

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: Pittsburgh Plate Glass Company Detroit Warehouse

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:  
N/A

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

### 2. Location

Street & number: 6045 John C. Lodge Service Drive

City or town: Detroit State: MI County: Wayne

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

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


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

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

\_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria:

\_\_\_ A \_\_\_ B X C \_\_\_ D

 _____ <b>Signature of certifying official/Title:</b> <u>Michigan SHPO</u> <b>State or Federal agency/bureau or Tribal Government</b>	<b>Deputy SHPO</b> <b>February 24, 2023</b>  <b>Date</b>
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
_____ <b>Signature of commenting official:</b>	_____ <b>Date</b>
_____ <b>Title :</b>	_____ <b>State or Federal agency/bureau or Tribal Government</b>

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#### 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

3/28/2023

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

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

##### Category of Property

(Check only **one** box.)

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

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**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 \_\_\_\_\_

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

COMMERCE/TRADE/warehouse

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

**Current Functions**

(Enter categories from instructions.)

COMMERCE/TRADE/warehouse

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

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Commercial Style

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

Principal exterior materials of the property: Brick, Limestone

### 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.)

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#### Summary Paragraph

The Pittsburgh Plate Glass Company Detroit Warehouse is located at 6045 John C. Lodge Freeway, Detroit, Wayne County, Michigan, about three miles northwest of downtown Detroit, on the southwest edge of Detroit's New Center neighborhood. The building faces northeast toward the Lodge Service Drive and is situated on a triangular lot bounded by railroad tracks on the northwest, the John C. Lodge Service Drive service drive to the east, and Holden Street to the south. It was constructed in 1920 and is a five-story tall, multi-tone red brick clad Commercial Style warehouse building with stone trim and details. Fitzpatrick's exterior design is more ornate than a typical warehouse and incorporates the use of decorative brick. It has some Chicago School design principles, primarily horizontality emphasized by the windows and stone detailing. The footprint is a trapezoidal shape. The building remains in its original location and retains many original materials and character-defining features that exhibit the workmanship from its period of significance. The setting has changed somewhat since the 1920s, but remains an industrial area, which enhances the feeling of the property. The property possesses historic integrity and continues to convey its architectural significance.

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## **Narrative Description**

### *Setting and Environment*

The property slopes upward from the north to the south, the loading docks on the southeast side enter at the second floor of the building. A small, paved parking lot is located on the southeast side of the building. The railroad tracks adjacent to the north elevation are elevated, John C. Lodge service drive goes under a railroad bridge just north of the building. To the east the Lodge freeway (M-10) is depressed. The area was historically industrial due to the proximity of the railroad, the west edge of the Milwaukee Junction. To the northwest is the Warren Motor Car Company Building, which was listed in the National Register of Historic Places in 2020.

### *Exterior*

The façade, or northeast elevation, is composed of seven bays with windows that are predominantly one-over-one and double-hung. The west elevation, which faces Holden Street, is similar to the east. It is composed of seven bays and similar fenestration as the east, though window openings are largely filled with wood panels that may cover original steel windows.

The building faces east toward John C. Lodge Service Drive. The façade is seven bays wide, with the two outside end bays being narrower and taller than the five center bays. The primary entrance is located in the second bay from southeast corner. The bays are separated by brick piers. The piers are decorated with limestone diamonds and shield shapes just below the parapet wall. The horizontal lines of the building are emphasized by wide limestone bands at the heads of the second, third, and fourth floor windows and a narrow limestone band at the second-floor windowsill line. The southern bay has no openings at the first and second floors but has decorative limestone panels at the top of the second floor. The piers at the first and second floors have a limestone and brick Prairie style decoration. The third and fourth floors each have two, one-over-one, wood, double-hung windows. A limestone diamond and shield shape are on the piers at the fourth floor. The tall parapet wall has a rectangular opening in the center, the field around the opening has a decorative brick pattern. The parapet wall is capped by a thick limestone band.

The northernmost bay is similar to the southern bay except there are two window openings at the first and second floors, and a limestone diamond in the spandrel panel between the first and second floors. The five bays in between the ends of the building each have three window openings at all four floors, except for the bay next to the southern end which has an aluminum and glass entrance doors and transom capped by a thick limestone band at the first floor. Two small square window openings flank the doors.

The west elevation matches the east elevation with the exception that there are no entrance doors in the southern bay and the window openings are boarded over. They originally contained multi-pane steel factory type windows. An exit door is located in the northern bay at ground level.

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The south elevation is the narrowest of the four elevations. It is four stories tall as the first floor is below grade. It has three sections; the center section is the widest and is recessed at the fourth and fifth floors. The two outside sections each have a wide and narrow bay. The west section has a garage door at the first floor in the wide bay at the second floor, the east section has brick walls. At the third and fourth floors the ends are clad in painted concrete. The west section has boarded window openings and a brick elevator tower extends above the fifth floor. The east section has glass block infilled in matching openings. The fifth floor is set back from the roof edge with one window opening each in the east and west sections of wall.

The center section has three bays, each with a large overhead garage door. A solid brick wall spans the center section at the third floor. A gable roof over the loading area extends above the fourth floor. The brick-clad fifth floor which was added in 1954 has three wide window openings containing each containing five sashes of twelve-pane steel factory windows.

The first through third floors are below the level of the elevated railroad tracks at the north elevation and are not visible. The fourth floor is clad in painted concrete. The fifth floor is clad in brick. Both floors have wide openings containing multi-pane steel factory type windows.

### *Interior*

The original building lobby, entered from John C. Lodge at the southeast corner of the building, has a terrazzo floor, white marble wainscot and plaster walls. It leads to a terrazzo stair that extends a half flight up to the second level of the building which likely had the original offices. Double doors from the lobby lead to a half flight of stairs down to the lower level. A very small portion of the lower level closest to the main lobby appears to have been a showroom or offices at one time. The only thing remaining are broken 1950s vinyl floor tiles, and acoustical tiles on the ceiling. The remainder of the lower level has concrete floors, concrete columns, and a concrete ceiling.

The second level is dominated by the large loading dock area at the south side of the building. The center of the second level is two stories tall, partial walls on both sides extend across the third level creating east and west mezzanines. The partial walls have been altered over time and are comprised of different materials in different areas. The west wall has exposed structure with vertical wood boards on the bottom half and fixed sash windows that have been painted over in the upper half. The east wall has similar materials on a portion of the wall, and painted boards or gypsum boards in other sections with newer exposed structure. There is no access between the east and west sides of the third floor of the building without going down or up a level.

The east half of the third level has 1950s vinyl tile floors, and some 1950s wood paneling and acoustical tile attached to portions of the perimeter walls and ceilings. The remainder of the perimeter walls are hollow clay tile that has been painted, painted concrete columns and ceilings. The west half of the third floor has painted clay tile perimeter walls, painted concrete ceilings and columns, and concrete floors.

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The fourth level is an open warehouse area with some newer offices in the southwest corner of the building. The offices have 1970s wood paneling and painted gypsum board walls. The warehouse portion has painted hollow clay tile perimeter walls, concrete floor, painted concrete columns, and a painted concrete ceiling. The fifth floor is an open warehouse area with a concrete floor, steel columns, and exposed steel beam ceiling with the underside of the roof deck exposed. The perimeter walls are unpainted concrete block.

There are three enclosed elevator shafts and three enclosed stair towers. There are elevators near the southeast and southwest corners of the building and one along the north wall. The stairs are at the northeast and northwest corners. A third stair tower is at the southeast corner of the building. That stair is partially open between the first and second floors where it is also more decorative.

### *Integrity*

The Pittsburgh Plate Glass Company Detroit Warehouse possesses historic integrity and continues to illustrate the practical embodiment of architect Francis W. Fitzpatrick's ideas and philosophy of fireproof construction. The exterior masonry is intact, including the decorative brick in the parapet walls as well as the decorative stone trim. Some areas of the brick walls have been painted. The windows on the west side of the building and in the fifth-floor addition are original steel industrial sash. The original double-hung windows exist on the east elevation.

