Michigan) City Directory*. 1944. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1946. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1947. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1949. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1951. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1960. US City Directories, 1822-1995. Ancestry.com.

Sanborn Fire Insurance Maps. "Muskegon, Michigan, Vol 2." 1923. ProQuest Digital Sanborn Maps, 1867-1970, Via University of Michigan Libraries.

Sanborn Fire Insurance Maps. "Muskegon, Michigan, Vol. 2." 1923, Revised 1950. ProQuest Digital Sanborn Maps, 1867-1970, Via University of Michigan Libraries.

Solis, Ben. "Museum owner, local doctor remembered as civil rights champion." *MLive*. July 6, 2018.

[https://www.mlive.com/news/muskegon/2018/07/museum\\_owner\\_doctor\\_leaves\\_beh.html](https://www.mlive.com/news/muskegon/2018/07/museum_owner_doctor_leaves_beh.html).

Muskegon County Tax Records. Via BS&A Online. [www.bsaonline.com](http://www.bsaonline.com).

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

Current Photographs



North Elevation – Storefront Detail



North Elevation – Storefront Detail



North Elevation



Northeast Elevation



Northeast Elevation – Mural Detail



East Elevation



Southeast Elevation



Southeast Elevation – Mural Detail



South Elevation



Landscape – Facing Southeast



Gazebo – Facing Southeast



Landscape – Facing Northwest

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 2145 Dyson Street                           |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444                  |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-650-010-0017-00                       |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.212537                              | Long: -86.229928                      |                                       |   |                                   |
| 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 type="checkbox"/>                               |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input checked="" type="checkbox"/>                          |                                    |



Southeast Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | 1964  |
| Architectural Style     | Modernist   |
| Building Form           | T-shape   |
| Roof Form               | Gable   |
| Roof Materials          | Asphalt   |
| Exterior Wall Materials | Brick   |
| Foundation Materials    | Poured Concrete   |
| Window Materials        | Wood  |
| Window Type             | Stained glass   |
| 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 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  | Black Ethnic Heritage, Social History, Architecture  |   |   |   |   |   |
| Period(s) of Significance  | 1964 to undetermined date  |   |   |   |   |   |
| 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  | Phillip Chapel AME Church  |   |   |   |   |   |
| Current/Common Name  | Phillip Chapel AME Church  |   |   |   |   |   |
| Historic/Original Owner  | Philip Chapel AME Church   |   |   |   |   |   |
| Historic Building Use  | Religion – religious facility  |   |   |   |   |   |
| Current Building Use   | Religion – religious facility  |   |   |   |   |   |
| Architect/Engineer/Designer  | Unknown  |   |   |   |   |   |
| Builder/Contractor   | Reverend Reuben E. Russell   |   |   |   |   |   |

## Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

Located at the northwest corner of Dyson Street and East Hackley Avenue, this brick veneer church building is a fine example of Modernist-style religious architecture. The sanctuary is a front-gabled building oriented south toward East Hackley Avenue and featuring a large, wood, stained-glass window that extends to the roofline and has a concrete sill.

The east and west elevations feature eight-light awning windows with concrete sills, which are set high on the walls, just below the roofline. The main entrance is in a one-story, projecting gabled bay at ground level on the east elevation with aluminum-framed glass windows, a wide overhang supported by wrought-iron columns, and glass block windows. A cornerstone near the entrance includes the following:

Phillip Chapel  
A.M.E. Church  
1964  
Rev. R.E. Russell Builder  
Trustees  
Joel Meadows Secretary  
Everett Beard Treasurer  
John A. Knights Gleno Morgan  
Edga House James Williams  
Hubie Knox Richard Frierson  
Rodell Wright Luther Dease  
Charles Waugh Stephen Bell  
Rev. P.R. James Pastor

The east elevation also features an open, brick bell tower with a metal cross. An entrance on the west elevation is set at the upper level and accessed by a long wood ramp. Slightly lower gabled wings extend from the east and west elevations at the rear of the building and contain eight-light awning windows with concrete sills. There are glass block windows at the basement level throughout and an exterior brick chimney on the north elevation.

### History of the Resource

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

The Phillip Chapel AME Church formed in the early 1950s and first met at 580 Hackley Avenue in Muskegon Heights. This building is no longer extant. The current Phillip Chapel AME Church was built in 1964. The church was built during a period of rapid growth in Muskegon Heights following the influx of African American laborers who relocated from the Deep South seeking manufacturing jobs in Muskegon's foundries during World War II. Following the war, many workers remained in Muskegon Heights with their families, resulting in a rapid increase in the Black population. As a result, new Black churches were constructed during the mid-twentieth century in Muskegon Heights. (Moore, 2012)

In 2016, four Methodist Churches in the Muskegon-Muskegon Heights area began hosting monthly joint services. The predominantly Black Phillip Chapel AME Church and John Wesley AME Zion Church and the predominantly White Temple United Methodist Church and Crestwood United Methodist Church began hosting one joint service each month to build community among the four congregations and to "obliterate racial lines." (Hardiman)

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The building appears to retain integrity of location, design, materials, workmanship, setting, feeling, and association. It is likely individually eligible for listing in the National Register of Historic Places at the local level under Criterion A for Black Ethnic Heritage and Social History as one of several churches built in Muskegon Heights to serve the growing Black population in the mid-twentieth century. It is also likely eligible under Criterion C as an intact example of Modernist-style religious architecture. The period of significance should likely begin in 1964 when the church was constructed. Further research is needed to determine an appropriate end date. The building meets Criteria Consideration A for Religious Properties as the building derives its primary significance from Black Ethnic Heritage, Social History, and Architecture. Interior access was not provided during this project.

## References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Hardiman, Clayton. "Muskegon Methodist Family Unites." *Michigan Conference of The United Methodist Church*.  
<https://michiganumc.org/muskegon-methodist-family-unites/>.

Moore, Lynn. "Tiger Pride: Muskegon Heights forges on as whites, factories leave." *MLive*. May 25, 2012.  
[https://www.mlive.com/news/muskegon/2012/05/tiger\\_pride\\_muskegon\\_heights\\_f.html#incart\\_river\\_default](https://www.mlive.com/news/muskegon/2012/05/tiger_pride_muskegon_heights_f.html#incart_river_default).

*Polk's Muskegon (Michigan) City Directory*. 1951. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1955. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1965. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

**Current Photographs**



Southwest Elevation



South Elevation



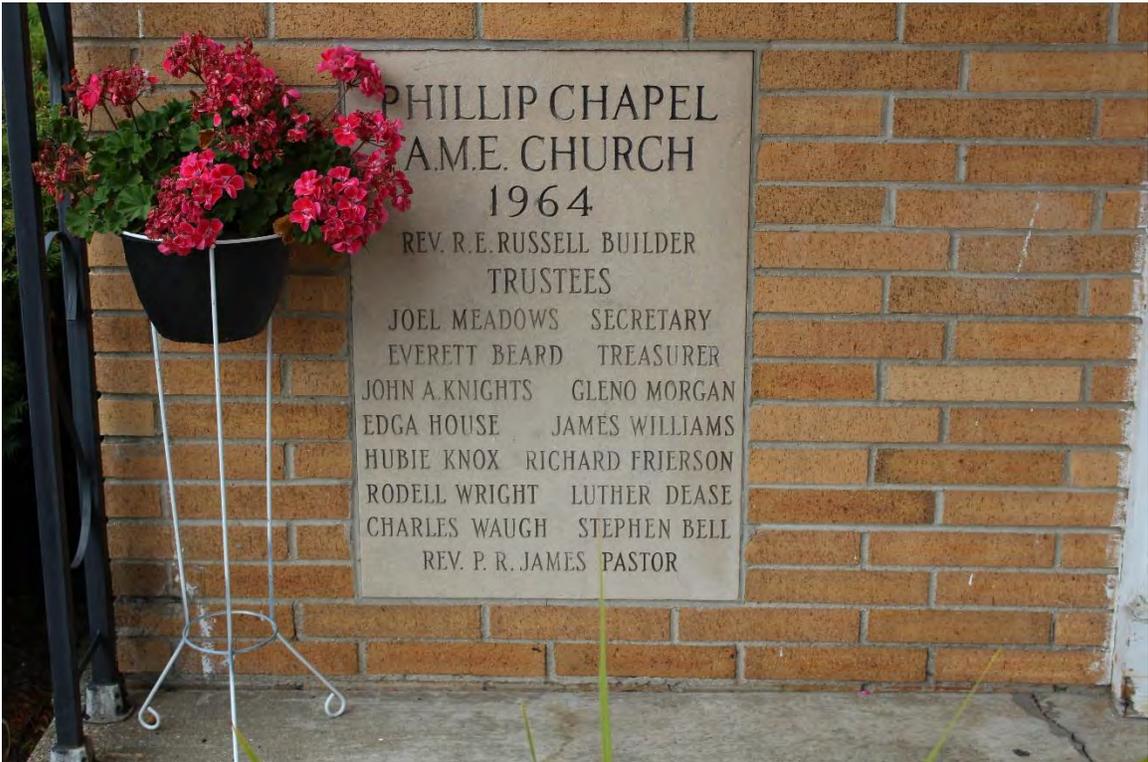
Southeast Elevation



Southeast Elevation



East Elevation



Cornerstone Detail

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 2305 Fifth Street                           |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444                  |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-185-091-0001-00                       |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.210299                              | Long: -86.248645                      |                                       |   |                                   |
| 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"/>                                     |                                    |



Southeast Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | 1952  |
| Architectural Style     | Colonial Revival  |
| Building Form           | Rectangular   |
| Roof Form               | Side gable  |
| Roof Materials          | Asphalt   |
| Exterior Wall Materials | Brick veneer  |
| Foundation Materials    | Poured concrete   |
| Window Materials        | Wood  |
| Window Type             | Casement, 1/1   |
| 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 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  | 1961 – 2007   |   |   |   |
| Current/Common Name  | Rillastine and Clarence Wilkins House               |   |   |   |
| Historic/Original Owner  | Harry G. and Dorothy N. Bradshaw                    |   |   |   |
| Historic Building Use  | Domestic – single dwelling                          |   |   |   |
| Current Building Use   | Domestic – single dwelling                          |   |   |   |
| Architect/Engineer/Designer  | Unknown   |   |   |   |
| Builder/Contractor   | Unknown   |   |   |   |

## Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

This one-and-one-half-story, brick veneer Period Cottage features Colonial Revival detailing. The house is side gabled with shingles in the gables and an engaged shed-roof porch supported by a heavy square column with wood brackets

sheltering a replacement door with the original wood storm door. The north end of the façade also features a pair of six-light wood casement windows at the first story and a gabled dormer with a one-over-one wood window and shingle siding at the upper half-story. A projecting front-gabled wing at the south end of the façade contains a group of three eight-light wood casement windows at the first story on the east elevation and a narrow, three-light wood window in the upper half-story. This wing also has six-over-one wood windows on the north and south elevations. The south elevation of the main block contains a group of windows matching those on the façade's projecting bay and a double-shouldered, exterior brick chimney with concrete shoulders and cap. The north elevation contains a combination of six-light fixed, one-over-one, and six-over-one wood windows. A slightly lower gabled wing extends from the west elevation, which also features a shed-roof dormer. An attached garage on the west elevation features a flat roof, vinyl siding, and a metal overhead door.

## History of the Resource

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

The house does not appear on the 1923 Sanborn map, and city directories show the house was built c.1932 for salesman Harry G. Bradshaw and his wife, Dorothy N. Bradshaw. The address was 804 Fifth Street at that time.

By 1936, the property was owned by Carl and Teresa Baker. Carl Baker was an engineer the Norge division of Detroit-based refrigerator company Borg-Warner Corporation. The Norge plant had opened in Muskegon Heights in 1931, moving to a larger plant in Muskegon by 1937. The company employed about 4,000 people at its peak.

Around 1940, the house was purchased by Dr. Raymond G. and Charlotte E. Olson. Dr. Olson was a physician and surgeon with an office at 1321 Fifth Street in Muskegon Heights, a few blocks south of their home. The address was 806 Fifth Street at that time.

Raymond E. and Sally I. Meier purchased the house by 1947. Raymond Meier worked as a sales manager at Muskegon Hardware and Supply.

By 1952, Rena S. and Morris E. Levine had purchased the property. The street had been renumbered that year and the house address became 2305 Fifth Street, the current address. Morris Levine served as vice-president of United Iron and Metal Company on Wood Street in Muskegon Heights. The Morrisses were a Jewish couple, and current owner Rillastine Wilkins recalled that they had a falling out with the neighbors and decided to sell their home in 1961, though the details of the situation are not clear.

The Morrisses hired Clarence Wilkins as their real estate broker, and he and his wife, Rillistine Wilkins, purchased the house. They were the first Black residents to live in the neighborhood, as there was "an unwritten rule that Black folks couldn't live west of Peck Street" at that time. "Shortly after we moved here, it hadn't been two weeks I think, we were sitting in the living room," Rillastine recalls. "It was in the evening, probably four or five o'clock, and all of a sudden there was a brick that came through that window. Like a bomb. We went out there, but we didn't see anybody." They did not confront any of their neighbors about the incident, which appears to have been an isolated event.

Rillistine was born in 1932 in Taft, Oklahoma, the fourth of ten children of Willie and Canzaly Smith. "Taft, at that time, segregation was really, really enforced, when I was born," she recalls. "The town that I lived in had a population of 500 and we were all Black. We were ten miles west of Muskogee, Oklahoma, that was the big city. And we had our own school, our own churches. Everything in my town was Black. [If] you saw White people, you knew they were from somewhere else."

She recalls that she "wanted to see the world," so in 1947 she moved to Cleveland, Ohio, to live with her aunt and uncle, Jonah and Estelle Smith. She completed her last three years of high school there and graduated in 1950. She was close to Estelle, who encouraged her to be independent and work hard. "She was a very proud lady, a beautician who owned her own business," she recalls. After graduation, she returned to Taft for a short time. "The mistake I made, I went back," she recalls. "I went back to where I started from, the same little Black town that offered me nothing."

In the summer of 1950, she went to Tulsa, Oklahoma, to live with her sister while looking for a job. She took a position washing dishes at a cafeteria that did not allow Black patrons to eat in the main dining room. "And you go to the back doors and the alleys to work in the kitchen and you made \$15 a week," she recalls. After just a few months, she decided to leave Oklahoma for Michigan. "I'm going to leave," she told her sister. "I'm going to the back door, going to the rear of the bus. Nothing has changed and my [education] hasn't helped me at all here."

Upon arrival in Muskegon in 1952, she briefly lived with an aunt in a boarding house. She took jobs making candy and pastries at McDonald's Candies, as a cashier for Carlson's store, then as a live-in nanny for a family on Wolf Lake Road (east of Muskegon/Muskegon Heights). She then took a job as a waitress at a new Black-owned club, the Moroccan Club, which opened at 500 Ottawa Street (no longer extant) in 1952. It was the second club for Black patrons in Muskegon, following the opening of the Sepia Café (no longer extant; see Ruby Brown House, 464 Monroe Avenue). There was an apartment above the club where Rillastine and four other waitresses rented rooms for \$5 of their \$15 weekly pay. "When I got here I was shocked. I thought when you got up north, 'here's the freedom land,'" she recalls. But in all the places she lived, "They were all prejudiced. They were all Black and White. I made \$15 [a week] in Oklahoma and I made \$15 [a week] here. And that was it. It was Black and White and you were separated."

Clarence Wilkins was the real estate broker who sold the Moroccan Club building to the new owner. Clarence and Rillastine met through the club and were married in 1959. By 1960, he had expanded his business ventures to Wilkins Realty & Bonding Company, which he operated until his death in 1997. His office was located in the Michigan Building at 425 West Western Avenue, where he shared an office on the third floor with Black lawyer Charles M. Waugh from about 1960 until about 1970 when he began operating out of his home on Fifth Street.

Rillastine applied for a job with General Telephone & Electronics but was rejected, she believes because she was expected to leave the job quickly to have children. She returned to apply again under her maiden name, and, not recognizing her, the company hired her to work in the toll room. She was promoted to a service representative position and was the first African American to work in the company's business office. Two of her White neighbors to the immediate north also worked in the GTE business office. "And they would go on up to Peck Street to catch the bus... and I'd drive. And we were going to the same place!" she recalls. "It was just the old tradition. She had too much pride to even ask me [for a ride]... Finally she asked me if she could ride with me, [and I said] no problem, we're going the [same place]!"

She was again promoted to serve as the state training administrator and traveled to small towns throughout Michigan to train newly hired business office staff. She sometimes faced discrimination when training White employees. "Sometimes they came with an attitude," she recalls, "but I never had to say anything to them, because I'm one step ahead of you on that, cause I've dealt with it all my life." She recalls going to breakfast in a small town where "there was a guy who would just come and sit across from the booth I was sitting in just to look at me. Every morning, I went to breakfast, he would be just sitting there looking at me. I might have been the only Black person he had seen." But she never felt unsafe, explaining "I had grown up with this... I was never afraid." She retired from General Telephone in the early 1980s.

After retiring, she began to attend Muskegon Heights city council meetings. "And that's when I was convinced that I can do this," she recalls. "I said [to my husband] 'I'm going to run for council.' And he said, 'Well I don't know why you don't, cause you're as smart as anybody up there.'" Leading up to the 1974 election, her two children helped her make handwritten signs and canvass the neighborhoods, where she knew many of the voters from her work at the telephone company. "There was nothing real official about my campaign," she recalls. "And surprisingly, I got elected!" She was the first woman elected to the Muskegon Heights city council, and later also served as Mayor Pro Tempore and was reelected to the council several times.

In 1991, she ran for Muskegon Heights mayor, though she lost to the incumbent, Robert Warren, who had served as mayor since 1983. She ran again in 1999 and defeated Warren to become the first Black female mayor in the city. "They were chauvinistic," she says of the city staff and council. "They didn't want to accept a woman." But she was known as a community representative who wanted to help people and worked to improve quality of life, tackling issues like job opportunities, eviction protection, and interventions for high-risk children. She recalls, "It was just getting jobs and integrating, making sure that Black people were represented, and they worked for the city."

She was reelected in 2003. During the campaign, three city council members ran joint campaigns for reelection with her mayoral challenger, even sharing billboard advertising. "I didn't know I was on the outside," she recalls. "Nobody told me there was a team until I saw the billboards." She again ran for reelection in 2007, but was defeated.

During her terms as mayor, she also served on local boards and commissions working on Civil Rights issues, including the local branch of the NAACP, the Black Women's Political Caucus, of which she served as president, and the National Conference of Black Mayors. In 2004, she received the Liberty Bell Award from the Muskegon County Bar Association, which "recognizes outstanding service performed by a non-lawyer citizen who has given of his or her time and energy to strengthen the effectiveness of the American system of freedom under law."

In 2010, she directed her efforts to the Muskegon County Board of Commissioners. She ran against incumbent Lou McMurray and defeated him. She was reelected several times, the only woman on the commission for many years, and served until 2022.

In 2018, she received the MLK Legacy Award at the Unity Breakfast at Muskegon Community College, an event that "brings students, community leaders, organizations, and local residents together to hear from current freedom activists as they maintain the foundation of Dr. King's beliefs."

"I was blessed," she says of her political career. "I was blessed to have gotten these opportunities." She feels her legacy was encouraging other Black people to get involved in the community, saying "I think that my appearance, by being there, showed other people that it doesn't have to always be White."

"I was always trying to figure out a way to overcome whatever it was that hindered me from doing what I was trying to do, and I usually was successful," she recalls. "It made my life richer... because what I thought I could do, I've done it."

### **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The building appears to retain integrity of location, design, materials, workmanship, setting, feeling, association. It is likely significant at the local level under Criterion A for Black Ethnic Heritage, Social History, and Civil Rights, and under Criterion B for association with Civil Rights activist Rillastine Wilkins, a local leader in the Civil Rights Movement and first Black female mayor of Muskegon Heights. Though the house was built in 1951, the period of significance should likely correspond to Rillastine Wilkins' occupation during her Civil Rights activities, starting in 1961, when she and her husband purchased the house, and ending in 2007, when she left her position as mayor of Muskegon Heights. The significance of the property is therefore less than fifty years old and does not meet Criteria Consideration G for properties that have achieved significance within the past fifty years. This property should be assessed for eligibility in the future. The interior was not documented during this project.

### **References**

*List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.*

Moore, Lynn. "Helping others the highlight of Rillastine Wilkins' remarkable 45 years in Muskegon politics." *MLive*. January 2, 2023. <https://www.mlive.com/news/muskegon/2023/01/helping-others-the-highlight-of-rillastine-wilkins-remarkable-45-years-in-muskegon-politics.html>.

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O'Riley, Andy. "Professional Women Making a Difference with Michelle Tyson – Rillastine Wilkins." *MuskegonChannel.com*. February 20, 2022. <https://muskegonchannel.com/muskegon-metro-area/1925-professional-women-making-a-difference-with-michelle-tyson-rillastine-wilkins>.

Personal Communication with Rillastine Wilkins (current owner) by Cheri Szcodronski. February 9, 2023. Rillastine and Clarence Wilkins House, Muskegon Heights.

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Sanborn Fire Insurance Maps. "Muskegon, Michigan, Vol. 2." 1923. ProQuest Digital Sanborn Maps, 1867-1970, Via University of Michigan Libraries.

Sanborn Fire Insurance Maps. "Muskegon, Michigan, Vol. 2." 1923, Revised 1950. ProQuest Digital Sanborn Maps, 1867-1970, Via University of Michigan Libraries.

Sherrod, Jamie. "90-year-old Muskegon County commissioner reflects on milestone birthday and decades of service." *Fox 17 West Michigan*. August 15, 2022. <https://www.fox17online.com/news/local-news/90-year-old-muskegon-county-commissioner-reflects-on-milestone-birthday-and-decades-of-service>.

Sherrod, Jamie. "Long-serving Muskegon County commissioner retires at the age of 90." *Fox 17 West Michigan*. November 15, 2022. <https://www.fox17online.com/news/local-news/long-serving-muskegon-county-commissioner-retires-at-the-age-of-90>.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

Historic Photographs



Mayor Rillastine Wilkins celebrates 2003 election victory at her home  
"Rillastine Wilkins" Gallery, *MLive*



Mayor Rillastine Wilkins at City Hall, 2006  
"Rillastine Wilkins" Gallery, *MLive*



Mayor Rillastine Wilkins at City Hall, 2006  
“Rillastine Wilkins” Gallery, *MLive*



Mayor Rillastine Wilkins with City Clerk Kordilia Buckner at City Hall, 2006  
“Rillastine Wilkins” Gallery, *MLive*

**Current Photographs**



**East Elevation**



**Northeast Elevation**



North Elevation



Northwest Elevation

# Michigan SHPO Architectural District/Complex Identification Form



## District Overview and Location

|                                |                                  |  |   |
|--------------------------------|----------------------------------|--|---|
| District/Complex Historic Name | East Park Manor                  |  |   |
| Current/Common Name            | East Park Manor                  |  |   |
| Roughly bounded by streets     | 615 East Hovey Avenue            |  |   |
| City, State, Zip Code(s)       | Muskegon Heights, MI 48444       |  |   |
| County                         | Muskegon                         |  |   |
| Total Acres in the District    | 21.3 acres                       |  |   |
| Ownership                      | Private <input 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 checked="" type="checkbox"/>   |
| Industrial <input type="checkbox"/>             |   |



## District/Complex Information

|  |              |
|--|--------------|
| Total Number of Resources                      | 45           |
| Contributing Resources                         | 45           |
| Non-Contributing Resources                     | 0            |
| Significant Dates                              | 1964, c.1968 |
| For complexes provide a list of resources: N/A |              |

## 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 #:   |
| <i>If not already listed, complete the information below:</i>                            |   |   |   |   |   |
| Eligible Under:  | 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"/>         |
| Not Eligible <input type="checkbox"/>  |   |   |   |   |   |
| Area(s) of Significance  | Black Ethnic Heritage, Civil Rights, Social History, Community Planning & Development, Architecture |   |   |   |   |
| Period(s) Significance   | 1964 to undetermined date   |   |   |   |   |
| Integrity – Does the district/complex 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 known  |   |   |   |   |

## 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 East Park Manor complex includes 43 residential buildings, an office building occupied by the Muskegon Heights Housing Commission, and a convalescent home. The complex includes all of East Hovey, Ivory, and Howell Avenues, the 2400 block of Superior, Ray, Dyson, and Jarman Streets, and the southern half of the 2300 block of Dyson and Jarman Streets. The streets are paved with concrete sidewalks along the roads and connecting the buildings, as well as small parking areas for each building. The landscape is largely grassy lawns with mature trees. A park is located at the southeast corner of the complex on Superior Street and includes a playground and a paved basketball court. The park is enclosed with chain link fencing and well-lit by streetlights.

Most residential buildings are two stories with a low-pitched side-gable form. Sliding windows with awning storm windows are set within full-height paneled bays that create an alternating pattern with the building's brick veneer. Four-unit buildings are five bays wide and feature two entrances in the center of the façade with single entrances on each end. Doors are set in recessed bays, some with stone veneer detailing, and accessed by concrete steps. Six-unit buildings are seven bays wide with two sets of two doors near the center of the façade and single doors at each end, all set in recessed bays and separated by window bays. Most gable ends are blind, though some feature narrow windows at the first and second stories set in a full-height paneled bay, presumably to light the stairs.

Four of the residential buildings are one-story buildings with a very low-pitched, nearly flat, gabled roof. Containing four units, one in each corner, these buildings have recessed entrances located on opposite elevations (two on the east and two on the west, or two on the north and two on the south). Windows are a combination of narrow and wide sliding windows set in paneled bays.

