

814

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

RECEIVED 2280

OCT - 9 2015

Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: Hart Downtown Historic District

Other names/site number: _____

Name of related multiple property listing: _____

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Central business district of the city along South State Street, roughly bounded by Main Street, Dryden Street, Water Street and Lincoln Street.

City or town: Hart State: Michigan County: Oceana

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ x local

Applicable National Register Criteria:

x A ___ B x C ___ D

	10/2/15
Signature of certifying official/Title:	Date
<u>Michigan SHPO</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	

Signature of commenting official:	Date

Title :	State or Federal agency/bureau or Tribal Government

Hart Downtown Historic District
Name of Property

Oceana County, Michigan
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Patrick Andrews
Signature of the Keeper

11/24/2015
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Hart Downtown Historic District
Name of Property

Oceana County, Michigan
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>37</u>	<u>20</u>	buildings
<u> </u>	<u>1</u>	sites (park)
<u> </u>	<u>3</u>	structures (tanks)
<u>2</u>	<u> </u>	objects (monument, flagpole)
<u>39</u>	<u>24</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC – Single Dwelling, Multiple Dwelling, Secondary Structure

COMMERCE/TRADE – Business, Professional, Organizational, Financial Institution,

Specialty Store, Department Store, Restaurant, Warehouse

SOCIAL – Meeting Hall

GOVERNMENT – City Hall, Correctional Facility, Fire Station, Government Office, Post Office, Courthouse

RECREATION AND CULTURE – Theater, Monument/Marker

AGRICULTURE/SUBSISTENCE – Storage, Processing, Agricultural Outbuilding

INDUSTRY/PROCESSING/EXTRACTION – Communications Facility

LANDSCAPE – Plaza, Street Furniture/Object

Current Functions

(Enter categories from instructions.)

DOMESTIC – Single Dwelling, Multiple Dwelling, Secondary Structure

COMMERCE/TRADE – Business, Professional, Organizational, Financial Institution,

Specialty Store, Department Store, Restaurant, Warehouse

SOCIAL – Meeting Hall

GOVERNMENT – City Hall, Correctional Facility, Fire Station, Government Office, Post Office, Courthouse

RECREATION AND CULTURE – Monument/Marker

AGRICULTURE/SUBSISTENCE – Storage, Processing, Agricultural Outbuilding

INDUSTRY/PROCESSING/EXTRACTION – Communications Facility

LANDSCAPE – Plaza, Street Furniture/Object

Hart Downtown Historic District
Name of Property

Oceana County, Michigan
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN – Italianate, Romanesque

LATE 19TH AND 20TH CENTURY REVIVALS – Classical Revival

MODERN MOVEMENT – Moderne, International style

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

BRICK

STONE – Limestone, Granite

GLASS

CONCRETE

WOOD – Weatherboard

TILE – Enameled

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Hart Downtown Historic District encompasses the central business district of the city centered on State Street between Main and Washington. Downtown Hart generally follows a grid pattern with blocks of varying sizes. Downtown is also located south of Hart Lake, a dammed portion of the South Branch of the Pentwater River. Closely set brick buildings are located between mid-century infill, a result of a number of catastrophic fires in the 1950s and 1960s. On either side of State Street, wide sidewalks, benches and trees line the roadway. The intersection of State Street and Washington holds the only stop light in all of Oceana County. The district contains fifty-seven buildings with construction dates ranging from the late nineteenth and early twentieth centuries to the early mid-century modern period. The buildings have a variety of construction materials including brick and block and are predominantly one or two stories in height. Architectural styles range from Italianate to Art Moderne to Mid-Century Modernism. Twenty of the buildings are considered non-contributing based on their construction dates less than fifty years ago, or significant alterations resulting in a loss of integrity.

Hart Downtown Historic District
Name of Property

Oceana County, Michigan
County and State

Narrative Description

The Hart Downtown Historic District encompasses the main business district of downtown Hart plus additional residential and commercial structures on surrounding streets. The district extends approximately three blocks along South State Street, from Main Street south to Lincoln Street, and a few blocks east and west, from Dryden Street on the east to Water Street on the west. From Washington Street south, the blocks are approximately 350 feet square or 2.8 acres each, while the blocks between Washington and Main Streets are larger rectangular blocks ranging from 2.9 acres to 4.4 acres. The downtown area has varied topography with flat areas and areas with sharp inclines. The entire district slopes downward towards Hart Lake to the north.

South State Street, the main road through Hart, is a two-lane, two-way street with parallel parking on both sides. The buildings on this street, except for the County Courthouse complex, all stand directly on the sidewalk. There are concrete sidewalks and modern Victorian-style lighting with brown iron decorative poles, round lanterns, and decorative ironwork around the lantern and at the peak. Trees line the downtown sidewalks and modern bike racks are present in front of many buildings. The intersection of State Street and Washington Street has the only stop light in all of Oceana County, first installed in 1928. State Street runs generally north to south and extends past Hart Lake via a newly updated bridge out of town.

State Street between Washington and Main Street has the highest concentration of contributing buildings including the Classical Revival First National Bank Building constructed in 1928 by the Bond and Hubbard Co. of Chicago, Illinois. Also noteworthy on State Street is the former Amuse Theater, a Commercial Brick theater constructed in 1927 that was capable of housing 400 people with retail stores on the first floor. State Street in the district is lined primarily with commercial buildings, with stores and offices on the first floors of the buildings and apartments in the second stories. South of the district, State Street becomes primarily residential with scattered municipal and commercial buildings.

Main Street, the northern boundary of the district, once was the center of downtown Hart, but now holds only a few contributing buildings. The western portion of Main Street is located approximately 150 feet north of the eastern portion of Main Street and via a jog on State Street. This portion of the city of Hart has dramatically changed in the last 150 years with the damming of the South Branch of the Pentwater River to form Hart Lake and the introduction of fill north of Main Street to allow for construction in the area. Main Street has a combination of commercial buildings and residential dwellings with more residential buildings the further from State Street and the main business district.

Washington Street has a collection of commercial and residential buildings that contribute to the district including the former city hall at 218 Washington Street. Washington Street forms the northern edge of the town square that holds the County Courthouse complex, including the sheriff's office, jail and courthouse. Adjacent to the western front of the courthouse is the Civil War Monument installed in 1903. Opposite the eastern edge of the courthouse block on Dryden Street sits the Chadwick-Munger House, a fieldstone Queen Anne house built in 1893. This

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

house is unique in style and materials in the city and now houses the Oceana Historical and Genealogical Society archives. On the 100 block of Washington Street a series of historic residential structures built before 1893 are present and a series of commercial buildings including one that houses the Knights of Columbus Hall.

One commercial building on Water Street is included in the district. This street is primarily residential in use. Historically, the street housed many commercial uses. The railroad depot was southeast of the remaining building with the tracks running up Water Street to the industrial businesses near Main and Mechanic Streets.

The district is flanked by Hart Lake, a small city park and historic neighborhoods. South of the district boundaries, a variety of modern commercial businesses separate the district from more historic residential neighborhoods. Also to the south are the locations of the former hospital and school buildings, both of which have been demolished. A collection of the city's historic buildings including the original train depot have been relocated to a museum complex in a park to the east of the district.

Inventory

The inventory entries are organized alphabetically by street and then by ascending numbers. Courtland Street entries are first listed on the east side, then on the west side. Each building contributes to the district's significance unless specifically designated as non-contributing in the entry.

Courtland Street (East Side)

16. Charles A. and Carrie Gurney House (1893) and Garage (c. 1920s)

This two-story Pentwater buff brick house (Photo 27) is located on the east side of Courtland Street. With a pyramidal hipped roof and tall windows with segmental-arch heads, this house displays many of the characteristics of the Italianate style popular in the mid- to late 1800s. The floor plan appears to have been a foursquare with a kitchen ell. The front entry is sheltered by a small door porch, with a gable roof with a raking cornice and wooden turned posts. This porch replaced a larger one that spanned the entire front and extended outward to the north. The fenestration pattern is similar on each of the three main elevations (all but the rear) with stacked sets of paired double-hung windows, each with four vertical lights in the top sash. The front façade (west elevation) also has one smaller double-hung window built into a larger original opening over the porch that probably contained a door. The south elevation has one small square staircase window with decorative tinted glass margin lights. There are stacked double hung windows on the first floor and two small double hung windows on the rear ell. A small basement window is also present on the ell. An addition on the north side was made since 1946.

A garage, located behind the house, has four bays with old paneled wooden doors, each containing three sets of four-light windows in their upper portions. The exterior walls are built of dark red-brown fireproof clay tile and the building has a low pitched hipped roof with exposed rafter tails. A small brick chimney pierces the roof at the rear of the building.

Hart Downtown Historic District

Name of Property

Oceana County, Michigan
County and State

Courtland Street (East Side) Continued

16. Charles A. and Carrie Gurney House Continued

The house was originally constructed for Charles A. Gurney, a local lawyer turned pharmacist, and his wife Carrie (Wigton) Gurney. Gurney was the nephew of another well known Hart resident, T. S. Gurney, a state senator. Gurney came to Hart around 1879 and served the area in various capacities including Circuit Court Commissioner in 1882 and 1884, and township clerk. Historic photographs (circa 1890s) of the house show it had a wrap-around porch with a decorative frieze along the roof line. The porch displayed some features of the Eastlake style including the rounded porch posts, the moldings, the fan-like brackets and the porch frieze. Its roof line was a simple shed roof. A porch also appears to have been present at the rear of the house on the north elevation according to the Sanborn maps and photographs. A large chimney pierced the roof in historic photographs but is no longer present. The four-bay garage building was likely constructed between 1920 and 1930, replacing a barn. The earlier barn appears to have been a gable roofed wooden structure.

Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946; Oceana County Historical and Genealogical Society Photograph Archive [full citation in general bibliography].

104. House

This two-story, gabled-ell house (Photo 20, center; 22, left) has a one-story enclosed shed roof section in the angle between the upright and wing that replaced a porch shown in the early Sanborns. The main entrance is now located at the east end of the Washington Street façade, and two others are present on the south elevation. The dwelling has a simple fenestration pattern with double-hung windows. The upright portion has two windows on the first floor and two windows on the second floor on the north and west elevations. The lower portion of the "T" has three windows on the first floor and one on the second on the north elevation.

Very little history is available for the house but it was potentially constructed before 1893 and modified later with the removal of the south wing. The building is listed as a boarding house in the 1910 map but otherwise shows simply as a Dwelling through the 1946 edition. In 1937 the house was purchased by the Fred Strong Post No. 234 of the American Legion for its meeting place. Around 1944 the Legion moved elsewhere and the William Negake Post No. 1329 of the VFW acquired it for their meeting place. They used it until 1978. The Grange and other organizations also made use of the building for their meetings and activities. The house is presently used for multi-family housing.

Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946; *100 Years of Hart* book [full citations in general bibliography].

108. Livery Stable/Garage (1910); Non-contributing in its current condition because of the metal siding that clads the entire exterior

A two-story brick structure (Photo 22) constructed with a stepped front parapet, this building has a low-pitched gable roof with one bay door on the façade. The building is presently covered in vertical

Hart Downtown Historic District

Name of Property

Oceana County, Michigan
County and State

Courtland Street (East Side) Continued

108. Livery Stable/Garage Continued

metal siding. The front façade has two doors plus a garage door and a small window. The building was covered with metal siding after 1970 based on accounts from a former owner. The second story has many of its original interior features including an elevator and (bricked-in) window openings. The first floor has been finished out with drywall. The original brick cladding is visible along the back side of the parapet and on the interior walls of the second floor.

The property was historically the home to a stable in the early Sanborn maps (1893 and 1894) but by 1900 it was listed as a Fruit Packing facility. By 1910 the site contained the present building, then listed as a livery stable, and by 1920 the building was being used for a feed store. From 1930 to at least 1946 the building housed a garage with a 15-car capacity. Gambles utilized the building as a warehouse for its department store business, having purchased the building around 1970. Prior to Gambles' warehouse use, the building was the home of Spitler's heating and plumbing warehouse and served as an office for Gambles. The building is now used for storage.

Interview with former Gambles Owner, October 30, 2014; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946; *100 Years of Hart* book, Gambles History [full citation in general bibliography].

Courtland Street (West Side)

13. House/Auto Garage (Built between 1920 and 1930)

Standing at the back of its lot, this two-story structure has a gable over hip roof at the front end with a standard gable at the rear. The first floor on the north side and three piers outlining two now infilled garage doors in the east-facing front are built of rock-face concrete block. The former garage door openings are now infilled with smooth block and contain a door and several double-hung windows. A small gabled entry now projects from the front's left side and on both the addition and the main house rafter tails are visible below the eaves. The second story on the façade has two sets of windows, one a pair of four-over-ones and the second a quadruple four-over-one window. The upper façade in the front and north side is clad in stucco. One chimney pierces the roofline near the center. The north elevation has a door and window downstairs and two pairs of four-over-one windows on the second story. An addition is present at the rear (west) elevation. The south side, clad in vinyl siding, has two small single light windows on the second floor and two doors on the first. The west side has a two-story hip-roof extension that is clad in vinyl siding and has three windows of varying sizes.

A small shed is present in the early Sanborns behind the house at 15 Courtland. In 1920, no structures are present in this area. In the 1930 and 1946 Sanborn maps this building shows, listed as an auto garage on the first floor and dwelling on the second. This two story structure was renovated after 1946 to an entirely residential building. The rear addition was made after 1946.

Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946. [full citation in general bibliography].

Hart Downtown Historic District

Name of Property

Oceana County, Michigan
County and State

Courtland Street (West Side) Continued

15. Marv Chandler House (Built prior to 1892)

This two story Pentwater buff brick house (Photo 21, right) was originally built in a foursquare floor plan with a pyramidal hipped roof. The house is similar to the structure directly across the street at 16 Courtland Street. Segmental-arch window hoods are present above the single double hung window on the front façade (east elevation). An enclosed entry porch has been added to the façade that contains a modified bay window and entryway with large five light window. A combination hipped and shed roof is present on the porch along with decorative brackets. A large overhanging eave is present on this house with modern additions of aluminum soffits. Two red brick chimneys pierce the roof. A two-story aluminum sided addition is present on the rear of the building. This addition has mixed fenestration with a variety of window types and sizes.

This house appears in the first, 1893 map and is similar in style to the house across Courtland Street. The house was potentially built for Marv Chandler, the listed owner in an 1892 newspaper account and the 1895 tax rolls. The 1893 Sanborn map shows the present square-plan bay window on the left side of the façade and a small door porch. The present enclosed entry porch across the right side of the façade, attached to the bay window, does not show even in the 1946 map.

The Hart Journal, November 11, 1892. Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

19. John V. and Lydia E. Cahill House (1893; c. 1920s) and associated garage (c. 1920s)

Constructed for J. V. Cahill and his family, this two-story gable-front house (Photo 21, left) has a steeply pitched gable rising from ground-story eaves to a point above the main front gable. This steep gable roof slants down to span an open archway leading to a shed-roof ell behind the house's north side. There are two entrances on the front façade, one on the southern end and one recessed behind the flare on the northern end. The house has been sided in white aluminum siding and has a faux stone treatment on the front of the ell near the north door. A small arched six light window is present at the top of the gable on the façade. The remaining fenestration pattern on the façade includes two paired lights on the second floor and a serial window with eight lights in each sash.

A small shed-roof rock-face concrete block garage, with modern metal door, stands at the back end of a concrete driveway attached to the house. A low fieldstone retaining wall is present along the sidewalk in front of the house and two four-step staircases with iron pipe railings provide access to the two doors. The wall likely dates from the early or mid-20th C.

In 1892 the *Hart Journal* noted that J. V. Cahill was preparing to construct a new house on Courtland Street, and in 1893 the newspapers indicate that the home is finished. The original siding was pressed steel that had the appearance of brick. The associated garage is present in the 1910 Sanborn map. Cahill was a partner in a hardware store in downtown Hart and is listed in the 1880 US Federal Census as a wagon maker. The house was expanded with the north ell by 1920 and the front renovated in an English Cottage style perhaps in the 1920s or 30s.

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

Courtland Street (West Side) Continued

19. John V. and Lydia E. Cahill House Continued

The Hart Journal, November 11, 1892. *US Federal Census* 1880, Oceana County, Michigan. Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

25. Mahar Wigton House (between 1881 and 1883) and associated garage (post 1946)

This two-story, gabled ell home sits on the corner of Washington and Courtland Streets. Historically, the elevation along Courtland Street had a porch which is now enclosed. This elevation has a small modern bay window with three single lights on the first floor and another bay with four single lights is present along with a small octagon window on the enclosed former porch. The second floor has three double hungs on the wing and two on the upright. The house is presently sided with vinyl siding and has a fenced in yard. The upright's side elevation along Washington Street has an irregular fenestration pattern with two double hungs evenly spaced on the second story with a similarly sized double hung on the first story. A second double hung is present on the first floor but is larger than the other three. The brick foundation is still visible along the base of the house.

The 1946 Sanborn shows a garage behind the house, but it is smaller and set farther back from Washington than the current gable-front two-car width one. The present garage, sided with vertical aluminum siding, appears to date from the 1960s or later and is considered **Non-contributing**.

According to newspapers records, this house appears to have been the residence built for the Wigton family and in newspaper accounts is identified as the old Wigton house. As early as 1881, the lot and three other surrounding lots were owned by Mahar Wigton, who was an early settler of Hart. Mahar Wigton died in 1883 and the property was passed to two of his sons, Edmund (or Edward) P. Wigton and Warren M. Wigton. Both Wigton brothers died in March of 1890 and the estates were passed to Warren's son Albert Wigton with his mother, Libbie K. (Kelley) Wigton serving as his guardian. Warren M. Wigton was one of the original stockholders in the Wigton Block Hotel in downtown Hart and a past president of the village of Hart. E.P. Wigton ran a flour mill under the name Wigton & Bosworth until his death. The house was likely constructed between 1881 and 1883 when the taxable value of the land doubled likely before Mahar Wigton died. In 1892, Liddie Hill was listed as the owner of lots nine, ten, eleven, and twelve on block seven from the Wigton family. The house appears largely unchanged in massing in the Sanborn maps from 1893 to 1946. The porch enclosure occurred after 1946.

City of Hart Tax Records, 1881-1901; *Oceana County Pioneers and Business Men of Today*, 1890. *The Hart Journal*, November 11, 1892. Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

Dryden Street

114. Chadwick-Munger House (1893)

The two story rough-faced, coursed ashlar fieldstone clad dwelling (Photo 26) has a complex plan and is topped by a combination of hip, gable and pyramid roofs. The hip roof is accented by

Hart Downtown Historic District
Name of Property

Oceana County, Michigan
County and State

Dryden Street Continued

114. Chadwick-Munger House Continued

dormers with hip roofs on each primary face with a single double-hung window, its top sash containing a central diamond or lozenge form, outlined by narrow clapboard strips. The dwelling's form is asymmetrical with projecting, gable-topped sections at the outer ends of the front and street-facing side and a semi-octagonal form at the corner, capped by a tall hip roof. The broad sides of the corner octagon's tall hip roof display small triangle-window dormers. The façade (west elevation) has a door porch, with a low hip roof and painted brick posts rising from stone bases, fronting the central entry. Directly above are three ogee-arch windows, a broader and taller central one flanked by a narrower and lower one to each side. An interior brick chimney is visible on the rear roofline. The south side elevation is accented by a broad second story window with a margin-light sash in the arched top. At the rear of the dwelling is an added one-story portion with a simple low pitched gable roof. The south elevation on this one story portion has three single light windows with a stone sill. The east elevation of this one story portion has vinyl siding filling in what could have been a garage door opening and a single double hung window with stone sill. On the main house's east elevation, a vertical line of brick indicates the location of a former chimney.