On the interior the original lobby, staircases, and warehouse spaces remain intact. The painted hollow clay tile, concrete floor and ceiling structure, and concrete columns, along with the enclosed elevator shafts and stair towers are all methods advocated by Fitzpatrick in his many speeches and writings for buildings that are fireproof from the exterior and interior.

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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**

1920  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

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

**Significant Person**

(Complete only if Criterion B is marked above.)

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

**Cultural Affiliation**

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

**Architect/Builder**

Fitzpatrick, Francis Wilford  
Albert Kahn Associates (1954 addition)  
E.V. Jackson Company (builder)

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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.)

The Pittsburgh Plate Glass Company Detroit Warehouse is significant under National Register Criterion C in the area of Architecture at the local level of significance. It was designed by Chicago area architect Frances W. Fitzpatrick, a nationally prominent, early twentieth century architect. The building embodies his theories and practice of fireproof construction, and to date is the only known example of his work in Michigan. The extensive use of brick, including decorative details not usually found on warehouse buildings, as well as the walls constructed of hollow clay tile, which is covered in plaster in some locations, and masonry enclosed elevator and stair shafts, demonstrate Fitzpatrick's design and techniques of fireproof construction. The brick exterior protected against external fires, and the hollow clay tile and concrete interior protected against interior fires. The period of significance is 1920, the date the building was constructed. Although the fifth-floor addition constructed in 1954 was designed by noted Detroit architectural firm Albert Kahn Associates, it is not a significant example of the firm's work in that period, nor of the Modern Movement, and does not contribute to nor detract from the significance of the property. The Pittsburgh Plate Glass Company Detroit Warehouse operated from this building until 1971.

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

### **Use of Plate Glass in Construction**

The manufacture of plate glass in the United States began in the mid-nineteenth century in Massachusetts. Prior to that time, plate glass used in American buildings was imported from Europe. Several companies in the United States tried to make both rough and polished plate glass, but "every attempt to introduce the industry swallowed up all the money that was put into it."<sup>1</sup>

Some of these early companies succeeded in producing plate glass, although none did so at profit until John B. Ford established the firm that became the Pittsburgh Plate Glass Co.<sup>2</sup>

Ford and his sons established a small glass manufactory in Indiana in 1865.<sup>3</sup> The company first produced bottles and jars but expanded to window glass and rough plate glass.<sup>4</sup> In 1871 the

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<sup>1</sup> Pittsburgh Plate Glass Company. *Glass, Paints, Varnishes and Brushes: Their History, Manufacture and Use*. Pittsburgh: Pittsburgh Plate Glass Co., 1923.

<sup>2</sup> Wilson, Kenneth M. "Plate Glass in America: A Brief History." *Journal of Glass Studies* 43 (2001): 141-153. <http://www.jstor.org/stable/24190904>.

<sup>3</sup> Wilson. "Plate Glass in America."

<sup>4</sup> Wilson. "Plate Glass in America."

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company was renamed the Star Glass Works and produced polished plate glass.<sup>5</sup> The company could not yet produce a competitive product and failed within a few years.<sup>6</sup> John Ford then supervised construction of a large glass factory in Kentucky but left within short order.<sup>7</sup> He established another glass factory in Indiana in 1877, but this factory failed as well.<sup>8</sup> The failure of the second Indiana factory led Ford to realize that a "very large" factory was necessary for the successful – and profitable – production of plate glass.<sup>9</sup> Ford secured funding from investors in New York City and established the New York Plate Glass Co. in Creighton, Pennsylvania, in 1884.<sup>10</sup> Later investments led Ford to change the name of the company to the Pittsburgh Plate Glass Co. (PPG).<sup>11</sup> By the end of 1884, Ford's new factory produced plate glass at half the cost of just five years earlier.<sup>12</sup>

Over the next several years Ford had larger glass factories built, including one under a separate firm, J. B. Ford & Company, that was acquired by PPG.<sup>13</sup> John Ford and his sons left PPG in 1897.<sup>14</sup> PPG developed a distribution system for its large factories and established warehouses in seven cities: New York, Boston, Cincinnati, Detroit, Saint Louis, Chicago, and Minneapolis.<sup>15</sup>

Edward Ford established the Edward Ford Plate Glass Works in 1899 and later merged with the Libbey-Owens Sheet Glass Co. to form the Libbey-Owens-Ford Co.<sup>16</sup>

At the turn of the twentieth century, PPG operated ten factories and produced twenty-two million feet of plate glass per year.<sup>17</sup> Within twenty years, American-made plate glass accounted for eighty-five percent of all plate glass used in construction.<sup>18</sup> About that time, PPG acquired a number of subsidiary companies, including the Patton Paint Co., the Rennous, Kleinle & Co. brush manufactory, the Pitcairn Varnish Co., the Corona Chemical Co., and the Red Wing Linseed Oil Co.<sup>19</sup>

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<sup>5</sup> Wilson. "Plate Glass in America."

<sup>6</sup> Wilson. "Plate Glass in America."

<sup>7</sup> Wilson. "Plate Glass in America."

<sup>8</sup> Wilson. "Plate Glass in America."

<sup>9</sup> Wilson. "Plate Glass in America."

<sup>10</sup> Wilson. "Plate Glass in America."

<sup>11</sup> Wilson. "Plate Glass in America."

<sup>12</sup> Wilson. "Plate Glass in America."

<sup>13</sup> Wilson. "Plate Glass in America."

<sup>14</sup> Wilson. "Plate Glass in America."

<sup>15</sup> Pittsburgh Plate Glass Company. *Glass, Paints, Varnishes and Brushes: Their History, Manufacture and Use*. Pittsburgh: Pittsburgh Plate Glass Co., 1923: 35.

<sup>16</sup> Wilson. "Plate Glass in America."

<sup>17</sup> Wilson. "Plate Glass in America."

<sup>18</sup> Wilson. "Plate Glass in America."

<sup>19</sup> Pittsburgh Plate Glass Company. *Glass, Paints, Varnishes and Brushes: Their History, Manufacture and Use*. Pittsburgh: Pittsburgh Plate Glass Co., 1923: 37.

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By the mid-twentieth century, the Pittsburgh Plate Glass Co. produced forty percent of all plate glass used in the United States.<sup>20</sup> Libbey-Owens-Ford Co. produced fifty-six percent.<sup>21</sup> By 1912, PPG operated twenty-four warehouses throughout the country. By 1923 the number of warehouses had increased to forty-two, including one in Grand Rapids, Michigan (21-23 Ionia Avenue SW).<sup>22</sup> The warehouses provided glass, primarily, but also supplied mirrors, paint, varnish, and brushes to furniture and automotive manufacturers. The PPG warehouses also supplied products not manufactured by PPG in order to provide a single source for contractors.

Throughout the twentieth century companies made advancements in both the production of plate glass and in the properties of the glass itself. The Saint-Gobain company of France, the first large European producer of plate glass, established a factory in Tennessee in 1962, which established the American Saint-Gobain company as the third largest producer of plate glass in the United States.<sup>23</sup>

### **Pittsburgh Plate Glass Co. in Detroit**

The Pittsburgh Plate Glass Company Detroit Warehouse was constructed as part of a national distribution system developed by PPG that dated to the beginning of the company. Early on, the company identified distribution of plate glass, in its myriad kinds, sizes, and shapes, as a fundamental business problem.<sup>24</sup> In the PPG system, the warehouses were “not simply stock rooms or selling agencies,” but “local institutions equipped to serve in all ways.”<sup>25</sup> According to company literature, the warehouse staff consisted of managers, salesmen, and specialists in areas like structural sciences.<sup>26</sup> Each warehouse was professed to be “not simply a distributing and selling station, but a commercial member of the region it serves, an institution of use to the community, and a co-operative force for all in business.” While perhaps promotional hyperbole, the construction of the large Detroit warehouse in 1920 indicates the importance of the Detroit market to the company and the tremendous demand for plate glass in the rapidly growing city.

