

**Zeddie Quitman Hyler: the first black man to move to Wauwatosa
A Story About The Great Migration, Restrictive Covenants and Housing Segregation in
Milwaukee and Wauwatosa, Wisconsin**

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“There will always be some racists. Those people I don’t worry about. I just forget them and go ahead with my life.” Zeddie Quitman Hyler¹

INTRODUCTION

In 1955 Zeddie Quitman Hyler, an African American living in Milwaukee, Wisconsin, bought property in Wauwatosa, Wisconsin, an all-white suburb immediately west of Milwaukee. He was the first black person to buy property in Wauwatosa. Shortly after construction began on his house in April, 800 dollars worth of damage was inflicted on his property, and he received 75 threatening phone calls, telling him to “stay where you belong.”²

Hyler moved to Milwaukee from New Albany, Mississippi in 1944. He was a part of the “Great Migration” of African Americans who moved from the South to the North. From 1940 to 1970, the number of African Americans living in Milwaukee went from 8,821 to 105,088.³ White residents of the city did not know how to react to the influx of African American people moving to their city and stopped African Americans from buying or renting in certain areas by “gentlemen's agreements,” formal written “restrictive covenants” or “restrictive deeds.” Therefore, nearly all African Americans moving to Milwaukee during this time were forced to live in a small area called “Bronzeville” north of downtown Milwaukee.

In 1955, Zeddie Quitman Hyler took a stand against this segregation and was the first African American to buy land and build a house in the suburb of Wauwatosa.

¹ Cassidy, George. "Integration Pioneer Faced Obstacles." *Journal Sentinel* [Milwaukee] 27 Dec. 1987: 1. Print.

² Davis, Richard R. "Negro's Phone Carries Cheerful Words Now." *Journal Sentinel* 27 May 1955: n. pag. Print.

³ Geib, Paul Edward. "The Late Great Migration: A Case Study of Southern Black Migration to Milwaukee." Thesis. University of Wisconsin-Milwaukee, 1993. Pg.2

The Great Migration: African Americans Move North

From 1915 to 1970, 5 million African Americans moved from the South to urban industrial centers in the North for economic, social and political reasons. This movement of African Americans was referred to as the "Great Migration". The Great Migration of African Americans was referred to as the "Great Migration". The Great Migration of African Americans happened in two "waves" before and after the Great Depression.

The first wave of the "Great Migration" started in 1910. There were few black people who moved to Milwaukee during the first wave of the Great Migration. Between 1910 and 1930, African Americans made up less than 2% of the total population, but the change to the population was intense. From 1910 - 1920 there was a 127.4% increase and from 1920 - 1930 a 236.5 percent increase.⁴ (Appendix 1)

The second wave was called the "Late Great Migration". This wave had the biggest impact on the population of Milwaukee. Between 1940 and 1970, Milwaukee experienced a drastic increase in its black population, 20 years after Detroit, Chicago and Cleveland. During this time, the percentage of Milwaukee's African American population grew, from 1.3 percent in 1940 to 14.7 percent in 1970. (Appendix 2)⁵ Cities like Detroit, Cleveland and Chicago had more African Americans moving there earlier than Milwaukee. However, the percentage of African Americans was always lower in Milwaukee.

Between 1940 and 1970 Milwaukee's black population experienced an explosion of population growth. By 1940, there were 8,821 black people, making up 1.5 percent

⁴ Trotter, Joe William. *Black Milwaukee: The Making of an Industrial Proletariat, 1915-45*. Pg.44

⁵ Geib, Paul Edward. "The Late Great Migration: A Case Study of Southern Black Migration to Milwaukee." Thesis. University of Wisconsin-Milwaukee, 1993. Pg.2

of Milwaukee's total population.⁶ By 1950, the population jumped 147% to 21,772, 3.4% of the population and by 1960 were 62,458 or 8.2% of the population, and in 1970, 105,088 14.65%. (Appendix 3)

The "Great Migration" changed the way African Americans were distributed around the United States. In 1910 approximately 90% of African Americans lived in the south, and according to the 2010 census, only 57% percent now live in the south.⁷⁸ From 1940 to 1970, the percentage of African Americans living in Milwaukee increased by 1,091%. As the African American population spread out across the United States over the last 100 years, their arrival in new communities like Milwaukee was met with suspicion and resistance. The population increased significantly, but black people remained confined to certain areas of the city.

MILWAUKEE'S BRONZEVILLE

During the first migration, people formed supportive communities, paving the way for others that came after them. They created a neighborhood called "Bronzeville" north of downtown. (Appendix 4) The neighborhood provided African Americans with newspapers, clubs, churches, restaurants, and barbershops that they could call their own. However, there were numerous reasons people did not move out of this neighborhood.

⁶ Geib, Paul Edward. "The Late Great Migration: A Case Study of Southern Black Migration to Milwaukee." Thesis. University of Wisconsin-Milwaukee, 1993. Print.

