

HISTORIC RESOURCE SURVEY REPORT



REO TOWN

LANSING, INGHAM COUNTY, MICHIGAN

Prepared for
Michigan State Historic Preservation Office

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SECTION I

Acknowledgements

This project has been supported immensely by faculty and staff at Michigan State University and the City of Lansing. We would like to express our appreciation to our instructors, Lori Mullins and Patricia Machemer, for their valuable and constructive suggestions during the planning and development of this report. We also wish to acknowledge the assistance and guidance provided by the City of Lansing's Economic Development and Planning Office and Historic District Commission through Bill Rieske and Cassandra Nelson. The contents and opinions herein do not necessarily reflect the views or policies of Michigan State University or the City of Lansing, nor does the mention of trade names or commercial products herein constitute endorsement or recommendation by Michigan State University or the City of Lansing.

REO Town, Lansing, Michigan

Historic Resource Survey Report

Executive Summary

This Historic Resource Survey Report on REO Town, Lansing was commissioned by the City of Lansing. The scope of this project includes three main components: collect physical and historical data for each building within the proposed REO Town Historic District, compose a final survey report that includes an intensive level survey analysis, and create an excel database with detailed property information. The goal of this project is to create a survey document that will aid in the designation of REO Town to the National Register of Historic Places.

The results of this intensive level survey justify REO Town's eligibility under National Register Criteria A and C, at the local level. Qualifying for National Register Criteria A and C, the proposed REO Town Historic District includes contributing properties that, "are associated with events that have made a significant contribution to the broad patterns of our history; and that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction," (MiSHPO).

The intensive level survey conducted for the proposed REO Town Historic District includes:

- 46 buildings
 - 42 contributing buildings
 - 4 non-contributing buildings
- 37 Acres
- 15 Hectares

Overview of the National Register of Historic Places

The National Register of Historic Places is “the official list of our country’s historic buildings, districts, sites, structures, and objects worthy of preservation” (National Park Service). The National Register of Historic Places was originally authorized by the National Historic Preservation Act of 1966. It is the official list of the Nation’s historic places. The purpose of the National Register is “to coordinate and support public and private efforts to identify, evaluate, and protect America’s historic and archeological resources” (National Park Service).

A National Historic District and a Local Historic District are two separate designations. A Local Historic District aims to protect historic resources and appearances. Local Historic Districts also require property owners to adhere to rules and codes, and owners cannot renovate or demolish buildings without consent. A National Historic District’s primary goal is to identify historic resources. There is optional participation, and the designation does not obligate or restrict property owners in any way. This designation incentivises historical renovations and the upkeep of historic buildings through the use of federal rehabilitation tax credits (National Park Service).

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Credit and Credentials

This report was prepared by the following team members from the School of Planning, Design and Construction at Michigan State University:

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The project team wishes to recognize the support of the following individuals who assisted in the development of this report:

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Lori Mullins, Instructor, School of Planning, Design and Construction, Michigan State University
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Cassandra Nelson, Member, Historic District Commission
Katie Kolokithas, Survey Coordinator, Michigan State Historic Preservation Office

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Project Objectives and Methodology

This Historic Resource Survey Report was commissioned by the City of Lansing to attain the designation of REO Town to the National Register of Historic Places. As the intensive-level survey is a necessary precursor to the nomination of any district to the National Register of Historic Places, this report is designed to record surveyed property information as well as bring awareness to REO Town's history and significance. A designation on the National Register will improve the City of Lansing's redevelopment readiness by increasing the availability of incentives for economic development and historic preservation.

The methodology for this project includes conducting a local intensive-level survey to discern the eligibility of REO Town for designation to the National Register of Historic Places:

"The intensive-level survey seeks to identify and thoroughly document properties and districts through research and evaluation of the National Register criteria. The survey then continues with research on potentially significant properties using primary sources, researching the community history, evaluating the properties for National Register significance, identifying historic districts, and completing MiSHPO submission information. Finally, many intensive-level surveys provide recommendations for future preservation activities," (MiSHPO).

The methodology for this project includes the following steps:

1. **Boundary Finalization:** The boundary of this survey area follows the commercial and multi-family property lines on both sides of S. Washington Avenue from the Grand River to Island Street. After further research and discussion with clients, the initial boundaries were confirmed. Following finalization, the team created a parcel map for the proposed REO Town Historic District using Geographic Information Systems (Figure 1).
2. **Intensive-Level Survey:** Parcels in the defined study boundary were assessed and documented using property survey forms. Following survey form criteria provided by the Michigan State Preservation Historic Office (MiSHPO), data was collected in the field and from various sources, such as the Riverpoint Neighborhood Historical Survey and the City of Lansing Assessor's Records, to complete intensive-level survey forms.



Figure 1. Proposed REO Town Historic District Boundary

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3. **Historical Research:** Team members researched the proposed REO Town Historic District as well as the Greater Lansing Area to construct an accurate historical description and timeline for the district. To prepare the historical context for REO Town's proposal, the team gathered information from various archival sources related to REO Town, including the Library of Congress, the City of Lansing, the REO Town Commercial Association, Board of Water and Light, the Lansing State Journal and the R.E. Olds Foundation.

Previous survey that has been undertaken in REO Town, Lansing: Riverpoint Neighborhood Historical Survey (1998).

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Data Location

Major archival resources associated to the proposed REO Town Historic District include:

The City of Lansing

Assessors Records

Online Public Building Records

Historic Lansing Business Directories (Various Dates)

Michigan State Historic Preservation Office

River Point Neighborhood Survey (1998)

The Library of Congress

Sanborn Fire Insurance Map from Lansing, Ingham County, Michigan (Various Dates)

Copies of inventory forms and spreadsheets, photograph files, and the REO Town survey report will be deposited with the Michigan State Historic Preservation Office, the City of Lansing, and Michigan State University.

Evaluation Results Summary

Intensive Level Survey

REO Town, Lansing meets the National Register of Historic Places Criteria of Evaluation for listing under National Register Criteria A and C:

"The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; and

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction," (MiSHPO).

REO Town, Lansing is an example of a commercial district developed over the course of 180 years. Originally plotted in 1835, REO Town was divided into 16 parcels and sold to migrants from Lansing, New York. Upon their arrival, the new settlers established the small community of Lansing Township. After ten years of remaining a small neighborhood, the state constitution mandated that Lansing Township be the location for the new state capital. The development that followed the changing of the capital would act as a major catalyst for the township as it became a major economic hub in the State of Michigan. Over the next 12 years, Lansing grew tremendously in its new title as state capital (RTCA). REO Town became known as Upper Town and remained one of Lansing's three main districts (Michigan History). REO Town also became well established due to the railroad system in Lansing that passed through REO Town's Grand Trunk Depot and the wooden plank road network that connected each of Lansing's primary districts. REO Town embodies a variety of significant architectural styles, construction method and building material types. The varying trends exhibited in REO Town's buildings mark the dynamic changes in style over the years of development in REO Town, Lansing.

While outside the scope of this survey, it is possible that REO Town also meets the National Register Criterion B:

"The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

B. That are associated with the lives of persons significant to our past," (MiSHPO).

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Named after a significant figure in the development of the automobile industry in Lansing, REO Town is associated with the life and success of famous automotive entrepreneur, Ransom E. Olds. Olds made considerable contributions to the automobile industry following the industrial boom of the late 1800s. Working in his family's Lansing forge and auto shop, Ransom E. Olds studied various models of engines from a young age and went on to receive his first patent for a gasoline engine in 1886. Further study should be undertaken during the National Register application process to determine whether the connection between Ransom Olds and REO Town supports the use of Criterion B.

The north and west borders of the proposed REO Town Historic District are defined by the Grand River, to include the Fountain Place Apartments and the Washington Apartments on the north boundary. This perimeter's proximity to the Lansing River Trail and Downtown Lansing will serve as an optimal connection between central Lansing and its southside. The Grand River acts as a natural barrier that defines north end of the proposed Reo Town Historic District. The river divides REO Town and a large automotive plant. On the south end of the corridor, the original Grand Trunk railroad depot, which can be found on both the U.S. and Michigan Register of Historic Sites, creates an optimal boundary for the south edge of the district on the east side of S. Washington Avenue. On the west side of S. Washington Avenue, the proposed REO Town Historic District stretches south to Island Street. To the east, an alleyway divides S. Washington Avenue commercial businesses and a residential neighborhood and marks the eastern boundary line of the district.

We recommend that REO Town, Lansing be nominated to the National Register of Historic Places under the criteria and levels of significance noted above. Our recommendation for REO Town's period of significance is from 1898, when the oldest building, located at 1212, 1214, and 1216 S. Washington Avenue was constructed to 1969, 50 years prior to the present.

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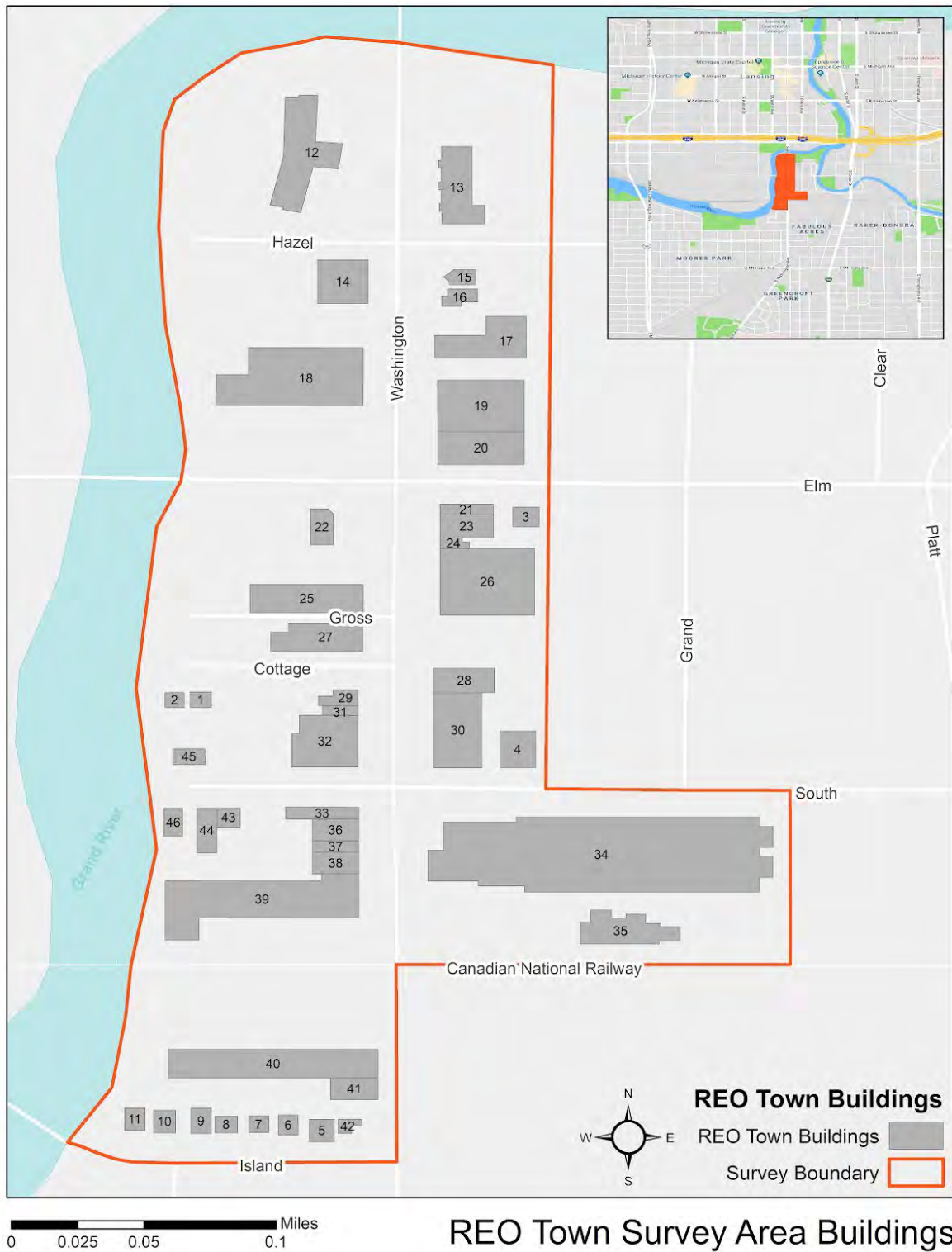


Figure 1. Proposed REO Town Historic District Boundary. Building Labels Correspond to Indexed Property List

Planning Recommendations

The proposed REO Town Historic District has abundant untapped potential for significant improvement that will allow the district to better adhere to the Lansing Master Plan. REO Town can use the idea of placemaking to inspire people to reimagine the public space as a new area for growth. Placemaking is a "multi-faceted approach to the planning, design and management of public spaces, and capitalizes on a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well being," (Purdue Extension). The primary areas for recommendation focus include, form based codes, infrastructure, streetscape and walkability, connection to Downtown Lansing and zoning.

Form Based Codes

Form based codes are one way to aid in maintaining a National Register Historic District. Oftentimes, form based codes are used for restoration purposes. A district's form based codes can include elements such as a landscape standard to be used as a guide for architectural and streetscape aesthetics. In addition, these codes support the maintenance of density limits and maximum heights to ensure the conformity of new construction to the district's appropriate scale. Upon approval of the REO Town Historic District, property owners of contributing structures will have the option to adhere to the Secretary of the Interior's Standard for Rehabilitation which will compliment the use of form based codes in this area.

Infrastructure

REO Town recently updated various street and sidewalks elements to promote the ease of visitor mobility throughout the district (Figure 2). Becoming a National Register Historic District will support the continuation of updates that improve traffic around local businesses. In addition, the listing of REO Town on the National Register of Historic Places will allow commercial property owners access to Federal Historic Preservation Tax Credits for qualified rehabilitation work. Replacing and updating infrastructure is crucial to the maintenance of a historic district. Upon designation, a historic district typically makes note of which buildings need immediate improvement and how updates would conform to the district's ideal look. Throughout the lifetime of a historic district, buildings and public spaces will require strategic updates that sustain the integrity of the district.



Figure 2. S. Washington Avenue Streetscape.
(Source: Stanewich)

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Streetscape and Walkability

Streetscape and walkability are focal points to any commercial historic district. Walkability is "the extent to which the built environment is walking-friendly," (Abley). Typically, a high walkability measure correlates to variety of health, environmental, and economic benefits. The walkability of the proposed REO Town Historic District is already quite commendable, as the district covers a section of the Lansing River Trail and a new streetscape plan, implemented by the City of Lansing in 2013. A key part in the REO Town streetscape is a 115 foot width from building face to building face. According to REO Town's streetscape plan, sections of S. Washington Avenue feature three traffic lanes, two parking lanes, two bike lanes and 15 foot sidewalks on either side. The district should utilize this wide walkable area to promote local consumer mobility. REO Town can take advantage of the improved streetscape by attracting commercial development that would feature outdoor seating (Figure 5) and encouraging current businesses to host sidewalk sales.

Although REO Town's streetscape is a great asset for the area, it includes a considerable amount of concrete. An increase in elements like benches, flower pots, bike racks, lampposts, signs, flowerbeds, green plots and trees could help reduce the starkness of the concrete tremendously. Many of these features could incorporate the REO Town logo found in Figure 3. These elements would also serve as attracting features alongside the Lansing River Trail's outlet point to REO Town. REO Town is a great potential stopping point for bikers and pedestrians on the Lansing River Trail and this outlet point could be enhanced through the use of appropriate signs and lighting.