The Muskegon Heights Housing Commission offices are located in the complex at the corner of East Hovey Avenue and Dyson Street. The one-story, irregular building is roughly L-shaped with a flat roof, brick veneer, and wide paneled cornices on some wings. The northwest wing is a square, flat-roof wing with paired one-over-one fixed windows above operable awning windows with paneled aprons. The main entrance is located in a recessed bay on the east elevation, but faces north toward East Hovey Avenue. The entrance bay also connects to the northeast wing, which is slightly taller and irregularly shaped. This wing contains a secondary entrance facing East Hovey Avenue and contains sliding windows set in full-height paneled bays. A one-story, four-bay office wing with sliding windows set in full-height paneled bays, one of which has been boarded, extends south from the northwest wing. To its south there is a slightly taller, five-bay wing with four overhead truck bays and a metal pedestrian door. The south wing of the building is a one-story wing with brick veneer walls, narrow windows set high on the walls within a continuous stone veneer band, metal slab doors on the east and west elevations, and a wide, concrete paneled cornice. A gated parking area enclosed by chain link fencing is located in the southeast corner of this parcel.

The East Manor Convalescent Home is located at 2333 Jarman Street and city directories show it was constructed between 1965 and 1970. This long, one-story, brick veneer building has a flat roof with solar panels. A metal slab door is centered on the façade, flanked by aluminum sliding windows and sheltered by a projecting flat roof supported by brick columns. Remaining windows are aluminum casement windows.

## 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.*

As World War II-related manufacturing increased at Muskegon industries, especially its numerous foundries, Black laborers from the South were recruited to come to the city. However, there was not adequate housing in the area to accommodate the influx of new residents, with Black newcomers crowded into boarding houses and makeshift housing throughout Muskegon and Muskegon Heights. Eventually the Federal Housing Administration intervened and constructed temporary public housing complexes, including Fairview Homes on Ray Street (no longer extant).

In 1964, East Park Manor was constructed to replace the adjacent, and badly substandard, Fairview Homes complex. Macomb Corporation of Livonia served as the general contractor. The buildings were constructed entirely of masonry,

rather than the usual combination of concrete, asbestos, and brick, which resulted in higher construction costs but lower maintenance. (Coffman)

The complex was built to house 200 families and includes 43 buildings containing four or six apartment units. In order to qualify for housing, applicants were required to have been a Muskegon Heights resident for a least one year prior to application, fall within a specific income bracket, have substandard housing at the time of application, and pay 20% of monthly income in rental fees. The first families moved from Fairview Homes to East Park Manor in 1964 when the first building was completed. (Coffman)

The new complex provided a dramatic improvement in quality of life to its residents, who were primarily African American laborers. The units included modern appliances, forced-air heating systems with thermostats, water heaters, and full basements – amenities that few residents had previously. The units also were much larger than earlier public housing in Muskegon Heights, offering a kitchen, living room, four bedrooms, and one-and-a-half bathrooms. Charles Walters and his family, including six children, shared a one-bedroom unit at Fairview Homes before moving to a four-bedroom unit at East Park Manor. Evelyn Johnson and her eight children had not previously had a heating system with a thermostat. (Coffman)

The complex manager, Gladys Givan, also moved from Fairview Homes to East Park Manor. Known as “Mother Gladys” to many of the children, former resident Floyd Cook, Jr., recalls, “She was always present and appreciative and patting us younger folks on the back...constantly encouraging you to do all that you can do and give back to your community. She was an encourager. Very professional, but kind and loving.” She was also involved in local Civil Rights organizations, including the local branch of the NAACP, former president of the Urban League, charter member of the Urban League Guild, charter member of the local chapter of the American Business Women’s Association, Muskegon Heights Board of Review, and the Black Women’s Political Caucus. (Barrett)

In the 1960s, Givan was working for the Muskegon Heights Public Housing Commission managing four housing properties: East Park Manor, Fairview Homes, Eastside Court, and Columbia Court. The executive director of the Management Office of Housing and Urban Development, a White man, was accused of discriminating against Black residents and “not doing his job like he should,” Givans recalled. Residents staged a rent strike to replace him with Givan, and in 1969, the Federal Housing Administration fired him and promoted Givan to executive director of the Management Office. “I worked hard,” she recalled. “I wanted to make that public housing something the Heights could be proud of.” (Oral History)

### **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 East Park Manor complex appears to retain integrity of location, design, materials, workmanship, setting, feeling, and association. It is likely eligible for listing in the National Register of Historic Places at the local level under Criterion A for Social History and Community Planning & Development as a public housing development occupied primarily by Black laborers and their families. It is likely eligible at the local level under Criterion A for Black Ethnic Heritage and Civil Rights as the residents participated in a successful rent strike to remove a White manager and appoint a Black manger in the 1960s. It is also likely eligible at the local level under Criterion C for architecture as an intact, high integrity public housing complex constructed of low-maintenance masonry. The period of significance should likely begin in 1964 with the construction of the complex and extend through the 1960s to encompass the Civil Rights activism of the residents, though more research is needed to clearly identify the appropriate end date. Interior access was not provided during this project.

### **References**

*List references used to research and evaluate the district/complex.*

Barrett, Malachi. “Mother Gladys’ Givan remembered for iconic role in Muskegon Heights history.” *MLive*. July 29, 2016. [https://www.mlive.com/news/muskegon/2016/07/gladys\\_givan\\_housing\\_segregate.html](https://www.mlive.com/news/muskegon/2016/07/gladys_givan_housing_segregate.html).

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*Polk's Muskegon (Michigan) City Directory*. 1970. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

## District Inventory

Complete this form for the district as well as individual Michigan SHPO Architectural Resource Identification Form for each individual address.

| <b>STREET ADDRESS</b> | <b>CITY/TOWNSHIP</b> | <b>COUNTY</b> | <b>YEAR BUILT</b> | <b>CONTRIBUTING?<br/>(YES OR NO)</b> |
|-----------------------|----------------------|---------------|-------------------|--------------------------------------|
| 615 Ivory Avenue      | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 616 Ivory Avenue      | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 640 Ivory Avenue      | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 645 Ivory Avenue      | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 660 Ivory Avenue      | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 665 Ivory Avenue      | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 680 Ivory Avenue      | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 685 Ivory Avenue      | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 702 Ivory Avenue      | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 709 Ivory Avenue      | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 724 Ivory Avenue      | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 741 Ivory Avenue      | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 744 Ivory Avenue      | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 615 East Hovey Avenue | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 616 East Hovey Avenue | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 644 East Hovey Avenue | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 645 East Hovey Avenue | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 664 East Hovey Avenue | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 665 East Hovey Avenue | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 684 East Hovey Avenue | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 691 East Hovey Avenue | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 710 East Hovey Avenue | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 740 East Hovey Avenue | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 563 Howell Avenue     | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 570 Howell Avenue     | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 587 Howell Avenue     | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 596 Howell Avenue     | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 615 Howell Avenue     | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 635 Howell Avenue     | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 644 Howell Avenue     | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 661 Howell Avenue     | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 664 Howell Avenue     | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 689 Howell Avenue     | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 690 Howell Avenue     | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 2405 Ray Street       | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 2413 Ray Street       | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |
| 2404 Superior Street  | Muskegon Heights     | Muskegon      | c.1964            | Yes                                  |

|                      |                  |          |        |     |
|----------------------|------------------|----------|--------|-----|
| 2412 Superior Street | Muskegon Heights | Muskegon | c.1964 | Yes |
| 2325 Dyson Street    | Muskegon Heights | Muskegon | c.1964 | Yes |
| 2337 Dyson Street    | Muskegon Heights | Muskegon | c.1964 | Yes |
| 2405 Dyson Street    | Muskegon Heights | Muskegon | c.1964 | Yes |
| 2324 Jarman Street   | Muskegon Heights | Muskegon | c.1964 | Yes |
| 2333 Jarman Street   | Muskegon Heights | Muskegon | c.1964 | Yes |
| 2336 Jarman Street   | Muskegon Heights | Muskegon | c.1964 | Yes |
| 2404 Jarman Street   | Muskegon Heights | Muskegon | c.1968 | Yes |

|                   |                          |             |                    |
|-------------------|--------------------------|-------------|--------------------|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szczodronski |
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                    |

Form date: 6/25/2019

**Current Photographs**



744 Ivory Avenue – Facing Northeast



724 Ivory Avenue – Facing North



600-700 Blocks Ivory Avenue – Facing Northwest



600-700 Blocks Ivory Avenue – Facing West



600-700 Blocks Ivory Avenue – Facing Southwest



709 Ivory Avenue – Facing Southwest



600-700 Blocks Ivory Avenue & 600-700 Blocks East Hovey Avenue – Facing West



600 Block East Hovey Street & 600 Block Howell Avenue – Facing Southwest



700 Block Ivory Street – Facing Southwest



700 Block Ivory Avenue – Facing Northwest



600 Block East Hovey Street – Facing Northwest



2404 Superior Street – Facing South



2404 Superior Street – Facing Southeast



2412 Superior Street – Facing Southeast



Playground – Facing Southeast



Housing Commission Offices – Northwest Elevation



Housing Commission Offices – Southwest Elevation



Housing Commission Offices – Southwest Elevation



Housing Commission Offices – Southeast Elevation



East Manor Convalescent Home - Southeast Elevation



East Manor Convalescent Home – East Elevation

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |                                  |  |                                       |   |                                   |
|---|----------------------------------|--|---------------------------------------|---|-----------------------------------|
| Street Address  | 3028 Howden Street               |  |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444       |  |                                       |   |                                   |
| County  | Muskegon                         |  |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-635-262-0019-00            |  |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.196962                   |  | Long: -86.237279                      |   |                                   |
| Ownership   | Private <input type="checkbox"/> | Public-Local <input checked="" 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 type="checkbox"/>                               |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input checked="" type="checkbox"/>                          |                                    |



West Elevation

## Architectural Information

|                         |  |
|-------------------------|--|
| Construction Date       | c.1955   |
| Architectural Style     | Modernist  |
| Building Form           | Irregular  |
| Roof Form               | Flat   |
| Roof Materials          | Unknown  |
| Exterior Wall Materials | Brick veneer   |
| Foundation Materials    | Poured concrete  |
| Window Materials        | Aluminum   |
| Window Type             | Casement   |
| Outbuildings            | Yes <input type="checkbox"/> No <input 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 type="checkbox"/>   | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         |  |
| Not Eligible <input type="checkbox"/>  |   |   |   |  |
| Area(s) of Significance  | Black Ethnic Heritage, Social History, Education, Architecture  |   |   |  |
| Period(s) of Significance  | c.1955 to undetermined date   |   |   |  |
| 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  | Edgewood Elementary School  |   |   |  |
| Current/Common Name  | Edgewood Elementary School  |   |   |  |
| Historic/Original Owner  | Muskegon Heights Public Schools   |   |   |  |
| Historic Building Use  | Education – school  |   |   |  |
| Current Building Use   | Education – school  |   |   |  |
| Architect/Engineer/Designer  | Unknown   |   |   |  |
| Builder/Contractor   | Unknown   |   |   |  |

## Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

This one-story, brick veneer school with a flat roof and a wide, metal paneled cornice faces west toward Howden Street. The central section of this elevation projects to a point and contains six aluminum-framed casement windows with single-light transoms and metal spandrel panels with slightly projecting stone veneer walls on each end. This

section is flanked by entrances, each containing two metal doors with fixed narrow lights, one-light-over-one-panel sidelights, and topped with a five-light transom. Wings extending to the north and south angle slightly to the west to create a bow shape. These wings, as well as the side and rear elevations, contain aluminum-framed casement windows with single-light transoms and metal spandrel panels, set within slightly projecting brick surrounds.

A recessed bay on the south elevation contains two metal slab doors with rectangular transoms. This entrance leads to a playground with modern equipment and enclosed by chain link fencing.

Harrison Boulevard forms a sharp turn to the northeast from Howden Street to parallel the southeast elevation of the school. A mobile classroom has been set up adjacent to Harrison Boulevard. A square wing extends directly east and contains a recessed entrance bay on its east elevation. A second playground with modern equipment and enclosed by chain link fencing is located east of the building, and there are paved basketball courts northeast of the building.

A slightly taller gymnasium extends from the north end of the building and features the same finishes. An entrance matching the main entrances and also facing Howden Street leads to the gymnasium. A paved parking lot is located north of the school, adjacent to the gymnasium.

### History of the Resource

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

The first Edgewood School building was a relatively small brick building constructed on the southeast corner of East Summit Avenue and Howden Street in 1919. The school served a predominantly Black student population. It is unclear when the building was demolished, but it does appear on the 1950 Sanborn map.

The current Edgewood School building was constructed around 1955, during a period of rapid growth in Muskegon Heights following the influx of African American laborers who relocated from the Deep South seeking manufacturing jobs in Muskegon County's foundries during World War II. Following the war, many workers remained in Muskegon Heights with their families, resulting in a rapid increase in the Black population. As a result, several new elementary schools were constructed during the mid-twentieth century in Muskegon Heights. (Moore 2012)

It is not clear when the school closed; it remained open in 2010 and may have closed around 2013 when the Muskegon Heights school district filed for bankruptcy and was privatized. The school now operates as the Edgewood Elementary Academy charter school.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The building appears to retain integrity of location, design, materials, workmanship, setting, feeling, and association. It is likely eligible for listing in the National Register of Historic Places at the local level under Criterion A for Black Ethnic Heritage, Social History, and Education as a school built in response to the growing Black population in Muskegon Heights and serving a predominantly Black student population. It is also likely eligible at the local level under Criterion C for Architecture as an intact example of a mid-twentieth-century school building. The period of significance should begin with the construction of the building c.1955. Additional research is needed to verify the construction date and to determine an appropriate end date for the period of significance. Interior access was not provided during this project.

### References

*List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.*

Moore, Lynn. "Tiger Pride: Muskegon Heights forges on as whites, factories leave." *MLive*. May 25, 2012. [https://www.mlive.com/news/muskegon/2012/05/tiger\\_pride\\_muskegon\\_heights\\_f.html#incart\\_river\\_default](https://www.mlive.com/news/muskegon/2012/05/tiger_pride_muskegon_heights_f.html#incart_river_default).

Personal Communication with Melvin Burns, Jr., by Cheri Szcodronski, November 30, 2022, at Muskegon Heights Branch Library.

*Polk's Muskegon (Michigan) City Directory*. 1952. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1955. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1960. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1965. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

*Polk's Muskegon (Michigan) City Directory*. 1970. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

Sanborn Fire Insurance Maps. "Muskegon, Michigan, Vol. 2." 1923. ProQuest Digital Sanborn Maps, 1867-1970, Via University of Michigan Libraries.

Sanborn Fire Insurance Maps. "Muskegon, Michigan, Vol. 2." 1923, Revised 1950. ProQuest Digital Sanborn Maps, 1867-1970, Via University of Michigan Libraries.

Lindsey Smith, "Muskegon Heights students hope for less 'chaos' as they return to class today," *Michigan Public*, January 2, 2013, <https://www.michiganpublic.org/education/2013-01-02/muskegon-heights-students-hope-for-less-chaos-as-they-return-to-class-today>.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

**Current Photographs**



Northwest Elevation



Southwest Elevation



South Elevation



Mobile Classroom – East Elevation



East Elevation



Southeast Elevation



Northeast Elevation



Northwest Elevation

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |  |                                       |                                       |   |                                   |
|---|--|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 2140-2146 Hoyt Street  |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444   |                                       |                                       |   |                                   |
| County  | Muskegon   |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 2140 Hoyt Street 61-26-185-058-0014-20<br>2142 Hoyt Street 61-26-185-058-0014-10<br>2144 Hoyt Street 61-26-185-058-0014-00<br>2146 Hoyt Street 61-26-185-058-0013-00 |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.212508   |                                       | Long: -86.239311                      |   |                                   |
| 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"/>                                     |                                    |



Southwest Elevation

## Architectural Information

|                         |                              |  |
|-------------------------|------------------------------|--|
| Construction Date       | c.1927, c.1949               |  |
| Architectural Style     | Vernacular                   |  |
| Building Form           | Rectangular                  |  |
| Roof Form               | Flat                         |  |
| Roof Materials          | Unknown                      |  |
| Exterior Wall Materials | Brick                        |  |
| Foundation Materials    | Concrete                     |  |
| Window Materials        | Unknown                      |  |
| Window Type             | Unknown                      |  |
| 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 type="checkbox"/>  |   |   |                                      |   |
| Area(s) of Significance  | Further research needed   |   |                                      |   |
| Period(s) of Significance  | Further research needed   |   |                                      |   |
| 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 checked="" type="checkbox"/>  | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>       | Date(s):  |
| Historic Name  | Kroger Grocery and Bakery/Hoyt Drug Store   |   |                                      |   |
| Current/Common Name  |   |   |                                      |   |
| Historic/Original Owner  | Unknown   |   |                                      |   |
| Historic Building Use  | Commerce/Trade – specialty store  |   |                                      |   |
| Current Building Use   | Commerce/Trade – specialty store  |   |                                      |   |
| Architect/Engineer/Designer  | Unknown   |   |                                      |   |
| Builder/Contractor   | Unknown   |   |                                      |   |

## Narrative Architectural Description

*Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.*

Location at the northeast corner of Hoyt Street and East Hackley Avenue, this one-story, brick, vernacular commercial building includes four storefronts. The southern two storefronts were built first, c.1927, and includes 2144-2146 Hoyt Street. The building features a slightly recessed entrance, canted toward the intersection, with display windows that wrap around to the side elevations, though boarded. The south elevation once had another display window and two smaller windows, all of which have been infilled with brick or concrete block. A second storefront facing west toward Hoyt Street is also boarded but contains a recessed entrance with replacement doors. The building features decorative soldier courses around the storefronts, diamond-shaped concrete panels above the storefront, a soldier course cornice, and a parapet roof with metal coping.

Between 1946 and 1952, two additional one-story, concrete block storefronts with brick veneer façades were constructed at the north end of the building. The storefront at 2142 Hoyt Street is slightly lower than the others, and features a recessed entrance with a replacement door and boarded display windows. A soldier course tops the storefront, and the building has a flat roof with concrete coping. A frame addition at 2140 Hoyt Street makes this storefront slightly taller than the others. It is a shed roof sloping north behind a tall vinyl-clad parapet on the façade. A replacement door is at the south end of the storefront and the display windows have been partially boarded with vinyl siding, leaving six tall, narrow windows.

## History of the Resource

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

This building was constructed between 1924 and 1930, originally numbered 643 Hoyt Street and housing a Kroger Grocery and Bakery. Around 1935, the building was divided into separate stores, with the Hoyt Drug Store occupying 649 Hoyt Street and Kroger remaining at 643 Hoyt Street. (city directories)

By 1955, 649 Hoyt Street (now 2146 Hoyt Street) had become Pearson Drug Store, owned and operated by Wilbert S. Pearson, a pharmacist, and his wife Agnes Pearson, who was the store's clerk. The pharmacy included an old-fashioned dairy bar, and although African American patrons were served there, they were not permitted to sit at the counter. The owners were so determined to ensure Black patrons left the store after making their purchases, they removed the stools at the dairy bar. (Up From the Bottoms) Pearson Drug Store closed soon after and was replaced by Whitt Pharmacy. By 1965, the building was vacant. (city directories)

The storefront at 643 Hoyt Street (now 2144 Hoyt Street) was occupied by Kroger until about 1945 when Christian J. Veihl (White) opened a grocery store in that location, followed by Soderman's Food Market by 1952. The market was owned and operated by Emil Soderman, a butcher whose parents immigrated from Scandinavia. By 1970, Pugh's Boulevard Drugs was in this location. In 1976, Carolyn Patterson, the first Black female pharmacist in Muskegon County, opened Patterson's Drug Store, which remained in operation until 2020. (city directories; White)

Two additional storefronts at 2142 and 2140 Hoyt Street were constructed between 1946 and 1952. Muskegon Music Company and J&M Vending Company, both vending machine businesses and likely related, occupied these storefronts until the early-to-mid-1960s. By 1970, 2142 Hoyt Street housed the Community Supermarket while 2140 was the Community Cleaners, also likely related. (city directories)

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The building appears to retain integrity of location, design, setting, feeling, and association. Further evaluation of the boarded storefront windows is needed to determine integrity of materials and workmanship. Further evaluation of the interior is also needed to determine integrity related to the soda fountain counter sit-in and potential eligibility to the National Register of Historic Places at the local level under Criterion A for Black Ethnic Heritage, Social History, and

Civil Rights. The property also derives significance from its association with Carolyn Patterson and may be eligible for listing at the local level under Criterion B. Further research about Patterson and her experiences as a Black woman pharmacist is needed.

## References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Personal Communication with Jeff Bessinger (Lakeshore Museum Center Archivist) by Cheri Szcodronski. January 2024. Via email.

*Polk's Muskegon (Michigan) City Directory*. 1924. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1930. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1936. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1940. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1946. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1952. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1960. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1965. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

*Polk's Muskegon (Michigan) City Directory*. 1970. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

Sanborn Fire Insurance Maps. "Muskegon, Michigan, Vol. 2." 1923. ProQuest Digital Sanborn Maps, 1867-1970, Via University of Michigan Libraries.

Sanborn Fire Insurance Maps. "Muskegon, Michigan, Vol. 2." 1923, Revised 1950. ProQuest Digital Sanborn Maps, 1867-1970, Via University of Michigan Libraries.

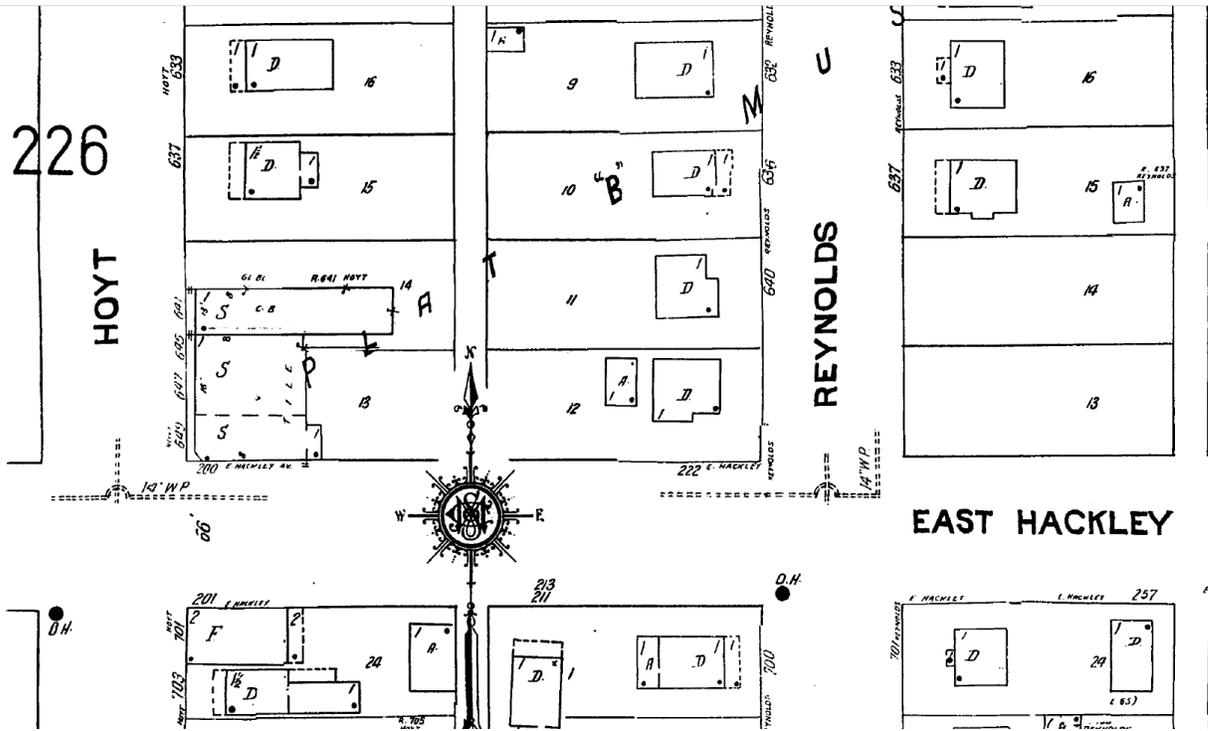
Schaub, Jim, and Rod Schaub. "Up From the Bottoms: The Search for the American Dream." Documentary film narrated by Cicely Tyson. 2009. [www.upfromthebottoms.com](http://www.upfromthebottoms.com).

White, Rose. "History of Black-owned businesses in Muskegon highlights 'entrepreneurial gene.'" *MLive*. <https://www.mlive.com/news/muskegon/2021/02/history-of-black-owned-businesses-in-muskegon-highlights-entrepreneurial-gene.html>

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

Historic Maps



Excerpt of 1950 Sanborn Map

**Current Photographs**



Southwest Elevation



West Elevation



Northwest Elevation



Southeast Elevation

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 2230 Hoyt Street                            |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444                  |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 26-900-251-0154-10                          |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.211222                              |                                       | Long: -86.239277                      |   |                                   |
| 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"/>                                     |                                    |



Southwest Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | c.1969  |
| Architectural Style     | Modernist   |
| Building Form           | Square  |
| Roof Form               | Hip   |
| Roof Materials          | Asphalt   |
| Exterior Wall Materials | Brick Veneer  |
| Foundation Materials    | Poured Concrete   |
| Window Materials        | Unknown   |
| Window Type             | 1/1   |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Garage – c.1965   |

## 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 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  | Hoyt Street Barber Shop                             |   |   |   |
| Current/Common Name  | Burt's Barber and Beauty Shop                       |   |   |   |
| Historic/Original Owner  | Unknown   |   |   |   |
| Historic Building Use  | Commerce/Trade – professional                       |   |   |   |
| Current Building Use   | Commerce/Trade – professional                       |   |   |   |
| Architect/Engineer/Designer  | Unknown   |   |   |   |
| Builder/Contractor   | Unknown   |   |   |   |

## Narrative Architectural Description

*Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.*

This one-story, brick veneer building has a double-pitched hip roof. The entrance is located at the north end of the façade and is sheltered by a gabled stoop supported by wrought iron columns. The façade also features a band of six one-over-one windows with a continuous brick sill. The north elevation contains two one-over-one windows and a side entrance; the south elevation is blind.