⁷ Gibson, Campbell; Jung, Kay (September 2002). HISTORICAL CENSUS STATISTICS ON POPULATION TOTALS BY RACE, 1790 TO 1990, AND BY HISPANIC ORIGIN, 1970 TO 1990, FOR THE UNITED STATES, REGIONS, DIVISIONS, AND STATES (PDF) (Report). Population Division Working Papers. **56**. United States Census Bureau.

⁸United States of America. United States Department of Commerce. Bureau of the Census. *The Black Population: 2010*. By Sonya Rastogi. Washington, D.C.

RESTRICTIVE COVENANTS AND DEEDS

From 1910 to 1970, the use of restrictive covenants and deeds in real estate was in widespread use across Milwaukee. A restrictive covenant is when a group of people create a formal agreement not allowing black people to move into a neighborhood. A restrictive deed is when an individual property owner creates a written deed not allowing black people to move into a specific property.⁹ Both restrictive covenants and deeds were used to keep black people from moving into white neighborhoods.

“Local NAACP Attorney George Brawley made a survey of the plats (map of housing subdivisions) filed with the Register of Deeds Office of Milwaukee County in the early 1940s. He estimated that 90 percent of the subdivisions which had been platted in the City of Milwaukee since 1910 contained some type of restrictive covenant that pledged the owner not to sell or rent to anyone other than caucasian.”¹⁰ Black people had little options for places to live, during a time when their numbers were increasing. Because of this, it caused many people to live in a small area and created severe housing segregation that is still evident in Milwaukee today.

There was an effort to lift these covenants throughout Wisconsin in 1935, but it failed on the grounds that “it might destroy vacation resorts on Wisconsin lakes by opening them up to blacks.”¹¹

Formal restrictive covenants remained legal until the Supreme Court ruled in 1948 in *Shelley vs. Kramer*. The Supreme Court ruled if someone broke a covenant,

⁹ "Interview with Amanda Seligman." E-mail interview. 14 Mar. 2017.

¹⁰ Zubrensky, Ruth. *A Report on past Discrimination against African Americans in Milwaukee 1835-1999*. 14 July 1999. Pgs. 40 - 41

¹¹ Zubrensky *at* pg. 41

the covenant could not be enforced. In other words, if a black person bought, or rented a house when there was a restrictive covenant, the black person could not be legally kicked out. It was not until 1972, in *Meyers v Ridley*, the US Court of Appeals for the District of Columbia Circuit ruled that recording a restrictive covenant was a violation of the 1968 Fair Housing Law, that finally outlawed formal restrictive covenants.¹²

Although the Bronzeville area extended several blocks north from 1932 to 1940, because of these covenants and “gentlemen's agreements,” black people usually did not move outside of this area, making Bronzeville the most densely populated and segregated areas of Milwaukee.¹³ (Appendix 4 & Appendix 5)

According to the U.S. Census from 1940, of the 27 Milwaukee Aldermanic Wards, Ward 6 (Bronzeville) had 7,320 African Americans, Ward 10 had 800 African Americans people, Wards 8,11,13,14,15,19, 21, 26, and 27 had no African Americans, and all the other 18 Wards had less than 100 African Americans.¹⁴ Three fourths of its black population lived within one-half square mile bounded by West. Brown, West, Juneau, North 3rd, and North. 12th Streets. (See Appendix 6) In 1945, Milwaukee was as segregated as Birmingham and Atlanta.¹⁵ (Appendix 7)

¹² Quinn, Lois M., "Racially Restrictive Covenants: The Making of All-White Suburbs in Milwaukee County" (1979). *ETI Publications*. 178. http://dc.uwm.edu/eti_pubs/178 p. 4

¹³ Trotter, Joe William. *Black Milwaukee: The Making of an Industrial Proletariat*, Pg.68 and 177

¹⁴ United States of America. United States Department of Commerce. Bureau of the Census. *Sixteenth Census of the United States: 1940 Population*. Washington: Government Printing Office, 1943. Part 7: Utah - Wyoming.

¹⁵ "Milwaukee's Negro Community." Citizens' Governmental Research Bureau. (Milwaukee: The Bureau, 1946); online facsimile at <http://www.wisconsinhistory.org/turningpoints/search.asp?id=10956>

MOVING TO MILWAUKEE

In 1944, Zeddie Quitman Hyler left Mississippi and migrated north to the Bronzeville neighborhood in Milwaukee. Hyler was born in 1918 in New Albany, Mississippi and was the oldest of 10 children of a sharecropper. Growing up on the farm, it was expected that he would finish high school and farm. Hyler had different aspirations. He put himself through Alcorn Agricultural and Mechanical College and graduated with a bachelor's degree in vocational education in 1942 and joined the military.¹⁶