Figure 3. Bike Rack along S. Washington Avenue (Source: Stanewich)

The new REO Town streetscape also included a unique brick pattern on portions of the S. Washington Avenue sidewalks. This brick inlay pattern should be extended north of Elm Street to the Grand River bridge. Doing so will maintain the aesthetic and define the entrance of the proposed REO Town Historic District at the south end of the bridge. The central crosswalk near 1118 S. Washington Avenue could be outfitted with the brick inlay pattern to add consistency to the historic aesthetic REO Town is aiming to achieve.

A potential main focal point for the proposed REO Town Historic District is the parking lot between 1115 and 1131 S. Washington Avenue. REO Town has a large amount of parking as is and could use this land for many other things. Conversion of this parking lot to open space would allow for a variety of community uses. Open space is "any open piece of land that is

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undeveloped (has no buildings or other built structures) and is accessible to the public," (EPA). This parcel has the potential to host concerts, farmers markets, neighborhood events, or even a community garden. This parcel also features an amazing mural on the 1115 side of the lot, and an accompanying mural on the 1131 side would greatly enhance the feel of this area (Figure 4). REO Town currently hosts a number of events and the abundance of nearby street parking allows the street to be completely closed off from automobiles at times. This area being converted to open space would allow the use of street vendors and community events.

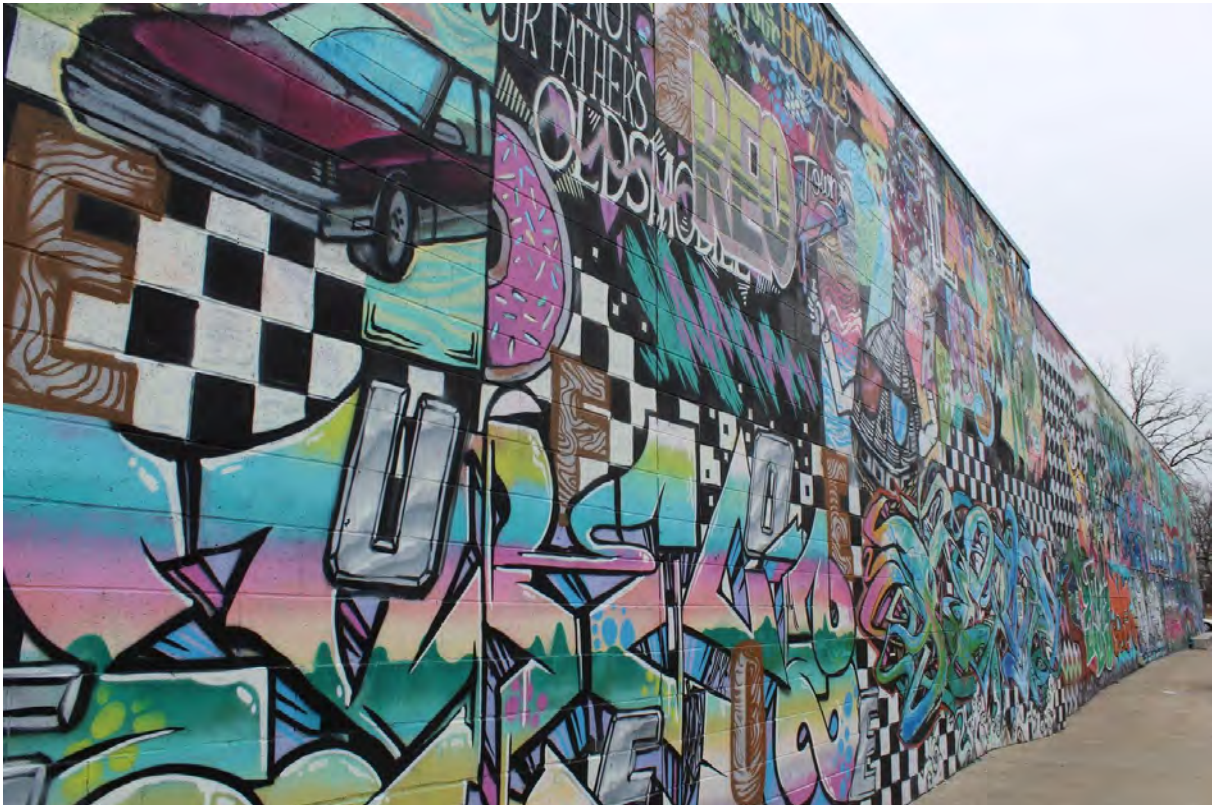


Figure 4. 1131 S. Washington Avenue Mural (Source: Stanewich)

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Figure 5. Outdoor Seating on S. Washington Avenue (Source: Stanewich)

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Connection to Downtown Lansing

The connection to Downtown Lansing is very important for the success of the proposed REO Town Historic District. Interstate 496 runs between Downtown Lansing and REO Town, severing any family-friendly walkability between the two areas. REO Town needs to strategically improve the walkability between the two areas to attract consumer traffic from Downtown Lansing. An art installment and REO Town signage by the new substation could act as attractive and enticing connector (Figure 6). A cohesive use of landscaping would also be a useful tool and could feature elements like potted trees on the S. Washington Avenue Bridge. In addition, using attractive light elements to the district's advantage could play a role in bridging this gap.



Figure 6. Rendering of Substation (Source: Board of Water and Light)

Zoning

The current land use for the proposed REO Town Historic District is largely comprised of commercial and residential on the north end. The master plan envisions an entirely different direction for this area. The City of Lansing would like to see the incorporation of a District Mixed Use Center. This means current property owners will be encouraged to have commercial use on the ground floor and tenants in the upper floors if the building allows. The proposed REO Town Historic District has great potential to promote higher density and walkability with this new vision, as it will add retail and commercial spaces near the Lansing River Trail outlet and within walking distance of surrounding neighborhoods.

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Preservation Issues and Threats

There are always significant issues and threats related to the preservation of a historic district. The threat of private owners demolishing or vastly renovating buildings is one potential problem, although they have the legal right to do this, it could hurt the overall historical integrity of the area. REO Town has had notable historic buildings demolished in the past. The REO Motor company factory, the Benton/Everett House and the R.E. Olds Mansion serve as just a few examples of buildings with historic significance to REO Town and the City of Lansing that have been demolished.

The R.E. Olds Mansion is an example of a historically significant property that was demolished to make way for new infrastructure to accommodate Lansing's growth. The R.E. Olds Mansion sat on the plot of the former Benton/Everett House. Built in 1847, the Benton House, which was the first brick structure in the City of Lansing, served as a popular hotel and meeting venue. The Benton House was a regular meeting spot for state officials and businessmen in Lansing before being converted to a private school in the 1860's. Soon after in the 1870's, the property was returned to a hotel and became the Everett House (Figure 7). In 1902, the Everett House was demolished to build the R.E. Olds Mansion that was completed in 1903. After 60 years, construction began on the I-496 highway that traverses through the City of Lansing. In 1971, the R.E. Olds Mansion was demolished to accommodate the highway's construction plans (MGROW).

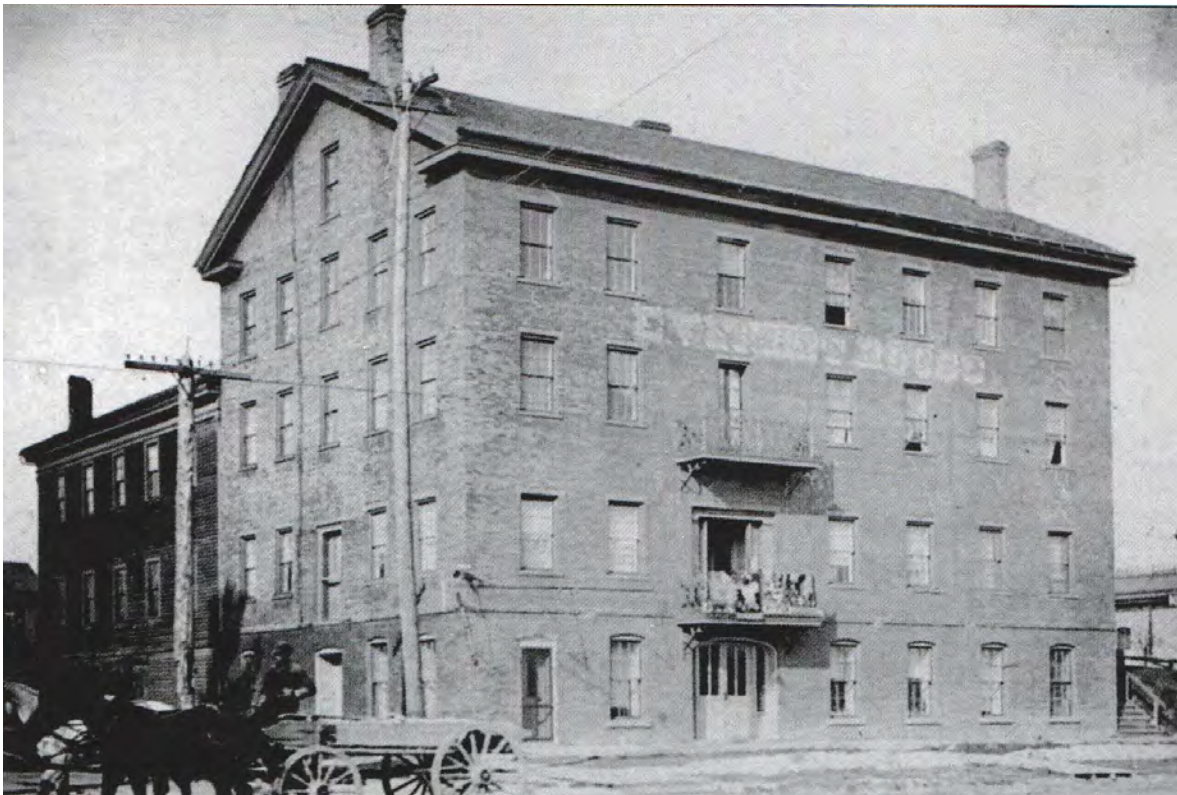


Figure 7. Everett House, formerly the Benton House (Source: MGROW.org)

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There are also physical threats to the proposed REO Town Historic District, such as potential flooding. This area is known for flooding as it is bordered by the Grand River. Much of the north boundary of REO Town, from the Grand River to Elm Street, lies in flood zones with a .2% to 1% 'annual chance flood hazard' (FEMA). In addition, areas directly surrounding the river, within approximately 400 ft of the Grand River's banks, are located within a regular flood zone. This regular flood zone includes multiple REO Town parking lots as well as a section of the Fountain Place Apartments (Figure 8).



Figure 8. REO Town Flood Map. (Source: City of Lansing)

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Another issue affecting the proposed REO Town Historic District relates to the office park just south of the railroad tracks. This area of REO Town feels removed from the rest of district due to the train tracks located just north of Island Street (Figures 1 & 9). Stretching from the Grand River to Island Street, a streetscape plan was implemented by the City of Lansing in 2013 (Figure 10). This plan sought to enhance the historic character of the REO Town area. A cohesive corridor in REO Town along S. Washington Avenue could be achieved with a strategic south expansion of REO Town streetscape elements, such as added lighting, widened sidewalks, similar signage, and consistent landscaping. This streetscape expansion could stretch south to the office parks found past Island Street to incorporate this area more fully into REO Town.



Figure 1. Proposed REO Town
Historic District Boundary



Figure 9. Train Tracks in REO Town
(Source: Stanewich)



Figure 10. S. Washington Avenue
Streetscape Elements (Source: Tecson)

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Survey Maps

Indexed Property List

1 123 Cottage Ave	19 1025 S. Washington Ave	31 1136 S. Washington Ave
2 125 Cottage Ave	19 1027 S. Washington Ave	32 1146 S. Washington Ave
3 110 Elm St	20 1033 S. Washington Ave	32 1146 S. Washington Ave
4 109 E South St	21 1101 S. Washington Ave	32 1146 S. Washington Ave
4 111 E South St	22 1102 S. Washington Ave	33 1200 S. Washington Ave
5 106 Island Ave	23 1103 S. Washington Ave	34 1201 S. Washington Ave (BWL Headquarters)
6 110 Island Ave	23 1105 S. Washington Ave	35 1201 S. Washington Ave (Grand Trunk Depot)
6 112 Island Ave	24 1107 S. Washington Ave	
7 114 Island Ave	25 1114 S. Washington Ave	
8 120 Island Ave	25 1116 S. Washington Ave	36 1202 S. Washington Ave
8 122 Island Ave	26 1115 S. Washington Ave	36 1204 S. Washington Ave
9 124 Island Ave	27 1118 S. Washington Ave	37 1206 S. Washington Ave
10 128 Island Ave	27 1120 S. Washington Ave	38 1208 S. Washington Ave
11 130 Island Ave	27 1122 S. Washington Ave	38 1210 S. Washington Ave
12 920 S. Washington Ave	28 1131 S. Washington Ave	39 1212 S. Washington Ave
13 927 S. Washington Ave	28 1133 S. Washington Ave	39 1214 S. Washington Ave
14 1000 S. Washington Ave	29 1132 S. Washington Ave	39 1216 S. Washington Ave
14 1002 S. Washington Ave	29 1134 S. Washington Ave	40 1314 S. Washington Ave
14 1004 S. Washington Ave	30 1135 S. Washington Ave	41 1318 S. Washington Ave
14 1006 S. Washington Ave	30 1137 S. Washington Ave	41 1320 S. Washington Ave
15 1001 S. Washington Ave	30 1139 S. Washington Ave	42 1328 S. Washington Ave
15 1003 S. Washington Ave	30 1141 S. Washington Ave	43 117 W South St
16 1005 S. Washington Ave	30 1143 S. Washington Ave	44 121 W South St
17 1009 S. Washington Ave	30 1145 S. Washington Ave	45 124 W South St
18 1020 S. Washington Ave	30 1147 S. Washington Ave	46 125 W South St
19 1023 S. Washington Ave	30 1149 S. Washington Ave	