### Garage – c.1965

A side-gabled garage with aluminum siding and a metal overhead door on the north elevation is located east of the barber shop and accessed by a driveway from Hoyt Street.

## History of the Resource

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

Situated on Lot 17 of Block 66 in Muskegon Heights, Sanborn maps show the previous building on this site was a one-story commercial building. City directories suggest the building was constructed c.1936 and housed the Hoyt Street Barber Shop until at least 1960. It is unclear who owned or operated the barber shop.

Around 1963, the property was purchased by Wilfred and Mildred Greenwood, who operated a real estate and insurance firm on Laketon Avenue and do not appear to have occupied this property. (Deed Book 773, Page 529; 1960 City Directory) Lawrence and Ruby Burt purchased the property from the Greenwoods in 1969. (Deed Book 915, Page 679) The current building was likely constructed in the 1960s and now houses Burt's Beauty and Barber Shop, a Black-owned business opened during a period of increasing opportunities for African Americans in Muskegon County as a result of Civil Rights activities.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The building appears to retain integrity of location, design, materials, workmanship, setting, feeling, association. However, it does not appear to represent a significant aspect of history, culture, architecture, or archaeology. The building is likely not individually eligible for listing in the National Register of Historic Places and is not located within a historic district. Interior access was not provided during this project.

## References

*List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.*

Muskegon County Register of Deeds. Document Search Database.  
<https://www.muskegonrecords.com/recorder/eagleweb/docSearch.jsp>.

*Polk's Muskegon (Michigan) City Directory.* 1936. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory.* 1952. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory.* 1960. US City Directories, 1822-1995. Ancestry.com.

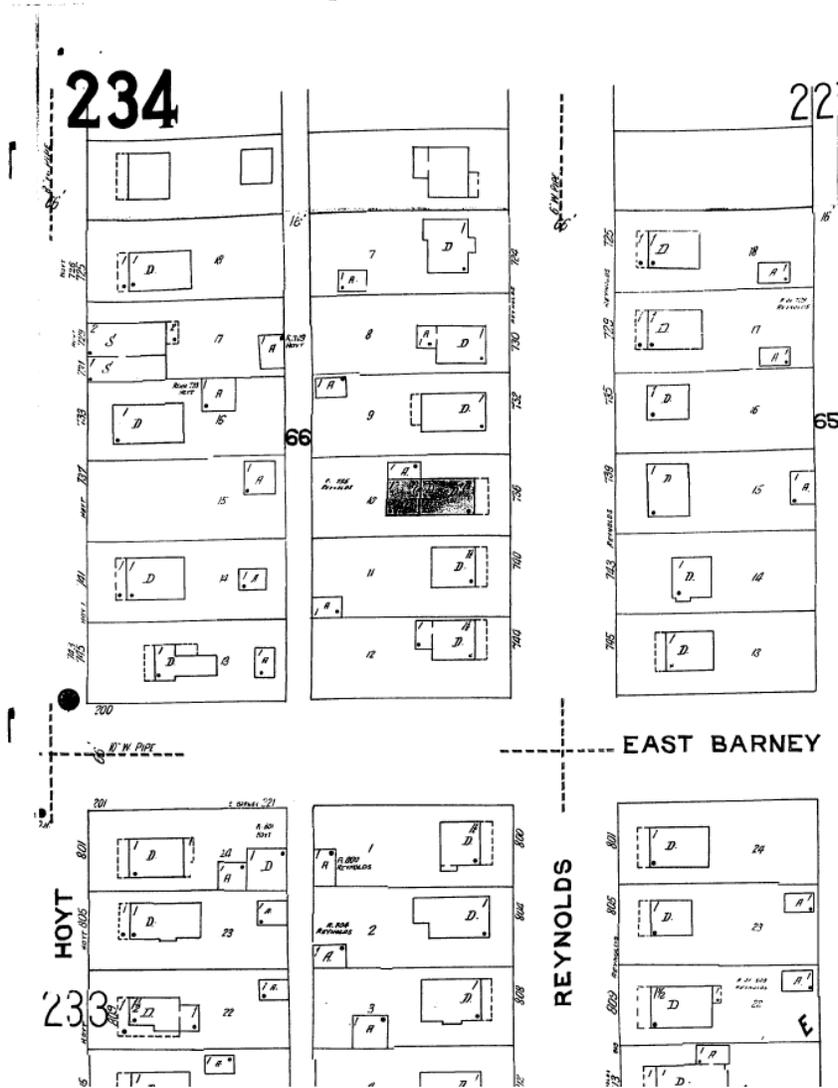
*Polk's Muskegon (Michigan) City Directory*. 1965. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

*Polk's Muskegon (Michigan) City Directory*. 1970. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

Sanborn Fire Insurance Maps. "Muskegon, Michigan, Vol. 2." 1923, Revised 1950. ProQuest Digital Sanborn Maps, 1867-1970, Via University of Michigan Libraries.

|                   |                          |             |                    |                 |  |
|-------------------|--------------------------|-------------|--------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szczodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:              |                 |  |

Form date: 2/28/2020



Excerpt of 1950 Sanborn Map

**Current Photographs**



Southwest Elevation



Northwest Elevation

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 2211 Jarman Street                          |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444                  |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-790-003-0019-00                       |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.211817                              |                                       | Long: -86.231140                      |   |                                   |
| 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"/>                                     |                                    |



West Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | c.1948, c.1950, 1952  |
| Architectural Style     | Vernacular  |
| Building Form           | L-shape   |
| Roof Form               | Gable, Hip, Flat  |
| Roof Materials          | Asphalt   |
| Exterior Wall Materials | Vinyl   |
| Foundation Materials    | Concrete Block  |
| Window Materials        | Wood  |
| Window Type             | Fixed, 2/2 horizontal   |
| 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 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 type="checkbox"/>  |   |   |                                      |   |
| Area(s) of Significance  | Black Ethnic Heritage, Social History, Civil Rights   |   |                                      |   |
| Period(s) of Significance  | 1948 to undetermined date                             |   |                                      |   |
| 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 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  | Reynolds Funeral Home                                 |   |                                      |   |
| Current/Common Name  | Reynolds Memorial Chapel                              |   |                                      |   |
| Historic/Original Owner  | Henry G. and Bessie A. Reynolds                       |   |                                      |   |
| Historic Building Use  | Funerary – funeral home<br>Domestic – single dwelling |   |                                      |   |
| Current Building Use   | Vacant  |   |                                      |   |
| Architect/Engineer/Designer  | Unknown   |   |                                      |   |
| Builder/Contractor   | Unknown   |   |                                      |   |

## Narrative Architectural Description

*Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.*

The Reynolds Funeral Home is a one-story, side-gable building with hip-roof wings on the front (west) and side (north and south) elevations and a flat-roof wing that wraps around the north wing. A recessed porch with board-and-batten cladding is centered on the front elevation and is supported by wrought iron columns and railings. The front elevation features large, fixed wood windows with sidelights and stone veneer over the foundation. Side elevations contain slab doors and wood windows. The building is clad in vinyl siding and retains an interior brick chimney. A metal framed awning covers the sidewalk leading to the flat-roof north wing. The building is vacant and in fair to poor condition, with plywood covering some windows and damage to the roof leaving the building envelope open to the elements.

## History of the Resource

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

Reynolds Funeral Home was established by Henry G. Reynolds and his wife Bessie Burks Reynolds. Henry was born in 1895 in Georgia, then lived in Ohio, Pennsylvania, and Flint. Bessie Burks Reynolds was born in 1918 in Tennessee. They were married in 1939 in Detroit, then lived in Flint a few years before moving to Muskegon in 1947.

The Reynolds appear in the 1947 city directory and Henry is listed as a funeral director at 712 Jarman Avenue, though the Reynolds Funeral Home is not listed until the 1949 city directory (a 1948 city directory was not available). The funeral home was likely built in 1947 or 1948. Two additions were constructed by 1952, though the evolution of the building is not clear.

In 1950, Henry Reynolds ran for Muskegon Heights city council backed by the local chapter of the American Federation of Labor and Congress of Industrial Organizations (AFL-CIO), though he lost to a White opponent. The Muskegon Branch of the NAACP requested the Michigan Secretary of State investigate the voting machines used in Muskegon Heights, but the request was denied.

When the Civil Rights Movement began in Muskegon in 1961 with a boycott of the Sanitary Dairy Company, which sold products to Black-owned retailers and ran rural delivery routes to Black customers, but did not employ Black workers, the NAACP led efforts to organize boycott of the company. Reverend and Mrs. Reynolds hosted planning meetings for the boycott, and for their participation, they received "many anonymous intimidations" from White antagonists. (*The Grand Rapids Times*) The boycott began in early March 1961 with Black businesses and rural delivery customers refusing to purchase Sanitary Dairy Company products. (*The Holland (MI) Evening Sentinel*) It was the first organized Civil Rights demonstration in Muskegon County.

On March 19, 1961, a mass meeting of about five hundred people was held at Greater Harvest Baptist Church to discuss the boycott of the Sanitary Dairy Company. Reverend Reynolds was the first speaker, describing the threats he and his wife had received for their involvement in the boycott and reasserting his willingness to fight for what he believed to be right. Bessie Reynolds also spoke and encouraged the crowd's participation in the boycott, saying "if men, women and children in Georgia, Mississippi, and Alabama, can stand up for their rights, we can do it here." Williams reported that Gillette "would do nothing at present for fear that his white customers would refuse to buy any more milk in reprisal for the hiring of Negro [sic] drivers." The group unanimously agreed they would no longer picket, however, they would continue the boycott by refusing to purchase Sanitary Dairy products. (*The Grand Rapids Times*) Ultimately the boycott was successful and Sanitary Dairy hired an African American driver to run routes to Black customers.

Bessie Burks Reynolds passed away in 1973 followed by Henry Reynolds in 1977; they had no children. The funeral home appears to have remained in operation into the 2000s, though it is unclear who operated the businesses during that time. The building is now vacant.

**Statement of Significance/Recommendation of Eligibility**

Provide a detailed explanation of the property’s eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

This building appears to retain integrity of location, design, workmanship, setting, feeling, and association. Although it does not appear to retain integrity of materials due to the addition of replacement siding, this change is likely reversible and does not significantly impact the building’s overall integrity. The building is likely eligible for listing in the National Register of Historic Places under Criterion A at the local level for Black Ethnic Heritage, Social History, and Civil Rights as a foundational institution in the Black community of Muskegon Heights and for its role in the planning and implementation of a successful boycott of the Sanitary Dairy Company. The period of significance should likely begin in 1948 when the building was constructed. Further research is needed to identify an appropriate end date that encompasses the funeral home’s leadership role in the Civil Rights Movement in Muskegon County. Interior access was not provided during this project.

**References**

List references used to research and evaluate the individual property. For NRPQ’s include copies of key documents.

“Elections Set in 104 Cities,” *The Ludington Daily News*, April 1, 1950, Newspapers.com.

“Muskegon Negroes Boycott Big Dairy.” *The Holland [MI] Evening Sentinel*. March 9, 1961. www.newspapers.com.

“Negroes Open Dairy Boycott.” *The Holland [MI] Evening Sentinel*. March 10, 1961. www.newspapers.com.

“Over 100 State Cities Hold Spring Elections,” *Battle Creek Enquirer*, April 4, 1950, Newspapers.com.

*Polk’s Muskegon (Michigan) City Directory*. 1946. US City Directories, 1822-1995. Ancestry.com.

*Polk’s Muskegon (Michigan) City Directory*. 1947. US City Directories, 1822-1995. Ancestry.com.

*Polk’s Muskegon (Michigan) City Directory*. 1951. US City Directories, 1822-1995. Ancestry.com.

*Polk’s Muskegon (Michigan) City Directory*. 1960. US City Directories, 1822-1995. Ancestry.com.

“Public Invited to View Addition at Mortuary,” *The Muskegon Chronicle*, March 8, 1952, Urban League of Greater Muskegon Records, Box 13, Folder 417. Bentley Historical Library, University of Michigan, Ann Arbor.

Sanborn Fire Insurance Maps. “Muskegon, Michigan, Vol. 2.” 1923, Revised 1950. ProQuest Digital Sanborn Maps, 1867-1970, Via University of Michigan Libraries.

“Sanitary Boycott Continues.” *The Grand Rapids Times*. March 25, 1961. Urban League of Greater Muskegon Records, Box 13. Folder 390: Printed Material, 1961. Bentley Historical Library, University of Michigan, Ann Arbor.

“Vote Probe Plea Vetoed by State,” *Lansing State Journal*, March 26, 1951, Newspapers.com.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

**Current Photographs**



Northwest Elevation



Northwest Elevation



West Elevation – Awning Frame



West Elevation – Porch Detail



West Elevation



Southwest Elevation

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 2301 Jarman Street                          |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444                  |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-820-008-0010-00                       |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.210288                              |                                       | Long: -86.231087                      |   |                                   |
| 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"/>                                     |                                    |



Southeast Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | 1952  |
| Architectural Style     | Vernacular  |
| Building Form           | Square  |
| Roof Form               | Front-Gable with Pent   |
| Roof Materials          | Asphalt   |
| Exterior Wall Materials | Wood  |
| Foundation Materials    | Brick   |
| Window Materials        | Aluminum  |
| Window Type             | Sliding   |
| 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 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  | White's Beauty and Barber Shop  |   |   |   |   |   |
| Current/Common Name  |   |   |   |   |   |   |
| Historic/Original Owner  | Catherine and Corner White  |   |   |   |   |   |
| Historic Building Use  | Commerce/Trade – professional   |   |   |   |   |   |
| Current Building Use   | Commerce/Trade – professional   |   |   |   |   |   |
| Architect/Engineer/Designer  | Unknown   |   |   |   |   |   |
| Builder/Contractor   | Unknown   |   |   |   |   |   |

## Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

|  |
|--|
| <p>This modest, one-story vernacular building is located at the southwest corner of Jarman Street and East Barney Avenue in a residential neighborhood. The building is front-gabled with a parapet, pent roof on the east and north</p> |
|--|

elevations. The building is clad in vertical wood sheathing on a brick foundation with an interior brick chimney. The replacement door is centered on the façade and flanked by integrated brick planters with concrete caps. Windows throughout are aluminum sliding windows.

### History of the Resource

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

As the Black population of Muskegon Heights increased following World War II, many people opened family businesses in their homes and neighborhoods. As a result, “In the late 1940s and early 1950s, Black-owned corner stores, dry cleaners, pharmacies, laundromats, funeral homes, restaurants, electricians and plumbers all popped up to provide goods and services in Muskegon’s segregated communities.” (White)

White’s Beauty and Barber Shop is an example of this trend. The building was built in 1952 for Corner and Catherine White, who lived at 2310 Jarman Street, just a few doors down from their business. It remains in operation today, though under new ownership.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property’s eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The building appears to retain integrity of location, design, materials, workmanship, setting, feeling, association. However, it does not appear to represent a significant aspect of history, culture, architecture, or archaeology. The building is likely not individually eligible for listing in the National Register of Historic Places and is not located within a historic district. Interior access was not provided during this project.

### References

*List references used to research and evaluate the individual property. For NRPQ’s include copies of key documents.*

*Polk’s Muskegon (Michigan) City Directory. 1951. US City Directories, 1822-1995. Ancestry.com.*

*Polk’s Muskegon (Michigan) City Directory. 1952. US City Directories, 1822-1995. Ancestry.com.*

White, Rose. “History of Black-owned businesses in Muskegon highlights ‘entrepreneurial gene.’” *MLive*. February 15, 2021. <https://www.mlive.com/news/muskegon/2021/02/history-of-black-owned-businesses-in-muskegon-highlights-entrepreneurial-gene.html>.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

**Current Photographs**



East Elevation

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |  |                                       |   |                                   |  |
|---|---|--|---------------------------------------|---|-----------------------------------|--|
| Street Address  | 2603 Leahy Street   |  |                                       |   |                                   |  |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444  |  |                                       |   |                                   |  |
| County  | Muskegon  |  |                                       |   |                                   |  |
| Assessor's Parcel #                                       | 61-26-185-169-0001-00, 61-26-542-001-0001-00, 61-26-105-100-0001-00 |  |                                       |   |                                   |  |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.204757  |  | Long: -86.241583                      |   |                                   |  |
| Ownership   | Private <input type="checkbox"/>                                    | Public-Local <input checked="" 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 type="checkbox"/>                               |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input checked="" type="checkbox"/>                          |                                    |



Northeast Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | 1964  |
| Architectural Style     | Modernist   |
| Building Form           | L-shaped  |
| Roof Form               | Flat  |
| Roof Materials          | Unknown   |
| Exterior Wall Materials | Brick Veneer  |
| Foundation Materials    | Concrete  |
| Window Materials        | Aluminum  |
| Window Type             | Fixed, Awning   |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | 3 mobile classrooms – c.1975  |

## 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 type="checkbox"/>            | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         |   |
| Not Eligible <input type="checkbox"/>  |  |   |   |   |
| Area(s) of Significance  | Black Ethnic Heritage, Social History, Education, Architecture |   |   |   |
| Period(s) of Significance  | 1964   |   |   |   |
| 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  | Central Elementary School                                      |   |   |   |
| Current/Common Name  | Muskegon Heights Public Schools Board of Education             |   |   |   |
| Historic/Original Owner  | Muskegon Heights Public Schools                                |   |   |   |
| Historic Building Use  | Education – school   |   |   |   |
| Current Building Use   | Education – school   |   |   |   |
| Architect/Engineer/Designer  | Unknown  |   |   |   |
| Builder/Contractor   | Unknown  |   |   |   |

## Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

Bounded by Baker Street (west) East Sherman Boulevard (north), and Leahy Street (east), the main school building forms an L-shape along East Sherman Boulevard and Leahy Street with a gymnasium wing extending from the east elevation. The main entrance is on the east elevation facing Leahy Street. It is sheltered by a flat awning supported by round metal columns and contains aluminum framed doors. North of the entrance is a bank of six aluminum-framed fixed windows with awning windows below and metal spandrel panels, topped by a continuous, projecting metal lintel. A cornerstone is engraved "1964" and metal letters installed on the east wall read "Central Elementary School." The north elevation of the main building features seven bays of five fixed aluminum-framed windows with awning windows below and metal panel lintels and spandrel panels. A recessed entry centered on the west elevation, leading to Baker Street, contains aluminum framed doors separated by fixed windows and topped with a three-part transom. The bay is framed by slightly projecting brick walls and flat roof. Windows on the south elevation match those on the north.

A classroom wing extends south from the main building to form an L-shape and wraps around the gymnasium wing. The east and west elevations contain windows matching those of the main building. The south elevation contains an entrance matching that of the main building and leading to a paved parking lot.

The gymnasium is centered on the east elevation and slightly taller than the rest of the school. Fixed aluminum-framed windows with awning windows below and metal panel lintels are set high on the east elevation and separated by slightly projecting brick pilasters. The school also retains a large interior brick chimney.

#### Mobile Classrooms – c.1975

Three mobile classrooms/offices are located south of the school on a separate parcel. Aerial imagery indicates the mobile classrooms were brought to the property between 1969 and 1981.

### **History of the Resource**

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

The first Central Elementary School included two small buildings across Baker Street from the current location, adjacent to Central (junior high) School. These were presumably demolished in the mid-1960s when the new school was built and to make way for a large addition to the Central School. (1950 Sanborn map)

Central Elementary School was constructed during a period of rapid growth in Muskegon Heights following the influx of African American laborers who relocated from the Deep South seeking manufacturing jobs in Muskegon County's foundries during World War II. Following the war, many workers remained in Muskegon Heights with their families, resulting in a rapid increase in the Black population. As a result, several new elementary schools were constructed during the mid-twentieth century in Muskegon Heights. (Moore, 2012)

The school now houses the Muskegon Heights Public Schools Board of Education and Pathfinder Intermediacy Resource Center, founded in 1997 to provide after school programs.

### **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The building appears to retain integrity of location, design, materials, workmanship, setting, feeling, and association. It is likely eligible for listing in the National Register of Historic Places at the local level under Criterion A for Black Ethnic Heritage, Social History, and Education as a school built in response to the growing Black population in Muskegon Heights and serving a predominantly Black student population. It is also likely eligible at the local level under Criterion C for Architecture as an intact example of a Modernist-style school building in Muskegon Heights. The period of

significance should likely be 1964, when the building was constructed. Interior access was not provided during this project.

## References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Moore, Lynn. "Tiger Pride: Muskegon Heights forges on as whites, factories leave." *MLive*. May 25, 2012. [https://www.mlive.com/news/muskegon/2012/05/tiger\\_pride\\_muskegon\\_heights\\_f.html#incart\\_river\\_default](https://www.mlive.com/news/muskegon/2012/05/tiger_pride_muskegon_heights_f.html#incart_river_default).

NetrOnline. *Historic Aerials*. <https://www.historicaerials.com/viewer/450827>.

Personal Communication with Melvin Burns, Jr., by Cheri Szcodronski, November 30, 2022, at Muskegon Heights Branch Library.

Sanborn Fire Insurance Maps. "Muskegon, Michigan, Vol. 2." 1923, Revised 1950. ProQuest Digital Sanborn Maps, 1867-1970, Via University of Michigan Libraries.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

**Current Photographs**



Northeast Elevation



Northwest Elevation



Southwest Elevation



Southeast Elevation



Facing Northeast



Facing West

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 2032 Manz Street                            |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444                  |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-650-005-0027-00                       |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.214713                              |                                       | Long: -86.232974                      |   |                                   |
| 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"/>                                     |                                    |



Southwest Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | 1951  |
| Architectural Style     | Ranch   |
| Building Form           | Rectangular   |
| Roof Form               | Hip   |
| Roof Materials          | Asphalt   |
| Exterior Wall Materials | Vinyl   |
| Foundation Materials    | Concrete Block  |
| Window Materials        | Vinyl   |
| Window Type             | Vinyl   |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Garage – 1951   |

## 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 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 checked="" type="checkbox"/>                | Altered <input type="checkbox"/>                        | Moved <input type="checkbox"/>       | Date(s):  |
| Historic Name  | Beard's Bonding and Insurance                             |   |                                      |   |
| Current/Common Name  |   |   |                                      |   |
| Historic/Original Owner  | Walter Jones  |   |                                      |   |
| Historic Building Use  | Domestic – single dwelling, Commerce/Trade – professional |   |                                      |   |
| Current Building Use   | Domestic – single dwelling                                |   |                                      |   |
| Architect/Engineer/Designer  | Unknown   |   |                                      |   |
| Builder/Contractor   | Unknown   |   |                                      |   |

## Narrative Architectural Description

*Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.*

This Ranch-style house features a hip roof, wide eaves, and an off-center replacement door accessed by a small stoop with a wrought-iron railing. Left (north) of the entrance is a picture window flanked by one-over-one vinyl windows. Remaining windows are also one-over-one vinyl replacements. The house is clad in vinyl siding and sits on a brick foundation. A wing appears to extend from the rear (west) elevation but is not visible from the public right-of-way.

### Garage – c.1951

A side entrance on the north elevation of the house leads to a garage northeast of the house. The garage has a hip roof, vinyl siding, and a metal overhead door with decorative lights at the top.

## History of the Resource

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

As the Black population of Muskegon Heights increased following World War II, many people opened family businesses in their homes and neighborhoods. As a result, “In the late 1940s and early 1950s, Black-owned corner stores, dry cleaners, pharmacies, laundromats, funeral homes, restaurants, electricians and plumbers all popped up to provide goods and services in Muskegon’s segregated communities.” (White)

Beard’s Bonding and Insurance, located in a residential neighborhood, is an example of this trend. Prior to moving to this house, Nancy and Everett Beard lived nearby at 2008 Manz Street. Nancy operated a beauty salon at the house in the 1950s, and by 1965, Everett had started the bonding and insurance business. They moved to this location by 1970.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property’s eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The building appears to retain integrity of location, design, setting, feeling, and association, but with the application of replacement materials does not appear to retain integrity of materials or workmanship. It does not appear to represent a significant aspect of history, culture, architecture, or archaeology. The building is likely not individually eligible for listing in the National Register of Historic Places and is not located within a historic district. Interior access was not provided during this project.

## References

*List references used to research and evaluate the individual property. For NRPQ’s include copies of key documents.*

*Polk’s Muskegon (Michigan) City Directory.* 1951. US City Directories, 1822-1995. Ancestry.com.

*Polk’s Muskegon (Michigan) City Directory.* 1952. US City Directories, 1822-1995. Ancestry.com.

