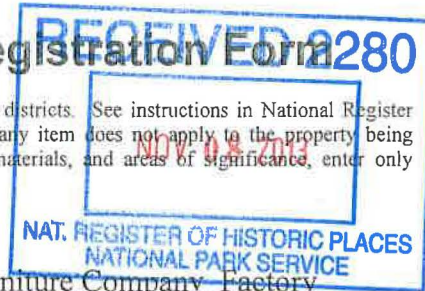


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

969



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

1. Name of Property

Historic name: Central Furniture Company-H. E. Shaw Furniture Company Factory

Other names/site number: N/A

Name of related multiple property listing: _____

N/A

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

2. Location

Street & number: 400 Ionia Avenue SW

City or town: Grand Rapids State: Michigan County: Kent

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

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

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

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

		<u>11/7/13</u>
Signature of certifying official/Title:		Date
<u>MI SHPO</u>		
State or Federal agency/bureau or Tribal Government		

In my opinion, the property <u>X</u> meets ___ does not meet the National Register criteria.	
_____ Signature of commenting official:	
_____ Date	
Title :	State or Federal agency/bureau

Central Furniture Company-H. E. Shaw
Furniture Company Factory

400 Ionia Avenue SW

Kent County, MI

Name of Property

County and State

or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

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

Jon Edson H. Beall
Signature of the Keeper

12.24.13
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site

Central Furniture Company-H. E. Shaw
Furniture Company Factory
Name of Property

400 Ionia Avenue SW

Kent County, MI

County and State

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>5</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>5</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Industry
Industrial storage

Current Functions

(Enter categories from instructions.)

Vacant/Not in use

Central Furniture Company-H. E. Shaw
Furniture Company Factory
Name of Property

400 Ionia Avenue SW

Kent County, MI

County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Other – Timber-frame Brick Factory

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Brick
Concrete

Central Furniture Company-H. E. Shaw
Furniture Company Factory

400 Ionia Avenue SW

Kent County, MI

Name of Property

County and State

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

Summary Paragraph

The Central Furniture Company-H. E. Shaw Furniture Company Factory occupies a rectangular tract on the east side of Ionia Avenue between Wealthy Street at the north and McConnell Street at the south, with a vacated alley between it and property to the east in the same block. This irregularly shaped, flat-roofed, brick factory complex sets on a concrete base. Due to the topography of the site, the complex is three stories high on the east elevations and four stories on the west elevation. The plant has load-bearing brick walls and a timber structural system throughout. In some buildings the timber construction exemplifies show-burning mill construction. Built in sections between 1885 and 1924, the factory exhibits the utilitarian design of manufacturing plants of its time. Despite their neglected condition, the buildings have been only minimally altered from their 1920s appearance. The factory is located to the south of downtown Grand Rapids in an industrial area that developed along an extensive system of rail lines, which were located one block west of the site. The former railroad right-of-way is now occupied by the US-131 Expressway. The area contains other older factory buildings, some now rehabilitated for new uses, and some vacant land where factories and other buildings have been demolished. Long neglected, this area has entered into a renaissance in recent years as part of an ongoing revitalization of Grand Rapids' downtown area. A city market recently was constructed across from the factory on the west side of Ionia Avenue and the former Century Furniture Company factory a block to the south has been converted into housing, an indication of the economic revitalization going on in the area.

Narrative Description

Standing on a rectangular plot roughly half again as long, north to south, as wide, east to west, the factory complex's four-story buildings form a solid face along Ionia's east side and along Wealthy's south side on the property, but line only the west half of the frontage along McConnell. From the east end of the buildings fronting on Wealthy, a nearly square-plan extension projects southward, and from the east end of the building fronting on McConnell a much longer extension – actually the oldest building in the complex – projects northward. The complex's buildings surround an irregular courtyard area partly infilled with ground-story brick and concrete block structures that contained heating equipment and fuel and other storage. From the south end of the square-plan projection behind the Wealthy buildings' east end along the property's east side, a low concrete block garage/storage addition extends southward toward McConnell Street. The courtyard area and east-side block storage additions served purposes necessary to the plant's operation but that do not contribute to the plant's historic significance, and they possess no architectural interest. These subsidiary heating-related and/storage structures make no significant contribution to the factory's historic and architectural significance.

Central Furniture Company-H. E. Shaw
Furniture Company Factory

400 Ionia Avenue SW

Kent County, MI

Name of Property

County and State

The second oldest section of the complex (Building B1 on the attached building key), constructed in 1897, has red brick, load-bearing walls. It is four stories in height, but, because of the raising of the grade along the east side, now reads as three stories tall over a basement. It is four bays wide and ten bays long. Each bay contains a large, segmental-arch-head window opening.

Building B2 does not show in the 1885 Sanborn map, but its southern narrow rectangular-footprint part fronting on McConnell, shows as a three-story building in the 1895 map. It is now a four-story, L-shaped structure located at the corner of Ionia Avenue and McConnell Street, with broad flanks facing both streets. The fourth floor was added to the previously three-story tall B2 structure in 1903. The 1912 Sanborn map shows this four-story B2 building expanded northward along the west, Ionia side, giving it the present L-shaped footprint. Thus in 1912 the factory occupied the south half of today's site. This four-story, L-shaped B2 building was later updated with multi-light steel sash windows, most likely in 1927 as part of remodeling for which the city issued a building permit March 18, 1927. This remodeling *may* have included refacing the B2 building, at least the pre-1895 part, in new brick to match later parts of the complex.

The next part of the complex, a four-story, L-shaped building (B3 on the attached building key), extended the complex north to the Ionia Avenue/Wealthy Street corner and includes the western half of the Wealthy front. It was built in 1921-22. A May 14, 1922, newspaper article reports its completion was then about two weeks away. The same article reports plans under way for another addition (B4 in the building key). This four-story structure matches B3 in its exterior and basic construction and is located directly east of B3 fronting north on Wealthy Street east to the alley. The matching four-story square-plan southern extension of B4 fronting on the vacated alley and with its east front aligned with the east end of B4, was likely the last part of the complex built. A city building permit dated November 9, 1923, was likely for this section. The B4 building, and perhaps the rest of the 1921-24 work, was designed by local architect James Price, and the B3 building, and perhaps the rest of the 1921-24 work, was constructed by the Barnes Brothers Construction Company.

The factory complex runs seventeen bays along Ionia Avenue, eleven bays along Wealthy Street, and six bays on McConnell Street, each bay containing two large, multi-pane, steel-sash windows per floor. Many of the concrete sills are missing or damaged. Each bay is defined by piers rising from the concrete base to the top of the fourth-story windows. Within each bay a brick stringcourse indicates the floor level. At the northwest and southwest corners, the piers rise slightly above the parapet wall. On the second floor at the northwest corner of the west elevation, four bays of double-hung, wood windows indicate where company offices once were located.

The west elevation has three overhead door openings, now boarded in, and a pedestrian door. The north elevation has a pedestrian door at each end – at the west is a metal door with boarded transom, at the east a half-glazed wood door with sidelights. There is a centrally located, paneled, wood overhead door.

