

STAFF REPORT 06-26-2019 MEETING
APPLICATION NUMBER: 19-6290
ADDRESS: 468 PRENTIS STREET
HISTORIC DISTRICT: WARREN-PRENTIS
APPLICANT: MICHAEL THOMPSON, ARCHITECT
STAFF SITE VISIT: 06/19/2019

PREPARED BY: A. PHILLIPS

PROPOSAL

The building located at 468 Prentis Street is a 2½-story multi-family residence constructed in c. 1916 as a single-family home. The house is clad in red brick with carved stone and wood detailing. Slate shingles are present at the gable ends of the multi-gabled roof. The asymmetrical façade features a large front porch and a two-story curved bay. The roof is covered in asphalt shingles. A small rear addition is located off the northeast corner of the house toward the alley which, according to **building permit records**, was constructed around the same time as the house. The building permit records also reveal the house was converted from a single-family dwelling into a four-unit multi-family residence in 1943. A utilitarian porch exists at the rear entrance to the dwelling.



With the current proposal, the applicant is seeking the Commission’s approval **to erect a new 3-story addition at the rear of house per the attached drawings**. The addition is part of a rehabilitation to transform the existing five-units into a 3-family dwelling in accordance with zoning allowances. The following scope items are included in the proposal:

- **Removing existing rear open porch structure:** The existing back porch facing the back alley would be demolished.
- **Basement:** (3) new proposed egress windows with below grade areaways.
- **First floor:** An attached two-car garage off the rear with an interior stair going up to level two. A small covered porch and decorative column at the back-alley entrance. A new sliding glass door and small balcony added to the back of the existing house. Note that the existing and un-finished cinder block wall of the existing rear addition is being re-clad.
- **Second floor:** A “great room” addition over the garage below. This includes activating the existing rooftop over the existing 1916 addition and adding a new access door and a metal decorative guardrail. Note that this flat roof originally had a “sun porch” according to the City records from 1916.
- **Third floor:** A master bedroom suite added with an outdoor deck with planting beds. Note that this project per City
- **Roof profile:** The master-bedroom suite would have a low slopped shed style roof to align in height with house’s existing ridge.
- **Site work:** The garage has two required off-street parking spaces and one outdoor space. The new paving next to the alley would be pervious using precast cement units that will allow rain water to absorb. Three ground-mounted condensers in the side yard and screened from view with evergreen shrubs. The three added basement egress areaways will be flush with grade and will be designed to not be seen. A rain barrel will be incorporated to collect roof top rain water for plant irrigation.

- **Exterior materials:** The existing house exterior materials include re-claimed brick, carved stone accents, slate shingles at the upper gables, asphalt roof shingles, and decorative wood trim. The new proposed materials would include a matching brick base, metal horizontal siding (color to match flat gray slate), and trim to match the existing house colors.

STAFF OBSERVATIONS

As noted in the **Warren-Prentis designation report**, the district is “urban and mixed-use in character with institutional buildings, single and multi-family residential buildings, and commercial buildings within its borders.”

ELEMENTS OF DESIGN

- (1) **Height.** The single and multiple family residential structures in the Warren-Prentis Historic District, excluding any structures altered in height, range from two (2) to four (4) stories tall, often on high basements. Residential buildings constructed as single-family detached houses are two (2) to two and one-half (2-½) stories tall. Additions to existing buildings shall be related to the existing structure. Other building types in the Warren-Prentis Historic District are between one (1) and four (4) stories in height. Parapet walls of one-story contributing commercial buildings increase wall height where they exist. A full-story rooftop addition sits atop the former industrial building at 460 West Canfield. The former Detroit Central High School has a high basement and its tower rises to a height of one hundred forty-seven (147) feet.
- (2) **Proportion of buildings' front facades.** The typical front facade of a single or two-to-four unit residential building in the Warren-Prentis Historic District is approximately as tall to its eaves as it is wide. The Terrace Building on West Hancock Avenue and Third Avenue is significantly wider than tall. Multistory apartment buildings that contribute to the Warren-Prentis Historic District are generally taller than wide, with the exception of larger apartment blocks that appear as tall as wide. Those apartment buildings that are u-shaped in plan, which may result in configurations that are wider than tall, have the component end facades of the "U" facing the street that are taller than wide. Prominent side elevations of apartment buildings on corner lots are often wider than tall. Commercial buildings on Woodward Avenue, Cass Avenue, West Warren Avenue, and Third Avenue contribute to a continuous horizontal streetscape where they abut. Other commercial buildings dispersed throughout the district range in proportion, from small scale buildings that are as tall as wide to larger buildings that are wider than tall. The Detroit Police Precinct Station at 4747 Woodward Avenue is wider than tall. Other buildings constructed for institutional use, including those for religious, philanthropic and educational organizations, vary in their proportions, depending on function, age and style.
- (3) **Proportion of openings within the facades.** In residential buildings, openings amount to between twenty percent (20%) and thirty-five percent (35%) of the front facade, with the majority ranging from twenty-five percent (25%) to thirty percent (30%). Most window openings are rectangular and filled with double-hung sash windows, although it is not uncommon for a grouping of windows that are individually taller than wide to fill a single opening which is wider than tall. Some buildings display arched openings, depending on style. Commercial buildings generally have a higher percentage of openings, often displaying large storefront windows. Some industrial-type windows still remain in the district, but many were replaced when the functions of those buildings changed, such as the former industrial buildings at 460 West Canfield Avenue and the former Goodrich Building at 4809 Woodward Avenue.
- (4) **Rhythm of solids to voids in front facades.** While the Warren-Prentis Historic District is composed of several building types with many sizes and types of windows, the overall impression is one of regular, repetitive openings arranged horizontally within the facades. A repetitive flow of storefront openings, where they exist, create a rhythm along the commercial frontage. Early modern-style buildings, such as 60 West Hancock Avenue and the Detroit Police Precinct Station at 4747 Woodward Avenue, exhibit irregular window arrangements but these are nonetheless arranged horizontally in rows. Many late Victorian buildings in the district display arrangements of openings that offer more variety in type and placement, which are typical for the age and style of the buildings.
- (5) **Rhythm of spacing of buildings on streets.** In the Warren-Prentis Historic District, the spacing of buildings on streets is generally determined by function. On east-west streets that are primarily residential, lot sizes and setbacks from side lot lines determine the spacing of buildings. There is a general regularity in the widths of subdivision lots from one block to another. Detached single dwellings, two (2) to four (4) unit flats, and small apartment buildings on east-west streets, whether they are centered on their forty (40) foot to fifty (50) foot lots or placed slightly closer to one side, create a regular rhythm along the street. Along Second Avenue, the spacing of larger apartment buildings with limited space between them, and the few remaining intermingled Victorian houses, create a rhythm along the streetscape. The Terrace Building at the corner of West Hancock Avenue and Third Avenue creates a flowing rhythm around that corner, as do the commercial buildings on corner lots. Where later buildings, including full-lot apartment buildings and larger commercial or industrial buildings, replaced earlier buildings, they are frequently built up to the front lot lines, creating an inconsistent rhythm.

Where building demolition has occurred, such as on the north side of West Forest Avenue between Woodward Avenue and Second Avenue, the original rhythmic progression of buildings has been disrupted.

