

United States Department of the Interior  
National Park Service**National Register of Historic Places Registration Form**

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

**1. Name of Property**Historic name: Millwood ApartmentsOther names/site number: Ray Apartments

Name of related multiple property listing:

Apartment Buildings in Detroit, 1892-1970

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

**2. Location**Street & number: 36 East Milwaukee StreetCity or town: Detroit State: MI County: WayneNot 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:

    A     B X C     D

SHPO

July 17, 2024

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

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

\_\_\_\_\_  
Signature of commenting official:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title :

\_\_\_\_\_  
State or Federal agency/bureau  
or Tribal Government

#### 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:) \_\_\_\_\_

*James Gabbert*  
Signature of the Keeper

8-21-2024  
Date of Action

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

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

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**Category of Property**

(Check only **one** box.)

Building(s)	<input checked="" type="checkbox"/>
District	<input type="checkbox"/>
Site	<input type="checkbox"/>
Structure	<input type="checkbox"/>
Object	<input type="checkbox"/>

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

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**Current Functions**

(Enter categories from instructions.)

Vacant/Not In Use

Work In Progress

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19TH CENTURY AND 20TH CENTURY REVIVALS: Classical Revival

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Concrete, brick, and synthetic membrane roof.

### Narrative Description

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

### Summary Paragraph

Millwood Apartments is located at 36 East Milwaukee Street in the Milwaukee Junction neighborhood of Detroit in Wayne County, Michigan. The Millwood Apartments building is the only resource within the property. The building, as first constructed, was designed by the Detroit architectural firm Raseman & Fisher and was initially constructed in 1904. The apartment building is three stories tall and sits on a raised basement. Its footprint is rectilinear with a paired bay front façade. Millwood Apartments is constructed of red and grey brick masonry laid in a mixture of common and running bond. The brick on the façade is painted in a reddish-orange color. The building contains multiple elements of the Classical Revival style such as an arched entryway, stone relief fanlight, Doric columns, swirl, scroll, and garland motifs. The roof is flat with a Mission-style parapet with terra cotta coping. The interior follows a central passage plan with an entrance and staircase located at the north and south ends of the building. The central hallway is double loaded with rooms present to the east and west. In 1923 a large, three-story addition was created at the rear of the building, which greatly extended the building and increased the number of apartments from the original twelve to thirty. The northwest elevation, or façade, contains the majority of the important, character-defining features. This elevation was untouched by the 1923 addition, and the elevation retains most of its historic materials and details. Millwood Apartments retains historic integrity through its design, materials, workmanship, location, setting, feeling, and association and

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conveys its significance as an important apartment building form in the rapidly developing Milwaukee Junction and New Center areas of early twentieth-century Detroit.

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## Narrative Description

### Environment and Setting

Millwood Apartments is located at 36 East Milwaukee Street, Detroit, Wayne County, Michigan. The building stands on East Milwaukee Street at the eastern end of the Milwaukee Junction neighborhood, about three miles north of downtown and a short distance east of Woodward Avenue. The Milwaukee Junction neighborhood is roughly oriented east to west with its northern boundary running along Grand Boulevard, its eastern boundary ending where Hamtramck Drive and East Grand Boulevard connect, its southern boundary marked by Interstate 94 and Piquette Street, and its western boundary defined by Woodward Avenue.<sup>1</sup>

The topography of Milwaukee Junction and adjacent neighborhoods is relatively flat, with only a slight downward change in elevation moving south toward the river. Millwood Apartments front north on East Milwaukee Street and is flush with the sidewalk. To the east of Millwood Apartments is a one-story, modern United States Postal Service post office. A small parking lot on the east side of Millwood Apartments is reserved for post office customers. Another small parking lot is present on the west side of the building for tenants and extends the building's length. Located to the west of Millwood Apartments, on the corner of East Milwaukee Street and Woodward Avenue is a former branch of the Detroit Savings Bank (6438 Woodward Avenue), designed by noted Detroit architect Albert Kahn. At 6500 Woodward Avenue, on the northeast corner of Woodward and Milwaukee Street, is a highly decorative building with patterned tile and a terra cotta roof. A longtime drug store, this building currently houses the restaurant, Yum Village.

Woodward Avenue separates Milwaukee Junction from the commercial and residential New Center district, which is located to the west. The former General Motors Building (NRHP 1978), now known as Cadillac Place, is instantly visible to the west of the Millwood Apartments. As is the part of the tower of the Fisher Building (NRHP 1980, NHL 1989) beyond that. The multi-story commercial, office, and apartment buildings within the New Center district such as New Center One (3031 West Grand Boulevard), Saint Regis House Apartments (3075 East Grand Boulevard), and A. Alfred Taubman Center for Design Education (460 West Baltimore Street) contrast with the smaller-scale buildings within Milwaukee Junction.

The Milwaukee Junction neighborhood was named for the railroad junction that runs northeast to southwest through the center of the neighborhood. The Michigan Central and current Amtrak lines lie a block south of Millwood Apartments. Milwaukee Junction was historically known for its industry, containing factories such as Henry Ford's automotive Piquette Avenue Plant (461 Piquette Avenue) where the Model T was created and produced. As a result, the buildings within Milwaukee Junction are smaller in scale than those in the New Center District and reflect their historic function through industrial characteristics such as bay doors. Many factories, automotive service stations, flats, and other domestic

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<sup>1</sup> Neighborhood boundaries derived from the City of Detroit Interactive District Map, <https://detroitmi.gov/webapp/interactive-district-map>.

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dwelling present during Millwood Apartment's period of significance have been demolished, affecting Milwaukee Junction's current appearance. As a result, multiple parking lots and empty lots are present on East Milwaukee Street. The neighborhood also contains the former Stanley Hong's Mannia Café (249 East Baltimore Street), which was designed by noted Detroit architect Nathan Johnson in a vernacular Modern style. Instance of new construction, like Milwaukee Junction Apartments (258 East Milwaukee Street), are also found within Milwaukee Junction. Foliage and landscaping is generally limited throughout the district. Some parcels contain trees and shrubs, mostly deciduous, and some vacant parcels are covered in grass.

### General Characteristics

Millwood Apartments is a three-story apartment building which sits on a raised basement and concrete foundation. The building has a primarily rectilinear footprint, with the long-axis oriented perpendicular to East Milwaukee Street. Millwood Apartments has a paired bay front façade (north elevation) and is divided into five fenestration bays. The building is constructed of gray and red brick masonry. The façade masonry is laid in running bond. Brick pavers make up the basement level and parapet on the façade while smooth-faced brick covers the remaining façade surface. Brick on the east, west, and south elevations are laid in common bond with headers every seventh course. Limestone horizontal moldings, cornice lines, keystones, doric columns, and window ornamentation are present on the façade. Façade moldings, cornice lines, windowsills, and the pediment above the north entryway are painted gray. The brick on the façade is painted a reddish-orange color. The current paint colors are not original. Single-hung square and rectangular windows line the northern portion of the building along with a singular semi-circle fanlight on the façade. Outlines of paired rectangular windows on the eastern and western elevations within the northern portion of the building are visible but have been bricked in with a lighter color brick. Paired rectangular windows are present on the southern portion of the building with single rectangular windows on the southern elevation. Lightwells are placed at the basement level and are present across all elevations. The roof is a flat synthetic membrane with a mission-style central parapet arch. The parapet is crenellated and coped with terra cotta tile. The structural system is made up of steel and fourteen-inch brick walls found on either side of the double-loaded central hallway.

Constructed in 1904, Millwood Apartments was designed by Detroit architects Richard E. Raseman and Reynolds Fisher (Raseman & Fisher). A drawing printed in the November 6, 1904, edition of the *Detroit News-Tribune* showed double-hung windows with a paneled upper sash on the façade. Paired rectangular windows were also drawn on all three stories of the eastern elevation. A balconet was depicted below the third story window on the center bay. A photograph printed in the August 8, 1909, edition of the *Detroit News-Tribune*, also depicted the double-hung windows and balconet on the façade. Awnings were also present above all windows except those in the center bay. As for the paired rectangular windows on the eastern elevation, it is unknown when these windows on the northern portion of the building were removed and replaced with single windows, but their outline is visible in 2024 by the presence of lighter brick.

The Detroit assessor's historical record card denotes that the building was remodeled in 1913. What this remodel entailed is unknown. The 1921 Sanborn Fire Insurance Map depicted that the building's length at about half the size of the present building, with a three-story wooden structure located across the center of the southern elevation. Between 1922 and 1923 the building was expanded by a large addition to the southern elevation. The Sanborn Fire Insurance Map from 1950 depicted the apartment building as twice the length. The center bay of the southern elevation was covered in metal lath across all three stories. This may have been intended as another lightwell or open stairwell which was later enclosed. It is not known when this material was removed from the rear, but wooden shiplap covers it at present. The 1923 addition

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is easily recognized on the eastern and western elevations by the change in brick. The addition on the building's western elevation is set back about eight inches and is not flush with the original portion.

Photography from the 2003 Historic American Building Survey (HABS) performed on the property, although taken in black and white, reflect that the Millwood Apartments' façade was, at that time, light in color. The double-hung windows with the paneled upper sash were still intact, but the balconet was not present. It is unknown when this feature was removed. In 2024 the markings from the balconet platform and brackets can be seen on the brick beneath the third story window in the center bay. The HABS photograph also exhibits air conditioning units placed within two of the eastern light wells on the north elevation.

Lightwells on the façade were enclosed by vertical cut wooden planks painted maroon. The air conditioning units visible in the 2003 HABS photograph were removed between 2003 and 2009. This could indicate the limited use of the basement level during this time. Between 2009 and 2016, the windows on all elevations were replaced with vinyl and the paneled sashes were removed. Photographs c. 2009 depict the façade of Millwood Apartments as blueish gray in color with red brick peeking through areas of peeling paint. The double-hung windows with the paneled upper sash were intact. Window casements were revealed to be maroon in color. Between 2016 and 2021, the lightwells were replaced with a glass block material, and the façade was painted a reddish orange with gray features.

## **Exterior**

The northern elevation or façade of Millwood Apartments is parallel to East Milwaukee Street and is flush with the sidewalk. The three-story building has a paired bay front façade and is painted a reddish orange with gray features. These colors are not original to the building. The façade is divided into five bays. The two outermost bays contain the bay projections which extend from the basement level to the roof line. Brick pavers make up the basement level and are laid in running bond. The first, second, and third stories are constructed of smooth-faced brick masonry laid in running bond with a sand-based mortar. Four horizontal and projecting brick courses are laid across bays 1, 2, 4, and 5 at the basement level. The horizontal courses are tiered, consist of three courses each, and are separated by one course in between. Lightwells constructed of glass block are placed along the basement level in bays 1, 2, 4, and 5 from left to right. Three lightwells appear across each edge of the bay projections. One lightwell is present in bay 2 and the lightwell in bay 4 has been bricked in. The glass block material is not original. The central bay contains the main entrance which stretches from the basement level to the first story.

The primary entrance is recessed slightly within a tiered and rounded archway in the center bay. A limestone keystone is present in the center of the rounded archway. The entry door is framed by two limestone Doric columns and a semi-circular relief panel mimicking a fanlight. The door is composed of wood with a large center window surrounded by molding. A metal kickplate is found at the lower edge of the door. Due to the door's weight and appearance in early drawings and photographs, it is believed that the northern door is original. The columns and keystone connect to a classical entablature to form a "Millwood Apts." sign. This creates a pediment that encases the second-story window. The pediment is decorated with wooden scroll ornaments and topped with a limestone keystone. The fenestration pattern on the façade is symmetrical across bays 1, 2, 4, and 5 and across all three stories.

Three one-over-one rectangular, vinyl windows with stone sills line the bay front projections on the façade. A stone cornice is present between each story. In bays 2 and 4 are one singular one-over-one square window. Under each square window is a rectangular stone ornament with a carved garland motif. This pattern extends from the first to the third story. In the central bay, the second story window is a

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rectangular, vinyl one-over-one. The third story window is a rectangular, vinyl one-over-one with a stone sill. Above this window is a semi-circular fanlight with a limestone keystone. All windows on the façade are either glass block or vinyl and are not original.