The dwelling was home to Dr. Harvey J. Chadwick, a prominent physician and pharmacist in the city. Chadwick had the house constructed in the summer of 1893, but in the fall of that same year the family moved to Grand Rapids. Newspaper accounts indicate that the Chadwicks continued to own and rent the house to various families until around 1900 when, upon the death of his wife, Chadwick sold the house to Louis P. and Edith Munger. Mr. Munger is credited with bringing the sour cherry as an agricultural crop to Oceana County. Munger became interested in fruit around 1912 and by 1948 he had more than 40,000 bearing trees in his over 400 acres of orchards. Edith Munger is well known in her own right serving as the first female president of the Michigan Audubon Society from 1913 to 1934. The Oceana County Historical and Genealogical Society today own the house.

The Hart Journal, 1893-1894; Historic Architecture Survey, 114 Dryden; Women's Who's Who of America, 584-585; Oceana County Historical and Genealogical Society Historic Photographs [full citation in general bibliography].

Lincoln Street

216. Oceana County Sheriff's Department (1968)

See entry under the Courthouse Square, 100 South State Street

East Main Street (South side)

3. North Central Co-Op (various dates between the 1930s to present)

This agricultural co-op complex occupies the west part of the block bounded by Main, Water, Washington, and Courtland.

Its 1938 main building (a; Photo 15 and 16, far right), sited at the northwest corner with its front facing Main and long west side along Water, has a large one-story gable-front wood sided

Hart Downtown Historic District

Name of Property

Oceana County, Michigan
County and State

East Main Street (South side) Continued

3. North Central Co-Op Continued

structure, with a roof clad in aluminum sheeting, at its north end, a smaller three/four-story central portion with shed and gable roofs, and another one-story gable-roof frame section at its south end. The gabled front facing Main contains a central door and pair of display windows, with five widely spaced upstairs windows. The central structure has a narrow three-story part, its gable roof oriented presenting gables to east and west, topped by a small square-plan gable-roofed fourth story. A two-story shed-roof section abuts the three story part's north side, with a small windowless gable-roof projection rising above its central roof alongside the three-story part. Behind/south of this taller central section, the building's south end is another long one-story frame section, but narrower than the north-end part (**Contributing.**)

A large single-story storage structure (b) is located at the southwestern corner of the site. This north-south-running structure has a gable roof with a much broader and lower-slope eastern face. Wood siding and three ventilation openings are present on the west elevation. The east long side is partly just roofed-over space and has a roofed-over drive-through. This building does not show in the 1946 Sanborn. Its age is unclear but appears to be less than fifty years (**Non-contributing based on apparent construction date**).

A second single-story shed or storage structure (c) is present on the southeastern portion of the site. This metal-clad building has a simple gable roof with a large overhang on the western side. Large storage areas are present at the north end of the building with wooden doors. A sliding metal-clad door is present at the top of a ramp along the southwestern façade. The foundation of the building is of concrete block. The construction date for this building is not known – the building is not shown in the 1946 Sanborn – but thought to be less than fifty years ago (**Non-contributing based on apparent construction date**).

Three silo-like tanks (d; Photo 16, left) are present between two other buildings in the northeast corner of the lot. They appear to be less than fifty years old, thus considered **Non-contributing**.

One of these buildings (e; Photo 16, center), standing near the center of the lot, is of smooth-faced concrete block and has an arched roof. Large garage doors are present on each end. The roof is clad in asphalt shingles. This building is also not shown in the 1946 Sanborn map but likely was built within a few years after that (**Contributing**).

The second building (f; Photo 16, left) near the tanks is a long rectangular-shaped – but with an angled corner – metal-clad, one-story building that stands at the corner of the lot at West Main Street and Courtland Street. It has a flat roof except for a steep mansard around the diagonal corner and along the short Main Street facade. This building also post-dates the 1946 Sanborn map and is considered **Non-contributing** at present based on its lack of any visible historic finishes.

The first, 1894 Sanborn map shows only a scattering of houses at the present site, although a railroad line in the center of Water Street already existed. By 1900 the site contained a feed and flour store fronting on Main and the E. S. Houghtaling produce warehouse and fruit packing

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

East Main Street (South side) Continued

3. North Central Co-Op Continued

complex, including a cooper shop, alongside its own railroad siding, at the site's south end by Washington. The Hart Creamery Co. occupied the northwest corner of the site in 1910 along with the feed store, and the Houghtaling complex became the Lewellyn & Wachter grain elevator and hay and feed business, apparently housed in the same buildings. Extensive development occurred between 1910 and 1920 including the construction of another railroad siding to the Hart Cooperative Marketing Association complex, which occupied the former creamery and feed store buildings, respectively, as a planing mill and a bean and grain-cleaning operation. The Cooperative Association had also added a warehouse. The Lewellyn-Wachter Inc. complex continued to occupy the Water/Washington corner with an expanded cluster of buildings that included the elevator building, produce and hay & feed warehouses, and other small buildings. Other commercial businesses included an auto repair and shoe repair on the northeast corner of the Property. By 1930 the Farm Bureau Supply Store had replaced the Hart Cooperative, using the former creamery and feed store buildings as salt & feed and produce warehouses and adding a second produce warehouse to the south. The Lewellyn-Wachtel complex was shown as vacant (the buildings were gone by 1946).

The 1946 Sanborn shows the present building at the Main/Water intersection, then housing the Farm Bureau Supply & Feed Warehouse. The three-section building included the tall feed mill central part and one-story produce warehouse at the south end, with a small attached salt warehouse. Newspaper accounts indicate that the main building in the northwest corner was constructed in 1938 after the original structures there burned. Based on photographs in newspaper accounts at the time the 1938 building was constructed, the 1938 building appears little altered since its construction. The 1946 Sanborn shows none of the complex's other presently existing buildings.

Historic Architecture Survey; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946; 100 Years of Hart book; The Hart Journal, 1936 [full citation in general bibliography].

105. Hart Pizza (2003); Non-contributing

This one-story wood sided building (Photo 17, right) was constructed with brick forming a low base along the front façade. Brick piers form the bases for wooden posts fronting the main entrance and a small overhanging pent roof projects from the front façade. Above the pent roof a low stepped parapet falsefront is present, behind which a flat roof covers the structure. The structure is considered non-contributing because it is less than 50 years old.

The property was historically home to a series of single-family dwellings at the historic address of 115 East Main Street. From at least 1893 through 1946, the property had a single-family dwelling and associated outbuildings, garages and stables.

Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

East Main Street (South side) Continued

107. Brown Chiropractic and Wellness Center (2003); Non-contributing

This one-story wood framed, brick façade building (Photo 17, right) was constructed in 2003. Two gables project from the asphalt shingle side gable roof on the façade. Four sets of triple windows, with transoms, are present on the front façade along with a single window and a glass entrance door with a transom.

The property was historically addressed 116 East Main Street and was occupied by the Bailey Hotel sometime between 1900 and 1910 when it was moved from the corner of State Street and Main Street. The hotel was known as the Oceana Hotel in 1920 and continued to operate until at least 1945. By 1946 the property became apartment housing. The present building is considered non-contributing because it is less than 50 years old.

Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

109. Garage (Built between 1910-1920); Non-contributing

The one-story structure (Photo 17, left) has a gently sloping roof. Likely constructed between 1910 and 1920, this brick garage structure now has facades that have been entirely refaced in recent years. The front has large double light aluminum display windows flanking the glass entry door and horizontal and diagonal vinyl siding. The entry has two side lights and a bubble canopy above. A vinyl wrapped fascia is present along the roofline. The windowless side walls are faced in vertical metal sheeting. **The building is presently considered Non-contributing because no historic exterior finishes are evident.**

The corner of Main and State Streets adjacent to the east historically housed the Bailey House. This small hotel was moved from the corner to the site of 107 to the west around 1903 to make room for the construction of the Van Amburg Block on the corner. By 1920 this building was constructed as a concrete-floor garage with the capacity to house 20 cars; it appears to have the massing and shape of the present building. For a time during the 1960's the building was used by Gambles department store as a part of their operations out of the Van Amburg Block. It was not damaged when the Van Amburg Block burned in 1983 but has since been heavily modified. Brick is still evident on the west elevation in a doorway so it likely that the original brick is still present beneath the vinyl and aluminum. The building is presently occupied by Total Fitness.

The Hart Journal, 1983. Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946. [full citation in general bibliography].

207-209-211. Noret Block No. Three (1906); Non-contributing

This one-story commercial structure (Photo 18, right, mostly hidden by trees) has been re-faced across the front with vinyl siding, though retaining the original three-storefront configuration. The west storefront, 207, has a large display window on each side flanking a recessed entryway that is nearly identical to the adjoining storefronts at 209 and 211 East Main Street. The portion of the building housing 209 and 211 has round porthole windows on either side of the door instead of the large rectangular display windows. The building has a flat roof and appears to

Hart Downtown Historic District

Name of Property

Oceana County, Michigan
County and State

East Main Street (South side) Continued

207-209-211. Noret Block No. Three Continued

have once had a cornice whose location now displays a vinyl siding-clad fascia. The east side and rear of the structure shows the original painted brick construction, with segmental-arch window hoods and a rubble stone foundation. Rear additions include a central concrete block extension and a wooden deck area. Based on the chimney stack the brick used for construction is likely the yellow, soft Pentwater brick common in the area. The basement of the building appears to have operated as a commercial space at one point in the building's history with large window openings, now filled in, present in the alley behind the Noret Block on South State Street. An alleyway is present behind this building with stairs against the west elevation that lead up to East Main Street. The building is presently non-contributing because the front façade retains no historic finishes.

A large gully was present until about 1910 in the area at the rear of the structure along East Main Street (Miller Street), where there is presently parking. The area was eventually filled in to allow for more development. This commercial building with three store fronts was constructed in 1906. E. A. Noret, a prominent local businessman and builder of the west adjoining building, was the owner. The 1910 Sanborn lists a bakery in 207, "meats" in 209, and an office in 211. Newspaper accounts indicate that one of the units held the offices of the Postal Telegraph Co. and the Lake Shore Telephone Co. in 1907. The 1920 map still shows the meat shop in 209 and a feed & grain and produce dealer in 211, and the 1930 map a vulcanizing operation in 207. The maps through 1946 only show three store spaces. The building originally had brick piers separating the storefronts and an elaborate cornice with dentils and small column-like brick details beneath the dentils that are reminiscent of triglyphs of a classical entablature but appear more complex and lack the distinctive sets of three. The building had a series of bars and restaurants from the early 1960s through today including the Hart Bar & Grill, Norm's Bar, Cliff's Bar, Ozzie's Bar, East Main Pub, Schooners and today Kristi's Pour House occupies the 209-11 storefronts.

Oceana County Historical & Genealogical Society, Hart Business Vertical Files. *The Journal*, July 27, 1906; February 15, 1907 Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

213-215-217. Tripp Building (Built between 1930-1946); Non-contributing

This one-story concrete block and glazed tile structure has been significantly altered on the front façade but retains the gleaming structural tile finishes on the side and rear facades. The altered façade of 213 East Main Street has a cedar shake mansard or pent roof cap above the entrance, and a two-section display window and recessed entry. The west elevation retains the yellow glazed structural clay tile that originally finished the front as well. The front façade of 215 East Main Street is recessed back from the wood siding-clad fascia above it and has a two-part display window next to the entry door, similar to 213 East Main Street. The front façade of 217 East Main Street is also recessed between and beneath wood sided piers and fascia. Wooden posts, with triangular braces, supporting the overhanging fascia. The off-center entry is flanked by a double display window on the left and single on the right. A low wooden railing fronts the recess between the wooden support posts. A poured concrete foundation and mixed concrete block and glazed tile upper facades are visible on the eastern and southern elevations. At the rear, the

Hart Downtown Historic District

Name of Property

Oceana County, Michigan
County and State

East Main Street (South side) Continued

213-215-217. Tripp Building Continued

basement level is at grade and can be entered through a large door opening. A small shed-roofed rear porch, with staircase, was added to allow for exit/entry from the main floor of 213 and 215 East Main Street to the ground. The building's rear façade contains various window and door openings, some windows reduced in size with infill surrounding a smaller modern window. These all have concrete slab lintels. A retaining wall built of rubble and roughly squared stone runs southward from the building's southeast corner, supporting the elevated ground to the east and overlooking the former gully to the west behind the building. The building is presently non-contributing because the front façade retains no historic finishes.

The first development of the site included two small buildings of unknown use. This portion of East Main Street did not exist in its present form until after 1900 and was originally known as Miller Street. The damming of the Pentwater River and creation of Hart Lake allowed for additional development in this portion of the city. A large gully was present from at least 1893 to 1910 in the area at the rear of the structures along East Main Street (Miller Street), where there is presently parking. The building does not appear in the 1930 map but is present in the 1946 one. Information gathered through the title search on the building indicates that it was potentially constructed by Chan Tripp in 1946, when a mortgage was taken out on the property. No tenant names were identified in the 1946 Sanborns; instead the building is just labeled as a store. A *Hart Journal* article from 1953 listed the building's tenants as King Radio, Tripp's Variety store, and Hart Tire Company. The article indicates that Chan Tripp sold the variety store stock to Hart Tire Company. The variety store was removed, Hart Tire continued to operate out of the basement of the building and King Radio took over the street level store fronts.

Hart Journal, September 10, 1953. Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

East Main Street (North side)

112. Hart Auto Company (1914, later 1910s, 1926, late 1920s) and Kunkle Manufacturing Co. Factory (c. 1929), with later connector

What is now a single nearly block long, two-story (with one-story rear section) building (Photo 14) was built in four parts:

The westernmost front section of the building, constructed in 1926, displays decorative corbelled and sawtooth brick detail along the roof line and a series of large industrial style twenty-four light steel sash windows on the second floor. These windows are present on the western elevation of the building as well. The first floor now contains a series of three and four-section fixed windows wrapping around the building. Shallow rectangular recessed horizontal panels in the brick separate the first and second floors of the building. A one-story rear extension, shown in the 1930 Sanborn, contains garage and pedestrian doors.

The second section of the building to the east, built in 1914, is defined by its five segmental-arch-head second-story windows. The corbelled and sawtooth brickwork in the frieze matches the western section. There is a single long horizontal sunken panel in the brickwork between the

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

East Main Street (North side) Continued

112. Hart Auto Company Continued

first and second stories, and the first floor storefront windows are set in groups of two, three and four. The 1920 Sanborn shows a one-story rear section, and the 1930 map an additional one-story extension at the back. The exposed east side of the back end of this portion of the building has large industrial style window openings filled with concrete block.

The fourth section is separated from the two western by a modern narrow gable-roofed third section with skylights on the roof and a window-wall on the front, with a small wooden canopy over the entrance. The 1946 and earlier Sanborn maps show a narrow open space between the adjoining buildings here.

The fourth/easternmost section also has a two-story front section and one-story rear part and was built between 1920 and 1930. It has two and three-section windows on the front façade and no openings on the east elevation except for a small door near the center of the elevation. A parking lot flanks this side of the building. The rear of this part of the building has large filled-in window openings, and its façade has a metal cap.

Early uses of this block of East Main Street included a livery and a multi-family dwelling, a blacksmith shop and a wallpaper, paint and oils shop. A series of commercial buildings stood on the property around 1900 and by 1910 a large agricultural implements shop was constructed on the corner of State and Main. In 1914 the oldest part of the present complex, the two-story front section of the second building from the west, was built. It housed the Hart Auto Company's Ford Service Garage. The Sanborns indicate that its one-story rear extension was added by 1920. The westernmost portion of the building was added in 1926 as part of the Hart Auto Company building. Its one-story rear section was present by 1930. The easternmost or fourth section of the building, with its two-story part fronting on the street and one-story section behind, was built around 1929 by the Kunkle Manufacturing Company, who demolished a brick store building occupying part of the site. The building then also included a no longer present one-story machine shop at the north end. Kunkle Manufacturing Company produced auto parts including heaters and valve grinders for Ford, Essex, and Buick. By 1946 the John Wood Manufacturing Company, also an auto parts manufacturer, took over the former Kunkle eastern part of the building. No information on this company was located in newspaper accounts or through the Oceana County Historic and Genealogical Society. The western part then still showed as a garage. Presently the building houses Hegg's Fine Furniture Gallery who renovated the building in 2010.

The Hart Journal, March 28, 1929; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946; *100 Years of Hart* book [full citation in general bibliography].

204. City Park (2000s); Non-contributing

This park (Photo 18, far left) was created in recent years and features two picnic shelters, an arched gateway facing the State/Main intersection and tiered seating down towards Hart Lake. Turf was used to replace grass and make this space usable for large community events.

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

East Main Street (North side) Continued

204. City Park Continued

The property has been the site of an agricultural implements store, auto garage and an auto service and filling station. A gully that ran across this site and southeast beyond Main Street (then called Miller Street) was spanned by road and pedestrian bridges as of 1894. By 1900 the street crossed the gully on fill, but the 1910 Sanborn still shows remnants of the gully to the street's north and south. The low-lying ground here may have been filled in by 1920.

206. Hart Dairy Delight (1960s); Non-contributing

This small one-story structure (Photo 18, left) was built in the 1960s as an ice cream store. A small shed-like side-gable roof with an overhang provides a sheltered place for customers to order. The front façade has a large sliding order window. The building has aluminum siding on the walls and roof. A small single light is present on the western elevation and the door for the building is located on the north elevation. The property has a small grassy area, picnic tables and a large picnic shelter with faux ashlar stone piers and steel beams. A hipped roof and decorative balustrade at the peak are also present on this non-contributing feature.

Like the park to the immediate west, this property in the 1890s also formed part of the large ravine. The 1910 Sanborn still shows this as part of the gully north of Main, but the 1920 map does not show it, suggesting it was filled in during the 1910s. By 1920 the now filled site contained a masonry garage with capacity for twenty-five cars. In the 1930 and 1946 Sanborns, the same building housed a bakery, with a separate store space in one front corner. The bakery was operated by J. H. Varenhorst and W. H. Schnider. A new building was constructed in 1929 to increase the capacity of the bakery and add a restaurant. This bakery building was demolished in 1985. The Dairy Delight is a much smaller building.

Hart Courier, December 28, 1928. Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

218-222. Blacksmith & Wagon Shop Building/Deb's Lakeside Café and Apartments (Built between 1894-1900); Non-contributing

The long and narrow two-story structure (Photo 18, center) has a side-gable roof with vinyl siding clad front and east end and small sliding windows. Two low gables are present on the south elevation, under which sets of two double-hung lights are present. Two entrances are present on the south elevation including one under a pent roof that runs across the western portion of the building. A second entrance is located under a small gabled overhang near the center of the south front. The only remaining portion of the original construction visible is the west side elevation, constructed of Pentwater brick. It is topped by an asymmetrical stepped gable. The northern façade looks over Hart Lake with a patio and shed-roof addition clad in vinyl siding. The gable roof on the structure is not symmetrical with a steeper slope on the south side of the building. Modern windows of various sizes and shapes are present on the north façade.

The building first appears in the 1900 Sanborn map as a blacksmith and wagon shop along the bank sloping towards the Pentwater River. A 1910 photo in *100 Years of Hart* (16) shows the front when the building housed Archie Gregwar's blacksmith/wagon shop. It then had a

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

East Main Street (North side) Continued

218-222. Blacksmith & Wagon Shop Building Continued

clapboarded front with broad vehicle doors toward each end, a loft entry over the left door, and several double-hung windows. This use continued until after 1920, but the use changed to auto repair, with a store at the west end, by 1930. By 1946 the building is listed simply as store. The building was significantly altered in the 1960s with a nearly complete renovation of the façade. Since then vinyl siding has been added. **Non-contributing at present because the front fenestration and finishes have been entirely altered.**

100 Years of Hart book, page 16. Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

South State Street (East Side)

12-16. Noret Block (1899)

This Late Victorian commercial building (Photo 11, far left; 13; 18, far right) has two stories and was constructed in 1899 with three storefronts. The brick façade has rock-face stone window hoods above the square-headed windows on the second floor with simple double-hung windows present. A decorative corbelled brick frieze, with dentils, topped by a simple cornice, wraps around the west and north elevations. Window heads visible at sidewalk level have been filled in. The storefront transom area is now covered by an asphalt shingled pent roof that leaves the old storefront cornice in place above it. The central entryways for the storefronts are recessed with large single light windows on either side. The first floor front storefronts have been altered with the addition of vertical wood siding framing the display windows, which are smaller than the originals. Brick piers are still present, providing a separation between storefronts. A stone block in the center of the façade displays in raised characters, NORET BLOCK 1899.