*Polk’s Muskegon (Michigan) City Directory.* 1965. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

*Polk’s Muskegon (Michigan) City Directory.* 1970. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

White, Rose. "History of Black-owned businesses in Muskegon highlights 'entrepreneurial gene.'" *MLive*. February 15, 2021. <https://www.mlive.com/news/muskegon/2021/02/history-of-black-owned-businesses-in-muskegon-highlights-entrepreneurial-gene.html>.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

**Current Photographs**



West Elevation



Northwest Elevation

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 2601 Manz Street                            |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444                  |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-251-000-0004-00                       |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.204739                              | Long: -86.233875                      |                                       |   |                                   |
| 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 type="checkbox"/>                               |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input checked="" type="checkbox"/>                          |                                    |



## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | 1951, 1955, 1981  |
| Architectural Style     | Vernacular  |
| Building Form           | Rectangular   |
| Roof Form               | Front Gable   |
| Roof Materials          | Asphalt   |
| Exterior Wall Materials | Brick   |
| Foundation Materials    | Concrete  |
| Window Materials        | Aluminum  |
| Window Type             | Fixed, casement, and 1/1 stained glass, glass block                 |
| 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 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  | Black Ethnic Heritage, Social History               |   |   |   |
| Period(s) of Significance  | 1955 to undetermined date                           |   |   |   |
| 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  | Beulah Baptist Church                               |   |   |   |
| Current/Common Name  | Beulah Baptist Church                               |   |   |   |
| Historic/Original Owner  | Beulah Baptist Church                               |   |   |   |
| Historic Building Use  | Religion – religious facility                       |   |   |   |
| Current Building Use   | Religion – religious facility                       |   |   |   |
| Architect/Engineer/Designer  | Frank Bergatrom                                     |   |   |   |
| Builder/Contractor   | Unknown   |   |   |   |

## Narrative Architectural Description

*Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.*

This large, brick veneer, front-gabled church is located at the southwest corner of East Sherman Boulevard and Manz Street. A tower comprised of four parts of decreasing size dominates the façade, which faces east toward Manz Street. Each level is flat-roofed with concrete coping. The base of the tower is the entrance bay containing two sets of paired metal doors with a recent stone veneer. The next two levels are blind. The uppermost section features stone flanked by brick with eight square louvered vents and a large cross. A small, hip-roof wing containing a chair lift, added in 1981, projects from the façade the south of the tower and contains a metal door. Windows at the basement and first levels are tall, narrow glass box windows, with sliding, diamond pane sliding windows set high on the façade. Remaining windows at the basement and first levels are a combination of paired one-over-one, diamond-pane, stained glass windows; diamond-pane, stained glass casement windows; and tall, narrow glass block windows. The rear (west) elevation contains metal slab doors at each end and two narrow, exterior brick chimneys.

The church has two cornerstones. One on the north end of the façade is engraved, "Beulah B.C., Organized 1923, Rebuilt 1955, R.J. English, Pastor." Though initially believed to have been established in 1923, new research in 1982 discovered the May 1922 founding of the church. The other cornerstone is on the north elevation of the tower base and is engraved, "Beulah Baptist Church, Trustees Eddie A. Penny, St. Claire Williams, John Neal. 1950, Rev C. Casey, Pastor." This stone was laid during the construction of the basement of the current building.

## History of the Resource

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

The second Black congregation to form in Muskegon County, the Beulah Baptist Church was organized in May 1922 by Willey and Marion Crawford, Miles Brown, Mymie Orr, Willie and Sophie Harris, Charity Buchanan, and Amelia Allen Weaver. They first met under a brush arbor on this site. Reverend James Richards of Port Hurton served as the church's first pastor. The congregation soon erected a wood-framed tent on the site, with assistance from Campbell, Wyant, & Cannon Foundry who donated the lumber. (Lassiter)

In 1928, a basement was built for a church building, containing classrooms and meeting spaces, under the leadership of Reverend McMillan. (Museum Exhibit)

In 1936, Reverend Clayborne Casey became the pastor. Under his leadership, the new church was completed and dedicated in 1940. The building was destroyed by fire in 1949. The congregation worshipped at a storefront at the southeast corner of Manz Street and Hume Avenue, then at the community center building at Fairview Homes until the basement of the current building was completed in 1951. (Lassiter; Museum Exhibit)

Reverend Richard J. English came to lead the church in 1953, relocating from Benton, Louisiana. Under his leadership, the current building was completed in 1955. The main level includes a sanctuary that seats 450 people, a lobby that can seat an addition 200, deacons' room, choir rooms, and locker rooms, as well as the minister's study, baptistry, and choir loft seating 83 people at the front of the church. The basement includes classrooms, a social hall with a kitchen, restrooms, and the superintendent's room. (Lassiter; Museum Exhibit)

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The building appears to retain integrity of location, design, materials, workmanship, setting, feeling, association. It is likely eligible for listing in the National Register of Historic Places at the local level under Criterion A for Black Ethnic Heritage and Social History as the building associated with one of the oldest Black congregations in Muskegon County, the church serving as an important community institution for support and uplift during the Jim Crow era. It is also likely eligible under Criterion C as an example of a vernacular church building. The building meets Criteria Consideration A for Religious Properties because it derives its significance from its role in the social history of the surrounding Black

community. The period of significance should likely begin in 1922 when the church began to meet on the current site, though further research is needed. Further research is also needed to determine an appropriate end date. Interior access was not provided during this project.

**References**

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

"Beulah Baptist Congregation to Build \$42,000 Edifice." Newspaper Clipping. "Beulah Missionary Baptist Church." *History of the African American Churches in Muskegon County* Exhibit. James Jackson Museum of African American History, Muskegon Heights.

Beulah Missionary Baptist Church. "Beulah Missionary Baptist Church: Her History." "Beulah Missionary Baptist Church." *History of the African American Churches in Muskegon County* Exhibit. James Jackson Museum of African American History, Muskegon Heights.

"Church Damaged \$10,000 by Fire." *The Muskegon Chronicle*. March 12, 1949. "Beulah Missionary Baptist Church." *History of the African American Churches in Muskegon County* Exhibit. James Jackson Museum of African American History, Muskegon Heights.

Lassiter, Jonesetta A. "Beulah: 60 years from church's brush arbor beginnings." *The Muskegon Chronicle*. Date unknown, 1982 presumed. "Beulah Missionary Baptist Church." *History of the African American Churches in Muskegon County* Exhibit. James Jackson Museum of African American History, Muskegon Heights.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

Historic Photographs



Sketch of the 1940 Church Building Later Destroyed by Fire  
Courtesy of James Jackson Museum, 1949



Church Interior  
Courtesy of James Jackson Museum, date unknown

**Current Photographs**



Northeast Elevation



East Elevation



Cornerstone Detail



Cornerstone Detail



South Elevation



West Elevation

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 2530 McIlwraith Street                      |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444                  |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-185-155-0017-00                       |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.205640                              |                                       | Long: -86.231945                      |   |                                   |
| 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"/>                                     |                                    |



Northwest Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | c.1960  |
| Architectural Style     | Vernacular  |
| Building Form           | Rectangular   |
| Roof Form               | Parapet   |
| Roof Materials          | Unknown   |
| Exterior Wall Materials | Concrete Block, Brick   |
| Foundation Materials    | Concrete  |
| Window Materials        | Unknown   |
| Window Type             | Unknown   |
| 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:                         | East Sherman Boulevard Commercial District  |
| Not Eligible <input type="checkbox"/>  |  |   |   |   |
| Area(s) of Significance  | Black Ethnic Heritage, Commerce, Social History                |   |   |   |
| Period(s) of Significance  | 1948 – 1970  |   |   |   |
| 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  | Mack's Dry Cleaners  |   |   |   |
| Current/Common Name  | Muskegon Heights Community Center                              |   |   |   |
| Historic/Original Owner  | Fred Hanson and Margaret Johnson                               |   |   |   |
| Historic Building Use  | Commerce/Trade – specialty store                               |   |   |   |
| Current Building Use   | Commerce/Trade – specialty store                               |   |   |   |
| Architect/Engineer/Designer  | Unknown  |   |   |   |
| Builder/Contractor   | Unknown  |   |   |   |

## Narrative Architectural Description

*Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.*

This one-story commercial building is constructed of concrete block with a brick veneer façade and parapet roof. The metal slab replacement door is centered on the façade and flanked by boarded windows with cast-stone sills. A flat awning sheltered the storefront.

## History of the Resource

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

In the 1940s and 1950s, when Muskegon Heights neighborhoods were still strongly segregated, Black-owned businesses providing necessary goods and services were located throughout Black neighborhoods. After the Civil Rights Act of 1964, many of the barriers to Black entrepreneurship were removed and more Black-owned businesses formed throughout the city. City directories show this building was constructed around 1960 and first housed Mack's Dry Cleaners, owned and operated by Margaret Hansen Johnson and her son Fred Hansen, African American businessowners who were originally from Alabama. By 1965, the building was vacant. The Muskegon Heights Community Center occupied the building starting around 1970, though the building is currently vacant.

The building is adjacent to additional Black-owned businesses forming a small commercial block within a residential neighborhood, including Latson's Grocery at 2532 McIlwraith Street, Cheeks Mobil Service Station at 508 East Sherman Avenue, Beal & Sons Produce Market at 480 East Sherman Avenue, and the Rainbow Café at 604 East Sherman Boulevard.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

Though the building appears to retain integrity of location, design, materials, workmanship, setting, feeling, association, it likely is not eligible for individual listing in the National Register of Historic Places. Interior access was not provided during this project. The building is likely eligible as a contributing building within an East Sherman Boulevard Commercial District, significant at the local level under Criterion A for Black Ethnic Heritage, Commerce, and Social History as a core of Black-owned businesses within a predominantly Black neighborhood. The period of significance should likely begin in 1948, when the first Black-owned business opened. Further research is needed to identify an appropriate end date.

## References

*List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.*

"50 Years of Entrepreneurship: Black Business in Muskegon/Muskegon Heights." Muskegon Heritage Museum of Business and Industry.

*Polk's Muskegon (Michigan) City Directory.* 1955. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory.* 1960. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory.* 1965. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

*Polk's Muskegon (Michigan) City Directory*. 1970. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

White, Rose. "History of Black-owned businesses in Muskegon highlights 'entrepreneurial gene.'" *MLive*. February 15, 2021. <https://www.mlive.com/news/muskegon/2021/02/history-of-black-owned-businesses-in-muskegon-highlights-entrepreneurial-gene.html>.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

**Current Photographs**



Northwest Elevation



West Elevation



West Elevation



Southwest Elevation

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 2530 McIlwraith Street                      |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444                  |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-185-155-0017-00                       |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.205511                              | Long: -86.231959                      |                                       |   |                                   |
| 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"/>                                     |                                    |



West Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | c.1950  |
| Architectural Style     | Vernacular  |
| Building Form           | Square  |
| Roof Form               | Flat  |
| Roof Materials          | Unknown   |
| Exterior Wall Materials | Concrete Block  |
| Foundation Materials    | Concrete  |
| Window Materials        | Unknown   |
| Window Type             | Unknown   |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Shed – c.1950   |

## 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:                         | East Sherman Boulevard Commercial District  |   |   |
| Not Eligible <input type="checkbox"/>  |   |   |   |   |   |   |
| Area(s) of Significance  | Black Ethnic Heritage, Commerce, Social History   |   |   |   |   |   |
| Period(s) of Significance  | 1948 – 1970   |   |   |   |   |   |
| 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  | Latson's Grocery  |   |   |   |   |   |
| Current/Common Name  |   |   |   |   |   |   |
| Historic/Original Owner  | Henry Latson  |   |   |   |   |   |
| Historic Building Use  | Commerce/Trade – specialty store  |   |   |   |   |   |
| Current Building Use   | Commerce/Trade – specialty store  |   |   |   |   |   |
| Architect/Engineer/Designer  | Unknown   |   |   |   |   |   |
| Builder/Contractor   | Unknown   |   |   |   |   |   |

## Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

This one-story vernacular commercial building is five bays wide on the façade with two replacement doors and three boarded display windows. Additional windows on the south and east elevations are also boarded. There is an exterior

brick chimney on the south elevation and two replacement doors on the east elevation. The building is concrete block with a flat roof and metal coping.

#### Shed – c.1950

A concrete block shed with a flat roof is located west of the building and appears to have been constructed at the same time.

### **History of the Resource**

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

In the 1940s and 1950s, when Muskegon Heights neighborhoods were still strongly segregated, Black-owned businesses providing necessary goods and services were located throughout Black neighborhoods. After the Civil Rights Act of 1964, many of the barriers to Black entrepreneurship were removed and more Black-owned businesses formed throughout the city.

One of these was Latson's Grocery, constructed around 1950 for Henry Latson. Latson appears to have been an African American laborer from South Carolina who worked at the Campbell, Wyant, & Cannon Foundry. It is possible he suffered an injury at work, as the 1950 census indicates he was "unable to work" at that time. City directories show he operated the grocery store from about 1950 until the late 1960s. His wife, Orelia, who had come to Muskegon from Louisiana, died in 1954, followed by Henry Latson in 1977.

The building is adjacent to additional Black-owned businesses forming a small commercial block within a residential neighborhood, including the Muskegon Heights Community Center at 2530 McIlwraith Street, Cheeks Mobil Service Station at 508 East Sherman Avenue, Beal & Sons Produce Market at 480 East Sherman Avenue, and the Rainbow Café at 604 East Sherman Boulevard.

### **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

Though the building appears to retain integrity of location, design, materials, workmanship, setting, feeling, association, it likely is not eligible for individual listing in the National Register of Historic Places. It is likely eligible as a contributing building within an East Sherman Boulevard Commercial District, significant at the local level under Criterion A for Black Ethnic Heritage, Commerce, and Social History as a core of Black-owned businesses within a predominantly Black neighborhood. The period of significance should likely begin in 1948, when the first Black-owned business opened, and end in 1970 when the last business opened. Interior access was not provided during this project.

### **References**

*List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.*

"50 Years of Entrepreneurship: Black Business in Muskegon/Muskegon Heights." Muskegon Heritage Museum of Business and Industry.

Oakwood Cemetery, Muskegon. Find a Grave. <https://www.findagrave.com/cemetery/1297/oakwood-cemetery>.

*Polk's Muskegon (Michigan) City Directory*. 1955. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1960. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1965. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

*Polk's Muskegon (Michigan) City Directory*. 1970. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

U.S. Census Bureau. *1950 United States Federal Census*. Ancestry.com.

White, Rose. "History of Black-owned businesses in Muskegon highlights 'entrepreneurial gene.'" *MLive*. February 15, 2021. <https://www.mlive.com/news/muskegon/2021/02/history-of-black-owned-businesses-in-muskegon-highlights-entrepreneurial-gene.html>.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

Current Photographs



Northwest Elevation



Northwest Elevation



West Elevation



Southwest Elevation



Southeast Elevation



Southeast Elevation

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 2135 Peck Street                            |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444                  |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-185-053-0008-00                       |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.212958                              |                                       | Long: -86.244836                      |   |                                   |
| 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"/>                                     |                                    |



West Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | c.1905  |
| Architectural Style     | Queen-Anne/Colonial Revival   |
| Building Form           | Rectangular   |
| Roof Form               | Side Gable  |
| Roof Materials          | Asphalt   |
| Exterior Wall Materials | Weatherboard, Wood Shingles   |
| Foundation Materials    | Rusticated Concrete Block   |
| Window Materials        | Wood  |
| Window Type             | Cottage, 1/1, 6/1, 12/1   |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Garage – c.1905   |

## 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 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  | Houle-Piper-Roguski-Warren House                    |   |   |   |
| Current/Common Name  |   |   |   |   |
| Historic/Original Owner  | Frederick Houle                                     |   |   |   |
| Historic Building Use  | Domestic – single dwelling                          |   |   |   |
| Current Building Use   | Domestic – single dwelling                          |   |   |   |
| Architect/Engineer/Designer  | Unknown   |   |   |   |
| Builder/Contractor   | Unknown   |   |   |   |

## Narrative Architectural Description

*Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.*

This highly intact two-and-one-half-story, side-gable house represents the transitional Queen Anne-Colonial Revival style. The boarded entrance is set slightly off-center and sheltered by a full-width engaged porch supported by Tuscan columns. Left (south) of the entrance is a wood cottage window with a leaded glass upper pane and leaded glass sidelights. Right (north) of the entrance is a polygonal bay window containing a wood cottage window with a leaded glass upper pane and flanked by one-over-one wood windows. Two pedimented gabled dormers on the façade contain twelve-over-one wood windows and are clad in wood shingles. Windows on the south elevation are one-over-one wood at the first and second stories and six-over-one wood at the upper half story. The north elevation features two projecting polygonal bays containing cottage windows, with leaded glass upper panes, flanked by one-over-one wood windows. Second-story windows are nine-over-one wood or fixed nine-light wood, and those at the upper half story are six-over-one wood. A two-story, gabled rear ell extends from the west elevation. The house is clad in weatherboard with wood shingles in the gable ends and retains two tall, interior brick chimneys.

### Garage – c.1905

A one-car garage northwest of the house features similar materials and was likely built at the same as the house, likely first serving as a carriage house. It is a side-gabled building with a metal overhead door and a pedimented gabled dormer with a six-over-one wood window. Windows are multi-light wood windows, and the garage is clad in board and batten with wood shingles in the gabled ends and dormer.

## History of the Resource

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

According to tax records, this house was built in 1905. City directories do not contain a street guide prior to 1917, so the earliest known occupant was Frederick Houle, who owned and operated Houle Brothers Coal. By 1926, the house was owned by Hilton A. Piper, who owned and operated Piper Ice Cream at the corner of Peck Street and Holbrook Avenue. By 1936, the house was owned by attorney Alexis J. Rogoski and his wife Loretta, who also worked at the law firm Bunker & Rogoski.

Robert and Edna Warren purchased the house from the Rogoski estate in 1982, representing the shift in Muskegon Heights from predominantly White residents to predominantly Black residents in the mid-twentieth century. (Deed Book 1243, Page 611) Originally from Mississippi, Robert Warren was a teacher in the Muskegon Heights Public Schools and also served as Assistant Superintendent. He was elected the first Black mayor of Muskegon Heights in 1983 and served until losing a bid for re-election in 1999. He was a member of Beulah Baptist Church and was involved in Civil Rights activities in Muskegon Heights. At the urging of City Council member Rillastine Wilkins, his body lay in state at the Muskegon Heights City Hall when he died unexpectedly in 2000. Edna Warren was also originally from Mississippi and was a teacher there and in Muskegon Heights Public Schools. (Obituary)

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The building appears to retain integrity of location, design, materials, workmanship, setting, feeling, association. It is significant at the local level under Criterion A for Black Ethnic Heritage, Social History, and Civil Rights and under Criterion B as the home of Robert Warren, a local leader in the Civil Rights Movement and first Black mayor of Muskegon Heights. Additional research in these areas is needed to fully evaluate eligibility. The period of significance would likely begin in 1982 when Robert and Edna Warren purchased the house and should encompass his service as

the first Black mayor of Muskegon Heights from 1983 to 1999. Since this does not meet the fifty-year age requirement, this property should be assessed for eligibility in the future. Interior access was not provided during this project.

**References**

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Muskegon County Register of Deeds. Document Search Database.  
<https://www.muskegonrecords.com/recorder/eagleweb/docSearch.jsp>.

*Polk's Muskegon (Michigan) City Directory*. 1915. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1921. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1926. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1930. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1936. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1970. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

Sanborn Fire Insurance Maps. "Muskegon, Michigan, Vol. 2." 1923. ProQuest Digital Sanborn Maps, 1867-1970, Via University of Michigan Libraries.

Sanborn Fire Insurance Maps. "Muskegon, Michigan, Vol. 2." 1923, Revised 1950. ProQuest Digital Sanborn Maps, 1867-1970, Via University of Michigan Libraries.

Edna Warren Obituary. *MLive*. April 9, 2004. <https://obits.mlive.com/us/obituaries/muskegon/name/edna-warren-obituary?id=14730512>.

Robert A. Warren Obituary. *The Greenwood Commonwealth*. June 10, 2000. <https://www.gwcommonwealth.com/archives/robert-warren>.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

Current Photographs



Southeast Elevation



Southeast Elevation



Window and Porch Detail



Window and Porch Detail



Northeast Elevation



Northeast Elevation



Garage – Southeast Elevation

# Michigan SHPO Architectural Properties Identification Form



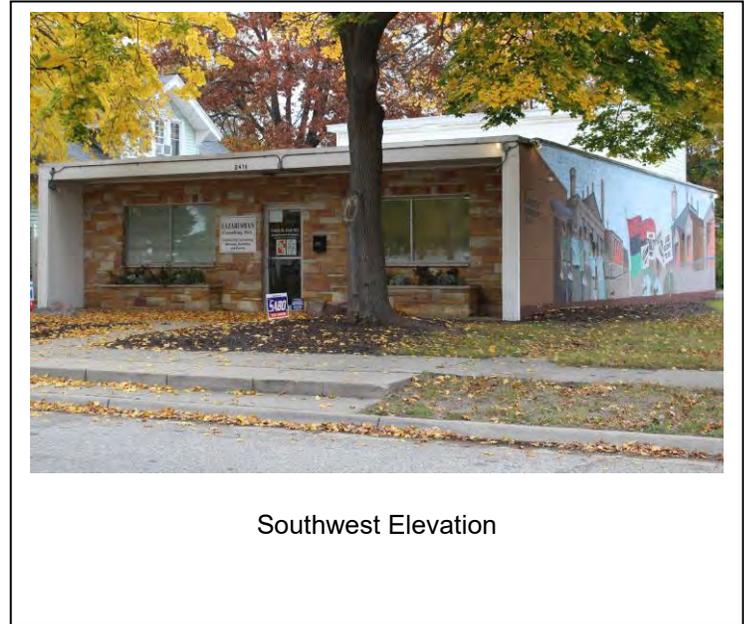
## Property Overview and Location

|   |  |                                       |                                       |   |                                   |
|---|--|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 2416 Peck Street<br><i>(See also 7 East Center Street and 5885 Lake Harbor Road)</i> |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444   |                                       |                                       |   |                                   |
| County  | Muskegon   |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-185-120-0020-00 and 61-26-185-120-0019-00                                      |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.208032   |                                       | Long: -86.244316                      |   |                                   |
| 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"/>                                     |                                    |



Southwest Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | 1960  |
| Architectural Style     | Modernist   |
| Building Form           | Square  |
| Roof Form               | Flat  |
| Roof Materials          | Unknown   |
| Exterior Wall Materials | Concrete Block, Stone Veneer  |
| Foundation Materials    | Poured Concrete   |
| Window Materials        | Aluminum  |
| Window Type             | Fixed   |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Carport – c.1990<br>Meditation Garden – c.2007                      |

## Eligibility

|  |   |   |   |   |
|--|---|---|---|---|
| Individually Eligible  | Criterion A <input checked="" type="checkbox"/>   | Criterion B <input checked="" 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 type="checkbox"/>                                     | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         |   |
| Not Eligible <input type="checkbox"/>  |   |   |   |   |
| Area(s) of Significance  | Black Ethnic Heritage, Social History, Association with Dr. James Jackson, Architecture |   |   |   |
| Period(s) of Significance  | 1960 to undetermined date   |   |   |   |
| 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  | Dr. James Jackson Office  |   |   |   |
| Current/Common Name  | Lazarusman Consulting   |   |   |   |
| Historic/Original Owner  | Dr. James Jackson   |   |   |   |
| Historic Building Use  | Commerce/Trade – professional   |   |   |   |
| Current Building Use   | Commerce/Trade – professional   |   |   |   |
| Architect/Engineer/Designer  | Unknown   |   |   |   |
| Builder/Contractor   | Unknown   |   |   |   |

## Narrative Architectural Description

*Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.*

This one-story, flat-roof building is built of concrete block with a stone veneer façade (west elevation). The entrance is an aluminum commercial door flanked by two-light aluminum fixed windows with integrated stone veneer planters beneath. The façade is slightly recessed and the side walls are clad with vertical wood paneling. The south elevation is blind and features a mural of the Lakey Foundry; the north elevation contains glass block windows sheltered by a wide overhang. A vinyl, flat roof addition has been constructed at the second story of the rear of the building and appears to contain HVAC equipment.

### Carport – c.1990

A wood framed carport is located at the rear (east) of the building, which is accessed by an alley. Aerial imagery indicates the carport was built between 1986 and 1997.

### Meditation Garden – c.2007

A meditation garden with wood benches and mature trees is located in the grassy vacant lot adjacent to the south of the building. Aerial imagery indicates the medication garden was built between 2005 and 2009.

## History of the Resource

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

This building was constructed to serve as Dr. James Jackson's osteopathic medicine office. Dr. Jackson was born in Massachusetts; attended Wayne State University and Des Moines University College of Osteopathic Medicine; and remained in Muskegon after his internship at the Muskegon Osteopathic Hospital. He opened his medical practice at this location in 1960.

Dr. Jackson was a prominent local Civil Rights leader, advocating and demonstrating on behalf of African American residents of Muskegon and Muskegon Heights with the Muskegon Branch of the NAACP, Home Equity Inc., and other local organizations. He founded the James Jackson Museum of African American History in Muskegon Heights in 2006.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The building appears to retain integrity of location, design, materials, workmanship, setting, feeling, association. It is likely eligible for listing in the National Register of Historic Places at the local level under Criterion C for architecture as an intact Modernist office building. It may also be eligible under Criterion A for Black Ethnic Heritage and Social History and Criterion B for association with Dr. James Jackson, a local leader in the Civil Rights Movement. The period of significance should likely begin in 1960 when the building was constructed and Dr. Jackson opened his osteopathic office there. Further research is needed to identify an appropriate end date to encompass Dr. Jackson's significant Civil Rights activities. Though Dr. Jackson's home remains extant, it has been substantially altered, therefore, this building is the most intact building associated with Dr. Jackson's productive life. Interior access was not provided during this project.

## References

*List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.*

NetrOnline. *Historic Aerials*. <https://www.historicaerials.com/viewer/450827>.

Price, Cynthia. "A Tribute to Dr. James Jackson." *The Norton-Lakeshore Examiner*. July 4, 2018.  
<https://legalnews.com/muskegon/1461453>.