The roof is flat and is constructed of a synthetic membrane. On the north elevation is a Mission-style center parapet arch. The parapet is crenellated and coped with terra cotta. A stone cornice extends across the façade as well. Within the center parapet is a small carved arch with a keystone and stone sill.

The east, south, and west elevations of the building are also constructed of smooth-faced brick masonry; however, they are laid in common bond. As the result of the 1923 addition, there is a stark contrast in brick where the building was extended. This appears between the center bay of the eastern and western elevations and is visible through the contrasting brick colors and common bond headers. The northern portion of the center bay and the bay connecting to the façade are original to the building before the 1923 addition. These bays are laid in common bond with headers every seventh course. This brick is a darker red in color. In the 1923 addition, the brick is a lighter red and the common bond headers are laid at random near the basement level, eventually leveling out to every eighth course.

One rectangular one-over-one window with a stone sill is present on each story of the northern bay. A lighter brick indicates that paired windows originally lined each story. The current single windows have been altered to be smaller in scale. Between each bay is a “U” shaped cavity in the building’s principal mass. A lighter brick is utilized in these cavities. Three paired, rectangular, one-over-one windows with stone sills line the outer walls of the cavity. The central cavity wall contains two single, rectangular, one-over-one windows per story.

Three one-over-one windows that are identical to those on the northern bay, lie on the original portion of the center bay. These windows have been altered in size and the original frame of the window has been bricked in on each story. Working south, are three rectangular paired windows with stone sills. The last series of windows on the center bay consists of three single one-over-one windows with stone sills. These windows mimic the size of the single windows north of them. Another “U” shaped cavity is present between the central and southern bays. This cavity mimics the one previous however, three single windows are present on the outer walls rather than the previous paired windows. The southern bay contains three paired one-over-one windows with stone sills. Three glass block lightwells are present across the basement level on this elevation. The northern lightwell on the northern bay appears centered below the bricked-in paired windows. The cut-in brick where the lightwell was added is visible. The second lightwell is beneath the single windows on the northern portion of the center bay. The last lightwell is centered beneath the paired windows on the southern bay.

The second point of entry for Millwood Apartments is located on the south elevation. This elevation is laid in common bond with headers every eight course, matching the headers along the southern portion of the eastern elevation. The south elevation is divided into three bays. The eastern and western bays consist of one glass block lightwell at the basement level and three single, one-over-one windows with stone sills ascending to each story. The center bay is recessed with wooden shiplap covering its surface from the ground level to the roofline. The inner walls from the outer bays angle inward to meet this recessed portion. Three single one-over-one windows with stone sills are present on each angled wall. The second point of entry is a single metal door located in the center bay. This door is reddish orange with a small square window. Three more single rectangular, one-over-one windows are placed along each staircase landing. These windows are smaller in scale and are without the stone sill.

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The western elevation is very similar to that of the east. The three bay's fenestration patterns, bricked-in windows, and differing common bond headers remain the same as the eastern elevation. The western elevation differs by its faint ghosting on the northern bay, its "U" shaped cavities, and its placement of lightwells. Near the roofline of the northern bay, faint lettering appears to spell "Millwood Apartments." It is not known when this feature was lost. The northern "U" shaped cavity has an identical fenestration pattern to the north cavity on the eastern elevation. The northern cavity on the western elevation differs as it is constructed of light gray brick. The brick extends to the northern and center bays, creating a quoin-like appearance. The southern "U" shaped cavity contains three single, rectangular, one-over-one windows with stone sills. The windows across all elevations are vinyl in material and are not original to the building. Seven glass block lightwells are located at the basement level on the western elevation. Two lightwells are located beneath the bricked-in paired windows on the northern bay. The cut-in brick where these are placed is visible. Two lightwells are placed on the original portion of the central bay and two additional lightwells are placed beneath the fenestration on the 1923 portion of the central bay. Lastly, one lightwell is located under the fenestration on the southern bay. All lightwells on the western elevation are three blocks in height and five blocks in length, differing from the 4x5 lightwells on the north, east, and south elevations.

## **Interior**

The interior of Millwood Apartments follows a central passage plan with entrances and staircases at the north and south elevations of the building. The primary entrance is located in the central bay of the north elevation and is followed by a small vestibule. One-inch by one-inch square tile line the vestibule floor. The tile is multicolored, featuring tans, reddish browns, and a blueish green. White clay tile with a grayish brown glaze make up the vestibule's wainscoting along the north, east, and western walls. The tiles are five inches by five inches and are set with dark grout. The tiles are placed in a stack bond orientation. After ten stacks, a blueish green and gold decorative tile course is placed. This decorative tile course is rectangular in shape with a heavy gold border on the northern and southern ends. In the tile's center is the blueish green glaze with raised gold symbols such as an X and two halves of a quatrefoil. One additional stack of five-by-five-inch tile lie above the decorative tile course. A set of wooden double doors lie on the southern end of the vestibule. The eastern door is located beneath the first-floor stairway and leads to a small wooden stairway to access the basement. The western door opens to a small set of wooden stairs leading to the first floor. The same tile flooring found in the vestibule continues past the double doors to end as it reaches the first floor and basement stairways. The wainscot tilework continues outside the vestibule down the stairway to the basement. The tilework continues down the staircase at an angle, causing the number of stacks to decrease the further one descends down the stairs. The west side of the staircase is fitted with a wooden handrail on iron newels and balustrades. Iron squares with raised and stylized sun designs are found between each pair of balustrades.

The basement contains a central hallway that is double loaded with rooms located to the east and west. Concrete flooring and brick walls painted white line the basement. Nine rooms stem from the central hallway. The first room on the east has the original door with the word "Manager" painted on the outside. This room was previously the manager/janitor's apartment (Photos 0031-0033). It is laid out identically to the bay window floorplans on the upper three stories with lightwells acting as windows. Across the hall to the west are two laundry rooms with machinery still present. The mechanical rooms and boiler room lie on the eastern side of the hallway. The largest room which lies across the hall from the mechanical rooms on the west side is most likely the room which was previously used as a doctor's office. A crawl space is present at the end of the hallway near the southern staircase. This staircase is constructed of concrete with a metal handrail with thatched metal detailing.

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Just as the vestibule's wainscot tilework continues into the basement stairway, the tilework also continues up the western wall of the stairway to the first story. This small staircase has an identical handrail and balustrade with stylized iron details located to the east. The tilework ascends the stairway at an angle to reach its original stack height and continues on the western and southern wall to meet a set of double doors. These are the original wooden fire doors. The tilework continues on the eastern wall to reach the beginning of the next staircase. From here forward, the five-by-five-inch tiles remain the same and ascend the staircase to the third story, however the decorative tile course ends at this point. Moving through the double fire doors, the first-floor hallway has white and brown plaster walls with a dark wooden chair rail separating the paint colors. A similar material is used for the baseboards along the wooden flooring. On the eastern side of the hallway, the original trash chute is found intact. The hallways and placement of trash chutes are identical across all three stories.

Each floor contains ten apartment units which stem from the double-loaded central hallway. Rooms are oriented to the east and west of the hallway. Each unit is essentially a studio apartment, fitted with a living space, kitchen, bathroom, and closet. There is no indication that Murphy beds were utilized within the units, meaning beds were placed within the main living area. Each apartment contains an original and highly decorated iron radiator. There are four types of apartment floorplans on each story. The northern most apartments contain the "bay front" floorplan. Two "bay front" floorplans exist on each story and are found in rooms 101, 102, 201, 202, 301, and 302. The entrance to the "bay front" units leads to an "L" shaped hallway. To the north is the bathroom and to the south is a small closet. The hallway then leads to the galley kitchen found on the southern wall and the main living area facing the bay windows (Photo 0020). A large closet is present on the west side of the living area for odd room numbers. For even room numbers, the large closet is on the eastern side of the living area. The second type of floor plan is the "open concept."

There are four "open concept" units on each floor which includes rooms 103, 104, 105, 106, 203, 204, 205, 206, 303, 304, 305, and 306. The main living area is immediate upon entering this apartment type and beyond the living area is the bathroom and a closet (Photo 0014). Rooms ending in a 3 and 4 contain kitchens on the southernmost walls, while the kitchens in those ending in a 5 and 6 are placed on the northern most wall. Rooms 107, 108, 207, 208, and 307, and 308 are the "large open concept" type.

The "large open concept" type are the largest of the Millwood Apartment units. They differ slightly as the rooms ending in 7 contain a larger living area, but a smaller kitchen (Photo 0015). The units ending in 8 contain a larger kitchen and smaller living area. Just like the "open concept" type, the unit immediately opens to the living area. The closet, kitchen, and bathroom are placed along the south wall. The last apartment type is the "kitchen entry." These units are the southern-most units and include rooms 109, 110, 209, 210, 309, and 310. The entrance to this apartment type leads into a hallway with an opening to the north and south (Photo 0026). The north opening leads to the galley kitchen while the south opening leads to the main living area (Photos 0027-28). The bathrooms and closets are located on the western wall for odd numbered units and the eastern wall for even numbered units. The odd numbered units differ slightly with a larger living area and decreased closet space when compared to the even numbered units.

Most units in Millwood Apartments retain their historic configuration except for units 302 and 304. The wall separating these units has been removed (Photo 0024). The majority of units have undergone some demolition which includes removal of the flooring, plaster on the walls and ceiling, and appliances. There are some exceptions such as units that remain intact and those that have been renovated by previous owners or before the tax credit process had begun.

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Units that are deemed intact have undergone little to no demolition. Examples of this include rooms 105, 106, 108, 207, 209, 210, 301, 305, 307, 309, and 310. Room 310 is virtually untouched, still retaining the flooring, plaster, and even kitchen appliances. Room 105 retains the most historic features with intact flooring, living area walls and ceiling, and antique intercom system located on the living area's northern wall. Rooms that have been renovated include a range of new plaster walls, paint, and bathroom fixtures. Room 107 is an example of a renovated room with its fresh walls and modern bathroom flooring and fixtures (Photo 0015). Previous renovations have also taken place in rooms 104, 306, and 308. The extent of their renovation is comparable to that of room 107. Rooms 204, 303, and 304 have been completely stripped of their drywall, ceiling, and appliances. Original doors are found on around half of the thirty units. The original doors are identified by their single paneled form, wooden material, dark stain, and the presence of the room number painted in gold. Three double fire doors are present on each story and run down the hallways from north to south. These doors are original with their wooden material and paneled form. The orientation of these fire doors is replicated in the basement but with the original metal double doors which are red in color. Replacement doors are all single doors but vary in form, color, and material. Replacements are either constructed of wood or metal and paneling varies. The rooms with original doors are listed in the table below.

<b>Original Doors</b>			
<i>First Floor</i>	<i>Second Floor</i>	<i>Third Floor</i>	<i>Basement/Other</i>
101	201	305	Manager door to basement apartment
104	202		Fire doors across all stories and basement
107	203		
108	204		
109	209		
110			

## Integrity

Millwood Apartments possesses historic integrity and continues to convey its historic architectural significance. The building stands in its original location on East Milwaukee Street in the Milwaukee Junction neighborhood and retains its relationship with the street. Although the neighborhood has changed over time, mostly with the demolition of some buildings and the construction of others, the low-scale, light-industrial nature of the neighborhood is intact, and the railroad tracks that were the impetus for the neighborhood's name remain in place about two blocks south of Milwaukee Street. Woodward Avenue, just to the west of the building continues its historic function as an important north-south roadway and the New Center area to the west continues to be an important center of commerce in the city.

Although the building was expanded from its original size, Millwood Apartments retains its form, massing, and scale. The façade, which displayed the majority of the important exterior Classical and Spanish design characteristics, including the entablature, Doric columns, and parapet, remains intact, as does façade fenestration, although glazing is modern replacement. The interior plan and arrangement of spaces within each apartment unit remain intact. Individual units retain a varying amount of historic material, but taken together the interior possesses historic integrity of materials, design, and workmanship. The loss of certain historic materials and the introduction of new or replacement materials does not adversely affect the sense of the apartment as an early twentieth century, low-rise apartment house in Detroit. The feeling and thus association conveyed by the building provides a tangible connection to its period of significance, which allows its functions to continue for more than a century.