- (6) ***Rhythm of entrance and/or porch projections.*** Porch and entrance types relate to the type and style of the building. On residential streetscapes, projecting porches are major elements; when in a row they create a rhythmic progression along the street. Entrances on multistory apartment buildings generally do not project; they frequently recede into the facade and have no consistent placement from one building to the next. Consequently, a strong rhythm is not created. Where commercial buildings line the streets in numbers, an irregular rhythm is created by multiple entrances.
- (7) ***Relationship of materials.*** The majority of residential buildings are faced with brick, often combined with masonry and/or wooden trim, architectural elements and details. The house at 110 West Forest Avenue is the only wood frame building in the district. Many storefronts of brick commercial buildings have large plate glass windows. The majority of roofs visible from the street are covered in asphalt, but slate roofs also exist; although one metal roof and several bronze balconies exist in the district, they are atypical. Wrought iron balconets and railings ornament several apartment buildings. Tile is used on the facade of the former Goodrich Building at 4809 Woodward Avenue.
- (8) ***Relationship of textures.*** The major textural relationship is that of brick laid in mortar, often juxtaposed with wood and/or smooth, carved or molded cast stone elements and trim. Textured brick and brick laid in patterns creates considerable interest where it exists. Where they exist, slate roofs have particular textural value, as does the one metal roof. Asphalt shingles generally have little textural interest, even where they purport to imitate some other variety of roofing.
- (9) ***Relationship of colors.*** Natural brick colors, such as red, yellow, brown and buff, predominate in wall surfaces. Natural stone colors also exist, including gray, beige, brown and red. Roofs, the majority of which are asphalt shingle, are in natural colors, such as tile and slate colors, natural and stained wood colors. Paint colors often relate to style. The buildings derived from classical precedents, particularly those of Colonial Revival, Neo-Colonial and Renaissance Revival styles, generally have woodwork painted white, cream, or in the range of those colors. Colors known to have been in use on similar buildings of this style in the Eighteenth or early Twentieth Centuries may be considered for appropriateness. Buildings of Vernacular English Revival styles generally have painted woodwork and window frames of a dark brown or cream color. Victorian buildings display a broad color palette. Where they exist as decoration visible on the front facade, tile and stained glass contribute to the artistic interest of the building. The original colors of any building, as determined by professional analysis, are always acceptable for that building, and may provide guidance for similar buildings.
- (10) ***Relationship of architectural details.*** The architectural elements and details of each structure generally relate to its style. Some individual buildings within the Warren-Prentis Historic District represent the pinnacle of period styles. These buildings include the Richardsonian Romanesque former Detroit Central High School; the Neo-Classical former First Church of Christ, Scientist; the Neo-Gothic First Unitarian-Universalist Church; the Italianate/Second Empire former Thompson Home for Old Ladies; the Colonial Revival former Butler House; and the Early Modern/Arts and Crafts former Children's Aid Society. Characteristic of late Victorian period houses are multiple roof shapes and wall planes, a variety of textural and coloristic effects, and decorative wooden elements. Apartment buildings are generally rich in cast stone or wood stylistic detail; porches, window frames, cornices, and dormer windows are commonly, although not always, treated. Characteristic elements and details displayed on Vernacular English Revival-Influenced buildings include arched windows and door openings, steeply pitched gables, and towers. Artistic touches, including stained glass and tile, provide artistic decoration. Prairie style and Arts and Crafts style buildings feature wide porches and overhangs. Commercial buildings along Woodward Avenue, Cass Avenue, Third Avenue, and Warren Avenue range in style from Neo-Georgian to Art Deco and Art Moderne. Buildings constructed for religious purposes include the late Gothic Revival First Unitarian-Universalist Church; the Neo-Classical Revival former First Church of Christ, Scientist; and the English Revival style former Berea Tabernacle. In general, the district is rich in late Victorian architectural styles, and in late Nineteenth and early Twentieth Century Revival stylistic expressions of the Modern movement.
- (11) ***Relationship of roof shapes.*** The Warren-Prentis Historic District is primarily composed of residential buildings displaying a variety of roof shapes relating to style. Common are the use of multiple roof shapes over Victorian buildings. Commercial buildings throughout the district, as well as many two (2) to four (4) unit dwellings and apartment buildings, have flat roofs that are not visible from the street. However, several apartment buildings bear parapet walls with stylistic elements, such as gables and decorative pediments, creating interesting silhouettes.
- (12) ***Walls of continuity.*** The facades of buildings with common setbacks on residential streets, as well as the continuous facades of commercial buildings, where they exist in rows, create the primary walls of continuity in the district. Mature trees, where they are planted in rows either on the berm lying between the public sidewalks and curbs, or in rows on the front lawns of a number of adjacent properties, create a strong secondary wall of continuity. Public street lighting, sign posts and parking meters generally do not contribute to a wall of continuity because of their different styles, heights, and irregular placement throughout the district.

- (13) ***Relationship of significant landscape features and surface treatments.*** The overall impression is that residential streetscapes running east-west between Cass and Third Avenues are abundantly planted whereas the north-south streetscapes are not. Typical treatment of individual residential properties is a shallow, flat, front lawn area in grass turf, subdivided by a straight walk leading to the front entrance. Garages, where they exist, are located at the rear of the lot off the alley. While a pattern of continuous front lawns exists on West Forest Avenue and Prentis Avenue between Second and Third Avenues, low front yard fences and hedges alongside lot lines exist on Prentis Avenue between Cass and Second Avenues. Hedges along front lot lines are common on West Hancock Avenue between Second and Third Avenues. Hedges along the front lot lines on Second Avenue commonly screen apartment buildings from the public right-of-way. The front yard of the building located on the southwest corner of Second Avenue and West Forest Avenue, known as the Forest Apartments, is fenced with wrought iron pickets between brick wall piers. In general, there is a wide range in the type of fencing, with black wrought iron and chain-link common. Driveways are rare, although a few exist where apartment buildings and commercial buildings have off-street parking in the rear. Smaller apartment buildings, such as those on Hancock Avenue between Second and Third Avenues, generally have shallow front lawns. The full-lot buildings are sometimes built up to the front lot line, abutting the public sidewalk. A few moderate to large apartment buildings have front courtyards that are attractively landscaped with grass turf and plantings. The one large-scale Victorian school building in the district has a graded, broad grass turf front lawn in keeping with its scale and importance, and a large paved parking lot in the rear. Other buildings constructed for institutional use have shallow lawns. Commercial and industrial buildings are generally placed on the front lot line abutting a wide sidewalk. The placement of trees on the tree lawn or in planters between the public sidewalk and curb varies from block to block and street to street, and is not consistent. There is a lack of street trees in some blocks. Replacement trees should be characteristic of the area and period. If American Elms are planted, they should be disease resistant. Granite curbs should be retained where they still exist.
- (14) ***Relationship of open space to structures.*** The Warren-Prentis Historic District has as its main open space vacant lots resulting from building demolition, sometimes in use as parking lots. Large open spaces are associated with the one large-scale late Victorian school building in the district, in the form of a large front lawn of graded grass turf and a rear parking lot. Front lawns are shallow, where they exist. One (1) to four (4) unit dwellings usually have rear yards.
- (15) ***Scale of facades and facade elements.*** The Warren-Prentis Historic District is part of a neighborhood of small to moderately scaled single-family houses and two (2) to four (4) unit dwellings, small to moderately scaled apartment buildings with a few u-shaped apartment buildings of large scale, and low to moderately scaled commercial, institutional and industrial buildings. There is one large scale late Victorian school building in the district. In general, the individual buildings in the Warren-Prentis Historic District were designed with elements and details that are appropriately scaled, dependent on the style and function of the building.
- (16) ***Directional expression of front elevations.*** Directional expression of front elevations is a result of the style of architecture of individual buildings or the juxtaposition of several buildings. Most single family houses and two (2) to four (4) unit residential buildings in the Warren-Prentis Historic District give the impression of neutrality in directional expression, although elements above the roofline in Victorian buildings may add a sense of verticality. Multistory apartment buildings are usually vertical in directional expression; they tend to have side elevations that are horizontal in directional expression. Where they exist in rows, commercial buildings are horizontal in directional expression but, individually, may be neutral. The Terrace Building at the southeast corner of West Hancock Avenue and Third Avenue is horizontal in directional expression.
- (17) ***Rhythm of building setbacks.*** One (1) to four (4) unit residential buildings on east-west streets are uniformly set back from the front property line, resulting in a consistent rhythm. Small scale apartment buildings generally follow a uniform set back consistent with the one (1) to four (4) unit buildings on the east-west streets. Larger or full-lot apartment buildings generally have less set back or no set back from the front property line and, where located on east-west residential streets, break the uniformity of the former set back patterns. Apartment buildings on Second Avenue have shallow set backs; those on Third Avenue extend from the front lot line. Commercial buildings frequently have no set backs from the front lot line, but result in a uniform flow where they abut other commercial buildings of similar set back.
- (18) ***Relationship of lot coverages.*** The relationship of lot coverage for those buildings contributing to the Warren-Prentis Historic District is generally a result of building type and lot size. The single and two (2) to four (4) unit residential structures primarily located on West Forest Avenue and Prentis Avenue range in lot coverage from approximately fifteen percent (15%) to approximately forty-five percent (45%), most falling into the twenty-five percent (25%) to thirty-five percent (35%) range. Apartment buildings throughout the district range from approximately fifty percent (50%) to ninety percent (90%) lot coverage, and the larger buildings generally extend to the rear lot lines with either light courts or central courtyard spaces. Commercial buildings contributing to the Warren-Prentis Historic District have ranges of lot coverages from approximately fifty percent (50%) to one hundred percent (100%). They are typically placed at the front lot line, but may not entirely fill the lot at the rear. Lot coverage for those buildings constructed for institutional use in the district varies considerably.