Central Furniture Company-H. E. Shaw
Furniture Company Factory

400 Ionia Avenue SW

Kent County, MI

Name of Property

County and State

At the south end of the east exterior elevation is a loading dock with two metal, overhead doors and a smaller wood door. The third and fourth floor each have a small, metal door flanked by a large multi-pane, steel-sash window. The remainder of this elevation is comprised of the 1897 building. Due to the raising of nearby Division Avenue (to the east) in the 1930s, and the subsequent upward-sloping-to-the-east grades of McConnell and Wealthy Streets, the first floor of the east elevation has been nearly covered by fill, leaving only the tops of the windows remain visible.

The building sections frame a central courtyard area, and the elevations facing the courtyard are finished in common brick with multi-pane, steel-sash windows in a pattern reflecting that of the street-facing elevations.

The interior spaces of the buildings mostly remain as when used for furniture production – open, with regularly spaced, wood columns, ceilings open to beams and joists, and diagonally laid wood floors with a subfloor of planks running at right angles to the floor joists. At the northwest corner of the second floor where offices were once located, more recent office space has been created by the addition of drywall partitions. Ceiling tiles (now badly deteriorated) have been installed in places over the joists at the upper floors in buildings B3 and B4.

The interior framing of the 1897 building (B1) utilizes squared timber posts to support beams formed of large side-by-side planks. The beams rest on metal plate cushions atop the posts. In each story two timber posts near the midpoint of the central row are more widely spaced than the rest and support a large metal I-beam between them. In all stories these beams carry side-by-side two-inch wide planks as floor supports in place of spaced joists. The floors consist of tongue-and-groove plank subflooring below diagonal planking. The roof of this section is framed in the same way, with side-by-side planks.

The B2 section, part built by 1895, the rest probably in 1905-06, has solid timber posts supporting beams formed of side-by-side planks, five in the lower stories and four in the top story. The floors rest on conventionally spaced joists, with cross-bracing between. In each story a south-side row of posts in the c. 1885-95 part is different from the rest – spaced at different intervals, so they don't align with the rest, and formed of smaller-dimension four-plank or timber posts supporting multi-plank beams. It is unclear whether this different south-side framing was original construction or a later alteration and why this was done. In the fourth story the same types of framing support the roof rafters.

The early 1920s additions (B3, B4, and B5) have load-bearing brick walls with heavy timber construction exemplifying slow-burning or mill construction using widely spaced 6 x 12 joists, 12 x 16 beams and 8 to 12 inch square timber posts. Windows and doors have structural steel lintels, and window sills are of cast-in-place concrete.

Central Furniture Company-H. E. Shaw
Furniture Company Factory
Name of Property

400 Ionia Avenue SW

Kent County, MI

County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

Central Furniture Company-H. E. Shaw
Furniture Company Factory
Name of Property

400 Ionia Avenue SW

Kent County, MI

County and State

Areas of Significance

(Enter categories from instructions.)

Architecture
Industry

Period of Significance

1895-1933

Significant Dates

1897, 1903, 1905, 1922
1924

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

James Price, Architect - 1922
Barnes Brothers Construction - 1921

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

Central Furniture Company-H. E. Shaw
Furniture Company Factory

400 Ionia Avenue SW

Kent County, MI

Name of Property

County and State

The Central Furniture Company-H. E. Shaw Furniture Company Factory is locally significant under Criterion A under the theme of industry for its association with the Central Furniture Company and its successor companies. The Central Furniture Company and its successors represent the medium-sized furniture companies that consistently produced moderately priced household furniture for the rising middle class during the peak years of the Grand Rapids residential furniture industry. The companies located here produced household furniture for forty years. While a small number of firms were leaders in the Grand Rapids furniture industry at any given time, the medium-sized companies such as the succession of firms that occupied this complex were the backbone of the city's furniture industry. Following the demise of the H. E. Shaw Furniture Company, the last of the successor firms to Central Furniture which had begun development of the complex, the complex continued to be associated with the city's furniture industry until the turn of the twenty-first century. The complex's buildings also meet national register Criterion C under the theme of architecture as intact examples of timber-frame masonry-wall factory design of the time. The 1920s buildings – B3, B4, and the south addition to B4 – embody “slow-burning” or “mill construction” commonly used for factories constructed during the late nineteenth and early twentieth centuries.

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

The Grand Rapids Furniture Industry

The Grand Rapids furniture industry began to develop even before Grand Rapids' incorporation as a city in 1850. A number of early settlers, largely from New England, had training as cabinetmakers. Since travel was difficult and transport of household goods expensive, the market for locally produced furniture grew along with the population. It did not take long for entrepreneurs to see the possibilities. By 1849 Ebenezer M. Ball and William T. Powers were shipping lumber and chairs west across Lake Michigan and east into upstate New York. Theirs was likely the first Grand Rapids company to use power machinery to make furniture and to sell in markets beyond the local area.

Grand Rapids furniture gained a national reputation beginning in 1876, when the Berkey & Gay Company, Nelson, Matter & Company, and the Phoenix Furniture Company displayed exhibits of their top-of-the-line products at the Centennial Exhibition in Philadelphia. All three companies won medals and their furniture was well received by the public. Prior to this time, machine production had been limited to the manufacture of low to medium quality furniture. The Grand Rapids manufacturers applied an advancing technology to the mechanical production of high quality furniture. This application of technologically advanced machine production, combined with a keen business sense, an available pool of labor, accessible raw materials from the region's still abundant hardwoods, and aggressive marketing changed the industry.

In 1878 local manufacturers staged the first Grand Rapids Furniture Market, a trade show that became a fixture of the industry and continued until 1964. Although other markets were later

Central Furniture Company-H. E. Shaw
Furniture Company Factory

400 Ionia Avenue SW

Kent County, MI

Name of Property

County and State

held in New York and Chicago, the Grand Rapids market, held in January and July, was the earliest and, for a time, one of the largest furniture trade shows.

The industry grew steadily and was solidly established by the turn of the twentieth century. A number of new companies were organized in the 1880s and 1890s. By 1900 there were thirty-four companies employing 6,236 workers. The number had grown to seventy-two companies by 1929, employing nearly 12,000 workers. Although there were companies that specialized in high end, hand-crafted furniture, the majority produced well-designed, well-made, reasonably priced goods in a variety of styles to the middle-class market. In 1910 the Bureau of the Census described Grand Rapids as the "recognized center of the furniture industry in the United States." The furniture industry additionally supported a number of ancillary businesses which supplied its needs – veneer manufacturers, wood ornament manufacturers, caster manufacturers, excelsior producers, tool makers, glue makers, brass fixture manufacturers, printers, etc.

The growing national prosperity of the first two decades of the twentieth century fueled an expanding middle class with disposable incomes. A major purchase for many was a house and furniture to fill it. The local housing boom reflected the national trend and furniture sales rose rapidly during the 1910s and early 1920s, leading many Grand Rapids and other manufacturers to expand their factories and to increase output. An unforeseen consequence was that the increased production in the city and nationally created a glut on the market and intense competition began to force furniture prices downward by mid-decade. At the same time the depletion of Michigan's once vast hardwood forests also contributed to a decline in the city's household furniture industry, with much of the industry moving to the southern Appalachian region, particularly North Carolina, where hardwoods were still abundant.