The company had a presence in the city as late as 1899 when their offices were located at 138-140 Jefferson Avenue. The company moved to 53-59 Larned Street circa 1907 and remained there until the warehouse building was constructed in 1920 on what was then Greenwood Street (now John C. Lodge). The company likely chose the Greenwood location for its proximity to transportation networks. The two earlier offices were demolished at an unknown date.

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<sup>20</sup> Wilson. “Plate Glass in America.”

<sup>21</sup> Wilson. “Plate Glass in America.”

<sup>22</sup> Pittsburgh Plate Glass Company. *Glass: History, Manufacture and Its Universal Application*. Pittsburgh, 1923: 208.  
<https://hdl.handle.net/2027/osu.32435015211907>.

<sup>23</sup> Wilson. “Plate Glass in America.”

<sup>24</sup> Pittsburgh Plate Glass Company. *Glass; History, Manufacture and Its Universal Application*. Pittsburgh, 1923: 187.  
<https://hdl.handle.net/2027/osu.32435015211907>.

<sup>25</sup> Pittsburgh Plate Glass Company. *Glass; History, Manufacture and Its Universal Application*. Pittsburgh, 1923: 187.

<sup>26</sup> Pittsburgh Plate Glass Company. *Glass; History, Manufacture and Its Universal Application*. Pittsburgh, 1923: 187.

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The area of Detroit where the warehouse is located, straddling the Michigan Central, Grand Trunk, and Lake Shore & Michigan Southern railroads, was an industrial district from the late 1800s. The 1889 Sanborn Fire Insurance Map shows the Detroit City Railway Cass & Third Avenue Line terminus just to the south, and Brown, Lee & Company, manufacturers of telegraph supplies to the southwest. The 1897 Sanborn Fire Insurance Map shows the same properties containing the Detroit Citizens Street Railway car barns and the Michigan Stone and Supply Company stone yard, respectively.

By 1910 the site had lumber sheds for the State Lumber Company. Lloyd Construction Company was located to the east. To the south was the Detroit United Railway Third Avenue Car Barn, the McDonald Coal Company, Card Lumber and Manufacturing Company, and Detroit Column and Manufacturing Company. To the north, across the railroad tracks, the Acme Brass Foundry Company, Monarch Foundry, and an injector company had factories.

The next available Sanborn Fire Insurance Map is from 1941 and the area is fully industrial by that date. Eureka Vacuum had a large manufacturing facility to the east across Hamilton (formerly Greenwood, now John C Lodge). The streetcar barn became a steam carpet cleaning facility, the two foundries were still extant, as were the manufacturing facilities to the north on the other side of the railroad tracks.

Before the construction of the John C. Lodge Freeway, this area would have easily been connected to the manufacturing areas to the east along the railroad, leading into the Milwaukee Junction and the numerous automobile manufacturing facilities along Piquette Avenue east of Woodward. Originally Piquette Street ended at Greenwood.

The construction of the warehouse at Holden and Greenwood (now John C. Lodge Service Drive) is indicative of the expanding construction industry in Detroit at the time. The warehouse is less than a half mile away from the General Motors Building, which was under construction at the time, and at the time the largest office building in the world. PPG provided the plate glass and possibly paints and varnishes for the building. At the time the PPG warehouse building had a 6045 Hamilton address which is corroborated in the 1941 Sanborn Fire Insurance Map. In addition to the General Motors Building, PPG provided building materials for the Penobscot Building, J.L. Hudson Building, Chrysler Motor Car Company, First National Bank Building, and the Warwick Apartments. The company won contracts for many, apartment buildings, hotels, commercial buildings, and some homes throughout the city.<sup>27</sup>

Why PPG commissioned Fitzpatrick to design the Detroit warehouse is unclear, but he was a nationally known figure and had designed the company's Cincinnati warehouse in 1904. He may have designed other buildings for the company in the intervening years, but available documentation does not indicate that. What is clear is that Fitzpatrick was not the sole architect for PPG. In 1910, the Minneapolis firm of Kees and Colburn designed the Minneapolis

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<sup>27</sup> The *Detroit Free Press* carried many mentions of the company's products being used in various buildings throughout the city between 1900 and 1920.

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warehouse. Their work suggests that the company did not have a standard stylistic program for their warehouses and allowed the commissioned architects to develop an appropriate solution. It is possible that Fitzpatrick had consulted with PPG regarding the fireproofing of their buildings. In an article in the March 1913 *Western Architect*, he wrote:

a big glass and paint company had lost building after building and was paying a tremendous insurance rate on those that were left, looked upon as an extremely hazardous risk. Intending to replace one of these burned buildings they had their architect go to work and he, filled up with some insurance lore, proceeds to plan upon a so-called "slow-burning" affair, heavy timbers, and all that, and thinking, I presume, to make it still better, he was going to use exposed cast iron columns instead of the wood. Just before calling for bids the company had a pious idea and sent the plans to me for revision, and that architect has never forgiven me yet for having caused him all the expense and trouble of making his plans over again for a really fireproof building of steel and tile and small units and protected windows, enclosed elevators, etc., etc., and one, by the way, that has already had three fires started in it that have never spread beyond the rooms in which they started.<sup>28</sup>

Fitzpatrick was not speaking hyperbolically about the big company's losses. In the early 1900s and into the 1910s, PPG lost warehouses in cities across the country. The company's Cincinnati, Ohio, plant was destroyed by fire, which resulted in a loss between \$150,000 and \$250,000.<sup>29</sup> The next year, 1904, the company's plant on Wabash Avenue in Chicago was destroyed by fire at a loss of \$300,000.<sup>30</sup> In 1908, a fire at the company's Tarentum, Pennsylvania, plant left half of the plant in "ruins," at a loss of \$500,000.<sup>31</sup> It was reported that the fire was "only checked by a large steel building" the company had recently constructed nearby.<sup>32</sup> Just two years later, in 1910, a group of the company's buildings at the Ford City plant were destroyed by fire in four hours.<sup>33</sup> The loss amounted to more than one million dollars and included "millions of feet of plate glass."<sup>34</sup> In 1911, the Cincinnati plant burned again, resulting in a loss of \$200,000. There were likely other fires at the company's various plants around the country. All of these losses made it difficult for the company to obtain insurance on their buildings. In 1912, the *Pittsburgh*

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<sup>28</sup> Frances W. Fitzpatrick, "Unaccountable," *Western Architect*. 30.

<sup>29</sup> "Glass Plant Burned," *Quad-City Times* (Davenport, Iowa), August 4, 1903; "Plate Glass Fire," *Los Angeles Times*, August 4, 1903. These newspapers differ in the reported amount of the loss.

<sup>30</sup> "Fire Destroys One Chicago Building and Damages Another," *Ashland Weekly News* (Ashland, Wisc.), January 27, 1904.

<sup>31</sup> "Pittsburg Has \$500,000 Fire," *Herald-Press* (Saint Joseph, Mich.), October 5, 1908.

<sup>32</sup> "Pittsburg Has \$500,000 Fire," *Herald-Press* (Saint Joseph, Mich.), October 5, 1908.

<sup>33</sup> "Glass Factory Burns; Loss \$1,250,000," *Pittsburgh Gazette*, May 3, 1910.

<sup>34</sup> "Glass Factory Burns; Loss \$1,250,000," *Pittsburgh Gazette*, May 3, 1910.