In the 1940's, Milwaukee was a booming industrial city, with breweries, and many factories like Allis-Chalmers.¹⁷ Once in Milwaukee, Hyler worked at a grocery store, Allis-Chalmers and other industrial jobs, and then got a job as a United States postal clerk. He occasionally held two jobs at a time "to help us get ahead" and eventually bought and lived in a 3 unit building at 2543 9th street, in the heart of Bronzeville. He lived with his wife, Mary, his six year old son Allen and his mother, Nancy Hyler. Hyler would own several more rental properties throughout his life.¹⁸

Hyler's experience was typical of African Americans moving north. He worked at a factory, lived in Bronzeville and helped many of his 10 siblings follow him to Milwaukee.¹⁹

¹⁶Sandler, Larry. "Hyler Overcame Racism to Build His House in Tosa." *Journal Sentinel* 1 Jan. 2005: 1. Print.

¹⁷ Unknown Authors. "Photos: Milwaukee's Industrial Past." *PBS*. Public Broadcasting Service, n.d. Web. 15 Feb. 2017.

¹⁸ Ibid.

¹⁹ Davis, Richard R. "Negro's Phone Carries Cheerful Words Now." *Journal Sentinel* [Milwaukee] 27 May 1955: n. pag. Print.

Ten years after moving to Milwaukee, Hyler decided to move out of the city. According to an interview by the Milwaukee Journal in 1987 Hyler said, "I just wanted a better life for me and my family."²⁰ In 1955, Hyler bought a 150 by 120 foot lot in the newly annexed area of Wauwatosa, Wisconsin. According to an interview with his grand nephew Gerald Williamson, "Hyler asked a white friend to buy the property and then sell it to him, figuring no real estate agent would sell a Wauwatosa lot to a black man."²¹

MOVING TO THE SUBURBS

Wauwatosa, Wisconsin is a suburb directly west of the City of Milwaukee. With a total 2010 population of 46,396, Wauwatosa is second-most populated suburb located in Milwaukee County.

The census data from the 1930's to the 2010 shows that although the population of Wauwatosa grew from 1930 to 2010 and the geographic area of Wauwatosa nearly tripled in 1952, the number of African American people living in Wauwatosa has never been more than 5 percent of the total population. The "Great Migration" did not impact Wauwatosa. The population of Wauwatosa grew, but the number of African Americans living in Wauwatosa was very small. (Appendix 8)

Suburban Restrictive Covenants

One reason African Americans did not move into Wauwatosa is the same reason they did not move out of Bronzeville. Developers created restrictive covenants that only allowed caucasian people to buy property. According to a 1979 study about

²⁰ Cassidy, George. "Integration Pioneer Faced Obstacles." *Journal Sentinel* [Milwaukee] 27 Dec. 1987: 1. Print.

²¹ Vogel, Dave. "Wauwatosa Historic Settlement Seeks Landmark Status." *Tosa Connection*[Wauwatosa] 17 Sept. 2016, Back to School 2016 ed.: 7. Print. P 4

Wauwatosa and other suburbs, “Fifty-one of the 100 subdivisions with restrictive covenants include clauses that prohibit ownership or residence by persons not of the white race. These racial restrictions were initiated by 27 realty companies and 24 individual landowners. (Wauwatosa shows a total of 388 subdivisions. 216 had no restrictions whatsoever, 65 were not listed in the Milwaukee County tract records, 5 were listed as vacated, 1 had no tract number, and 1 had a wrong listing of the tract record.)²² For many years, most of the homes and apartments in Wauwatosa could not be bought by a nonwhite person. This means that few African American people were legally able to move to and live in Wauwatosa. Any African American person choosing to move permanently to Wauwatosa during this time period was taking a stand.

Even once the enforcement of restrictive covenants was outlawed in 1948, the impact of these laws remained and people would follow “gentlemen’s agreements” or unwritten rules. For example, a black person would not be shown an apartment or told an apartment is unavailable. In fact, according to the 2012 report, *Housing Discrimination Against Racial and Ethnic Minorities* by the U.S. Department of Housing and Urban Development, these types of discriminatory housing practices still exist.²³

These restrictive covenants worked. According to the 1930 census, Wauwatosa had 21,194 people and only 6 were classified as “negro”. The numbers do not change much over the years. In 1940, of the 27,769 people living in Wauwatosa, 54 were classified as “negro”. Because of the restrictive covenants in the years that Hyler moved in (1950-1960) there were very few African American people living in

²² Quinn, Lois M., "Racially Restrictive Covenants: The Making of All-White Suburbs in Milwaukee County" (1979). *ETI Publications*. 178. http://dc.uwm.edu/eti_pubs/178

²³

Wauwatosa and none owning homes.²⁴ Despite restrictive covenants being illegal for 40 years, in 2010 only 4.5% of the population was African American. (Appendix 8)

None of this deterred Hyler. He personally submitted his permit to build on his lot at 2363 N 113th Street. "I went right to City Hall and applied for all the permits in person so they wouldn't have to guess who was coming to dinner" said Hyler in a interview in 1987.²⁵ His request was denied because of neighbors objections. Many of his neighbors believed that their property would be devalued because of Hyler moving in nearby.²⁶ A meeting was held, and eventually he was given his building permit. Shortly after this, a 30 day ban was placed upon all building permits in that area, claiming the city wanted to finalize the plans for Interstate 43 being built across the street from his house.