Once the stock market crashed in 1929, new furniture was not on the list of necessities for the average American. Finding themselves deeply in debt due to expansion in the 1920s, many Grand Rapids firms eventually became insolvent. Of the seventy-two furniture companies in operation when the crash came, only forty-seven remained in business ten years later.

While the residential furniture industry struggled with new competition and shifted toward smaller-scale production and more expensive furniture, the business and institutional furniture segment (known as the contract industry) expanded. Further, the metal and plastic technology that developed during World War II fueled the growth of contract furniture manufacturing locally. Grand Rapids' furniture industry has evolved over the years, but Grand Rapids continues to be well-known for business and institutional furniture.

This Factory: Central Furniture Company to H. E. Shaw Furniture Company

The H. E. Shaw Furniture Company, which occupied this complex until 1933, was the last in the line of successor companies to the Grand Rapids Folding Chair and Table Company, established in 1881, which had its factory at Ionia Avenue SW and Wealthy Street. Although various types of folding chairs have been used for centuries, following the Civil War mass-produced folding furniture became highly popular. As its name implies, the Folding Chair and Table Company specialized in the manufacture of folding tables and chairs. The company's products were

Central Furniture Company-H. E. Shaw
Furniture Company Factory

400 Ionia Avenue SW

Kent County, MI

Name of Property

County and State

"Eastlake" in style and made in maple, oak, and ash, including in a faux bamboo style. The company also produced bookcases and secretaries.

In the early morning of November 22, 1892, the company's three-story, frame factory at Ionia Avenue and Wealthy Street was "well nigh totally destroyed by fire." As was all too typical, the building and its contents were grossly underinsured ("Goes Up in Smoke"). The company moved its operations to a building at the corner of Pearl and Front Street on the west side of the city, where it carried on operations until April 1895. Reporting on the closing of the business, the April 3, 1895, *The Michigan Tradesman* observed that the company never recovered from the loss incurred by the lack of adequate fire insurance.

In 1893 Charles Snyder founded the Central Furniture Company, which manufactured bookcases, ladies desks, music cabinets, and buffets in a factory located at 102 Prescott Street SW. When the Folding Chair and Table Company closed, Snyder purchased its property on Ionia's east side between Wealthy and McConnell located one block north of his plant on Prescott Street (Goss, 1074; "Snyder Furniture Company Sold"). The 1895 Sanborn map shows the north part of the property occupied by "Ruins of Factory," the site of the destroyed Folding Chair and Table factory, the south end by a then vacant three-story building that now forms part of building B2. Whether this was built for the Folding Chair and Table Company is not clear.

The Central Furniture Company was incorporated with a capital stock of \$25,000 in 1896. Officers were John G. Kalmbach, president; Fred Freuh, vice president; and Charles Snyder, secretary-treasurer. Kalmbach founded and was the president of the Rindge-Kalmbach-Logie Company, wholesalers of boots and shoes. Snyder began his career in the furniture business as an apprentice in one of the early furniture factories in 1870. No information about Fred Freuh has been found (Goss, 1074).

The Central Furniture Company soon added to the factory a brick wing (building B1) extending north from the earlier building's east end (Goss (1906), 1074, states "soon" after the 1896 incorporation – apparently before 1899). The original three-story building fronting on McConnell was also enlarged with a fourth story during 1903 ("Hum of the Business World"). The company's work force of forty manufactured a medium and high class line of bookcases, ladies desks, music cabinets and buffets in a variety of styles.

John R. Shelton purchased an interest in the company in 1899 and replaced Freuh as vice-president. From 1905 to 1910 the company was known as the Shelton & Snyder Furniture Company and continued to manufacture bookcases, desks, and music cabinets. At this time, period revival dining room suites in oak and mahogany were added to the company line (Goss, 1074; "The Men Who Are Making Grand Rapids"). An ad in the March 1909 *Grand Rapids Furniture Record* informed potential customers that the company then had a product line of over 400 items. A brief note in the *Michigan Artisan* in November 1905 reported that Shelton & Snyder "have commenced the erection of a large addition to their factory." This was likely the northern half of building B2 fronting on Ionia north of the long and rectangular southern part showing in the 1895 map. The 1912 Sanborn map shows this extension in place.

Central Furniture Company-H. E. Shaw
Furniture Company Factory
Name of Property

400 Ionia Avenue SW

Kent County, MI
County and State

Shelton was born in Michigan, but went west as a young man to make his fortune. According to the 1903 "The Men Who Are Making Grand Rapids" feature about him in the *Grand Rapids Press*, he made and lost a large fortune dealing in real estate in Nebraska and Kansas before becoming successful in the retail furniture trade. He came to Grand Rapids about 1893 to work for the Sligh Furniture Company as a salesman. He later acquired an interest in the Maddox Table Company of Jamestown, New York, and became its eastern manager, with headquarters in Grand Rapids. Shelton left the company and the city in 1910.

The company was then once again reorganized as the Snyder Furniture Company, with the original officers of the Central Furniture Company. At this time the company began to specialize in dining room suites both in the Mission style as well as in period revival styles. Charles Snyder retired in 1917 after a reported forty-seven years in the furniture-manufacturing industry. In August of that year, he sold his business to Harry E. Shaw and Peter Van Dommelen, and it became the Shaw Furniture Company, with Shaw as president, Van Dommelen as vice-president, and Edward Post as secretary-treasurer ("Snyder Furniture Company Sold"). A year later, the company became the H. E. Shaw Furniture Company. The new owners increased the capital stock from \$25,000 to \$86,750, which enabled further building expansion.

In 1921-22 and 1924 large additions to the original factory more than doubled its size to 28,000 square feet (City of Grand Rapids building permit index). These included the entire north half of the plant, buildings B3, B4, and the southern extension of B4. Some and perhaps all the 1921-24 expansions were designed by Grand Rapids architect James Price and constructed by the Barnes Brothers Construction Company. A May 1922 *Herald* story notes plans being made by Price for another addition, presumably building B4, and Barnes Brothers completing work on what seems to be building B3.

James Price had offices in Holland and Grand Rapids and designed commercial, residential, and industrial buildings. No personal information about Price was found. In the early 1920s, Barnes Brothers was a relatively new company. The two brothers divided the company in the early 1950s, and both successor companies continue in business today as CD Barnes Associates and the Barnes Construction Company.

Both Harry Shaw and Peter Van Dommelen had extensive experience in the furniture business. Shaw began at the Kent Furniture Company in 1892 and later worked for the John Widdicomb Company. He spent twelve years with the Charles P. Limbert Company of Holland, where he was secretary-treasurer at the time he resigned to start his own company. Van Dommelen worked for the Michigan Chair Company, Stickley Brothers, the Grand Rapids Table Company, the Phoenix Furniture Company, and the Charles P. Limbert Company ("Death Takes Harry Shaw"; "Snyder Furniture Company Sold").