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## Archaeological Potential

The Milwaukee Junction neighborhood, which is within the city's North End, has figured prominently in several strands of the modern history of Detroit, from nineteenth-century carriage making and early twentieth-century automobile manufacturing, to serving as a nexus of the city's rich and varied music heritage through important contributions to Jazz, Gospel, R&B, Soul, Funk, and Techno.

Despite written documents, oral histories, and other records pertaining to this community from the nineteenth century through the present, little is known about this area for the Precontact period. There is a paucity of archaeological and ethnohistoric information for this area related to this period as well as for the historic period. Milwaukee Junction and the broader North End are currently poised as prime spots for development.

The block surrounding the Millwood Apartments has undergone changes during the twentieth century. There is a potential for archaeological deposits related to the period of significance under the paved parking areas located immediately to the west and south of the building, as well as along the alley to the east. Any future development that would include modifications to the parking areas or the alleyway, should assess the potential for archaeological deposits.

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## 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

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**Areas of Significance**

(Enter categories from instructions.)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1904-1923  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Raseman & Fisher  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**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.)

Millwood Apartments is eligible for listing in the National Register of Historic Places under National Register Criterion C in the area of Architecture at the local level of significance. The Millwood Apartments is an important example of the low-rise apartment house type and the paired bay front building form identified in the *Apartment Buildings in Detroit 1892-1970* Multiple Property Documentation Form (MPDF). Located north of downtown in the largely industrial and commercial Milwaukee Junction neighborhood, and adjacent to the New Center neighborhood, the Millwood Apartments is one of few such extant apartment buildings in this northern part of central Detroit. The building illustrates important design and construction aspects of apartment buildings in a rapidly changing part of the city in the early twentieth century. Although nominated under Criterion C, the developmental history of the building suggests a range of dates for the period of significance, rather than the typical single date. Therefore, the period of significance for Millwood Apartments begins in 1904, with the original date of construction, and ends in 1923, when the south addition was completed, and the building reached its full extent. This period includes a 1913 renovation that was undocumented but may have resulted in noteworthy changes. The Millwood Apartments is nominated under the *Apartment Buildings in Detroit 1892-1970* MPDF and meets requirement 2 of the specific criteria associations described under the Criterion C and meets the requirements described under Criterion C for individual eligibility. Additionally, Millwood Apartments meets the requirements described for Low-Rise Apartment Houses.

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

## Historical Overview

### *Apartment Buildings in Detroit 1892-1970*

Millwood Apartments is eligible for nomination under the Multiple Property Documentation Form *Apartment Buildings in Detroit 1892-1970*. This document details the historic contexts for apartment buildings in Detroit such as social history, community planning and development, and architecture. Multiple-family housing arose in the United States during the age of industrialization in the form of tenements. In the later decades of the nineteenth century, apartment living began to appeal to middle- and upper-class Americans who were influenced by European precedent.<sup>2</sup> The early apartments in Detroit were constructed from 1883 to 1892, but

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<sup>2</sup> Ruth E. Mills, "Apartment Buildings in Detroit 1892-1970," National Register of Historic Places Multiple Property Documentation Form, 2017, Section E, 3.

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the number of apartment buildings in the city was limited by the slow growth of the city and the abundant land available for single-family dwellings. An apartment boom began, however, in 1893 and extended until 1929, which coincided with the early industrial and commercial development of the city and the concurrent population growth.

Apartments were marketed to Detroiters as an alternative to home ownership that provided a way to live in a fashionable house and fashionable neighborhood without the high costs. Working-class families partook in apartment living as well, albeit in more vernacular buildings, typically containing between two and four apartment units. Apartment construction continued through the first ten years of the twentieth century. By 1910 more than 430 apartment buildings had been constructed in Detroit. That same year Detroit had been ranked ninth in the United States for city population. Detroit's population increased further as the automobile industry grew. As a result, increased housing was needed. Auto workers, such as those at the Piquette Avenue Plant, located just half a mile from Millwood Apartments, required housing. By 1920 the city's population had increased from 465,766 in 1910 to 993,678.<sup>3</sup> The apartment clientele shifted from upper class to middle class individuals. Apartments expanded to accommodate more tenants. The construction and expansion of apartment buildings continued until its halt during the Great Depression. Millwood Apartments was constructed during the boom years of 1893 of 1929 and its 1923 building addition correlates with the increase in Detroit's population and the changing clientele for apartments. Despite this, Millwood Apartments is better connected to the architecture context for its function, form, and design, thus its significance under the National Register Criterion C.

The *Apartment Buildings in Detroit 1892-1970* MPDF historical context for architecture details the functions, forms, and design of Detroit apartments. The functions of apartments is divided into three broad categories. The Commercial Apartment were among the earliest types in the city and consisted of first floor retail spaces with apartment units located on the upper stories. These types of apartments were a more equal blend of commercial and residential functions rather than one type predominating. The Apartment Hotel was an early type and marked the transition from short-term occupancy in hotels to possible full-time residency. Lastly, the Apartment House, which made up the majority of apartments in Detroit, were built specifically for multiple-family housing and usually contained a private kitchen and bathroom. The Apartment House was less communal, and leases were long-term.

The second aspect of the architecture historical context is form. The form of Detroit apartments was dependent on local regulations and lot size. To maximize the lot space, many apartment buildings were constructed in a rectangular plan to occupy a larger percentage of the lot. Rectangular-plan buildings with cutouts and projections were common. A common subset of the rectangular form is the paired bay front apartment which was most likely seen on smaller apartment buildings. The paired bays on the apartment's façade were square, rounded, or hexagonal. The bay tops may extend into the roofline or stand out from the front of the building. Paired bay front apartments with a rectangular form usually have a flay roof and decorative

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<sup>3</sup> Ruth E. Mills, "Apartment Buildings in Detroit 1892-1970," National Register of Historic Places Multiple Property Documentation Form, 2017, Section E, 12.

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façade. Other apartment forms identified in Detroit are round or polygonal apartments, light and courtyard apartments, and garden apartment complexes.

Interior arrangements and amenities depended on the size and form of the building. Smaller apartment houses, apartment hotels, and commercial apartments typically had a communal entry centered on the façade. A service entry could be located at the rear or side elevations and lead to a raised basement. The janitor or maintenance staff typically had offices, laundry facilities and, at times, an apartment in the basement. In deep buildings with a large number of apartments, units would be arranged on either side of a double-loaded hallway. Just as the form of apartments and their amenities varied, so did their design.

The design or style of Detroit apartments reflect the diverse range of styles popular during the time of its construction. Masonry construction was the most common for apartments in the first half of the twentieth century. Brick was the most common material, but stone in some form was also used for trim and windowsills. The façade was the most decorative elevation with the side and rear elevations displaying limited ornamentation. Formal use of architectural styles decreased in the late 1910s and 1920s and looser adaptations and combinations of styles became more common as architects experimented with various styles and forms. Late nineteenth and early twentieth century styles included Romanesque, Colonial Revival and Georgian, Neoclassical and Classical Revival, Italian Renaissance, English Revivals, Spanish and Mediterranean Revivals, Art Deco, and Commercial Brick. The influence of the Modern Movement became evident later in the century with apartments featuring Moderne, Neo-Georgian and Colonial, and the International Style vocabularies.

Millwood Apartments embodies the function, form, and design of early twentieth century apartment house in the city of Detroit, as described in the MPDF. Millwood Apartments was built for the purpose of multi-family housing. Although a doctor's office was present in the basement, the building was not constructed with outside commercial ventures in mind. Individual apartments contained private kitchens and bathrooms and leases were intended to be long-term. These facts indicate that Millwood Apartments met the functions of the apartment house function and was recognized as such at the time in a *Detroit News* article from October 30, 1904.<sup>4</sup> The Millwood Apartments also exhibits the characteristics of the paired bay front rectangular-plan form, as described in the MPDF. The combination of architectural styles used for Millwood Apartments demonstrate the common experimentation by architects during the early twentieth century through the use of Classical Revival and Spanish Revival styles.

In order to be nominated under the *Detroit Apartment Buildings 1892-1970* MPDF, Millwood Apartments must meet the criteria associations and registration requirements as described in that document. For listing under National Register Criterion C, Millwood Apartments has proven to be an example of the paired bay front rectangular-plan form identified during the development of Detroit apartments. Millwood Apartments retains integrity through its location, design, setting, materials, workmanship, feeling, and association, as noted in the registration requirements. The apartment building also meets the registration requirements for individual listing under Criterion

<sup>4</sup> "New Apartment House," *Detroit News*, October 30, 1904.

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C as it was constructed more than a century ago. The original brick masonry exterior walls of the Millwood Apartments are intact, relative to both the original 1904 façade and northernmost portions of the east and west elevations, and the later, 1923 east, west, and north elevations. The fenestration pattern on primary façade is largely retained, with some limited infill and some change to the 1904 portion due to the 1923 expansion. The original windows have all been replaced and are currently filled with modern vinyl frame windows. The building also retains most of its Classical-Revival- and Spanish-Revival-inspired decorative elements. The only decorative element that has been lost on the façade was the second story balconet. The balconet platform and bracket indentations are visible in the brick and could be replaced. Important form elements such as the paired bay front are retained as well. Millwood Apartments retains the overall feeling and character for the time period in which it was built. This is demonstrated through its mix of architectural styles, decorative elements such as lightwells, and its original brick and stone material. The color of the façade and its window materials have been altered but are compatible with the historical look.

The final registration requirements are for apartment subtypes. Millwood Apartments is categorized under the Low-Rise Apartment House subtype and meets the registration requirements as the building has more than two stories, but not more than seven. On all three floors there are more than six self-contained apartment units with personal kitchens and baths. The morphology of the building is a representation of the paired bay front rectangular-plan apartment form detailed in the MPDF. Millwood Apartments has a single public entry door located at the north elevation or façade. A secondary entrance is available at the south elevation, but exterior entrances do not lead to individual units. No retail endeavors were present on the first floor. A doctor's office was present in the basement level however external commercial ventures were not the purpose of the apartment's construction. A public vestibule is present off of the north elevation which shares stairways across the three stories. Corridors are shared as well as the are double loaded. The architectural integrity and historic characteristics of the building's form and design are retained. The Classical and Spanish Revival decorative elements on the façade and the retained configuration of the floor plan demonstrate this.

*History of Millwood Apartments*

Milwaukee Junction History

Millwood Apartments was constructed in 1904 in the Milwaukee Junction neighborhood. The Milwaukee Junction name is derived from the junction of three railroads – The Detroit & Milwaukee, the Grand Trunk Western, and the Michigan Central railroads.<sup>5</sup> The neighborhood extends west to east from Woodward Avenue to East Grand Boulevard and St. Aubin Street. The north to south boundary stems from East Grand Boulevard, down I-94, and to Piquette Avenue. Before Milwaukee Junction became the hub for the automotive industry, it was undeveloped.<sup>6</sup> Residential buildings and small businesses were present in the northern portion of the neighborhood and to the west of Hastings Street. The eastern portion of the neighborhood was an

<sup>5</sup> Dr. Charles K. Hyde, "Ford Piquette Avenue Plant," National Historic Landmark Nomination Form, 2006, 4.

<sup>6</sup> Hyde, "Ford Piquette Avenue Plant," 12.