Personal Communication with William Muhammad by Cheri Szcodronski. March 22, 2022. James Jackson Museum of African American History, Muskegon Heights.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

Current Photographs



Northwest Elevation



Southwest Elevation



South Elevation – Mural Detail



Carport – Facing North



Southeast Elevation



East Elevation



Meditation Garden – Facing East

# Michigan SHPO Architectural Properties Identification Form



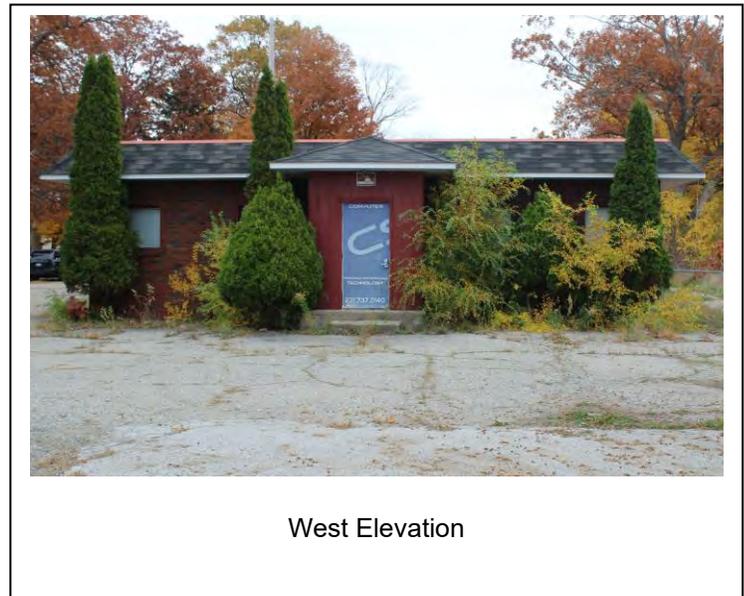
## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 2528 Peck Street                            |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444                  |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-185-145-0017-00                       |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.205792                              |                                       | Long: -86.244161                      |   |                                   |
| 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"/>                                     |                                    |



West Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | c.1945  |
| Architectural Style     | Vernacular  |
| Building Form           | Square  |
| Roof Form               | Flat  |
| Roof Materials          | Asphalt   |
| Exterior Wall Materials | Brick veneer<br>Concrete block                                      |
| Foundation Materials    | Poured concrete   |
| Window Materials        | Metal   |
| Window Type             | Casement, 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  | N/A   |   |   |   |   |   |
| Period(s) of Significance  | N/A   |   |   |   |   |   |
| 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  | Armstrong Automotive Dealership, Taylor's Salon of Beauty   |   |   |   |   |   |
| Current/Common Name  | Ciggzree's Real Estate  |   |   |   |   |   |
| Historic/Original Owner  | Howard Armstrong  |   |   |   |   |   |
| Historic Building Use  | Commerce/Trace – specialty store, business  |   |   |   |   |   |
| Current Building Use   | Vacant  |   |   |   |   |   |
| Architect/Engineer/Designer  | Unknown   |   |   |   |   |   |
| Builder/Contractor   | Unknown   |   |   |   |   |   |

## Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

This one-story commercial building is constructed of concrete block with a brick veneer façade. A slightly projecting, hip-roof entrance bay is centered on the front (west) elevation and clad in vertical wood sheathing. There are small, single-light fixed windows on the front and side elevations, and those on the front have brick sills. A rear wing is also constructed of concrete block and contains eight-light metal casement windows. The roof is flat with a widely overhanging pent roof on the front wing and a parapet on the rear wing.

## History of the Resource

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

The property housed Howard Armstrong's automobile dealership in the 1950s and 1960s, and the building is well set back from Peck Street to accommodate the dealership's large parking lot. Taylor's Salon of Beauty was located here by 1970, followed by Ciggzree's Real Estate by 1977. (city directories; Obituary)

Ciggzree Morris was born in Benton Harbor and moved to Chicago then Muskegon with her family. She graduated from Muskegon High School in 1948, the only African American female in her graduating class. She married Richard Morris in 1949. (Obituary)

In the 1960s, she started her own business, Cigg's Wigs, at her home. The business was so successful that she expanded, opening Ciggzree's Women's Clothing, a boutique and hair salon, at 212 West Western Avenue. The boutique offered clothing, custom designs, wigs, and an integrated hair salon – the first in Muskegon. (city directories; Obituary)

Morris was the first African American woman hired by the United Way of Muskegon County. She was also the first African American clerk for Michcon Gas Company's Muskegon office, and she recalls the White women working there "wouldn't have anything to do with me," going so far as to leave the restroom if she entered. (Obituary; Up From the Bottoms)

In April 1975, Muskegon Heights resident Ciggzree Morris began working as a realtor for Wartz & Galy Realtors. She focused on integrating neighborhoods in Muskegon and Muskegon Heights by selling homes in predominantly White neighborhoods to African American buyers, which was met with great animosity from White colleagues and community members. She recounts receiving death threats at her home; a man called her mother and told her to "tell Ciggzree that we're going to blow her brains out. We're going to kill her." The threat was ineffective, however. "If they were going to kill me, they would do it. That's somebody trying to frighten us," she told her mother, "And I'm not afraid." (Up From the Bottoms; NAACP; Burns)

By November, Morris had been dismissed from the firm. She filed a discrimination suit against the company with the Michigan Civil Right Commission, whose offices were at 2542 Peck Street in Muskegon Heights (no longer extant). Though the firm's partners responded that she was laid off during a slow time for real estate, many in the community believed she was fired because of backlash from White homeowners in neighborhoods where she had sold property to African American buyers. Though Morris had some concern about backlash, she had "no intention of dropping the case. It's too important for other blacks [sic] working in real estate. This case is going to set a precedent for other cases in Muskegon." Ultimately the CRC found in her favor, but Morris was unable to find another position at a real estate firm. (Obituary; Burns; NAACP)

When she was unable to find another position at a different real estate firm, she received her broker's license - becoming the first African American woman in Western Michigan to do so – and established Ciggzree's Real Estate. She also obtained a building contractor license and real estate appraiser license, and with her husband, an electrician, she purchased, rehabbed, and rented or sold over forty properties, eventually adding a property division to her real estate firm. (Burns; NAACP)

Still, discriminatory practices remained in Muskegon County's housing market. Morris observed in 1977, "Real Estate is still a very explosive and extremely sensitive area where dealing with minorities is concerned. There seems to be more of an undercurrent, maybe because of open housing laws." She emphasized the importance of people having the option to live wherever they could afford to, regardless of integration or segregation, but that it was difficult to achieve.

"Whites react through ignorance and fear, but by the same token, some blacks [sic] don't want to live in white neighborhoods. Some people don't like going into a hostile community," she observed. ("Discrimination")

Morris worked with the Urban League, served as the youth advisory for the Muskegon Chapter of the NAACP, and served on the boards of the NAACP, Urban League, Board of Realtors, and Black Women's Political Caucus. (Obituary)

The property was foreclosed in 2003 and most recently occupied by a computer sales and repair company, though the building is now vacant. (city directories)

### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The building appears to retain integrity of location, design, materials, workmanship, setting, feeling, and association. It is significant under Criterion A for African American Ethnic Heritage and Civil Rights and Criterion B for its association with local Civil Rights activist Ciggzree Morris and the establishment of her real estate firm. Though the building was constructed in the 1940s, the period of significance should begin in the late 1970s when Ciggzree's Real Estate firm was established at this location following her racial discrimination case against a previous employer. Since this does not meet the fifty-year age requirement, this property should be assessed for eligibility in the future. Interior access was not provided during this project.

### References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Burns, Robert. "Muskegon realty firm charged with race bias." *The Muskegon Chronicle*. February 24, 1977. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

Ciggzree Morris Obituary. Fountain Funeral Homes. August 26, 2022. <https://www.tributearchive.com/obituaries/25786012/ciggzree-morris>.

"Discrimination in Housing Still Explosive Area." *The Muskegon Chronicle*. October 12, 1977. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

Muskegon Branch National Association for the Advancement of Colored People. "100 Years of the NAACP in Muskegon County." Lakeshore Museum Center. <https://www.youtube.com/watch?v=yOyv8ZdEXPI>.

*Polk's Muskegon (Michigan) City Directory*. 1950. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1955. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1960. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1965. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

*Polk's Muskegon (Michigan) City Directory*. 1970. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

Schaub, Jim, and Rod Schaub. "Up From the Bottoms: The Search for the American Dream." Documentary film narrated by Cicely Tyson. 2009. [www.upfromthebottoms.com](http://www.upfromthebottoms.com).

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

**Current Photographs**



Southwest Elevation



Northwest Elevation



Northeast Elevation

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 2428 Ray Street                             |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444                  |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-185-105-0016-00                       |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.207564                              | Long: -86.225656                      |                                       |   |                                   |
| 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 type="checkbox"/>                               |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input checked="" type="checkbox"/>                          |                                    |



West Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | 1944  |
| Architectural Style     | Vernacular  |
| Building Form           | Rectangular   |
| Roof Form               | Front Gable   |
| Roof Materials          | Asphalt   |
| Exterior Wall Materials | Brick Veneer  |
| Foundation Materials    | Concrete  |
| Window Materials        | Wood  |
| Window Type             | Fixed stained glass   |
| 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 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  | Friendship Baptist Church                           |   |   |   |   |   |
| Current/Common Name  | Friendship Missionary Baptist Church                |   |   |   |   |   |
| Historic/Original Owner  | Friendship Baptist Church                           |   |   |   |   |   |
| Historic Building Use  | Religion – religious facility                       |   |   |   |   |   |
| Current Building Use   | Religion – religious facility                       |   |   |   |   |   |
| Architect/Engineer/Designer  | Unknown   |   |   |   |   |   |
| Builder/Contractor   | Unknown   |   |   |   |   |   |

## Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

|  |
|--|
| Located across Ray Street from the East Manor Park housing development, this front-gable, brick-veneered church was built in 1944. The church entrance is centered on the façade and accessed by concrete steps leading to a pair of |
|--|

aluminum-framed doors with single-light sidelights. The entrance is sheltered by a metal, flat-roof covering with enclosed sides. A glass block cross is above the entrance, which is flanked by three-part stained glass wood windows. A small gabled wing extends from the front end of the south elevation, flush with the façade, and contains a side entrance, likely containing an elevator or chair lift. There is another side entrance just east of this wing in the south elevation, and both entrances are sheltered by a metal shed-roof awning with canvas sides and supported by square posts. A cornerstone on the west elevation of the elevator wing is engraved:

Friendship Missionary  
Baptist Church  
1944  
Rev. Fred Tucker, Founder

|                  |                    |
|------------------|--------------------|
| Deacons          | Trustees           |
| Otis Tuner, Ch.  | George Ellis, Ch.  |
| Ira Bell         | James Brown        |
| George Foreman   | Ardon Culp         |
| Fred Hildreth    | Corey Bibbs        |
| C.W. Howell, Jr. | Eddie Henderson    |
| Levell Woods     | James Hoskin, Tr.  |
|                  | Joseph James       |
|                  | Bobbie Means, C.C. |
|                  | L. Furlough, F.S.  |

Rev. Richard Hogue, Pastor

The north and south elevations contain wood, stained glass windows with cast-stone sills and slightly projecting buttresses separate the windows into sets of three. A gabled wing extends from the rear of the south elevation and contains an entrance sheltered by a gable supported by square wood posts. A prefabricated metal shed is southeast of the church.

### History of the Resource

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

The church was established by Reverend Fred Tucker, who had been a member of Bethesda Baptist Church, though the details of its organization are not clear. The church does not appear in the city directories until 1944, when the current church was built, under the leadership of Reverend Richard Hogue.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The church appears to retain integrity of location, design, materials, workmanship, setting, feeling, and association. However, it does not appear to represent a significant aspect of history, culture, architecture, or archaeology. The building is likely not individually eligible for listing in the National Register of Historic Places and is not located within a historic district. Interior access was not provided during this project.

### References

*List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.*

"The Bethesda Journey." *History of the African American Churches in Muskegon County* Exhibit. James Jackson Museum of African American History, Muskegon Heights.

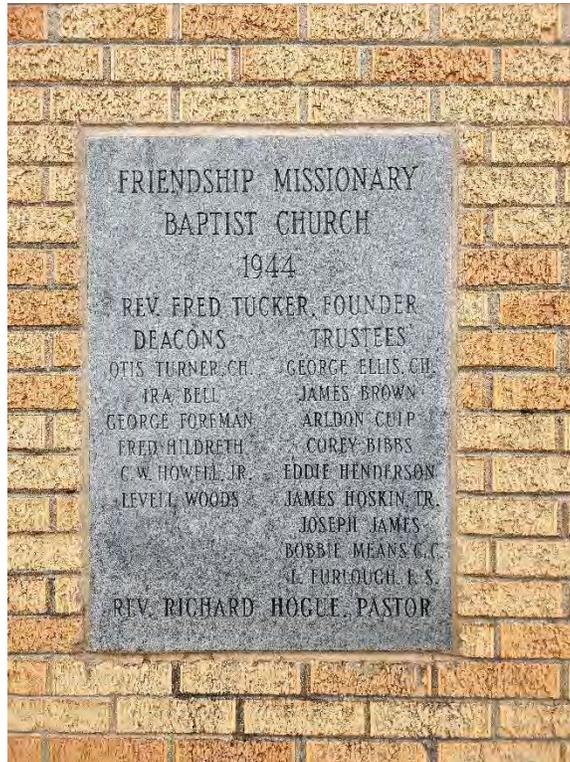
|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

Current Photographs



Northwest Elevation



West Elevation – Cornerstone Detail



Southwest Elevation



South Elevation – Window Detail

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 2435 Riordan Street                         |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444                  |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-185-114-0008-00                       |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.207145                              |                                       | Long: -86.236335                      |   |                                   |
| 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 type="checkbox"/>                               |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input checked="" type="checkbox"/>                          |                                    |



Southeast Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | 1981, 1986  |
| Architectural Style     | Modernist   |
| Building Form           | Irregular   |
| Roof Form               | Hip   |
| Roof Materials          | Asphalt   |
| Exterior Wall Materials | Brick Veneer  |
| Foundation Materials    | Concrete  |
| Window Materials        | Aluminum  |
| Window Type             | Sliding   |
| 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 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  | Black Ethnic Heritage, Social History, Civil Rights  |   |   |   |   |   |
| Period(s) of Significance  | 1961 to undetermined date  |   |   |   |   |   |
| 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  | Greater Harvest Missionary Baptist Church  |   |   |   |   |   |
| Current/Common Name  | Greater Harvest Missionary Baptist Church  |   |   |   |   |   |
| Historic/Original Owner  | Greater Harvest Missionary Baptist Church  |   |   |   |   |   |
| Historic Building Use  | Religion – religious facility  |   |   |   |   |   |
| Current Building Use   | Religion – religious facility  |   |   |   |   |   |
| Architect/Engineer/Designer  | Unknown  |   |   |   |   |   |
| Builder/Contractor   | Unknown  |   |   |   |   |   |

## Narrative Architectural Description

*Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.*

Located at the northwest corner of Riordan Street and East Hume Avenue, this church is an irregularly shaped building with a diamond-shaped sanctuary partially overlapped by an L-shaped fellowship hall to its south. The building is one-story with a hip-roof and vertical wood sheathing forming a cornice. The main entrance is on the east elevation, facing Riordan Street. The paired aluminum-framed doors are situated in a recessed bay, creating a flatted point on the east side of the diamond. The walls are a combination of brick veneer and vertical wood sheathing, with aluminum sliding windows set in wood sheathing. A side entrance in the north elevation is similarly situated within a slightly recessed bay with canted walls and contains a pair of aluminum-framed doors with wide sidelights and a narrow transom.

The Rev. C. Casey Memorial fellowship hall extends south of the sanctuary building, forming an L-shape facing Riordan Street. Paired aluminum-framed doors with wide sidelights are set in a slightly recessed bay with canted walls. The corners of this wing are also canted. The south elevation, facing East Hume Avenue, features a band of ten aluminum awning windows set high on the wall, just below the cornice. The rear of the building contains four metal slab doors and is accessed by a narrow dirt alley.

A rectory at 2425 Riordan Street is now owned by the church, but it is a much older building and its use is not clear.

## History of the Resource

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

Greater Harvest Missionary Baptist Church was organized in 1953 in the home of Tyree and Emma Jones at 2529 Jarman Street and Reverend Clayborne Casey was elected pastor. The congregation met for a brief time at Reynolds Funeral Home but quickly outgrew the space and instead met at Phillip Chapel AME Church. The church purchased a building at this location soon afterward, but the building was in poor condition and services were moved to the Fairview Homes Center while a new building was constructed. The first church was completed on this site in 1955 and dedicated Easter Sunday of that year. In 1981, the congregation held ground-breaking ceremonies for a new church, which was completed later that year. A fellowship hall was constructed in 1986.

Reverend Casey served until 1982, followed by Reverend Stanley Levy 1983-1994, Reverend Charles Hildreth 1994-2009, Reverend Christopher Murray 2010-2016, and Pastor Raymond S. Settles since 2016.

The church congregation have been leaders in the local Civil Rights Movement and hosted Civil Rights-related events at this location. On March 19, 1961, a mass meeting of about five hundred people was held at Greater Harvest Baptist Church to discuss the boycott of Sanitary Dairy, the picketing at Toure's Grocery Store, and other civil rights issues in the community. Bessie Reynolds encouraged the crowd, saying "if men, women and children in Georgia, Mississippi, and Alabama, can stand up for their rights, we can do it here." Boycott leader Alfred Williams reported that Sanitary Dairy Company president J.B. Gillette "would do nothing at present for fear that his white customers would refuse to buy any more milk in reprisal for the hiring of Negro [sic] drivers." The group unanimously agreed they would no longer picket, however, they would continue the boycott by refusing to purchase Sanitary Dairy products. (*The Grand Rapids Times*)

Ultimately, the Sanitary Dairy Company boycott was successful, ending with the hiring of an African American employee as a delivery driver to run routes to African American customers. Robert Dowson, an NAACP member who participated in the boycott, explained its success: "You keep your dollar, and your dollar will speak." (Dowson & Burns)

On June 23, 1963, a group of approximately two thousand African American demonstrators met at Greater Harvest Baptist Church and marched eight blocks along Riordan Street and East Broadway Avenue to Rowan City Park at 2800 Maffett Street in Muskegon Heights (extant). Organized by the NAACP, the demonstration was in mourning for Medgar Evers, the NAACP field secretary in Mississippi. Evers was murdered on June 12 by Byron De La Beckwith, a member of the White Citizens' Council, which opposed integration and rights for African Americans. Beckwith was tried twice following the murder, but the all-White juries failed to convict, though he was convicted in 1994 based on new evidence. (Marshall, 49, 51, 56-57, 59, 64, 79, 81)

The crowd of mourners in Muskegon was primarily made up of African American families, most wearing black arm bands or carrying black flags. At Rowan City Park, a number of speakers addressed the crowd, which included about twenty-five White observers. Reverend Wyatt L. Stewart opened the program denouncing Evers' murder and ongoing violence and racism against African Americans. "We are tired of empty promises, tired of being second-class citizens... and whether we live or die, the end is here," he said. Reverend Henry Reynolds told the crowd "we are called here to bear witness to the death of one man for the dignity of all men," and local businessman Al Williams said, "the real assassin of Medgar Evers is social injustice." Dr. Frank Howell described Muskegon as "one of the worst of the discriminating cities in the United States" and praised the demonstration, saying "it takes a crowd such as this to emphasize our fight for rights. We'll take nothing more or less than equal rights, and from this day on, Greater Muskegon will be a better place for everyone." (Mourning March) Similar demonstrations took place in Battle Creek, Benton Harbor, Flint, and other Michigan cities, with Governor George Romney attending the event in Flint with Evers' brother, Charles. (Governor Joins; March of Mourning; Nottingham)

The following September in Birmingham, Alabama, members of the Ku Klux Klan detonated a bomb at the Sixteenth Street Baptist Church during Sunday services, killing four young girls. (Thornton, 346-347) In Muskegon, demonstrators gathered again at the Greater Harvest Baptist church and marched to Rowan City Park for a memorial service on September 22. Similar demonstrations took place throughout Michigan, including Albion, Battle Creek, Benton Harbor, Detroit, and Grand Rapids. (Newspaper clippings from *The Muskegon Chronicle*, *The Hillsdale Daily News*, *Detroit Free Press*, *Battle Creek Enquirer*, and *Ludington Daily News*)

### Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The building appears to retain integrity of location, design, materials, workmanship, setting, feeling, and association. The site was the location of important Civil Rights activity, though the current building was constructed much later. Therefore, the building is not likely individually eligible for listing in the National Register of Historic Places and is not located within a historic district. Interior access was not provided during this project.

However, the site is likely eligible at the local level under Criterion A for Black Ethnic Heritage and Social History as the gathering place for planning and the starting point for marches related to the Civil Rights Movement. The period of significance should likely be 1961 when these events took place, but further research is needed to fully evaluate the congregation's involvement in the Civil Rights Movement and identify an appropriate end date.

### References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

"Albion March of Mourning for Bombing Victims Held Sunday." *Battle Creek Enquirer and News*. September 30, 1963. [www.newspapers.com](http://www.newspapers.com).

"Bombing Victims Mourned." *Detroit Free Press*. September 23, 1963. [www.newspapers.com](http://www.newspapers.com).

"Governor Joins in Memorial." *The Lansing State Journal*. July 13, 1963. [www.newspapers.com](http://www.newspapers.com).

Greater Harvest Missionary Baptist Church. "About Us – Church History." [www.greaterharvestbc.org/about](http://www.greaterharvestbc.org/about).

"Greater Harvest Missionary Baptist Church." *History of the African American Churches in Muskegon County* Exhibit. James Jackson Museum of African American History, Muskegon Heights.

"'March of Mourning' is Held Here." *The Battle Creek Enquirer and News*. June 24, 1963. [www.newspapers.com](http://www.newspapers.com).

"Marchers to Mourn Bomb Victims, NAACP Memorial Parade Set Sunday." *The Muskegon Chronicle*. September 20, 1963. Hackley Public Library. Torrent House Local History and Genealogy Department. Muskegon.

Marshall, James P. *Student Activism and Civil Rights in Mississippi*. Baton Rouge: Louisiana State University Press, 2013.

"Memorials Held for 4 Victims." *The Hillsdale Daily News*. September 23, 1963. www.newspapers.com.

"Mourning March Impressive, Orderly." *The Muskegon Chronicle*. June 24, 1963. Hackley Public Library. Torrent House Local History and Genealogy Department. Muskegon.

Nottingham, Ben. "B.H. Negroes Stage Peaceful March." *The News-Palladium [Benton Harbor]*. June 24, 1963. www.newspapers.com.

Personal Communication with Robert Dowson (Civil Rights activist) and Melvin Burns, Jr., (Muskegon Heights City Manager) by Cheri Szcodronski. March 1, 2023. Dowson Home, Muskegon Heights.

"Sanitary Boycott Continues." *The Grand Rapids Times*. March 25, 1961. Urban League of Greater Muskegon Records, Box 13. Folder 390: Printed Material, 1961. Bentley Historical Library, University of Michigan, Ann Arbor.

"Silent Marches are Held in G.R., Muskegon Heights." *The Ludington Daily News*. September 23, 1963. www.newspapers.com.

"Solemn Group Prays Here for Church Bombing Victims." *The Battle Creek Enquirer and News*. September 23, 1963. www.newspapers.com.

Thornton, J. Mills. *Dividing Lines: Municipal Politics and the Struggle for Civil Rights in Montgomery, Birmingham, and Selma*. Tuscaloosa: University of Alabama Press, 2002.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

**Historic Photographs**



Mass Meeting at Greater Harvest Baptist Church, March 19, 1961  
*(courtesy of Bentley Historical Library)*

**Current Photographs**



Northeast Elevation



East Elevation – Sanctuary



East Elevation – Cornerstone Detail



East Elevation – Fellowship Hall



East Elevation – Plaque Detail



Southwest Elevation



Northwest Elevation



North Elevation



Northeast Elevation



Southeast Elevation



East Elevation



Northeast Elevation



Southwest Elevation

# Michigan SHPO Architectural District/Complex Identification Form



## District Overview and Location

|                                |   |                                       |                                       |   |
|--------------------------------|---|---------------------------------------|---------------------------------------|---|
| District/Complex Historic Name | East Sherman Boulevard Commercial District                          |                                       |                                       |   |
| Current/Common Name            | N/A   |                                       |                                       |   |
| Roughly bounded by streets     | 400-600 Blocks East Sherman Boulevard, 2500 Block Mcllwraith Street |                                       |                                       |   |
| City, State, Zip Code(s)       | Muskegon Heights, MI 49444  |                                       |                                       |   |
| County                         | Muskegon  |                                       |                                       |   |
| Total Acres in the District    | 1.5 Acres   |                                       |                                       |   |
| 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"/> |

## District/Complex Type

(Insert map or aerial photo with boundaries below.)

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



## District/Complex Information

|  |             |
|--|-------------|
| Total Number of Resources                  | 5           |
| Contributing Resources                     | 5           |
| Non-Contributing Resources                 | 0           |
| Significant Dates                          | 1948 – 1970 |
| 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 #:   |
| <i>If not already listed, complete the information below:</i>                            |   |   |   |   |   |
| 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  | Black Ethnic Heritage, Social History, Commerce |   |   |   |   |
| Period(s) Significance   | c.1950 to undetermined date                     |   |   |   |   |
| Integrity – Does the district/complex 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 type="checkbox"/>                   | Fair <input checked="" type="checkbox"/>      | Poor <input type="checkbox"/>                   |   |   |
| Threats to Resource?   | None known                                      |   |   |   |   |

## 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 district comprises one block of Mcllwraith Street and three blocks of East Sherman Boulevard, including five extant Black-owned businesses that served the surrounding residential neighborhood. The district includes vernacular commercial buildings constructed of brick or concrete block. In general, window and door openings remain, though

most have been boarded. Storefronts appear to generally retain original configurations. The buildings are currently vacant and in fair condition. Vacant lots once contained additional businesses.

### 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.*

In the 1940s and 1950s, when Muskegon Heights neighborhoods were still strongly segregated, Black-owned businesses providing necessary goods and services were located throughout Black neighborhoods. After the Civil Rights Act of 1964, many of the barriers to Black entrepreneurship were removed and more Black-owned businesses formed throughout the city. A small commercial district of Black-owned businesses and services formed at the intersection of McIlwraith and Jarman Streets with East Sherman Boulevard during this time, including Beal & Sons Produce Market, Latson's Grocery, the Muskegon Heights Community Center, Cheeks Mobil Service Station, and the Rainbow Café.