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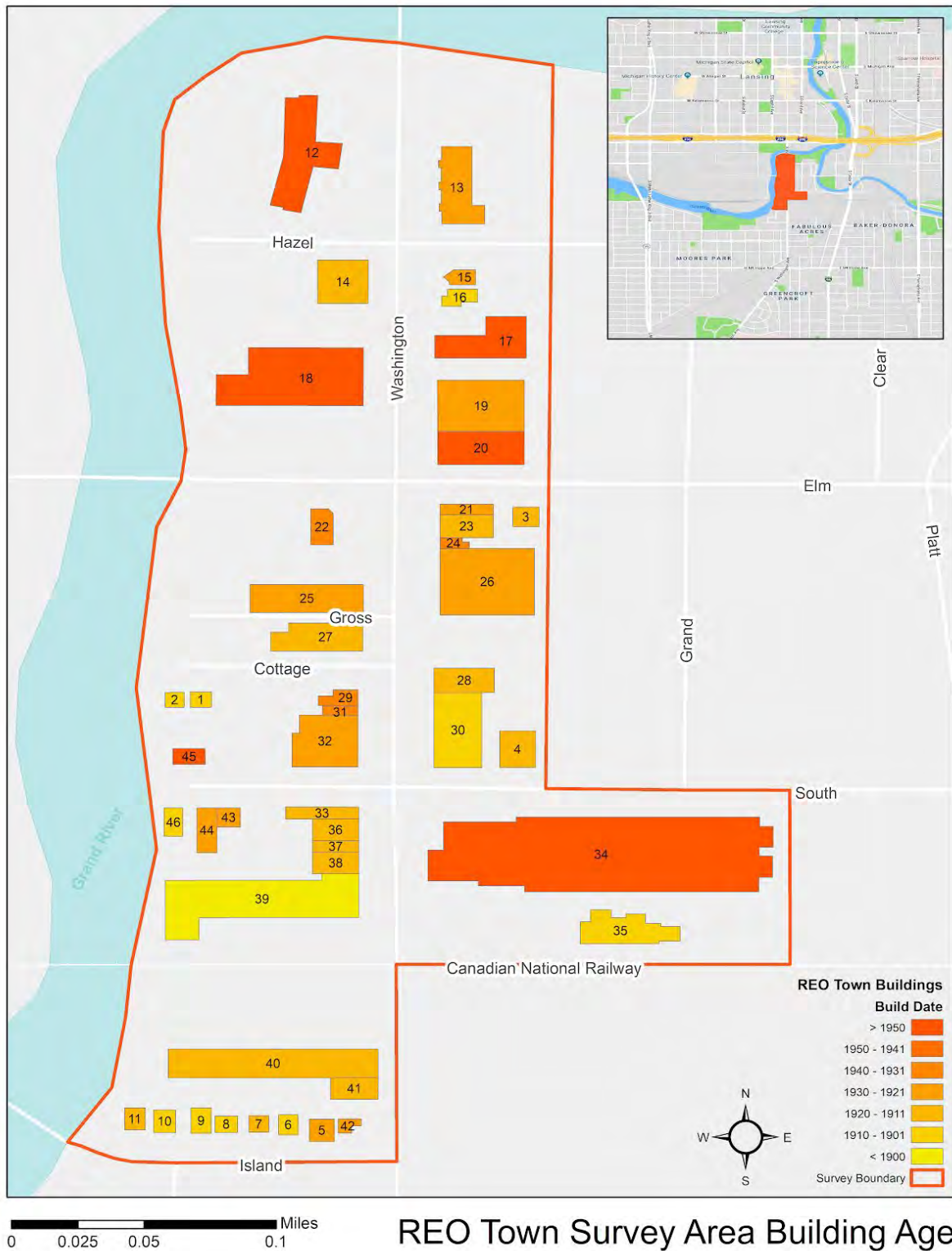


Figure 11. Proposed REO Town Historic District Survey Boundary with Building Date. Building Labels Correspond to Indexed Property List. (Data Source: Lansing City Assessor's Office)

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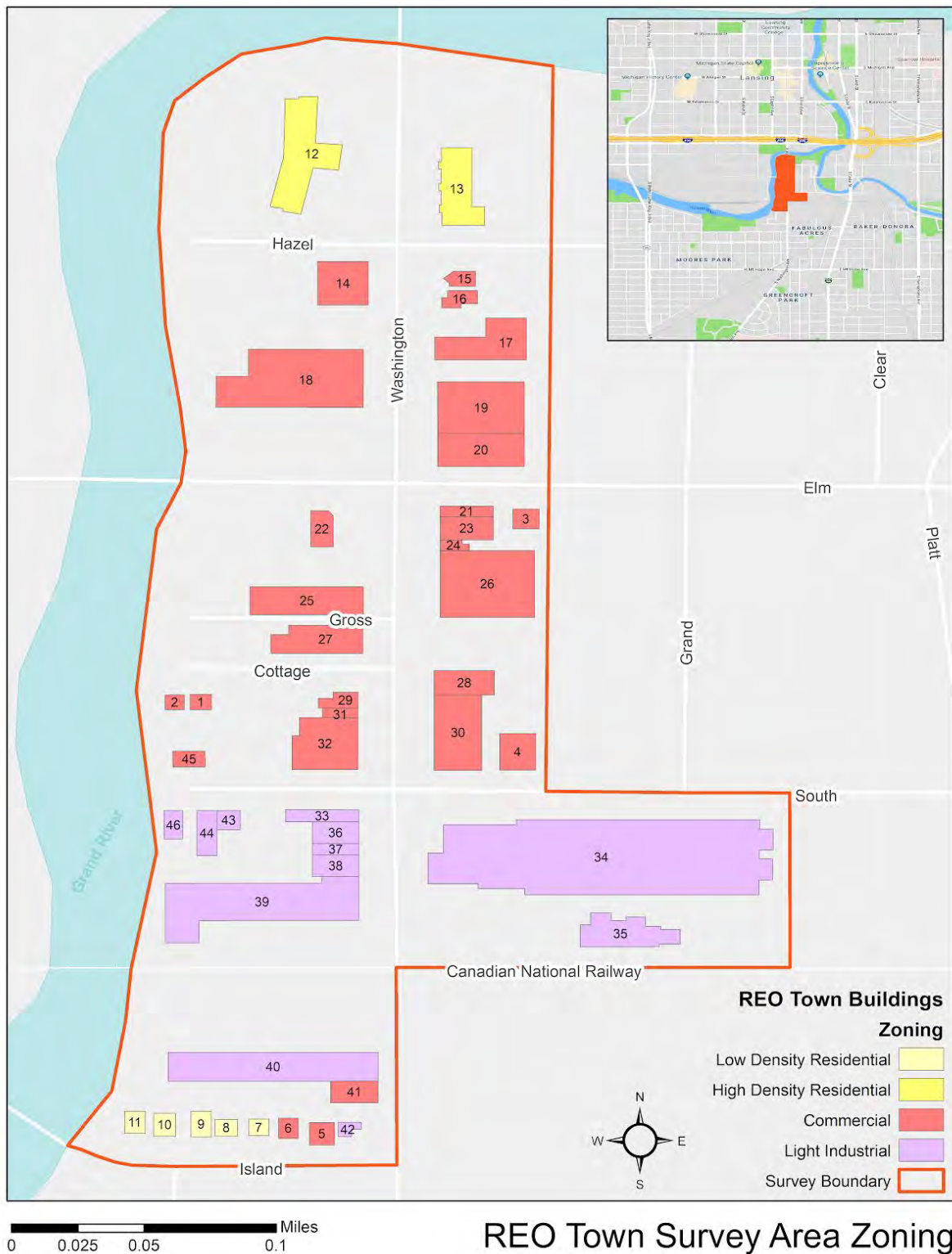


Figure 12. Proposed REO Town Historic District Survey Boundary with Building Zone. Building Labels Correspond to Indexed Property List. (Data Source: Lansing City Assessor's Office)

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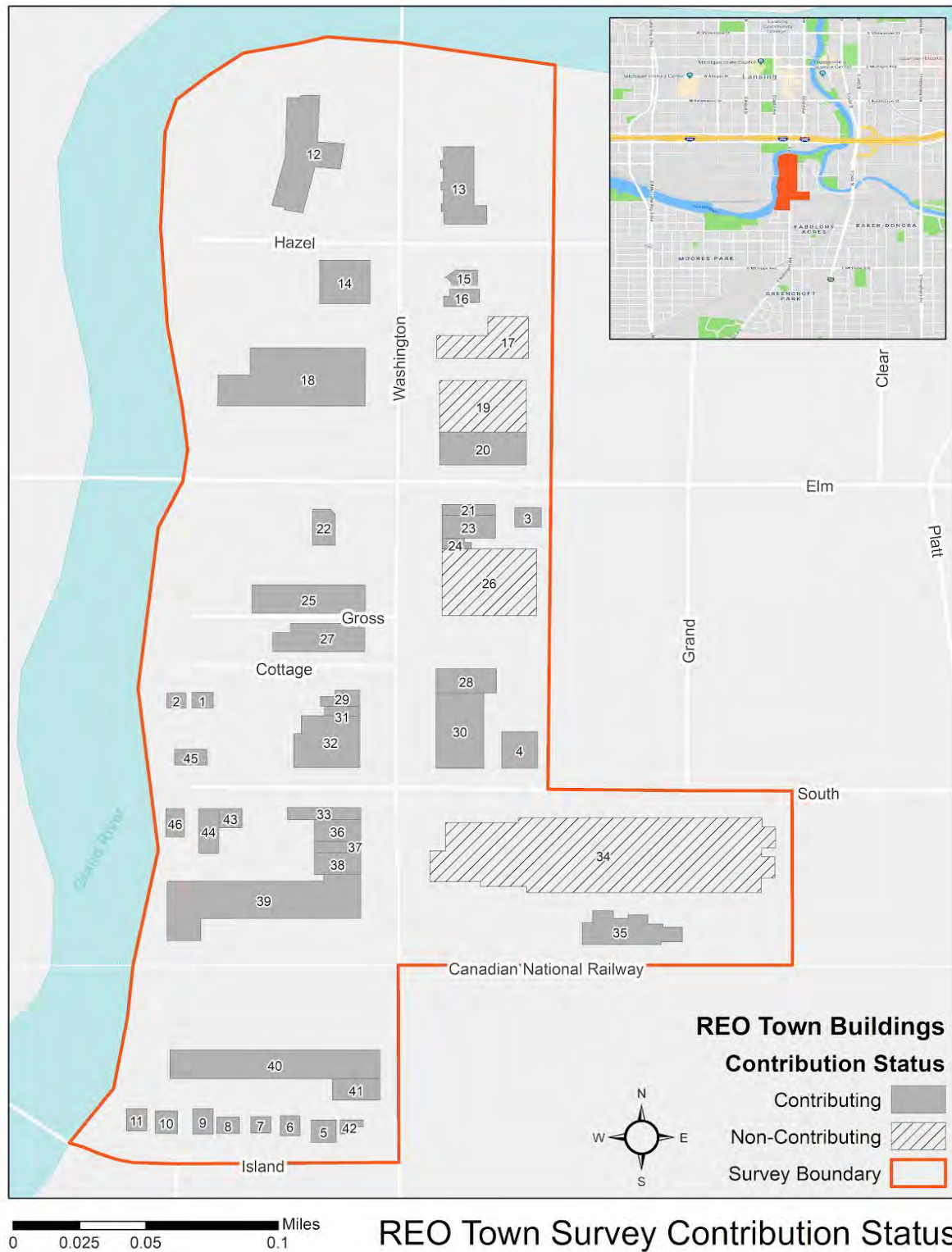


Figure 13. Proposed REO Town Historic District Survey Boundary with Contribution Status. Building Labels Correspond to Indexed Property List

SECTION II

Descriptive Overview

In Lansing, Michigan located just south of I-496 at the northwest bend in the Grand River is REO Town. REO Town was home to the first automobile industry in the City of Lansing, MI, and to this day still contains many structures that are historically significant to the inception of automobile industry within Lansing. Although the district has returned to a more personable and walkable environment, REO Town in the late 20th Century appeared partially abandoned and less community oriented. Alexander Alusheff of *The Lansing State Journal* writes in his article titled, "How REO Town is making an epic comeback" that, "Since BWL invested \$182 million four years ago to build its headquarters and cogeneration plant on the corner of S. Washington Avenue and South Street. Roughly \$7 million more in investment has followed from businesses and the City of Lansing" (Alusheff).

Boundary Description

The boundary of our proposed historic district will be the Grand River on the north and west sides. The east side boundary will be at the ally way on the back of S. Washington Avenue. Lastly the south boundary of the district will be Island Street, west of S. Washington Ave. and the railroad tracks east of S. Washington Ave. This will encompass all of the properties significant to the time period within the REO Town area.

Boundary Justification

The north and west borders of the proposed REO Town Historic District will be defined by the Grand River, to include the Fountain Place Apartments and the Washington Avenue Apartments on the north boundary. On the west side of the proposed district, the Grand River acts as a natural barrier on the north end and includes all of the S. Washington Avenue commercial businesses. The east boundary is marked by the alleyway located between commercial businesses and residential properties on the east side of S. Washington Avenue (Figure 1). On the south end of the boundary, the original Grand Trunk Depot in connection with the new Lansing Board of Water Light headquarters is located adjacent to where the boundary line will concur. This southern boundary is justified by the end of commercial businesses as southward beyond the Grand Trunk Depot is comprised of a mix of single family housing and industrial land uses. West of S. Washington Avenue, the south boundary jogs one block further south to Island Street (Figure 1). This is because Island Street is the location of a large REO Town motor vehicle mural and houses multiple historically significant structures that are classified as Light Industrial (Figure 11).

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REO Town Today

Socio-Economic Profile - Demographics

From 2010 to 2015, REO Town has decreased in population. In 2010, the REO Town census tract (Figure 14) had a population of 3,646. Five years later, the population had decreased almost 5% to 3,478 (Table 1). The magnitude of this decrease in population is unique to REO Town when compared to the City of Lansing and the State of Michigan; both of which have a decrease in population of only about one percent. REO Town is also home to a younger population. Across the same five-year period, the median age is consistently around 29 years old. This is a few years younger than the median age for the Greater Lansing Area and around ten years younger than the state median age of around 40 years old. Despite the lower median age, the REO Town census tract still has a similar working age population when compared to both Lansing and Michigan. The population over 16 for all three geographies is within two percent of each other for both 2010 and 2015 (Table 1).

Demographics

	REO Town		Lansing		Michigan	
	2010	2015	2010	2015	2010	2015
Population	3,646	3,478	110,728	109,757	9,952,687	9,900,571
Median Age	28.9	28.8	31.4	32.1	38.1	39.5
Population over 16 years old	76.3%	78.7%	78.1%	78.9%	78.7%	80.1%
Male Population	1,893	1,875	56,330	54,856	4,884,438	4,861,973
Female Population	1,753	1,603	59,304	59,629	5,068,249	5,038,598

Table 1. Demographic Breakdown of REO Town (Source: U.S. Census Bureau, 2006-2010 and 2011-2015 ACS)

REO Town, Lansing, Michigan

Historic Resource Survey Report

Socio-Economic Profile - Industry

The industry breakdown paints a clear picture of economic factors are present in the REO Town census tract (Figure 14). In both 2010 and 2015, retail trade and arts, entertainment, recreation, accommodation and food services were the major market factors for the REO Town census tract (Table 2). While these industries are not what REO Town is known for, their presence along S. Washington Avenue has been stable since the early 2000's. Another large industry grouping for REO Town is educational services, health care and social assistance (Table 2). With both Michigan State University and Sparrow Hospital just a few miles away, it is no surprise that educational and health care services are prevalent in the REO Town census tract.

Industry

	2010	2015
Construction	36 (2.5%)	36 (2.7%)
Manufacturing	121 (8.3%)	70 (5.3%)
Retail Trade	338 (23.2%)	257 (19.5%)
Transportation and Warehousing, and Utilities	20 (1.4%)	35 (2.7%)
Information	13 (0.9%)	22 (1.7%)
Finance and Insurance	83 (5.7%)	23 (1.7%)
Professional, Scientific, and Management, and Administrative, and Waste Management Services	212 (14.6%)	171 (13%)
Educational Services, and Health Care and Social Assistance	277 (19%)	218 (16.6%)
Arts, Entertainment, and Recreation, and Accommodation and Food Services	229 (15.7%)	286 (21.7%)
Other Services, Except Public Administration	70 (4.8%)	102 (7.7%)
Public Administration	57 (3.9%)	89 (6.8%)

Table 2. Industry Breakdown in REO Town (Source: U.S. Census Bureau, 2006-2010 and 2011-2015 ACS)

REO Town, Lansing, Michigan
Historic Resource Survey Report

Socio-Economic Profile - Households

The housing market in the REO Town census tract (Figure 14) has followed the area's general population trends in recent years. From 2010 to 2015, the population in REO Town has decreased by 168 individuals and the housing market has decreased by 170 housing units. In addition, during the years following 2010, REO Town's median household income dropped by \$1,824 (Table 3). In Lansing, there were similar drops in population and median household income between 2010 and 2015. However, the City of Lansing experienced an increase in its total number of housing units.