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*Daily Post* reported that the company was able to secure insurance for their “new practically fireproof” building in Cincinnati, at \$90,000.<sup>35</sup>

### “An American Extravagance”

Fire was not, however, a concern only for PPG. In 1900, an “enormous stock” of butter, fruit, tobacco, whisky, and other goods was destroyed in a large warehouse fire in Saint Paul, Minnesota.<sup>36</sup> In 1907 a fire in the large E. J. Reynolds tobacco plant in South Boston, Virginia, destroyed that plant and spread to several others and left the town in ruin.<sup>37</sup> A “spectacular conflagration” destroyed the Polk Company canning factory in Greenwood, Indiana, in 1906.<sup>38</sup> Fire destroyed the General Cartage & Storage warehouses in Cleveland, Ohio, in 1913.<sup>39</sup> In Washington, DC, a fire in 1918 destroyed a large United States Army warehouse and office building, including more than \$1 million of food and clothing.<sup>40</sup> In 1920, the Galveston Warehouse in Galveston, Texas, was destroyed along with some \$1 million worth of sisal, a plant native to Mexico used to make rope, cloth, and other products.<sup>41</sup>

Cities and towns across the country also dealt with the threat of fire. In the early 1900s major fires occurred in Jacksonville, Florida (1901); Portland, Oregon (1902); Baltimore, Maryland, and Toronto, Canada (1904); and San Francisco (1906). Smaller towns suffered similar fates. Twenty-one buildings were destroyed in Benson, North Carolina, in 1903.<sup>42</sup> East Brady, Pennsylvania, lost thirty buildings in 1904.<sup>43</sup> Sixty buildings were destroyed in Nome, Alaska, in 1905. Fires continued to be a scourge into the 1910s. Fires in 1912 and 1917 destroyed great areas of Houston, Texas, and Atlanta, Georgia, respectively. Other fires occurred in cities and towns, large and small, are too numerous to catalog here.

In Michigan, forest fires were a common occurrence during the state’s lumbering era, and small towns across the state were affected by fire. In 1900 alone, forest fires destroyed four towns. The village of Arnold was “wiped out,” the town of Ames was “practically wiped out,” and the village of Athens all but three buildings were destroyed.<sup>44</sup> Fires were more commonly started, however, in individual buildings before spreading to adjacent buildings and consuming large sections of the affect town. In Gladwin, sixteen buildings were destroyed.<sup>45</sup> Several buildings

<sup>35</sup> “Pittsburgh Plate Glass Risk Placed,” *Pittsburgh Daily Post*, January 12, 1912.

<sup>36</sup> “Big Warehouse Burned,” *Unionville Crescent* (Unionville, Mich.), July 27, 1900.

<sup>37</sup> “Entire Town Endangered,” *Daily Times* (Chattanooga, Tenn.), March 29, 1907.

<sup>38</sup> “Polk Factory is Destroyed by Fire,” *Indianapolis Star*, December 13, 1906.

<sup>39</sup> “Cleveland Fires Loss is \$500,000,” *Detroit Free Press*, May 18, 1913.

<sup>40</sup> “Fire Destroys Army Supplies at Washington,” *Port Huron Times-Herald* (Port Huron, Mich.), January 14, 1918.

<sup>41</sup> “Galveston has Costly Blaze,” *Port Huron Times-Herald* (Port Huron, Mich.), June 1, 1920.

<sup>42</sup> “A Week’s Record,” *Herald* (Saint Joseph, Mich.), December 26, 1903.

<sup>43</sup> “A Bad Fire,” *Saint Joseph Evening Herald* (Saint Joseph, Mich.), March 28, 1904.

<sup>44</sup> “Swept by Flames,” *Herald* (Saint Joseph, Mich.), May 5, 1900.

<sup>45</sup> “Swept by Flames,” *Herald* (Saint Joseph, Mich.), May 5, 1900.

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were lost in business district of Calumet in 1906.<sup>46</sup> Seventeen buildings in West Branch were destroyed by a fire that started in a bakery.<sup>47</sup> In Kalkaska, fires destroyed fourteen buildings in 1908 and seven more in 1910.<sup>48</sup>

Countless individual buildings were also lost over time. Among them were the Portman & Geisler warehouse in Saint Joseph, which was destroyed in 1901.<sup>49</sup> Nearer Detroit, in 1906 the R. D. Scott carriage factory in Pontiac, Michigan, along with several houses, two train cars, and another building were destroyed.<sup>50</sup> In 1911, the Fuller & Rice lumber mill in Grand Rapids, Michigan, was completely destroyed.<sup>51</sup> In 1913, the Michigan Central Railroad car repair shop, which was part of a larger plant that spanned nearly five city blocks was destroyed along with some thirty railroad cars.<sup>52</sup> In Detroit, a two-story warehouse on Holden Avenue burned in a "spectacular" fire that could be seen from a "long distance."<sup>53</sup> A large basket factory was destroyed in Benton Harbor in 1919.<sup>54</sup>

Many of these buildings, not just in Michigan but elsewhere, were constructed of wood or were wood frame buildings, either constituted a significant danger to the places in which they were located. Writing in 1908, Fitzpatrick estimated that the United States contained some 12 million buildings, but only about eight thousand were actually fireproof.<sup>55</sup> American cities, he wrote, "are now so very wooden that the fate that overtook Chicago, Baltimore, San Francisco, and a portion of Boston, will as inevitably overtake and devastate large parts of every one of our cities."

He considered this a particularly American "extravagance" borne of "carelessness" and "apathy."<sup>56</sup> By his accounting, more than \$215 million of property was lost in 1907 in the United States. He also estimated that some \$300 million was spent on fire departments, equipment, and fire suppression systems and \$195 million in a "gamble with insurance companies."<sup>57</sup> Fitzpatrick further calculated that, on average, "3 theatres, 3 public halls, 12

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<sup>46</sup> "Loss is Close to \$40,000," *Bessemer Herald* (Bessemer, Mich.), May 26, 1906.

<sup>47</sup> "Fire Burns Seventeen," *Detroit Free Press*, July 5, 1907.

<sup>48</sup> "Kalkaska has a \$50,000 Blaze," *Yale Expositor* (Yale, Mich.), April 22, 1910.

<sup>49</sup> "Fire Burns Factory," *Weekly Palladium* (Benton Harbor, Mich.), August 9, 1901.

<sup>50</sup> "Big Factory Burns," *Detroit Free Press*, April 5, 1906.

<sup>51</sup> "Fire Destroys Lumber Plant," *State Journal* (Lansing, Mich.), September 15, 1911.

<sup>52</sup> "\$100,000 Blaze Sweeps M.C. Car Works; 50 Firemen Near Death Under Debris," *Detroit Evening Times*, May 2, 1913.

<sup>53</sup> "Old Warehouse Fuel for Spectacular Fire," *Detroit Free Press*, April 17, 1918.

<sup>54</sup> "Thayer Factory, Fire Swept Last Night, Is Soon to be Rebuilt," *News-Palladium* (Benton Harbor, Mich.), January 29, 1919.

<sup>55</sup> Fitzpatrick, F. W., "Fire—An American Extravagance," *McClure's Magazine*, December 1, 1908.

<sup>56</sup> Fitzpatrick, "Fire—An American Extravagance."

<sup>57</sup> Fitzpatrick, "Fire—An American Extravagance."

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churches, 10 schools, 2 hospitals, 2 asylums, 2 colleges, 6 apartment houses, 26 hotels, 3 department stores, 2 jails, 140 flat houses, and about 1,600 homes every week in the year” were lost to fire.<sup>58</sup>

The *Detroit Free Press* reported in 1912 that property losses from fire over the previous thirty years amounted to more than \$5 billion.<sup>59</sup> In addition, some sixty thousand people had died and nearly 200,000 had been injured.<sup>60</sup> In 1910 alone, it was found that fire had destroyed more than \$234 million of property.<sup>61</sup> A value of \$32 million had been assigned to those who died and \$3 million to those who had been injured, and more \$550 million in lost wages.<sup>62</sup>

Fitzpatrick noted that while the medical field was investigating sanitation and prevention as a means to combat disease and fight plagues, the country was “particularly slow” in applying that same approach to fire.<sup>63</sup> He wondered, “why must intelligent people suffer a terrible catastrophe before they will take general precautions against the possibility of such an occurrence taking place?”