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industrial zone due to its proximity to the railroad.<sup>7</sup> This industrial zone extended north into Hamtramck.<sup>8</sup> Early industries in the area were generally railroad or carriage related. The C.R. Wilson Carriage Company and the carriage painting company, Acme White Lead and Color Works were located within Milwaukee Junction in the early 1900s.<sup>9</sup> Henry Ford's Piquette Avenue Plant was constructed in the southern portion of Milwaukee Junction in 1904. The construction of this auto body plant sparked the wave of automobile factories across the neighborhood.<sup>10</sup> The Trippensee Plant, Murray Body Corporation, and C.R. Wilson Body Company, which transitioned from carriages to auto bodies, were all constructed within Milwaukee Junction. By 1921, auto repair, filling stations, and auto painting and trim shops were sprinkled around the neighborhood.<sup>11</sup>

East Milwaukee Street was historically residential. In 1897 one- to two-story dwellings lined each side of the avenue west of Hastings Street.<sup>12</sup> Some dwellings were located east of Hastings, but this street marked the transition to industrial use. Over time, housing increased and expanded across the Russell and Riopelle intersections. East of these intersections, housing was present on the south side of East Milwaukee Street while industrial complexes were to the north. By 1921 wood-frame apartments and boarding houses were a significant contribution to the housing stock. At this time small businesses were also nestled between dwellings on East Milwaukee Street, such as State Hand Laundry (78), Shapero Bros Grocery (322-324), and billiards (456).<sup>13</sup> At the far eastern portion of Milwaukee Street were industrial complexes such as the Springman Paper Products Company, Auto Parts Manufacturing Company, and Richard Brothers Die Works.<sup>14</sup> By 1950 the majority of buildings on East Milwaukee Street have been lost and replaced with concrete or asphalt parking lots.<sup>15</sup>

There were multiple apartment buildings in the Milwaukee Junction neighborhood and in the surrounding vicinity. Munro Flats was a two-story wood-frame apartment building located at the southeast corner of East Milwaukee Street and John R. Street. Directly across the street was another two-story apartment building constructed from similar material. One and two-story apartments were prevalent in the eastern section of the neighborhood, especially on Lyman Place and Trombley Street. In this eastern section alone, around twenty-two apartments were present in the early 1920s.<sup>16</sup> Apartments at 1467, 1468, and 1533 on Lyman Place appeared to have a paired bay front façade. In 2024 the majority of these apartments have been demolished.

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<sup>7</sup> Thomas A. Klug, "Historical Resources of the University Cultural Center," National Register of Historic Places Inventory Nomination Form, 1986, 6.

<sup>8</sup> Klug, "University Cultural Center," 6.

<sup>9</sup> R.L. Polk & Co., *Detroit City Directory* (Detroit: R.L. Polk Publishing, 1901, 1903).

<sup>10</sup> Kenneth Shepherd, Richard Sucre, and Richard O'Connor, "Detroit's Milwaukee Junction Survey," *Historic American Engineering Record*, 2003, 4.

<sup>11</sup> Sanborn Map Company, *Insurance Maps of Detroit, Michigan*, 1921.

<sup>12</sup> Sanborn Map Company, *Insurance Maps of Detroit, Michigan*, 1897.

<sup>13</sup> R.L. Polk & Co., *Detroit City Directory* (Detroit: R.L. Polk Publishing, 1921).

<sup>14</sup> Sanborn Map Company, *Insurance Maps of Detroit, Michigan*, 1921.

<sup>15</sup> Sanborn Map Company, *Insurance Maps of Detroit, Michigan*, 1950.

<sup>16</sup> Sanborn Map Company, *Insurance Maps of Detroit, Michigan*, 1921.



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### Ray Apartments (1904-1922)

In 1901, Isaac Applebaum, a general railway supply manufacturer, and his wife Rachel, purchased land in the Milwaukee Junction neighborhood.<sup>17</sup> Applebaum was “associated with the former governor Alex J. Groesbeck in the construction of the Detroit, Flint, and Saginaw Electric Railroad of which he was president.”<sup>18</sup> He also “served as the president of the Detroit Car Building & Equipment Company and as secretary-treasurer of the Toledo-Detroit Railway Company,” according to the *Detroit Free Press*.<sup>19</sup> Despite these achievements, Applebaum retired from the railroad and ventured into real estate.<sup>20</sup> Applebaum purchased land at the corner of Woodward and East Milwaukee Street (1478-1484 Woodward) (8-10 Milwaukee) and constructed a building called the Applebaum Block.<sup>21</sup> Applebaum also purchased the land addressed 12 and 18-20 on East Milwaukee Street. Applebaum was likely familiar with the Milwaukee Junction neighborhood due to his profession in railroad manufacturing and brokering. In 1904, Applebaum developed an apartment house on his land at 18-20 (now 34-36) East Milwaukee Street. Detroit architects Raseman & Fisher designed the building and construction was completed in 1904.<sup>22</sup> Applebaum’s wife, Rachel was also involved in real estate ventures, and frequently appeared on the deeds.<sup>23</sup> Applebaum named his new apartment building “Ray Apartments” after the nickname he had for his wife.

Ray Apartments was a three-story apartment house with a doctor’s office and janitor’s room located in the basement.<sup>24</sup> An article printed in the October 31, 1904, edition of the *Detroit News* described the apartment’s interior as “finished with hardwood and steam heating apparatuses.”<sup>25</sup> The contractors who worked on the building were identified as: Adam Burkheiser (masonry), John Patterson (carpenter), Batchelder, Wasmund & Co. (stonework), Michael Finn (plastering), J.D. Chandler (roofing), William Diederich (painting), John Kennedy (heating and plumbing), Frohlich Glass Co. (glasswork), Henry B. Lewis (ironwork), Detroit Marble Works (marblework).<sup>26</sup>

Newspaper advertisements for Ray Apartments mentioned the building’s modern interior design and janitor service.<sup>27</sup> From 1906 to 1909, an average of five to six tenants were present in Ray Apartments.<sup>28</sup> In 1909, Isaac Applebaum sold the property to Abraham Cohen for \$25,000.<sup>29</sup> Just

<sup>17</sup> Wayne County Register of Deeds, “36 E Milwaukee Deed Abstract,” 15.

<sup>18</sup> “Illness Fatal to Realty Man,” *Detroit Free Press*, May 31, 1928.

<sup>19</sup> “Illness Fatal to Realty Man,” 1928.

<sup>20</sup> Ibid.

<sup>21</sup> “Secures \$30,000 Corner,” *Detroit Free Press*, July 4, 1909.

<sup>22</sup> “New Apartment House,” *Detroit News*, October 31, 1904.

<sup>23</sup> Wayne County Register of Deeds, “36 E Milwaukee Deed Abstract,” 15-18.

<sup>24</sup> “New Apartment House,” 1904.

<sup>25</sup> Ibid.

<sup>26</sup> “New Apartment House,” *Detroit News*, October 31, 1904.

<sup>27</sup> “For Rent,” *Detroit News*, October 2, 1905.

<sup>28</sup> R.L. Polk & Co., *Detroit City Directory* (Detroit: R.L. Polk Publishing, 1906-1909).

<sup>29</sup> “\$25,000 In Cash Gets Ray Apts,” *Detroit Free Press*, August 8, 1909.

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a month previously, Applebaum sold the Applebaum Block to Fred Butzel for \$30,000.<sup>30</sup> The August 8, 1909 edition of the *Detroit Free Press* described these property sales as “valuable pieces of improvement property” suggesting that Applebaum helped to develop and improve East Milwaukee Street.<sup>31</sup> It is unclear why Applebaum sold the buildings, but the previous year he acquired the Detroit, Flint & Saginaw interurban railway with Nelson Rabor for an unreported amount.<sup>32</sup>

Ray Apartments’ new owner, Abraham Cohen was a prominent hotel and apartment owner in metropolitan Detroit. Among his holdings were the Saragossa apartments on the corner of Woodward and Bethune and the Clendale Lodge in Highland Park.<sup>33</sup> Cohen also owned the Seville Apartment Hotel on Second Boulevard.<sup>34</sup> Under Cohen’s ownership, between five and nine tenants lived in the Ray Apartments between 1909 and 1921.<sup>35</sup> According to the records from the Detroit Assessors Office’s, a renovation was performed in 1913, but details of the renovation were not recorded, and the extent of the changes is unknown. An important alteration to the property occurred between 1922 and 1923, however.

After the sale of the Ray Apartments, Applebaum remained in real estate to some extent. The *Detroit Times* reported in August 1914 that architect E. W. Gregory had prepared plans for a three-story, brick and steel hotel further north on Woodward Avenue near what was then Davison Road (now Davison Freeway).<sup>36</sup> The *Detroit Free Press* then reported in November 1914 that Applebaum was having a two-story store and flat building constructed near the same area.<sup>37</sup> It is likely that both buildings were demolished when the road was converted to a freeway in the early 1940s.

Milwood Apartments (1923-present)

Beginning in 1922, a large addition was constructed at the southern elevation of the Ray Apartments. This addition doubled the original size of the apartment building and increased the number of units to thirty. Along with the changes to the building came the change of name. When the addition was completed in 1923, Ray Apartments was renamed Millwood Apartments.

<sup>30</sup> “Secures \$30,000 Corner,” *Detroit Free Press*, July 4, 1909.

<sup>31</sup> “\$25,000 In Cash Gets Ray Apts,” 1909.

<sup>32</sup> “Hude Estate Won’t be Loser,” *Detroit Times*, August 21, 1908. According to MichiganRailroads.com, the Detroit, Flint & Saginaw railway as sold to the Saginaw & Flint railway in 1908 and was then conveyed to the Michigan Railway in 1914.

<sup>33</sup> “Big Apartment Sold Third Time,” *Detroit Free Press*, May 28, 1911;

“\$250,000 Fire in Apartment,” *Detroit Free Press*, November 1, 1927.

<sup>34</sup> “New Apartment Hotel Near Masonic Temple,” *Detroit Free Press*, June 6, 1926.

<sup>35</sup> R.L. Polk & Co., *Detroit City Directory* (Detroit: R.L. Polk Publishing, 1909-1921).

<sup>36</sup> “60-Room Hotel in the List of New Buildings,” *Detroit Times*, August 1, 1914.

<sup>37</sup> “Few Industrial Plants are Seen with New Work,” *Detroit Free Press*, November 15, 1914.

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Within the first year of operation with the new addition, seventeen tenants lived in the building.<sup>38</sup> Newspaper advertisements described Millwood Apartments as “two-room and bath floorplan that has been beautifully and newly furnished in a new modern building.”<sup>39</sup> Abraham Cohen continued ownership of Millwood Apartments until it was sold to Julius Berman in 1928.<sup>40</sup>

Little more is known of the Millwood Apartments through the latter part of the twentieth century. Perhaps the most notable event occurred on February 25, 1924, when police raided the building in an attempt to counter illegal gambling and “illegitimate trade in hooch.”<sup>41</sup> The Millwood raid was part of a larger, coordinated effort across the city that night. It was reported that panels in four of the apartments were “pummeled” by police, but the extent of the damage was not noted.<sup>42</sup> Through the latter part of the twentieth century little was written about the building in local newspapers. What appeared most often were advertisements for the building itself, advertisements for services offered by residents (i.e., painting, etc.) or individuals seeking employment, and death notices for the residents of the building.

Early Tenants

Early Detroit apartments were marketed as fashionable multiple-family housing. One demographic specifically targeted for apartment living was the single male or “bachelor.”<sup>43</sup> An advertisement in the *Detroit News* for Millwood Apartments stated that the units were “suitable for business couples or bachelors.”<sup>44</sup> The primary tenants of Ray and Millwood Apartments consisted of the white bachelor demographic. From 1906 to 1921, an average of seven tenants were present each year. Tenant professions differed, but were generally working-class positions such as toolmaker, carpenter, machinist, or harness maker. The average length of a tenant’s stay at Millwood Apartments was one to two years. There were outliers however, such as Charles E. Hinkle who continued to lease from 1906 through 1909.<sup>45</sup> Over time a demographic shift occurred. Starting in 1913, widowed and single white women began leasing at Millwood Apartments.<sup>46</sup> Agnes Campbell was the first woman to lease a unit in 1913. By 1919, Anna Davidson and Mary Stipe were also tenants. This trend continued with Margaret Ramsey, Margaret Norton and Mae Sturtevant in 1920 and Sarah E. Bullock in 1921. Many of these

<sup>38</sup> R.L. Polk & Co., *Detroit City Directory* (Detroit: R.L. Polk Publishing, 1923).

<sup>39</sup> “Millwood Apts.,” *Detroit Free Press*, January 4, 1925.

<sup>40</sup> Wayne County Register of Deeds, “36 E Milwaukee Deed Abstract,” 18.

<sup>41</sup> “Raiders Trap 29 Prisoners in Apartments,” *Detroit Free Press*, February 25, 1924.

<sup>42</sup> “Raiders Trap 29 Prisoners in Apartments,” *Detroit Free Press*, February 25, 1924.

<sup>43</sup> Ruth E. Mills, “Apartment Buildings in Detroit 1892-1970,” National Register of Historic Places Multiple Property Documentation Form, 2017, Section E, 18.