Households

	REO Town		Lansing		Michigan	
	2010	2015	2010	2015	2010	2015
Population	3,646	3,478	110,728	109,757	9,952,687	9,900,571
Housing Units	1,756	1,586	55,077	55,199	4,529,680	4,539,838
Median Household Income	\$26,779	\$24,955	\$37,666	\$35,563	\$48,432	\$49,576

Table 3. Household Characteristics Breakdown in REO Town (Source: U.S. Census Bureau, 2006-2010 and 2011-2015 ACS)

REO Town, Lansing, Michigan
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Socio-Economic Profile - Educational Attainment

The City of Lansing has recently experienced a trend of higher educational attainment. The population in Lansing with attainment of some college or associate's degree and with a bachelor's degree or higher has increased in Lansing over recent years while the total population has decreased (Table 4). This trend suggests that Lansing is retaining more educated young professionals post-graduation. Similarly in the REO Town census tract (Figure 14), the number of residents with some college or an associate's degree rose significantly from 2010-2015.

Educational Attainment (Population 18 Years and Over)

	REO Town		Lansing		Michigan	
	2010	2015	2010	2015	2010	2015
Population	3,646	3,478	110,728	109,757	9,952,687	9,900,571
Less than High School Graduate	677	586	12,313	14,227	932,159	830,680
High School Graduate (includes equivalency)	883	841	23,675	22,140	2,352,122	2,268,706
Some College or Associate's Degree	686	905	32,161	33,497	2,523,789	2,668,008
Bachelor Degree or Higher	356	284	19,097	20,812	1,723,642	1,883,524

Table 4. Educational Attainment in REO Town (Source: U.S. Census Bureau, 2006-2010 and 2011-2015 ACS)

REO Town, Lansing, Michigan

Historic Resource Survey Report

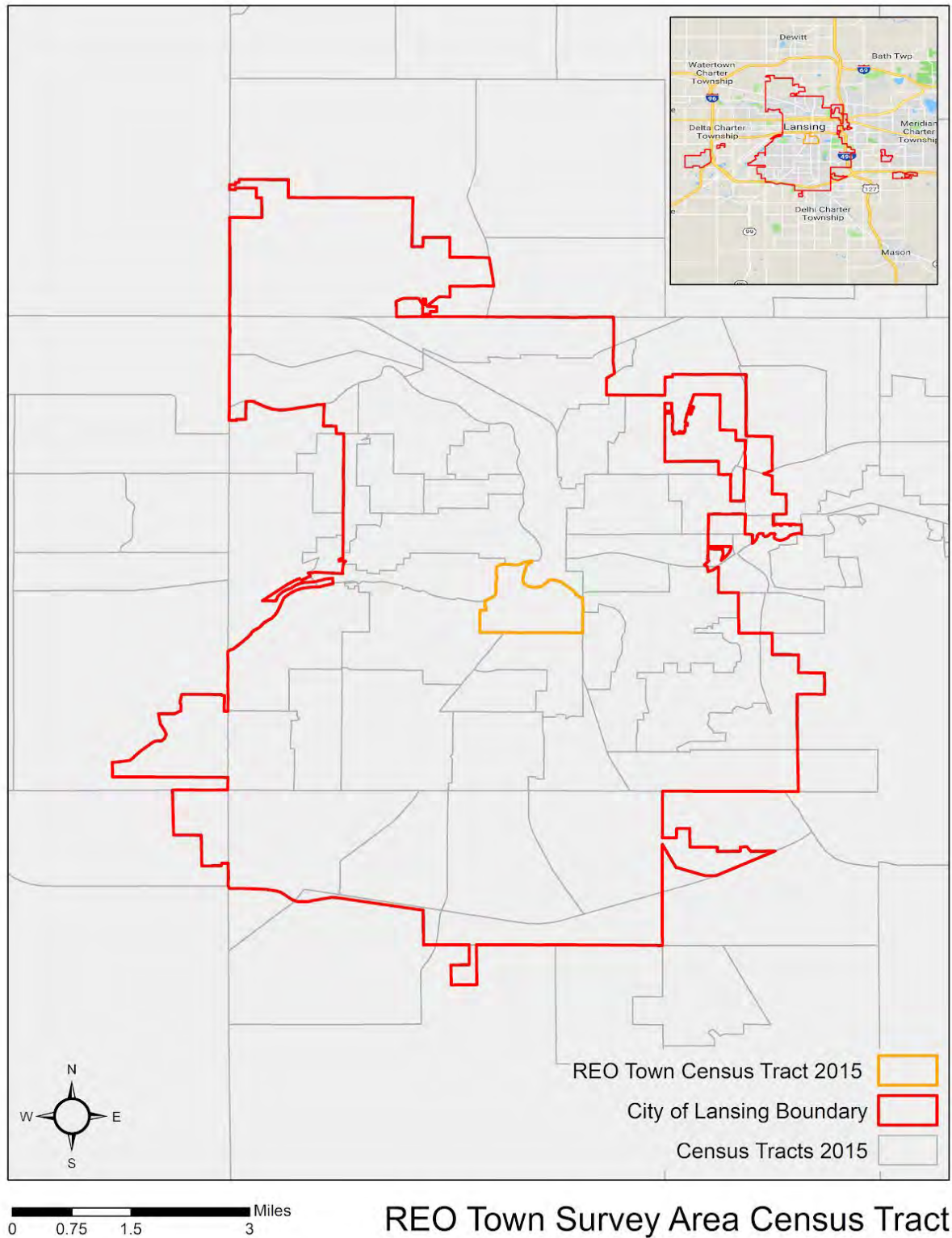


Figure 14. 2015 REO Town Census Tract and the City of Lansing Boundary

REO Town, Lansing, Michigan

Historic Resource Survey Report

Retail Gap Analysis

Despite a declining population in REO Town, a basic retail gap and leakage analysis provides insight as to what industries the City of Lansing can invest in to encourage future development. Overall, there is quite a bit of retail leakage happening in the REO Town area. Residents are shopping outside the district for several industries such as motor vehicle dealers, furniture and home furnishing stores, and clothing/clothing accessory stores. Each of these industries have a very high leakage/surplus factor (Figure 15). This high factor means that there is demand in REO Town for each of the industries but retailers outside of REO Town are fulfilling this demand. These industries, particularly the clothing/clothing accessory stores, would be well-suited for the REO Town commercial corridor and building owners could take advantage of the tax credits a potential historic designation would provide. Moving forward, the City of Lansing should consider trying to attract these types of business to REO Town, as there is an identified demand for it.

On the other hand, REO Town has very few industries that have a surplus in retail sales. The most notable industry surpluses include food & beverage stores and miscellaneous store retailers (Figure 15). This should not come as a surprise, as there are several restaurants and places to eat in the area. With a strong commercial corridor that is already attracting shoppers from outside REO Town, the creation of a district that celebrates the area's history could reverse the recent trend of a declining population for REO Town.

REO Town, Lansing, Michigan

Historic Resource Survey Report



Retail MarketPlace Profile

260650020.00 2
260650020.00 (26065002000)
Geography: Census Tract

Prepared by Esri

Summary Demographics						
2018 Population						3,518
2018 Households						1,356
2018 Median Disposable Income						\$28,204
2018 Per Capita Income						\$17,924
2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$28,408,252	\$56,514,618	-\$28,106,366	-33.1	26
Total Retail Trade	44-45	\$25,724,045	\$54,409,815	-\$28,685,770	-35.8	16
Total Food & Drink	722	\$2,684,207	\$2,104,803	\$579,404	12.1	10
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$5,397,826	\$224,442	\$5,173,384	92.0	1
Automobile Dealers	4411	\$4,384,598	\$0	\$4,384,598	100.0	0
Other Motor Vehicle Dealers	4412	\$454,758	\$0	\$454,758	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$558,470	\$224,442	\$334,028	42.7	1
Furniture & Home Furnishings Stores	442	\$830,569	\$0	\$830,569	100.0	0
Furniture Stores	4421	\$528,858	\$0	\$528,858	100.0	0
Home Furnishings Stores	4422	\$301,711	\$0	\$301,711	100.0	0
Electronics & Appliance Stores	443	\$825,132	\$0	\$825,132	100.0	0
Bldg Materials, Garden Equip. & Supply Stores	444	\$1,580,556	\$5,219,196	-\$3,638,640	-53.5	3
Bldg Material & Supplies Dealers	4441	\$1,441,812	\$5,219,196	-\$3,777,384	-56.7	3
Lawn & Garden Equip & Supply Stores	4442	\$138,744	\$0	\$138,744	100.0	0
Food & Beverage Stores	445	\$4,728,597	\$27,911,399	-\$23,182,802	-71.0	6
Grocery Stores	4451	\$4,153,869	\$26,297,780	-\$22,143,911	-72.7	3
Specialty Food Stores	4452	\$234,401	\$850,535	-\$616,134	-56.8	1
Beer, Wine & Liquor Stores	4453	\$340,327	\$763,084	-\$422,757	-38.3	2
Health & Personal Care Stores	446,4461	\$1,825,684	\$8,048,308	-\$6,222,624	-63.0	1
Gasoline Stations	447,4471	\$3,060,582	\$0	\$3,060,582	100.0	0
Clothing & Clothing Accessories Stores	448	\$1,327,619	\$0	\$1,327,619	100.0	0
Clothing Stores	4481	\$897,201	\$0	\$897,201	100.0	0
Shoe Stores	4482	\$193,667	\$0	\$193,667	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$236,751	\$0	\$236,751	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$692,890	\$0	\$692,890	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	\$573,530	\$0	\$573,530	100.0	0
Book, Periodical & Music Stores	4512	\$119,360	\$0	\$119,360	100.0	0
General Merchandise Stores	452	\$4,048,841	\$0	\$4,048,841	100.0	0
Department Stores Excluding Leased Depts.	4521	\$2,760,980	\$0	\$2,760,980	100.0	0
Other General Merchandise Stores	4529	\$1,287,861	\$0	\$1,287,861	100.0	0
Miscellaneous Store Retailers	453	\$938,176	\$13,006,470	-\$12,068,294	-86.5	5
Florists	4531	\$38,794	\$6,432,132	-\$6,393,338	-98.8	2
Office Supplies, Stationery & Gift Stores	4532	\$188,454	\$0	\$188,454	100.0	0
Used Merchandise Stores	4533	\$165,787	\$6,293,060	-\$6,127,273	-94.9	2
Other Miscellaneous Store Retailers	4539	\$545,141	\$281,278	\$263,863	31.9	1
Nonstore Retailers	454	\$467,573	\$0	\$467,573	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$378,186	\$0	\$378,186	100.0	0
Vending Machine Operators	4542	\$28,046	\$0	\$28,046	100.0	0
Direct Selling Establishments	4543	\$61,341	\$0	\$61,341	100.0	0
Food Services & Drinking Places	722	\$2,684,207	\$2,104,803	\$579,404	12.1	10
Special Food Services	7223	\$77,050	\$0	\$77,050	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$147,115	\$516,823	-\$369,708	-55.7	3
Restaurants/Other Eating Places	7225	\$2,460,042	\$1,587,980	\$872,062	21.5	7

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail Marketplace data, please click the link below to view the Methodology Statement.
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Infogroup. Esri 2018 Updated Demographics. Esri 2017 Retail Marketplace. Copyright 2018 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.

February 27, 2019

Figure 15. Retail Marketplace Profile for REO Town (Source: Esri.com)

Historical Context

Lansing's Beginning

During the winter of 1835, Jerry and William Ford made the trek from Lansing, New York to the heart of Michigan in search of land for a new beginning (RTCA). They plotted the area in present day REO Town, nicknaming the area "Biddle Town." The land was heavily forested and, unknown to the brothers at the time, located almost completely within the floodplain. The brothers went back to New York to find potential investors for "Biddle Town." They conned 16 people into buying property in a non-existent city located just under 500 miles away. Upon arrival, the 16 travelers were surprised to find that there was no city, and the majority of the land they had purchased was under water. A few of the travelers left, but the majority cut their losses and stayed, renaming the settlement to Lansing Township after their home village in New York.

Lansing Township had fewer than 20 residents in 1847 when the State Constitution mandated that the state capital be moved from Detroit to a centralized location. After much deliberation, the Michigan House of Representatives choose the Township of Lansing as the site for the new state capital. The year after the announcement, the state renamed Lansing Township to the City of Lansing, after John Lansing, a New York patriot and one of the delegates to the Constitutional Convention.

In the years following the re-positioning of the state's capital, Lansing quickly expanded. By 1859, Lansing was comprised of three main districts with a combined population of approximately 3,000 people. These three districts were commonly known as *Lower Town*, located in present-day Old Town; *Middle Town*, where Downtown Lansing now stands; and *Upper Town*, the current location of REO Town. These districts given these names due to their location along the Grand River (Michigan History). As the districts continued to grow, the City of Lansing added a city-wide rail system and rudimentary wooden plank road network to connect them together.

By the late 1860's, Lansing's employment opportunities had begun to expand beyond the the political realm. The central location of Lansing meant that it was a hotbed for industrial manufacturing and trade. The area quickly became a worldwide leader in carriage building, wheelbarrow works, and stove manufacturing. These industries formed an industrial environment that was the basis for the automotive revolution that would eventually become the identity of Lansing for the next century.

REO Town, Lansing, Michigan

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Figure 16. Lansing Residents at the Grand Trunk Depot, circa 1975 (Source: Pinterest.com)

The Grand Trunk Depot

Railroad commerce in Michigan reached its peak between 1860 and 1900. The booming mining and lumber industries in the Upper Peninsula accelerated the amount of rail lines throughout the state. With a growing manufacturing industry and central location, The city of Lansing quickly became a hub for several midwestern rail lines. By 1902, six different rail lines crossed through the city.

One of the six routes was owned and operated by the Grand Trunk Western Railroad Company. As the rail lines began dominating both commerce and pedestrian travel, the Grand Trunk Western Railroad Company began constructing four rail depots in Battle Creek, Durand, Port Huron and Grand Rapids. The routes between these depots passed through REO Town five to six times a day, more than any other railroad. When Ransom E. Olds announced plans to bring his new motor company to REO Town, the Grand Trunk Western Railroad Company wasted no time beginning construction on the REO Town Grand Trunk Depot in 1902. After construction was finished just a year later, the Grand Trunk Depot became a catalyst of growth for the REO Town commercial corridor.

REO Town, Lansing, Michigan

Historic Resource Survey Report

Prosperity in REO Town

The decades following the construction of the Grand Trunk Depot was prosperous for the REO Town commercial corridor. Early development included a bakery, a barber shop, and a meat market just north of the Depot on S. Washington Avenue. Several additional commercial style buildings were constructed along S. Washington Avenue. By the 1920s, commercial development continued beyond S. Washington Avenue to the smaller surrounding roads. The construction of a REO Town bank in 1910 and post office in 1925 mark the era of peak prosperity for the commercial corridor.