### 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.*

Though extant buildings are generally in fair condition and there are vacant lots, the East Sherman Boulevard Commercial District appears to retain integrity of location, design, materials, workmanship, setting, feeling, and association. The district is likely eligible for listing in the National Register of Historic Places as a historic district with significance at the local level under Criterion A for Black Ethnic Heritage, Social History, and Commerce as a distinct commercial core of Black-owned businesses and services located within a predominantly Black residential neighborhood. The period of significance should likely begin in 1948, when the first building was constructed. Further research is needed to determine an appropriate end date and to confirm the district boundary.

### References

*List references used to research and evaluate the district/complex.*

*Polk's Muskegon (Michigan) City Directory. 1946. US City Directories, 1822-1995. Ancestry.com.*

*Polk's Muskegon (Michigan) City Directory. 1952. US City Directories, 1822-1995. Ancestry.com.*

*Polk's Muskegon (Michigan) City Directory. 1960. US City Directories, 1822-1995. Ancestry.com.*

*Polk's Muskegon (Michigan) City Directory. 1965. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.*

*Polk's Muskegon (Michigan) City Directory. 1970. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.*

*Polk's Muskegon (Michigan) City Directory. 1970. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.*

*Sanborn Fire Insurance Maps. "Muskegon, Michigan, Vol. 2." 1923. ProQuest Digital Sanborn Maps, 1867-1970, Via University of Michigan Libraries.*

*Sanborn Fire Insurance Maps. "Muskegon, Michigan, Vol. 2." 1923, Revised 1950. ProQuest Digital Sanborn Maps, 1867-1970, Via University of Michigan Libraries.*

**District Inventory**

Complete this form for the district as well as individual Michigan SHPO Architectural Resource Identification Form for each individual address.

| <b>STREET ADDRESS</b>      | <b>CITY/TOWNSHIP</b> | <b>COUNTY</b> | <b>YEAR BUILT</b> | <b>CONTRIBUTING? (YES OR NO)</b> |
|----------------------------|----------------------|---------------|-------------------|----------------------------------|
| 2530 McIlwraith Street     | Muskegon Heights     | Muskegon      | c.1960            | Yes                              |
| 2532 McIlwraith Street     | Muskegon Heights     | Muskegon      | c.1950            | Yes                              |
| 480 East Sherman Boulevard | Muskegon Heights     | Muskegon      | c.1970            | Yes                              |
| 508 East Sherman Boulevard | Muskegon Heights     | Muskegon      | c.1950            | Yes                              |
| 604 East Sherman Boulevard | Muskegon Heights     | Muskegon      | 1965              | Yes                              |

\*Use additional sheets as necessary

|                   |                          |             |                   |
|-------------------|--------------------------|-------------|-------------------|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski |
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                   |

Form date: 6/25/2019

**Current Photographs**



Left: Muskegon Heights Community Center (2530 McIlwraith Street)  
Right: Latson's Grocery (2532 McIlwraith Street)



Beal & Sons Produce Market (480 East Sherman Boulevard)



Cheeks Mobile Service Station (508 East Sherman Boulevard)



Rainbow Café (604 East Sherman Boulevard)

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |                                  |  |                                       |   |                                   |
|---|----------------------------------|--|---------------------------------------|---|-----------------------------------|
| Street Address  | 55 East Sherman Boulevard        |  |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444       |  |                                       |   |                                   |
| County  | Muskegon                         |  |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-185-170-0001-00            |  |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.204608                   | Long: -86.243418                                 |                                       |   |                                   |
| Ownership   | Private <input type="checkbox"/> | Public-Local <input checked="" 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 type="checkbox"/>                               |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input checked="" type="checkbox"/>                          |                                    |



## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | 1926, c.1945, c.1965  |
| Architectural Style     | Classical Revival<br>Modernist                                      |
| Building Form           | Rectangular   |
| Roof Form               | Flat  |
| Roof Materials          | Unknown   |
| Exterior Wall Materials | Brick   |
| Foundation Materials    | Concrete  |
| Window Materials        | Wood  |
| Window Type             | 1/1   |
| Outbuildings            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number/Type:            | Garage – c.1945<br>Playground – c.2015                              |

## 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 type="checkbox"/>   | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         |   |   |   |
| Not Eligible <input type="checkbox"/>  |   |   |   |   |   |   |
| Area(s) of Significance  | Black Ethnic Heritage, Education, Architecture  |   |   |   |   |   |
| Period(s) of Significance  | 1926 to undetermined date   |   |   |   |   |   |
| 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  | Central School, Muskegon Heights Middle School  |   |   |   |   |   |
| Current/Common Name  | Dr. MLK Jr Elementary School  |   |   |   |   |   |
| Historic/Original Owner  | Muskegon Heights Public Schools   |   |   |   |   |   |
| Historic Building Use  | Education – school  |   |   |   |   |   |
| Current Building Use   | Education – school  |   |   |   |   |   |
| Architect/Engineer/Designer  | Unknown   |   |   |   |   |   |
| Builder/Contractor   | Unknown   |   |   |   |   |   |

## Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

Bounded by Peck Street (west), East Sherman Boulevard (north), and Baker Street (east), this two-story, brick and limestone building is a fine example of an early twentieth century Classical Revival-style school. The original school building was a U-shaped classroom building facing East Sherman Boulevard with a wing extending south along Peck Street to form an L-shape. An auditorium/gymnasium was added to the south elevation before 1950.

The main entrance, facing Peck Street, contains paired replacement doors with a seven-light wood transom set within a recessed bay with an arched opening and carved stone surround with keystone and springers flanked by paired Classical pilasters and topped with a triglyph entablature. A narrow balcony above the entrance features a carved limestone railing with carved stone finials at each end. Above the entrance, the stone cornice is engraved "Central School," above which is a peaked stone sign panel engraved "The Foundation of Every State is the Education of its Youth – Diogenes," which is flanked by paired stone pilasters with round finials. The north entrance is situated in a wide U-shaped wing at the center of the elevation, facing East Sherman Boulevard. It is similarly designed, though slightly narrower, with an arched, multi-light wood transom above the replacement doors set within an arched, recessed bay flanked by Classical pilasters topped with stone finials. Above the entrance, the stone cornice is engraved "Central School," with a sign panel above engraved "Knowledge is Power." The sign panel is topped with an arched parapet with stone detailing and flanked by stone pilasters with round finials. Additional entrances throughout feature paired doors with multi-light transoms set within arched stone surrounds.

The original six-over-six wood windows have been replaced with single light windows in the bottom sash and boarded upper sashes, most set in pairs. The windows have four small, square stone blocks on each side forming a decorative, geometric surround. The building features a limestone base course, sill courses, and lintel courses. A cornice at the roofline features decorative soldier courses forming rectangular panels with stone cornerblocks.

A gymnasium/auditorium with a low-pitch gable roof and later brick veneer was constructed on the south elevation before 1950. Paired metal one-light doors are set off center on the south elevation. Five tall, narrow windows with single light lower sash and boarded upper sash and stone sills are west of the entrance. East of the entrance are four sets of paired tall narrow boarded windows with stone sills.

A large, one-story, brick veneer addition on the east elevation features a Modernist design and was likely built in the mid-1960s. The northeast corner of the addition projects from the rest of this wing and is visually distinct with a wide, projecting cornice that forms a deep overhang. This projecting wing also features three-part tall, narrow, fixed aluminum windows set in groups of three to form an inverted polygonal bay, each with projecting canted walls and an integrated, triangular planter. Remaining window openings on the north and east elevations feature tall, narrow, casement windows with a single-light transom and metal spandrel panel below. A rear wing extends the full width of the south elevation with a rear entrance leading to the parking lot and a soldier course cornice. This wing is almost entirely blind and may contain a gymnasium or auditorium.

#### Garage – c.1945

A one-story brick garage was constructed south of the gymnasium/auditorium before 1950. Its south elevation is five bays wide with replacement doors and boarded or vented windows with stone sills. The east elevation contains three metal overhead doors. The garage has a flat roof and stone coping.

#### Playground – c.2015

A paved parking lot extends the south elevation of the schools, and a small playground with modern equipment is located southeast of the school.

### **History of the Resource**

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

Central School was built in 1926 in a predominantly White neighborhood of Muskegon Heights. It is unclear what grades attended the school during the early years of its operation, but it likely served elementary and junior high grades. By 1938, the neighborhood had been designated red, or "hazardous," on the Home Owners' Loan Corporation redlining maps, described as "low class American labor – Aliens and negroes. Negroes increasing in numbers rapidly." (Mapping Inequality) As a result, the neighborhood demographics shifted from predominantly White to predominantly Black following the influx of African American laborers from the South to work in local industries during World War II. As

the Black population of the neighborhood began to increase, White residents relocated outside of Muskegon Heights. (Moore 2012)

The 1950 Sanborn Map shows the Central School included the original building, with a c.1945 gymnasium/auditorium addition, sited at the corner of East Sherman Boulevard and Peck Street. Two additional buildings at the corner of East Sherman Boulevard and Baker Street are also labeled Center School. A map notation "Junior High and Elementary School" appears to indicate the larger building served middle school grades while the smaller two buildings to its east served elementary grades.

In 1964, a new Central Elementary School was built across Baker Street from Central School, which was renamed Muskegon Heights Middle School. (Moore 2012) It was likely at this time that the former elementary school buildings were demolished and a large addition constructed on the middle school's east elevation.

The school housed grades 7-8 until 2014 when these grades were moved to the new Muskegon Heights High School. The former MLK Jr Elementary school on Barney Avenue was also closed at that time, and grades 2-6 moved to this building, which now operates as the Dr MLK Jr Elementary Academy charter school. (Moore 2014)

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The building appears to retain integrity of location, design, materials, workmanship, setting, feeling, and association. It is likely eligible for listing in the National Register at the local level under Criterion A for Black Ethnic Heritage and Education as one of several schools built to educate White children but later serving a predominantly Black student population as a result of neighborhood redlining practices. It is also likely eligible at the local level under Criterion C as an intact school building representing its early twentieth century construction in the Classical Revival style with a Modernist addition representing the dramatic growth of the school system in the mid-twentieth century. The period of significance should likely begin in 1926, when the building was constructed. Further research is needed to determine an appropriate end date, encompassing significant Black social history and Civil Rights events. Interior access was not provided during this project.

### References

*List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.*

Moore, Lynn. "It's a new school year for Muskegon Heights students, and new school buildings for many." *MLive*. August 25, 2014. [https://www.mlive.com/news/muskegon/2014/08/its\\_a\\_new\\_school\\_year\\_for\\_musk.html](https://www.mlive.com/news/muskegon/2014/08/its_a_new_school_year_for_musk.html).

Moore, Lynn. "Tiger Pride: Muskegon Heights forges on as whites, factories leave." *MLive*. May 25, 2012. [https://www.mlive.com/news/muskegon/2012/05/tiger\\_pride\\_muskegon\\_heights\\_f.html#incart\\_river\\_default](https://www.mlive.com/news/muskegon/2012/05/tiger_pride_muskegon_heights_f.html#incart_river_default).

Nelson, Robert K., LaDale Winling, et al. "Mapping Inequality: Redlining in New Deal America." Edited by Robert K. Nelson and Edward L. Ayers. *American Panorama: An Atlas of United States History*, 2023. <https://dsl.richmond.edu/panorama/redlining>.

Personal Communication with Melvin Burns, Jr., by Cheri Szcodronski, November 30, 2022, at Muskegon Heights Branch Library.

Sanborn Fire Insurance Maps. "Muskegon, Michigan, Vol. 2." 1923, Revised 1950. ProQuest Digital Sanborn Maps, 1867-1970, Via University of Michigan Libraries.

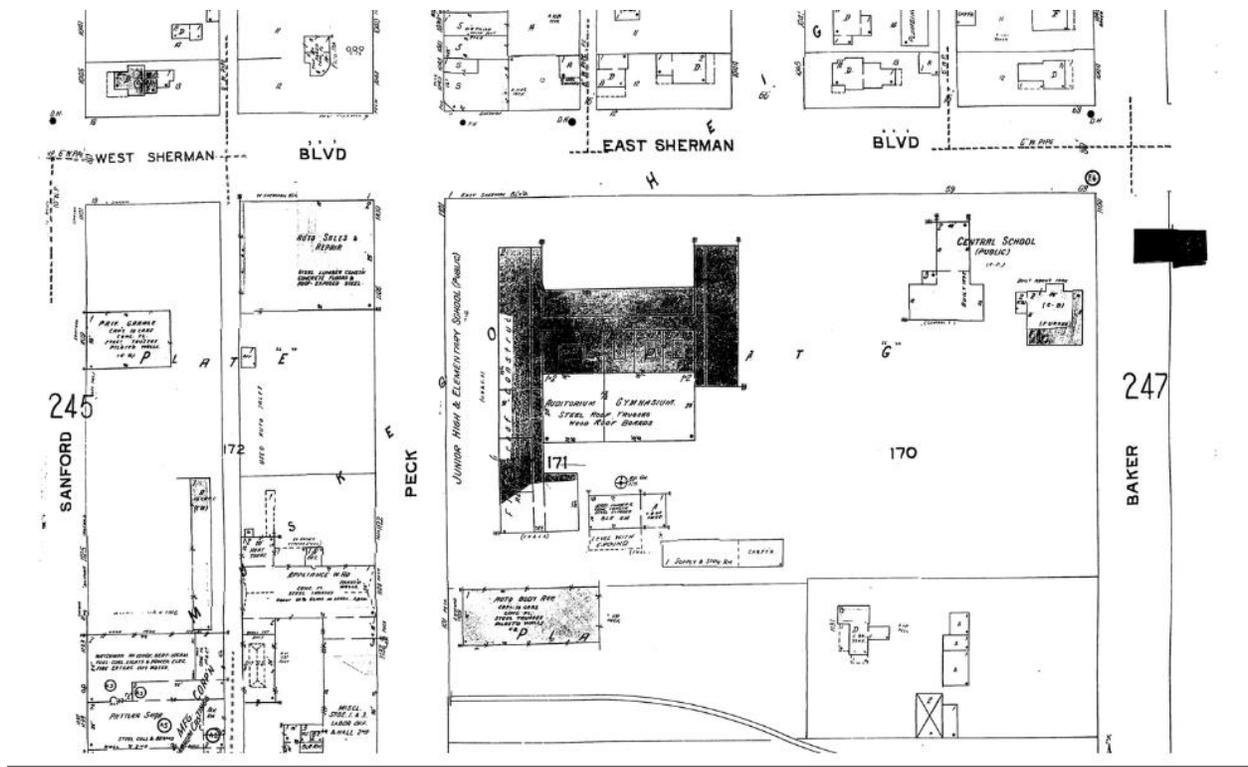
|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

Historic Photographs and Maps



Muskegon Heights Middle School, 1976  
Courtesy of MLive



Excerpt of 1950 Sanborn Map

**Current Photographs**



Original School Building – Northeast Elevation



Original School Building – North Elevation



Original School Building – Facing Southeast



Original School Building – North Entrance Detail



Original School Building – Facing Southwest



Northwest Elevation



Original School Building – Cornerstone Detail



Original School Building – Main Entrance Detail



Original School Building – Main Entrance Detail



Original School Building – Main Entrance Detail



Original School Building – Southwest Elevation



Original School Building – South Elevation



Original School Building – Southeast Elevation



Garage – Southwest Elevation



Original School Building – Southeast Elevation



East Addition – Southwest Elevation



East Addition – Southeast Elevation



East Addition – Northeast Elevation



East Addition – Northeast Elevation



East Addition – Window Detail



East Addition – Facing Southeast



East Addition – Facing Southwest



Playground – Facing South

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 480 East Sherman Boulevard                  |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444                  |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-185-154-0013-00                       |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.205135                              |                                       | Long: -86.233173                      |   |                                   |
| 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"/>                                     |                                    |



Southwest Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | 1970  |
| Architectural Style     | Vernacular  |
| Building Form           | Rectangular   |
| Roof Form               | Side Gable  |
| Roof Materials          | Asphalt   |
| Exterior Wall Materials | Concrete Block  |
| Foundation Materials    | Concrete  |
| 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 checked="" type="checkbox"/>  | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         | East Sherman Boulevard Commercial District  |   |   |
| Not Eligible <input type="checkbox"/>  |   |   |   |   |   |   |
| Area(s) of Significance  | Black Ethnic Heritage, Commerce, Social History   |   |   |   |   |   |
| Period(s) of Significance  | 1948 – 1970   |   |   |   |   |   |
| 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  | Beal & Sons Produce Market  |   |   |   |   |   |
| Current/Common Name  | Beal & Sons Produce Market  |   |   |   |   |   |
| Historic/Original Owner  | Beal Family   |   |   |   |   |   |
| Historic Building Use  | Commerce/Trade – specialty store  |   |   |   |   |   |
| Current Building Use   | Vacant  |   |   |   |   |   |
| Architect/Engineer/Designer  | Unknown   |   |   |   |   |   |
| Builder/Contractor   | Unknown   |   |   |   |   |   |

## Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

|   |
|---|
| This one-story, side-gable, concrete block commercial building is located at the northeast corner of East Sherman Boulevard and Manz Street. The roof forms an overhang to shelter the storefront and is supported by round metal |
|---|

columns. Three-light-over-three-panel wood doors flank a central metal overhead door with a row of ten lights. Side elevations are blind.

### History of the Resource

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

In the 1940s and 1950s, when Muskegon Heights neighborhoods were still strongly segregated, Black-owned businesses providing necessary goods and services were located throughout Black neighborhoods. After the Civil Rights Act of 1964, many of the barriers to Black entrepreneurship were removed and more Black-owned businesses formed throughout the city. One of these was Beal & Sons Produce Market, which operated at this location from 1970 until 2016.

The building is adjacent to additional Black-owned businesses forming a small commercial block within a residential neighborhood, including Latson's Grocery at 2532 McIlwraith Street, the Muskegon Heights Community Center at 2530 McIlwraith Street, Cheeks Mobil Service Station at 508 East Sherman Avenue, and the Rainbow Café at 604 East Sherman Boulevard.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

Though the building appears to retain integrity of location, design, materials, workmanship, setting, feeling, association, it likely is not eligible for individual listing in the National Register of Historic Places. Interior access was not provided during this project. The building is likely eligible as a contributing building within an East Sherman Boulevard Commercial District, significant at the local level under Criterion A for Black Ethnic Heritage, Commerce, and Social History as a core of Black-owned businesses within a predominantly Black neighborhood. The period of significance should likely begin in 1948, when the first Black-owned business opened. Further research is needed to identify an appropriate end date.

### References

*List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.*

"50 Years of Entrepreneurship: Black Business in Muskegon/Muskegon Heights." Muskegon Heritage Museum of Business and Industry.

*Polk's Muskegon (Michigan) City Directory.* 1970. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

White, Rose. "History of Black-owned businesses in Muskegon highlights 'entrepreneurial gene.'" *MLive*. February 15, 2021. <https://www.mlive.com/news/muskegon/2021/02/history-of-black-owned-businesses-in-muskegon-highlights-entrepreneurial-gene.html>.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

Current Photographs



Southwest Elevation



South Elevation



Southeast Elevation

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 508 East Sherman Boulevard                  |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444                  |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-185-155-0013-00                       |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.205213                              | Long: -86.231852                      |                                       |   |                                   |
| 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"/>                                     |                                    |



South Elevation

## Architectural Information

|                         |                              |  |  |
|-------------------------|------------------------------|--|--|
| Construction Date       | 1951                         |  |  |
| Architectural Style     | Vernacular                   |  |  |
| Building Form           | Square                       |  |  |
| Roof Form               | Flat                         |  |  |
| Roof Materials          | Unknown                      |  |  |
| Exterior Wall Materials | Concrete Block               |  |  |
| Foundation Materials    | Concrete                     |  |  |
| Window Materials        | Aluminum                     |  |  |
| Window Type             | Awning                       |  |  |
| 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:                         | East Sherman Boulevard Commercial District  |
| Not Eligible <input type="checkbox"/>  |   |   |   |   |
| Area(s) of Significance  | Black Ethnic Heritage, Commerce, Social History   |   |   |   |
| Period(s) of Significance  | 1948 – 1970   |   |   |   |
| 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  | Kelly's Gulf Service Station, Drake & Ziegler Gulf  |   |   |   |
| Current/Common Name  | Cheeks Mobil Service Station  |   |   |   |
| Historic/Original Owner  | Unknown   |   |   |   |
| Historic Building Use  | Commerce/Trade – specialty store  |   |   |   |
| Current Building Use   | Vacant  |   |   |   |
| Architect/Engineer/Designer  | Unknown   |   |   |   |
| Builder/Contractor   | Unknown   |   |   |   |

## Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

|   |
|---|
| <p>This one-story, flat-roof, concrete block building is located at the northeast corner of East Sherman Boulevard and McIlwraith Street. The façade is three bays wide with two large, metal, multi-light overhead doors, a metal-framed</p> |
|---|

pedestrian door, and a fixed display window. The façade is clad in vertical wood sheathing with brick veneer below. The east and west elevations contain boarded windows and additional metal overhead doors. A metal awning to shelter gas pumps remains extant south of the building.

### History of the Resource

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

In the 1940s and 1950s, when Muskegon Heights neighborhoods were still strongly segregated, Black-owned businesses providing necessary goods and services were located throughout Black neighborhoods. After the Civil Rights Act of 1964, many of the barriers to Black entrepreneurship were removed and more Black-owned businesses formed throughout the city. One of these was Cheeks Mobil Service Station, which operated at this location from 1965 until 2005.

The building is adjacent to additional Black-owned businesses forming a small commercial block within a residential neighborhood, including Latson's Grocery at 2532 McIlwraith Street, the Muskegon Heights Community Center at 2530 McIlwraith Street, Beal & Sons Produce Market at 480 East Sherman Avenue, and the Starlight Club at 604 East Sherman Boulevard.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

Though the building appears to retain integrity of location, design, materials, workmanship, setting, feeling, association, it likely is not eligible for individual listing in the National Register of Historic Places. Interior access was not provided during this project. The building is likely eligible as a contributing building within an East Sherman Boulevard Commercial District, significant at the local level under Criterion A for Black Ethnic Heritage, Commerce, and Social History as a core of Black-owned businesses within a predominantly Black neighborhood. The period of significance should likely begin in 1948, when the first Black-owned business opened. Further research is needed to identify an appropriate end date.

### References

*List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.*

"50 Years of Entrepreneurship: Black Business in Muskegon/Muskegon Heights." Muskegon Heritage Museum of Business and Industry.

*Polk's Muskegon (Michigan) City Directory.* 1965. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

*Polk's Muskegon (Michigan) City Directory.* 1970. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

White, Rose. "History of Black-owned businesses in Muskegon highlights 'entrepreneurial gene.'" *MLive*. February 15, 2021. <https://www.mlive.com/news/muskegon/2021/02/history-of-black-owned-businesses-in-muskegon-highlights-entrepreneurial-gene.html>.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

**Current Photographs**



Southeast Elevation



Southwest Elevation



West Elevation



Northeast Elevation

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 604 East Sherman Boulevard                  |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444                  |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-185-157-0013-00                       |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.205188                              | Long: -86.229279                      |                                       |   |                                   |
| 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"/>                                     |                                    |



Southwest Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | 1948  |
| Architectural Style     | Vernacular  |
| Building Form           | Square  |
| Roof Form               | Flat with Pent  |
| Roof Materials          | Unknown   |
| Exterior Wall Materials | Stone Veneer, Vinyl   |
| Foundation Materials    | Concrete  |
| Window Materials        | Aluminum  |
| Window Type             | 2/1   |
| 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:              | East Sherman Boulevard Commercial District  |
| Not Eligible <input type="checkbox"/>  |   |   |                                      |   |
| Area(s) of Significance  | Black Ethnic Heritage, Commerce, Social History   |   |                                      |   |
| Period(s) of Significance  | 1948 – 1970   |   |                                      |   |
| 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 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  | Rainbow Café, Starlite Lounge, Apollo Lounge, Nubby's Lounge  |   |                                      |   |
| Current/Common Name  |   |   |                                      |   |
| Historic/Original Owner  | Unknown   |   |                                      |   |
| Historic Building Use  | Commerce/Trade – restaurant   |   |                                      |   |
| Current Building Use   | Vacant  |   |                                      |   |
| Architect/Engineer/Designer  | Unknown   |   |                                      |   |
| Builder/Contractor   | Unknown   |   |                                      |   |

## Narrative Architectural Description

*Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.*

Location at the northeast corner of East Sherman Boulevard and Dyson Street, this is an irregularly shaped, though roughly square, building with flat roof and a pent roof, metal-clad cornice. The walls are vertical vinyl sheathing above stone veneer. A small entry wing on the south elevation has a shed roof, stone veneer, and a replacement door under a wide overhang supported by a round metal post. Windows are two-over-one aluminum.

## History of the Resource

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

In the 1940s and 1950s, when Muskegon Heights neighborhoods were still strongly segregated, Black-owned businesses providing necessary goods and services were located throughout Black neighborhoods. After the Civil Rights Act of 1964, many of the barriers to Black entrepreneurship were removed and more Black-owned businesses formed throughout the city. One of these was the Rainbow Café, a local restaurant and entertainment venue where African American musicians and singers, mostly jazz performers, from the Muskegon area or out of town could perform. The Rainbow Café Beer Garden and Billiards opened in 1948, followed by the Starlite Club by 1965, and the Apollo Lounge by 1975. Nubby's Lounge operated in this location from at least 2008 until around 2012. The building is now vacant.