- (19) ***Degree of complexity within the facades.*** The facades within the Warren-Prentis Historic District range from very simple to quite complex, depending on style, but are generally straightforward in their arrangements of elements and details. Overall, there is a low degree of complexity.
- (20) ***Orientation, vistas, overviews.*** Buildings generally face the streets with some exceptions. The east-west streets are more heavily residential while the north-south streets contain a greater number of uses. High density residential uses dominate Second Avenue as well. The Landmark Tower of the former Detroit Central High School can be seen from beyond the borders of the district. The former Berea tabernacle Church and 818 West Hancock Avenue are physically separated from the rest of the district by the widening of Third Avenue at its northern end.
- (21) ***Symmetric or asymmetric appearance.*** Front facades of buildings range from completely symmetrical to asymmetrical, depending on architectural style. A great variety of architectural styles and building types exist within the district, although most are classically inspired and, thus, tend to be symmetrical.
- (22) ***General environmental character.*** The Warren-Prentis Historic District is a dense, urban, mixed use district primarily composed of residential structures but also containing commercial, institutional, and religious buildings as well as vacant land, its buildings reflect the area's development as one of rapid growth, intensification of land use, sudden decline and recent revitalization. The vitality of the district is a result of the mixture of uses and the correspondingly diverse physical appearance of its architectural resources. Its proximity to Wayne State University, the Cultural Center, and the Detroit Medical Center result in its being a locus for human activity.

RECOMMENDATION

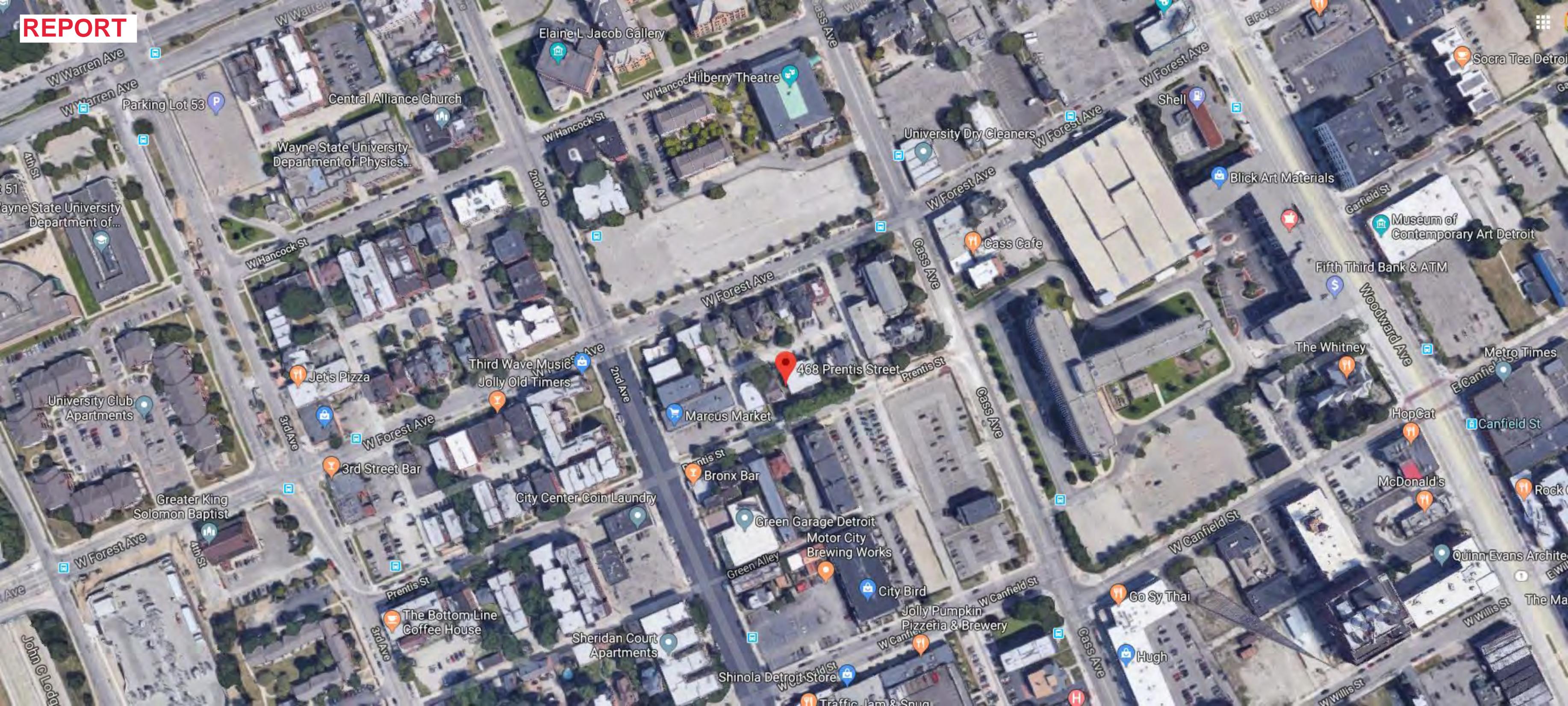
Staff recommends that the Commission find the project scope, as proposed, to be appropriate as it meets the following Secretary of the Interior's Standard for Rehabilitation:

- *9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

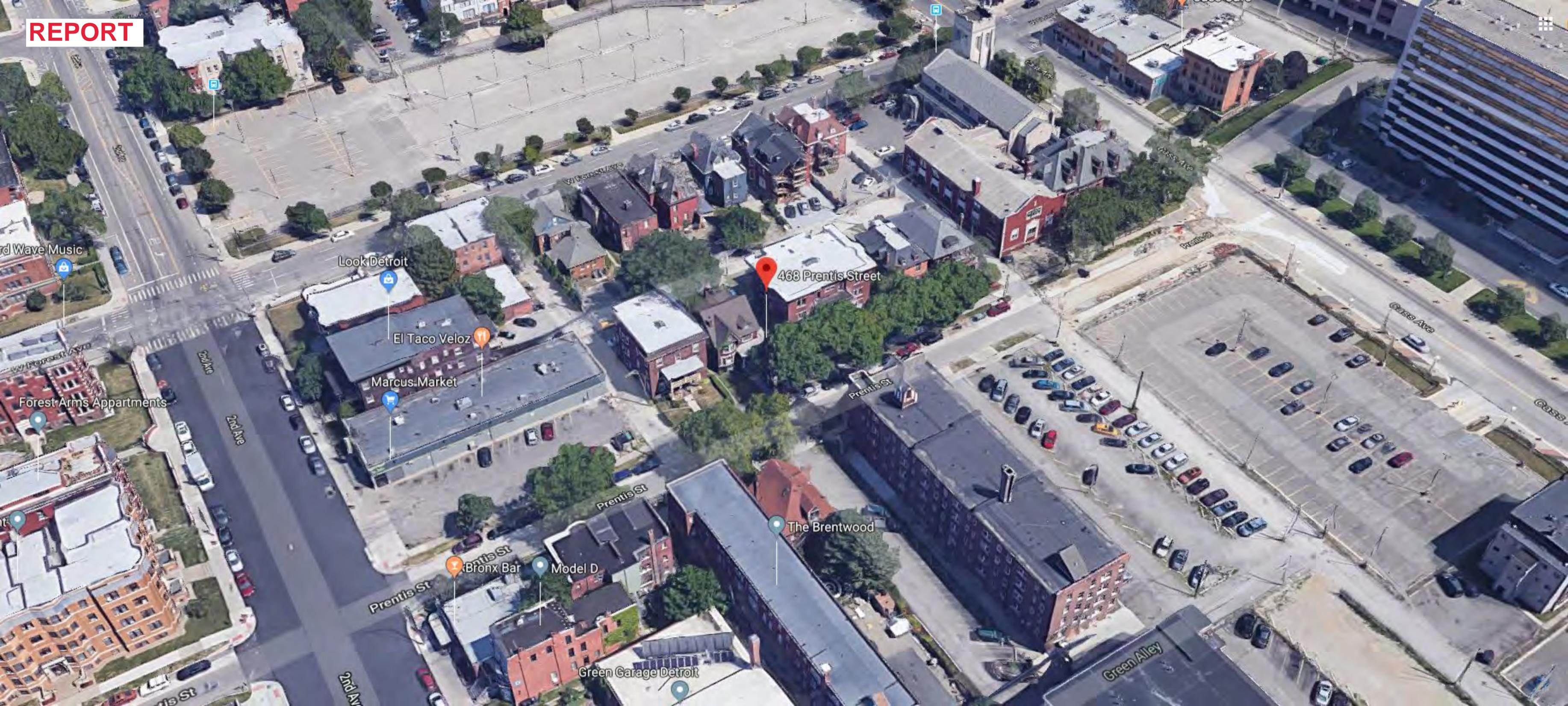
However, staff recommends that the Commission issue this COA with the following conditions:

- Applicant to submit all building material and product cut sheets/brochures for staff review prior to the issuance of the COA.
- HDC staff shall be afforded the opportunity to review and approve the final construction documents prior to the issuance of the COA.

REPORT



REPORT



rd Wave Music

Look Detroit

468 Prentis Street

El Taco Veloz

Marcus Market

Forest Arms Apartments

The Brentwood

Bronx Bar

Model D

Green Garage Detroit

Green Alley









REPORT





REPORT

PRENTIS

468

Prentis Pt. of 11-12

1059A 5-15-16

LOT NO.

Dwelling

DATE

USE

Brick

CONS.

REMARKS Build 1 story ~~brick~~
brick addition to be used
as garage. Build sun porch.

REPORT

PRENTIS

468 E39' of 11 and
Prentis W2' of 12

32361 10-12-43

LOT NO.

USE dwelling (2 to 4)