Throughout development, REO Town embodied a variety of significant architectural styles, construction method and building material types. While many of the initial buildings were a commercial style type development, as the area grew, architects began to experiment with new and unique architectural styles. From Art Deco to Spanish Colonial Revival, REO Town's buildings mark the dynamic changes in style over the years of development.

The REO Motor Company

In 1901, after the disastrous factory fire that left Detroit-based Olds Motor Works in ruins, Ransom E. Olds quit Olds Motor Works and returned to Lansing. Not deterred by the factory fire, Ransom founded the REO Motor Company in 1905. He announced his plans to start his new company in REO Town. The REO Motor Company automotive factory was constructed just south of the Grand Trunk Depot. After the completion of the factory, Lansing residents began referring to the prosperous *Upper Town* district as *REO Town*, named after the newly constructed plant. By 1907, Ransom had built REO Motor company into an automotive industry leader, commanding approximately a 25% market share (R.E. Olds Foundation). REO Town continued its expansion in population and support of the commercial core of Downtown Lansing. Ransom continued to develop REO Motors for the next eight years, most notably expanding with a truck manufacturing division in 1910.

In 1915, Ransom E. Olds stepped down from general manager and gave the reins to his protégé Richard H. Scott. Richard Scott was able to keep the REO Motor Company profitable up until the Great Depression. World War II did relieve some of the economic troubles resulting from the Great Depression, but the REO Motor company struggled for the latter part of the 1900's. After truck sales continued to decline, the REO Motor Company became a subsidiary of the White Motor Company and eventually merged with Diamond T Trucks. In 1975, Diamond-REO Trucks filed for bankruptcy.

Throughout the remainder of the twentieth century, REO Town struggled to come back from the bankruptcy of the REO Motor Company. REO Motors was the area's major employer for nearly 70 years and many of the former factory workers and small businesses on S. Washington Avenue left REO Town. Notable buildings were left abandoned until the turn of the twentieth century, when investments in the Grand Trunk Depot have once again become a catalyst in revitalizing the district.

REO Town, Lansing, Michigan
Historic Resource Survey Report



Figure 17. REO Motor Company Administration Building in REO Town
(Source: Historic-Structures.com)

REO Town, Lansing, Michigan

Historic Resource Survey Report

Recent REO Town Development

Towards the the end of the proposed period of significance (1898-1969), REO Town saw major construction projects on the north-end of the district. In 1963, Fountain Place apartments, located at 920 S. Washington Avenue was constructed to provide higher density housing for the area. In the same year, construction began for I-496 that would last until the 1970's.

More recently, REO Town has welcomed many new entrepreneurs, businesses and organizations into the area, including the former the Cadillac Club (2004), Riverview Church (2014), Studio Intrigue (2006), Lansing Economic Partnership (2014), Saddleback BBQ (2015), and many others. In 2009, Buy-Rite Furniture burned down, leaving a major gap along the east side of the S. Washington Avenue commercial strip in REO Town. This gap would eventually be converted into a parking lot which has had a significant effect on the development pattern on the east side of S. Washington Avenue.

In 2010, the Board of Water and Light announced its cogeneration plant and headquarters project in the REO Town neighborhood (Figure 18). This project would be a major economic catalyst for the district, bringing in new jobs and restoring one of REO Town's oldest buildings, the Grand Trunk Depot, into an office space. In conjunction with the Board of Water and Light plan, the City of Lansing announced a \$3 million streetscape plan in 2013 to enhance the historic character of the proposed REO Town Historic District through placemaking techniques. The plan sought to improve and promote REO Town's walkability through enhanced streetscape elements, such as bike lanes, landscaping and benches (Alusheff).



Figure 18. Board of Water and Light in REO Town (Source: Tecson)

REO Town, Lansing, Michigan

Historic Resource Survey Report

The REO Town Commercial Association (RTCA), which was formed in 2001, promotes the cultural and commercial development of the district (RTCA). The RTCA plans and facilitates successful community events and festivals alongside many other REO Town stakeholders. Each year, REO Town hosts community events such as Art Attack, the REO Town Beerfest (Figure 19), Three Stacks Music Festival and the Threadbare Mitten Film Festival. These community events promote tourism and local capital generation that supports the economic growth of REO Town.



Figure 19. REO Town Beerfest 2016 (Source: Lartigue)

REO Town, Lansing, Michigan

Historic Resource Survey Report



Figure 20. Blue Owl Coffee and Michigan Creative
(Source: Stanewich)



Figure 21. Alleyway in REO Town
(Source: Stanewich)



Figure 22. Street View of S. Washington Avenue in REO Town. (Source: Stanewich)

REO Town, Lansing, Michigan

Historic Resource Survey Report

Conclusion

With a rich history in automobile manufacturing, REO Town is more than deserving of a historic designation in the National Register of Historic Places. From 1835, when the Ford brothers traveled from New York to their newly acquired "Biddle Town", to the turn of the century when it became home to the newly founded REO Motor Company, REO Town never failed to provide valuable historical insight.

A historic designation would enhance REO Town's sense of place while priming the district for redevelopment and future growth. This designation would give REO Town what it needs to continue cherishing and preserving its history, while also providing incentives for new and existing stakeholders to invest in the community.

REO Town, Lansing, Michigan
Historic Resource Survey Report

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SECTION III

Indexed List of Surveyed Properties

1 123 Cottage Ave	19 1025 S Washington Ave	31 1136 S Washington Ave
2 125 Cottage Ave	19 1027 S Washington Ave	32 1146 S Washington Ave
3 110 Elm St	20 1033 S Washington Ave	32 1146 S Washington Ave
4 109 E South St	21 1101 S Washington Ave	32 1146 S Washington Ave
4 111 E South St	22 1102 S Washington Ave	33 1200 S Washington Ave
5 106 Island Ave	23 1103 S Washington Ave	34 1201 S Washington Ave (BWL Headquarters)
6 110 Island Ave	23 1105 S Washington Ave	35 1201 S Washington Ave (Grand Trunk Depot)
6 112 Island Ave	24 1107 S Washington Ave	
7 114 Island Ave	25 1114 S Washington Ave	
8 120 Island Ave	25 1116 S Washington Ave	36 1202 S Washington Ave
8 122 Island Ave	26 1115 S Washington Ave	36 1204 S Washington Ave
9 124 Island Ave	27 1118 S Washington Ave	37 1206 S Washington Ave
10 128 Island Ave	27 1120 S Washington Ave	38 1208 S Washington Ave
11 130 Island Ave	27 1122 S Washington Ave	38 1210 S Washington Ave
12 920 S Washington Ave	28 1131 S Washington Ave	39 1212 S Washington Ave
13 927 S Washington Ave	28 1133 S Washington Ave	39 1214 S Washington Ave
14 1000 S Washington Ave	29 1132 S Washington Ave	39 1216 S Washington Ave
14 1002 S Washington Ave	29 1134 S Washington Ave	40 1314 S Washington Ave
14 1004 S Washington Ave	30 1135 S Washington Ave	41 1318 S Washington Ave
14 1006 S Washington Ave	30 1137 S Washington Ave	41 1320 S Washington Ave
15 1001 S Washington Ave	30 1139 S Washington Ave	42 1328 S Washington Ave
15 1003 S Washington Ave	30 1141 S Washington Ave	43 117 W South St
16 1005 S Washington Ave	30 1143 S Washington Ave	44 121 W South St
17 1009 S Washington Ave	30 1145 S Washington Ave	45 124 W South St
18 1020 S Washington Ave	30 1147 S Washington Ave	46 125 W South St
19 1023 S Washington Ave	30 1149 S Washington Ave	

Appendix A- Survey Inventory Forms
REO Town, Lansing

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
123 Cottage Avenue

Street Address
123 Cottage Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1908

Resource Type
Building

Architectural Classification
Bungalow/ Craftsman



Plan
Rectangle

Foundation
Concrete

Walls
Synthetics; Vinyl

Roof Form
Front Gable

Roof
Asphalt

Other Materials
N/A

Condition
Deteriorating

Integrity
Slightly Altered

Architect

Historic Use
Domestic

Current Use
Domestic

Builder

Outbuildings N/A

Areas of Significance Architecture

Narrative Description

This house rests on a rock-faced concrete block foundation. This residential property also has a gabled front, sheathed with vinyl siding, two stories, and two bays. A one story, shed roof porch extends across the front facade. In addition, there are one-over-one sash windows and a parged chimney that extends from the center of the roof. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Statement of Significance

Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Emily Stanewich

Date Surveyed
2/24/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
125 Cottage Avenue

Street Address
125 Cottage Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1908

Resource Type
Building

Architectural Classification
Bungalow/ Craftsman



Plan
Rectangle

Foundation
Concrete

Walls
Wood

Roof Form
Front Gable

Roof
Asphalt

Other Materials
N/A

Condition
Deteriorated

Integrity
Slightly Altered

Architect

Historic Use
Domestic

Current Use
Domestic

Builder

Outbuildings N/A

Areas of Significance Architecture

Narrative Description

This private residence is a two story, two bay, front gable building with no porch but features a set of wood steps leading to a small patio. The front entrance and patio sits on the left side of the front facade. On the left facade of the building is a secondary entrance. Modern one-over-one windows appear throughout the house and a chimney extends from the center of the asphalt roof.

Statement of Significance

Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Emily Stanewich

Date Surveyed
2/24/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
110 Elm Street

Street Address
110 Elm Street

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1915

Resource Type
Building

Architectural Classification
Craftsman



Plan
Irregular

Foundation
Brick

Walls
Brick, Synthetics: Vinyl

Roof Form
Gable

Roof
Asphalt

Other Materials

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
Domestic

Current Use
Domestic

Builder

Outbuildings Residential parking garage

Areas of Significance Architecture

Narrative Description

A one and a half story side gable dwelling with a shed style roof. Lower story is sided by brick siding whereas the upper story and portions of the lower story are clad in vinyl siding. Both the front and rear of the second story have dormer style windows. The main entrance is on the right of the building, with a concrete front porch. There is a brick fireplace along the right side of the building. Attached to the back is a residential single unit parking garage. The parking garage has brick siding with a pyramidal roof.

Statement of Significance

This building has remained a single family home since its construction in 1915. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Zachary Tecson

Date Surveyed
2/27/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
109-111 E South Street

Street Address
109-111 E South Street

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1917

Resource Type
Building

Architectural Classification
Commercial Style



Plan
Rectangular

Foundation
Brick

Walls
Brick

Roof Form
Flat

Roof
Asphalt

Other Materials
Wood

Condition
Good

Integrity
Moderately Altered

Architect

Historic Use
Commerce/ Trade

Current Use
Commerce/ Trade

Builder

Outbuildings N/A

Areas of Significance Commerce

Narrative Description

This structure is a two story, unpainted brick commercial building with modern wood and glass infill in the storefront bays. The interior and exterior storefront bays are defined by brick pilasters with cement trim caps defining the stepped pilaster break between the upper and lower floors. The second story of the storefront bays feature a simple, continuous corbelled band of brick as well as both square and rectangle windows on each side of the center brick pilaster.

Statement of Significance

The city assessor's records state that this structure was built in 1917. In 1920, the main floor tenants included the American Restaurant (109 E South St) and Lansing Plumbing and Heating (111 E South St). The second floor, however, was occupied by several residential tenants. Over the next 80 years, various commercial and residential tenants moved in and out of this building. This building remains largely intact with the exception of the storefront facade and is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Emily Stanewich

Date Surveyed
2/24/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name

Just B Yoga

Street Address

106 Island Avenue

Municipal Unit

City of Lansing

County

Ingham

District Names

REO Town Historic District

Year Built

1926

Resource Type

Building

Architectural Classification

Commercial Style

**Plan**

Rectangular

Foundation

Brick

Walls

Brick

Roof Form

Flat

Roof

Asphalt

Other Materials**Condition**

Good

Integrity**Architect****Historic Use**

Commerce/Trade

Current Use

Commerce/Trade

Builder

Outbuildings N/A

Areas of Significance**Narrative Description**

This two story, brown brick building houses two businesses on the ground level with an apartment in the unit above Just B Yoga studio. The entrances to the two businesses are located under a small, covered doorway while the doorway to the bottom of the stairs is not covered, and is located between the two business entrances on the front. The second floor features 3 windows with the middle window being slightly smaller than the larger, outside windows.

Statement of Significance

This building was constructed within the period of significance, 1898-1969, and retains a high degree of integrity. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation

Contributing

NR Criteria

A, C

NR Exceptions**Sources**

Lansing Business Directories (various dates); Sanborn Insurance Atlases (various dates); (Picture source: Stanewich & Tecson)

Surveyor

Joseph Parks

Date Surveyed

2/25/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
110-12 Island Avenue

Street Address
110-12 Island Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1906

Resource Type
Building

Architectural Classification
Bungalow/Craftsman



Plan
Irregular

Foundation
Stone

Walls
Synthetics: Vinyl

Roof Form
Cross-gable

Roof
Asphalt

Other Materials

Condition
Good

Integrity
Good

Architect

Historic Use
Domestic

Current Use
Domestic

Builder

Outbuildings N/A

Areas of Significance

Narrative Description

110 and 112 Island Avenue are a two-story duplex home with one side of the living quarters located facing the backyard and the other facing the street. The house is tan vinyl siding with a dark green trim, a front porch with a single-hang window on the second floor facing the street.

Statement of Significance

This building was constructed within the period of significance, 1898-1969, and retains a high degree of integrity. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); Sanborn Insurance Atlases (various dates); (Picture source: Stanewich & Tecson)

Surveyor
Joseph Parks

Date Surveyed
2/25/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
114 Island Avenue

Street Address
114 Island Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1913

Resource Type
Building

Architectural Classification
Other



Plan
Irregular

Foundation
Stone

Walls
Synthetics:Vinyl

Roof Form
Side-gable

Roof
Asphalt

Other Materials

Condition
Good

Integrity
Good

Architect

Historic Use
Domestic

Current Use
Domestic

Builder

Outbuildings N/A

Areas of Significance

Narrative Description

This two-story, three bedroom apartment home is located on Island street, adjacent to S. Washington Avenue and the commercial section of REO Town. The house features yellow vinyl siding with brown trim, a front porch, and two small picture windows on the second story, facing the street.

Statement of Significance

This building was constructed within the period of significance, 1898-1969, and retains a high degree of integrity. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); Sanborn Insurance Atlases (various dates); (Picture source: Stanewich & Tecson)

Surveyor
Joseph Parks

Date Surveyed
2/25/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
120-22 Island Avenue

Street Address
120-22 Island Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1905

Resource Type
Building

Architectural Classification
Bungalow/Craftsman



Plan
Irregular

Foundation
Stone

Walls
Synthetics: Vinyl

Roof Form
Cross-Gabled

Roof
Shingles

Other Materials
Wood

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
Single Dwelling

Current Use
Single Dwelling

Builder

Outbuildings Garage

Areas of Significance Architecture

Narrative Description

A single family home, this building is clad in vinyl siding. The home has a pyramidal roof with projecting dormers on all four sides of the building. There is a small porch with a pyramidal roof supported by angled wooden supports. A wooden railing is present on the porch. The foundation appears to be brick.