Continuing the product line of the Central Furniture Company and its successors, H. E. Shaw manufactured oak, walnut, and mahogany desks, secretaries, and dining room furniture in Colonial and European Revival styles, which was marketed to the middle class. A company

Central Furniture Company-H. E. Shaw
Furniture Company Factory

400 Ionia Avenue SW

Kent County, MI

Name of Property

County and State

specialty was the "Vandome Desk Table," "Combining a well designed [writing] desk with a davenport table." Another company offering, the "Spinnet Desk," followed a trend of disguising furniture to appear as an antique form to fit into the style of a particular period. Designed to be used in living rooms, the desk had a form and style modeled on a spinet piano and was produced in a variety of period revival styles (H. E. Shaw Furniture advertisements, undated, Carron File, Grand Rapids Public Museum).

Like many other Grand Rapids companies, Shaw expanded its manufacturing capacity in the early 1920s. Once the stock market crashed in 1929, business dwindled. The H. E. Shaw Furniture Company fell victim to the Depression and closed its doors in 1933. In 1935 Shaw became the manager of the Furniture Manufacturers Warehouse, from which position he retired in 1950. He died in Grand Rapids in 1954 ("Death Takes Harry Shaw").

Subsequent History

After 1933 the complex continued to be associated with the furniture industry until it became vacant in 2000. The Schoonbeck Company manufactured upholstered furniture in the northeast section of the complex from 1934 until 1968 ("Firms' Chief Passes Here"; "Schoonbeck Co. Gets New Space"). When Schoonbeck moved, its space became the Klingman Furniture Company warehouse until 1999. In 1940 the Luce Furniture Company occupied part of the building in its unsuccessful effort to reorganize after bankruptcy.

Subsequent tenants included the Robinson Furniture Company, which manufactured the "Converta-sofa," the SFS Corporation, which made chairs and custom millwork on contract for other Grand Rapids household and office furniture companies, including Steelcase, Stow & Davis, John Widdicomb, Baker, and Kindel. The building has been vacant since 2000.

Architecture

The complex's buildings represent standard forms of timber-frame masonry-wall loft factory design and construction of the later nineteenth and early twentieth centuries, and most of the buildings retain their historic construction in a high state of integrity. The building exteriors and fire walls are constructed of machine-pressed brick, the standard factory wall material since about 1860 because of its resistance to high temperatures and greater fire resistance than stone.

The construction of the 1920s buildings, B3, B4, and B4's southern extension, forms textbook examples of the "slow-burning" or "mill construction" that was in common use in the late nineteenth and early twentieth centuries. These construction techniques saw their rise particularly in New England textile mills in the later nineteenth century and began to become more widely disseminated in the 1880s through general construction manuals and special publications on mill design.

Slow burning or mill construction built upon already widely used "fire-resistive construction" techniques designed to make it more difficult for fire in one area to spread beyond it and to reduce or eliminate the losses to other parts of the building or complex and contents not only

Central Furniture Company-H. E. Shaw
Furniture Company Factory

400 Ionia Avenue SW

Kent County, MI

Name of Property

County and State

from the fire but from fire-fighting activities. Fire-resistive construction included dividing interior spaces with solid brick walls and metal-clad fire doors, separating stories with watertight floors so that water from fire-fighting actions would pool on the affected floor and not soak through, resulting in additional damage below, and eliminating hollow partitions, attics, and other hidden spaces where fire could go on undetected.

Slow-burning or mill construction went a step beyond in using heavier timber to retard the early progress of any fire that took place until fire-fighters could arrive and reduce the damage to structure and contents caused by fire-related structural failures. Slow-burning or mill construction required large-dimension single timbers (rather than built-up members formed of multiple planks placed side by side) for posts, beams spanning between them, and as widely spaced floor joists in place of planks on edge spaced a foot or two apart and also required thick plank flooring laid directly on these larger-dimension and more widely spaced joists. The framing was also to be designed so that damaged wood framing members would fall away from the brick exterior walls rather than harming them (it is not clear whether this feature is present in the complex's 1920s buildings). This heavy post, beam, and joist framing, even though the outer edges of framing members were badly charred, was more likely to retain enough strength to support the structure than types of construction using lighter-weight wood members or a combination of iron posts and wood members (summarized from Bradley, 126-36).

Experts such as Frank C. Moore, by the early 1900s a twenty-five year veteran analyst, from the fire insurance industry perspective, of the risks associated with commercial and industrial properties, felt that the structural timbers should be at least twelve by twelve inches and that flooring be double, with wood planking totaling at least three inches in depth, with a subfloor of thick tongue-and-groove planks topped by a layer of waterproof paper (tin or sheet iron even better) and then capped with an upper surface of at least seven-eighths-inch depth flooring laid diagonally (Moore, 90, 96).

The Central-Shaw complex's buildings utilize solid pressed brick exterior and fire walls. The buildings employ various different wooden structural systems, much using large-scale single timber posts and beams, but parts use posts and beams formed of planks nailed together or conventional smaller wooden joists between heavy beams spanning between the posts. The 1920s parts use the slow-burning mill construction of more widely spaced heavy timber joists between the massive beams spanning between the posts. All parts appear to have double floors with thick planks beneath and thinner diagonal planking above.

James Price

Grand Rapids architect James Price designed one of the additions to the building complex, according to a brief story, "Another Addition to Shaw Factory Planned," in the May 14, 1922 *Grand Rapids Herald*. From the date when the addition was being planned, it seems likely this was Building 4. This was the only reference to Price found in relation to the factory complex, but it seems possible if not likely that Price may have designed the other similar 1921-24 work comprising the complex's north half. Price's architectural work is not a well known today, but Dr. Richard Harms has assembled a short list of his work in the Holland-Grand Haven area built

Central Furniture Company-H. E. Shaw
Furniture Company Factory

400 Ionia Avenue SW

Kent County, MI

Name of Property

County and State

in the 1900-30 period. This work includes commercial and industrial buildings in Grand Rapids and Holland, including the 1926 Bestman & DeMeester Warehouse, 316-18 Grandville Avenue, Grand Rapids, and work for the Scott Luger Lumber Co. and Franken Dye Co. in Holland; houses, including the 1914 R. E. Shannahan summer house at Ottawa Beach near Holland; public school buildings in Holland and Zeeland; and the 1925 St. George Greek Orthodox Church in Grand Rapids. These commissions suggest a general practice rather than a specialty in one or a few types of buildings, but this is hard to know for sure.

A biographical sketch in Withey and Withey's *Biographical Dictionary of American Architects (Deceased)* from information provided by the Grand Rapids Chapter, AIA, states that Price (1860-1935) was born in England and migrated to Canada in 1881 and later to the United States, working in Chicago before coming to the Holland-Grand Rapids area of Michigan. Price was practicing in Holland by 1895 – the 1895 state gazetteer is the first to list him there – and until 1913. The 1901 and 1903 gazetteers list him as Holland city surveyor as well. Price moved to Grand Rapids in 1913 or 1914 – the 1913 gazetteer lists him in Holland, and the 1914 Grand Rapids directory is the first to list him as a resident and architect in that city. The 1916 city directory lists him as “Architect, Civil Engineer and Surveyor,” while most later directories through 1935 list him simply as architect. Judging from the directory entries, Price remained in practice until or nearly until his death in 1935. The H. E. Shaw Furniture work, even if it included just building B4, would likely have constituted a substantial project in Price's career. If, as seems possible, Price designed all the 1921-24 part of the plant, this would presumably have been a major if not key part of his work.