DATE

CONS. brick veneer

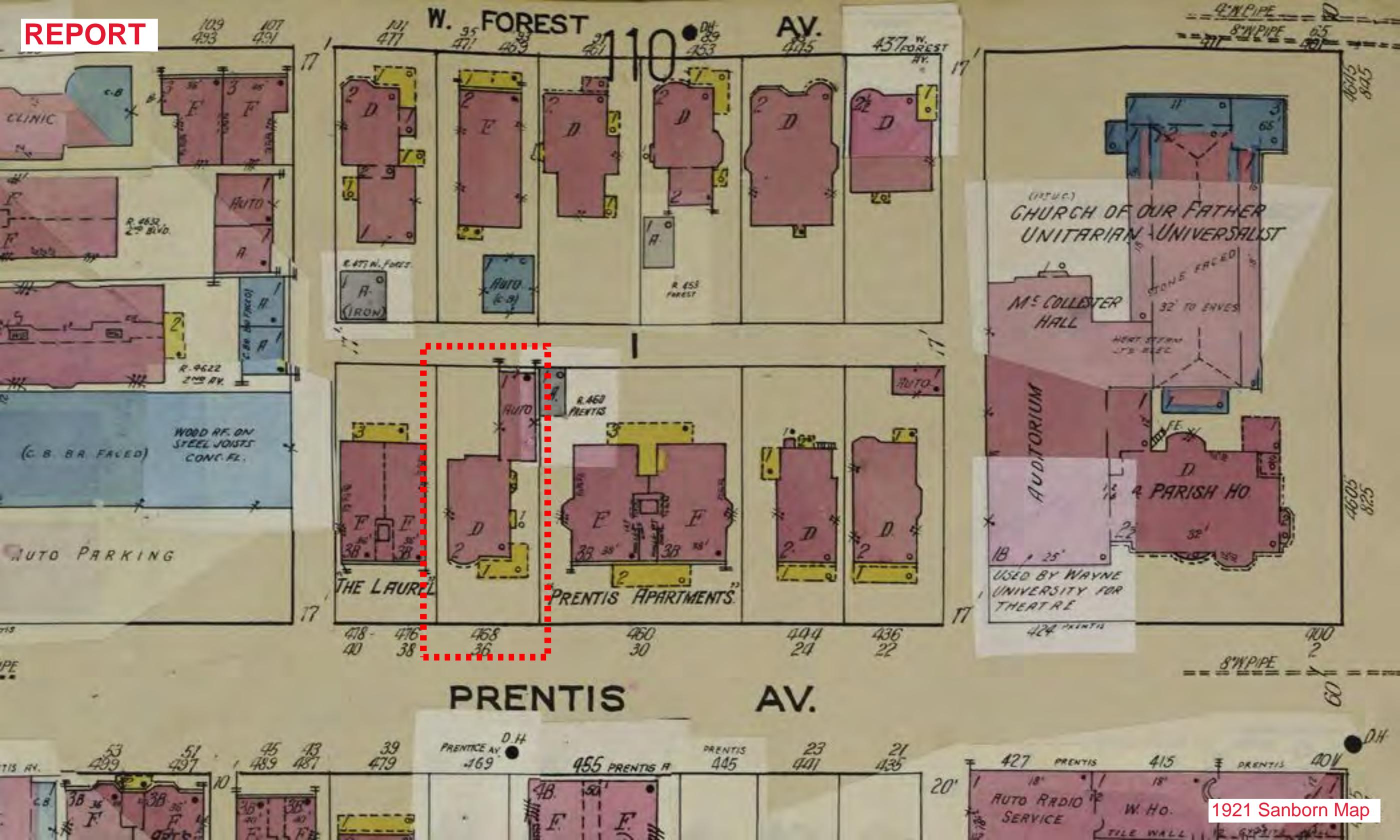
REMARKS

*CO 28596
7-15-44* **O.K.**

O.K.

make interior alterations
and convert from two
family to 4 family as per
plan, approved by Bd. of
Zoning Appeals 10-8-43
Case 633-43
Home Owner Loan Corp.
\$5000.00





(UNUS.)
 CHURCH OF OUR FATHER
 UNITARIAN UNIVERSALIST

M^{rs} COLLESTER
 HALL

AUDITORIUM

PARISH HO

USED BY WAYNE
 UNIVERSITY FOR
 THEATRE

PRENTIS AV.

REPORT

THOMPSON DESIGN GROUP LLC, MICHIGAN 248.933.5093

May 24, 2019

Historic Preservation
Detroit Planning & Development Dept .
Coleman A. Young Municipal Center
2 Woodward Avenue Suite
Detroit, Michigan
48226

Regarding:

Historical District Commission review for:
Proposed addition to 468 Prentis Street, Detroit, Michigan

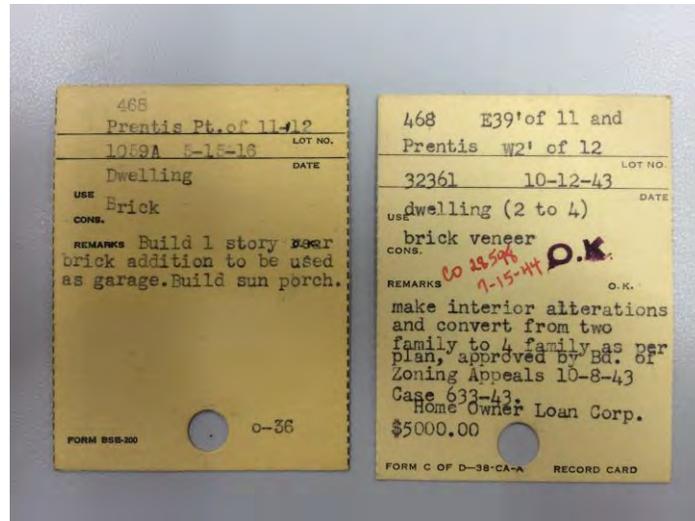
Attachment: Completed HDC Application and drawing package for the Detroit Historical District Commission review

Dear HDC:

The following is a description of the new work and information being submitted to the Historical District Commission for a proposed addition and renovations to the existing historic house at 468 Prentis Street:

- **Description of the existing conditions:**

This property includes the historic house at 468 Prentis and is located in District 74 "Warren-Prentis". This parcel is zoned "SD-1" Special Development District with small scale and mixed use. Both adjacent parcels on each side are multiple-family units and have this same zoning. There is a garage addition in the back that dates back to 1916. It is now half the original size as it was apparently damaged in a fire and partially demolished. This house was originally designed and constructed as a one-family house and was approved by the City to be converted to four units in 1943. When recently purchased by Deborah and John Gilchrist, the house was divided into five separate rental units. Please see the existing condition photographs in this letter.



From City Zoning records:

- **Description of the project:** The new owners propose to completely renovate the interior, add a three-story addition off the rear/alley-side of the house, and divide the house into three separate units. The owners would reside in the two top levels and rent the basement and first floor units. No new work is planned for the front or sides of the exterior of the house. The entire exterior addition would be on the rear alley side and not be visible from Prentis Avenue. Please see the photo from Prentis and the study model photo that describes this.
- **Detailed cope of the new work:**
The proposed new project scope includes the following:
 - **Removing existing rear open porch structure:** The existing back porch facing the back alley would be demolished. This is in poor structural condition with a hole in the roof and does not appear to have historic significance.
 - **Basement:** The basement is a total gut and rebuild with bedrooms added that require three new proposed egress windows with below grade areaways.
 - **First floor:** An attached two-car garage off the rear with an interior stair going up to level two. A small covered porch and decorative column at the back-alley entrance. A new sliding glass door and small balcony added to the back of the existing house. Note that the existing and unfinished cinder block wall is being re-clad.
 - **Second floor:** A great room addition over the garage below. This includes activating the existing rooftop over the existing 1916 addition and adding a new access door and a metal decorative guardrail. Note that this flat roof originally had a “sun porch” according to the City records from 1916.
 - **Third floor:** A master bedroom suite added with an outdoor deck with planting beds. Note that this project per City Zoning requires that 0.07% of the total parcel size of 4,305 sq. ft. (301.35 sq. ft.) be reserved for the minimal required recreational space. Recreational space that can be counted includes open porches, yards, and the open rooftop decks.

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- **Roof profile:** The current house roof meets the City Zoning maximum height of 35'-0" (Mid-point of eave & ridge dimension from grade in Section 61-11-175 [5]). The master-bedroom suite would have a low slopped shed style roof the align in height with house's existing ridge.
- **Site work:** City Zoning requires 1.0 space per unit of off-street parking. This is lowered to 2.0 by seeking a waiver to lower it to .75 per unit based on being located to a high-frequency public transportation system. 3 units would translate to 2.25 and the City "rounds-down" on fractions. Therefore, the garage has two spaces and one outdoor space. The new paving next to the alley would be pervious using precast cement units that will allow rain water to absorb. Three ground-mounted condensers in the side yard and screened from view with evergreen shrubs. The three added basement egress areaways will be flush with grade and will be designed to not be seen. A rain barrel will be incorporated to collect roof top rain water for plant irrigation.
- **Exterior materials:** The existing house exterior materials include re-claimed brick, carved stone accents, slate shingles at the upper gables, asphalt roof shingles, and decorative wood trim. The new proposed materials would include a matching brick base, metal horizontal siding (color to match flat gray slate), and trim to match the existing house colors.
- **Existing condition photographs:**
Included are photographs of all four sides of the building as follows:



Front view facing Prentis Street

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East side view



Rear view from back rear alley

Note that the existing first floor wood porch is slated to be demolished as it is in poor structural condition and in the way for the back addition/expansion.