### **Francis W. Fitzpatrick**

Francis W. Fitzpatrick was born in 1863 in Montreal, Quebec, Canada. He immigrated to Minneapolis, Minnesota, in 1883 and began work as a draftsman for Leroy S. Buffington. While with Buffington, Fitzpatrick helped to establish the Architectural League of Minnesota. He briefly partnered with Charles E. Joy, then joined the office of George and Fremont Orff from 1888 to 1889. Fitzpatrick briefly served as the manager of the Minnesota Decorating Company until he moved to Duluth, Minnesota, later in 1889 where he partnered with architect Oliver Traphagen. The firm of Traphagen & Fitzpatrick designed “such important and substantial buildings in Duluth as First Presbyterian Church, the new Board of Trade, Hardy School, and the Lyceum Theatre as well as “many large residences and townhouses.”<sup>64</sup> In 1896 Traphagen moved to Hawaii and Fitzpatrick moved to Washington, D.C., where he worked for the Supervising Architect of the Treasury. In that role he assisted Henry Ives Cobb in supervising the construction of the Chicago Federal Building. At the same time, Fitzpatrick took up the cause of fireproof construction and contributed frequently to *Inland Architect & News Record*. In 1902 he began contributions to *Fireproof Magazine*.

About 1903, Fitzpatrick established his own practice in Washington, D.C. He provided consulting services and renderings and had developed some notability for his watercolor renderings. He maintained that office until 1916 when he became associated with the Bankers Realty Investment Co. During that time Fitzpatrick also served as the secretary and executive

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<sup>58</sup> Fitzpatrick, “Fire—An American Extravagance.”

<sup>59</sup> “Fire Loss Makes Startling Total,” *Detroit Free Press*, February 25, 1912.

<sup>60</sup> “Fire Loss Makes Startling Total,” *Detroit Free Press*, February 25, 1912.

<sup>61</sup> “Fire Loss Makes Startling Total,” *Detroit Free Press*, February 25, 1912.

<sup>62</sup> “Fire Loss Makes Startling Total,” *Detroit Free Press*, February 25, 1912.

<sup>63</sup> Fitzpatrick, “Fire—An American Extravagance.”

<sup>64</sup> Oliver G. Traphagen House National Register of Historic Places Inventory - Nomination Form.

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officer of the International Association of Building Inspectors and associated editor of (and contributor to) the *Architect and Engineer of California*. Fitzpatrick's advocacy for fireproof construction was not limited to the building professions. In 1905 he published *A Chat with the Ladies About House Building*, a "a little sermon on fireproofing" in residential construction. Fitzpatrick's booklet was intended for female audiences and meant as an inducement to forgo combustible materials. He wrote:

All that I am advocating or urging is that the ladies forego the little pleasure they may derive from their dainty minarets of shingles, scroll-saw ornaments, beautiful greenstained shingle sides to their houses and the endless wood-wood-wood trimming and finishing that is simply pretty because we have grown used to it, and substitute in the place of all this highly combustible material other materials that will not burn and that are not damaged if an incipient fire does occur in the house<sup>65</sup>

By the turn of the twentieth century, Fitzpatrick had "become a well-known authority on fireproof construction techniques and has been called the 'father of the fire prevention movement in the United States.'"<sup>66</sup> Fitzpatrick wrote and lectured widely, and most often, on fireproof construction, but also wrote and lectured about architecture in general. He was a frequent contributor to both architectural trade publications, popular magazines, and newspapers.

In 1904 he designed a Pittsburgh Plate Glass Company warehouse in Cincinnati, Ohio, and possibly designed others for the company. It is somewhat ironic that he designed warehouses for PPG, since by one account he was quoted as stating that "plate glass is one of the great abominations of modern architecture."

Fitzpatrick also promoted the extensive use of brick, another feature of the company's Detroit warehouse. In his article, "Architectural Possibilities of Brick," (*Ohio Architect and Builder*, March 1909) Fitzpatrick extolled not only the decorative benefits, but also the durability and protection against fire from neighboring buildings, writing:

they realize that in our highly combustible cities nearly every building they erect is exposed to a greater or lesser fire hazard on account of its neighbors, and they have found that brick best withstands fire. It has also dawned on them that much expression can be obtained with brick, and latterly they have used the material from preference, selecting it regardless of price, instead of granite, marble or stone. ... It is surprising to note the beautiful effects that can be obtained in brickwork today.<sup>67</sup>

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<sup>65</sup> F. W. Fitzpatrick, *A Chat with the Ladies About House Building*, reprinted from *Fireproof Magazine*, 1905.

<sup>66</sup> Oliver G. Traphagen House National Register of Historic Places Inventory - Nomination Form.

<sup>67</sup> Frances W. Fitzpatrick, "Architectural Possibilities of Brick," *The Ohio Architect and Builder*. March 1909, 48.

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In 1910, Fitzpatrick explained the benefits of hollow clay fireproofing tile. He wrote:

one detail, however, is essentially American, brand new, without precedence in antiquity or anywhere else and all our very own and that is fireproofing tile, the hollow tile one sees piled in great heaps in front of the best and most modern fireproof buildings while the latter are under construction. And to that tile do we owe the modern, fireproof tall building.<sup>68</sup>



Illustration of the Pittsburgh Plate Glass Company Detroit Warehouse, Francis W. Fitzpatrick, architect. Published in the *Clay Worker*, May 1922. The illustration have been prepared by Fitzpatrick.

Fitzpatrick, with Theodore Condron, wrote *Fireproof Construction* for the American School of Correspondence in 1914. Through the book, Fitzpatrick sought to “spread the gospel of ‘good building’ throughout the country, and decrease our national fire losses.”<sup>69</sup> Fitzpatrick advocated for improvement over the “slow-burning” mill construction that had become a popular form of fire prevention in the latter nineteenth century and fire-resistant early brick and stone buildings. Fitzpatrick advocated for holistic consideration in construction and decried the masonry-faced wood frame buildings and masonry buildings filled with wood frame windows and trim. The examples provided in *Fireproof Construction* illustrate the advantages of Fitzpatrick’s preferred methods of construction. Fitzpatrick claimed that in an average year more than \$200,000,000 in property was lost to fire in the forty leading cities of the country. That total did not account for the hundreds of millions more spent to maintain fire departments and stop fires when they began,

<sup>68</sup> Frances W. Fitzpatrick, “The Place of Burnt Clay in our Architecture,” *Ohio Architect and Builder*, March 1910, 30.

<sup>69</sup> F. W. Fitzpatrick and Theodore Condron, *Fireproof Construction* (Chicago: American School of Correspondence) 1914.

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nor did it include the amount paid to insurance companies for fire insurance. Fitzpatrick estimated that over the previous thirty-three years approximately \$9 billion was spent on fire and fire protection in the United States. He also estimated that nine-tenths of all buildings were predominantly wood construction and the other one-tenth was partially fireproof.<sup>70</sup>

Fitzpatrick suggested that “a truly fireproof building is one that is of thoroughly fireproof construction, non-combustible finish, and of correct design.”<sup>71</sup> These qualities, he surmised, worked to confine fire to its starting point.