Central Furniture Company-H. E. Shaw
Furniture Company Factory
Name of Property

400 Ionia Avenue SW

Kent County, MI

County and State

9. Major Bibliographical References

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

"After Hotel Furniture," Grand Rapids Press, 25 July 1912.

"Another Addition to Shaw Factory Planned," Grand Rapids Herald, 14 May 1922.

Baxter, Albert. History of the City of Grand Rapids, Michigan. New York and Grand Rapids: Munsell & Company, 1891.

Bradley, Betsy Hunter. The Works: The Industrial Architecture of the United States. New York/Oxford: Oxford University Press, 1999.

Carron, Christian G., et. al. Grand Rapids Furniture: The Story of America's Furniture City. Traverse City, Michigan: Village Press, Inc. for The Public Museum of Grand Rapids, 1998.

City of Grand Rapids. Building Department Permit Records, 1920-1967.

"Death Takes Harry Shaw," Grand Rapids Press, 25 November 1954.

"Goes Up in Smoke. The Folding Chair and Table Company Factory," Grand Rapids Herald, 22 November 1892.

Good Furniture Magazine of Furnishing and Decoration, 1915, 1916, 1917.

Goss, Dwight. History of Grand Rapids and Its Industries. Chicago: C. F. Cooper & Company, 1906.

Grand Rapids Furniture Record, 1900-1930.

"The Folding Chair & Table Co.," The Michigan Tradesman, 3 April 1895.

_____. "Fire Losses Previous to 1900," History: Grand Rapids Fire Department 1850-1950. Firemen's Fund Association, 1950.

"Firms' Chief Passes Here, Herman Schoonbeck Furniture Leader," Grand Rapids Press, 31 October 1956.

Harms, Richard H. Email containing list of commissions and biographical information. Copy in Working file.

Central Furniture Company-H. E. Shaw
Furniture Company Factory

400 Ionia Avenue SW

Kent County, MI

Name of Property

County and State

"H. E. Shaw Resigns as Secretary-Treasurer of Charles P. Limbert Co.," Grand Rapids Press,
18 July 1919.

Hanks, David A. The Decorative Designs of Frank Lloyd Wright. Toronto: General Publishing
Company, 1979.

"Hum of the Business World: Central Furniture to Build," Grand Rapids Press, 20 May 1903.

"Industry Boosts [Building] Permit Figures," Grand Rapids Press, 24 June 1922.

Kolts, M. J. & Son, City Guide & Directory of Grand Rapids, 1891.

Lydens, Z. Z., ed. The Story of Grand Rapids. Grand Rapids, Michigan: Kregel Publications,
1966.

"Men Who Are Making Grand Rapids [James R. Shelton]," Grand Rapids Press, 10 March
1903.

Moore, Francis C. Fire Insurance and How to Build. Combining Also a Guide to Insurance
Agents Respecting Fire Prevention and Extinction. Special Features of Manufacturing
Risks, Writing of Policies. Adjustment of Losses. Etc. Etc. New York: Baker & Taylor
Co., 1903.

Nehil•Sivak. Structural Engineering Report, 27 August 1913.

"The New Owners of the Snyder Furniture Company," The Furniture Manufacturer and Artisan,
August 1917.

Polk, R. L., & Co. Grand Rapids City Directory. Detroit, MI, 1896-2000 editions.

Polk, R. L., & Co. Michigan State Gazetteer and Business Directory. Detroit, MI, 1893-1915
editions.

Ransom, Frank Edward. City Built on Wood: A History of the Furniture Industry in Grand
Rapids, Michigan, 1850-1950. Ann Arbor: Edwards Brother, Inc., 1955.

Sanborn Fire Insurance Maps, 1888, 1895, 1912, 1930, 1953.

"Schoonbeck Co. Gets New Space," Grand Rapids Press, 3 July 1934.

"Shelton & Snyder Will Enlarge Their Plant," Michigan Artisan, 10 November 1905.

"Sofa Firm Moves Here," Grand Rapids Press, 7 April 1953.

Central Furniture Company-H. E. Shaw
Furniture Company Factory

400 Ionia Avenue SW

Kent County, MI

Name of Property

County and State

"Snyder Furniture Company Sold," The Furniture Manufacturer and Artisan, August 1917.

Withey, Henry F., and Elsie Rathburn Withey. Biographical Dictionary of American Architects (Deceased). Los Angeles, CA: New Age Publishing Co., 1956.

"Year Sees Nearly 600 Houses Begun," Grand Rapids Press, 24 December 1921.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 1.199 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: _____ Longitude: _____

2. Latitude: _____ Longitude: _____

Central Furniture Company-H. E. Shaw
Furniture Company Factory

400 Ionia Avenue SW

Kent County, MI

Name of Property

County and State

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: 16	Easting: 608520	Northing: 4756540
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

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

The property is generally bounded by McConnell Street SW at the south; by Wealthy Street SW at the north; by Ionia Avenue SW at the west; by a vacated alley at the east. More specifically described as:

Parcel 1: Commencing at a point on the south line of Wealthy Street Southwest 87.25 feet West of the Northwest corner of Lot 10 of McConnell's Addition to the City of Grand Rapids, Kent County, Michigan, to the center of an existing brick wall, which is approximately 60 feet long North and South; thence South along the center of said wall to the South end thereof; thence East .75 feet; thence South along the East line of said brick wall extended 217 feet, more or less, to a point on the North line of McConnell Street, which is 99.52 feet East of the East line of Ionia Avenue SW; thence West along the North line of McConnell Street to the East line of Ionia Avenue SW; thence North along the East line of said Ionia Avenue 277 feet to Wealthy Street; thence East 98.50 feet, more or less, to Place of Beginning, being Lots 12, 13, and part of Lot 11, McConnell's Addition to the City of Grand Rapids, Kent County, Michigan, and the Northeast 1/4 of Section 36, Town 7 North, Range 12 West, City of Grand Rapids, Kent County, Michigan.

Central Furniture Company-H. E. Shaw
Furniture Company Factory
Name of Property

400 Ionia Avenue SW

Kent County, MI

County and State

Parcel 2: A part of the Northeast ¼ of the Northeast ¼ of Section 36, Town 7 North, Range 12 West, commencing on the North line of McConnell Street in the City of Grand Rapids, Michigan, 99.52 feet East of the Northeast corner of McConnell Street and Ionia Avenue SW; thence North approximately 157.5 feet to the Old Dry Kiln; thence East 20 feet; thence South approximately 157.5 feet to the North line of McConnell Street; thence West along said street line 20 feet to the Point of Beginning.