E. A. Noret purchased the lots that this building sits on in February of 1899 and indicated in newspaper accounts that he would put up a two story, three store brick block in the spring. Noret was involved with many of the buildings in downtown Hart and in the same February paper was a story on another of his buildings that had burned to the ground. No builder or contractor is mentioned but work on this building progressed quickly. By July, tenants began moving into the building, with the building reaching full occupancy in January 1900. These early tenants included a saloon, drug store, and a clothing store. Later tenants included a boot and shoe store, a grocer, a furniture store, and a harness shop. Long term tenants more recently have been the Rucinski Hardware Store in the 1960s and a restaurant. Rucinski's hardware business occupied another Noret building on the northwest corner of State and Main from around 1946 until a fire destroyed that building. The hardware business was sold and renamed Mull Hardware until around 1987 when La Fiesta became the tenant. La Fiesta has expanded to include all three storefronts on the first floor with apartments on the second floor. The basement appears to have once been occupied by commercial tenants with access through the alley at the rear of the building but is presently used for storage.

Oceana County Historical & Genealogical Society, Hart Business Vertical File; Interview with Bill Hegg, May 27, 2015. The Journal, February 17, 1899, January 6, 1900; The Hart Journal,

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

July 4, 1946; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

South State Street (East Side) Continued

18-28. Powers Building (1960-62); Hart Builders Supply

This one-story commercial structure (Photo 12; 13, right) was constructed between 1960 and 1962 and has a buff brick veneer front and a canopy extending over the storefronts. The building was constructed with a common wall with the Noret Block to the north, this common wall extending above the rest of the structure to the top of the second floor of the Noret Block. Brick and aluminum siding clad the common wall. The roof structure appears to be a flat roof behind. The building has large single light display windows lining the entire façade along with three recessed entry doors. Rock-face random ashlar bulkheads and piers are present beneath the ends of the aluminum canopy. The rear of the building is faced with vertical aluminum sheeting except for the south end, which is concrete block.

This building was constructed on the site of the former Barkel and Palmiter blocks both constructed in the 1880s and destroyed by fire on March 1, 1960. The Palmiter once held a variety of occupants including an opera house, a temperance hall, grocers, clothing stores, and pharmacies. The building was built for Edwin S. and Henry J. Palmiter, local business men who were the sons of Judson Palmiter who started the *Oceana County Journal*. Edwin S. Palmiter from at least 1884 to the early 1900s owned the *Hart Argus*, while Henry J. Palmiter owned a clothing store. Less is known about the Barkel Block but the building housed commercial tenants such as a meat market, grocer, clothing stores and others. Around 1910 the Powers Department Store purchased the Palmiters' clothing business. In 1953 they doubled the size of the store and took over additional storefronts of the Palmiter and Barkel blocks. The present building was constructed by the Powers family after a fire destroyed the building in 1960. The building was badly damaged in another fire in January 1961 when the adjoining Hegg and Jonassen buildings were destroyed. It was substantially rebuilt between 1961 and 1962 on the southern edge in part due to the fire damage. The newspaper accounts of the time indicate that the roof collapsed along with the entire south side of the building when the wall of the adjoining Hegg Building fell on it. The Powers rebuilt the building and occupied the space until going out of business in 2005 after 95 years in Hart.

Oceana County Historical & Genealogical Society, Hart Business Vertical File. *The Hart Journal*, March 3, 1960; January 26, 1961; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946; *Oceana County Pioneers and Business Men of Today*, 1890 [full citation in general bibliography].

36. Hegg Building (1962); Keith Construction Company, contractor

This one-story commercial building's front has a red brick veneer in a stacked bond pattern (Photo 11, center). Large single light windows are present on the front façade leading into a recessed central entry. A large modern awning spans the front façade. The building has a flat top parapet with a flat roof behind. The rear façade is of concrete block with small windows, one door and a former door opening.

Hart Downtown Historic District
Name of Property

Oceana County, Michigan
County and State

South State Street (East Side) Continued

36. Hegg Building Continued

Hegg's Department Store was started in 1946 by Charles Hegg after coming back from World War II; the store was originally located on Main Street but in 1960 moved to 36 South State Street. This building was constructed around 1962 on the location of the Hegg Department Store building. The building was destroyed by fire on January 26, 1961, when the building and south adjoining Jonassen Building caught on fire. Keith Construction Company of Montague served as general contractor for the new building for the Hegg family. The building was constructed to be as near to fireproof as possible with masonry floors and walls. Hegg's continued to operate out of the building with Charles running the store until 1969, his son, Bill Hegg until 1999 and finally, Scott and Staci Hegg from 1999 to 2010. In 2010 Scott and Staci Hegg remodeled the building at 112 East Main Street and moved the business there, where it remains. The Hegg's transitioned from selling clothing to furniture in 1976 and 1977 under the leadership of Bill Hegg. Historically the building was likely constructed around 1905 and housed Hart's post office until 1939 when the present post office building south on State Street was constructed. After the post office moved, a Kroger store occupied the building.

Interview with Bill Hegg, December 12, 2014; The Hart Journal, March 6, 1980; March 3, 1960; January 26, 1961, February 16, 1961, May 11, 1961; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946; Oceana County Pioneers and Business Men of Today, 1890, page 110 [full citation in general bibliography].

44. Jonassen Building (1961-62)

A one-story brick veneer front building (Photo 11, center) with a stacked bond pattern and flat roof, this commercial building was built in 1961-62, shortly after the cleanup from a major fire. A large display window on either side flanks a glass door, the whole front capped by an awning. Brick piers at either end of the storefront support the brick upper facade. The upper part of the side wall and rear facade is of concrete block painted white with two small single light windows and a rear door. Portions of the rear of the building are not visible as the adjoining buildings abut the facade.

This building was constructed around 1962 on the location of a previous Jonassen Building. That Jonassen Building was likely constructed around 1880 as a two story frame structure and burned in the January 1961 fire. Edward Jonassen was a local business man who owned a few commercial buildings in downtown Hart and operated an eye clinic. The eye care business evolved out of the family's watch and jewelry repair business which started in Hart in 1909 in the building. Joseph Jonassen started the business as a watch maker after coming to Hart from Norway. Joseph was joined in the business by his son, Earl, a jeweler and optometrist. Earl retired and became a well known fruit farmer in the area. Edward took over the business in 1948. The building had a few of commercial tenants including a grocery store, the Mabel Jeanne Shoppe, a women's clothing store, the GTE office, and the Hart Music Shop before 1986 when the eye care business took over both storefronts. Edward and his son, Michael, continued to operate the eye care business until 1991 when Edward retired. The Jonassens were also involved in real estate around the city of Hart.

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

South State Street (East Side) Continued

Oceana County Historical & Genealogical Society, Hart Business Vertical File, *The Hart Journal*, March 6, 1980, March 3, 1960; January 26, 1961, February 16, 1961; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946; *Oceana County Pioneers and Business Men of Today*, 1890, page 110 [full citation in general bibliography].

50. First National Bank of Hart (1927-28); Bond-Hubbard Co., Chicago, Illinois

This Neoclassical two-story building (Photos 11, 24, 25) has walls of tan brick in a running bond pattern and trim of stone. The front façade is designed in the form of a portico *in antis*, with two simplified Corinthian columns in the center flanking the entry way and broad piers or antae near either edge of the façade supporting a classical entablature whose frieze displays the name of the former bank, THE FIRST NATIONAL BANK. The central front entry is flanked by paneled pilasters supporting a cornice with dentils. At the top of the pilasters are two paterae and between is a panel inscribed with FOUNDED 1874 above the entry. Large modern nine light windows are present flanking the columns on the first floor; the second floor has three modern triple light windows evenly spaced over the first floor windows and entry. The broad brick piers have capitals displaying swags and other classical detailing. The main cornice was removed sometime after 1961. A staircase on the south elevation extends to the west and provides entry to the basement level of the building. The entablature continues around the south elevation of the building along Washington Street. This elevation has three sets of paired piers between a broad pier at either end like those in the front, displaying identical classical detailing. The paired piers are topped with simplified Corinthian capitals with acanthus leaves. The fenestration pattern on the southern elevation is similar to the façade with large nine light windows between the piers on the first floor with a total of four on this elevation. The second floor has four sets of triple light windows above the first floor windows. Two additional single light windows are present on the plain rear facade of the building. These single windows are on the second floor and are above a simple entry way with a broad but simple frame. The rear elevation lacks decorative detail completely, with only a few single light sashes piercing the exterior envelope.

The bank building was designed by the Bond-Hubbard Co., a design-build firm specializing in banks from Chicago, Illinois, in 1927 and construction began in the fall of that year on the site of the former Fuller Block. During construction, the basement was dug to at least nine feet and the dirt used to fill in the gully at the rear of the property. The building opened officially to the public on July 2, 1928, with a reception and tours of the building. The First National Bank was organized as the Citizens Exchange Bank in 1874 with a location on State Street further north of the present building. The bank reorganized in 1903 as the First National Bank. The Oceana County Savings Bank moved into this location in 1937 after the First National Bank failed. The building has continuously operated as a bank after the Oceana County Savings Bank was purchased by another bank out of Grand Rapids before selling to Huntington National Bank who continues to operate the building today. While the exterior retains much of its architectural integrity, the interior has been significantly altered.

Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946; *Oceana County Pioneers and Business Men of Today*; *The Hart Journal*, 1927-1928 [full citation in general bibliography].

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

South State Street (East Side) Continued

100. County Complex (1903, 1957-58 and 1967-68).

Courthouse: Orus O. Eash, Architect; Elzinga and Volkers, contractors

Sheriff's Office and Jail: Alstrom Construction, Inc.

The courthouse square is bounded by four streets and contains the 1957-58 courthouse, the 1968 sheriff's department/jail, the 1903 Civil War Monument, and a bronze war memorial plaque (1903). The buildings are laid out around a central courtyard area that once held the original courthouse building. Walkways are present along all four sides of the square and parking is present along the north and east sides of the buildings. The southwest corner has a collection of large trees. The Civil War Monument is located near the southwest corner of the county building along with the war memorial plaque.

The one-story light yellow-buff and red brick courthouse/county office building is an International style building with a flat roof and a large (added later) cantilevered entry over the main entrance facing State Street. The main entrance is set into one end of a broad central recess that fills much of the building's front beneath the overhanging roof. The recess's walls contain tall paired windows separated by areas of contrasting red brick. The buff brick front walls to either side of the recessed area contain no windows. The north side façade is faced largely in red brick and features vertical banks of paired windows, the south façade largely in the buff brick. The building abuts the Oceana County Sheriff's Department at 216 Lincoln Street.

This one-story Sheriff Department and Jail building (Photo 10) was constructed in 1967-68 by Alstrom Construction, Inc. of Holland. A flat-roof yellow-buff brick building with large aluminum windows and a flat roof designed to complement the courthouse, this building replaced the historic sheriff's office/jail, with its frame dwelling constructed in the late nineteenth century. Its front faces south and stands closer to the street than the courthouse's south façade.

The Civil War Monument, referred to as the Soldiers Monument in newspaper accounts of the time, is a grayish granite monument located just to the west of the courthouse's southwest corner. A tall square-plan pedestal supports a figure of an infantry soldier at parade rest. The front of the pedestal has a panel depicting the carved state seal of Michigan and a large raised inscription, "To Our Fallen Heroes - 1861-1865," with a much smaller one beneath, "Erected in 1903 by Oceana Veterans Monument Association." The other three sides contain sculptural relief panels depicting soldiers representing the other military branches, a navy sailor on the north side, cavalryman on the east, and artilleryman on the south. This monument was originally located to the south and west of the present location but was moved in the fall of 1903 to place it in a better position on the square. The monument was dedicated in 1903 by the Oceana Veterans Monument Association at a cost of \$2,500.

A second memorial for veterans is located just to the west of the Civil War Monument. This bronze plaque placed at a slight angle from horizontal on a granite base lists the names of those in the armed forces for Oceana County. This plaque was installed around 1903 and lists 101 names of local Civil War soldiers who served.

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

South State Street (East Side) Continued

100. County Complex Continued

This block was set aside as the county courthouse square in 1864. A jail was built here in 1867-68 and the first non-temporary courthouse building constructed 1873-74. The old jail appears in historic photographs to be a residential style wood frame structure. The 1873-74 courthouse was a clapboard clad frame two-story building with a gable roof. A new courthouse was proposed multiple times through the mid-20th century, including in 1934 and 1938. Construction of the present courthouse building was started with a groundbreaking on May 9, 1957, with Elzinga and Volkens of Holland acting as contractors and Orus Eash, architect. Eash became a prominent architect in Fort Wayne, Indiana, well known for his modernist buildings, but worked in Traverse City, Michigan, during much of the 1950s. The courthouse was completed in the summer of 1958 with the dedication taking place September 27, 1958. The modern courthouse was built around the historic courthouse and for a time both could be photographed simultaneously with the historic building appearing in the central courtyard of the newer building. The historic courthouse was demolished beginning in May of 1958 with the building completely removed by July 1958.

The Journal, September 25, 1903; October 2, 1903; August 4, 1905. *The Hart Journal*, May 16, 1957; September 25, 1958; October 2, 1958. *Historic Architecture Survey; Fort Wayne Newspapers*, Orus Orville Eash Obituary, August 3, 2008; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946; *100 Years of Hart* book [full citation in general bibliography].

204. Hodges Car Dealership (c. 1940)

This one-story car dealership building (Photo 9) was constructed with distinctive art moderne styling including a front exterior faced in large glazed yellow structural clay tile with decorative details in glazed green tile. The building stands on a corner lot with its curving northwest corner serving as the building's focal point containing the entrance topped with upright blocks in yellow and then green extending up to the cap. The upright blocks continue down to the ground around the entryway, which is flanked by glass block lights and a strip of green tiles. The remaining walls have two string courses of green blocks running below the cap. The fenestration pattern on the building is mixed with two large showroom windows each on the north and west elevations, and a triple showroom window next to a large filled-in single light. Large garage doors are present on both the north and west elevations. The west elevation has two glass block windows near the southwest corner. The east elevation is simpler in decoration with the string courses extended around only a portion of the northeast corner. It has multiple twelve light industrial style windows along with an entryway and three smaller six light windows.

The building was constructed in the mid-1940s likely for a Kizer-Frazier auto dealership but was purchased by the Hodges Pontiac Dealership in 1956. The Hodges dealership was founded in 1953 and quickly moved into the building and took on the sale of Buick vehicles as well. Hodges continues to operate out of the building, selling Pontiac and Buick vehicles, with a repair facility at the rear.

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

Interview with Paul Hodges; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

South State Street (West Side)

3-15. Parking Lot (1983-1984); Non-Contributing

This parking lot is the former location of the Noret Block No. 2 or Van Amburg Block, a large brick commercial block constructed around 1903 with apartments on the second and third floors. Prior to the construction of the Van Amburg Block, the Bailey House occupied the site until it was moved to make room for the construction of this building in 1903. Edwin Noret, the local business man who had it constructed, sold his interest in the building to the Van Amburg family in 1921. The building was destroyed by a fire on July 1, 1982.

The Journal, June 12, 1903; *The Hart Journal*, March 17, 1921, July 8, 1982; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

19-23. Ben Franklin Store Building (late 19th-C./1917-19; façade rebuilt c. 1939)

This symmetrical-front two-story building (Photo 4, right) has a red brick upper façade above a nearly all glass storefront containing low rock-face random ashlar bulkheads and two recessed entries with slanting outer corners. A long awning covers the transom area, and a rowlock brick stringcourse separates the storefront from the upper façade. The upper façade contains four widely separated double-hung windows, with concrete slab sills and soldier brick caps. A broad band of rectangular concrete or limestone blocks separates the second story from the red brick parapet, topped by a concrete cap above a band of limestone or concrete blocks separated by narrow soldier brick strips. The north elevation is clad in vertical metal siding, likely a result of the fire in the adjoining building in 1983. The south elevation is shared with the adjoining former Amuse Theater. The rear elevation is clad in vertical metal siding. A concrete block rear extension serves as the rear exit from the building. This addition has a flat roof and connects to the building at 109 West Main Street.

Prior to 1939 this site contained two separate buildings. The south half was occupied by the Oceana County Savings Bank, whose building was constructed in 1917-19. The directors of the bank began the construction project in the fall of 1917 but encountered delays due to World War I and the building was not completed until January 1919. Prior to that time, a small millinery operated out of a two-story wooden structure on the site. The north half of the site contained a two-story brick building that, housing a grocery store, may have been part of the Van Amburg Block to the north. The 1920 Sanborn shows the two buildings occupied by the bank and a bakery. In 1930 the bank continued to operate out of the southern storefront and a store is present in the northern storefront. In 1939 Robert Dorsh purchased the two buildings. Dorsh remodeled the two buildings into a single combined one with the present front facade and opened their Ben Franklin variety store there. Following Ben Franklin, in 1979 the Gambles department store expanded into this building. The store, established in 1935, occupied a storefront in the now demolished Van Amburg Block to the north in 1937. By 1970 it had expanded into the entire Van Amburg Block frontage before expanding further into this building. The large bank safe remains in the basement of the south, 23 South State Street part of the building.

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

South State Street (West Side) Continued

19-23. Ben Franklin Store Building Continued

The Hart Journal, January 16, 1919; July 6, 1939; November 23, 1969. Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946; *100 Years of Hart*, Gambles History [full citation in general bibliography].

27. Amuse Theater (1927)

This two-story white enameled brick building (Photo 4, center) has a symmetrical upper façade and a significantly altered lower façade. The upper façade is clad in white enameled bricks accented with green soldier bricks above and below the windows. Other decorative accents of the green brick are present on the upper façade including small cross shaped details, made up of a stretcher brick, with header brick above and below, on each of the three piers dividing the façade and in the upper frieze. A larger cross-shaped form in the green brick appears in the center above each second-story window, formed of two side by side stretcher bricks, with another stretcher above and below and then a header at the top and bottom. Along the roofline, the piers rise slightly above the roof as pedestals and are capped with concrete or limestone blocks. A three brick header arrow-like design is present below the roof line, with the arrow forms on each side of the façade pointing towards the center of the building, creating a symmetrical appearance. The upper façade has remained largely unchanged from the original. The lower façade of the building had a single window topped with three windows and a large door beneath a permanent marquee. This metal marquee was suspended by large chains anchored on the upper façade of the building; today holes are visible showing where these support anchors were located. Sometime after 1946, the lower façade underwent a dramatic transformation with enameled metal panels dominating the mid-section of the building to the base. The entrance of the building was moved to be more central, from its original location on the north side of the façade. A marquee sign was added above the recessed entry for the movie theater. A ticket window is present just to the south of the entrance doors and a large single light window flanks each side of the entry. The south elevation is of plain fireproof tile with a Pentwater yellow brick chimney and a metal cap. Small windows, some filled-in, are visible along the south elevation. This same brick is present on the corners of the building. The west elevation is clad in fireproof tile on the upper façade and a white stucco-like material on the lower elevation. Two double hung windows are present on the upper façade along with a blocked-in door or window opening. The lower façade has one door with a single light above and a small window.