In 1916 he relocated to Omaha, Nebraska, to serve as the head of the architectural department of Bankers Realty Investment Co. In announcing his move, the *Omaha Bee* credited Fitzpatrick designing “some of the finest buildings in Montreal, Toronto, and Winnipeg,” and having “planned so many of the important buildings in the cities of the northwest.” The *Omaha Bee* also suggested that the development of the skyscraper may have been the result of Fitzpatrick’s work and noted that “it is perhaps true” that he was the first to do so.<sup>72</sup>

Bankers Realty Investment Co. developed hotels and other commercial buildings, particularly in the Midwestern states of Nebraska, Kansas, and Iowa. Among the company’s notable hotels was the 1916 Blackstone Family Hotel (extant) in Omaha, Nebraska, which is credited to Fitzpatrick.

Fitzpatrick left Bankers Realty Investment Co. about 1920 and moved to Evanston, Illinois, where he established a consulting architectural practice in Chicago. Advertisements for his “limited” services indicated that he provided “plan-problems, fire-prevention, design and the artistic rendering, ‘working-up’ of perspectives, etc.”<sup>73</sup> These services were provided either in collaboration with the particular architect or by Fitzpatrick’s “own conception.”<sup>74</sup> Fitzpatrick offered these services as an alternative to “the high-priced and permanent staffs of experts” typically employed in larger offices.<sup>75</sup>

He continued to work in Nebraska, however, where he designed a memorial building in Wallace, Nebraska, for J.R. Johnston, the president of Johnston Brokerage Company, and a key figure in the “flat” or building glass industry. Captain Charles W. Brown, the president of the Pittsburgh Plate Glass Co. at the time chaired the building committee for the memorial building.

In addition to his architectural writings, Fitzpatrick wrote on education and school buildings, the development of the locks at Sault Ste. Marie and shipping on the Great Lakes (*Cosmopolitan*, May 1898), the “quaint costumes of other lands and bygone ages” (*Cosmopolitan*, February 1898), the “Origins of Christian Poetry” (*Open Court*, January 1902), China (*Globe*, June 1902),

<sup>70</sup> F. W. Fitzpatrick and Theodore Condron, *Fireproof Construction* (Chicago: American School of Correspondence) 1914: 13.

<sup>71</sup> F. W. Fitzpatrick and Theodore Condron, *Fireproof Construction* (Chicago: American School of Correspondence) 1914: 16.

<sup>72</sup> “Noted Architect to Come to Omaha with Bankers Realty Investment Co.,” *Omaha Bee* (Omaha, Neb.), February 18, 1917.

<sup>73</sup> “F. W. Fitzpatrick,” *Architect and Engineer*, December 1914

<sup>74</sup> “F. W. Fitzpatrick,” *Architect and Engineer*, December 1914

<sup>75</sup> “F. W. Fitzpatrick,” *Architect and Engineer*, December 1914.

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postal insurance (*Globe*, March 1903), the “influence of oriental art” (*Globe*, June 1903), the history of writing (*Globe*, September 1903), among likely many other topics. He later proposed a “startling scheme” to erect a “national monument of the dead” that encased the bodies of the deceased in large blocks of clay.<sup>76</sup>

In his personal life, Francis Fitzpatrick married Agnes Lanctot (date and location unknown) prior to 1910. According to the 1900 United States Census, the Fitzpatricks had five sons (Paul G., Guy F., Arthur M., Mederic L., and John W.) and three daughters (Agnes L., Corinne L., and Frances). The 1910 census indicates that some of the older children had left the house and a niece, Ada Richardson, and three servants lived with the Fitzpatricks at 4200 Piney Branch Road in Washington, DC. The 1920 census placed Francis Fitzpatrick in Evanston, Illinois, where he lodged without his family. By 1922, however, Agnes Fitzpatrick, daughter Corine and son John had moved to Evanston. The family resided at 2319 Pioneer Road and later at 418 Church Street with Francis. In the meantime, daughter Francis had married photographer Shoji Osata.

Francis W. Fitzpatrick died in Evanston in 1931. He was struck by an automobile as he crossed a street. His July 11, 1931, obituary in the *Chicago Tribune*, described him as an “internationally known...authority on fire prevention.”

### **Fitzpatrick’s Legacy and the Significance of the Pittsburgh Plate Glass Company Detroit Warehouse**

Francis W. Fitzpatrick left an interesting and complex architectural legacy. He designed an unknown number of buildings, in whole or in part, whether in solo practice, in partnership, or as a consulting architect. Given his long career as a consulting architect, the full extent of his influence may be difficult to determine. The Nebraska State Historical Society has identified about forty buildings and projects with which he was associated to some extent. These architectural contributions are largely concentrated in the Midwest but did not include the PPG Detroit Warehouse. Other commissions or consulting work is likely undocumented.

Research by the Nebraska State Historical Society has also revealed that Fitzpatrick wrote more than 180 articles over a career that spanned nearly five decades. Fitzpatrick also lectured and spoke to various groups over time, often but not solely about fireproof construction.

After his death, the *Architect and Engineer*, to which Fitzpatrick was a frequent contributor, published a remembrance in its September 1931 issue. That remembrance credited him with having played an important role in the development of fireproofing steel frame buildings.

It seems, however, that despite his long list of writings and lectures, full or partial attributions, and claims of numerous architectural competitions won and buildings designed, F. W. Fitzpatrick was quickly forgotten. This may be attributed to several factors. First, the architectural attributions to Fitzpatrick declined over time. Second, his seeming preference for

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<sup>76</sup> “Plan for Disposal of Dead,” *Cassville Index* (Cassville, Wis.), October 3, 1912.

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work as a consulting architect precluded many full or partial attributions. This is illustrated, in part, by the January 1917 edition of *Architecture and Building* which contained an article about the Blackstone Hotel but attributed the building not to Fitzpatrick, but to Bankers Realty Investment Company.<sup>77</sup> Third, fireproofing measures became common place. Fourth, his non-architectural writings, though broad, were largely ephemeral in impact or import.

Architect William Gay Purcell provided some understanding about the seeming contradiction of Fitzpatrick's place in the history of the architectural profession. Purcell wrote in the 1944 summer issue of *Northwest Architect* that Fitzpatrick was "publicly unknown to the Profession of Architecture," and would be remembered "by very few architects."<sup>78</sup> A curious assertion since Purcell also wrote that Fitzpatrick "lifted his professional field to dizzy heights where frenzied finance swooped and whirled."<sup>79</sup> This discrepancy may be explained by Fitzpatrick's consulting work and the "professional condescension" of the "well-known architects of the day."

In addition to the Blackstone Family Hotel, other buildings associated with Fitzpatrick that have been listed in the National Register of Historic Places include the Oliver G. Traphagen House in Minnesota and the Johnston Memorial Building in Nebraska. The *National Register of Historic Places Inventory -- Nomination Form* for the Johnston Memorial Building acknowledge Fitzpatrick as a "nationally prominent architect."

By the time the Pittsburgh Plate Glass Company Detroit Warehouse was completed, Fitzpatrick had practiced architecture for more than thirty years and had developed his theories of fireproof construction over that time. The PPG Detroit Warehouse is a late example of his philosophy of fireproof construction and embodies the development of that philosophy over his career. The nature of the some of the materials stored at the warehouse would have encouraged, if not necessitated, the use of fireproofing materials and a large warehouse allowed Fitzpatrick the opportunity to explore and employ as many of his ideas as possible within the company's program. The PPG building utilizes hollow tile exterior walls. Most of which have been painted or covered with plaster. Fitzpatrick's principles are also embodied by the PPG building in the use of multi-tone brick and decorative brick parapets on the east and west elevations.

In addition to his fireproof construction advocacy, Fitzpatrick admired and promoted the idea of form following function as practiced by Chicago architects Louis Sullivan and John Root, among others. As a Midwest architect, Fitzpatrick would have likely been influenced by the Chicago School. The PPG Detroit Warehouse employs some Chicago School principles, though not as completely as a true expression of the form. Horizontality is emphasized by fenestration and stone detailing. Brick is used in a decorative way. A tripartite arrangement is present, but not as fully expressed as classical Chicago School buildings. The building is more ornate than a typical warehouse design of the same era, but its function is clear.