Parcel 3: Lot 10, a part of Lot 11 of McConnell's Addition to the City of Grand Rapids, and a part of the Northeast ¼ of Section 36, Town 7 North, Range 12 West, described as commencing at a point on the South line of Wealthy Street at the Northeast corner of said Lot 10 of McConnell's Addition 185.75 feet East of the East line of Ionia Avenue; thence West along the South line of Wealthy Street 87.25 feet to the center of an existing brick wall, approximately 60 feet long North and South; thence South along the center of said brick wall to the South end of it, approximately 60 feet; thence East .75 of one foot; thence South along the East line of said brick wall extended 217 feet, more or less, to a point on the North line of McConnell Street 99.52 feet East of the East line of Ionia Avenue; thence East along the North line of McConnell Street 82.38 feet; thence North 145 feet to the South line of said Lot 10; thence East 3.92 feet to the Southeast corner of said Lot 10; thence North 132 feet to the Point of Beginning, except commencing on the North line of McConnell Street Southwest 99.52 feet East of the Northeast corner of McConnell Street and Ionia Avenue SW; thence North approximately 157.5 feet to the Old Dry Kiln; thence East 20 feet; thence South approximately 157.5 feet to the North line of McConnell Street; thence West along said street line 20 feet to the Point of Beginning.

Except: That part of vacated Division Alley (west): Commencing at the intersection of the center of said alley with the North line of McConnell Street; thence West along the North line of McConnell Street 5.5 feet; thence North parallel with the center line of said alley; thence East 5.5 feet to the center line of said alley; thence South 145 feet to the Point of Beginning.

Boundary Justification (Explain why the boundaries were selected.)

This boundary contains the entire property historically and currently associated with the plant.

11. Form Prepared By

Name/title: Rebecca Smith-Hoffman
Organization: Past Perfect Inc
Street & number: 247 Morris Avenue SE
City or town: Grand Rapids State: Michigan Zip code: 49503
e-mail: rebeccasmithhoffman@pastperfectinc.com

Central Furniture Company-H. E. Shaw
Furniture Company Factory

400 Ionia Avenue SW

Kent County, MI

Name of Property

County and State

Telephone: 616.581.4436

Date: August 7, 2013

Additional Documentation

Submit the following items with the completed form:

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

Photographs

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

Photo Log

Name of Property: Central Furniture Company-H. E. Shaw Furniture Company Factory

City or Vicinity: Grand Rapids

County: Kent

State: Michigan

Photographer: Rebecca Smith-Hoffman

Date Photographed: August and September 2013

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

1 of 29. West elevation, looking east

MI_Kent County_Central-Shaw Furniture Co Factory_0001.tif

Central Furniture Company-H. E. Shaw
Furniture Company Factory

400 Ionia Avenue SW

Kent County, MI

Name of Property

County and State

- 2 of 29 East elevation of south wing, looking west
MI_Kent County_Central-Shaw Furniture Co Factory_0002.tif
- 3 of 29 North elevation of east wing, looking south
MI_Kent County_Central-Shaw Furniture Co Factory_0003.tif
- 4 of 29 North elevation, looking southeast
MI_Kent County_Central-Shaw Furniture Co Factory_0004.tif
- 5 of 29 East elevation of north wing, looking southwest
MI_Kent County_Central-Shaw Furniture Co Factory_0005.tif
- 6 of 29 South elevation, looking north
MI_Kent County_Central-Shaw Furniture Co Factory_0006.tif
- 7 of 29 Courtyard, looking east
MI_Kent County_Central-Shaw Furniture Co Factory_0007.tif
- 8 of 29 Courtyard, looking west
MI_Kent County_Central-Shaw Furniture Co Factory_0008.tif
- 9 of 29 Courtyard, looking south
MI_Kent County_Central-Shaw Furniture Co Factory_0009.tif
- 10 of 29 Building B1, basement, looking east
MI_Kent County_Central-Shaw Furniture Co Factory_0010.tif
- 11 of 29 Building B1, 1st floor, looking north
MI_Kent County_Central-Shaw Furniture Co Factory_0011.tif
- 12 of 29 Building B1, 2nd floor, looking north
MI_Kent County_Central-Shaw Furniture Co Factory_0013.tif
- Note: no photo 13
- 14 of 29 Building B2, 1st floor, looking west
MI_Kent County_Central-Shaw Furniture Co Factory_0014.tif
- 15 of 29 Building B2, 1st floor, looking west
MI_Kent County_Central-Shaw Furniture Co Factory_0015.tif
- 16 of 29 Building B2, 2nd floor, looking west
MI_Kent County_Central-Shaw Furniture Co Factory_0016.tif
- 17 of 29 Building B2, 3rd floor, looking west
MI_Kent County_Central-Shaw Furniture Co Factory_0017.tif
- 18 of 29 Building B2, 3rd floor, looking north
MI_Kent County_Central-Shaw Furniture Co Factory_0018.tif
- 19 of 29 Building B3, 1st floor, looking north
MI_Kent County_Central-Shaw Furniture Co Factory_0019.tif
- 20 of 29 Building B3, 3rd floor, looking north
MI_Kent County_Central-Shaw Furniture Co Factory_0020.tif
- 21 of 29 Building B3, 2nd floor, looking northwest
MI_Kent County_Central-Shaw Furniture Co Factory_0021.tif
- 22 of 29 Building B3, 2nd floor, looking south
MI_Kent County_Central-Shaw Furniture Co Factory_0022.tif
- 23 of 29 Building B3, 3rd floor, looking southwest
MI_Kent County_Central-Shaw Furniture Co Factory_0023.tif