Statement of Significance

This building has remained a single family home since its construction in 1905. This building was constructed within the period of significance, 1898-1969, and retains a high degree of integrity. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Zachary Tecson

Date Surveyed
2/27/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
124 Island Avenue

Street Address
124 Island Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1907

Resource Type
Building

Architectural Classification
Bungalow/Craftsman



Plan
Rectangular

Foundation
Stone

Walls
Synthetics: Vinyl

Roof Form
Side-Gable

Roof
Asphalt

Other Materials
Wood

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
Domestic

Current Use
Domestic

Builder

Outbuildings Residential parking garage

Areas of Significance Architecture

Narrative Description

A single family home, this building is clad in vinyl siding. The home also has a newly reshingled gabled roof. The entrance to the home is off center to the right with a gable front porch. The building has been upgraded with newer windows that likely altered the original fenestration pattern. First floor windows are stationary windows. The second floor has double hung windows. Behind the building is a single bay residential parking garage that was not a part of the original construction. The parking structure is also clad in vinyl siding with a gabled roof.

Statement of Significance

This building has remained a single family home since its construction in 1907. This building was constructed within the period of significance, 1898-1969, and retains a high degree of integrity. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: GoogleMaps)

Surveyor
Zachary Tecson

Date Surveyed
2/27/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
128 Island Avenue

Street Address
128 Island Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1905

Resource Type
Building

Architectural Classification
Italianate



Plan
Rectangular

Foundation
Brick

Walls
Synthetics: Vinyl

Roof Form
Cross-Gable

Roof
Asphalt

Other Materials
Wood

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
Domestic

Current Use
Domestic

Builder

Outbuildings N/A

Areas of Significance Architecture

Narrative Description

A single family home, this building is clad in vinyl siding. The home also has a newly resingled cross gabled roof. Windows on both floors are double hung windows. A wooden front porch extends the entire length of the front of the house. The porch is covered by a pyramidal roof.

Statement of Significance

This building has remained a single family home since its construction in 1905. This building was constructed within the period of significance, 1898-1969, and retains a high degree of integrity. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: GoogleMaps)

Surveyor
Zachary Tecson

Date Surveyed
2/27/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
130 Island Avenue

Street Address
130 Island Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1914

Resource Type
Building

Architectural Classification
Bungalow



Plan
Rectangular

Foundation
Concrete

Walls
Stucco

Roof Form
Pyramid

Roof
Asphalt

Other Materials
Wood

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
Domestic

Current Use
Domestic

Builder

Outbuildings Parking garage

Areas of Significance Architecture

Narrative Description

A single family home, this building has a stucco siding with stone accents throughout. The building appears to only have one story, but windows for a basement are present. The building has a pyramidal roof with dormers on the front and left sides. The front of the house has a large wooden porch with stucco fencing. The porch has its own pyramidal roof.

Statement of Significance

This building has remained a single family home since its construction in 1914. This building was constructed within the period of significance, 1898-1969, and retains a high degree of integrity. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: GoogleMaps)

Surveyor
Zachary Tecson

Date Surveyed
2/27/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
Fountain Place Apartments

Street Address
920 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1962

Resource Type
Building

Architectural Classification
Other



Plan
Polygonal

Foundation
Concrete

Walls
Brick

Roof Form
Flat

Roof
Asphalt

Other Materials
Brick, Concrete

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
DOMESTIC/multiple dwelling

Current Use
DOMESTIC/multiple dwelling

Builder

Outbuildings N/A

Areas of Significance Other

Narrative Description

Built in 1962, Fountain Place Apartments is a 10 story apartment complex located on the north end of the proposed REO Town historic district. The apartments at Fountain Place are all 1 bedroom, 750 square feet within walking distance to downtown Lansing and the Lansing River Trail. The complex itself is made of red brick and is a long curved rectangular form. There are 5 balconies on each floor of the front of the building.

Statement of Significance

The Fountain Place Apartments house critical residents and participants in the local economy of REO Town. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. While previously recommended as non-contributing in the 1998 survey, this building was constructed within the period of significance, 1898-1969, and retains a high degree of integrity. This building is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Joseph Parks

Date Surveyed
2/5/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
Washington Apartments

Street Address
927 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1922

Resource Type
Building

Architectural Classification
Other



Plan
Rectangular

Foundation
Brick

Walls
Brick

Roof Form
Flat

Roof
Asphalt

Other Materials
Brick, Concrete

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
DOMESTIC/multiple dwelling

Current Use
DOMESTIC/multiple dwelling

Builder
Reniger Construction Co.

Outbuildings N/A

Areas of Significance Other

Narrative Description

A six story, symmetrical, brick building with a flat roof. Three projecting bays are present on the front of the building, with the main entrance located on the central bay. The entrance is surrounded by an ornate painted wooden entryway. There are double hung windows of varying sizes throughout the front facade.

Statement of Significance

Constructed in 1922, The Washington Apartments represent one of the largest residential apartments constructed in Lansing during the early twentieth century. As one of the first apartments in REO Town, The Washington Apartments provided housing for factory workers who worked at the REO Motor Company just down the street. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Zachary Tecson

Date Surveyed
4/1/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
Krentel Block

Street Address
1000-02-04-06 S.
Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1918

Resource Type
Building

Architectural Classification
Commercial Style



Plan
Rectangular

Foundation
Concrete

Walls
Brick

Roof Form
Flat

Roof
Asphalt

Other Materials

Condition
Good

Integrity
Altered

Architect

Historic Use
Commerce/Trade

Current Use
Commerce/Trade

Builder

Outbuildings N/A

Areas of Significance N/A

Narrative Description

The Krentel Building is a two story brick building located on S. Washington Avenue in REO Town, Lansing. The Krentel building consists of 4 commercial properties on the bottom level with 8 apartments on the second floor. The building material is red-wire cut or "scratched" brick with regular vertical scores to create a rough texture. The building is recently renovated in comparison to its standing in 1990 and now features large bay windows for the commercial businesses on the ground level.

Statement of Significance

With its construction dating back to 1918, the Krentel Building has housed numerous commercial businesses along the S. Washington Avenue corridor including Hekman Biscuit Co. from 1930 and into the mid 20th Century. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Joseph Parks

Date Surveyed
2/5/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
1001-03 S. Washington Avenue

Street Address
1001-03 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1923

Resource Type
Building

Architectural Classification
Other



Plan
Irregular

Foundation
Concrete

Walls
Brick

Roof Form
Flat

Roof
Asphalt

Other Materials

Condition
Fair

Integrity
Slightly Altered

Architect

Historic Use
Transportation

Current Use
Commerce/Trade

Builder

Outbuildings N/A

Areas of Significance Commerce

Narrative Description

Single story, brick building with a flat asphalt roof. There is a single car garage on the north side of the building with a metal garage door. The entrance is on the west side of the building with glass windows. The building is an irregular L shape.

Statement of Significance

This building constructed in 1923 used to be the home of Pulver gas station. This building is significant to the area because it was originally the only gas station in REO Town and has since been changed to a mechanic shop. This structure retains its original construction and facade. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Jacob Terrell

Date Surveyed
2/5/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
1005 S. Washington Avenue

Street Address
1005 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1904

Resource Type
Building

Architectural Classification
Late Victorian



Plan
Rectangular

Foundation
Concrete

Walls
Synthetics: Vinyl

Roof Form
Side-gable

Roof
Asphalt

Other Materials

Condition
Good

Integrity
Unaltered

Architect

Historic Use
Domestic/Single Dwelling

Current Use
Commerce/Trade/Professional

Builder

Outbuildings N/A

Areas of Significance Architecture

Narrative Description

This is a two and a half story house with a one story, hip roofed porch that wraps around the right side of the building. The first and second story are clad in vinyl siding. The porch has Tuscan columns and turned balusters. The front gable has an enclosed pent roof, and a brick chimney.

Statement of Significance

Occupied in 1910 by Will Adams (cabinet maker) and in 1920 by Charles Parker. Additional historical information was not found for the 1930s or 1940s. The house likely remained a residence for sometime before being converted to a professional office space sometime after the 1940s. This structure retains a high degree of integrity and is recommended as a contributing structure in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Jacob Terrell

Date Surveyed
2/5/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
1009 S. Washington Avenue

Street Address
1009 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1999

Resource Type
Building

Architectural Classification
Commercial



Plan
Irregular

Foundation
Concrete

Walls
Stone

Roof Form
Pyramidal

Roof
Asphalt

Other Materials
Wood

Condition
Good

Integrity
Unaltered

Architect

Historic Use

Current Use
Commerce

Builder

Outbuildings Garage

Areas of Significance Commerce

Narrative Description

This building was built in 1999. The building presently houses two businesses. The front office portion of the building is a one story, pyramid roof structure with large rectangular windows across the front, a simple entry door on the left elevation adjoining the parking lot. The rear portion of the building is a large garage space with overhead doors and no windows.

Statement of Significance

This building was constructed outside of the period of significance and is recommended as a non-contributing structure in the REO Town Historic District.

Eligibility Recommendation
Non-Contributing

NR Criteria

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Jacob Terrell

Date Surveyed
2/7/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
1020 S. Washington Avenue

Street Address
1020 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1965

Resource Type
Building

Architectural Classification
Commercial



Plan
Rectangular

Foundation
Concrete

Walls
Brick, Cement

Roof Form
Flat, Multiple Levels

Roof
Asphalt

Other Materials

Condition
Good

Integrity
Good

Architect

Historic Use
Commerce/Trade

Current Use
Commerce/Trade

Builder

Outbuildings N/A

Areas of Significance: Commerce

Narrative Description

Constructed in 1965, St. Vincent de Paul's is a contemporary thrift and reuse store with a mission to help people in need of food, clothing and shelter. The building features a modern glass window entryway with brown brick surrounding its rectangular floor plan. Above the building entry the roof is slightly raised to display the St. Vincent de Paul name in large brown text.

Statement of Significance

Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. While previously recommended as non-contributing in the 1998 survey, this building was constructed within the period of significance, 1898-1969, and retains a high degree of integrity. This building is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Joseph Parks

Date Surveyed
2/5/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name	Street Address	Municipal Unit	County
1023-25-27 S. Washington Avenue	1023-25-27 S. Washington Avenue	City of Lansing	Ingham

District Names
REO Town Historic District

Year Built
1925

Resource Type
Building

Architectural Classification
Commercial



Plan
Rectangular

Foundation
Concrete

Walls
Aluminum, Wood

Roof Form
Flat

Roof
Asphalt

Other Materials

Condition
Fair

Integrity
Moderately Altered

Architect

Historic Use
Commerce/Trade

Current Use
Commerce/Trade

Builder

Outbuildings N/A

Areas of Significance Commerce

Narrative Description

The front facade has been remodeled, and now has two entrances. Separating the two front entrances is a garage door. The building is sheathed with a wood composite siding with alternating vertical and diagonal patterns.

Statement of Significance

Constructed in 1925, this building originally served as an automotive dealership including the Aaron DeRoy Motor Co. (1929), and Miller Chevrolet (1930). The front facade has since been remodeled and now has two entrances. This building has been altered from its original structural configuration and visual appearance. Therefore, this building is recommended as a non-contributing structure in the REO Town Historic District.

Eligibility Recommendation
Non-Contributing

NR Criteria

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Jacob Terrell

Date Surveyed
2/8/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
1033 S. Washington Avenue

Street Address
1033 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1966

Resource Type
Building

Architectural Classification
Modern Movement



Plan
Rectangular

Foundation
Concrete

Walls
Brick

Roof Form
Flat

Roof
Asphalt

Other Materials
Concrete

Condition
Fair

Integrity
Unaltered

Architect

Historic Use
Commerce/Trade

Current Use
Professional

Builder

Outbuildings N/A

Areas of Significance Commerce

Narrative Description

This three story, flat roofed, brick commercial building has a recessed entrance on the front right corner of the building. Windows are surrounded by aluminum trim and inset into concrete walls.

Statement of Significance

Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. While previously recommended as non-contributing in the 1998 survey, this building was constructed within the period of significance, 1898-1969, and retains a high degree of integrity. This building is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Jacob Terrell

Date Surveyed
2/8/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
1101 S. Washington Avenue

Street Address
1101 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1925

Resource Type
Building

Architectural Classification
Commercial Style



Plan
Rectangular

Foundation
Concrete

Walls
Brick

Roof Form
Flat

Roof
Asphalt

Other Materials

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
Commerce

Current Use
Commerce

Builder

Outbuildings N/A

Areas of Significance Commerce

Narrative Description

This is a two story, rectangular, flat roofed, brick commercial building, that shares a wall with the brick building next to it. The storefront on the first floor is comprised of an aluminum frame door flanked by 2 large windows. To the right of the store entrance is an entrance to the top floor. The four windows on the second story of the front facade are one over one and vary in width. Vertical bricks form a belt course between the first and second stories, and an awning beneath the belt course stretches across the full length of the building.

Statement of Significance

Constructed in 1925, this address was listed as the Marble and Fireplace Co. of Michigan and was vacant in 1930. In 1940, the property was listed as the McIntyre building with Howard Sober listed as the main floor tenant. The McIntyre appellation appears to refer to the second floor tenant Dr. McIntyre. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Jacob Terrell

Date Surveyed
2/26/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name 1102 S. Washington Avenue	Street Address 1102 S. Washington Avenue	Municipal Unit City of Lansing	County Ingham
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District Names
REO Town Historic District

Year Built
1929

Resource Type
Building

Architectural Classification
Mission/ Spanish Colonial Revival



Plan
Rectangular

Foundation
Concrete

Walls
Brick

Roof Form
Flat, two level

Roof
Asphalt

Other Materials
Ceramic Tile

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
Commerce

Current Use
Restaurant

Builder
Standard Oil Co.

Outbuildings N/A

Areas of Significance Commerce

Narrative Description

What will become Pablo's Mexican Restaurant is currently a former gas station being renovated. Developers have stayed moderate with their alterations and have kept the same white exterior that dates back to the 1920's Chicago City Beautiful Movement. The building has painted brick walls with large wood-trimmed windows throughout first floor. The roof is flat with red tile shingles along the edge. A brick chimney is present in the center of the building.

Statement of Significance

Chicago's City Beautiful movement proved by and large for the automobile industry and REO Town. Because of the extent of the automobiles industry success, the City Beautiful Movement in control with gasoline stations created a uniform aesthetic approach to their vision where the majority of fuel retailers opted to paint the exterior of their buildings white. Pablo's Restaurant will continue carrying the historical white aesthetic upon its opening in Spring of 2019. Aside from cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Joseph Parks

Date Surveyed
2/5/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
1103-05 S. Washington Avenue

Street Address
1103-05 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1923

Resource Type
Building

Architectural Classification
Commercial Style



Plan
Rectangular

Foundation
Concrete

Walls
Brick

Roof Form
Flat

Roof
Asphalt

Other Materials

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
Commerce/Trade

Current Use
Commerce/Trade

Builder

Outbuildings N/A

Areas of Significance Commerce

Narrative Description

This two story, rectangular, flat roofed, brick commercial building has been divided into two distinct storefronts, each with 3 bays. Both three bay sections have three tall narrow windows with projecting brick surround set into a recessed panel within the brick wall. The left storefront is recessed with a single aluminum frame door and three large windows. To the right of the display windows is an aluminum frame door with a transom above leading to the upper story. The right portion of the building has two wood paneled doors and two single paned windows on the first story.