Past tenants of the original building at this site included a photography studio, moving picture theater and furniture store. Prior to this building's construction in 1927, the Amuse Theater occupied a frame building built before 1893 from at least 1907 to 1927 at the same location. The new building was constructed as a movie theater with seating for nearly 400 people. Commercial space was occupied early on by a millinery shop operated by Mable Jeanne Watkins. The Mable Jeanne Shoppe occupied the theater building from 1927 until around 1947 when it moved to the Jonassen Building on South State. The theater opened on October 26, 1927, with a showing of Reginald Denny's "Fast and Furious," which came out in that year. The manager of the theater was F. N. Harris. The theater hosted movie screenings and other events for many years.

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

South State Street (West Side) Continued

27. Amuse Theater Continued

It was later known as the Hart Theater and in 1937 it made headlines for installing air conditioning.

The Hart Journal, June 30, 1927; *Historic Architecture Survey*; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

Alley (1966)

This alley was formed by the demolition of a one-story wooden commercial building, the Oceana Hardware Store, in 1966. This building was one of the oldest commercial structures in Hart, constructed around 1872 or 1873. The building was demolished in October of 1966 with the intention of constructing a new commercial building.

The Hart Journal, October 27, 1966; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

35. Coolidge/Wyckoff Block (1892-93); Non-contributing

This two-story commercial building (Photo 4, left) was built around 1892 with a symmetrical brick façade. The building has raised piers at the edges of the upper façade that transition in quarter circles into a raised frieze that once supported a bracketed cornice and three windows with segmental-arch heads. The cornice on the building was gone by the late 1950s. The lower façade is indistinct and unreadable in historic photographs. Presently the brick upper façade is entirely clad in vertical siding. The building has been combined with the south adjoining building at 39 South State Street and the lower façade on 35 no longer houses an entrance. This part of the storefront has three large display windows with aluminum siding-clad bulkheads and a large metal pent-roof awning extending from the bottom of the second story. **Non-contributing at present because no historic finishes are visible in the front.**

No. 35 South State Street was owned by the Coolidge Warreau Estate in 1895 with George Wyckoff acting as executor. Tenants included a bakery and restaurant in 1892, confectioners and restaurant in 1894 and a tailor in 1900. In 1910, the Sanborns show the building as a billiards hall with a wooden ceiling. The building remains a billiards hall until at least 1920, after which the Sanborns only identify the use as a store.

Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

39. Erickson Block (1892-93)

Constructed around 1893, this two story commercial building (Photo 3, right; 4, left) was built with many features of the Italianate style found in other commercial buildings in downtown Hart. The second story displays three tall, double-hung windows with brick eyebrow segmental-arch-head window hoods, raised piers between the windows, and corbelled brickwork supporting a

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

South State Street (West Side) Continued

39. Erickson Block (1892-93) Continued

now plain frieze with cornice no longer present. The tall double-hung windows have stone sills. The 35 and 39 storefronts have been combined into one having aluminum-siding-clad bulkheads and a pent roof over the windows. A recessed center entry, along with a small non-recessed second-story entry at the south edge, is present. The 35 and 38 combined storefronts now house a fitness center.

The two commercial buildings at 35 and 39 were built between 1892 and 1893. The Erickson Block is first mentioned in newspaper accounts in 1893. Tenants between 1893 and 1910 have included offices and a grocer. The grocer and a barber shop occupied the buildings from at least 1910 to 1920. In 1930 and 1946, the buildings are just listed as stores.

The Hart Journal, April 11, 1893; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

45. Building (c. 1950s)

This one-story commercial building (Photo 4, left) has a recessed central double-door entry flanked by large display windows atop low brick bulkheads painted a cream color. The building is connected to 39 South State Street and is presently listed under that address. A tall added mansard roof is purple in color and made of metal; its color and material matches the lower pent roof spanning the 35 and 39 storefronts to the north. The storefront beneath the mansard roof appears to retain its c. 1950s finishes.

This building occupies the site of the former Bates Block, which was demolished. The Bates Block was a two story, brick structure constructed in 1893. Early tenants of the Bates Block included the post office run by W. Thorp, F. L. DeVoist's store, and physicians' offices including that of W. H. Griswold, M.D. The current building appears to date from the 1950s, but with the tall mansard roof added much later.

The Journal, April 11, 1893; August 10, 1894; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

49. Houghtaling Block (Before 1893)

The front façade of this two-story commercial building (Photo 2, right; 3, center; 4, left) is built of Pentwater brick. Similar features to other commercial blocks downtown Hart are present on the second story of the façade. The second story is divided into three window bays by slightly raised piers. The tall square-head windows have jack or flat-arch brick heads. Above each is a panel of sawtooth brickwork formed of soldier bricks. At the top of each window bay stacked header corbeled brickwork supports the frieze, and another zone of corbelled brickwork supports the slightly projecting plain brick parapet. Presently a system for holding a banner is present on the second floor of the building. This system involves cables and supports attached to the building so the banner can extend over South State Street. The first floor has been altered with modern wood paneling covering the piers, bulkheads, transom, and façade above up almost to the second-story windows. The front has large display windows at the right and a recessed

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

South State Street (West Side) Continued

49. Houghtaling Block Continued

entryway at the left. Two small round awnings are present over the entry and the adjoining window. This building shares a wall with 53-55 South State Street on the south side. The north elevation is finished in vertical metal siding.

Newspaper accounts indicate this building was standing prior to April of 1893 but the construction date has not been found. From at least 1893 to 1920, this building was occupied by a grocer. Historically, the building had an outbuilding at the rear that was first used as a stable and then later a grocery warehouse.

The Hart Journal, April 11, 1893; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

53-55. Hatch-Denison Block (1889)

Likely constructed around the same time as the north adjoining commercial building, this two-story two-storefront commercial block (Photo 1, right; 2, center; 3, center; 4, left) has many Italianate features. The second story retains much of its architectural integrity with piers separating the window bays and three double-hung windows, with segmental-arch hoods, above each of the two storefronts. These hoods are made of brick with a brick keystone in the center of each. Above the hoods, decorative brackets formed in brick appear to be supporting the paneled brick frieze above. On each pier, two of the cross motifs – formed of a stretcher, with header above and below, slightly recessed into the wall plane – seen on the north adjoining building are present. Below the cap, a corbelled brick detail supports the parapet. A portion of the parapet on 53 South State Street appears to have been repaired with a different type of brick. The first story of the building has two very different store fronts. No. 53, perhaps dating from the 1950s, has a deeply recessed central entryway flanked by large display windows above red brick bulkheads. A more recent large purple metal awning is present over this storefront. No. 55 has a slightly recessed double-door entryway with a large twenty-five-light display window and a ten-light window in the angled side of the entry recess. A round iron column, presumably an original feature, marks the south outer edge of the entry recess. This column and the square-plan pier to the north appear to be the only original features on the lower façade. Above the wood-trimmed storefront, wooden paneling runs up to the second-story windows. The rear of the building retains segmental-arch-head window openings.

According to newspaper accounts, the Hatch-Denison Block was completed in the fall of 1889. This two story building housed a variety of commercial businesses around the turn of the century including drugstores, the Odd Fellows Hall in the 1930s and a pool and billiards hall. Other tenants included the office of H. J. Holmes, attorney.

The Hart Argus, August 17, 1889; *The Journal*, June 1, 1894. Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

South State Street (West Side) Continued

65-69. Russell Block (1907 with significant alterations in 1963)

The Russell Block (Photos 1; 2; and 3, left) was originally a two-story building, but was rebuilt in single-story form after a 1963 fire. The building, also known as the Knapp-Stevens Building, was a symmetrical-front, two-story brick building with piers separating the window bays and three double-hung windows above each of the three storefronts on the east façade. The tall square-head windows had jack or flat-arch brick heads. Above each was a panel of soldier bricks laid in sawtooth form. At the top of each window bay stacked header corbeled brickwork supported the frieze, and another zone of corbelled brickwork supported the projecting plain brick cornice. Just below the cornice dentils ran the length of the south and east facades.

As a result of the 1963 fire, the building's severely damaged second story was removed and the surviving ground story front remodeled with new storefronts and an enameled metal panel upper façade finish. The front contains three storefronts, the two northerly ones with slant-sided central recessed entries and the southern with its front angled gently inward to the door at its north end. The two northerly storefronts retain their display windows' aluminum trim from 1963. Their bulkheads and piers up to lintel level display a smooth concrete or stucco-like finish. The south storefront is outlined by two parallel slightly raised strips in contrasting color, and its windows rest on a concrete bulkhead. The enameled metal panel upper façade is crowned by a simple metal cap.

The building's southern elevation (Photo 3) retains the old stone-trimmed brick piers lining the elevation. These separate each large double window from the one to either side. The windows have simple rectangular concrete-look hoods and painted stone sills above the brick bulkheads. An additional entrance to the business at 69 South State Street is present, along with the entrance to the tenant addressed 118 Washington Street. Large single lights with glass doors and a small transom above each door are present on this elevation. The work in 1963 was completed by the Hart Builders Supply Company.

The Russell Block housed the First National Bank, a drugstore and shoe store during the 1920's. Other commercial tenants included restaurants, an auto parts store and a furniture store. Small one-story frame structures were present on the site from 1893 to 1905 when they were demolished to make room for the construction of the Russell Block. The building was built by Fred J. Russell, the president of the First National Bank, in 1907. Russell along with Albert S. White and James K. Flood started the First National Bank in 1874 as the Citizen's Exchange Bank with the original offices located in the Wigton Block. The building was later known as the Knapp-Stevens Building and was occupied by a variety of tenants including the Lamplight Restaurant, the Hart Automotive Supply Store and a shoe store. The building was owned by Wellington Stevens during the 1960s. After the fire, the Hart Automotive Supply Store moved back into the first floor and eventually became the Napa Auto Parts store, still occupying the two northerly storefronts (65 South State Street).

The Journal, May 3, 1907; *The Hart Journal*, October 24, 1963, October 31, 1963; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

Hart Downtown Historic District

Name of Property

Oceana County, Michigan
County and State

South State Street (West Side) Continued

103. Huntington National Bank Drive-Through (late 1960s/early 1970s); Non-contributing
Constructed on part of the site of the former Wigton Hotel (later called the Stevens Hotel) that was constructed in 1883 and demolished in 1966, this drive through (Photo 6, right) consists of a small brick structure with anodized bronze-finish aluminum fascia overhang over three drive-up lanes for customers of the Huntington Bank occupying the building diagonally across the State and Washington Streets intersection.

111-15. Stevens Building (1883/1966); Non-contributing

Constructed on part of the site of the former Wigton Hotel Block and incorporating remnant portions of that building, this one-story brick commercial building (Photo 6, center) has two storefronts. The front displays a traditional-looking design with raised center and end piers and a simple corbeled brick detail below the frieze. The two storefronts have large single light display windows with recessed central entryways and wooden trim surrounding the entry and the windows. In front occupying part of the sidewalk space is a concrete structure, with metal railing, housing a short staircase at one end and ramp at the other. The building has a flat roof. The south elevation of the building is shared with 117 South State Street. One chimney is visible on the roof near the north elevation. The west elevation, a remnant of the 1883 Wigton Block, has been painted but has two entrances each with a small stoop entry. The northern entry has a shed roof porch above with a simple metal roof. Arched window hoods with two rows of bricks are present above the two double-hung windows along with a brick sill. Three rows of rowlock brick form the arched hoods above the entry doors. The basement level of the building is accessible from the western elevation; a garage door has been added along with a standard sized door. The door opening for the standard sized door has been infilled from a larger door opening. The building is non-contributing because less than fifty years old.

The Wigton Hotel, later called the Stevens Hotel, opened in 1884, constructed as a means to keep the county seat located in Hart. Opposition from other towns including Mears and Pentwater argued that Hart did not have the amenities required to be a county seat. A group of businessmen funded the construction of the hotel, including Warren M. Wigton, the main financier. The hotel was named for Wigton but run by Mr. W. H. Bailey, an experienced hotel manager. The hotel had various other managers until 1922 when it closed. The hotel was re-opened in 1932, and the Stevens family then ran it until September 18, 1966. The building was then demolished. The newspaper accounts of the Wigton Hotel demolition in 1966 indicate that Mr. Stevens planned to reconstruct two storefronts into a modern commercial space and it seems likely that these two storefronts are those reconstructed spaces. The ground story of the rear façade, the north side façade, and perhaps the south side of the old building were retained.

The Hart Journal, September 1966; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

117-19. Masonic Temple (1884; 1961)

Constructed with brick walls, this two-story building (Photo 6, left) once formed the south end of the Wigton Hotel Block. Its front, entirely remodeled in 1961, forms an interesting manifestation of the modernism of the day. The first floor has a single off-center entrance which is framed with

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

South State Street (West Side) Continued

117-19. Masonic Temple Continued

a simple limestone slab treatment with a narrow strip on either side of the door filled with red-orange brick. The first floor also has one square slider window. A plaque built into the first floor facade near the right corner names Wigton Lodge No. 251, F. & A.M. The floors are divided by a stringcourse-like band of rectangular panels in the brickwork formed of slightly raised red-orange bricks that contrast with the base buff brick of the facade. The three second floor windows have screens made from horizontal rows of white concrete block of quatrefoil pattern separated by strips of red elongated Roman brick. The windows retain stone slab sills. A rough cut stone string course is present midway between the top of the windows and the cornice. A stone cap is present along the roofline with a deep red brick stringcourse and brickwork edging that appears to have been altered at some point in the building's history. The south side and rear are faced in vertical metal siding.

This building housed the Masonic Hall from at least 1893 through the 1980s. The Masons in Oceana County were established in 1866 and the Hart lodge was established as the Wigton Lodge No. 251 in 1868. Many of the prominent businessmen of Hart were members of this lodge including A. E. Palmiter and Warren Wigton. Hart Chapter No. 60 of the Order of the Eastern Star, established in 1889, also used the building. The Masons renovated the building in 1961, retaining the Hart Builder Supply Company to design the façade modernization. Art Leibing completed the masonry work. The lodge building was generally seen as a part of the Wigton Block but remained when the rest of the block was largely demolished in 1966. The Mason's sold the building in 1982 to the Oceana Abstract & Title Company. Meetings were held in the second floor of the building until the late 1980s when they merged with the Shelby lodge and utilized Shelby's lodge hall for meetings. Eventually the group used the Pentwater lodge with all three groups merging into an Oceana-Wigton-Benona Free and Accepted Masons Lodge 200 and they constructed a new lodge outside of the downtown area.

The Hart Journal, September 14 and 28, 1961; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946; Hart Masons Interview, James Field, Secretary, February 25, 2015 [full citation in general bibliography]

123. The Hart Journal Office (1961); Hart Building Supply Company, contractor

A one-story brown brick commercial building, this structure now has an asphalt shingled pent roof running the length of the façade. It shares walls with surrounding buildings to the north and south. The front has large windows and piers and window bulkheads built in a stacked bond pattern. A large sidelight flanks the off-center glass entry door. The roof is flat.

The Hart Journal became the *Oceana Herald-Journal* when the two papers merged. This new building was constructed in 1961 for the *Hart Journal* and the paper moved their offices in March of that year. The paper noted the movement of the large printing presses from the basement of the old Journal Building on Washington Street through the rear wall by having the truck park in the excavated basement behind Hegg's Department Store. The new building is described as having dark tan pressed face brick with two big windows and a marquee extending

Hart Downtown Historic District
Name of Property

Oceana County, Michigan
County and State

South State Street (West Side) Continued

123. The Hart Journal Office Continued

slightly over four feet with fluted aluminum trim. The building's contractor was the Hart Builder Supply Company, and the masonry was completed by Art Liebing.

The Hart Journal, March 2, April 6, 1961; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

127. Joslin Building (Built prior to 1893); Non-contributing

The building is a one story brick and concrete block commercial building with the main façade along South State Street. The roof of the front section slants downward to the rear, and a much shorter slanting-roof addition is attached to its back. Behind it is another addition, longer and with a flat roof and concrete block walls. The tall front façade is now faced in modern vertical wood boarding, and the south side of the original part of the building in the original brick. Two sets of four-section windows flank a central front entry door with a sidelight on one side. The north elevation shares a wall with 123 South State Street while the exposed south elevation displays a variety of window types including simple double-hung windows, a small window with arched hood, and a broad casement window. A metal cap runs the length of the roof. A long flat-roof concrete block extension projects from the back of the sloping-roof front part and contains casement windows. The building is presently non-contributing because the front retains no historic finishes.

The building was constructed before 1893 according to the Sanborn Maps with a short addition to the rear between 1900 and 1910 and a major renovation in 1941. It was occupied by a variety of businesses in the early 20th century including a printer, a newspaper, and an undertaking business. For many years beginning in at least 1893, the Oceana County Savings Bank operated out of the building. In 1941 the front façade was dramatically altered and the interior updated. The present front is the result of a much more recent renovation. The long rear extension post-dates the 1946 Sanborn.

The Hart Journal 1941; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

135. United States Post Office (1939); Office of Louis A. Simon, Supervising Architect of the Treasury; John Shea, supervising architect; and H. D. White, contractor

The limestone-trimmed red brick, one story post office building (Photo 7, left) was designed by a team of architects under Louis A. Simon, and constructed by H. D. White & Co., a contractor out of Chicago. John Shea supervised the project for the federal government. The building is styled in a simplified version of Neoclassicism, with broad brick piers separating the window bays capped by a plain limestone slab entablature. It has a hip roof and an octagonal cupola. The central front entrance is framed by fluted pilasters supporting a flat-topped entablature. In a 1960s renovation aluminum doors and framing replaced the wooden doors. The work was done by the Hart Builders Supply Company. The front windows are eight-over-eight double-hung ones with limestone slab sills and lintels. Inside the lobby is a WPA mural, "Boy Rounding up

Hart Downtown Historic District
Name of Property

Oceana County, Michigan
County and State

South State Street (West Side) Continued

135. United States Post Office Continued

the Stock,” by artist Ruth Grotenrath; this was added in 1940 shortly after the post office was constructed.

In 1937 the present site was selected from nine other sites around town. The process for constructing the building was delayed as the federal government had to go to court to secure a clear title prior to construction. The building was finished in November 1939. It retains much of its architectural integrity with the addition of a handicap accessible ramp to the main entrance. Simon was the Supervising Architect in charge of the Office of the Supervising Architect for the US Department of Treasury, which designed most post office buildings, from 1933 to 1939. He is known for his colonial revival municipal buildings and assisted with the design of many post offices. The Hart Post Office was built from one of a number of standard plans the department used for small town post offices around the nation during the 1930s. Ruth Grotenrath, the artist of the mural inside the post office, was a well-known Wisconsin artist who along with her husband, Schomer Lichtner, completed three WPA mural projects before entering into teaching at the Layton School of Art and continuing her artistic career.

The Hart Journal, October 7, 1937, October 21, 1937, November 18, 1937, December 1, 1938, January 12, 1939, January 26, 1939, March 16, 1939, November 16, 1939, September 19, 1963; *American Architects Directory*, AIA Archives, 1956, R. R. Bowker; *AIA Archives Membership File*; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946; Museum of Wisconsin Art, Biography listing for Ruth Grotenrath [full citation in general bibliography].

201. Commercial Block (Built between 1900-1910); Non-contributing

This two story building (Photo 8, right), now clad in vertical metal siding, has a gable roof fronted by a tall flat-top falsefront. The ground-story front has a recessed square-plan central entry flanked by a window on either side. A metal pent roof spans the storefront. The exposed north side has three double-hung upstairs windows and, in the ground story, a door near the back and horizontal picture window near the front corner. A brick chimney pierces the roof at the rear. The building is currently non-contributing because its exterior retains no historic finishes.