Central Furniture Company-H. E. Shaw
Furniture Company Factory

400 Ionia Avenue SW

Kent County, MI

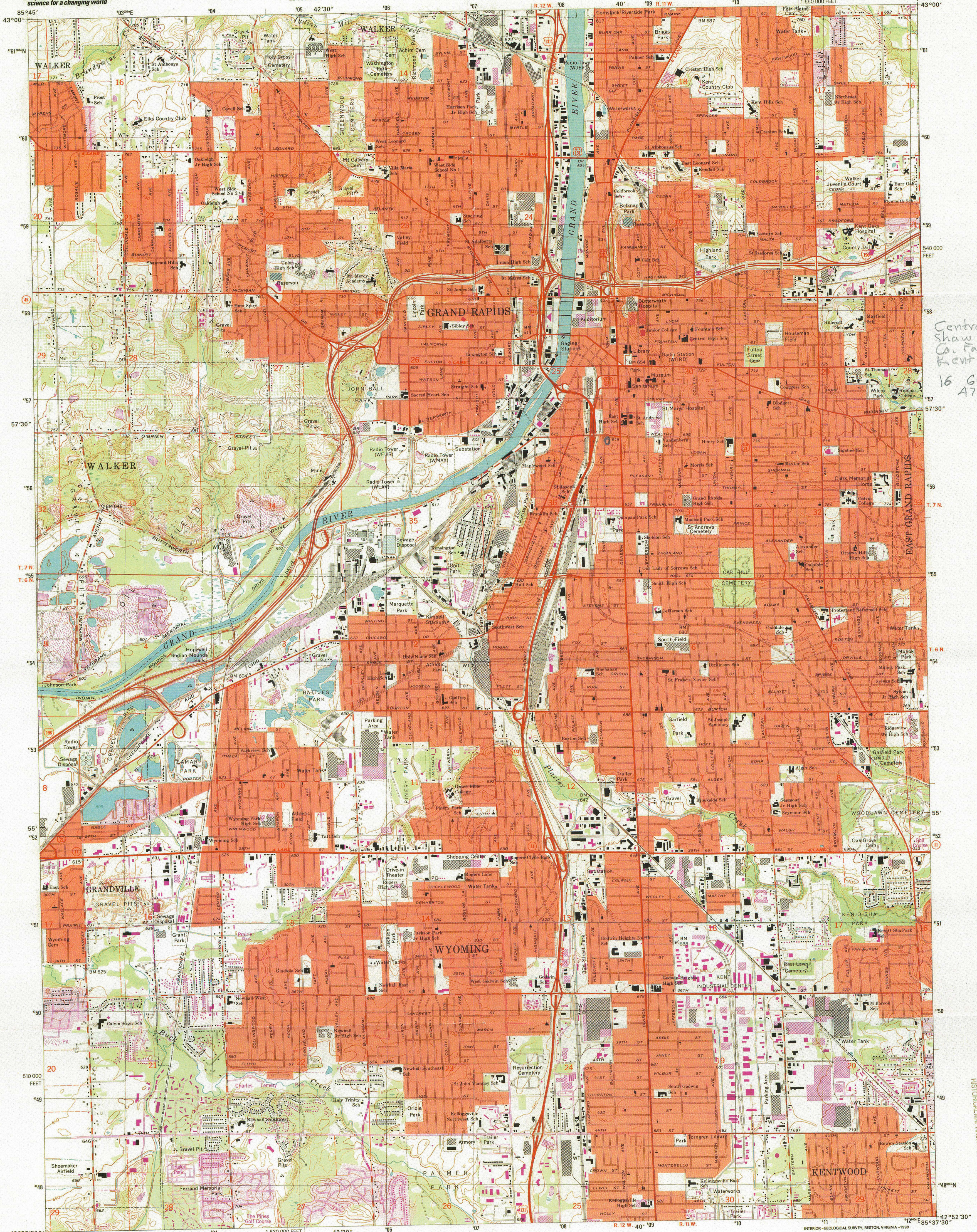
Name of Property

County and State

- 24 of 29 Building B3, 3rd floor, looking east
MI_Kent County_Central-Shaw Furniture Co Factory_0024.tif
- 25 of 29 Building B4, 3rd floor, looking east
MI_Kent County_Central-Shaw Furniture Co Factory_0025.tif
- 26 of 29 Building B4, 4th floor, looking west
MI_Kent County_Central-Shaw Furniture Co Factory_0026.tif
- 27 of 29 Building B4, 3rd floor, looking south
MI_Kent County_Central-Shaw Furniture Co Factory_0027.tif
- 28 of 29 Building B4, 4th floor, looking southeast
MI_Kent County_Central-Shaw Furniture Co Factory_0028.tif
- 29 of 29 Building B4, 4th floor, looking south
MI_Kent County_Central-Shaw Furniture Co Factory_0029.tif

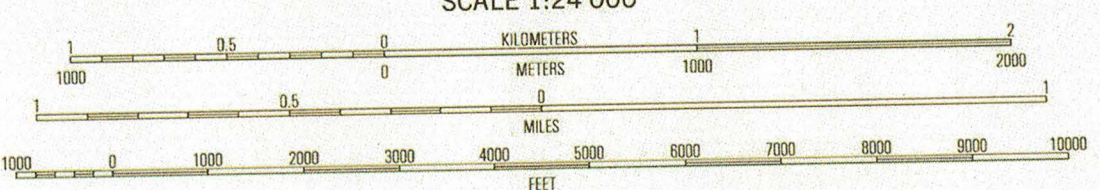
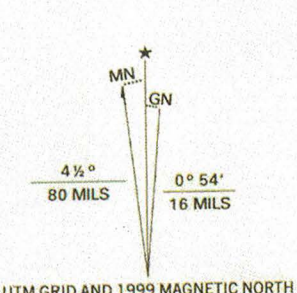
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain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

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



Central-H.E. Shaw Farm two Co. Factory Kent Co., MI 16 608520 4756540

Produced by the United States Geological Survey Topography compiled 1965. Planimetry derived from imagery taken 1980 and other sources. Photospanned using imagery dated 1996; no major culture or drainage changes observed. PLSS and survey control current as of 1967. Boundaries, other than corporate, verified 1999 North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks: Michigan coordinate system, south zone (Lambert conformal conic) 1000-meter Universal Transverse Mercator grid, zone 16 North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software Information shown in purple may not meet USGS content standards and may conflict with previously mapped contours



CONTOUR INTERVAL 10 FEET NATIONAL GEODETIC VERTICAL DATUM OF 1929 TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225 AND GEOLOGICAL SURVEY DIVISION MICHIGAN DEPARTMENT OF NATURAL RESOURCES, LANSING, MICHIGAN 48909 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION Primary highway hard surface Secondary highway hard surface Light-duty road, hard or improved surface Unimproved road Interstate Route U.S. Route State Route

Table with 3 columns and 8 rows showing adjacent quadrangle names: 1 Marne, 2 Cedar Springs SW, 3 Roseland, 4 Grandville, 5 Grand Rapids East, 6 Hudsonville East, 7 Cutlerville, 8 Caledonia

GRAND RAPIDS WEST, MI 1996

NIMA 3869 1 NW-SERIES V962

RECEIVED APR 3 0 2000



Available 616 774 3500
www.colliers.com

Colliers
INTERNATIONAL

Kingman's FURNI

MARKET
DOWNTOWN

EXIT







Available 616 774 3500
www.collier.com

COMING FALL 2015
Kingman
LC

NO PARKING
↓

50





50

50

NO TRESPASSING



Kingman

STOP

P



When Darkness Falls... The Dead Will

I WANNA Fork World

SP

DEATH





DROP
DA*
BEAT

BITCH
Stop
calling
ME!

S!









FIRE
EXTINGUISHER



















EXIT













UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Central Furniture Company--H.E. Shaw Furniture Company Facto
NAME: ry

MULTIPLE
NAME:

STATE & COUNTY: MICHIGAN, Kent

DATE RECEIVED: 11/08/13 DATE OF PENDING LIST: 12/09/13
DATE OF 16TH DAY: 12/24/13 DATE OF 45TH DAY: 12/25/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000969

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12-24-13 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
STATE HISTORIC PRESERVATION OFFICE



November 5, 2013

Mr. J. Paul Loether, Chief
National Register of Historic Places
National Park Service
1201 Eye Street, NW, 8th Floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed is a national register nomination form for the Central-H. E. Shaw Furniture Company Factory in Grand Rapids, Kent County, Michigan. This property is being submitted for listing in the national register. Grand Rapids is a Certified Local Government. We have enclosed a copy of the review report form providing the city's approval of this nomination. No other written comments concerning this nomination were submitted to us prior to the submission of the nomination to you.

We request an expedited review of this nomination because of issues regarding the financing of a planned rehabilitation project.