However, during an interview with his niece, Lora Hyler, she disagreed, "As the first black family that was trying to move into Wauwatosa, there was some strong opposition. It was clear racism. And, I think they pretty much met their match. He was not a shy person. He was definitely someone who spoke up for himself."²⁷

Hyler was determined and a few months later he began building. However, the community started to get violent. He soon received "a flood of telephone warnings" some telling him to "stay where he belonged."²⁸ On Thursday, February 23, 1955, nearly 800 dollars worth of damage was done to his house. Holes were punched, walls were

²⁴ Quinn, Lois M., "Racially Restrictive Covenants: The Making of All-White Suburbs in Milwaukee County" (1979). *ETI Publications*.

²⁵ Cassidy, George. "Integration Pioneer Faced Obstacles." *Journal Sentinel* [Milwaukee] 27 Dec. 1987: 1. Print.

²⁶ Vogel, Dave. "Wauwatosa Historic Settlement Seeks Landmark Status." *Tosa Connection*[Wauwatosa]

²⁷ "Interview with Lora Hyler." Personal interview. 6 Feb. 2017.

²⁸ Staff Reporter. "Damage to Negro Home Is Protested by 39 Women." *Journal Sentinel* [Milwaukee] 30 May 1955: n. pag. Print.

pushed down, and window frames were broken. That night he enlisted the help of his brothers and an area minister to keep watch and guard the house with weapons. The Wauwatosa Police Department agreed to keep the neighborhood under surveillance.²⁹ After these incidents, 39 “prominent” Wauwatosa women published a letter protesting the vandalism³⁰ and Wauwatosa democrats passed a resolution “welcoming any racial or religious group to the city of Wauwatosa” by a 21 to 9 vote.³¹

After one final thrown rock while painting, vandalism ended and Hyler was accepted by the neighborhood. As he says in a 1987 interview, “I think they realized that I was coming to stay and that was pretty much the end of it.”³²

CONCLUSION

In 1944, Zeddie Quitman Hyler was one of the millions of African Americans who moved from the south to the north to pursue the American dream. After owning a home in Bronzeville, Hyler took a stand by defying all of the formal and informal rules of segregation and cultural prejudice and decided that he and his family were going to build a new home and life in Wauwatosa. Although, he was not welcomed, Hyler took a stand and remained for the rest of his life in his house in Wauwatosa.

Of course, Wauwatosa, Wisconsin was not the only suburb discriminating against African Americans. According Andrew Wiese in *Places of Their Own* a book about African American suburbanization “For those who moved to white areas, moving day

²⁹ "Interview with Lora Hyler." Personal interview. 6 Feb. 2017.

³⁰ Staff Reporter. "Damage to Negro Home Is Protested by 39 Women." *Journal Sentinel* [Milwaukee] 30 May 1955: n. pag. Print.

³¹ Staff Reporter. "Wauwatosa Democrats Welcome Anyone to the City after Fight." *Journal Sentinel*[Milwaukee] 4 Mar. 1955: n. pag. Print.

³² Cassidy, George. "Integration Pioneer Faced Obstacles." *Journal Sentinel* [Milwaukee] 27 Dec. 1987: 1. Print.

was often a prelude to hostility, vandalism, and even violence.” Unfortunately, Hyler’s experience was not unheard of in suburbs across the United States.

The story of Zeddie Quitman Hyler taking a stand against the people and government of Wauwatosa is not well known, but it should be. Milwaukee and Wauwatosa are still dealing with the effects of severe segregation and racial tension. His story can give everyone in our community a new perspective and understanding about today's racial issues.

Annotated Bibliography

Primary Sources

United States of America. U.S. Department of Housing and Urban Development. Office of Policy Development and Research. *HOUSING DISCRIMINATION AGAINST RACIAL AND ETHNIC MINORITIES 2012*. N.p.: n.p., n.d. Print.

"Interview with Amanda Seligman." E-mail interview. 14 Mar. 2017.

After the regional competition I sent my paper to Amanda Seligman, a professor at UWM, and author of a book about block parties. She was able to give me cons, and to correct me on restrictive covenants.

"Interview with Lora Hyler." Personal interview. 6 Feb. 2017.

I conducted an interview with Lora Hyler, the niece of Zeddie Hyler. She provided insight into who he was as a person, the family, provided pictures, and helped me to further understand his story. I used her interview, not as much for direct quotes, but for background information so that I could write the paper with a better understanding of the topic.

Davis, Richard R. "Negro's Phone Carries Cheerful Words Now." *Journal Sentinel* [Milwaukee] 27 May 1955: n. pag. Print.