The building appears for the first time in the 1910 Sanborn, with the label “L.F.G.” The building is labeled as a shoe repair shop in the 1920 Sanborn and a store in 1930 and 1946. The building was the site of the local Greyhound bus stop in the 1940s and was occupied by a grocery store called the Corliss Food Shop.

Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

203-05. Pink Elephant Diner (Built between 1910-1920); Non-contributing

This broad-fronted wooden building (Photo 8, center) now has a tall asphalt-shingled mansard roof above the second story. The ground story front, faced in vinyl siding, contains two doors in

Hart Downtown Historic District
Name of Property

Oceana County, Michigan
County and State

South State Street (West Side) Continued
203-05. Pink Elephant Diner Continued

the center, with a large nearly square window on the outside on either side. The second story front, faced in vertical wood siding, displays paired double-hung windows in each half. A V-footprint hanging sign, displaying a the word DINER in each face below a depiction of a pink elephant that projects at a right angle from the building façade, identifies the ground floor business, the Pink Elephant Diner. The building is presently non-contributing because its front retains no historic finishes.

The first, 1894 Sanborn shows separate one and two-story buildings at this location. The 1900 map shows adjoining, perhaps combined, two-story buildings containing a grocery and meat market. In the 1910 map what clearly shows as a single building occupies the same footprint, with it, or possibly just a one-story part at the northwest corner, labeled Garage. The 1920, 1930, and 1946 maps all show it as a single two-storefront building. The Pink Elephant Diner, one of the current tenants, was first started in this building in the 1950s, operating until 1981 when it was sold and renamed Sally's Restaurant. The Pink Elephant was re-opened in the late 1980s and has continued to occupy the building to the present.

Oceana County Historical & Genealogical Society, Hart Business Vertical File, Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

Washington Street (North Side)

204. Oceana's Home Partnership (1992); Non-contributing

The one story commercial building (Photo 24, center) was constructed in 1992. Built to match the former First National Bank building next door at the corner of State and Washington, to which it was built as an addition, this building has tan brick walls above a white stone or concrete base. Slightly projecting piers flank the windows and a five brick high corbeled brick detail is present over the windows. The frieze above the corbeling contains shallow recessed panels each displaying a double row of soldier bricks. The windows are simple one over one ribbon windows. The side façade is faced in EIFS.

The site of this building was an alley for many years following the construction of the bank. Next to the alley sat the home of the *Hart Journal*, an eclectic style building made to look like a small castle; this building was demolished in the 1960s.

Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

208-12. Jonassen Building (1963)

This one-story commercial building (Photo 24, right) is a notable small example of International style design. It is constructed with concrete block walls but with a front containing three narrow storefronts finished with rock-faced coursed ashlar stone bulkheads and piers. The building has an asymmetrical front in which each storefront is treated differently – the westernmost one has a deeply recessed square-plan entry, the center one a straight front but deeply recessed between the

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

Washington Street (North Side) Continued

208-12. Jonassen Building Continued

broadly projecting pylon-like piers that separate it from the other storefronts, and the easternmost one a front that slopes gently inward to the door at the left side. Each storefront has large glass windows. A flat-top aluminum canopy projects over the sidewalk across the entire façade and the roof is flat. A similar roof projection is present at the rear of the building. The rear of the building is of simple concrete block painted white. Three doors exit the three storefronts at the rear and a small set of stairs leads up to a landing where the doors exit. The building appears to have a basement or crawlspace based on the blocked in windows at the rear. Small single light openings are present at the rear as well. The building shares a wall with 204 Washington Street.

This building was constructed in 1963 by Earl M. Jonassen as a commercial rental block. Early tenants included a real estate firm. The building is described as having fireproof masonry construction and modern gas heat. No architect or contractor is mentioned. The building replaced an earlier frame structure in place since the 1890s. The Jonassen family has operated an eye care and jewelry business at 44 South State Street since 1909 and played an important role in the commercial district.

Oceana County Historical & Genealogical Society, Hart Business Vertical File, *The Hart Journal*, April 18, 1963; August 15, 1963; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

214. Palmiter House/Now Springstead Law Offices (Built between 1900-1910)

A two-story cross-gabled wood dwelling (Photo 25, center) constructed before 1894, this house is currently clad in vinyl siding. A large porch with hipped roof, exposed rafter tails and simple brackets spans the front. The right-hand/east portion of the porch has been enclosed and has door-wall windows on all sides. A cottage window on the first floor of the façade east of the porch has a decorative leaded glass panel above the taller lower sash. Beneath the porch roof, another window is present with a single light above a larger single light. The east elevation has four double-hungs on the first floor and two double-hungs on the second floor. At the rear is a one story addition with a hipped roof. Two brick chimneys are present. The first rises out of the one story addition at the rear of the dwelling and runs along the exterior wall of the main structure and the second pierces the main roof.

The 1894 Sanborn shows a two-story house already present at this location, and the 1910 map shows the footprint expanded with the office addition to the west and a one-story rear ell. According to tax records from 1895, Harriet Palmiter owned the lot where the house was located. Mrs. Palmiter was married to Judson Palmiter who owned the *Oceana County Journal*, the *Oceana Times* and the *Shelby Independent*. Judson Palmiter died in 1886 and it appears that their sons Henry and Edwin Palmiter took over the publishing business. The Palmiter family owned a number of parcels in this block of Hart including the parcels immediately to the west of the dwelling. Tax records from 1900 and 1901 indicate that the property was sold from the Palmiter family to N. F. Harris. Based on the large jump in taxable value between those years it seems likely the house may have been remodeled and expanded in that time frame.

Hart Downtown Historic District
Name of Property

Oceana County, Michigan
County and State

Washington Street (North Side) Continued

214. Palmiter House Continued

Oceana County Pioneers and Business Men of Today, 1890; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

218. Former Village Offices and Fire Department (1893); Non-contributing

This building is a simple gable fronted two story rectangular building (Photo 25, right) with a storefront facing Washington and an entry on the north/rear elevation. The building retains none of its historic exterior finishes. It is clad in vinyl siding with two small six over six windows, with shutters, on the second floor and two broad single light windows on the first floor flanking a slightly off-center entry door. An asphalt shingle hip-roof canopy overhangs the entire first-floor front. The front gable has a vinyl-clad pediment. A chimney is present on the west elevation of the building covered in vinyl siding and serves as a vent today. Northwest of the building's west back corner a tall concrete foundation remains in place. This was likely part of a now removed one-story rear ell that shows on the Sanborns beginning with the 1910 edition and was expanded later.

Constructed in 1893 on land owned by Mr. J. K. Flood, the building is described in an early newspaper account as iron-clad and with ground dimensions of 26 feet by 28 feet. The 1894 and 1900 Sanborns confirm the iron cladding and list the building as a hose house (for the fire department) and town clerk's office. The township of Hart also used the building for many years. The village offices and fire department operated out of the building through the early 1960s. A garage addition was made off the northwest corner by 1910 and expanded in the 1910s and 20s, eventually including a hose-drying tower. A 1937 newspaper story reports a large garage then added when new firefighting equipment became available from another local department, but the 1930 and 1946 maps show the same footprint. All of these additions are no longer present. The city moved to new quarters further south on State Street in the 1960s and abandoned this building. The Oceana Abstract and Title Company moved into the building in the spring of 1963 after purchasing it from the city. Its long-time use as village and township hall makes this building a key historic landmark in Hart, but it displays none of its historic exterior finishes – thus presently and without some exterior restoration is **Non-contributing** to the district's historic character.

The Hart Journal, November 4, 1937; July 28, 1893; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

220. United Home Telephone Exchange (1916)

This narrow-fronted two-story structure (Photo 25, far right) has walls of reddish brick with limestone trim including door and window sills and lintels and a beltcourse at the second-story window lintel level. The roof is flat and the front parapet has small pedestals at the corners and a stone cap. Below the cap, a corbelled brick detail runs the length of the façade. There is a sixteen over one window on the ground story front and the three second story windows are ten over ones. A porch sheltering the entry in the left half of the front has solid brick first and second-floor railings and square brick piers topped by terracotta pine cone finials. Below the top of each

Hart Downtown Historic District
Name of Property

Oceana County, Michigan
County and State

Washington Street (North Side) Continued

220. United Home Telephone Exchange Continued

pier is a raised brick detail formed of two upright bricks with rows of stretchers above and one three-quarter-length brick below. A window to the front door's right is filled with glass block. A brick water table is also present with projecting bricks. The rear of the building has two simple two-over-two windows on each floor and a rear entrance door with a glass block window just above the concrete foundation. The west and east elevations have bricked-in window openings in the same pattern as the rear.

The building was constructed in 1915-16 and used for the offices of the United Home Telephone Company. Telephones were quick to arrive in Hart with the original exchange company, Oceana Bell Telephone Co., with Hart and Walkerville being connected first. The business quickly took off and a second company, the Lake Shore Telephone Company, was also organized. Neither of these two companies could keep up with demand and the Lake Shore Telephone Company was reorganized as the United Home Telephone Company. The newly organized company was able to flourish and provide telephone service to Oceana, Muskegon and Mason Counties. In 1916 the United Home Telephone Company purchased the Oceana Bell Telephone Co. creating a single telephone operator in Hart. The building retains a high degree of architectural integrity based on historic photographs from its opening in 1916 and appears to have been converted to apartments.

The Hart Journal, May 14, 1915, May 12, 1916; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

Washington Street (South Side)

105-09. Knights of Columbus Hall (between 1900 and 1910); Non-contributing

Now combined into one building and covered in vertical aluminum siding in the upper front and exposed west and south sides, this two-story commercial building (Photo 19, right; 20, left) shows up in the early Sanborn maps as two brick buildings. Its first floor front is faced in modern red brick and has a double glass door entry near the eastern edge of the facade and a small wooden single door at the western edge of the façade, with a covered up set of display windows near the double door. The storefront is capped by an aluminum-clad pent roof. The rectangular shaped building has a rear portion that historically was used for storage and shares its east wall with the warehouse/garage building at 108 Courtland Street. The rear addition is two stories in height with a gable roof. The second story is completely faced in aluminum siding. There appears to be brick behind the aluminum siding on the second floor, as evidenced by a small visible area of brick surrounding a small K of C sign in the center of the upper facade.

This building was constructed as two buildings that both first appear in the 1910 Sanborn map with 105 housing a hardware store and 109 a restaurant. The 105 building continued to house a hardware store in 1920, and held a tin shop as of 1930. Its second floor was labeled as a hall in the 1920 through 1946 Sanborn maps. No. 105's rear extension was in place by 1920 and was labeled in the 1930 and 1946 maps as a furniture warehouse "& Oil." The 107 building housed a printing operation in 1920. In 1937 the building and the adjoining residential lot were purchased by the local American Legion chapter. The group intended to construct a new building on the site, but this never happened. Today the 105 and 107 buildings are combined and form the Mary

Hart Downtown Historic District
Name of Property

Oceana County, Michigan
County and State

Washington Street (South Side) Continued

105-09. Knights of Columbus Hall Continued

Queen of Peace Council 2199 Knights of Columbus Hall. Due to the lack of visible exterior historic features this building is considered non-contributing in its present form.

The Hart Journal, February 18, 1937; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

113. Hart Dental Building (Built between 1900-1910) and former garage/apartment rear extension (Built between 1920-1930)

A two-story buff brick Late Victorian commercial building (Photo 19, center; 20, left edge) with corbelled and dentil brick frieze and two segmental-arch-head windows, with rowlock brick caps, in the second-story front. The storefront has its entry recessed at the left side and there is a second-story entry at the right. Brick piers mark the ends of the façade and separate the upstairs entry from the nearly all glass storefront. The storefront retains a round fluted iron column to the right of the store entrance and the storefront entablature with its simple cornice. The east elevation has five double-hung windows in the second story and glass block windows in the first, whose brick has been painted. The building's original rear/south elevation has vertical aluminum siding on the second story and painted brick on the visible east edge of the first, this elevation mostly concealed by the attached one-story rear additions.

The commercial building facing Washington housed a meat market in 1910. In 1920 it contained the office of the local electric utility. In 1930 and 1946 it is listed only as a store.

The rear extension, originally containing two separate garages, first appears in the 1930 map and still shows as garages in the 1946 map. The rear part of the extension has since been converted into an apartment building, addressed 113 Washington Apartment 1-3, with the front part still serving as garages. The construction of this building likely took place between 1920 and 1930 with the conversion to apartments taking place after 1946. The rear apartment part of the extension is a one-story flat-roof structure with walls of red-brown fireproof clay tiles visible on all elevations except for part of its north side, concealed by the two-bay garage that separates it from the original building fronting on Washington (the garage area has its east-facing front, with two modern garage doors beneath a projecting vinyl-sided fascia, set back slightly from the east facades adjoining). The rear section contains three small apartments, two with doors fronting east on the alley and the third entered from the south. Daylight is provided by single or double windows. There seems to be slapdash alterations where brickwork has been inserted around openings, but on the south side a vertical joint in the tile-work near the center of the façade shows evidence of a significant change in fenestration, such as closing in a garage door. Each corner has a brick pier that extends above the roofline. The roof has a tile cap.

Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

Water Street

101. Former Billingham's Pontiac Dealership (c. 1940)

A one story commercial building (Photo 23), this structure has a large rear and smaller front hip roof. The front façade has a finish of alternating zones and accents of glazed yellow-buff structural clay tile and red-brown brick. The front has a curving wall forming a transition between a projecting front section and a narrower section to its north. The curved wall contains a large glass block window. A row of the glazed brick is present at the bottom of the glass block, with details flanking the window upward on the façade. Above the window, a line of five rows of glazed brick is present wrapping around the façade. A double glass entry door, with side light, is present beneath an awning. Two large single light windows are present on the next step back of the façade with an awning. A third step back on the building's north side has a large windowed garage door. The northern elevation has concrete block walls with multiple windows on the first and second floors. The building appears to retain much of its historic integrity.

Likely constructed in the late 1930's or early 1940's, this building first appears on the 1946 Sanborn map housing auto sales and service, Billingham's Pontiac Dealership. The Pontiac dealership occupied the building for a number of years followed by Hart Auto Body for approximately 20 years. In 2010 the County Mental Health Progressions Center moved into the front suite of the building with a commercial business occupying the rear suite. Prior to the construction of this building, the Hart Improvement Company had a warehouse building here and then a large oil warehouse was present that likely served the industrial area along Water Street. The railroad depot was historically located to the east across Water Street from this building with the tracks passing the building on Water Street.

Historic Plat Map 1895. The Hart Journal, November 7, 1946; Sanborns (Sanborn Fire Insurance Maps), 1893, 1894, 1900, 1910, 1920, 1930 and 1946 [full citation in general bibliography].

Hart Downtown Historic District
Name of Property

Oceana County, Michigan
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Hart Downtown Historic District
Name of Property

Oceana County, Michigan
County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

ENTERTAINMENT/RECREATION

POLITICS/GOVERNMENT

SOCIAL HISTORY

Period of Significance

For Politics/Government: 1864-1968

For Commerce: 1880-1966

For Social History & Ent./Rec.: 1883-1965

For Architecture: 1889-1963

Significant Dates

1864, 1865, 1883, 1885, 1892, 1899
1927, 1928, 1939, 1955, 1960, 1961, 1966, 1968

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Bond-Hubbard Company

Orus O. Eash

Elzinga & Volkers

Hart Builder Supply Company

Keith Construction Company

John Shea

Louis A. Simon

H.D. White

Hart Downtown Historic District
Name of Property

Oceana County, Michigan
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Hart Downtown Historic District is significant at the local level under National Register criteria A and C under the themes of Politics/Government, Architecture, Commerce/Trade, Social History, and Entertainment/Recreation. Hart Township's first white settlement took place *circa* 1855, and the official platting of the first part of the village took place in 1865. In 1863 the future location of Hart was named the county seat, in 1885 the place incorporated into a village, and in 1946 the village made a city. Located on the South Branch of the Pentwater River and Hart Lake, the area provided timber for lumber, rich agricultural land, and water power. Buildings and structures in the district date as far back as the 1880s with the significant portion of the development occurring in the late nineteenth through the mid-twentieth century. The district is significant under criteria A for being the Ocean County seat since 1864 when the present courthouse square was set aside, and for being the commercial center for the community since the 1880s. The city was also the center for social activities and also for entertainment activities including fraternal organizations, a theater, and an opera house. The district is also important under criterion C for its collection of commercial and other architecture that, with architecturally significant buildings dating from 1889 to 1963, reflects a wide range of architectural styles.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Early Settlement and Development of Oceana County

Prior to Euro-American settlement, the region was home to a number of Native American tribes including the Sac, Fox, Ottawa and Iroquois. Oceana County as a defined geographic unit was established by the territorial government of Michigan in March of 1831. The county originally included the north half of Muskegon County, the south third of Newaygo, west quarter of Montcalm and the north third of Kent in addition to present-day Oceana.¹ It wasn't until 1848 that the first Euro-American settlers arrived in Oceana County.² Native Americans in the region were pushed to a reservation in the 1850's near the present day locations of Crystal and Elbridge in Oceana County and other reservation towns in Mason and Muskegon Counties.³

In 1855 Oceana County was organized as a governmental unit. The first settlers in what became Hart Township arrived in 1855-56; by the spring of 1857 the future Hart Township contained about ten resident families. In 1860 Hart Township was established.⁴ The earliest major industry

¹ 100 Years of Hart, Gary Michael, Arrow Swift Printing. Hart, Michigan, 1985. History of Manistee, Mason and Oceana Counties, History of Oceana County, page 80.

² History of Manistee, Mason and Oceana Counties(1882), H.R. Page & Co, Chicago, Illinois. History of Oceana County, page 80

³ Ibid, page 81.

⁴ Ibid, page 117.

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

in the heavily forested county was lumber. The cut logs were typically floated down the rivers to the mills, and the sawn lumber and other wood products were shipped by boat to Lake Michigan ports. The region of Hart and Oceana County supplied a large quantity of lumber for rebuilding Chicago after the great fire in 1871. While pine was common in parts of Oceana County, the Hart area's woods provided primarily hardwoods. The hardwoods were in less demand in the heady days of the northern Michigan timber harvest in the 1880s but assumed greater importance once the pine was largely harvested. Saw and planing mills were a part of the Hart area's economy from the founding of the town until well into the twentieth century.

As the timber began to disappear, agriculture, especially fruit-raising, rapidly expanded. Western Oceana County lies within what came to be known as the Michigan Fruit Belt, a ten to twenty-mile wide strip of land along Lake Michigan's east shore from Berrien County, at the lake's southern end, north to Grand Traverse County, several counties north of Oceana, in which a moderate climate influenced by Lake Michigan made fruit growing especially attractive. Fruit-raising was still in its infancy both in the county as a whole and in the Hart area in 1882, but already in that year Hart Township produced over 11,000 bushels of apples from about 350 acres planted, plus 1300 pounds of grapes and 452 bushels of cherries, currants, plums, and berries – among the highest totals of any township in the county. The fruit industry and agriculture became the dominant force in the growth of Oceana County and remains a large part of the economy today.

Downtown Hart

The future village of Hart began when Elbridge G. Farmer took up property there and began construction of a sawmill. Corbin & Ford, from Tompkins County, New York, bought and completed the sawmill and also established a grist mill, putting them into operation by 1862. Lyman B. Corbin's mills and an associated log mill boardinghouse were the first buildings at the settlement. In October 1863 the embryonic settlement was selected as the county seat for Oceana County. In January 1864 the county accepted Corbin's offer of a two-acre square site for county buildings – the current courthouse square located in what is now the heart of the city – plus an additional \$1000 in cash as an incentive for the county to select his property. Corbin clearly recognized that locating the courthouse on his lands would enhance the value of the rest of his property. County voters confirmed the choice of Hart later that year, though by a margin of only six votes. Until the first courthouse, a small two-story wooden building, was constructed, Corbin's log boardinghouse and one other house were reported to be the only two buildings in the central part of town (a first jail building was constructed in 1867-68). Hart has served as Oceana County's county seat since 1864 and the present courthouse square with its current courthouse built in 1957-58 and sheriff's office and jail built in 1967-68 has housed the county buildings since the first jail was built there in 1867-68.