The building is adjacent to additional Black-owned businesses forming a small commercial block within a residential neighborhood, including Latson's Grocery at 2532 McIlwraith Street, the Muskegon Heights Community Center at 2530 McIlwraith Street, Cheeks Mobil Service Station at 508 East Sherman Avenue, and Beal & Sons Produce Market at 480 East Sherman Avenue.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The building appears to retain integrity of location, setting, feeling, association, though due to alterations to historic form and materials, does not appear to retain integrity of design, materials, and workmanship. The building is likely not eligible for individual listing in the National Register of Historic Places. Interior access was not provided during this project. The building is likely eligible as a contributing building within an East Sherman Boulevard Commercial District, significant at the local level under Criterion A for Black Ethnic Heritage, Commerce, and Social History as a core of Black-owned businesses within a predominantly Black neighborhood. The period of significance should likely begin in 1948, when the first Black-owned business opened. Further research is needed to identify an appropriate end date.

## References

*List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.*

"50 Years of Entrepreneurship: Black Business in Muskegon/Muskegon Heights." Muskegon Heritage Museum of Business and Industry.

Lupo, Lee. "A local legacy of history, faith, and music." *The Muskegon Chronicle* via *MLive*. February 5, 2008. [https://www.mlive.com/muskegon\\_chronicle\\_extra/2008/02/local\\_culture\\_reveals\\_legacy\\_of\\_history\\_faith\\_and\\_music.html](https://www.mlive.com/muskegon_chronicle_extra/2008/02/local_culture_reveals_legacy_of_history_faith_and_music.html).

*Polk's Muskegon (Michigan) City Directory*. 1965. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

*Polk's Muskegon (Michigan) City Directory*. 1970. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

*Polk's Muskegon (Michigan) City Directory*. 1975. Library of Michigan, Michigan History Center, Lansing.

White, Rose. "History of Black-owned businesses in Muskegon highlights 'entrepreneurial gene.'" *Mlive*. February 15, 2021. <https://www.mlive.com/news/muskegon/2021/02/history-of-black-owned-businesses-in-muskegon-highlights-entrepreneurial-gene.html>.

|                   |                          |             |                    |                 |  |
|-------------------|--------------------------|-------------|--------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szczodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:              |                 |  |

Form date: 2/28/2020

**Current Photographs**



South Elevation – Entrance Detail



Southeast Elevation



Northwest Elevation



West Elevation

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 1 West Sherman Boulevard                    |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444                  |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-185-172-0001-00                       |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.204698                              |                                       | Long: -86.245540                      |   |                                   |
| 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"/>                                     |                                    |



Northeast Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | 1967  |
| Architectural Style     | Modernist   |
| Building Form           | Square  |
| Roof Form               | Front Gable   |
| Roof Materials          | Asphalt   |
| Exterior Wall Materials | Wood  |
| 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  | N/A   |   |   |   |   |   |
| Period(s) of Significance  | N/A   |   |   |   |   |   |
| 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  | John's Shell Service Station  |   |   |   |   |   |
| Current/Common Name  |   |   |   |   |   |   |
| Historic/Original Owner  | John Harris   |   |   |   |   |   |
| Historic Building Use  | Commerce/Trade – specialty store  |   |   |   |   |   |
| Current Building Use   | Commerce/Trade – specialty store  |   |   |   |   |   |
| Architect/Engineer/Designer  | Unknown   |   |   |   |   |   |
| Builder/Contractor   | Unknown   |   |   |   |   |   |

## Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

|   |
|---|
| Location at the southwest corner of West Sherman Boulevard and Peck Street, this concrete service station is oriented to face the intersection. It is clad on the northeast and northwest elevations with vertical wood sheathing. The roof is an |
|---|

asymmetrical front-gabled form with a smaller asymmetrical gable over the storefront, all with deep eaves and exposed rafter beams. The entrance is an aluminum-framed glass door flanked by fixed aluminum display windows. A large, flat-roof, metal awning with square metal supports shelters the gas pumps.

### History of the Resource

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

In the 1940s and 1950s, when Muskegon Heights neighborhoods were still strongly segregated, Black-owned businesses providing necessary goods and services were located throughout Black neighborhoods. After the Civil Rights Act of 1964, many of the barriers to Black entrepreneurship were removed and more Black-owned businesses formed throughout the city. One of these was John's Shell Service Station, built by John Harris in 1967 and remaining under his ownership until 1998. The service station remains in operation, though under different ownership.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The building appears to retain integrity of location, design, materials, workmanship, setting, feeling, association. However, it does not appear to represent a significant aspect of history, culture, architecture, or archaeology. The building is likely not individually eligible for listing in the National Register of Historic Places and is not located within a historic district. Interior access was not provided during this project.

### References

*List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.*

"50 Years of Entrepreneurship: Black Business in Muskegon/Muskegon Heights." Muskegon Heritage Museum of Business and Industry.

Muskegon County Tax Records. Via BS&A Online. [www.bsaonline.com](http://www.bsaonline.com).

*Polk's Muskegon (Michigan) City Directory*. 1960. US City Directories, 1822-1995. Ancestry.com.

*Polk's Muskegon (Michigan) City Directory*. 1965. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

*Polk's Muskegon (Michigan) City Directory*. 1970. Hackley Public Library, Torrent House Local History and Genealogy Department, Muskegon.

White, Rose. "History of Black-owned businesses in Muskegon highlights 'entrepreneurial gene.'" *MLive*. February 15, 2021. <https://www.mlive.com/news/muskegon/2021/02/history-of-black-owned-businesses-in-muskegon-highlights-entrepreneurial-gene.html>.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

Current Photographs



Undated Tax Record Photograph



Southeast Elevation



Facing Northeast



North Elevation



North Elevation

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 2301 Sixth Street                           |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444                  |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-185-090-0001-00                       |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.210420                              |                                       | Long: -86.249996                      |   |                                   |
| 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 type="checkbox"/>                               |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input checked="" type="checkbox"/>                          |                                    |



Southeast Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | 1961  |
| Architectural Style     | Modernist   |
| Building Form           | L-shape   |
| Roof Form               | Flat  |
| Roof Materials          | Unknown   |
| Exterior Wall Materials | Brick   |
| Foundation Materials    | Concrete  |
| Window Materials        | Aluminum  |
| Window Type             | Fixed, Awning   |
| 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 type="checkbox"/>   | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         |   |   |   |
| Not Eligible <input type="checkbox"/>  |   |   |   |   |   |   |
| Area(s) of Significance  | Black Ethnic Heritage, Social History, Education, Architecture  |   |   |   |   |   |
| Period(s) of Significance  | 1961 to undetermined date   |   |   |   |   |   |
| 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  | Ellen Grace Loftis Elementary School  |   |   |   |   |   |
| Current/Common Name  | Westshore Christian Academy   |   |   |   |   |   |
| Historic/Original Owner  | Muskegon Heights Public Schools   |   |   |   |   |   |
| Historic Building Use  | Education – school  |   |   |   |   |   |
| Current Building Use   | Education – school  |   |   |   |   |   |
| Architect/Engineer/Designer  | Unknown   |   |   |   |   |   |
| Builder/Contractor   | Unknown   |   |   |   |   |   |

## Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

This one-story, brick veneer school extends north along Sixth Street with a wing extending west to form an L-shape. The center of the façade is likely a gymnasium; it is slightly taller than the rest of the school, its elevations are blind, and it projects from the rest of the façade. The main entrance is north of the gymnasium. A narrow metal awning supported

by round metal posts shelters paired one-light metal doors flanked by aluminum-framed windows with transoms. Classrooms extend south of the gymnasium with banks of five fixed aluminum windows with awning windows below and metal panels above and below the windows. The north elevation has similar banks of windows, in groups of four or five, and a secondary, recessed entrance. At the end of each wing, on the south and west elevations, secondary entrances have metal doors with aluminum-framed windows and transoms. The south and west elevations within the L-shape of the building contain banks of windows in groups of five with a rear entrance in the corner sheltered by a flat metal awning supported by round metal columns.

### History of the Resource

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

The Ellen Grace Loftis Elementary School was constructed in 1961, during a period of rapid growth in Muskegon Heights following the influx of African American laborers who relocated from the Deep South seeking manufacturing jobs in Muskegon County's foundries during World War II. Following the war, many workers remained in Muskegon Heights with their families, resulting in a rapid increase in the Black population. As a result, several new elementary schools were constructed during the mid-twentieth century in Muskegon Heights. (Moore, 2012)

The school was closed and sold by the City of Muskegon Heights in 2012. A magnet school for grades K-5 operated in the building until 2015, and it currently houses Westshore Christian Academy, a private school for grades K-5, and Tina Tots Learning Center, a daycare and preschool.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The building appears to retain integrity of location, design, materials, workmanship, setting, feeling, and association. It is likely eligible for listing in the National Register of Historic Places at the local level under Criterion A for Black Ethnic Heritage, Social History, and Education as a school built in response to the growing Black population in Muskegon Heights and serving a predominantly Black student population. It is also likely eligible at the local level under Criterion C for Architecture as an intact example of a Modernist-style school. The period of significance should likely begin in 1961 when the building was constructed. Further research is needed to identify an appropriate end date encompassing significant Black social history and Civil Rights events. Interior access was not provided during this project.

### References

*List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.*

Moore, Lynn. "Tiger Pride: Muskegon Heights forges on as whites, factories leave." *MLive*. May 25, 2012. [https://www.mlive.com/news/muskegon/2012/05/tiger\\_pride\\_muskegon\\_heights\\_f.html#incart\\_river\\_default](https://www.mlive.com/news/muskegon/2012/05/tiger_pride_muskegon_heights_f.html#incart_river_default).

Personal Communication with Melvin Burns, Jr., by Cheri Szcodronski, November 30, 2022, at Muskegon Heights Branch Library.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

**Current Photographs**



Cornerstone Detail



Southeast Elevation



Southwest Elevation



West Elevation



Northwest Elevation



Playground – Facing Southwest



Playground – Facing Southeast

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 525 West Summit Avenue                      |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Muskegon Heights, MI 49444                  |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-26-636-241-0001-00                       |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.197817                              | Long: -86.257944                      |                                       |   |                                   |
| 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 type="checkbox"/>                               |                                    |
| Industrial <input type="checkbox"/>                                |                                    |
| Other <input checked="" type="checkbox"/>                          |                                    |



Northeast Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | 1929  |
| Architectural Style     | Colonial Revival  |
| Building Form           | U-shape   |
| Roof Form               | Gable   |
| Roof Materials          | Asphalt, Metal  |
| Exterior Wall Materials | Brick, Stone  |
| Foundation Materials    | Concrete  |
| Window Materials        | Vinyl   |
| Window Type             | 6/6   |
| 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 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  | Theodore Roosevelt Elementary School  |   |   |   |   |   |
| Current/Common Name  | Roosevelt Apartments  |   |   |   |   |   |
| Historic/Original Owner  | Muskegon Heights Public Schools   |   |   |   |   |   |
| Historic Building Use  | Education – school  |   |   |   |   |   |
| Current Building Use   | Domestic – multiple dwelling  |   |   |   |   |   |
| Architect/Engineer/Designer  | Unknown   |   |   |   |   |   |
| Builder/Contractor   | Unknown   |   |   |   |   |   |

## Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

This two-and-one-half-story school, bounded by Temple Street (east), West Summit Avenue (north), Lemuel Street (west), and West Lincoln Avenue (south), originally formed an L-shape but a large addition extending south along Lemuel Street now creates a U-shape. The form is somewhat irregular, with a series of cross gabled wings and

projecting bays. The façade contains entrances at each end, within slightly projecting, two-story, hip-roof bays. Both entrances contain a pair of metal replacement doors within an arched limestone surround with dentil detailing and other decorative elements. A panel above the east entrance is engraved “ To Inculcate Social and Civic Ideals for a Broader and Richer Personal Life.” A panel above the west entrance is engraved “To Reveal Truth and Beauty.” A stone panel between the first and second stories, centered on the façade, is engraved “Theodore Roosevelt School.” On the west elevation, a metal slab replacement door with an infilled, arched transom is set in an arched opening in a small projecting bay with stone detailing. An entrance on the east elevation also contains a replacement door and infilled transom within an arched surround flanked by brick pilasters.

The original windows have been replaced with six-over-six vinyl windows with six-light vinyl transoms. Most windows are set in groups of three, which are separated by slightly projecting pilasters. The school features a stone band at the foundation; stone water course forming the first-story window sills; stone belt courses forming the first-story lintels and second-story sills; and stone cornice forming the second-story lintels. A two-story, polygonal tower on the east elevation at the corner of intersecting wings contains four-over-four vinyl windows with six-light vinyl transoms.

A gymnasium wing at the south end of the east elevation is slightly lower than the rest of the building and contains three-part windows with three-part arched transoms, most of which have been boarded.

A long, three-story wing was constructed along Lemuel Street after the school closed in 2010 to accommodate the building’s adaptive reuse as an apartment complex. This wing is brick veneer at the first story and vinyl siding at the second and third stories, and it is a side-gable form with projecting gables on the west and east elevations. Windows throughout are eight-over-eight vinyl windows set in groups of two or three.

A small playground with modern equipment is located south west of the school building.

### **History of the Resource**

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

The Theodore Roosevelt Elementary School was built in 1929 in a predominantly White neighborhood of Muskegon Heights. By 1938, the neighborhood had been designated red, or “hazardous,” on the Home Owners’ Loan Corporation redlining maps, described as “low class American labor – Aliens and negroes. Negroes increasing in numbers rapidly.” (Mapping Inequality) As a result, the neighborhood demographics shifted from predominantly White to predominantly Black following the influx of African American laborers from the South to work in local industries during World War II. As the Black population of the neighborhood began to increase, White residents relocated outside of Muskegon Heights. (Moore 2012)

The school was closed in 2010 due to financial-related consolidations throughout Muskegon Heights. Kindergarten students were moved to Martin Luther King, Jr., Elementary, first and second grades to Ellen Grace Loftis Elementary, third through fifth grades to Edgewood Elementary School, and sixth grade to Muskegon Heights Middle School. (Hart)

### **Statement of Significance/Recommendation of Eligibility**

*Provide a detailed explanation of the property’s eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The building appears to retain integrity of location, setting, feeling, association, however, due to alterations to the historic form and materials, does not appear to retain integrity of design, materials, and workmanship. It does not appear to represent a significant aspect of history, culture, architecture, or archaeology. The building is likely not individually eligible for listing in the National Register of Historic Places and is not located within a historic district. Interior access was not provided during this project.

**References**

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Hart, Megan. "After 81 years, it's 'Goodbye, Muskegon Heights Theodore Roosevelt Elementary School.'" *MLive*. June 12, 2010. [https://www.mlive.com/news/muskegon/2010/06/goodbye\\_muskegon\\_heights\\_roose.html](https://www.mlive.com/news/muskegon/2010/06/goodbye_muskegon_heights_roose.html).

Moore, Lynn. "Tiger Pride: Muskegon Heights forges on as whites, factories leave." *MLive*. May 25, 2012. [https://www.mlive.com/news/muskegon/2012/05/tiger\\_pride\\_muskegon\\_heights\\_f.html#incart\\_river\\_default](https://www.mlive.com/news/muskegon/2012/05/tiger_pride_muskegon_heights_f.html#incart_river_default).

Nelson, Robert K., LaDale Winling, et al. "Mapping Inequality: Redlining in New Deal America." Edited by Robert K. Nelson and Edward L. Ayers. *American Panorama: An Atlas of United States History*, 2023. <https://dsl.richmond.edu/panorama/redlining>.

Personal Communication with Melvin Burns, Jr., by Cheri Szcodronski, November 30, 2022, at Muskegon Heights Branch Library.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

**Current Photographs**



North Elevation



North Elevation – East Entrance Detail



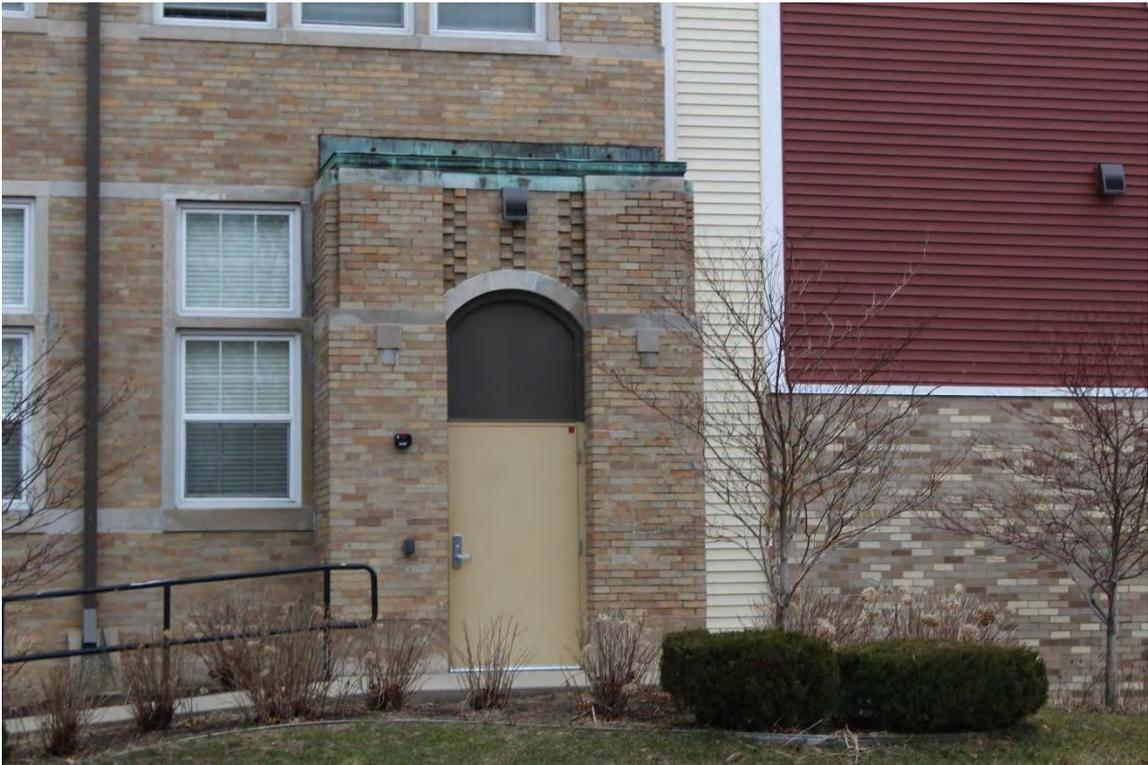
North Elevation – Sign Panel Detail



North Elevation – West Entrance Detail



Northwest Elevation



West Elevation – Entrance Detail



Southeast Elevation



South Elevation



East Elevation



Playground – Facing South

# Michigan SHPO Architectural District/Complex Identification Form



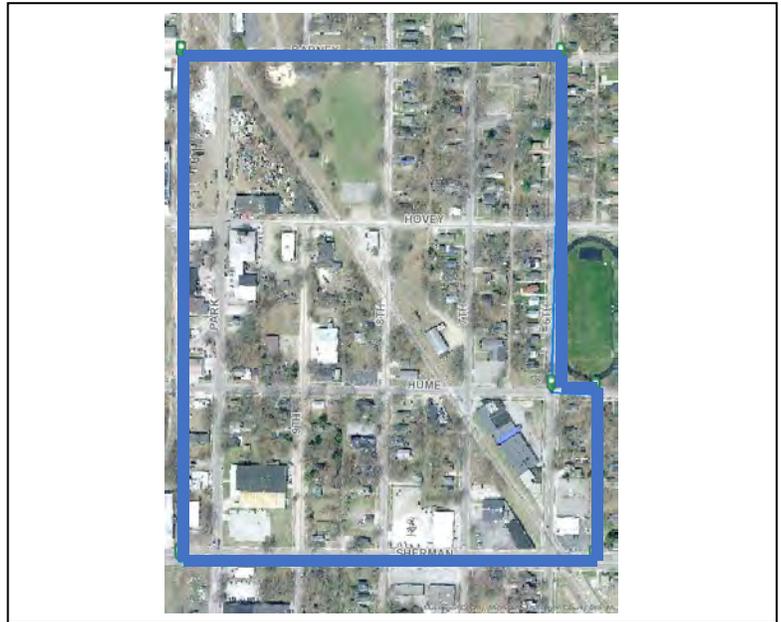
## District Overview and Location

|                                |   |                                       |   |
|--------------------------------|---|---------------------------------------|---|
| District/Complex Historic Name | West Side Neighborhood  |                                       |   |
| Current/Common Name            | Industrial District   |                                       |   |
| Roughly bounded by streets     | West Barney Avenue, Sixth Street, West Sherman Boulevard, Park Street |                                       |   |
| City, State, Zip Code(s)       | Muskegon Heights, MI 49444  |                                       |   |
| County                         | Muskegon  |                                       |   |
| Total Acres in the District    | ~70 acres   |                                       |   |
| Ownership                      | Private <input checked="" type="checkbox"/>                           | Public-Local <input 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 checked="" type="checkbox"/>  |   |



## District/Complex Information

|                            |               |
|----------------------------|---------------|
| Total Number of Resources  | Not Evaluated |
| Contributing Resources     | Not Evaluated |
| Non-Contributing Resources | Not Evaluated |
| Significant Dates          | Not Evaluated |

For complexes provide a list of resources: N/A

## 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 #:   |
| <i>If not already listed, complete the information below:</i>                            |                                      |   |                                      |                                      |   |
| 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 checked="" type="checkbox"/>   |                                      |   |                                      |                                      |   |
| Area(s) of Significance  | N/A                                  |   |                                      |                                      |   |
| Period(s) Significance   | N/A                                  |   |                                      |                                      |   |
| 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 type="checkbox"/>      | Materials <input type="checkbox"/>          | Workmanship <input type="checkbox"/> | Setting <input type="checkbox"/>     | Feeling <input type="checkbox"/> Association <input type="checkbox"/>               |
| Condition of District?   | Good <input type="checkbox"/>        | Fair <input checked="" type="checkbox"/>    | Poor <input type="checkbox"/>        |                                      |   |
| Threats to Resource?   | None Known                           |   |                                      |                                      |   |

## 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 core of this neighborhood is generally bounded by West Barney Avenue to the north, Sixth Street to the east, West Sherman Boulevard to the south, and Park Street to the west. The railroad tracks bisect the neighborhood from the northwest corner to the southeast corner. Initially an African American neighborhood of modest vernacular and Craftsman-style homes, as well as a number of vernacular churches, the area was red-lined in the 1930s. By the 1950s, the neighborhood had started to change from a cohesive Black community to an industrial area centered on the railroad tracks. Homes remain extant in the northeast and southwest corners of the neighborhood, but the center of the neighborhood is comprised of large industrial facilities, most of which are vacant.

## 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.*

In the 1940s and 1950s, when Muskegon Heights neighborhoods were still strongly segregated. There was an influx of African American laborers who relocated from the Deep South to seek jobs in wartime manufacturing in Muskegon's foundries during World War II. Following the war, many newcomers remained in Muskegon Heights with their families, resulting in a rapid increase in the population. (Moore)

Encompassing the northwestern edge of the city, from Peck Street west and between West Hackley and West Summit Avenue, the neighborhood formed in the 1920s. It was home to predominantly Black residents who built modest homes, churches and social halls, and a neighborhood school. (1923 Sanborn Map; Dowson & Burns) By 1938, the neighborhood had been designated red, or "hazardous," on the Home Owners' Loan Corporation redlining maps, described as "low class American labor – Aliens and negroes. Negroes increasing in numbers rapidly." (Mapping Inequality)

By 1950, the neighborhood had begun to shift to an industrial area, with many of the homes and churches nearest the railroad tracks demolished to make way for large manufacturing facilities and a freight depot. (1950 Sanborn map; Dowson & Burns) Some displaced residents moved to the southwest corner of the city, between West Summit Avenue and Norton Township, which became the last area of Muskegon Heights with integrated housing. (Dowson & Burns)

Today the neighborhood remains fragmented, with numerous abandoned industrial buildings and vacant lots.

## 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.*

Some homes in the neighborhood appear to retain integrity of location, design, materials, workmanship, setting, feeling, and association, though some also have replacement materials and some have an altered setting due to proximity to industrial buildings. However, the neighborhood as a whole became fragmented by the loss of homes in the center of the neighborhood along the railroad tracks in favor of industrial facilities. As a result, the neighborhood as a whole retains only integrity of location and does not appear to retain integrity design, materials, workmanship, setting, feeling, and association. The neighborhood is likely not eligible for listing in the National Register of Historic Places as a historic district.

## References

*List references used to research and evaluate the district/complex.*

Moore, Lynn. "Tiger Pride: Muskegon Heights forges on as whites, factories leave." *MLive*. May 25, 2012. [https://www.mlive.com/news/muskegon/2012/05/tiger\\_pride\\_muskegon\\_heights\\_f.html#incart\\_river\\_default](https://www.mlive.com/news/muskegon/2012/05/tiger_pride_muskegon_heights_f.html#incart_river_default).

Nelson, Robert K., LaDale Winling, et al. "Mapping Inequality: Redlining in New Deal America." Edited by Robert K. Nelson and Edward L. Ayers. *American Panorama: An Atlas of United States History*, 2023.  
<https://dsl.richmond.edu/panorama/redlining>.

Personal Communication with Melvin Burns, Jr., by Cheri Szcodronski, November 30, 2022, at Muskegon Heights Branch Library.

Personal Communication with Robert Dowson (Civil Rights activist) and Melvin Burns, Jr., (Muskegon Heights City Manager) by Cheri Szcodronski. March 1, 2023. Dowson Home, Muskegon Heights.

Sanborn Fire Insurance Maps. "Muskegon, Michigan, Vol. 2." 1923. ProQuest Digital Sanborn Maps, 1867-1970, Via University of Michigan Libraries.

Sanborn Fire Insurance Maps. "Muskegon, Michigan, Vol. 2." 1923, Revised 1950. ProQuest Digital Sanborn Maps, 1867-1970, Via University of Michigan Libraries.