This article was published two weeks after the vandalism took place. It shows his personality as well as information about his wife and child. It also provides insight on the community of Wauwatosa's reactions to what happened. It contains a lot of smaller details, many of which became important to the paper.

"Milwaukee's Negro Community." Citizens' Governmental Research Bureau. (Milwaukee: The Bureau, 1946); online facsimile at <http://www.wisconsinhistory.org/turningpoints/search.asp?id=10956>

I used this study to further prove my subclaims using more specific evidence. It was a compilation of lots of other census data specific to Milwaukee, with charts, graphs, and maps, as well as other research that has been done.

United States of America. United States Department of Commerce. Bureau of the Census. *The Black Population: 2010*. By Sonya Rastogi. Washington, D.C.: U.S. Department of Commerce, Economics and Statistics Administration, U.S. Census Bureau, 2011. Print.

The census data from 2010 allowed me to compare and contrast the number of black people in Milwaukee, as well as where they lived.

United States of America. United States Department of Commerce. Bureau of the Census. *Sixteenth Census of the United States: 1940 Population*. Ed. Jesse H. Jones. 7th ed. Vol. 2. Washington: Government Printing Office, 1943. Print. Characteristics of the Population: Sex, Age, Race, Nativity, Citizenship, Country of Birth of Foreign Born White, School Attendance, Education, Employment Status, Class of Worker, Major Occupation Group, and Industry Group. Part 7: Utah - Wyoming.

United States of America. Bureau of the Census. United States Department of Commerce. *Characteristics of the Population*. 51st ed. Vol. 1. Washington DC: United States Department of Commerce Publication, 1960. Print. Characteristics of the Population.

United States of America. Bureau of the Census. United States Department of Commerce. *Characteristics of the Population: 1970 Census of Population*. 51st ed. Vol. 1. Washington DC: United States Department of Commerce Publication, 1970. Print. Characteristics of the Population.

This census information gave me raw data about the population of the United States, and where black people in that time lived. I used this information to find out how many African American people were living in Wauwatosa. I used this information to show Hyler was moving into a very white area. It shows the community of Wauwatosa was segregated. I used it to prove my thesis, and to compare and contrast today with back then.

Staff Reporter. "Adults Damage Home Being Built for a Negro." *Journal Sentinel* [Milwaukee] 2 May 1955: Print.

I found this article when I was doing my interview, it was written shortly after the vandalism took place, and provided insight on what people felt about a black person moving in, as well as their reactions to the vandalism. I used it for a direct reference on what exactly happened with the vandalism.

Staff Reporter. "Damage to Negro Home Is Protected by 39 Women." *Journal Sentinel* [Milwaukee] 30 May 1955: n. pag. Print.

This article listed the names of the protesting women and some of their slogans. It also showed there were some people who wanted him to move to Wauwatosa.

Staff Reporter. "Wauwatosa Democrats Welcome Anyone to the City after Fight." *Journal Sentinel*[Milwaukee] 4 Mar. 1955: n. pag. Print.

Shortly Zeddie applied for a building permit, this article was published by the Journal Sentinel. It shows another side to what people thought about a black person moving in. Instead of the negative response, this shows a welcoming one.

Secondary Sources

Cassidy, George. "Integration Pioneer Faced Obstacles." *Journal Sentinel* [Milwaukee] 27 Dec. 1987: 1. Print.

This article included an interview that was conducted in 1987 with Zeddie Hyler. It helped me to understand his personality, as well as giving me quotes from him to use in my paper. It was more of a reflective piece, Zeddie looking back on what had happened, rather than in the moment.

Christensen, Stephanie. "The Great Migration (1915-1960) | The Black Past: Remembered and Reclaimed." *The Great Migration (1915-1960) | The Black Past: Remembered and Reclaimed*. Humanities Washington, n.d. Web. 07 Feb. 2017.

This article gave me good background information about the Great Migration and I used it as a starting point to help me understand his history.

Eligon, John, and Robert Gebeloff. "Affluent and Black, and Still Trapped by Segregation." *New York Times* 20 Aug. 2016: n. pag. Print.

This is the article that I first heard about Zeddie Quitman Hyler. This article led me to conduct the rest of my research.

Geib, Paul Edward. "The Late Great Migration: A Case Study of Southern Black Migration to Milwaukee." Thesis. University of Wisconsin-Milwaukee, 1993. Print.

A master thesis written for the urban studies program was extremely helpful in understanding the differences between the first migration and the second. It also helped me to learn why people moved to the north as opposed to staying in the south. It also provided me with data comparing blacks in Milwaukee to other cities. I used its many tables, as well as its sources to find more background information.

Kaffin, Kathy. *Black Milwaukee- A Development History*. 1 June 1970.

The report gave me a lot of information about black housing in Milwaukee, and the ways it changed throughout the 1900's. It also provided information on ways of life for black people in the 50's. It was a good reference point on which to build my information.