Questions concerning this nomination should be addressed to Robert O. Christensen, national register coordinator, by phone at 517/335-2719 or email at christensen@michigan.gov.

Sincerely yours,

Brian D. Conway
State Historic Preservation Officer

Certified Local Government
National Register Nomination Review Report

Michigan State Housing Development Authority
State Historic Preservation Office



Name of Property: Central Furniture Company-H. E. Shaw Furniture Company Factory
Address: 400 Ionia Avenue SW
Owner:

1. Dennis Sturtevant, Chief Executive Officer, Dwelling Place of Grand Rapids, Inc., 101 Sheldon Blvd., SE, Suite 2, Grand Rapids 49503
2. DP Klingman, LLC, 101 Sheldon Blvd., SE, Suite 2, Grand Rapids 49503.

Also to be notified:

1. LC Consultants, LLC, c/o Robert Jacobson, 35 Research Drive, Suite 300, Ann Arbor 48103
2. Ionia and Wealthy, LLC, c/o Robert Jacobson, 35 Research Dr., Suite 300, Ann Arbor 48103
3. Klingman Lofts I Limited Dividend Housing Association, LLC, c/o Robert Jacobson, 35 Research Dr., Suite 300, Ann Arbor 48103
4. Klingman Lofts I Limited Dividend Housing Association, LLC, c/o Robert Jacobson, 35 Research Dr., Suite 300, Ann Arbor 48103

Date completed nomination approved by the SHPO: September 27, 2013

The CLG agrees with the SHPO to expedite the review period for this nomination.

YES _____ (date of agreement) 10-2-13 NO _____



Signature of CLG Commission Chairperson Date 10-2-13



Signature of Elected Chief Official Date 10/8/13

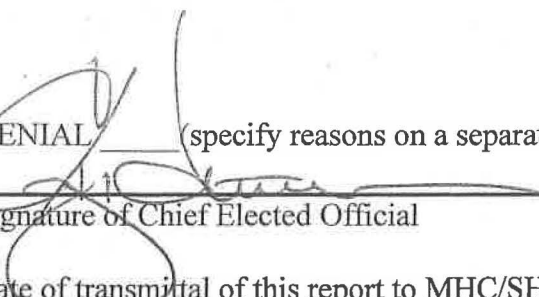
Date(s) of commission meeting(s) when nomination was reviewed: October 2, 2013

Date of written notice to property owner of commission meeting: September 30, 2013

The CLG provided the following opportunities for public participation in the review of this nomination: Open public comment taken at October 2nd HPC meeting. Written submittals also accepted.

Were any written comments received by the CLG? YES _____ NO X

DENIAL (specify reasons on a separate sheet of paper)


Signature of Chief Elected Official

10/8/13
Date

Date of transmittal of this report to MHC/SHPO _____

Date of receipt of this report by MHC/SHPO _____

**AFFIX
Mayor's Signature**



Dept. of Law

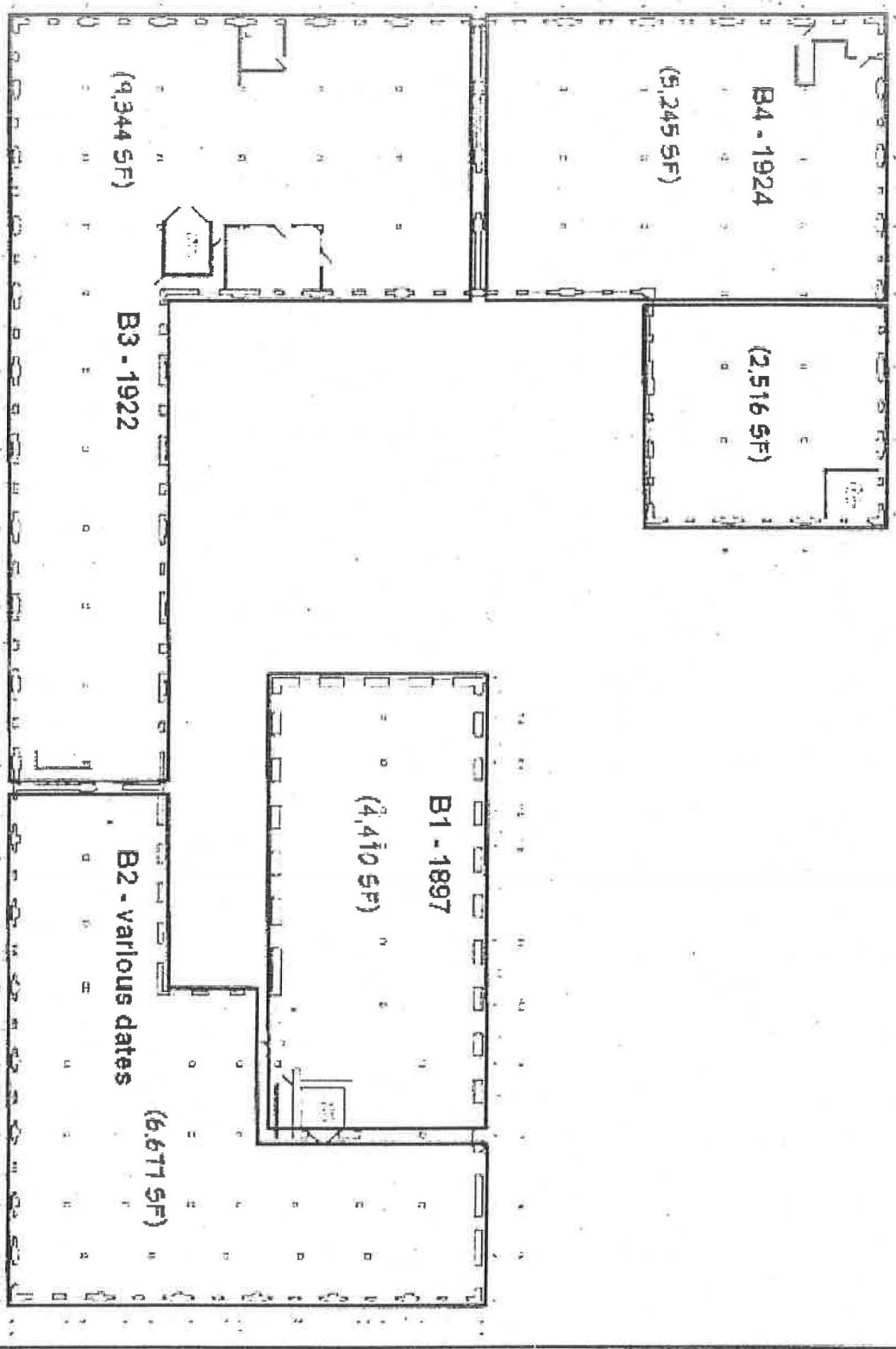
Wealthy Street SW

Vacated Alley

BUILDING KEY PLAN 2019 SW

Ionia Avenue SW

N



McConnell Street SW

A1.00

BUILDING KEY PLAN

Central Furniture Company-H. E. Shaw Furniture Company Factory
400 Ionia Avenue SW
Grand Rapids, Kent County, Michigan