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West side view

- **View from Prentis Street:**

This includes the following street photo and study model photo to show the site lines and visibility of the proposed new addition from Prentis Street:



Current view looking at house from Prentis Street

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Study model view from Prentis Street

The design intention is to not be able see the proposed new addition from Prentis Street. The new addition should be only visible from the alley and back side only. The limited tips of the new back roof additions would be slightly visible plus a new guardrail would be visible as it would be required on top of the existing Level 2 rear addition flat roof to the right.



Proposed new brick for addition

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Existing slate shingle siding next to brick



Proposed metal horizontal siding

This proposed galvanized steel siding will first appear silver when installed and will gradually turn gray as it oxidizes with a resulting gray patina to the zinc coating. This flat gray patina will eventually match and complement the existing gray colored slate shingles.

REPORT

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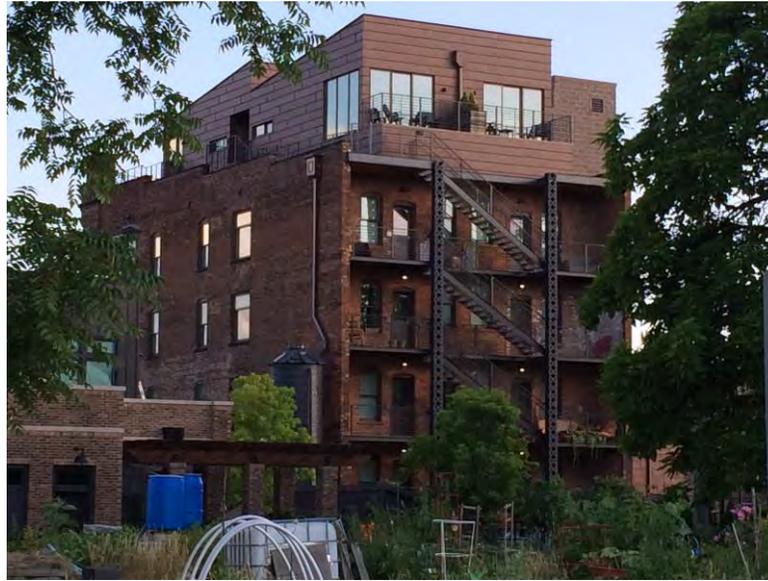
- **Design intent and architectural precedent:**

The new addition is designed to complement, and not copy, the original historic building in Midtown. The proposed stepped three-story structure, with its similar material coloration, expansive glass, and angled roof, is meant to be thoughtful blending of the respected historical structure with a contemporary urban living expansion. The house is being redeveloped with modern interiors, HVAC systems, life safety components, and sustainability features.



Study-model massing

Note that this model shows the new work scope as “white colored” for studying the exterior massing and refer to the proposed color description in this letter for the actual look.



El Moore two blocks away

The highly visible and successful El Moore Lodge & Residences at 624 West Alexandrine features a similar shed-type new roof structure added with horizontal metal siding and large glass sections. The front street facade was kept original which is similar to this proposed project.

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- **Proposed colors and materials:**

- **Brick:** To match the existing reclaimed brick facades on the house.
- **Siding:** The new proposed siding is galvanized steel siding to patina to flat gray to match the slate shingle siding.
- **Windows:** Certain existing windows that are in poor condition on the existing facades to remain, will be replaced with historically appropriate replacement windows. This includes replacing the glass block at the front basement window. The new windows on the back addition will be energy efficient clear glass with dark colored frames (color to be finalized).
- **Guardrails:** Added guardrails will be decorative metal rails to meet code and approved by the HDC. The final design is not yet finalized and will be submitted in the future.
- **Garage door:** This will be a pre-finished steel flush insulated sectional overhead door. The color would match the house trim color.
- **Roofing:** All the new roofs are rubber membrane type roofs and not visible.

- **Attached information:** The drawing package for DC review and approval includes:

1. Site Survey & Proposed Site Plan
2. Basement & First Floor Plans
3. Second & Third Floor Plans
4. Building Section, Elevations, & details
5. Elevations & Details

Please consider granting historical approval for this project and let us know if you have any questions or comments or require any additional information.

We look forward to presenting this proposed project at the upcoming and added June 26th. HDC meeting.

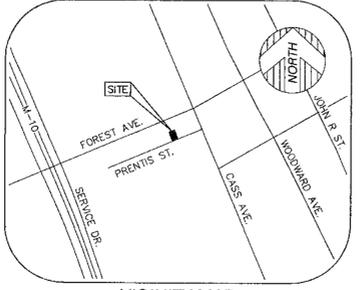
Respectfully submitted,



Michael Thompson AIA

Copy: Deborah & John Gilchrist, Owner of 468 Prentis Street house

REPORT



VICINITY MAP
(NOT TO SCALE)

PARKING
NO VISIBLE MARKED PARKING ON SITE

PARCEL AREA
±4,305 SQUARE FEET

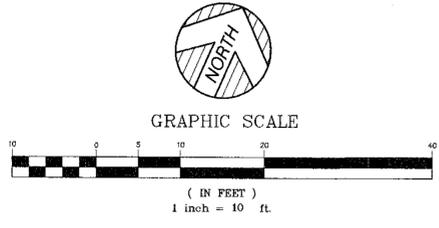
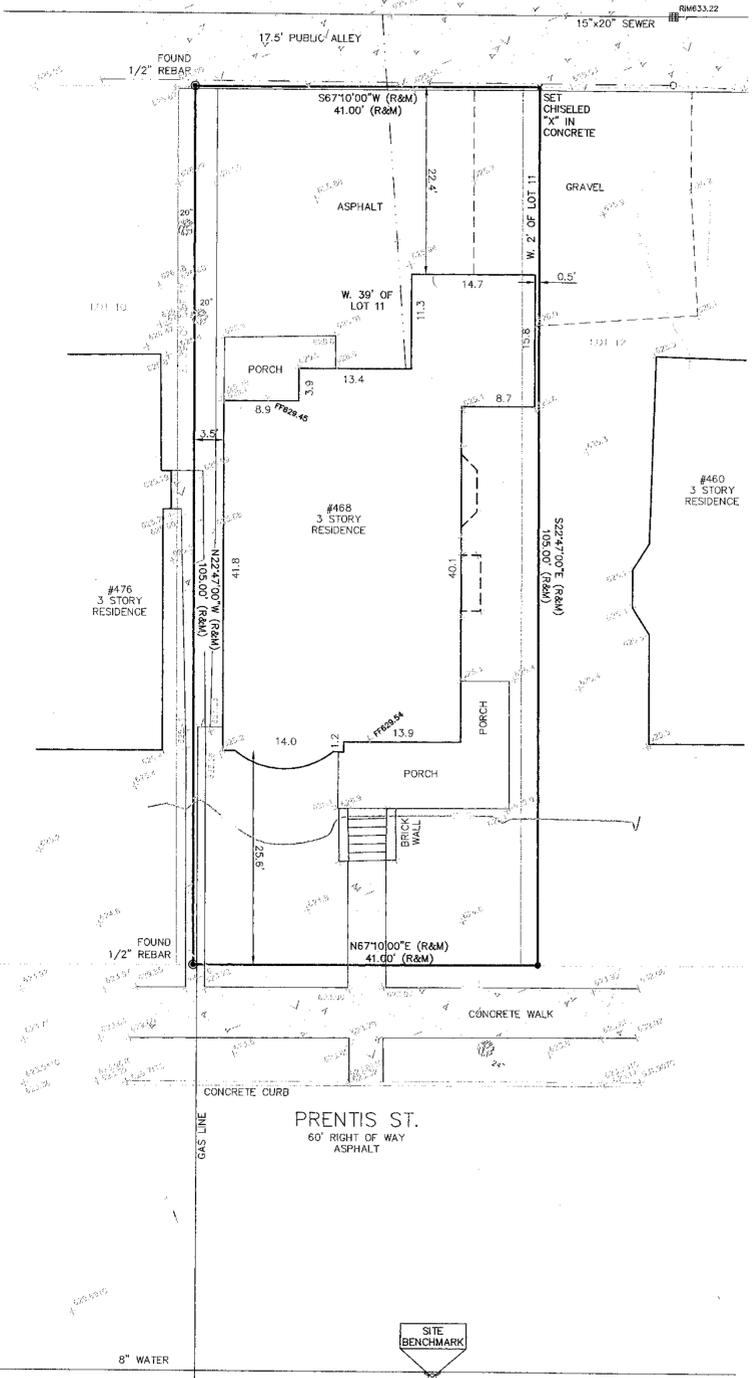
BENCHMARK
ARROW ON HYDRANT ACROSS THE STREET FROM SUBJECT PROPERTY ELEVATION = 626.29' (NAVD 88 DATUM)