### District Inventory

Complete this form for the district as well as individual Michigan SHPO Architectural Resource Identification Form for each individual address.

The neighborhood was not comprehensively surveyed during this project. However, a reconnaissance assessment of the area bounded by West Barney Avenue (north) Sixth Street (east), West Sherman Avenue (south), and Park Street suggests further study is warranted.

| <b>STREET ADDRESS</b> | <b>CITY/TOWNSHIP</b> | <b>COUNTY</b> | <b>YEAR BUILT</b> | <b>CONTRIBUTING?<br/>(YES OR NO)</b> |
|-----------------------|----------------------|---------------|-------------------|--------------------------------------|
|                       |                      |               |                   |                                      |
|                       |                      |               |                   |                                      |
|                       |                      |               |                   |                                      |

\*Use additional sheets as necessary

|                   |                          |             |                   |
|-------------------|--------------------------|-------------|-------------------|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski |
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                   |

Form date: 6/25/2019

**Current Photographs**



2300 Block Park Street – Facing Northeast



2300 Block Seventh Street – West Side



2400 Block Seventh Street – East Side



2400 Block Seventh Street – West Side



New Light Baptist Church, 2436 Seventh Street – Southwest Elevation



New Light Baptist Church, 2436 Seventh Street – Cornerstone Detail



Former Freight Depot, 2437 Seventh Street – East Elevation



Former Freight Depot, 2437 Seventh Street – Southeast Elevation



Former Freight Depot, 2437 Seventh Street – South Elevation



2300 Block Eighth Street – East Side



2500 Block Eighth Street – East Side



Mt. Olive Missionary Baptist Church, 2501 Eighth Street – Northeast Elevation



Mt. Olive Missionary Baptist Church, 2501 Eighth Street – North Elevation



Eight Street at Railroad Tracks – Facing Southeast



2400 Block Ninth Street – West Side



Westside Church of God in Christ, 2444 Ninth Street – West Elevation



2500 Block Ninth Street – West Side



2400 Block Park Street – East Side



Century Foundry, 2415 Park Street – Northeast Elevation



Bilal Rabah Center, 2444 Park Street – West Elevation



Bilal Rabah Center, 2444 Park Street – Southwest Elevation



Unico, 2523 Park Street – Southeast Elevation



300 Block West Hovey Avenue – Facing East



350 West Hovey Avenue – Southwest Elevation



200-300 Blocks West Hume Avenue – Facing West



Hume Avenue at Railroad Tracks – Facing Northwest

# Michigan SHPO Architectural District/Complex Identification Form



## District Overview and Location

|                                |   |                                       |                                       |   |
|--------------------------------|---|---------------------------------------|---------------------------------------|---|
| District/Complex Historic Name | Oak Terrace                                 |                                       |                                       |   |
| Current/Common Name            | Wells Villa Apartments                      |                                       |                                       |   |
| Roughly bounded by streets     | 2818 Woodcliffe Drive                       |                                       |                                       |   |
| City, State, Zip Code(s)       | Muskegon Heights, MI 49444                  |                                       |                                       |   |
| County                         | Muskegon                                    |                                       |                                       |   |
| Total Acres in the District    | 10.78 acres                                 |                                       |                                       |   |
| 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"/> |

## 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                      | 14            |
| Contributing Resources                         | Not Evaluated |
| Non-Contributing Resources                     | Not Evaluated |
| Significant Dates                              | Not Evaluated |
| For complexes provide a list of resources: N/A |               |

## 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 #:   |
| <i>If not already listed, complete the information below:</i>                            |   |  |   |   |   |
| 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  | Black Ethnic Heritage, Civil Rights             |  |   |   |   |
| Period(s) Significance   | 1963 – 1973                                     |  |   |   |   |
| Integrity – Does the district/complex 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 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 Known                                      |  |   |   |   |

## 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.

Oak Terrace, now Wells Villa Apartments, includes six apartment buildings, a community building, and storage garage. The apartment buildings are two-story, side-gable brick and vinyl buildings. There are one-over-one vinyl windows throughout, some set in pairs with a partial window between them to accommodate an air conditioning unit. Some second-story windows are set singly with projecting vinyl walls on each side covered by a shed roof. Stairwells have bands of fixed windows. Buildings vary in size and are connected by concrete sidewalks.

The Leasing Office, located near the center of the complex, is a one-story, front-gable building with brick veneer and vinyl in the gables. The entrance on the north elevation is sheltered by a shed-roof supported by square posts. The south elevation has sliding windows, a second entrance, a fixed window with an awning window below, and a three-part sliding glass doors covered by a pent roof. Remaining windows are fixed.

A long, front-gabled storage garage is located south of the leasing office near the center of the complex. It is a front-gable, vinyl building with a metal overhead door and a slab pedestrian door on the south elevation and slider windows on the east elevation.

A prefabricated shed and a playground with modern equipment are located west of the garage. Paved parking areas are located near the apartment buildings on the north and south ends of the complex, as well as at the leasing office near the center of the complex.

### **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.*

In 1963, the property, encompassing seventeen acres, was purchased by real estate developer George Vigeant. He began developing a neighborhood with racially restrictive covenants, and eventually began to struggle financially. The property was seized by the City of Muskegon Heights. (NAACP; Deeds; Lottie)

It was purchased by the NAACP Non Profit Housing Corporation, of which Jerry Lottie served as chair. The group was later separated from the NAACP to avoid mixing NAACP funds with federal housing funding, with the new organization named the Oak Terrace Non Profit Housing Corporation. (Lottie; Deed Book 976, Page 886) Lottie met with Howard Sims, a Black architect from Ann Arbor, as well as attorneys and other professionals to advise on building a development open to Black residents to improve housing opportunities and quality of life. (Lottie)

In 1971-1972, the Oak Terrace Non Profit Housing Corporation, with Jerry Lottie serving as president, purchased the current ten-acre property and in 1973 built an open housing development with 102 townhomes and apartments. (Deed Book 976, Page 889; Deed Book 1000, Page 773)

In 2003, the property was sold and now operates as the Wells Villa Apartments. (Deed Book 3564, Page 238)

### **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 property appears to retain integrity of location, design, setting, feeling, and association. Due to the application of replacement materials, it does not appear to retain integrity of materials or workmanship. It is likely eligible for listing in the National Register of Historic Places at the local level under Criterion A for Black Ethnic Heritage and Civil Rights as the complex is the result of legal action against housing discrimination. The period of significance should likely begin in 1963 with the purchase of the property by George Vigeant for a racially restrictive housing development, and end in 1973 when the open housing Oak Terrace was constructed. Interior access was not provided during this project.

### **References**

*List references used to research and evaluate the district/complex.*

Lakeshore Museum Center. "100 Years of the NAACP in Muskegon County." Video.  
<https://www.youtube.com/watch?v=yOyv8ZdEXPI>.

Muskegon County Register of Deeds. Document Search Database.  
<https://www.muskegonrecords.com/recorder/eagleweb/docSearch.jsp>.

Personal Communication with Jerry Lottie (former president of Oak Terrace Non Profit Housing Corporation) by Cheri Szcodronski. August 2, 2023. Via Zoom.

**District Inventory**

Complete this form for the district as well as individual Michigan SHPO Architectural Resource Identification Form for each individual address.

| <b>STREET ADDRESS</b>                       | <b>CITY/TOWNSHIP</b> | <b>COUNTY</b> | <b>YEAR BUILT</b> | <b>CONTRIBUTING? (YES OR NO)</b> |
|---|----------------------|---------------|-------------------|----------------------------------|
| 2818 Woodcliffe Road<br>Apartment Buildings | Muskegon Heights     | Muskegon      | 1973              | Yes                              |
| 2818 Woodcliffe Road<br>Leasing Office      | Muskegon Heights     | Muskegon      | 1973              | Yes                              |
| 2818 Woodcliffe Road<br>Garage              | Muskegon Heights     | Muskegon      | unknown           | No                               |

\*Use additional sheets as necessary

|                   |                          |             |                   |
|-------------------|--------------------------|-------------|-------------------|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski |
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                   |

Form date: 6/25/2019

**Current Photographs**



Facing Southwest



Facing West



Facing North



Facing Northwest



Facing North



Facing North



Garage – Facing Northwest



Facing Southwest



Facing Southeast



Facing West



Facing Southwest



Entrance Sign on Woodcliffe Drive

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 5885 Lake Harbor Road                       |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Norton Shores, MI 49441                     |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-27-026-200-0007-00                       |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.144992                              |                                       | Long: -86.284945                      |   |                                   |
| 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"/>                                     |                                    |



Northeast Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | 1963  |
| Architectural Style     | Vernacular  |
| Building Form           | Rectangular   |
| Roof Form               | Side Gable  |
| Roof Materials          | Asphalt   |
| Exterior Wall Materials | Wood Shingle  |
| Foundation Materials    | Concrete  |
| Window Materials        | Aluminum  |
| Window Type             | Casement  |
| 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 checked="" type="checkbox"/>                                     | Design <input 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  | Barbria and Dr. James Jackson House   |   |                                      |   |   |   |
| Current/Common Name  |   |   |                                      |   |   |   |
| Historic/Original Owner  | Barbria and Dr. James Jackson   |   |                                      |   |   |   |
| Historic Building Use  | Domestic – single dwelling  |   |                                      |   |   |   |
| Current Building Use   | Domestic – single dwelling  |   |                                      |   |   |   |
| Architect/Engineer/Designer  | Unknown   |   |                                      |   |   |   |
| Builder/Contractor   | Unknown   |   |                                      |   |   |   |

## Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

Built in 1963 in the Modernist style, this two-story lakefront house has been completely renovated and Modernist detailing has been removed. The house has an asymmetrical side-gable form with a center front gable. The front of the house faces west toward Lake Michigan and features large bays of fixed and casement windows. A second-story deck

spans the width of the west elevation with stairs leading to ground level. The deck is supported by tapered square posts on brick veneer piers. The north elevation has two overhead garage doors and an entrance sheltered by a gabled roof supported by tapered wood posts on brick veneer piers. The house is clad in wood shingles with brick veneer at the lower half of the first story. A prefabricated shed is located northwest of the house.

## History of the Resource

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

Dr. James Jackson was an important Civil Rights leader in the Greater Muskegon area. He was born in Springfield, Massachusetts, and studied pre-medicine at Wayne State University in Detroit after high school. He then went to medical school in Des Moines, Iowa, and came to Muskegon after being recruited for an internship at the Muskegon Osteopathic Hospital. (Jackson)

When Dr. Jackson arrived in Muskegon in 1960, he recalled it was “the most segregated community of all the northern cities I’ve ever lived in.” He and his wife were “taken with Lake Michigan,” and decided to build a home in Norton Shores overlooking the lake. Ten builders refused to build for them because they, “weren’t supposed to live up there. That was a place for White folks,” he recalled. (Jackson) Eventually, they did hire a willing builder, though Barbria Jackson later recalled “we went through some very bad experiences” in the process of building the home. (*Chronicle* “Moving”) He soon became involved in the local Civil Rights Movement, joining a number of organizations and leading Civil Rights activities.

In 1963, Dr. Jackson formed the biracial Council on Equal Opportunity with Dr. Frank Howell, president of the Urban League; local businessman James Tate; Reverend Father John F. Sheehy; and Reverend Robert Cunningham. The group contacted thirty-six businesses to demand they hire at least one African American employee within thirty days. Though most businesses agreed to do so, and indeed followed through, five business refused, complaining the committee was “pushing too hard.” The COEO did not organize protest demonstrations, that responsibility fell to the NAACP, and Dr. Jackson recommended the NAACP consider a boycott of those who refused to end discriminatory hiring practices. (*Chronicle* “Merchant”)

Within weeks the boycott came to fruition as The Square Clothing Company on Western Avenue (no longer extant) continued to refuse open hiring practices. The NAACP organized the boycott, which included picketing in front of the store and distribution of a pamphlet stating, “businesses readily accept the Negro [sic] dollar without discrimination. They must also accept Negro [sic] job applicants without discrimination.” The pamphlet went on to say that The Square was the only business of those contacted that “has no Negro [sic] employee and will not hire a Negro [sic]. Vague promises or a do-nothing attitude is not acceptable. This store has refused to negotiate this critical problem with the C.E.O. [sic] Therefore we are now taking over the task of ending its discriminatory employment practices.” Picketers’ signs carried statements including “don’t buy here if you can’t work here” and “this store is not fair to qualified Negro [sic] workers.” (*Chronicle* “Open”)

Benjamin Loeb, the store president and head of the Muskegon Chamber of Commerce, responded to the picketing saying that the store was not in a position to hire additional employees and he was not willing to lay off a White employee in order to hire an African American in their place, stating, “if and when the Square Clothing Co. needs additional help, in either its office or on the sales floor, applicants will be judged for hiring strictly on the basis of their qualifications; not on their race or color.” (*Chronicle* “Won’t”) “We all want it (Negro [sic] employment) but we want it to come about in a free and voluntary way,” he said, going on to report that “public reaction has been very positive... very much in our favor.” (*Chronicle* “Picketing”) The picketing ended on July 31, 1963, with the NAACP voluntarily withdrawing the picket line. NAACP President Charles Waugh explained that the board “felt the main purposes for which we were picketing have been accomplished.” (*Chronicle* “Pickets”)

Equal employment opportunities in Muskegon remained a Civil Rights priority through the mid-1960s. Dr. Jackson warned “demonstrations will occur in Muskegon and they will occur soon.” He described plans for the COEO to take more direct action than the organization had the previous summer, including efforts to disrupt businesses by forcing bank tellers to count rolled pennies, keeping store sales staff busy but not purchasing any merchandise, and repeatedly telephoning businesses. (Ryan) On May 1, 1964, picketing began at Beneficial Finance Company at 350 West Western

Avenue (extant) led by COEO members Reverend Father John Sheehy, Dr. Howell, and Dr. Jackson, along with NAACP youth group state president Dural Nesbary. (*Chronicle* "Demonstrators")

A report by the Michigan Civil Rights Commission (CRC) also indicated racial disturbances were likely in 1967. (Fine, 320) That summer, these predictions came to fruition. On Saturday, May 20, 1967, a group of about seventy-five NAACP members went to Ar-Jer's Clothing at 296 West Western Avenue (no longer extant) where they "employed harassment techniques, removing garments from racks and shelves on both floors of the building. They unfolded them, tried them on and piled clothes on counters, then repeated the procedure with fresh garments." The purpose of the demonstration was to protest discriminatory employment practices at the store, though the owners denied those charges, referring to the employment of two African American workers. The next day, NAACP members staged a sit-in at the Walgreen Drug Company at 293 West Western Avenue (no longer extant) where groups occupied booths and seats at the lunch counter for an extended period of time by ordering food then swapping seats with other groups to order again. This demonstration was also in protest over hiring discrimination, though the store owner reported the staff was twenty-eight percent African American workers at that time. (*Chronicle* "NAACP")

White opposition to the weekend's demonstrations was clear; Monday's headline read "NAACP Gangs Harass Stores." (*Chronicle* "NAACP") A few days later, leaflets were scattered on utility poles, mailboxes, automobile windshields, and doors of local businesses in Muskegon and Muskegon Heights that read, "Traitors Beware! Even now the cross-hairs are on the backs of your necks!" The leaflets went on to specifically target Dr. Jackson, head of the regional Michigan Civil Rights Commission office Joseph Adler, and a Black Muslim organization in Muskegon Heights. The leaflets were signed "KKK," though local police insisted there were no active Ku Klux Klan groups in Michigan at that time. Dr. Jackson later recalled, "On my office there were signs by the Ku Klux Klan that 'we're going to get you and your family.' We had a cross put out where we lived. But we kept working. The more we got a reaction, the more we knew people were thinking about it, and we were going to change it one way or another." (Jackson; *Chronicle* "KKK")

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The building appears to retain integrity of location, setting, feeling, and association, but has been substantially altered and no longer appears to retain integrity of design, materials, and workmanship. Though the building is not eligible for listing in the National Register under Criterion C for Architecture due to the dramatic changes to its appearance after the Jacksons' ownership, it may be eligible at the local level under Criterion A for Black Ethnic Heritage, Social History, and Civil Rights and under Criterion B for association with prominent Civil Rights activist Dr. James Jackson. Further research is needed to fully evaluate eligibility. Interior access was not provided during this project.

### References

*List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.*

"Civil Rights Pot to Boil, Jackson Says." *The Muskegon Chronicle*. May 1, 1964. Hackley Public Library. Torrent House Local History and Genealogy Department. Muskegon.

"Demonstrators." *The Muskegon Chronicle*. May 1, 1964. Hackley Public Library. Torrent House Local History and Genealogy Department. Muskegon.

Fine, Sidney. *"Expanding the Frontiers of Civil Rights": Michigan, 1948-1968*. Detroit: Wayne State University Press, 2000.

"'KKK' Leaflets in Racial Attack." *The Muskegon Chronicle*. May 27, 1967. Hackley Public Library. Torrent House Local History and Genealogy Department. Muskegon.

"Merchant Responding to Demand." *The Muskegon Chronicle*. June 18, 1963. Hackley Public Library. Torrent House Local History and Genealogy Department. Muskegon.

"Moving into all-white areas, no easy task." *The Muskegon Chronicle*. October 10, 1977. Hackley Public Library. Torrent House Local History and Genealogy Department. Muskegon.

"Move to Spur Housing Integration, Negro Effort Opened." *The Muskegon Chronicle*. January 4, 1964. Hackley Public Library. Torrent House Local History and Genealogy Department. Muskegon.

"NAACP Gangs Harass Stores." *The Muskegon Chronicle*. May 22, 1967. Hackley Public Library. Torrent House Local History and Genealogy Department. Muskegon.

"Open Negro Boycott at Store Here." *The Muskegon Chronicle*. July 24, 1963. Hackley Public Library. Torrent House Local History and Genealogy Department. Muskegon.

Oral History Interview with Dr. James Jackson by Dr. Willi B. Burrell. May 14, 2013. James Jackson Museum of African American History. [https://www.youtube.com/watch?v=yi9ZX0sXHfM\\_](https://www.youtube.com/watch?v=yi9ZX0sXHfM_)

"Picketing Continues at Store." *The Muskegon Chronicle*. July 26, 1963. Hackley Public Library. Torrent House Local History and Genealogy Department. Muskegon.

"Pickets Withdrawn by NAACP; Appeal Prosecutor's Move." *The Muskegon Chronicle*. August 1, 1963. Hackley Public Library. Torrent House Local History and Genealogy Department. Muskegon.

Richard Ryan, "Civil Rights Pot to Boil, Jackson Says." *The Muskegon Chronicle*. May 1, 1963. Hackley Public Library. Torrent House Local History and Genealogy Department. Muskegon.

"Won't Yield to Pickets, Store President Says." *The Muskegon Chronicle*. July 25, 1963. Hackley Public Library. Torrent House Local History and Genealogy Department. Muskegon.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

**Current Photographs**



**North Elevation**



**Northeast Elevation**



Lakeside View – Facing Southwest



Lakeside View – Facing Southwest



Driveway Retaining Wall Detail – Facing East

# Michigan SHPO Architectural Properties Identification Form



## Property Overview and Location

|   |   |                                       |                                       |   |                                   |
|---|---|---------------------------------------|---------------------------------------|---|-----------------------------------|
| Street Address  | 377 West Lane                               |                                       |                                       |   |                                   |
| City/Township, State, Zip Code                            | Norton Shores, MI 49441                     |                                       |                                       |   |                                   |
| County  | Muskegon                                    |                                       |                                       |   |                                   |
| Assessor's Parcel #                                       | 61-27-824-000-0114-00                       |                                       |                                       |   |                                   |
| Latitude/Longitude (to the 6 <sup>th</sup> decimal point) | Lat: 43.178982                              |                                       | Long: -86.235596                      |   |                                   |
| 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"/>                                     |                                    |



North Elevation

## Architectural Information

|                         |   |
|-------------------------|---|
| Construction Date       | 1965  |
| Architectural Style     | Modernist   |
| Building Form           | Rectangular   |
| Roof Form               | Hip   |
| Roof Materials          | Asphalt   |
| Exterior Wall Materials | Brick Veneer  |
| Foundation Materials    | Concrete  |
| Window Materials        | Metal   |
| Window Type             | Fixed, Sliding  |
| Outbuildings            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number/Type:            |   |

## Eligibility

|  |   |   |   |   |   |   |
|--|---|---|---|---|---|---|
| Individually Eligible  | Criterion A <input checked="" type="checkbox"/>   | Criterion B <input checked="" 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 type="checkbox"/>   | Non-contributing to a district <input type="checkbox"/> | Historic District Name:                         |   |   |   |
| Not Eligible <input type="checkbox"/>  |   |   |   |   |   |   |
| Area(s) of Significance  | Black Ethnic Heritage, Civil Rights, Association with Dr. Frank Howell, Architecture  |   |   |   |   |   |
| Period(s) of Significance  | 1963 to undetermined date   |   |   |   |   |   |
| 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  | Flossie and Dr. Frank Howell House  |   |   |   |   |   |
| Current/Common Name  |   |   |   |   |   |   |
| Historic/Original Owner  | Flossie and Dr. Frank Howell  |   |   |   |   |   |
| Historic Building Use  | Domestic – single dwelling  |   |   |   |   |   |
| Current Building Use   | Domestic – single dwelling  |   |   |   |   |   |
| Architect/Engineer/Designer  | Unknown   |   |   |   |   |   |
| Builder/Contractor   | Unknown   |   |   |   |   |   |

## Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

This Modernist-style house is comprised of a one-story, side-gable west wing and a two-story, hip-roof east wing. A board-and-batten entrance bay contains double-leaf, single-light wood doors set under a deep overhang between the two wings. The west wing is brick veneer with a six-part, bowed casement window on the façade and a brick exterior

end chimney on the west elevation. The first story of the east wing is a three-car garage with brick veneer and metal overhead doors. The garage extends further east than the second story above it. The second-story façade is board-and-batten with two casement windows, while the east elevation is brick veneer with two casement windows.

### History of the Resource

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

The house was built for Flossie and Dr. Frank Howell in 1965, the first African Americans to live in the Roodmont neighborhood. Dr. Howell was a founder and member of Home Equity, Inc., a nonprofit organization dedicated to integrating neighborhoods in the Greater Muskegon area. When the Howells attempted to purchase property in the all-White Roodmont neighborhood of Norton Shores, they had difficulty with realtors who would “make appointments to show a lot and then wouldn’t show; then later they’d say ‘I missed you.’ It was one run-around after another,” he recalled. The Howells eventually were able to purchase a lot with the help of Catholic priest Reverend Father John Sheehy, another founder and member of Home Equity, Inc. Reverend Father John Sheehy arranged for a third party from Grand Rapids to purchase the lot and sell it to the Howells. When their new neighbors discovered who would actually be living on the property, one of them called Dr. Howell and offered to purchase the lot from him. “He told me, well, that he didn’t want me next door,” Dr. Howell recalled. The Howells also had difficulty in hiring a builder to construct the house. “When I showed them where my lot was, they either never responded or said they wouldn’t do it,” Dr. Howell recalled. The Howells hired a builder from Grand Rapids – one who was not familiar with the racial makeup of Muskegon neighborhoods. Dr. Howell later recalled that in spite of the less than warm welcome, and though some new fences were built after they moved in, “the neighbors didn’t speak, but they weren’t overtly hostile.”

Dr. Frank Howell was an important leader in the African American community and the Civil Rights Movement in Muskegon County. He was born in Muskegon Heights in 1930, the seventh of ten siblings. He attended Muskegon Heights public schools, was a star football and baseball player, and graduated in 1949. He attended the University of Michigan on a football scholarship and was a member of the winning Rose Bowl team in 1950. He also played baseball for Michigan and was a member of the 1953 College World Series Championship Team. He graduated with a degree in Sociology in 1953 and Dentistry in 1957. He married Flossie Calloway in 1952 and they had four children.

Dr. Howell returned to Muskegon Heights in 1957 and became the first African American member of the Muskegon County Dental Association. He served as the dentist for the Muskegon County Health Department, caring for children living in poverty.

Dr. Howell was a member of the Muskegon Branch of the National Association for the Advancement of Colored People, serving as its president for six years in the 1960s and leading efforts to obtain equality in housing, employment, and education. He was also a member of the Urban League of Muskegon, serving as board member and president. He was the first African American elected to the Muskegon Heights City Council and later served as its chairman.

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property’s eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.*

The building appears to retain integrity of location, design, materials, workmanship, setting, feeling, and association. It is likely eligible for listing in the National Register of Historic Places at the local level under Criterion A for Black Ethnic Heritage and Civil Rights and at the local level under Criterion B for association with Dr. Frank Howell, a prominent Civil Rights activist and the first African American resident in the Roodmont neighborhood. It is also likely eligible under Criterion C for Architecture as an intact Modernist-style house. The period of significance should likely begin in 1963 with the construction of the house. Additional research is needed to identify an appropriate end date. Interior access was not provided during this project.

## References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Frank Howell Obituary. November 30, 2019. *The Muskegon Chronicle* via MLive.  
<https://obits.mlive.com/us/obituaries/muskegon/name/frank-howell-obituary?id=8852860>.

"Moving into all-white areas, no easy task." *The Muskegon Chronicle*. October 10, 1977. Hackley Public Library. Torrent House Local History and Genealogy Department. Muskegon.

|                   |                          |             |                   |                 |  |
|-------------------|--------------------------|-------------|-------------------|-----------------|--|
| Survey Date       | 2022-2023                | Recorded By | Cheri Szcodronski | Agency Report # |  |
| For SHPO Use Only | SHPO Concurrence?: Y / N |             | Date:             |                 |  |

Form date: 2/28/2020

**Current Photographs**



Northwest Elevation



Northeast Elevation



North Elevation – Entrance Detail