Statement of Significance

This address was occupied by Hite Drug Co. in 1929 and was listed as the drug store of John Madden in 1940. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Jacob Terrell

Date Surveyed
2/26/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
1107 S. Washington Avenue

Street Address
1107 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1934

Resource Type
Building

Architectural Classification
Other



Plan
Irregular

Foundation
Concrete

Walls
Synthetics: Vinyl

Roof Form
Flat

Roof
Asphalt

Other Materials
Metal: Aluminum

Condition
Good

Integrity
Moderately Altered

Architect

Historic Use
Restaurant

Current Use
Restaurant

Builder

Areas of Significance Commerce

Narrative Description

This structure is a one story frame restaurant between two brick commercial structures. The front facade is marked by two different sized windows, one centrally located entryway and is clad in vinyl siding. There is an aluminum awning over the front entrance and window.

Statement of Significance

This structure was originally named Wimpy's No. 2 in the 1940 Lansing city directory, and no building was present in 1930. The structure has continued to be a small restaurant, and is still equipped as a restaurant. It is now in business as Good Truckin' Diner. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Jacob Terrell

Date Surveyed
2/26/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name Studio Intrigue Architects	Street Address 1114-16 S. Washington Avenue	Municipal Unit City of Lansing	County Ingham
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District Names
REO Town Historic District

Year Built
1925

Resource Type
Building

Architectural Classification
Commercial Style



Plan
Rectangular

Foundation
Brick

Walls
Brick

Roof Form
Flat

Roof
Asphalt

Other Materials
Metal: Aluminum

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
Commerce/Trade

Current Use
Commerce/Trade

Builder

Outbuildings N/A

Areas of Significance Commerce

Narrative Description

Two story brick face commercial building with a recently renovated limestone front facade on the first floor. There is a large showroom style front entry in the center of the building. Upper story is separated from the lower story by aluminum siding. The second floor is parted asymmetrically with 3 windows on one side and 5 windows on the other.

Statement of Significance

The Lansing City Assessor's Office shows that this structure was built in 1925 to replace what was the site of Carl Shop's "Lansing Garage", and Rouser Tire Repair Co. Both of these companies were historically relevant to the beginning of REO Town, the beginning of Lansing, and the start of R. E. Olds automobile business in Michigan. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Joseph Parks

Date Surveyed
2/5/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
1115 S. Washington Avenue

Street Address
1115 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1940-1945

Resource Type
Building

Architectural Classification
Moderne



Plan
Rectangular

Foundation
Concrete

Walls
Concrete

Roof Form
Flat

Roof
Asphalt

Other Materials
Metal

Condition
Good

Integrity
Moderately Altered

Architect

Historic Use
Commerce/Trade

Current Use
Commerce/Trade

Builder

Outbuildings N/A

Areas of Significance Commerce

Narrative Description

Before 1940s there was no building recorded in the cities directory, as this property probably belonged to a car lot. In 1945 it was listed as the Lansing Recreation Center, then turned into Cosmic Lanes bowling alley. The building was then converted to the Cadillac Club, and is now home to the Riverview Church. This building has a new modern facade, but the building has been renovated since the 1998 survey.

Statement of Significance

This area most likely served as a car lot during the pre-1940s. The 1945 city directory listed this property as the Lansing Recreation Center. This structure was then converted a bowling alley, then the Cadillac Club and Riverview Church. This building has been altered from its original structural configuration and visual appearance. Therefore, this structure is recommended as a non-contributing structure in the REO Town Historic District.

Eligibility Recommendation
Non-Contributing

NR Criteria

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Jacob Terrell

Date Surveyed
2/5/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name Coven Building	Street Address 1118-20-22 S. Washington Avenue	Municipal Unit City of Lansing	County Ingham
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District Names
REO Town Historic District

Year Built
1913

Resource Type
Building

Architectural Classification
Commercial Style



Plan
Rectangle

Foundation
Brick

Walls
Brick

Roof Form
Flat

Roof
Asphalt

Other Materials
Synthetics Vinyl

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
Commerce/ Trade

Current Use
Commerce/ Trade

Builder

Outbuildings N/A

Areas of Significance Commerce

Narrative Description

The Coven building is a three-story brick structure that lies on the west side of S. Washington Avenue. This building was originally designed to accommodate two commercial storefronts, but has held anywhere from one to three commercial and residential occupants over the years. This structure is in optimal condition and features much of its original architectural design, besides two additions added to the front and back of structure between 2011 and 2012. The facade of the original structure features brick while the additions are outfitted with vinyl siding. Large rectangular windows cover nearly the entire first floor facade while second and third floor windows are evenly spaced throughout the facade. There is an entryway located in the middle of the front facade of the building as well as a central lobby entrance of the south side of the building.

Statement of Significance

In 1913, this structure was listed as the Shaey Hotel on the Sanborn insurance materials. Following its use as a hotel, the building was converted to accommodate three storefronts along the S. Washington Avenue frontage: Reo Grand Billard Room (1118 S. Washington Avenue), Reo Grand Hotel and Restaurant (1120 S. Washington Avenue), and the Dunn and Earle Meat Market (1122 S. Washington Avenue) During this period, it is presumed that the upper stories were still utilized in the hotel. In 1930, the only tenant (listed at 1120-1122 S. Washington Avenue) in the Coven building was the General Distributing Co., a radio and automotive material distributor. Beginning in the 1940s, the building functioned as the local Lansing headquarters for the United Auto Workers of America (UAWA/CIO), an international labor union representing workers in auto, aircraft and agricultural manufacturing. Today, this structure houses two commercial businesses and one private residence. The organizations listed in this building are Cinnaire, a Community Development Finance Institution, and CEDAM, the Community Economic Development Association of Michigan. Aside from cosmetic updates, this building retains the bulk of its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

REO Town, Lansing, Michigan

Historic Resource Survey Report

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Emily Stanewich

Date Surveyed
1/3/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
1131-33 S. Washington Avenue

Street Address
1131-33 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1911

Resource Type
Building

Architectural Classification
Commercial Style



Plan
Rectangular

Foundation
Brick

Walls
Brick

Roof Form
Flat

Roof
Asphalt

Other Materials

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
Commerce/Trade

Current Use
Commerce/Trade

Builder

Outbuildings N/A

Areas of Significance Commerce

Narrative Description

This very simple commercial brick construction with details limited to a row of alternating, rectangular brick panels along the upper limit of the secondary story, surrounded by a simple border of corbeled brick, and highlighted below. Second story windows along the front facade originally consisted of paired one over one double hung windows with unaccented horizontal header openings. Most upper windows have been replaced or modified. All first floor commercial facades have been modified.

Statement of Significance

This building has two separate storefronts and was one of the earliest buildings to be built in the immediate area. This building has served as a storefront since it was constructed. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Jacob Terrell

Date Surveyed
2/26/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
1132-34 S. Washington Avenue

Street Address
1132-34 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1936

Resource Type
Building

Architectural Classification
Other



Plan
Irregular

Foundation
Concrete

Walls
Concrete

Roof Form
Flat

Roof
Asphalt

Other Materials

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
Commerce/ Trade

Current Use
Commerce/ Trade

Builder

Outbuildings N/A

Areas of Significance Commerce

Narrative Description

This single-story commercial structure was constructed of concrete and brick. It is divided into two storefronts, distinguished by contrasting paint colors. One of the storefronts has a recessed entry with metal framing, flanking flanking storefront windows and a transom. This structure previously featured a canvas awning that stretched across the front.

Statement of Significance

Directory records for this structure are missing key information about early tenants but it is presumed that this structure was constructed in 1936. However, in 1940, no tenants were listed at 1132 or 1134. By 1951, this building can be found on Sanborn fire insurance maps. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. While previously recommended as non-contributing in the 1998 survey, this building was constructed within the period of significance, 1898-1969. This building is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Emily Stanewich

Date Surveyed
1/3/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
1135-37-39-41-43-45-47-49 S.
Washington Avenue

Street Address
1135-37-39-41-43-45-47-49
S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1904

Resource Type
Building

Architectural Classification
Commercial Style



Plan
Rectangular

Foundation
Brick

Walls
Brick

Roof Form
Flat

Roof
Asphalt

Other Materials
Wood

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
Commerce

Current Use
Commerce

Builder

Outbuildings N/A

Areas of Significance Commerce

Narrative Description

Nine bay brick building, with southernmost 5 bays constructed prior to 1906, and remaining 4 bays constructed before 1910. very simple commercial brick construction with details limited to a row of alternating, rectangular brick panels along the upper limit of the secondary story, surrounded by a simple border of corbeled brick, and highlighted below. Second story windows along the front facade originally consisted of paired one over one double hung windows with unaccented horizontal header openings. Most upper windows have been replaced or modified. All first floor commercial facades have been modified.

Statement of Significance

As of 1920, the commercial tenants included the South Lansing hardware Co., the Little Coney Restaurant, Chargold Stores Co., a bakery, a men's clothing store, a barber shop, Capital Meat Market, Campbell and Darlings, druggists, De Rose brothers, fruits, Kirk Van Winkle, groceries. A variety of residents occupied the upper stories. The building continues to have multiple upper and lower tenants. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Jacob Terrell

Date Surveyed
2/26/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
1136 S. Washington Avenue

Street Address
1136 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1938

Resource Type
Building

Architectural Classification
Art Deco



Plan
Rectangle

Foundation
Stone

Walls
Brick, Stone: Limestone, Metal

Roof Form
Flat

Roof
Asphalt

Other Materials

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
Commerce/ Trade

Current Use
Commerce/ Trade

Builder

Outbuildings N/A

Areas of Significance Commerce, Architecture

Narrative Description

This single-story building is used for commercial businesses and accommodates two storefronts. The building's facade features limestone with Art Deco detailing, including a step-style gable, metal banding, and octagonal windows.

Statement of Significance

Constructed ca. 1936, this one story commercial building replaced an earlier two story building built in 1913. Following an Art Deco theme, historians believe this style update was deliberate and intentional. The structure is first listed in the business directory for the City of Lansing in 1938 as the South Lansing Shoe Repair and a barber shop. In 1951, the same tenants still remained in the structure. At the time of a previous survey done in 2000, the building was listed as vacant. Currently, one of the building's storefronts is filled with a record shop while the other remains vacant. This building remains as a clear example of Art Deco commercial architecture. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor

Date Surveyed

REO Town, Lansing, Michigan

Historic Resource Survey Report

Emily Stanewich

1/3/2019

Name

1146 S. Washington Avenue

Street Address

1146 S. Washington Avenue

Municipal Unit

City of Lansing

County

Ingham

District Names

REO Town Historic District

Year Built

1925/1937

Resource Type

Building

Architectural Classification

Commercial Style

**Plan**

Irregular

Foundation

Brick

Walls

Brick

Roof Form

Flat

Roof

Asphalt

Other Materials

Wood, Metal

Condition

Good

Integrity

Slightly Altered

Architect**Historic Use**

Commerce/ Trade

Current Use

Commerce/ Trade

Builder**Outbuildings** N/A**Areas of Significance** Commerce**Narrative Description**

This structure features both single and two story storefronts. The end portion is a second-generation replacement structure. The two-story segment has undergone heavy modification and facade improvements. This structure has been extensively modernized with brick, wood and metal facade elements. The original store, the one story and leftmost storefront at 1146 S. Washington Avenue was built in 1925 while the original restaurant was built in 1937. Today, an advising group remains in one of the three storefronts while the other two are currently empty.

Statement of Significance

Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. While previously recommended as non-contributing in the 1998 survey, this building was constructed within the period of significance, 1898-1969, and retains a high degree of integrity. This building is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation

Contributing

NR Criteria

A, C

NR Exceptions**Sources**

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor

Emily Stanewich

Date Surveyed

1/3/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
1200 S. Washington Avenue

Street Address
1200 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1911-1913

Resource Type
Building

Architectural Classification
Beaux Arts



Plan
Rectangular

Foundation
Concrete

Walls
Stone: Limestone

Roof Form
Flat

Roof
Asphalt

Other Materials
Glass, Metal: Aluminum

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
Commerce/Trade

Current Use
Commerce/Trade

Builder

Outbuildings N/A

Areas of Significance Commerce

Narrative Description

A clear representation of the Beaux Arts architectural style, this limestone-faced building was a popular style of the late 1800's to early 1900's. The building is rectangular in form. With a modern rectangular shape and arched windows, the building overall is well preserved and intact. The windows which are rectangular fixed lights topped by arched windows with an aluminum spandrel separating them have been modified since construction but remain well-suited for the building. The front façade features a metal awning suspended from anchors in the aluminum spandrel above. A large arched window is present above the entry door. The entry door is metal framed with glass and a large side light.

Statement of Significance

Despite the 1916 construction date in the city assessor's records, this building is clearly shown on the 1913 Sanborn Fire Insurance map for the City of Lansing. However, no record of the building is found in the 1910 directory. It appears as though the building was built between 1911 and 1913 with no exact date found. The building functioned as a bank through the 1950's. The presence of a bank in early REO Town indicates peak prosperity for the district and Lansing as a whole and as a result, is recommended as a contributing structure in the REO Town Historic District. The building currently houses a prosthetics center.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor

Date Surveyed

REO Town, Lansing, Michigan

Historic Resource Survey Report

Zachary Tecson

2/2/2019

Name

Lansing Board of Water and Light
Headquarters

Street Address

1201 S. Washington Avenue

Municipal Unit

City of Lansing

County

Ingham

District Names

REO Town Historic District

Year Built

2013

Resource Type

Building

Architectural Classification

Other

**Plan**

Irregular

Foundation

Concrete

Walls

Brick

Roof Form

Other

Roof

Asphalt

Other Materials**Condition**

Excellent

Integrity**Architect****Historic Use****Current Use**

Industry/Processing/Extract

Builder

Outbuildings N/A

Areas of Significance**Narrative Description**

This is a four story brick building. It has large windows on all facades, and accompanies the Board of Water and Light Headquarters as well as being a cogeneration power plant.

Statement of Significance

The \$182 million project includes a new cogeneration power plant, and new headquarters office building. The cogeneration plant generates up to 300,000 pounds of steam for 225 steam customers in downtown Lansing – replacing the Moores Park Steam Plant and provides 100 percent of BWL's steam generation, and 100 megawatts of clean and highly reliable electricity – providing 20 percent of BWL's electric generation. The plant is BWL's first natural gas-fired electric generating plant, and it's the BWL's first cogeneration plant. The combination makes the REO Town plant among the most cleanest and efficient that will be operating in Michigan and the U.S. Given the date of construction, this complex should be considered a non-contributing element in the REO Town Historic District.

Eligibility Recommendation

Non-Contributing

NR Criteria**NR Exceptions****Sources**

Lansing Board of Water and Light; Lansing State Journal; (Picture source: Stanewich & Tecson)

Surveyor

Jacob Terrell

Date Surveyed

2/26/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
Grand Trunk Railroad Depot

Street Address
1201 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1902

Resource Type
Building

Architectural Classification
Renaissance



Plan
Rectangular

Foundation
Stone

Walls
Brick, Stone: Limestone

Roof Form
Pitched

Roof
Ceramic Tile

Other Materials
N/A

Condition
Good

Integrity
Slightly Altered

Architect
Fredrick Spier, William Rohns

Historic Use
Transportation

Current Use
BWL Headquarters

Builder
N/A

Outbuildings N/A

Areas of Significance Commerce, Architecture

Narrative Description

Located upon a 5.7 acre site of Lansing, MI, the original train station for REO Town now serves as home to the Lansing Board of Water and Light. The building has red tile roofs with overhanging eaves. The multi-rectangular layout provides character to the building including the two story, ten foot brick tower above the entrance. In 2013, the Lansing Board of Water and Light invested \$2.8 million to restore the depot to its original form, even purchasing new ceramic tile shingles from the depot's original roof manufacturer.