BASIS OF BEARING
NORTH 67°10'00" EAST, BEING THE NORTHERLY LINE OF PRENTIS AVENUE, AS RECORDED.

SURVEYOR'S NOTES
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.
2. A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

LEGEND

•	SET 1/2" REBAR WITH CAP P.S. 53499
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
(E)	GROUND ELEVATION
○	UTILITY POLE
■	SQUARE CATCH BASIN
---	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	BUILDING
---	CONCRETE CURB
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF GRAVEL
---	OVERHEAD UTILITY LINE
---	GAS LINE
---	SEWER LINE
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
---	BUILDING AREA
---	ASPHALT
---	CONCRETE



PROPERTY DESCRIPTION
THE LAND SITUATED IN THE DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
THE EAST 39.00 FEET OF LOT 11 AND THE WEST 2.00 FEET OF LOT 12, CANFIELD'S SUBDIVISION, AS RECORDED IN LIBER 13 OF PLATS, PAGE 27, WAYNE COUNTY RECORDS.

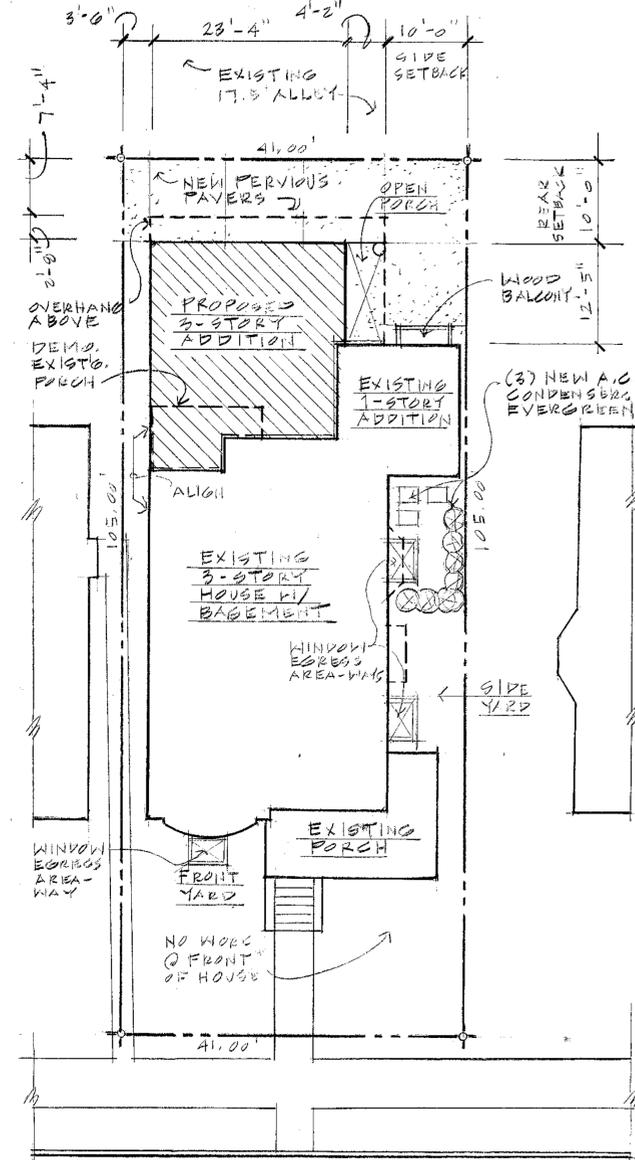
SURVEYOR'S CERTIFICATION
TO DEBORAH GILCHRIST:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 4, 5, 7A, 8, 9 AND 11 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 12/20/18.
DATE OF PLAT OR MAP: 01/07/19

DANIEL J. JACKSON
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 53499
22556 GRATIOT AVE., EASTPOINTE, MI 48021
djackson@kemtac-survey.com

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: DEBORAH GILCHRIST
468 PRENTIS ST., DETROIT, MICHIGAN

PROFESSIONAL ENGINEERING SURVEYING & ENVIRONMENTAL SERVICES
KEMTAC GROUP OF COMPANIES
A GROUP OF COMPANIES
Eastpointe Detroit
17500 E. 13th Ave., Eastpointe, MI 48016
FLY 589 774 468 FAX 589 724 648 FAX 589 724 648
www.kemtacgroupofcompanies.com

DRAWN BY: NMS	01/02/19
CHECKED BY: DJJ	01/07/19
DATE: JANUARY 03, 2019	
PROJECT NO: 18-04542	SCALE: 1" = 10'
1	
1 OF 1 SHEETS	



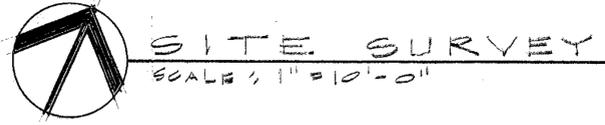
PRENTIS STREET
PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