Miner, Barbara. *Lessons from the Heartland: A Turbulent Half-Century of Public Education in an Iconic American City*. New York: The New Press, 2013. Print.

This book gave me lots of information and background on the Great Migration. It gave me broad numbers for the region as well.

Sandler, Larry. "Huyer Overcame Racism to Build His House in Tosa." *Journal Sentinel*[Milwaukee] 1 Jan. 2005: 1. Print.

Zeddie Huyler's obituary from when he died in 2005, reinforced many of the things stated in the article by Dave Vogel. It also gave me information on his life before he built the house and moved in. It also gave me more information on aspects of his life that were not mentioned in other sources. This article is what led me to interview his niece.

Trotter, Joe William. *Black Milwaukee: The Making of an Industrial Proletariat, 1915-45*. Urbana: U of Illinois, 2007. Print.

I used this book for its graphs of Bronzeville (the black sector of Milwaukee) as well as to further understand the way african americans were treated in the 50s.

Vogel, Dave. "Wauwatosa Historic Settlement Seeks Landmark Status." *Tosa Connection*[Wauwatosa] 17 Sep. 2016, *Back to School 2016* ed.: 7. Print.

I used this article as a starting point for my research. It gave me a good amount of background information, without giving me too much. It also gave me lots of places to continue my research, interviews to conduct, and other articles to find.

Quinn, Lois M., "Racially Restrictive Covenants: The Making of All-White Suburbs in Milwaukee County" (1979). *ETI Publications*. 178. http://dc.uwm.edu/eti_pubs/178

I used this article to gain knowledge about restrive convents in Wauwatosa, and how they were like the ones in Milwaukee. I also used it for raw data. It provided shocking information on what the covenants where, how long they used, and the affects that they had.

Zubrensky, Ruth. *A Report on past Discrimination against African Americans in Milwaukee 1835-1999*. 14 July 1999.

This report was about the migration of African Americans into Milwaukee over time. It was also about housing and how it has changed for blacks since the Great Migration occurred. I used it to understand why a black person moving into Wauwatosa would be such a big deal. I also used it for some stories of the other black people that were moving in at the time.

Appendix #1

Population of Milwaukee by Racial and Ethnic Group, 1910-1930

	Year						Percent Increase	
	1910	Percent	1920	Percent	1930	Percent	1910-1920	1920-1930
Total Population	373,857	100.0	457,147	100.0	578,249	100	22.3	26.4
Blacks	980	0.2	2,229	0.4	7,501	1.2	127.4	236.5

Source: Thirteenth Census of the U.S., *vol 1:Population, 1910* (Washington:Government Printing Office, 1913), p.210;
Fourteenth Census of the U.S., *vol 3:Population, 1920* (Washington:Government Printing Office, 1922), p.1131;
Fifteenth Census of the U.S., *vol 3, pt. 2, 1930* (Washington:Government Printing Office, 1932), p.1368.

Information found in Trotter, Joe William. *Black Milwaukee: The Making of an Industrial Proletariat*, Pg.41

Appendix #2

Black Population of Selected Cities, 1940 - 1970

Year	City	Total Pop.	Black Pop.	% Black Pop.
1940	Chicago	3,396,808	277,731	8.2
	Cleveland	878,336	84,504	9.3
	Detroit	1,623,452	149,119	9.2
	Milwaukee	587,472	8,821	1.3
1950	Chicago	3,620,962	492,265	13.6
	Cleveland	914,808	147,847	16.2
	Detroit	1,849,568	300,506	16.2
	Milwaukee	637,392	21,772	3.4
1960	Chicago	3,550,404	812,836	22.9
	Cleveland	876,050	250,889	28.6
	Detroit	1,670,144	482,260	28.9
	Milwaukee	741,324	62,458	8.4
1970	Chicago	3,366,957	1,102,620	32.7
	Cleveland	750,903	287,841	38.3
	Detroit	1,511,482	660,428	43.7
	Milwaukee	717,372	105,088	14.7

Source: United States Census of Population, 1940 - 1970

Found in Geib, Paul Edward. "The Late Great Migration: A Case Study of Southern Black Migration to Milwaukee." Thesis. University of Wisconsin-Milwaukee, 1993. Pg.3

Appendix 3

Black Population Growth in the City of Milwaukee, 1930 - 1970

Year	Total Population	Black Population	%Black Population	%Increase Black Population
1930	578,249	7,501	1.29	236
1940	587,472	8,821	1.50	18
1950	637,392	21,772	3.40	147
1960	741,324	62,458	8.42	187
1970	717,372	105,088	14.65	68

Geib, Paul Edward. "The Late Great Migration: A Case Study of Southern Black Migration to Milwaukee." Thesis. University of Wisconsin-Milwaukee, 1993. Print. P. 2