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<sup>77</sup> The Blackstone Hotel is listed in the National Register of Historic Places. The registration form attributes the building to Fitzpatrick.

<sup>78</sup> William Gay Purcell, "Forgotten Builders - The Nation's Voice," *Northwest Architect*, vol. VII no. 6-7.

<sup>79</sup> Purcell, "Forgotten Builders."

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The Pittsburgh Plate Glass Company Detroit Warehouse is the only known building in Michigan designed by nationally prominent architect Francis W. Fitzpatrick and is the only known building in the state capable of illustrating the principles and ideas of Fitzpatrick. The building appears to be largely unaltered from its original construction and is able to convey these principles.

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

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**10. Geographical Data**

**Acree of Property** Less than one (.88)

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: 42.362953 | Longitude: -83.079953 |
| 2. Latitude:           | Longitude:            |
| 3. Latitude:           | Longitude:            |
| 4. Latitude:           | Longitude:            |

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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.)

That part of the east 299.33 feet of lot 53 lying west of Hamilton Avenue and between Holden Avenue and Michigan Central Railroad, said out lot being a part of the subdivision of Labrosse Farm, as recorded in Liber 18, Page 508, of deeds, Wayne County records. City of Detroit, Wayne County, Michigan

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

The boundary includes the property historically and currently associated with the building.

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### 11. Form Prepared By

name/title: Kristine Kidorf, with contributions by Todd Walsh SHPO NR Coordinator  
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e-mail: kristine@kidorfpreservationconsulting.com  
telephone: 313-300-9376  
date: September 2022

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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.)

### 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: Pittsburgh Plate Glass Company Detroit Warehouse

City or Vicinity: Detroit

County: Wayne

State: MI

Photographer: Kristine M. Kidorf (photos 7-22); courtesy of property owner (1-6)

Date Photographed: August 18, 2021

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

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1 of 22. Southeast elevation. Bird's eye view, looking northwest. MI\_Wayne  
County\_Pittsburgh Plate Glass Detroit Warehouse\_0001

2 of 22. Southeast and southeast elevations. Bird's eye view, looking north. MI\_Wayne  
County\_Pittsburgh Plate Glass Detroit Warehouse\_0002

3 of 22. Northwest elevation. Bird's eye view, looking southeast. MI\_Wayne  
County\_Pittsburgh Plate Glass Detroit Warehouse\_0003

4 of 22. Northeast elevation (façade) along John C. Lodge Service Drive. Looking west.  
MI\_Wayne County\_Pittsburgh Plate Glass Detroit Warehouse\_0004

5 of 22. Southeast elevation at intersection of John C. Lodge Service Drive and Holden  
Street. Looking northwest. MI\_Wayne County\_Pittsburgh Plate Glass Detroit  
Warehouse\_0005

6 of 22. Southwest elevation along Holden Street. Looking north-northeast. MI\_Wayne  
County\_Pittsburgh Plate Glass Detroit Warehouse\_0006

7 of 22. Looking northeast at south and west elevations. MI\_Wayne County\_Pittsburgh Plate  
Glass Detroit Warehouse\_0007

8 of 22. Looking northwest at south and east elevations. MI\_Wayne County\_Pittsburgh Plate  
Glass Detroit Warehouse\_0008

9 of 22. Looking northwest at east façade. MI\_Wayne County\_Pittsburgh Plate Glass Detroit  
Warehouse\_0009

10 of 22. Looking northeast at west elevation and part of south elevation. MI\_Wayne  
County\_Pittsburgh Plate Glass Detroit Warehouse\_0010

11 of 22. Looking southwest at north side of building beyond elevated railroad tracks.  
MI\_Wayne County\_Pittsburgh Plate Glass Detroit Warehouse\_0011

12 of 22. Looking north in lobby off of east entrance. MI\_Wayne County\_Pittsburgh Plate  
Glass Detroit Warehouse\_0012

13 of 22. Looking south from lobby up southeast stair toward second level. MI\_Wayne  
County\_Pittsburgh Plate Glass Detroit Warehouse\_0013

14 of 22. Looking west in first level. MI\_Wayne County\_Pittsburgh Plate Glass Detroit  
Warehouse\_0014

15 of 22. Looking east in second level. MI\_Wayne County\_Pittsburgh Plate Glass Detroit  
Warehouse\_0015

Pittsburgh Plate Glass Company Detroit Warehouse  
Name of Property

Wayne County, MI  
County and State

16 of 22. Looking west in loading dock area of second level. MI\_Wayne County\_Pittsburgh Plate Glass Detroit Warehouse\_0016

17 of 22. Looking north in center of second level. MI\_Wayne County\_Pittsburgh Plate Glass Detroit Warehouse\_0017

18 of 22. Looking northeast in east half of third level. MI\_Wayne County\_Pittsburgh Plate Glass Detroit Warehouse\_0018

19 of 22. Looking west in east half of third level. MI\_Wayne County\_Pittsburgh Plate Glass Detroit Warehouse\_0019

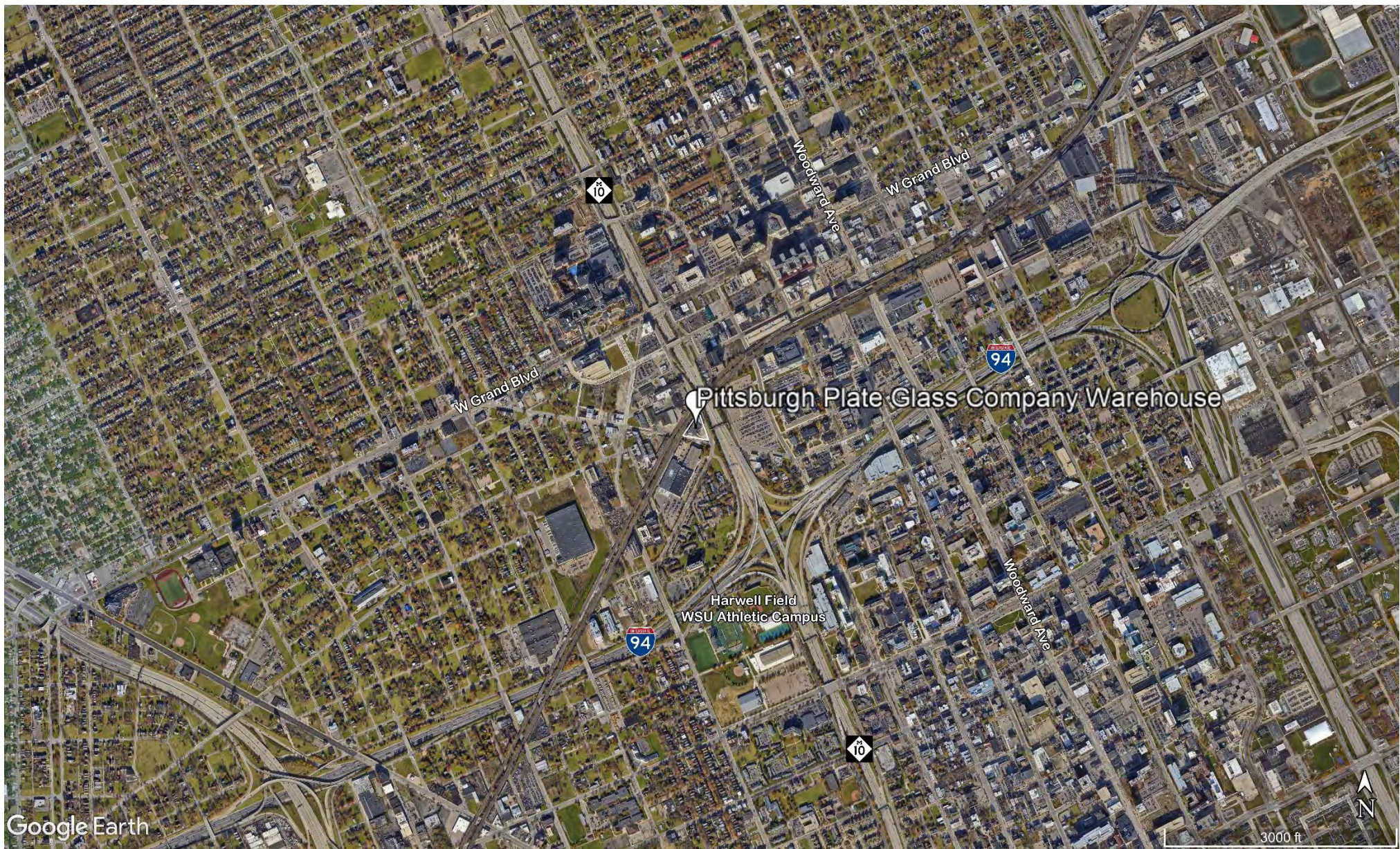
20 of 22. Looking east in fourth level offices. MI\_Wayne County\_Pittsburgh Plate Glass Detroit Warehouse\_0020