The designation of the site as the county seat and the presence of the mills nearby sparked the beginnings of development of a village in the later 1860s. A post office was established in 1864, and Lyman Corbin registered a first plat of the central part of town, encompassing generally the area north of Lincoln to Mechanic between Water and Union, in June 1865. That fall a new state road, present-day State Street, was completed between Whitehall and Hart. The first general store was built by Cheney and Huff in 1865, and in 1866 the first hardware store was built by

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

Culver and Slater.⁵ A Hart resident, Judson Palmiter, published the first issue of a first newspaper, the *Oceana County Journal*, on April 30, 1869. In that same year, the first church was built in Hart by the Old School Baptists and the Union School was opened.⁶ A larger two-story frame courthouse was constructed in 1873-74.⁷

The 1873 state gazetteer and business directory estimated a village population of about 600. New industries included the Rutherford & Benham and Wickle & Reddel planing mills, established in 1867 and 1881, respectively, a much larger Oceana Flouring Mill that replaced the 1862 Corbin & Ford gristmill in 1875, and the Hart Manufacturing Company's hardwood lumber and staves and heading factory that went into operation in 1879.⁸ The growth resulted in many new stores and other businesses – a list in the 1882 county history shows at least forty.⁹ Most of the early store buildings, according to newspaper accounts and photographs, consisted of one-story frame structures lining State Street with residential and commercial intermixed.

This rapid development in the late nineteenth century was spurred by the opening of a railroad connection in 1880. The area's first railroad was built in 1871-72 as the Montague, Pentwater & Manistee Railroad, a branch of the Chicago & Michigan Lake Shore line that, proposed by the Michigan Central under James F. Joy, was to run from Grand Rapids to Muskegon, Whitehall, and Pentwater. This line bypassed Hart by several miles. Around 1880 twelve Hart citizens paid the railroad \$12,000 to build a branch line to Hart from Mears a few miles away as well as supply the town with a depot.¹⁰ The plan was to extend this branch line from Hart north to Manistee, but this never happened. The Chicago & Michigan Lake Shore was reorganized as the Chicago & West Michigan Railway. Despite Hart's never being on a main line, the new railroad connection provided an outlet for agricultural and manufactured products and promoted growth. By 1893 the population rose to 1200. In 1885 Hart was incorporated as a village. The first hotel, the Bailey House, constructed in 1866, was a large building on the corner of State Street and Main Street.

In 1881 the town's first brick building was constructed by W. Coolidge and housed a grocery store. Another early brick block was the five-storefront long Wigton Block that, built in 1883 and containing the Wigton House hotel, commercial space, and the Masonic temple, stood at the southwest State/Washington corner facing the courthouse square. After a series of fires, brick buildings became the norm for downtown Hart. By 1900 brick blocks formed the majority of buildings along the key block of State between Main and Washington and also included the Wigton Block nearby to the south. Five of these pre-1900 brick blocks still stand today, located at 12-16, 35, 39, 49, and 53-55 S. State and 113 E. Washington.

⁵ *100 Years of Hart, Timeline of Early Hart*, page 1.

⁶ *Ibid*, page 2.

⁷ *Ibid*, page 2.

⁸ Michigan State Gazetteer and Business Directory, James Edmund Scripps and R.L. Polk, Tribune Book and Job Office, Michigan, 1873 and *History of Manistee, Mason and Oceana Counties*, page 118.

⁹ *History of Manistee, Mason and Oceana Counties*, page 118.

¹⁰ *Ibid*, page 100.

Hart Downtown Historic District

Oceana County, Michigan

Name of Property

County and State

In an 1895 plat map, the village of Hart shows an increase in size from a few scattered buildings in 1864 to a thriving village with dense residential blocks spread over approximately 140 square acres. The village ran from Water Street at the west to Griswold Street at the east and Main Street to the north to the fairgrounds to the south. In addition to the original plat, multiple additions were made during the 1890s and into the early twentieth century. The main commercial corridor was then, as now, from the intersection of Main/Miller and State Streets to State and Washington Streets, but some additional commercial development was taking place on the adjacent block of State north and south of this central area and along the first block of Main east and west of State.

One of the challenges associated with the growth of downtown Hart was a large gully running from just east of State Street near Main/Miller southeast across Washington, east of the courthouse square and across Hart and then Lincoln streets farther southeast. The 1894 Sanborns show separate foot and road bridges spanning the gully at the Main Street crossing. The 1900 maps show the Main/Miller, Washington, Hart, and Lincoln crossings apparently filled in, but with portions of the gully between still remaining, along with two footbridge crossings. By 1910 most of the remaining pieces were apparently filled in, with buildings occupying some of the former locations. As early as the 1880s property owners had to do much grading, terracing, and other earthmoving activity to allow for the construction of commercial buildings in that area.¹¹ Another challenge was bridging the rivers and streams that surrounded the downtown. In 1883 a new stone bridge was constructed north of the village to cross over the South Branch of the Pentwater River. The stone work was completed by a local stone mason, G. H. Dennison.¹² Bridges are present on South State Street going out of town, to the east on East Main Street and to the west on West Main Street.

Downtown continued to develop through the early and mid-twentieth century due in part to the presence of the County Courthouse complex that brought people to Hart from around the county. The 1900 Sanborn maps show more solid commercial development along Main's north side west of State – none of it still standing today – and also the still standing but much altered broad-fronted blacksmith and wagon shop building at 218-22 E. Main.

As the village moved into the twentieth century several saw and planing mills that made use of the area's hardwoods continued in operation, but the storage for shipment and processing of the area's agricultural products continued to grow in importance to the local economy. In 1900 the Hart Roller Mills remained in operation at the far north edge of the business district and a number of grain, fruit, and produce warehouses stood alongside the railroad tracks. The 1910 Sanborn shows a creamery and a small cider mill and additional fruit and produce warehouses along the tracks. By 1920 a larger Oceana County Cider & Vinegar Co. complex was located on S. State near the railroad tracks and the former creamery had become part of the Hart Co-operative Marketing Association's complex that, located at the southeast Main/Water corner, included both agricultural processing and storage and planing mill facilities.

¹¹ The Hart Journal, May 31, 1883, page 1.

¹² The Hart Journal, September 6, 1883, page 1.

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

By 1900 the Seager Bros. Company operated a cannery that, located at the village's southeast end, canned apples, beans, peaches, plums, pears, peas, and tomatoes. In 1910 W. R. Roach & Co. replaced this with a much larger multi-building cannery complex that included what was described as "one of the first all-automatic pea canning factories in this country." The pea canning building was disassembled and rebuilt by W. R. Roach in 1916-17 at Crosswell in the Thumb region, where it remained in use as a pea cannery until the late 1970s, but the rest of the complex remained in use under the Roach name until the late 1930s and later as a Stokely Foods, Inc., canning plant.¹³ The 1930 map shows a creamery/ice cream factory and the Blandford Pickle Co. salting station. Nearly all of this agriculture-related development was located along the railroad's line that entered Hart from the southwest and then divided into two sets of tracks – one running north up Water Street as far as Main, the other across the south end of the village and then north along Union Street to Washington a few blocks east of the business district. None of this pre-1930 agriculture-related development stands within the nominated district, but the growing agriculture-related economy and the various buildings and complexes that served it played an important role in the town's – and the downtown's – development.

The 1910 Sanborn maps show substantial new downtown development since 1900. By then the three-story five-storefront long Noret Block No. 2 or Van Amburg Block (demolished) replaced the Bailey Hotel, located at the southwest State/Main corner, the hotel being moved west a short distance on Main's south side. The three-storefront Russell Block at 65-69 S. State/northwest corner of Washington replaced three smaller wooden store buildings in 1907. Between 1900 and 1910 the one-story three-storefront Noret Block No. 3 at 207-11 E. Main was built at the site of the partly filled in gully east of State Street.

New development continued through the 1910s and 20s. The Hart Auto Company built its Ford dealership/garage building, the east side of the west half of the large building at 112 E. Main, in 1914, added a rear extension to it by 1920, and built what is now the west half's west part in 1926. The United Home Telephone Company built its office/exchange building at 220 E. Washington in 1916. In 1919 the Oceana County Savings Bank constructed a new Neoclassical building at 23 S. State (later refaced/remodeled),¹⁴ and in 1927 the First National Bank built its own (still standing) Neoclassical building at 50 S. State. In 1927 a new Amuse Theater building went up at 27 S. State. Finally, c. 1929 the Kunkle Manufacturing Co., an auto parts manufacturer, built what is now the large east section of the 112 E. Main building.

During the 1920s, there was much discussion by the residents of Hart of a proposal to create a hydro-electric plant to provide power to the village. The proposal generated much controversy in the area, and generated a lawsuit by opponents to block the proposal for the plant with its dam on the Pentwater River adjacent to the business district. Ultimately proponents of the plan prevailed, and the plant with its dam was constructed in 1928.¹⁵ The hydroelectric plant provided for all the local power needs only until the early 1930s, and then an auxiliary diesel plant was constructed just northwest of the downtown area. These two systems continued to provide power to the

¹³ Kathryn Meneghin, Looking Back on Crosswell, 1995, pages 95-96; "Crosswell Canning Plant Built by DuMond in 56 Days," The Sanilac Jeffersonian, Crosswell, July 3, 1947.

¹⁴ The Hart Journal, January 16, 1919, page 1.

¹⁵ The Hart Journal, July 29, 1926.

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

village until late in the 1980s, with supplemental power purchased from Consumers Energy. By the 1990s the city was purchasing all of its electricity through Consumers and the hydroelectric and diesel plant only provide supplemental power during outages and emergencies.

The Great Depression had an impact on business in Hart with both banks closing for a time and the First National Bank eventually going out of business. Construction projects stopped and plans for new buildings were abandoned. Only a few downtown buildings were built in the later 1930s to the late 1940s. One building was a new post office: designed by the Office of the Supervising Architect for the US Department of the Treasury under the direction of Louis Simon, the project began in 1937 and was completed in 1939.¹⁶ Two downtown commercial buildings constructed during that brief period are the c. 1940 round-corner Moderne building at 101 Water, illustrated in the 1946 Sanborn as housing an auto sales and service business, and the Hodges auto dealership building at 204 S. State – both highly distinctive visual assets to the downtown streetscape.

Following World War II, in 1947 the former village of Hart became a city.¹⁷ In the post-World War II period, 1945-66, Hart's downtown evolved significantly. A number of old landmark buildings burned, resulting in a substantial change in visual character. In March 1960 a fire destroyed the late nineteenth-century Palmiter and Barkel blocks on the east side of State Street between Main and Washington.¹⁸ Following the fire, a new single-story building to house the Powers Department Store was constructed. Shortly after its completion, in January 1961 the adjoining buildings to the south then burned. This fire destroyed two more old landmarks, the Hegg and Jonassen buildings, and damaged the newly built Powers Building.¹⁹ The Hegg and Jonassen buildings were demolished and two new one-story buildings constructed in their place. These two fires dramatically changed the landscape of downtown Hart. Another fire in 1963 all but destroyed the Russell Block on the northwest corner of State Street and Washington Street. The first floor of this building was salvaged and rebuilt with a new front, but the second story was removed.²⁰

Several other historic buildings in the downtown were also demolished or modernized during the 1945-66 period. One major loss was the Wigton Block, one of the oldest and largest of the brick blocks. Fronting on State at the south Washington corner, the Wigton Block was demolished in 1966 except for two much renovated remnant sections. The southernmost two-story section of the five-storefront building, containing the city's Masonic temple housing Wigton Lodge No. 251, F. & A.M., was retained along with the much remodeled remnants of the first-floor part of the building to the north, rebuilt as a new one-story two-storefront building.²¹ The remaining one story section retains portions of the original side and rear facades, most visible in the rear of the building. The removal of this block dramatically altered the landscape of downtown. Another building, the Oceana Hardware Building, one of the oldest commercial buildings in downtown,

¹⁶ The Hart Journal, various papers 1937-1939.

¹⁷ The Hart Journal, February 13, 1947, page 1.

¹⁸ The Hart Journal, March 3, 1960.

¹⁹ The Hart Journal, January 26, 1961.

²⁰ The Hart Journal, October 24, 1963 and October 31, 1963.

²¹ The Hart Journal, September 22, 1966 and September 29, 1966.

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

constructed around 1872-73, was also demolished in 1966.²² The defined end of the period of significance under Commerce reflects the 1966 end date of this post-war period of major rebuilding of the downtown commercial area.

Although the downtown suffered severe losses to fire and demolition in the 1945-66 period, it acquired a new generation of buildings and storefronts that, reflecting the clean-cut modernism of the time, remain largely in place today. First and foremost among these is the 1957-58 Oceana County Courthouse, a notable International style building – the 1967-68 Sheriff Department and Jail building matches it in form, style, and exterior materials. Until the late 1950s the downtown's courthouse square continued to house its 1873-74 wooden county courthouse and old nearby sheriff's office/jail building. Multiple times over the years proposals to erect new county buildings were rejected by the voters, but in 1957 a plan for construction of a new county courthouse building was finally approved. The 1873-74 courthouse was demolished in 1958 after the new building was constructed around it. The old jail was demolished in 1966 and a new building completed in 1968.²³

Most of the many commercial buildings built in the 1945-66 time period – including 18-28, 36, 44, and 65-69 S. State and 208-12 E. Washington – along with the remodeled front of the Masonic temple at 117-19 S. State – actually date from a very short period, 1960-63.

Commerce

The district contains numerous buildings that relate to the long history of commerce in downtown Hart beginning in the 1860s, with the oldest surviving commercial buildings dating from the 1880s. The first commercial buildings in Hart were the sawmill and grist mill. The saw mill was run by Corbin and Ford, settlers from New York, who purchased it from Elbridge G. Farmer around 1864.²⁴ The first general store was opened around 1865, after Hart became the county seat, by B. Huff and W. Cheney.²⁵ Around 1866 the first hardware store was opened in the downtown by Culver and Slater. Slowly in the late 1860s more commercial businesses developed in Hart including a grocery store, dry goods store and in 1869 Dr. Michael Chadwicks' pharmacy.²⁶ By 1869 other businesses included a printing office, a meat market, bookstore, and shoe store.²⁷ The 1870s was marked by the construction of the new courthouse on the courthouse square and continued development throughout town. Newspapers from this time provide little concrete information regarding the construction of buildings. The first brick building was constructed in 1881 on State Street by W. Coolidge, but the exact location cannot be identified.²⁸ The *Hart Journal's* earliest available editions in August of 1882 indicate that there was then a boom in building construction.²⁹

²² The Hart Journal, October 27, 1966.

²³ The Hart Journal, May 29, 1958.

²⁴ History of Oceana County, page 117.

²⁵ Oceana County Journal, May 6, 1869, advertisements.

²⁶ Ibid, advertisements.

²⁷ Oceana County Journal, May 13, 1869

²⁸ 100 Years of Hart, Timeline, page 2.

²⁹ The Hart Journal, Local News, August 24, 1882.

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

In 1883 the Wigton Block was constructed, containing a hotel and shop spaces as well as the Masonic temple. This large building took up much of the block on the west side of South State Street between Washington Street and Lincoln Street. The surviving portions of the Wigton Block appear to be the oldest commercial buildings in the downtown. The Stevens Building and the Masonic Temple at 111-115 and 117-119 South State Street are remnants of the Wigton Block with modernized facades. The Wigton family, headed by Mahar Wigton, were early settlers to Hart and major land owners in the region. Warren and Edmund (Edward) Wigton, the sons of Mahar Wigton, were both involved in local politics, fraternal organizations and business ventures until their deaths in 1890.³⁰

During the 1890's commercial development in the downtown proceeded rapidly, with a number of two and three story buildings being constructed on the block of South State Street between Washington and East Main Street/Miller Street. Edwin A. Noret played a large role in the development of the downtown landscape, constructing at least five buildings, two of which fire destroyed. Noret was born around 1861 in Ohio and moved to Hart and Oceana County sometime before 1890. He was involved in numerous businesses around town including a livery stable and the hardware business, but by 1920 on a passport application he lists his trade only as contracting.³¹ Noret constructed his first building, a livery, on the northwestern corner of South State Street and East Main Street sometime before 1893. This building was turned into a store in 1894.³²

The first few decades of the twentieth century saw some additional development. Noret constructed three more brick blocks in 1899, 1903, and 1906, all but one of which still stands in the district. Noret's stores served as anchors of the downtown commercial district including the longtime location of Rucinski Hardware Store and later a restaurant. Rucinski began in one storefront of the Noret Block at 12-16 South State Street and eventually occupied the entire building. The other remaining building constructed for Noret is located at 207-22 East Main Street often known as the Van Allsburg Block for the longtime meat market tenant that occupied the space. These buildings served an important role following the 1960 fire that destroyed portions of the east side of State Street. Multiple businesses moved from that area to the Noret Block No. 3 including Rogers Jewelry which joined the Hart Bar in the building.³³ These buildings continue to provide an anchor in the northern portion of the commercial downtown area.

Judson and Edwin Palmiter were also leading early businessmen; around 1892 they constructed one of only two three-story commercial buildings downtown.³⁴ The Palmiter Block on State's east side held the *Hart Argus* newspaper offices, one of the early opera houses, and a temperance hall. Edwin S. Palmiter became the owner and editor of the *Argus* in 1884 and was likely responsible for the construction of the Palmiter Block; his father, Judson Palmiter, was also

³⁰ Oceana County Historical & Genealogical Society, Historic Tax Records, 1881-1900.

³¹ National Archives and Records Administration, Passport Applications, November 5-6, 1920.

³² The Journal, Local Happenings, October 5, 1894, page 1.

³³ The Hart Journal, November 10, 1960

³⁴ The Journal, March 17, 1892, page 1.

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

involved in the printing industry.³⁵ Judson Palmiter was the founder of the *Oceana County Journal* and later the *Oceana Times*. Henry J. Palmiter, brother of Edwin S. Palmiter and son of Judson Palmiter, had a clothing store downtown in the Palmiter Block from 1900 to 1924. The Palmiter family owned large quantities of land in the village of Hart including a house on Washington Street to the west of the original Village Hall and Fire Department. This property was owned by Harriet Palmiter, wife of Judson Palmiter, in the year before the residential home first appears on Sanborn maps.³⁶ The house at 214 Washington was quickly expanded and utilized as a doctor's office. The home continued to be utilized for commercial purposes and presently serves as the office of an attorney. The Palmiter clothing store was purchased by the Powers family in order to form their own clothing store around 1924.³⁷ The Palmiter Block dominated the east side of South State Street until 1960 when it was destroyed by fire. The Powers Clothing Store operated out of the building on the east side of South State Street for many years, after the 1960 and 1961 fires. Their store at 18-28 South State Street was largely unchanged until 2005 when the store closed. The building sat empty for nearly ten years until being purchased in 2014 and made into a music café and store.

In addition to the Noret buildings and the Palmiter Block, several other brick blocks in downtown Hart were constructed in 1892 and 1893 including the Houghtaling Block, Bates Block and Erickson Block. The Bates Block was home to the Post Office after its construction in 1893; the office was run by W. E. Thorp.³⁸ Other important downtown businesses include the Slayton Furniture Store, which was purchased from C. Miller in 1870,³⁹ and the City Meat Market run by VanAllsburg and Fuller, which in 1894 occupied a storefront in the Palmiter Block.⁴⁰

Fred Russell, one of the founding members of the Citizen's Exchange Bank (later the First National Bank), had a large brick Russell Block constructed in 1907 and moved the bank there.⁴¹ The Russell Block was heavily damaged in a fire in 1963 and the second story was removed. The remaining first story of the building at 65-69 South State Street was salvaged and some architectural features were restored. In the 1910s only a few buildings were constructed including the new Oceana County Savings Bank Building, which was located next to the theater on South State Street, and the new telephone exchange office on Washington. The Oceana County Savings Bank building stood side by side with another two-story brick building and in 1939 these two buildings were combined and a new unified facade done by Robert Dorsh who owned the local Ben Franklin Store. The Ben Franklin variety store occupied the building until around 1979 when Gambles Department Store moved into the space.⁴²

³⁵ Oceana County Pioneers and Business Men of Today, page 67.