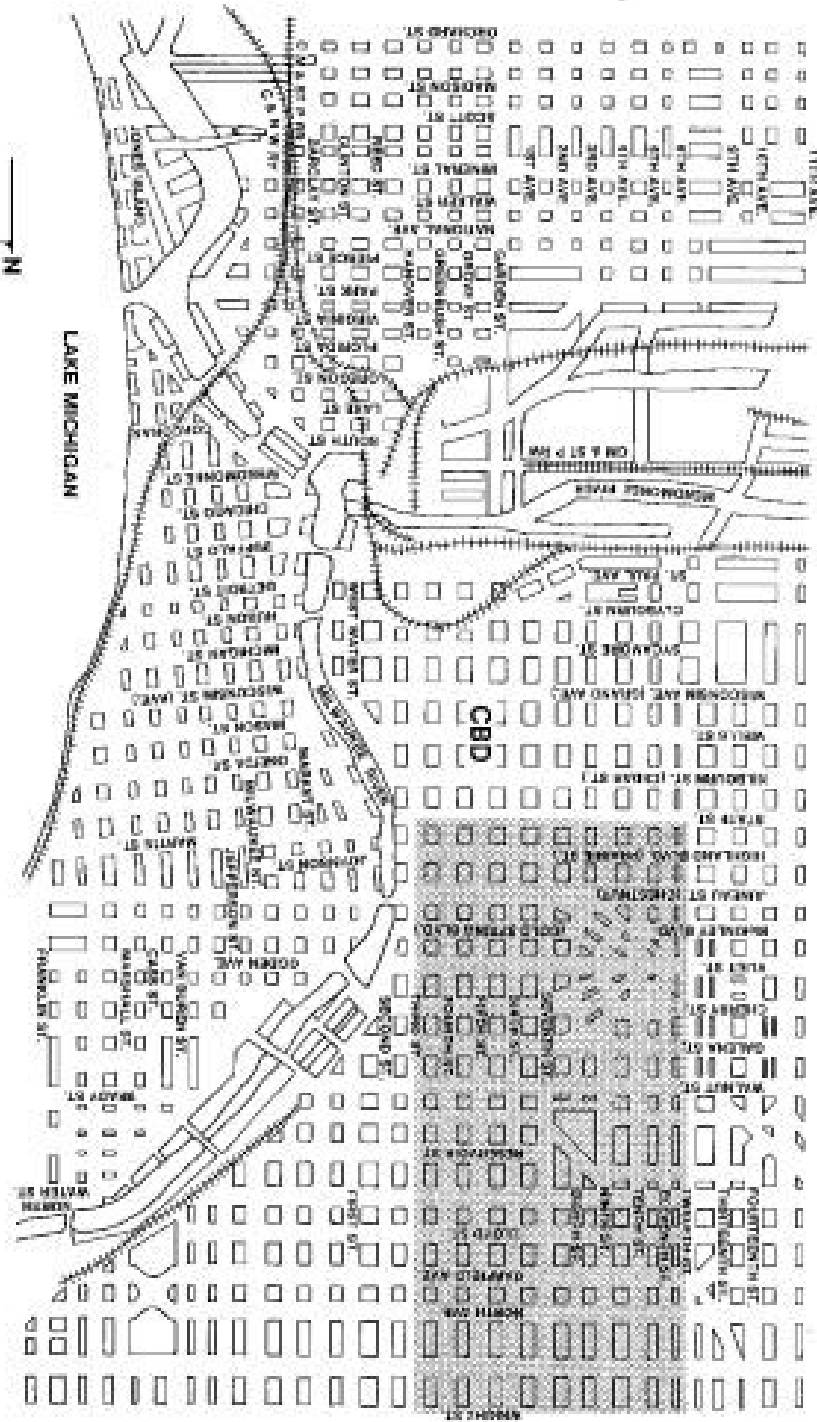
Appendix #4



Map 2.2. Milwaukee's Black District, 1932

Source: Wright Directory Company, *Wright's Map of Milwaukee* (Milwaukee: Wright Directory Company, 1918); Milwaukee City Engineers Department, *Map of Milwaukee Block Boundaries, 1931* (City of Milwaukee, 1931); Paula Lynagh, "Milwaukee's Negro Community" (Milwaukee: Citizen's Government Research Bureau, 1946), p. 2.

Appendix # 5



Map 5.1. Milwaukee's Black District, 1940

Source: Wright Directory Company, *Wright's Map of Milwaukee* (Milwaukee: Wright Directory Company, 1918); Milwaukee City Engineers Department, *Map of Milwaukee Ward Boundaries, 1931* (City of Milwaukee, 1931); Paula Lynga, "Milwaukee's Negro Community" (Milwaukee: Chicago's Government Research Bureau, 1946), p. 2

CITY OF MILWAUKEE

DWELLING UNITS OCCUPIED BY NON-WHITE HOUSEHOLDS

Source: 1940 Census

Figures indicate the number of non-white households living in each block.