21 of 22. Looking northwest in fourth level warehouse area. MI\_Wayne County\_Pittsburgh Plate Glass Detroit Warehouse\_0021

22 of 22. Looking west in fifth level addition. MI\_Wayne County\_Pittsburgh Plate Glass Detroit Warehouse\_0022

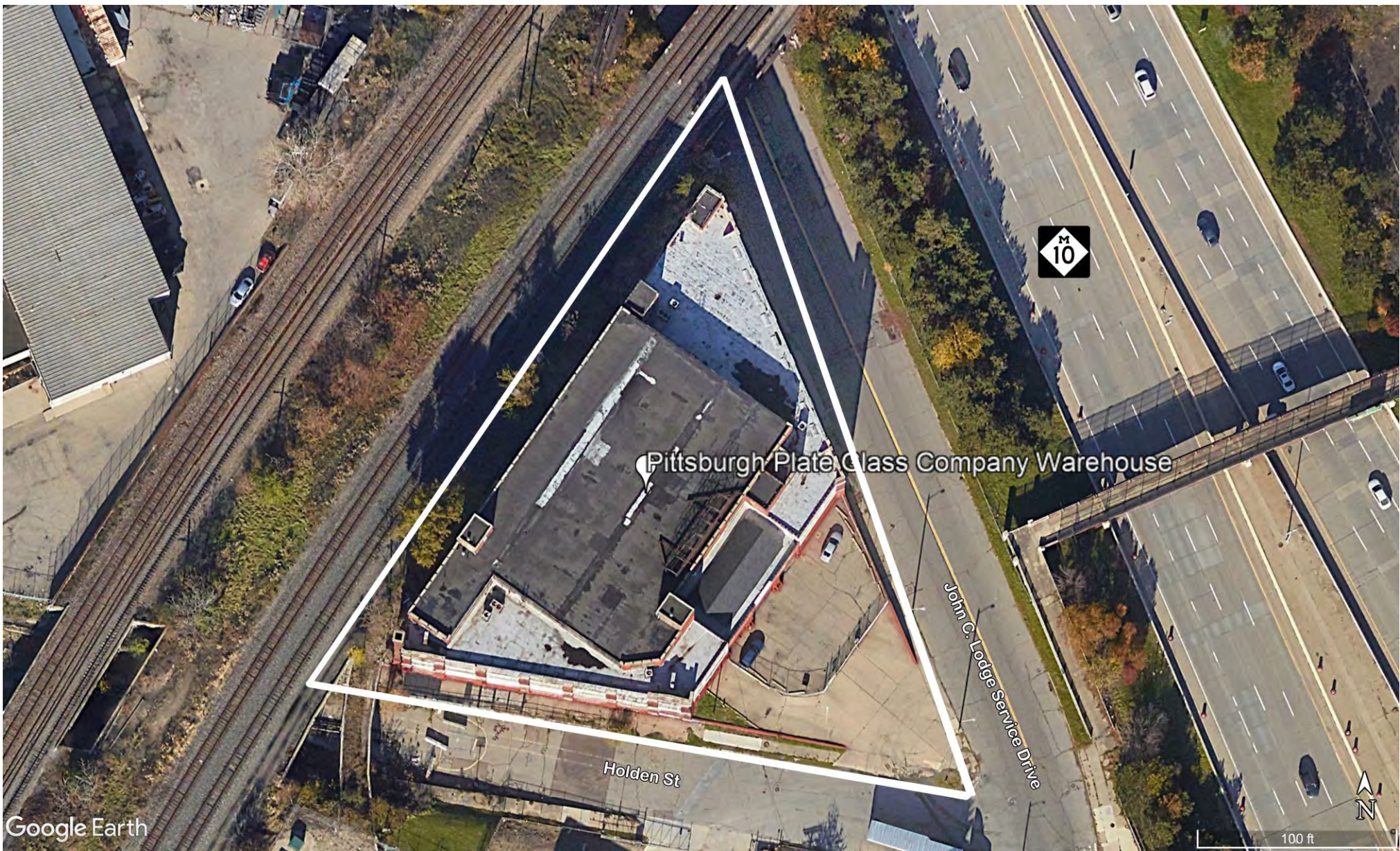
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to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

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



**Pittsburgh Plate Glass Company Detroit Warehouse**  
6045 John C. Lodge Service Drive, Detroit, Wayne County, Michigan

Latitude: 42.362953  
Longitude: -83.079953



**Pittsburgh Plate Glass Company Detroit Warehouse**  
6045 John C. Lodge Service Drive, Detroit, Wayne County, Michigan

Latitude: 42.362953  
Longitude: -83.079953



SALE OR LEASE  
248 353 0500

LET'S GET YOU THERE SAFELY  
INSTANT

LET'S READ







N. J. Farman  
FOR SALE  
248 353 0500



N. Farberman  
FOR SALE  
248 253 0500

6045





FOR SALE  
CALL 708-9900

6045  
HORN  
BLOW

13

SIDEWALK  
CROSSING



N.J. PARTNERS  
FOR SALE  
908 353 0500

6045  
BLOW



**NFI**Farbman  
nfi.com  
**FOR SALE**  
Contact Dan Wilton  
248 353 0500

EVSP  
michigan.gov/evsp

Handwritten graffiti on a black sign.



SIDEWALK CLOSED







EXIT



EXIT

protected by









TO EXIT











B34  
NORTH



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 2/24/2023      Date of Pending List: 3/8/2023      Date of 16th Day: 3/23/2023      Date of 45th Day: 4/10/2023      Date of Weekly List: 3/31/2023

Reference number:

Nominator:

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      3/28/2023 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Jim Gabbert      Discipline Historian

Telephone (202)354-2275      Date \_\_\_\_\_

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.



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
MICHIGAN STRATEGIC FUND  
STATE HISTORIC PRESERVATION OFFICE

QUENTIN L. MESSER, JR.  
PRESIDENT

Friday, February 24, 2023

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 file contains the true and correct copy of the nomination for the **Pittsburgh Plate Glass Company Detroit Warehouse, 6045 John C. Lodge Service Drive, Detroit, Wayne County, Michigan**. This property is being submitted 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)
- 0   Sketch map(s) / figures(s) / exhibits(s) (incl. with nomination file)
- 1   Pieces of correspondence (incl. with correspondence file)
- 22  Digital photographs
- Other (incl. with nomination file): \_\_\_\_\_

COMMENTS:

- Please ensure that this nomination is reviewed.
- X   This property has been approved under 36 CFR 67.
- The enclosed owner objections constitute a majority of property owners.
- This nomination has been funded by the following NPS grant:
- Other:

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

Sincerely yours,

Martha MacFarlane-Faes  
Deputy State Historic Preservation Officer