³⁶ Sanborn Fire Insurance Maps, 1910.

³⁷ Oceana County Historical & Genealogical Society, Hart Business Vertical File, Powers.

³⁸ The Journal, Local Happenings, April 28, 1893, page 1.

³⁹ History of Oceana County, page 118.

⁴⁰ The Journal, Business Ads, August 10, 1894.

⁴¹ Big Crowd Attends Formal Opening of Bank, The Hart Journal, July 5, 1928.

⁴² The Hart Journal, July 6, 1939

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

The 1920s saw another building boom with the construction of the First National Bank Building and the Amuse Theater Building in 1927-1928. The theater provided generations of Hart residents with movies and entertainment, first as the Amuse Theater and later as the Hart Theater. In 1937 the theater made headlines in Hart for installing air conditioning in the building.⁴³ The First National Bank Building was located at the corner of State and Washington Streets and has housed a bank since it opened, first as the First National Bank, then the Oceana County Savings Bank, and finally Huntington Bank.

A tenant in the Amuse Theater at 27 South State Street, Mabel Jeanne Shoppe, was operated by Mrs. Mable Jeanne Watkins. The business began in 1926 as a millinery in the theater and continued until 1947 when the business was moved to the second store front of the Jonassen Building at 44 South State Street. The business sold fine women's clothing. Mable Watkins was a leading female business owner to operate in Hart with the business operating until at least 1961 when the Jonassen Building was destroyed by fire. The Mable Jeanne Shoppe was relocated to the Steven's Hotel following the fire.⁴⁴

Much of the news during the 1920s revolved around the proposed hydro-electric plant in the village. Businesses downtown relied on electricity heavily by this time, and street lights were also electric but the village found that electricity rates from Ludington were too expensive. After much controversy, the village decided to fund the dam and generating plant and it provided power to businesses and homes for a number of years. The hydro-electric dam and a diesel power plant that was soon built to provide additional power are located outside of the district but still played an important role in the development of Hart's commercial district.

One of the major commercial institutions in Hart was the Gambles Department Store which was opened in 1935 by Charles and Tressa Brown. The store was originally located at 115 South State Street in the Wigton Block but it moved to the Van Amburg Block in 1937.⁴⁵ In 1951 the Browns took over an adjoining store and expanded the store to take up two storefronts in the Van Amburg Block. Eventually they occupied all four storefronts in the block and constructed an addition at the rear. Gambles moved to the south adjoining two-story building at 19-23 South State in 1979 and the Van Amburg Block was destroyed by fire in 1983. The department store served the people of Hart until 1996.

The Jonassen family has operated an eye care clinic in downtown Hart for many years. Starting as a jewelry and watch repair store in 1909 at 44 South State Street, the business evolved into Oceana Eyecare with four generations of the Jonassen family having run the business. Joseph Jonassen came to Hart in 1909 after emigrating to the United States from Norway and operated the business with his son Earl until his death in 1935. Edward and Phyllis Jonassen took over from his father, Earl, in 1949. Earl Jonassen was a well known farmer in the area and retired from the store and clinic in the 1950s to run a fruit farm. He began the Golden Cherry Packers in

⁴³ The Hart Journal, July 8, 1937

⁴⁴ Oceana County Historical & Genealogical Society, Hart Business Vertical File

⁴⁵ 100 Years of Hart, Gambles.

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

Mears, the region's first maraschino cherry plant.⁴⁶ After the fire destroyed the original store/clinic building in 1961 a new building was constructed immediately and business continued.⁴⁷ Edward Jonassen was involved in real estate development downtown and had a rental commercial building built in 1963 at 208 to 212 Washington Street. This building was utilized as a rental property while the main business continued to operate out of the location on South State Street. Michael Jonassen, the current owner of Oceana Eyecare, took over from his father in 1991. Edward Jonassen died in 1992. The rental property at 208 to 212 Washington has held a variety of tenants and is still owned by Phyllis Jonassen, Edward's wife.

Another Hart mainstay business was Hegg's Department Store. Started in 1946 by Charles Hegg after he returned from World War II, Hegg's developed first as a clothing store on East Main Street. In 1960 the business moved to 36 South State Street where the Kroger Store had been located. This location was destroyed by fire in 1961 and Charles Hegg rebuilt in the same location. Under the direction of Bill Hegg, Charles's son, the business transitioned to a furniture store in 1976-1977. Presently, Scott and Staci Hegg operate the business as a furniture store in the former Hart Auto Company Building on East Main Street which they remodeled in 2010.⁴⁸ The 1962 Hegg's Building at 36 South State Street continues to serve as an important commercial business in downtown Hart.

Hotels

The first hotel in Hart was opened in May of 1869 by Benjamin Moore and was located on the southwest corner of South State Street and East Main Street/Miller Street. This hotel was a large frame structure and occupied the site until 1906 when the Van Amburg Block was to be built on the site. The old hotel was then moved further west on Main Street. Later known as the Bailey House and Bailey Hotel, this hotel was without competition until the larger and more up-to-date Wigton Hotel was constructed on South State Street across from the courthouse in 1883. William Bailey was the proprietor of the Bailey House for many years but later he became the manager of the Wigton Hotel.

Banks

Hart was home to two banks through most of its early history, the Oceana County Savings Bank and the First National Bank. The First National Bank was organized in 1874 as the Citizens Exchange Bank with its original location on the northern end of State Street. In 1885 the bank moved to the Wigton Block. Reorganized in 1903, the bank moved to the Russell Block in 1907.⁴⁹ The First National Bank Building was constructed on the northeast corner of State and Washington Streets in 1927-1928. Following the National Bank Holiday in 1933, the bank was put under the direction of a conservator, a Mr. W. L. Ewing.⁵⁰ The bank was liquidated between 1933 and 1938, during which the building and its fixtures were sold at a public auction to the Oceana County Savings Bank.⁵¹

⁴⁶ Oceana County Historical & Genealogical Society, Hart Business Vertical File

⁴⁷ The Hart Journal, March 6, 1980, January 26, 1961, and February 16, 1961.

⁴⁸ Interview with Bill Hegg, December 12, 2014.

⁴⁹ Ibid, page 1.

⁵⁰ First National Has Conservator, The Hart Journal, March 30, 1933.

⁵¹ Bank Building Sold for \$15,600, The Hart Journal, May 20, 1937.

Hart Downtown Historic District
Name of Property

Oceana County, Michigan
County and State

The Oceana County Savings Bank was organized in 1887 as a successor to the Oceana Loan and Security Company. The bank operated out of buildings throughout Hart until 1919 when it completed its own building on the west side of State Street, at 23 South State Street. The Oceana County Savings Bank was briefly closed in 1931 to attempt to recover from market problems,⁵² but reopened in July of 1932.⁵³ In 1937 it purchased the building of the former First National Bank. The bank occupied that space for many years. The Neoclassical building at 50 S. State that housed both banks survives today at 50 S. State.

Social History/Entertainment

Fraternal Organizations

Hart has a variety of civic and fraternal organizations that were established early on in the village's history. The Masons formed their first Oceana County lodge at Pentwater in 1866. The Hart lodge, Wigton Lodge No. 251, F. & A. M., held their first meeting April 2, 1868, with seventeen members.⁵⁴ Wigton Lodge moved into the Wigton Block shortly after its construction in 1883 and occupied the space until at least the 1980s when the building was sold. The Masons continued to rent the building until merging with the Shelby lodge after which they utilized the Pentwater temple for meetings. The Oceana-Wigton-Benonia Lodge was formed when all three, Hart's Wigton Lodge, Shelby's lodge and Pentwater's lodge merged and the group constructed a new building in another part of Hart. A number of influential businessmen were a part of this organization including W. M. Wigton and A. E. Palmiter.

The Hart Encampment No 334 of the International Order of Odd Fellows was established in 1879. In 1890 the Odd Fellows had approximately twenty members.⁵⁵ While their earlier meeting place is unknown, in the 1920's the order met in the Hatch Block at 53 South State Street.⁵⁶

Other fraternal organizations include the Oceana Grange, formed in 1874. The Grange proved to be a popular group and its activities were frequently mentioned in the newspapers. In 1879, the Hart Sportsman Club was organized by L. Rutherford and in 1881 the group planted 7,500 brook trout and 2,000 California salmon in the Hart Mill Pond.⁵⁷ The Atticonian Literary and Debating Society was organized in 1881 in the village and the Oceana County Soldiers and Sailors Union was formed on March 13, 1880. This veterans group, later renamed the Oceana County Veterans Association and then the Oceana County Veterans Monument Association, in 1903-04 took charge of installing a monument in front of the courthouse in honor of those who died in the Civil War.⁵⁸

⁵² Pioneer Bank Closed Tuesday, The Hart Journal, December 31, 1931.

⁵³ New Bank Opened Monday, The Hart Journal, July 14, 1932.

⁵⁴ History of Oceana County, page 108.

⁵⁵ Ibid, page 109.

⁵⁶ Sanborn Fire Insurance Map, 1920, sheet 3.

⁵⁷ 100 Years of Hart, Timeline, page 2.

⁵⁸ Oceana Veterans Monument Association, The Hart Journal, August 4, 1905.

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

The house at 103 Washington has strong ties to social history as it was purchased by the Fred Strong Post No. 234 of the American Legion to serve as its meeting place in 1937. The American Legion appears to have utilized the house until around 1944 when the William Negake Post No. 1329 of the VFW acquired the building for its meeting space.⁵⁹ The VFW utilized the building until 1978 when it was returned to residential use as an apartment building. This building was utilized by other fraternal organizations during its history including the Grange.

Opera Houses and Theaters

Hart had an active theater in the downtown since around 1889 when the Palmiter and Slayton Opera Houses opened.⁶⁰ The Palmiter Opera House operated out of the 3rd floor of the Palmiter Block on the east side of State Street. The location of the Slayton Opera House is not known. Another, later option for entertainment was the movies. The Amuse Theater was in operation by 1907. In 1927 the owners built a new Amuse Theater, located at 27 S. State. The theater continued to operate, later under the Hart Theater name, through the early 1980s. The building has since been renovated into apartments and commercial space.

Saloons/Bars/Billiards

An early and important form of entertainment was the saloon, often with its billiards tables. The 1894 Sanborn shows only one saloon, the 1900 one only two – but some of the earliest saloons were reportedly located in the basements of commercial buildings and may not have shown in the Sanborn maps. The early Bright's Hotel, later the Bailey Hotel, was one that reportedly had a basement-level saloon. A note in the local paper reports William Noret and William H. Bailey receiving approval from the village council in June of 1892 to open a saloon.⁶¹ In early village times saloons could be open from 6:00am until 10:00pm in the summer months.⁶² One surviving downtown building that contained a saloon in its early days was the Noret Block, 12-16 South State. The 1900 Sanborn shows that the building's south storefront then contained a saloon. By 1910 it was no longer present. Other buildings that contained saloons included the Wyckoff Building at 35 South State Street and a pool and billiards hall at 53-55 South State Street, the Hatch-Denison Block. The Hart Bar & Grill was displaced in the 1960 fire and moved to the Noret Block No. Three, 207 East Main. A bar stayed in that location but in the late 1960s and early 1970s was purchased twice and renamed as Norm's Bar and then Cliff's Bar. Finally around 1973-74 the bar was renamed again Ozzie's Bar. The location in the Noret Block No. Three has been occupied by four other incarnations of the same business including Failings Bar, East Main Pub, Schooners and finally Christies Pour House, which opened for business in 2015.

⁵⁹ 100 years of Hart.

⁶⁰ 100 Years of Hart, Timeline, page 3.

⁶¹ Local Happenings, The Hart Journal, June 17, 1892, page 1.

⁶² Hart Officially Born May 11 '85, The Hart Journal, June 29, 1939, page 2

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

Architecture

Hart's downtown contains a historic building stock dating from the 1880s to the early 1960s that includes locally significant examples of design from Late Victorian to Neoclassical to early twentieth-century Commercial Brick to Moderne and International style. The period of significance for Architecture is defined as 1889, the date of construction of the Hatch-Denison Block, to 1963, when the Jonassen Building on Washington was built.

While most buildings in the district are commercial buildings, the district contains other buildings, including several houses. Two of the houses, the c. 1890 Marv Chandler House and 1893 Gurney House, standing directly opposite one another at 15 and 16 Courtland, respectively, are "cubical" hip-roof Victorian buildings with segmental-arch-head window openings. They stand out in the Hart context for their construction with walls of a local building product, buff brick, similar to Milwaukee's cream brick, produced in nearby Pentwater.

A third house in the district, the 1893 Dr. Harvey J. Chadwick or Chadwick-Munger House, 114 Dryden, is one of the landmark homes of the community. It falls into the general category of Queen Anne houses of the late nineteenth century, but stands apart from every other building in Hart for its rock-face coursed ashlar walls of the local fieldstone laid up in massive blocks. One of the city's largest Queen Anne houses, it is also notable for its irregular massing and picturesque form, with front and side-facing gable-topped projections, a complex hip and gable roof, wall dormers, and, especially, octagonal corner section with pointed roof, and its triple ogee-arch windows over the front entry.

Old photo and post card views show a number of large brick Late Victorian commercial blocks no longer present, but the downtown retains some fine Late Victorian buildings. Key among them are the side-by-side brick buildings at 49-55 S. State, the Houghtaling Block, built probably around 1890, at 49 and the 1889 Hatch-Denison Block at 53-55. The Hatch-Denison has the segmental-arch-head second-story window openings with raised brick caps and paneled frieze that harken back to Italianate buildings built over the previous several decades and also an interesting bracket-like detail in raised brick above the window caps. It also retains one of the last of the iron storefront columns (in 55) of the many that the downtown's buildings likely once contained. The Houghtaling displays sawtooth and corbeled brickwork along with square-head window openings, with flat-arch brick caps, rather than the round or segmental-arch-head window openings so prevalent earlier. Windows with square-head forms were the norm for commercial buildings until Italianate and other Victorian styles with arched windows became common in the mid-nineteenth century. The resurgence of the square-head form for window openings in the upper facades of commercial buildings at the end of the nineteenth century reflected an evolution in taste away from the Victorian styles and toward greater design simplicity.

The 1899 Noret Block, 12-16 S. State, is also Late Victorian in general character, its frieze area below the roofline displaying a wealth of decorative brickwork that includes corbelling, raised vertical strips, and dentils. Like the Houghtaling Block, the Noret also has the then-modern square-head upstairs windows. The Noret Block's windows have caps formed of heavy slabs of rock-face stone reminiscent of the massive stonework of large buildings in the Richardsonian

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

Romanesque style most popular in the 1880's and early 1890's exemplified by buildings such as the Mason County Courthouse located in nearby Ludington.

By the early twentieth century the Colonial Revival, an interest in the architecture and decorative arts of the American colonial period down to the early nineteenth century that saw its first stirrings around the time of the centennial of American independence in 1876, and Neoclassicism, which harkened back to the architecture of ancient Greece and Rome, began to have a large impact on American architecture. The 1927-28 First National Bank Building, 50 S. State, with its tall columns and piers and classical entablature spanning the upper front and side, is a prime example of Neoclassicism. Neoclassicism was a style most often used for large public buildings such as courthouses and city halls, but it was also frequently used by banks in the 1900-30 period to project to their customers and communities a sense of solidity and strength that the banks hoped would transfer in their minds to the institutions as well. The First National's building was designed by the Bond-Hubbard Company of Chicago, a design-build firm that specialized in bank buildings. Other Midwestern bank buildings of their design and construction from the 1920's include the Citizens State Bank, Loyal, Wisconsin, 1922; Farmers' State Bank, Belvidere, IL, 1928; and a First National Bank building in Chicago. In Michigan Bond-Hubbard designed and built the still-standing 1924-25 First National Bank Building, 339 S. Main in Rochester.

The 1939 Post Office Building, 135 S. State, embodies a simplified combination of classicism and Colonial Revival reminiscent of early nineteenth-century American architecture, with its broad red brick front with piers supporting a broad limestone frieze, its hip roof capped by a cupola inspired by colonial designs, and its white-painted window trim and pilaster-and-entablature entry. The building is one of a great many across the nation that, built during the 1930's period of President Roosevelt's administration, followed standard designs prepared for the Post Office by the office of the Supervising Architect of the Treasury.

Many commercial buildings constructed during the early twentieth century, particularly in the 1910's and 20's, are built in a simple and straightforward architectural "style" that is aptly called "Commercial Brick." These brick-walled buildings contain few or no references to historic architectural styles. Instead patterns formed by the brick create the "style." The 1927 Amuse Theater Building, 27 S. State, is the prime example in downtown Hart. The Commercial Brick finishes in the building's upper front include both horizontal bands of vertical soldier bricks above and below the second-story windows and patterns formed by the contrasting white and green brick, including the use of alternating white and green bricks in the soldier brick bands, green bricks forming a series of "arrows" that point in toward the center of the façade from either side just below the parapet cap, and small cross-shaped patterns formed by green bricks in the piers, above the windows, and below the arrows in the parapet.

During the 1920's "modern" architecture that purposefully rejected the historic styles of the past began to come into popularity in the United States. Modern design had its beginnings in both Europe and the United States in the early twentieth century, but found more ready acceptance in Europe before it did in America. One early form of modernism, known as Art Deco, characterized by angular, blocky forms, was at its height of popularity from the 1920's into the

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

1930's. The district contains no examples of this style. But two buildings in the district are fine examples of the slightly later Moderne style of the mid-1930's to early 1950's with its smooth finishes and rounded rather than angular forms. One is the late 1930's or early 1940's building at 101 Water, labeled "auto sales and service" in the 1946 Sanborn map. Despite substantial renovations, the building retains a curving corner, large glass block window, and glazed block finish (here combined with areas of standard brick) that are characteristic, eye-catching features of the streamlined Moderne design of the 1930's seen in such landmark buildings as New York's Chrysler Building. Even more dramatic in form and color is the Hodges Pontiac/Buick dealership building, 204 S. State, built c. 1940 apparently for a Kizer-Frazier auto dealership. This large building, with its rounded corner with entry outlined by glass block windows and its colorful yellow and green glazed tile facades, visually dominates the southern edge of the business district.

In the first decades after World War II the International style, the high point of modern design in its crisp, clean lines and lack of ornament, became widely accepted in the United States. The dominance of the International style coincided with the later 1950's/early 1960's period when so much building took place in Hart's downtown. The earliest – and the key – example is the 1957-58 Oceana County Courthouse. The building was designed by Orus O. Eash, a modernist architect who was primarily associated with Fort Wayne, Indiana, but Eash practiced in Traverse City, MI, for much of the 1950's, and that was likely how he came to be retained to plan this building. Eash's courthouse is a fine piece of architecture within the large body of International style courthouses in Michigan. The building front has a studied informality, with the entry at one end of a broad and shallow windowed recess that spans much of the front between identical windowless end sections that extend out to the front roof edge. Red brick used in the building front set into the recess beneath the roof contrasts with the yellow-buff brick that faces the rest of the front (the other visible facades also mix the red and yellow-buff brick). The adjacent 1967-68 Sheriff Department and Jail Building complements the low, flat-roof form and yellow-buff brick wall finish of the courthouse itself.