<sup>44</sup> “Millwood Apartments,” *Detroit News*, December 10, 1924.

<sup>45</sup> R.L. Polk & Co., *Detroit City Directory* (Detroit: R.L. Polk Publishing, 1906-1909).

<sup>46</sup> R.L. Polk & Co., *Detroit City Directory* (Detroit: R.L. Polk Publishing, 1913).

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women continued to stay at Millwood Apartments into the year 1923. Despite the demographic change, working and middle-class individuals still reflected the majority of tenants.

### Comparable Apartment Buildings

The city of Detroit contains a number of low-rise apartment houses. Many are rectangular in form, but a smaller number display the paired bay front – in some form – that is seen on the Millwood Apartments. Most of the paired bay buildings are found in other neighborhoods within the city, however. Several are found near Wayne State University, to the south of the Milwaukee Junction neighborhood, beyond Interstate 94. Some, like the Shirley Apartments (1442 Calvert Avenue) and the Kirby Manor Apartments (457 East Kirby Avenue) were constructed later (c. 1925) and display rectangular projecting bays. The Savannah Apartments (250 West Grand Boulevard) and its counterpart Wilshire Apartments (388 West Grand Boulevard) both have deep, rounded bays and exhibit Tudor Revival characteristics. The Aronda Apartments (633 West Forest Avenue) and the Netherland Apartments (1912, 632 West Forest Avenue) are located about two blocks south of the Wayne State University campus in a dense, residential neighborhood, both have slightly projecting bays, like Millwood Apartments, but the Aronda has a two-story porch between the bays and the Netherland has a one-story, full-width porch. The Strathmore Apartments, which was located on West Warren Avenue between Second and Third Streets and designed by the Detroit firm of Pollmar & Ropes, was similar in form to the Aronda and contained eight units when constructed in 1914. The nearby Thompson Home (4756 Cass Avenue) was constructed in the 1884 as a home for elderly women and is now owned by the university. This building, designed by prominent Detroit architect George D. Mason, is more elaborate than other paired bay buildings, and includes dormers atop each bay and a raised, central tower. The three-story building at 35 Trowbridge Street (the building seems to have not had a name) is similar in form to the Millwood Apartments. Like Millwood, 35 Trowbridge is constructed of brick with stone trim. The cornice is more prominent on 35 Trowbridge and the parapet is set back from the uppermost bay rather than incorporated into it in Millwood. Rather than the projecting center bay of Millwood, 35 Trowbridge utilizes a two-story open porch. The fenestration of the east and west elevations of 35 Trowbridge appears to be similar to Millwood prior to its 1923 expansion.

Contemporary with the completion of the Millwood apartments several other apartment houses were constructed, including the Lenox (Madison Avenue, near Grand Circus Park) and the Valencia (southwest corner of Woodward and Lothrop Avenues). Both of these have been demolished, the Lenox as part of the Madison-Lenox residential hotel in the mid-2000s and the cause of some controversy. Both of these buildings opened in 1904 and represented different forms of apartment house, both are larger, with the Valencia at four stories and the Lenox at eight stories, and both employ different stylistic vocabularies than Millwood Apartments. The four-story Renaud Apartments (4762 2nd Avenue, extant), designed by the Detroit firm of Baxter & O'Dell, was completed in 1903. The Renaud Annex, to its west, was built in 1905. Both buildings feature entrances that display Classical ornament, projecting bays, and corbelled masonry at the flat roofline. The adjacent building at 4744 2nd Avenue is three stories, and displays Italianate influences.

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The Millwood (or Ray) Apartments were designed by the Detroit firm of Raseman & Fisher. The firm was established in Detroit in February 1903 by architects Richard E. Raseman, FAIA, and Reynolds Fisher, FAIA.<sup>47</sup> It is not clear how or why Raseman and Fisher entered into a partnership. In any event, the firm was relatively short-lived and appears to have been dissolved by 1906.

According to an obituary published in the February 1944 Michigan Society of Architects *Weekly Bulletin*, Richard Raseman was born in Detroit in 1855. By 1885, Raseman had partnered with Julius Hess in the firm of Hess & Raseman. Among their works were the Perrien Brothers flouring mill (1885), Trumbull Avenue Presbyterian Church (1888, extant), a municipal court building (1889), and a synagogue for B'nai Israel (1891), and a number of residences.<sup>48</sup> Hess and Raseman parted ways about 1892 and each went into solo practice. In the 1890s, Raseman designed the Harmonie Club (1895, extant); industrial buildings for Nelson, Baker & Co. (1900), Edison Illuminating Co. (1900), National Biscuit Co., (1901), Buhl Stamping Works (1901), Detroit White Lead works (1902), and Michigan Alkali Co. (1902); an operating building for Harper Hospital (1902); and the Eloise Asylum "Building D" or the Women's Insane Hospital (1902). Raseman also completed the work on the Grand Army of the Republic building (1901, extant), which was begun by Julius Hess but was incomplete upon Hess's passing in 1899.<sup>49</sup> About 1920, Rasemen partnered with Henry Freier, who had worked for Raseman for some time. Buildings produced by the partnership of Raseman & Freier include the Swedish Crucible Steel Company in Hamtramck (1920), a factory for the Detroit Color Type Company (1921), the Capitol Brass Company factory (1923), the Port Huron Sulphite and Paper Company in Port Huron (1927), and a number of residences.<sup>50</sup> In April 1928, Freier left the partnership and Raseman formed a new partnership, Raseman & Raseman, with his son, Richard P. Raseman.<sup>51</sup> The father and son firm practiced into the 1930s. Richard E. Raseman passed away in January 1944 in Detroit. Raseman's work, either by himself or in partnership, illustrated a range of forms and architectural styles, including Richardsonian Romanesque, Gothic Revival, Beaux-Arts, and Neoclassical.

Reynolds Fisher was born in Cincinnati, Ohio, c. 1856. By 1870 he was in Philadelphia with his parents and siblings, and by 1875 he was in Detroit, where he worked as a draftsman in the Detroit office of Elijah E. Myers, who was, at that time, working on the design for the Michigan State Capitol.<sup>52</sup> Fisher remained with Myers until about 1883, and was then in Chicago by 1885.

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<sup>47</sup> "A New Architectural Firm," *Detroit Free Press*, February 1, 1903.

<sup>48</sup> ; "Contract News," *Stone*, October 1891.

<sup>49</sup> "Building," *Detroit News*, July 30, 1899.

<sup>50</sup> "Michigan," *Bridgemen's Magazine*, June 1920; "Industrial Building," *Michigan Manufacturer and Financial Record*, April 23, 1921; "Detroit," *Iron Age*, November 22, 1923; "Construction News," *Paper Trade Journal*, May 5, 1927.

<sup>51</sup> "Personal," *Architecture*, April 1928; "New Church Planned," *Detroit Free Press*, April 26, 1930.

<sup>52</sup> 1870 United States Census; 1875 Detroit City Directory, p. 266. The 1875 directory is the first appearance of Fisher in Detroit. He was not listed in

Millwood Apartments

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It appears that Fisher maintained a solo practice when first in Chicago, but, by 1888, he was partnered with Normand Smith Patton in the firm Patton & Fisher.<sup>53</sup> That same year he married Helen Burt, a Detroit, in Detroit.<sup>54</sup> Sometime thereafter Grant C. Miller joined Patton & Fisher as a partner and the name of the firm changed to Patton, Fisher & Miller. The firm designed a number of important buildings in the Chicago area, among which are the Natural History Museum in Lincoln Park, the Armour Institute, several buildings for the Chicago Theological Seminary.<sup>55</sup> The firm also designed buildings in surrounding states, including Michigan. Their works in Michigan are found on the west side of the state and include the Hackley Public Library in Muskegon (c. 1888), a public library for the city of Kalamazoo (1891), a classroom building for Kalamazoo College (1895), public high schools in Muskegon (1901) and Kalamazoo, and a science hall for Kalamazoo College (c. 1901).

In 1901 the *Improvement Bulletin*, a trade publication, reported that Fisher had “abandoned the practice of architecture” and had removed to Washington state to serve as the vice-president of the Pontiac Brick & Tile Company, where his brother was the president of the company.<sup>56</sup> He remained there only a short while before moving to Detroit in 1903, and resumed his architectural career. Little information was discovered regarding Reynolds Fisher’s career and time in Detroit. Fisher appears to have remained in Detroit through 1920. By 1930, Fisher had married Suzanne Moody and the family was living in Howell, Livingston County, about fifty miles northwest of Detroit.<sup>57</sup> The Fishers began to spend winters in Fairhope, Alabama, in the early 1930s.<sup>58</sup> According to an obituary, Reynolds Fisher had become paralyzed and the Fishers moved to Fairhope, Alabama, about 1937. Fisher passed away in May 1939.<sup>59</sup>

Conclusion

Millwood Apartment’s function, form, and design represent important developments in Detroit’s apartment history. The paired bay front and rectangular-plan form of Millwood Apartments is an important illustration of apartment morphology and functions popular in Detroit in the early twentieth century. Millwood Apartment’s elements of Classical and Spanish Revival design represent the popular architectural styles and design experimentation used during this period. The building’s age combined with its intact exterior materials, fenestration, decorative elements, and integrity exemplify Millwood Apartments architectural significance.

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the 1882 directory but reappeared in the 1883 directory. Elijah E. Myers as the architect of the Michigan State Capitol, which was completed in 1878 and was dedicated on January 1, 1879. It is possible that Fisher was involved with that project.

<sup>53</sup> 1888 Chicago City Directory

<sup>54</sup> State of Michigan Marriage Index for Wayne County, December 31, 1888. License No. 2887.

<sup>55</sup> Ibid.

<sup>56</sup> “General Jottings,” *Improvement Bulletin*, May 18, 1901, 11.

<sup>57</sup> 1930 United States Census.

<sup>58</sup> “Locals,” *Livingston County Daily Press and Argus* (Howell, Mich.), November 9, 1932.

<sup>59</sup> “Funeral Rights for Mr. Reynaldis [sic] Fisher,” *Fairhope Courier* (Fairhope, Ala.), May 11, 1939.

Millwood Apartments  
Name of Property

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## 9. Major Bibliographical References

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

Basit, G. *Baist's Real Estate Atlas*. Philadelphia: Baist Publishing, 1915, 1955.

City of Detroit Board of Assessors. 36 E Milwaukee Historic Record Card. 1927. City of Detroit Assessor's Office, Detroit, MI.

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[https://digital.library.wayne.edu/dte\\_aerial/index.html](https://digital.library.wayne.edu/dte_aerial/index.html).

Hyde, Dr. Charles K. "Ford Piquette Avenue Plant." National Historic Landmark Nomination Form, 2006.

Klug, Thomas A. "Historical Resources of the University Cultural Center." National Register of Historic Places Inventory Nomination Form, 1986.

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Polk, R.L. & Co. *Detroit City Directory*. Detroit: R.L. Polk Publishing, 1900-1930.

Sanborn Map Company. *Insurance Maps of Detroit, Michigan*. New York, NY, 1921-1950.

Shepherd, Kenneth, Sucre, Richard and Richard O'Connor. "Detroit's Milwaukee Junction Survey." Historic American Engineering Record, 2003.

Wayne County Register of Deeds. 36 E Milwaukee Deed Abstract. Wayne County Register of Deeds Office, Detroit, MI.

Millwood Apartments  
Name of Property

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**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 # MI-441  
☐ 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**

**Acreeage of Property** Less Than One (0.151)

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: 42.369230	Longitude: -83.071672
2. Latitude:	Longitude:
3. Latitude:	Longitude:
4. Latitude:	Longitude:



Millwood Apartments  
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Or

**UTM References**

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone:	Easting:	Northing:
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting:	Northing:

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

Property in the City of Detroit, Wayne County, MI, described as follows:  
East 60 feet of Lots 8 and 9 and the East 60 feet of the North 30 feet of Lot 7, Patrick McGinnis Subdivision, section 31.