Statement of Significance

The two reasons this structure are historically significant are 1.) the original building was used as a train station for during the golden era of the American railway system and 2.) Spier and Rohns, the Detroit based architects who designed this building along with many other historically significant train stations at the turn of the 19th century. Towards the end of the 1800's the railroad network expanded immensely in Michigan. The upper peninsulas boom in mining and lumber prompted thousands of miles of railroad track to be laid down throughout the state. By the Depots construction date in 1902, there were already six different rail lines crossing through Lansing. When Ransom Olds announced his intention to build a new industrial complex just south of the Grand Trunk railroad in REO own, the Grand Trunk Western Railroad Company decided to build the depot adjacent to it. The building served as a railroad depot for sixty-eight years before being converted into a restaurant. In 2013, the depot was renovated by the Lansing Board of Water and Light. The Grand Trunk Railroad Depot was a critical connection for REO Town to the rest of Lansing and the rest of the midwest. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

REO Town, Lansing, Michigan

Historic Resource Survey Report

Sources

Lansing City Assessors Office, City of Lansing; National Register of Historic Places Inventory, U.S. Department of the Interior; (Picture source: Stanewich & Tecson)

Surveyor

Joseph Parks

Date Surveyed

2/15/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
1202-04 S. Washington Avenue

Street Address
1202-04 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1916

Resource Type
Building

Architectural Classification
Commercial Style



Plan
Rectangular

Foundation
Brick

Walls
Brick

Roof Form
Flat

Roof
Asphalt

Other Materials
Wood: Plywood/Particle Board

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
Commerce/Trade

Current Use
Commerce/Trade

Builder

Outbuildings N/A

Areas of Significance Commerce

Narrative Description

A double bay, early 20th century commercial building. Upper story has a corbel brick detail that runs along the upper cornice of the building and around the windows. Upper story windows are glass double-hung windows with canvas awnings on half of the windows. The lower story has large stationary windows surrounded by painted wood paneling that covers the original brick walls. Appears that the majority of the original facade is intact and the majority of facade modifications would be reversible to original form.

Statement of Significance

According to the city of Lansing assessors office, the building was constructed in 1916. This date is consistent with the Sanborn Fire maps of 1913. The initial tenant of 1204 S. Washington was the South Side Electrical Shop; Other tenants of 1204 S. Washington include, Michigan Lighting Fixture Company and Postal Sub Station. In 1930, 1204 S. Washington was occupied by the Hugh Snell paint and decorating company. From 1940 to 1998, 1204 S. Washington was occupied by Lansing Electric Company. Earliest tenant information for 1202 S. Washington is a barber shop in 2007, suggesting that previous businesses may have occupied the entire building. Today, 1202 is occupied by Capital Dank and 1204 remains unoccupied. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

REO Town, Lansing, Michigan
Historic Resource Survey Report

Surveyor
Zachary Tecson

Date Surveyed
2/8/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
1206 S. Washington Avenue

Street Address
1206 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1916

Resource Type
Building

Architectural Classification
Commercial Style



Plan
Rectangular

Foundation
Brick

Walls
Brick

Roof Form
Flat

Roof
Asphalt

Other Materials
Wood: Plywood/Particle Board

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
Commerce/Trade

Current Use
Commerce/Trade

Builder

Outbuildings N/A

Areas of Significance Commerce

Narrative Description

A single bay of a larger, five bay, early 20th century commercial building. Upper story has a corbel brick detail that runs along the upper cornice of the building and around the windows. All exposed brick has been painted. The upper story windows are glass double-hung windows. The lower story has painted wood paneling covering the original brick walls. Building has a shingled awning over the lower story wood paneling and entrance. Appears that the majority of the original facade is intact and the majority of facade modifications would be reversible to original form.

Statement of Significance

According to the city of Lansing assessors office, the entire five bay building was constructed in 1916. This singular bay has remained one address since construction. The construction date is consistent with the Sanborn Fire maps of 1913. Initial tenant was the Paul and Son Meat Market, who remained the tenants through 1940. Since 1990, the building has been occupied by the Family Motorcycle Club, which is still the current tenant. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Zachary Tecson

Date Surveyed
2/8/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
1208-10 S. Washington Avenue

Street Address
1208-10 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1916

Resource Type
Building

Architectural Classification
Commercial Style



Plan
Rectangular

Foundation
Brick

Walls
Brick

Roof Form
Flat

Roof
Asphalt

Other Materials
Wood: Plywood/Particle Board

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
Commerce/Trade

Current Use
Commerce/Trade

Builder

Outbuildings N/A

Areas of Significance Commerce

Narrative Description

A double bay of a larger, five bay, early 20th century commercial building. Upper story has a corbel brick detail that runs along the upper cornice of the building and around the windows. The upper story outside windows are comprised of wavy glass bricks. The upper story inner windows are glass double-hung windows. The lower story has large stationary windows surrounded by exposed wood paneling. Appears that the majority of the original facade is intact and the majority of facade modifications would be reversible to original form.

Statement of Significance

According to the City of Lansing Assessors Office, this commercial style building was constructed in 1916. This date is consistent with the Sanborn Fire maps of 1913. Initial tenants were Bennett and Thorpe, a men's clothing store that opened at address 1208 as well as Shaw and Whitney, a barber shop in 1210. These tenants remained until 1940 where 1208 was listed as vacant and 1210 was the location of the Grand Trunk Hotel. Today, the tenant at both addresses is the Rusty Nail Bar and Grill. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Zachary Tecson

Date Surveyed
2/8/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
1212-14-16 S. Washington Avenue

Street Address
1212-14-16 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1898

Resource Type
Building

Architectural Classification
Commercial Style



Plan
Irregular

Foundation
Brick, Concrete

Walls
Brick, Stone: Limestone,

Roof Form
Flat

Roof
Asphalt

Other Materials

Condition
Good

Integrity
Heavily Altered

Architect

Historic Use
Commerce/Trade

Current Use
Commerce/Trade

Builder

Outbuildings N/A

Areas of Significance Commerce

Narrative Description

Front Facade of the building has recently been re-done with a brick upper story and limestone on the lower story. Windows on both the upper and lower story are stationary and brand new. The main entrance faces the south side and is located on a concrete landing. The south facing facade is painted concrete with three stationary windows inset in former loading bays towards the front of the building. Moving towards the back of the building along the south side, there are clear breaks in the concrete siding where additions were made. Towards the back of the building are two loading bays at a 45 degree angle to the wall. The final addition attached at the very back of the building is a three story, windowless, painted brick warehouse.

Statement of Significance

This structure is the oldest remaining building in the REO Town District. Despite the 1914 build date listed in the City Assessor's Office, this building has existed as a meat packing plant since at least 1898 as shown in the Sanborn Fire Maps. The original structure in 1898 consisted of only the storefront along the S. Washington Avenue. In 1915 it was owned by the Hammond Beef and Provision Company. By 1930, the building was acquired by Armour and Co. and in their ownership lasted through at least 1951. At this time, a brick addition was added to the back of the original structure, as depicted in the 1951 Sanborn Fire map. In the 1990 survey, the building was owned and operated by the Popoff Meat Company. At the time of the 1990 survey, several concrete warehouse additions had been added to the back of the building. Today, the building is vacant. This building has undergone multiple facade changes and updates but still retains its historic structural configuration and layout. While previously recommended as non-contributing in the 1998 survey, this building was constructed within the period of significance, 1898-1969, and retains a high degree of integrity. This building is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

REO Town, Lansing, Michigan

Historic Resource Survey Report

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor

Zachary Tecson

Date Surveyed

2/8/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
1314 S. Washington Avenue

Street Address
1314 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1917

Resource Type
Building

Architectural Classification
Commercial Style



Plan
Rectangular

Foundation
Brick

Walls
Brick

Roof Form
Flat

Roof
Asphalt

Other Materials

Condition
Deteriorated

Integrity
Slightly Altered

Architect

Historic Use
Light Industrial

Current Use
Commerce/Trade

Builder

Outbuildings N/A

Areas of Significance Manufacturing

Narrative Description

Front facade of this two story building is painted brick. Brick on the sides of the building has been painted and a large mural is present on the north side of the building. The building suffered significant internal damages in 2018 when the building caught on fire. The building was recently renovated and added new windows to the front.

Statement of Significance

The last and only REO building from the original Reo Motor Company complex, this building was originally constructed in 1917 as a factory garage for the manufacturing plant across the street. It was later used by Reo Motor Company as a vehicle showroom. By 1957, the building became the headquarters for the 46th Infantry Division, Michigan National Guard. Sometime in the 80's the building was bought by Quality Dairy, who still owns it today. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); Lansing State Journal; Revolv; US Auto Industry World War Two; (Picture source: Stanewich & Tecson)

Surveyor
Zachary Tecson

Date Surveyed
2/27/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
1318-20 S. Washington Avenue

Street Address
1318-20 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1916

Resource Type
Building

Architectural Classification
Commercial Style



Plan
Rectangular

Foundation
Brick

Walls
Brick

Roof Form
Flat

Roof
Asphalt

Other Materials
Wood

Condition
Fair

Integrity
Slightly Altered

Architect

Historic Use
Commercial

Current Use

Builder

Outbuildings N/A

Areas of Significance Commerce

Narrative Description

A two story brick commercial style storefront with wooden paneling surround the two front doors. The windows located at 1318 appear to be historical, while the windows located at 1320 appear to have been updated. The building has a metal cornice that is painted and an indented brick signboard above the second story windows. There are painted wooden awnings above the entryways. There is a sign that hangs of the building at 1318 S. Washington.

Statement of Significance

Built in 1916, this building most likely served as commercial storefront for the surrounding neighborhood and REO Motor Company workers. Most recent signage over 1318 suggest that the building used to be a auto parts retailer. Currently, both addresses are vacant. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Zachary Tecson

Date Surveyed
2/27/19

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
1328 S. Washington Avenue

Street Address
1328 S. Washington Avenue

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1927

Resource Type
Building

Architectural Classification
Art Deco



Plan
L

Foundation
Concrete

Walls
Concrete

Roof Form
Flat

Roof
Asphalt

Other Materials
Wood
Metal

Condition
Deteriorated

Integrity
Slightly Altered

Architect

Historic Use
Commerce/Trade

Current Use
Commerce/Trade

Builder

Outbuildings N/A

Areas of Significance Commerce

Narrative Description

A single story concrete structure. The front of the building has a single car garage with a metal garage door. The eastern portion of the building has a door and windows covered by painted plywood. There is concrete chimney at the back of the building.

Statement of Significance

Aside from cosmetic updates and deterioration, this building retains its historic structural configuration and appearance. This building is recommended as a contributing structure to the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Zachary Tecson

Date Surveyed
4/9/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
117 W South Street

Street Address
117 W South Street

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1924

Resource Type
Building

Architectural Classification
Commercial Style



Plan
Rectangle

Foundation
Concrete

Walls
Brick

Roof Form
Flat

Roof
Asphalt

Other Materials
N/A

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
Other

Current Use
Commerce/ Trade

Builder

Outbuildings N/A

Areas of Significance Architecture

Narrative Description

This structure is a two story, three bay, brick commercial building featuring a concrete-faced foundation on the front facade. The three bays of the structure are separated by stepped brick pilasters. The middle two pilasters extend beyond the roofline. The first story front facade features triple, arched, multi-paned windows along with an arched central entrance, consisting of a door with arched transoms, flanked by three-panel sidelights. The upper story front facade features triple, four-over-four windows in each bay. Above the second story windows are shingled, shed roofed awnings, creating the effect of a false mansard roofline.

Statement of Significance

The City of Lansing Assessor's records indicate that this replacement structure was constructed in 1924. Since the building was not listed in the city directory in 1925, it can be assumed that it remained a private residence until listed as the South Lansing Rest House in 1930. It continued to be listed in this fashion until 1940. In 1945, it was the South Lansing Community Center. By 1950, it was listed as both the South Lansing Community Center and the Spiritualist Church. This structure serves as an example of a unique, well-preserved building and is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Emily Stanewich

Date Surveyed
2/24/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
South Lansing Postal Depot

Street Address
121 W South Street

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1925

Resource Type
Building

Architectural Classification
Mission/ Spanish Colonial Revival



Plan
Rectangle

Foundation
Concrete

Walls
Brick

Roof Form
Flat

Roof
Asphalt

Other Materials

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
Government/Post Office

Current Use
Commerce/ Trade

Builder

Outbuildings N/A

Areas of Significance Commerce

Narrative Description

The building is a one story flat-roofed commercial structure that features a unique front facade with contrasting colors. A central doorway on the cream-colored front of the building sits under a large circular arch with an irregular brown brick pattern surrounding. Its small mansard roof is flanked by large brick pilasters.

Statement of Significance

This structure was built in 1925, according to the City Assessor's Office. By 1930, this building was functioning as the South Lansing Postal Station. Until at least 1951, the structure continued to operate as a post office facility, as it was originally designed to. Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Emily Stanewich

Date Surveyed
2/24/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
124 W South Street

Street Address
124 W South Street

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1951

Resource Type
Building

Architectural Classification
Other



Plan
Rectangular

Foundation
Concrete

Walls
Brick

Roof Form
Hip

Roof
Asphalt

Other Materials

Condition
Good

Integrity
Slightly Altered

Architect

Historic Use
Domestic/multiple dwelling

Current Use
Domestic/multiple dwelling

Builder

Outbuildings N/A

Areas of Significance Architecture

Narrative Description

This two story multi-family apartment unit is covered in a brick facade. Modern, aluminum frame windows exist throughout the building and basement windows are evident on the east side of the building. There is an aluminum awning over the front entrance and porch. A brick chimney is present at the center of the building.

Statement of Significance

Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. While previously recommended as non-contributing in the 1998 survey, this building was constructed within the period of significance, 1898-1969, and retains a high degree of integrity. This building is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Zachary Tecson

Date Surveyed
2/27/2019

REO Town, Lansing, Michigan

Historic Resource Survey Report

Name
125 W South Street

Street Address
125 W South Street

Municipal Unit
City of Lansing

County
Ingham

District Names
REO Town Historic District

Year Built
1906

Resource Type
Building

Architectural Classification
Late Victorian



Plan
Rectangle

Foundation
Concrete

Walls
Wood

Roof Form
Front Gable, Cross Gable

Roof
Asphalt

Other Materials
N/A

Condition
Good

Integrity
Moderately Altered

Architect

Historic Use
Domestic

Current Use
Domestic

Builder

Outbuildings N/A

Areas of Significance Architecture

Narrative Description

This building is a two story house featuring front gables and cross gable dormers. The frontside of the house also features a hip roofed porch that was added after partial loss of the front porch. A wood clapboard rests atop a rock-faced concrete block foundation.

Statement of Significance

Aside from minor cosmetic updates, this building retains its historic structural configuration and visual appearance. Therefore, this structure is recommended as a contributing element in the REO Town Historic District.

Eligibility Recommendation
Contributing

NR Criteria
A, C

NR Exceptions

Sources

Lansing Business Directories (various dates); City Assessor Property Index Cards; Sanborn Insurance Atlases (various dates); Appendix A River Point Neighborhood Survey (1998); (Picture source: Stanewich & Tecson)

Surveyor
Emily Stanewich

Date Surveyed
2/24/2019