The downtown contains several commercial buildings that reflect the same International style aesthetic. They are the adjoining Powers (1960-62) and Hegg (1962) Buildings at 18-28 and 36 S. State, respectively, and the 1963 Jonassen Building at 208-18 E. Washington. The broad-fronted Powers Building utilizes rock-face random ashlar stonework in low horizontal courses – often in a two-against-one design – for its piers and window bulkheads and has a projecting flat-top aluminum canopy (now capped by a slanting top). The Hegg Building is faced in its piers, bulkheads, and upper façade in brick laid in stacked bond. These buildings are very intact examples of typical storefronts of the International style genre.

But among the district's International style commercial buildings, the Jonassen Building stands out for its distinctive façade design in which each of the three narrow storefronts has a design completely different from the others. The building front uses characteristic features of the style such as the projecting horizontal aluminum canopy, projecting pylon-like piers separating the three storefronts, and the rock-face ashlar masonry, but here with low double courses alternating with taller single courses matching the height of the double lower courses. The Jonassen is really an architectural gem among such small-scale International style commercial buildings.

Hart Downtown Historic District
Name of Property

Oceana County, Michigan
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

The Hart Journal, 1882-1967

The Hart Argus, 1889-1892

Oceana County Journal, 1869

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100 Years of Hart, Gary Michael, Arrow Swift Printing. Hart, Michigan, 1985.

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Topographic Map of Oceana County, Michigan. From actual surveys and records, FW Beers & Co., New York, New York, Oceana County, Michigan; printer unknown

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Women's Who's Who of America: A Biographical Dictionary of Contemporary Women of the United States and Canada. 1914-1915. John William Leonard, Editor; The American Commonwealth Company, New York, New York; 584-585.

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National Archives and Records Administration (NARA); Washington D.C.; NARA Series: Passport Applications, January 2, 1906 - March 31, 1925; Roll #: 1405; Volume #: Roll 1405 - Certificates: 108126-108499, 05 Nov 1920-06 Nov 1920.

Hart Downtown Historic District
Name of Property _____

Oceana County, Michigan
County and State

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Hart Downtown Historic District
Name of Property

Oceana County, Michigan
County and State

10. Geographical Data

Acreeage of Property 17.86 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |
| 5. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 16 | Easting: 551050 | Northing: 4839160 |
| 2. Zone: 16 | Easting: 551440 | Northing: 4839140 |
| 3. Zone: 16 | Easting: 551440 | Northing: 4838780 |
| 4. Zone: 16 | Easting: 551040 | Northing: 4838780 |

Hart Downtown Historic District
Name of Property

Oceana County, Michigan
County and State

Verbal Boundary Description (Describe the boundaries of the property.)

Beginning at the NW cr of Water and West Main Sts; th E along the N line of 3 W Main to pt at NW cr of 105 W Main th N to include 112 W Main; th E to center pt of W Main th E along N line of 218-222 E Main to NE cr of parcel; th S to SE cr of sd parcel; th W along S line of sd parcel to a pt N of NE cr of 217 E Main; th S along E line of sd parcel to the SE cr of sd parcel; th E to NE cr of 220 Washington, th S along E line of sd parcel to the SE cr of sd parcel; th S at center of Dryden to a pt even with the N line of 114 Dryden; th E to the cr of sd parcel, th S to the SE cr of sd parcel, th W along the N side of Lincoln to a pt even with the NE cr of 204 South State; th S on E side of sd parcel to the SE cr of sd parcel; th W to the SW cr of sd parcel, th N to a pt even with the S line of 207 South State, th W to the SW cr of sd parcel; th N to a pt on the N side of Lincoln even with the W side of sd parcel; th W to the SW cr of 135 South State; th N to SE cr of 113 Washington; th W to the SW cr of sd parcel; th N to the SE cr of 108 Courtland; th W to the SW cr of sd parcel; th N to the NW cr of 103 Courtland; th W along S side of Washington to the SW cr of 101 Water; th N on the W side of sd parcel to the NW cr of sd parcel; th E to the SW cr of 3 East Main; th N along W side of sd parcel to the NW cr of Water and West Main, the POB.

Boundary Justification (Explain why the boundaries were selected.)

Boundaries have been drawn to include the contiguous historic core of the downtown excluding many residential homes, parking lots, and areas containing modern buildings that surround the district. To the districts immediate north a residential neighborhood and new construction senior housing are present along with Hart Lake with South State continuing north over a bridge towards Pentwater. To the northwest of the district, the Hart Diesel Power Plant is present along with municipal offices. East of the district few commercial buildings exist with primarily residential neighborhoods tapering off after the intersections with Eastern Park Drive and N Oceana Drive to farmland. South of the district, the downtown is characterized as having scattered commercial buildings that are mostly modern and residential neighborhoods. West of the district consists of residential neighborhoods and modern buildings. To the southwest, a series of commercial buildings and parking lots were excluded from the district based on their lack of integrity.

Hart Downtown Historic District
Name of Property

Oceana County, Michigan
County and State

11. Form Prepared By

name/title: Katie Kolokithas, Architectural Historian
organization: ASTI Environmental
street & number: 10448 Citation Drive, Suite 100
city or town: Brighton state: MI zip code: 48116
e-mail kkolokithas@asti-env.com
telephone: 810-225-2800
date: July 8, 2015

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Hart Downtown Historic District

City or Vicinity: Hart

County: Oceana County State: Michigan

Photographer: Katie Kolokithas

Date Photographed: June 24/30, 2014; July 30, 2014; October 20, 2014; February 15/16, 2015, May 27, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 32: South end of the west side of South State Street looking SW, 69 South State at left
MI_Oceana County_Hart Downtown Historic District_0001.tiff
- 2 of 32: Middle of block of the west side of South State Street looking WNW, 65 South State at left
MI_Oceana County_Hart Downtown Historic District_0002.tiff
- 3 of 32: View of west side of South State Street looking NW, 69 South State at left
MI_Oceana County_Hart Downtown Historic District_0003.tiff
- 4 of 32: West side of South State Street looking SW, 19-23 South State at right
MI_Oceana County_Hart Downtown Historic District_0004.tiff
- 5 of 32: Rear of the west side of South State Street looking E, 69 South State at right
MI_Oceana County_Hart Downtown Historic District_0005.tiff
- 6 of 32: 100 block of the west side of South State Street looking SW, 103 South State at right
MI_Oceana County_Hart Downtown Historic District_0006.tiff
- 7 of 32: 100 Block of the west side of South State Street looking NW, 135 South State at left
MI_Oceana County_Hart Downtown Historic District_0007.tiff

Hart Downtown Historic District

Oceana County, Michigan
County and State

Name of Property

- 8 of 32: 200 block of the west side of South State Street looking W
MI_Oceana County_Hart Downtown Historic District_0008.tiff
- 9 of 32: 200 block of the east side of South State Street, 204 South State looking SE
MI_Oceana County_Hart Downtown Historic District_0009.tiff
- 10 of 32: 100 Block of the east side of South State Street, Oceana County Sheriff's Office
looking NW
MI_Oceana County_Hart Downtown Historic District_0010.tiff
- 11 of 32: east side of South State Street looking NE, 50 South State at right
MI_Oceana County_Hart Downtown Historic District_0011.tiff
- 12 of 32: 18-28 South State Street looking E
MI_Oceana County_Hart Downtown Historic District_0012.tiff
- 13 of 32: 12-16 South State Street, Noret Block looking ENE
MI_Oceana County_Hart Downtown Historic District_0013.tiff
- 14 of 32: 100 Block of East Main Street looking NE at 112 East Main
MI_Oceana County_Hart Downtown Historic District_0014.tiff
- 15 of 32: Corner of East Main Street and Water Street looking SE at 3 East Main Street
MI_Oceana County_Hart Downtown Historic District_0015.tiff
- 16 of 32: Corner of East Main Street and Courtland Street looking SW at 3 East Main Street
MI_Oceana County_Hart Downtown Historic District_0016.tiff
- 17 of 32: 100 Block of East Main Street, south side looking SW, 109 East Main at left
MI_Oceana County_Hart Downtown Historic District_0017.tiff
- 18 of 32: Eastern portion of East Main Street looking E, City Park at left
MI_Oceana County_Hart Downtown Historic District_0018.tiff
- 19 of 32: Washington Street looking E towards South State Street, 105-109 Washington at
right
MI_Oceana County_Hart Downtown Historic District_0019.tiff
- 20 of 32: Corner of Courtland and Washington Streets looking SE, 108 Courtland at right
MI_Oceana County_Hart Downtown Historic District_0020.tiff
- 21 of 32: Courtland Street looking SW, 15 Courtland at right
MI_Oceana County_Hart Downtown Historic District_0021.tiff
- 22 of 32: 108 Courtland Street looking ENE

Hart Downtown Historic District

Name of Property

Oceana County, Michigan
County and State

MI_Oceana County_Hart Downtown Historic District_0022.tiff

23 of 32: 101 Water Street looking W

MI_Oceana County_Hart Downtown Historic District_0023.tiff

24 of 32: Corner of South State Street and Washington Street looking W, 50 South State at left

MI_Oceana County_Hart Downtown Historic District_0024.tiff

25 of 32: 200 block of Washington Street looking NW, 220 Washington at right

MI_Oceana County_Hart Downtown Historic District_0025.tiff

26 of 32: 114 Dryden Street, looking NE

MI_Oceana County_Hart Downtown Historic District_0026.tiff

27 of 32: East side of Courtland Street looking NE, 16 Courtland Street

MI_Oceana County_Hart Downtown Historic District_0027.tiff

28 of 32: South State Street looking S, 12-16 South State Street at left

MI_Oceana County_Hart Downtown Historic District_0028.tiff

29 of 32: Washington Street looking S, 113 Washington at left

MI_Oceana County_Hart Downtown Historic District_0029.tiff

30 of 32: South State Street looking E, 100 South State

MI_Oceana County_Hart Downtown Historic District_0030.tiff

31 of 32: East Main Street looking NE, 218-222 East Main Street

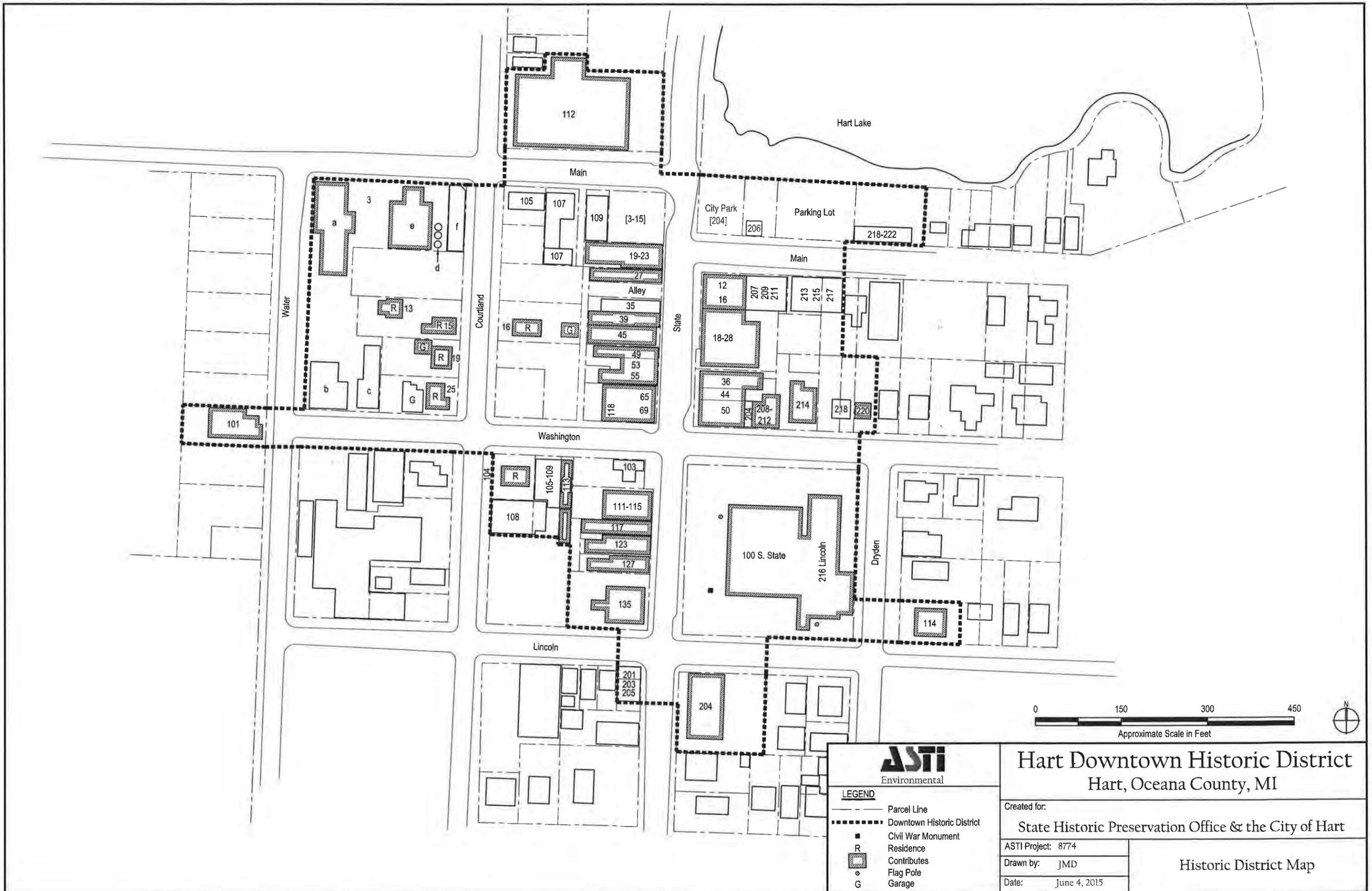
MI_Oceana County_Hart Downtown Historic District_0031.tiff

32 of 32: East Main Street looking SW, 217 East Main at left

MI_Oceana County_Hart Downtown Historic District_0032.tiff

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

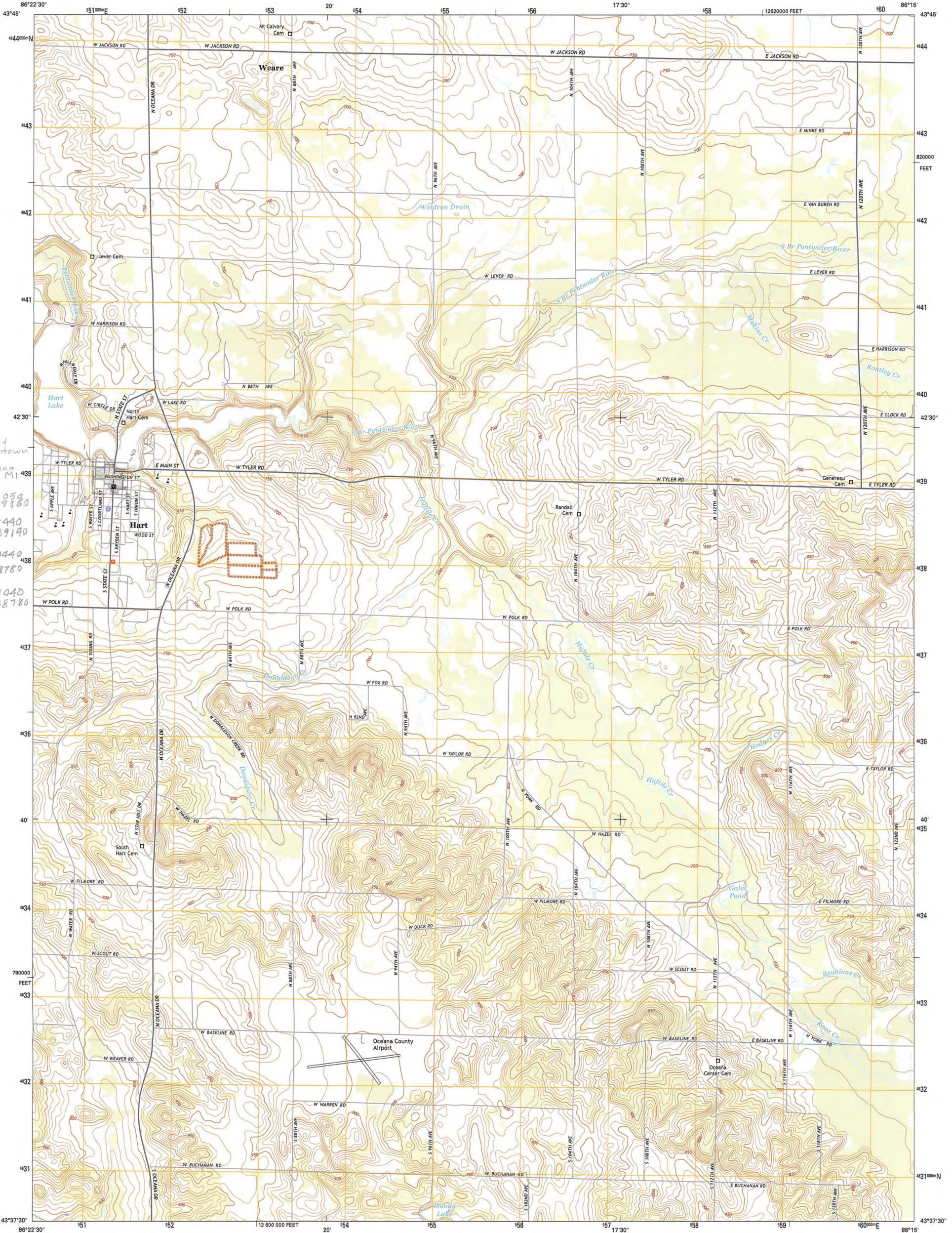


LEGEND

- - - Parcel Line
- - - - - Downtown Historic District
- Civil War Monument
- R Residence
- ▨ Contributes
- Flag Pole
- G Garage

Hart Downtown Historic District Hart, Oceana County, MI

Created for: State Historic Preservation Office & the City of Hart	
ASTI Project: 8774	Historic District Map
Drawn by: JMD	
Date: June 4, 2015	

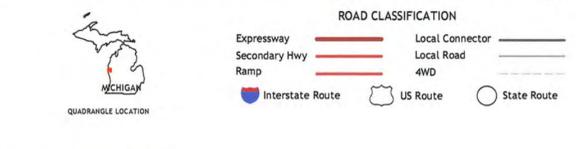
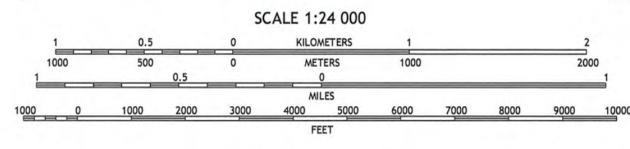
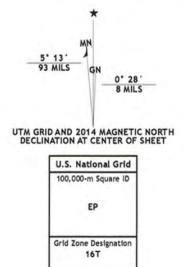


Hart
Downtown
HD
Oceana
Co, MI
1 16 5510580
2 16 551440
3 16 551440
4 16 551040

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1000-meter grid: Universal Transverse Mercator, Zone 16T
10 000-foot ticks: Michigan Coordinate System of 1983 (south zone)

This map is not a legal document. Boundaries may be
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Roads.....HERE, ©2013
Names.....GNIS, 2013
Hydrography.....National Hydrography Dataset, 2012
Contours.....National Elevation Dataset, 2006
Boundaries.....Multiple sources; see metadata file 1972 - 2013
Public Land Survey System.....BLM, 2011



ADJOINING QUADRANGLES

1	2	3
4	5	6
7	8	

1 Pentwater
2 Wiley
3 Crystal Valley
4 Nears
5 Walkerville West
6 Town Corners
7 Shelby
8 Ferry

HART, MI
2014

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.16



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1225 Street



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BUICK





SCANLON COUNTY
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View



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DRYDEN ST







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Cul., OH 43080

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