Also identified as Parcel 01001888 using the City of Detroit Parcel Viewer,  
<https://detroitmi.gov/webapp/city-detroit-parcel-viewer>. Accessed March 2024.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries selected represent the historical and current boundaries of the property. East 60 feet of Lots 8 and 9 and the East 60 feet of the North 30 feet of Lot 7, Patrick McGinnis Subdivision, section 31 were purchased in 1901 by Isaac Applebaum. The building constructed on this parcel and its addition have been constructed within the historical boundaries during the period of significance from 1904-1923.

Millwood Apartments  
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### 11. Form Prepared By

name/title: Rebecca Murphy, Consultant  
organization: Preservation Forward  
street & number: PO Box 4490  
city or town: East Lansing state: MI zip code: 48826  
e-mail: murphyrebecca77@gmail.com  
telephone: (810)206-9414  
date: February 2023

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### 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.)

Millwood Apartments

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### 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: Millwood Apartments, 36 East Milwaukee Street

City or Vicinity: Detroit

County: Wayne

State: MI

Photographer: Jessica Flores

Date Photographed: April 2023, February 2024

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

1 of 38. MI\_Wayne County\_Millwood Apartments\_0001  
Oblique view of north façade, looking southwest

1 of 38. MI\_Wayne County\_Millwood Apartments\_0002  
Context view, looking west toward Woodward Avenue

1 of 38. MI\_Wayne County\_Millwood Apartments\_0003  
Oblique of north façade, looking southeast

1 of 38. MI\_Wayne County\_Millwood Apartments\_0004  
West elevation, looking southeast

1 of 38. MI\_Wayne County\_Millwood Apartments\_0005  
West elevation, looking north

1 of 38. MI\_Wayne County\_Millwood Apartments\_0006  
South elevation, looking west

1 of 38. MI\_Wayne County\_Millwood Apartments\_0007  
East elevation, looking northwest

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- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0008  
Context view, looking west toward Woodward Avenue
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0009  
Context view, looking northeast
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0010  
North entrance atrium, double doors to first floor corridor, looking south
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0011  
North entrance atrium, looking north toward façade
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0012  
First floor corridor featuring original trash chute, looking south
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0013  
South entrance door and stairwell, looking south
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0014  
Room 103 living area and closet, looking northeast
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0015  
Room 107 living area, looking east. This room has had the most renovations from past owners.
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0016  
North stairwell to second floor, looking south
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0017  
Second floor corridor, looking south
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0018  
South stairwell to third floor, looking south
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0019  
Room 201 entrance view, looking east
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0020  
Room 201 living area, looking north
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0021  
Room 201 living area and bay windows, looking west
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0022  
North stairwell, looking up to third story landing, looking south

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- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0023  
Third story corridor, looking north
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0024  
Room 302 demoed kitchen and looking into room 304, facing west. The wall separating room 302 and 304 had been demolished.
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0025  
Room 302 living space, looking northwest
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0026  
Room 310 entrance view, looking west. This room has had very little demolition.
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0027  
Room 310 kitchen view, looking north
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0028  
Room 310 living area, looking southwest
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0029  
Third story corridor, looking north toward landing
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0030  
Basement corridor, looking south
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0031  
Former manager or janitor's apartment, entrance view, looking east
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0032  
Former manager or janitor's apartment, living area, and light wells, looking north
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0033  
Former manager or janitor's apartment, looking south
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0034  
Previous laundry room, looking west
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0035  
Large vacant room, most likely the spaced described as a doctor's office in newspaper announcements, looking southwest
- 1 of 38. MI\_Wayne County\_Millwood Apartments\_0036  
Large vacant room, most likely the spaced described as a doctor's office in newspaper announcements, looking west

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1 of 38. MI\_Wayne County\_Millwood Apartments\_0037

Basement corridor, looking north

1 of 38. MI\_Wayne County\_Millwood Apartments\_0038

Basement corridor, looking south to south staircase

**Paperwork Reduction Act Statement:** This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours

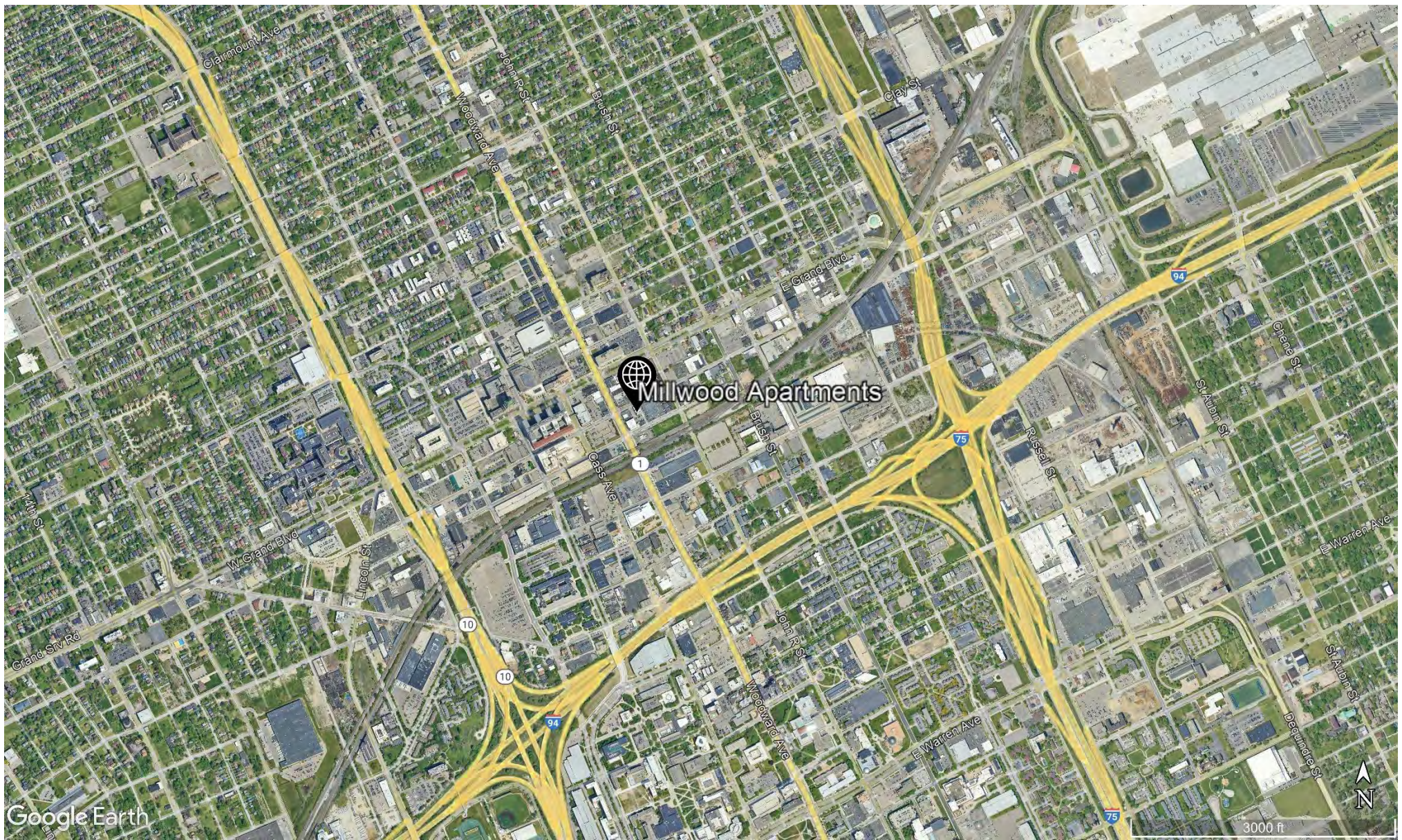
Tier 2 – 120 hours

Tier 3 – 230 hours

Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.