Tracts
Nepco Community - 20, 21, 29, 30
Not in downtown - 19, 20, 21, 29, 30, 35, 36

	16th	14th	12th	10th	8th	6th	4th	3rd	
Meinecke			1	1					Meinecke
North				4	1	5	29		North
		1		1	9	10	30	19	Garfield
Lloyd			1	5	11	16	31	30	Lloyd
			8	13	23	60	59	28	Brown
			33	64	78		44	46	Reservoir
			6	34	7	103		5	Vine
Walnut			2	43	51	80	41	43	Walnut
	1		1	16	28	47	58	8	Galena
Galena			5	3		51	4	29	Cherry
Cherry		1	2	9		23	55	72	Cherry
			4	3	9	37	22	49	Vliet
Vliet			4	3	9	37	22	49	Vliet
McKinley			4	3	9	37	22	49	McKinley
			4	3	9	37	22	49	McKinley
Juneau			4	3	9	37	22	49	Juneau
			4	3	9	37	22	49	Juneau
			4	3	9	37	22	49	Highland
			4	3	9	37	22	49	Highland
			4	3	9	37	22	49	State
			4	3	9	37	22	49	State
Kilbourn			2	2		5		5	Kilbourn
			2	2		5		5	Kilbourn

Non-White Households

	Number	Per Cent of Total
Number living in these blocks	2,376	90%
Balance of city	274	10
Total in the city	2,650	100%

"Milwaukee's Negro Community." Citizens' Governmental Research Bureau. (Milwaukee: The Bureau, 1946); online facsimile at <http://www.wisconsinhistory.org/turningpoints/search.asp?id=10956>

Appendix # 7

Degree of Segregation in Cities

Cities	% of Non-White in Total Population in 1934	% Distribution of Nonwhite Population in City Blocks			
		Less than 10% nonwhite	10-49% nonwhite	50-99% nonwhite	100% nonwhite
Birmingham, AL	40.2	10.8	12.7	28.8	47.7
Atlanta, GA	35.2	17	12.8	22.9	47.3
Washington D.C.	27.8	2.5	31.1	66.4	0
Indianapolis, IN	11.8	24.9	23.1	26.1	25.9
Cleveland, OH	8.4	40	17.2	40.4	2.4
Chicago, IL	6.7	4.9	4.7	90.4	0
Seattle, WA	2.3	37.1	42.1	18.1	2.7
Providence, RI	2.3	41.8	47.3	10.3	.6
Milwaukee, WI	1.6	1.4	23.3	75.3	0
Minneapolis, MN	.7	60.3	22.6	16	1.1

Hoyt, Homer. *The Structure and Growth of Residential Neighborhoods in American Cities*. Costa Mesa, Calif: Knowledge Resources, 1939. Print. pp. 66-67

Appendix #8

Black Population of Wauwatosa, Wisconsin

	1930	1940	1950 ³³	1960	1970	2010
Total Population	21,194	27,769	33,324	56,923	59,676	46396
Negro Population	6	54	5	240	397	2087
Total Households	N/A	N/A	N/A	25	69	N/A
% Negro Population	.00028	.0019	N/A	.0042	.0066	4.5%

United States of America. United States Department of Commerce. Bureau of the Census. *Sixteenth Census of the United States: 1940 Population*. Ed. Jesse H. Jones. 7th ed. Vol. 2. Washington: Government Printing Office, 1943. Print. Characteristics of the Population: Sex, Age, Race, Nativity, Citizenship, Country of Birth of Foreign Born White, School Attendance, Education, Employment Status, Class of Worker, Major Occupation Group, and Industry Group. Part 7: Utah - Wyoming.

United States of America. Bureau of the Census. United States Department of Commerce. *Characteristics of the Population for standard metropolitan areas, urbanized areas and urban areas of 10,000 or more*. Washington DC: United States Department of Commerce Publication, 1950. Print. Characteristics of the Population.

United States of America. Bureau of the Census. United States Department of Commerce. *Characteristics of the Population*. 51st ed. Vol. 1. Washington DC: United States Department of Commerce Publication, 1960. Print. Characteristics of the Population.

United States of America. Bureau of the Census. United States Department of Commerce. *Characteristics of the Population: 1970 Census of Population*. 51st ed. Vol. 1. Washington DC: United States Department of Commerce Publication, 1970. Print. Characteristics of the Population.

³³ The largest increase in population came in November 25, 1952 when the City of Wauwatosa annexed or purchased the Township of Wauwatosa, an area eight and a half square miles directly west of Wauwatosa. This expanded the city from 4.5 square miles to 13 square miles and pushed the boundary of Wauwatosa to the edge of Milwaukee county at 124th street. "<http://www.wauwatosa.net/index.aspx?NID=1021> " *City of Wauwatosa, WI - About Wauwatosa*. City of Wauwatosa, Web. 1 Feb. 2017.