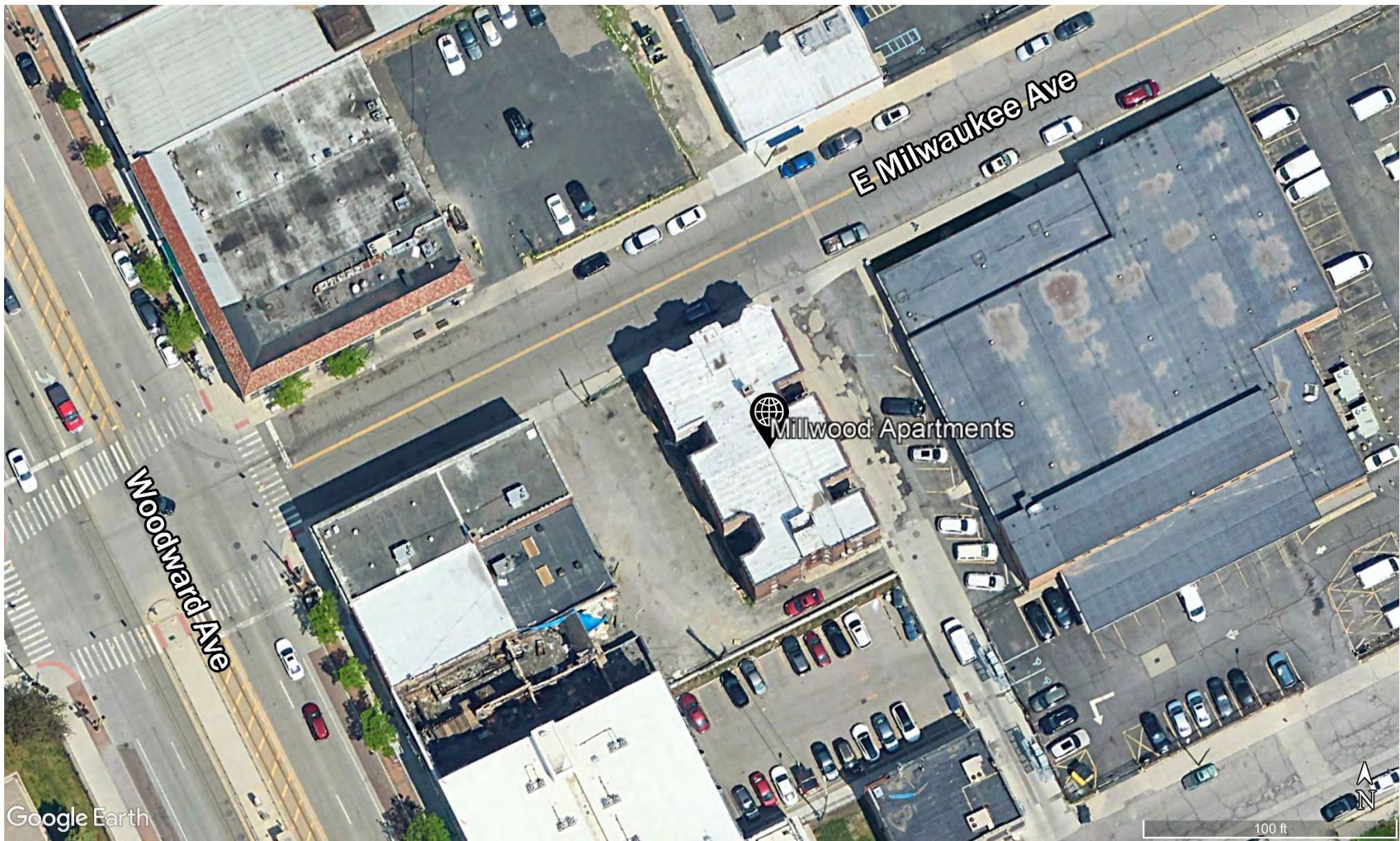


## Millwood Apartments

36 East Milwaukee Avenue, Detroit, Wayne County, Michigan

Lat./Long.: 42.370039/-83.071669





## Millwood Apartments

36 East Milwaukee Avenue, Detroit, Wayne County, Michigan

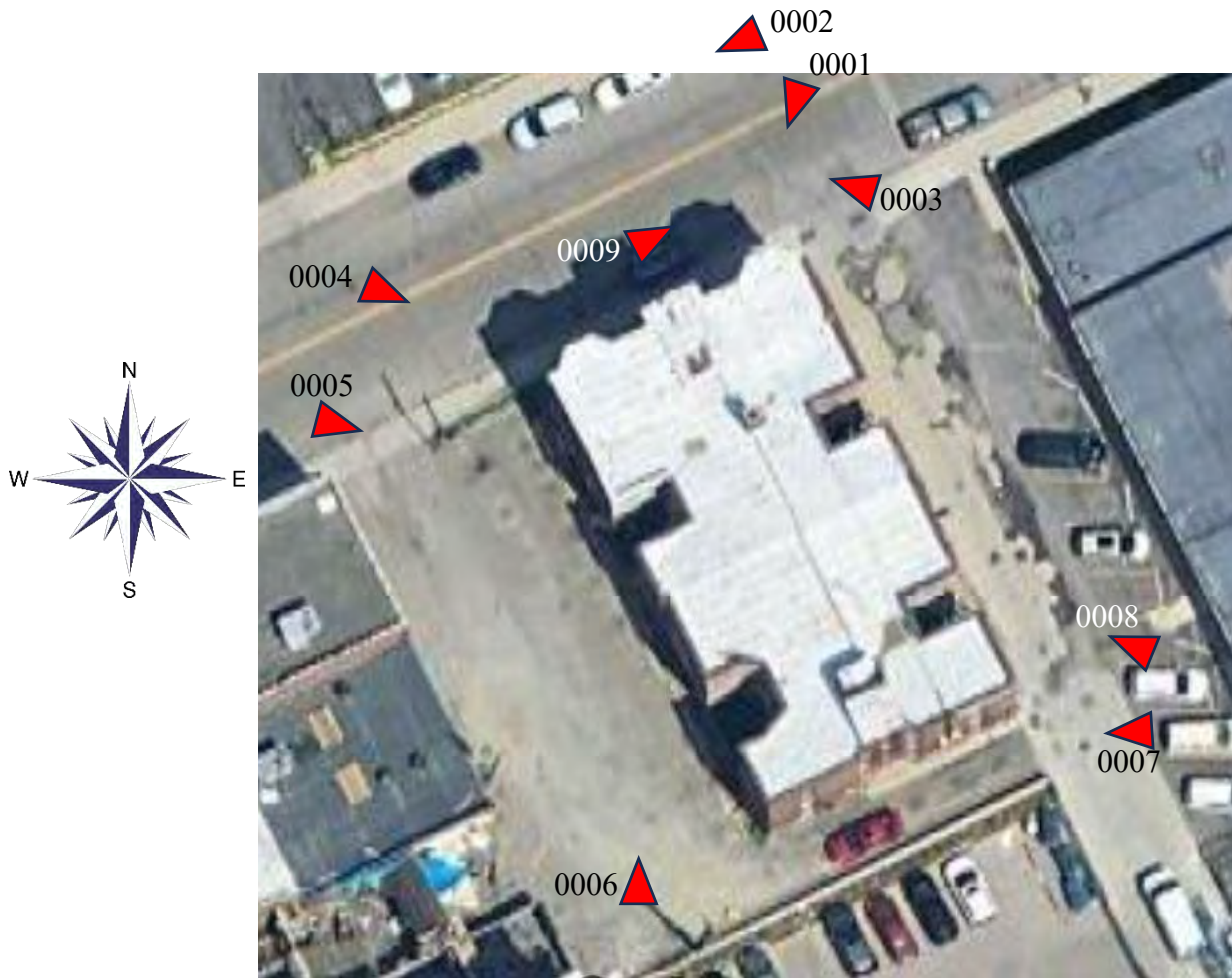
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## Millwood Apartments

36 East Milwaukee Avenue, Detroit, Wayne County, Michigan

Photo Key

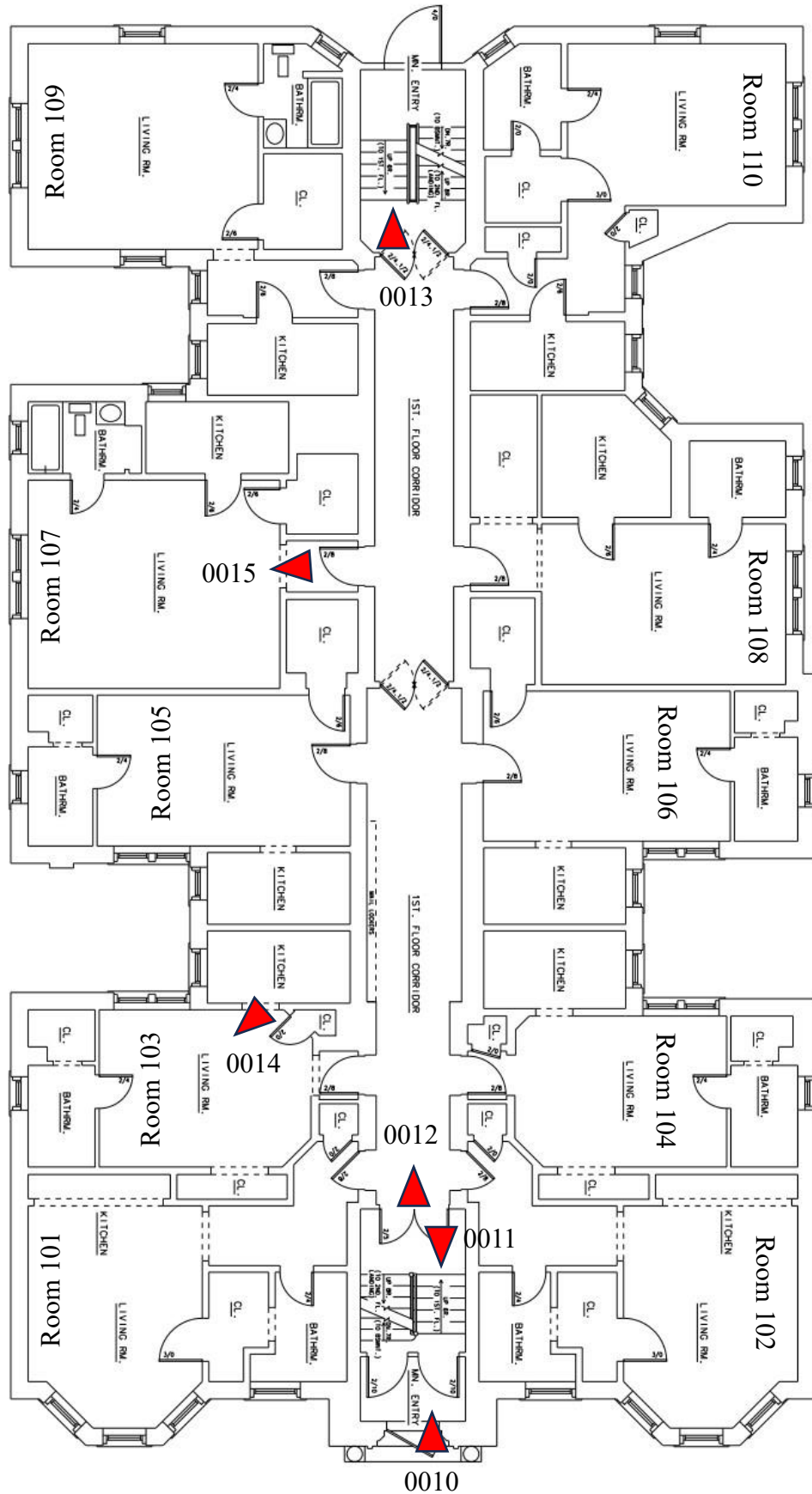
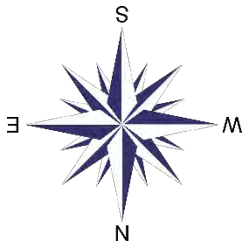


# Millwood Apartments

36 East Milwaukee Avenue, Detroit, Wayne County, Michigan

Photo Key

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4902 S.F.

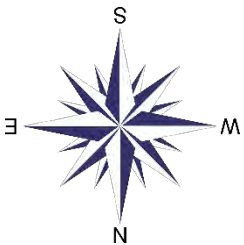
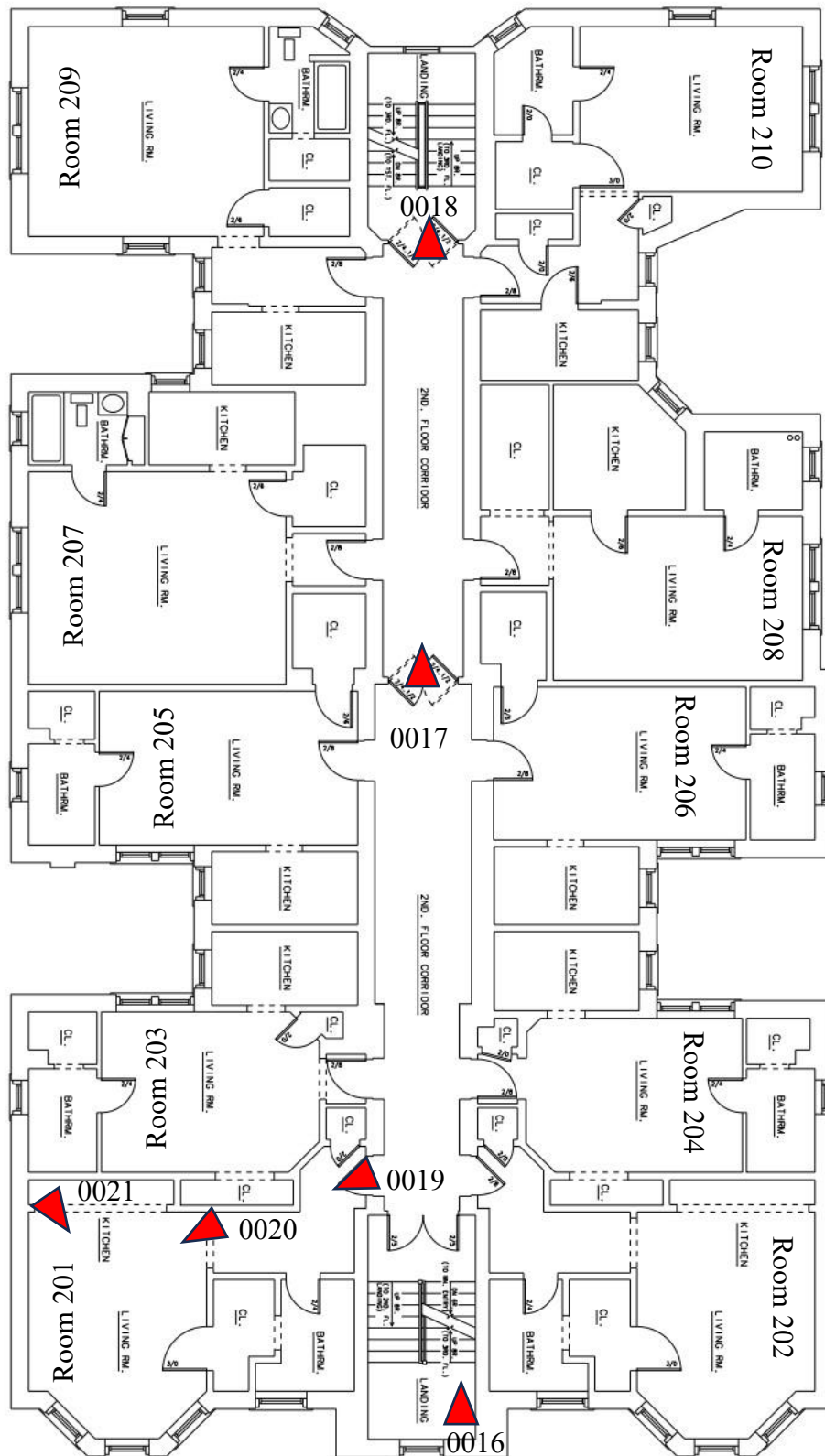


# Millwood Apartments

36 East Milwaukee Avenue, Detroit, Wayne County, Michigan

Photo Key

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4902 S.F.

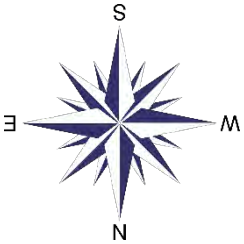
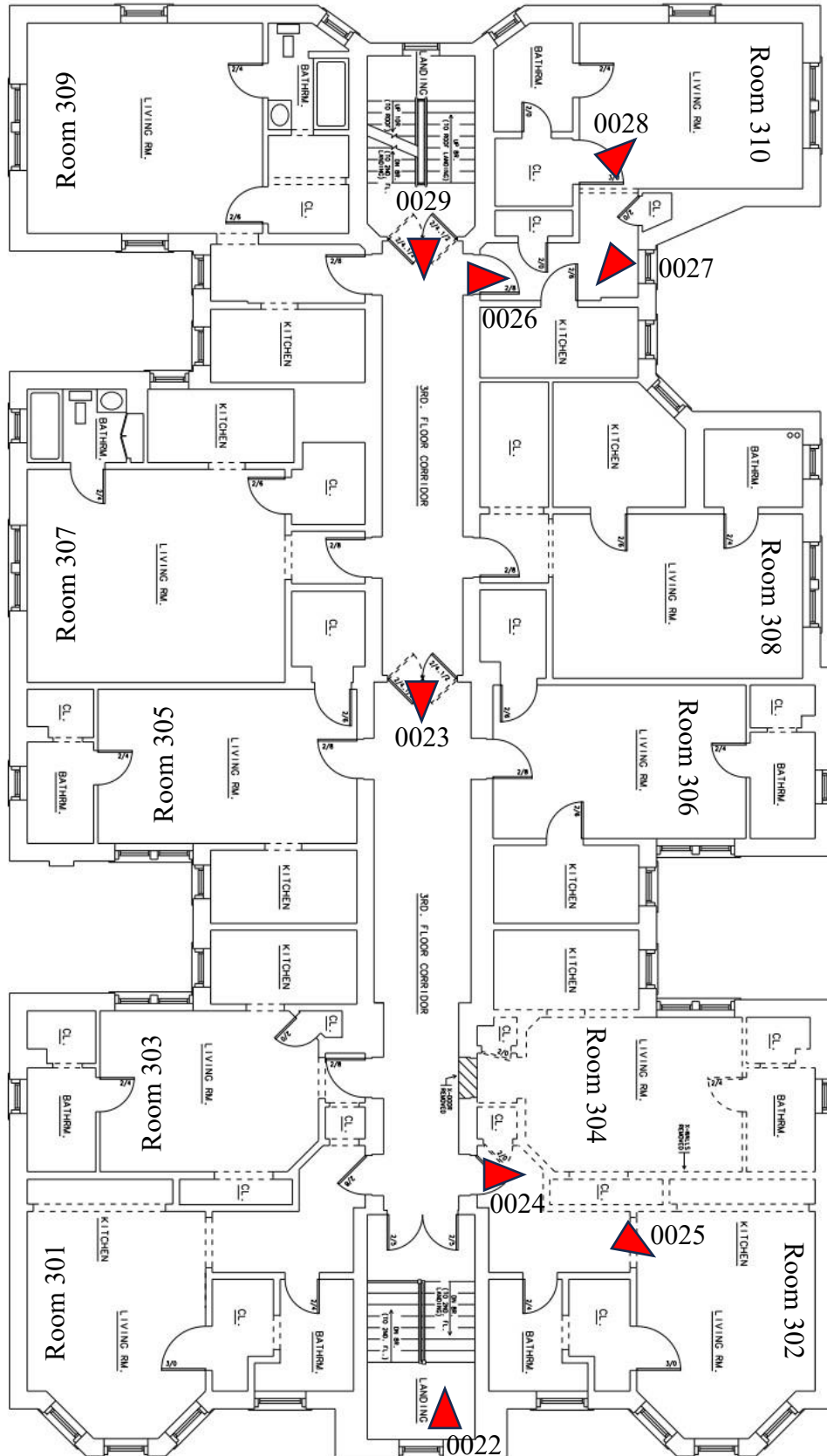


# Millwood Apartments

36 East Milwaukee Avenue, Detroit, Wayne County, Michigan

Photo Key

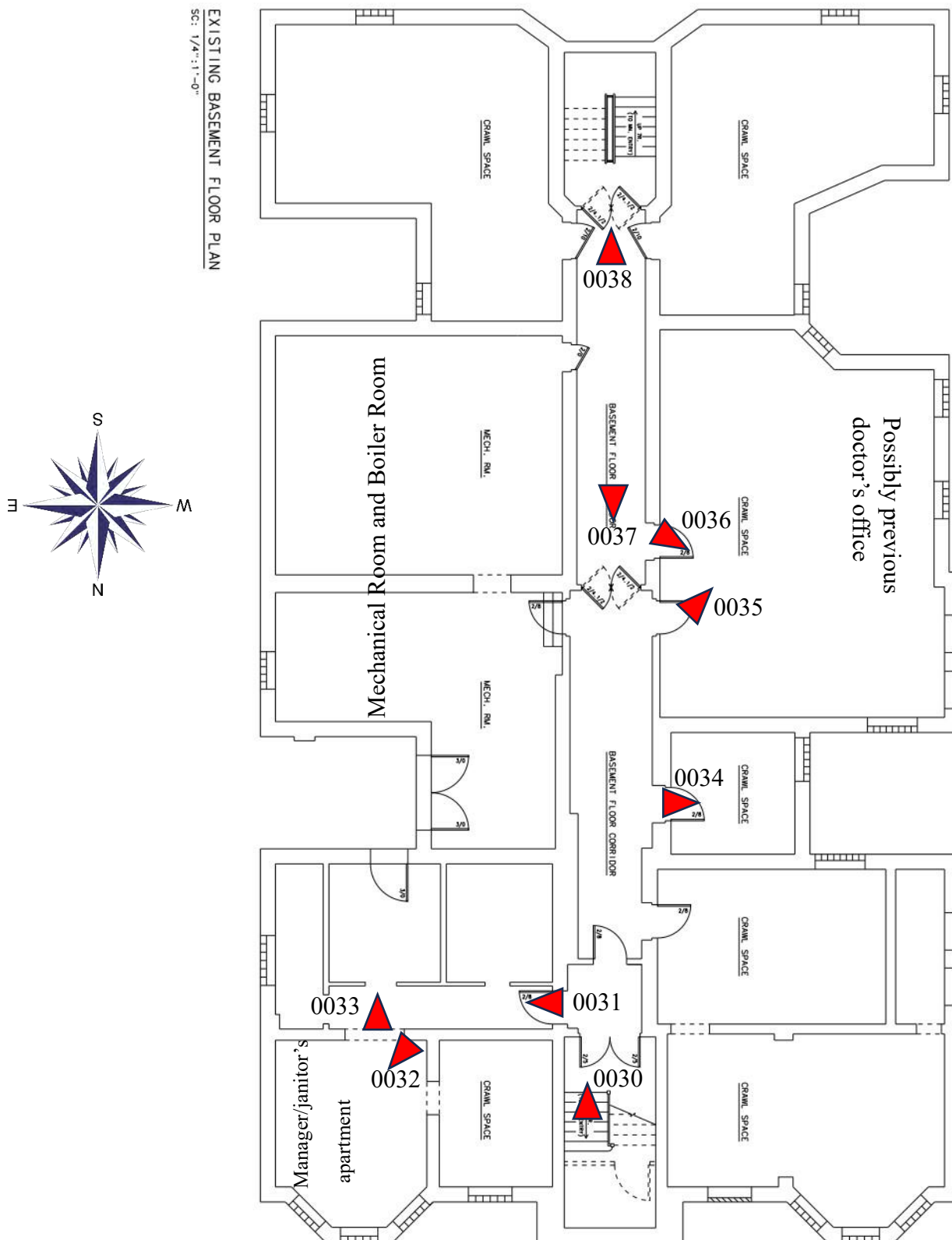
EXISTING 3RD. FL. FLOOR PLAN  
SC: 1/4"=1'-0"  
4902 S.F.



# Millwood Apartments

36 East Milwaukee Avenue, Detroit, Wayne County, Michigan

Photo Key







MILLWOOD APT S.

APARTMENT  
MILLS

















NO PARKING  
AFTER 7PM

















PARKING  
ONE  
HOUR

THIS SIDE  
OF SIGN

HP HUTCH  
NOW HI  
586.879.







**EXIT**





















KEEP  
DOORS  
CLOSED





EXIT





























elcomer













KEEP  
DOORS  
CLOSED

EXTINGUISHER







































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:	Nomination	
Property Name:	Millwood Apartments	
Multiple Name:	Apartment Buildings in Detroit, Michigan, 1892-1970 MPS	
State & County:	MICHIGAN, Wayne	

Date Received: 7/18/2024      Date of Pending List: 8/2/2024      Date of 16th Day: 8/19/2024      Date of 45th Day: 9/3/2024      Date of Weekly List:

Reference number:	MP100010751
Nominator:	SHPO

Reason For Review:

<input type="checkbox"/> Appeal	<input checked="" type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input type="checkbox"/> CLG	

☒ Accept      ☐ Return      ☐ Reject      8/21/2024 Date

Abstract/Summary Comments:	Meets registration requirements of the MPS as a significant example of a Low-Rise Apartment Building. Originally constructed in 1904, a large addition was constructed in 1923. POS 1904-23
Recommendation/ Criteria	Accept / Criterion C

Reviewer	<u>Jim Gabbert</u>	Discipline	<u>Historian</u>
Telephone	<u>(202)354-2275</u>	Date	<u></u>

DOCUMENTATION:      see attached comments : No      see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



STATE OF MICHIGAN  
MICHIGAN STRATEGIC FUND  
STATE HISTORIC PRESERVATION OFFICE

GRETCHEN WHITMER  
GOVERNOR

QUENTIN L. MESSER, JR.  
PRESIDENT

Thursday, June 20, 2024

Ms. Joy Beasley, Keeper  
National Park Service  
National Register of Historic Places  
1849 C Street, NW, Mail Stop 7228  
Washington, DC 20240

Dear Ms. Beasley:

The enclosed files contain the true and correct copy of the nomination for **Millwood Apartments, 36 East Milwaukee Street, Detroit, Wayne County, Michigan**. This property is being nominated for listing in the National Register of Historic Places. This nomination is a   X   New Submission        Resubmission        Additional Documentation        Removal.

- 1   Signed National Register of Historic Places Registration Form
- 2   Locational maps (incl. with nomination file)
- 9   Sketch map(s) / figures(s) / exhibits(s)
- 1   Pieces of correspondence (incl. with correspondence file)
- 38  Digital photographs
- Other (incl. with nomination file): \_\_\_\_\_

**State Historic Preservation Review Board**

The Michigan State Historic Preservation Review Board reviewed the nomination materials at its meeting on Friday, May 19, 2024. The Review Board voted   7   to   0   to approve the nomination under National Register Criterion   C   and recommended the State Historic Preservation Officer approve the nomination.

**Rehabilitation Investment Tax Credits**

- This property is not utilizing the Rehabilitation Investment Tax Credits
- X   This property is being rehabilitated using the Rehabilitation Investment Tax Credits. A preliminary determination of individual listing (36 CFR 67) has been requested.



300 NORTH WASHINGTON SQUARE • LANSING, MICHIGAN 48913  
michigan.gov/shpo • (517) 335-9840



### Notifications

- ☒ Notification of the nomination was sent to the property owner(s) and chief elected official(s) on: Wednesday, April 17, 2024
- ☒ No objections to the nomination were submitted during the public comment period.
- ☐ One or more objections to the nomination were received during the public comment period.
- ☐ One or more letters of support to the nomination were received during the public comment period.

### Certified Local Government

- ☐ The nominated property is not located in a Certified Local Government community.
- ☒ The nominated property is located in a Certified Local Government community. A copy of the local commission's review ☐ was ☒ was not received within 60 days, and ☐ is ☐ is not included with the correspondence file.

### NPS Grant-Funded Submissions

- ☒ Not funded with an NPS grant
- ☐ Underrepresented Communities Grant
- ☐ African American Civil Rights Grant
- ☐ History of Equal Rights Grant
- ☐ Tribal Heritage Grant
- ☐ Paul Bruhn Historic Revitalization Grant
- ☐ Disaster Recovery Grant

Questions concerning this nomination should be addressed to Todd A. Walsh, National Register Coordinator, at (517) 331-8917 or WalshT@michigan.gov.

Sincerely yours,



Ryan M. Schumaker  
State Historic Preservation Officer