THOMPSON DESIGN GROUP LLC
1210 Irving Avenue
Royal Oak, Michigan
248 933 5093

Proposed Renovations to
468 Prentis St.
Detroit, Michigan

ISSUED FOR H.W.O. REVIEW & APPROVAL 03/24/19

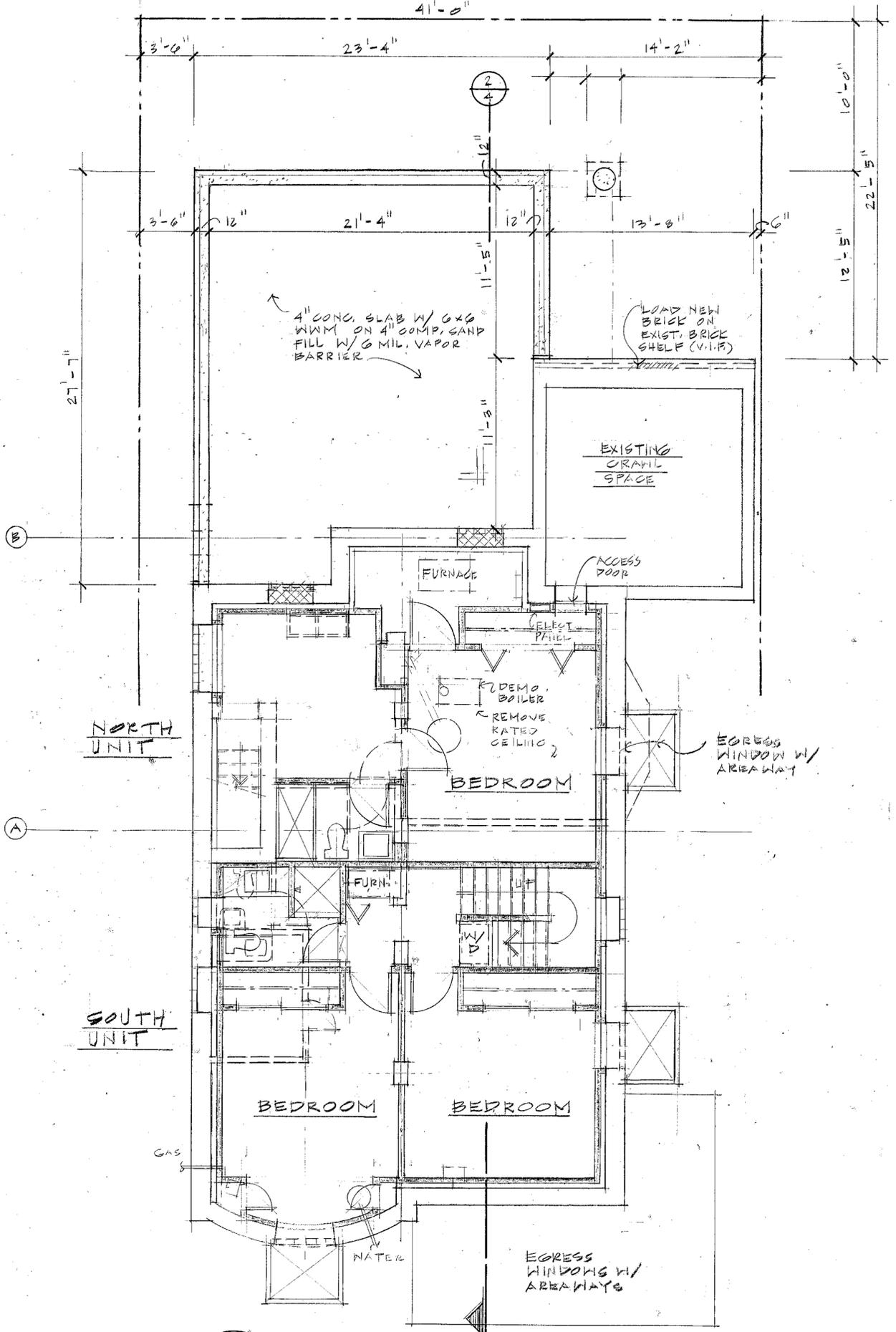
Site Survey & Proposed Site Plan



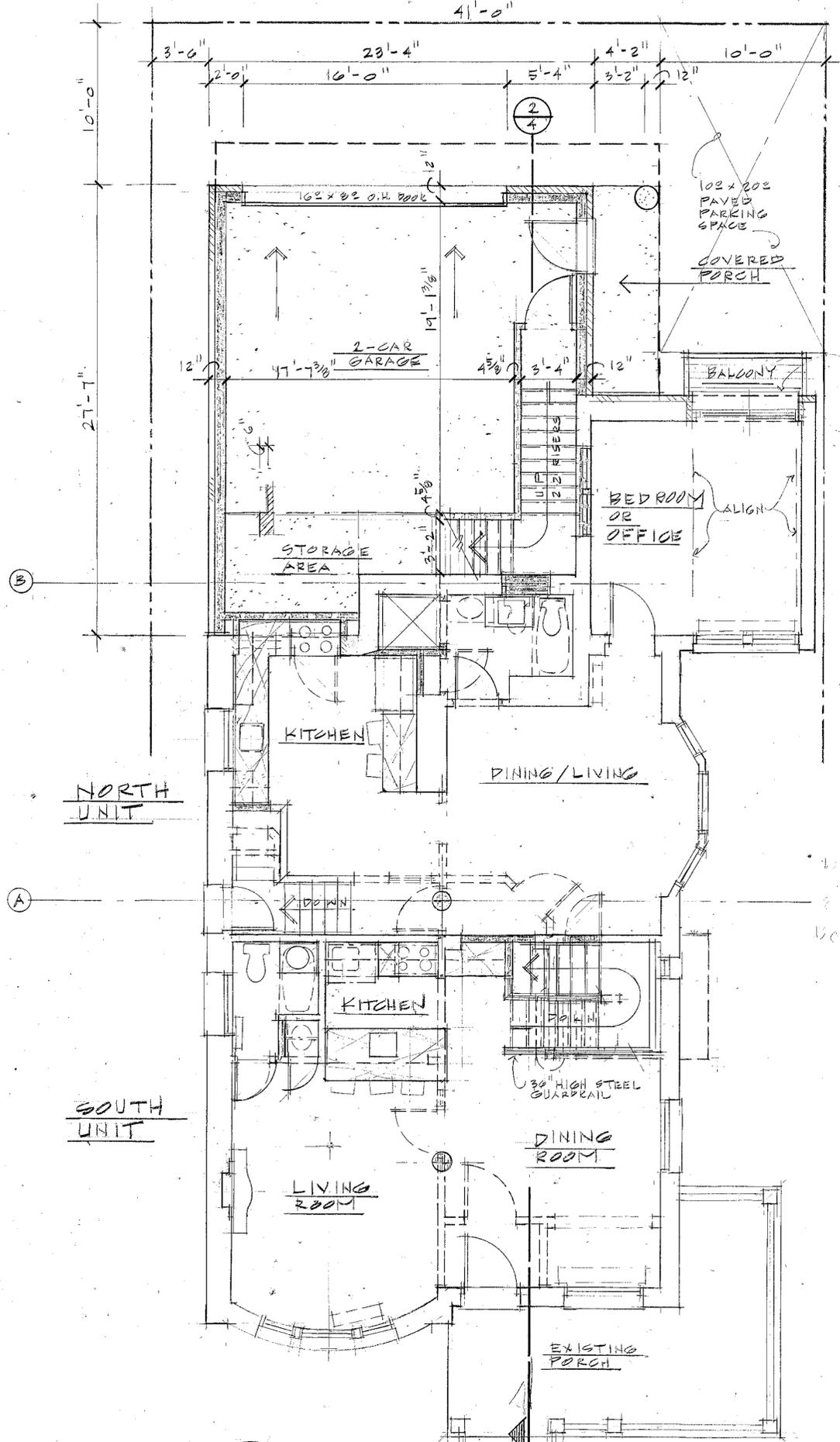
INDEX OF DRAWINGS:

Sheet No.	Drawing Title:
1	Site Survey & Proposed Site Plan
2	Basement & First Floor Plans
3	Second & Third Floor Plans
4	Building Section, Elevations, & Details
5	Elevations & Details

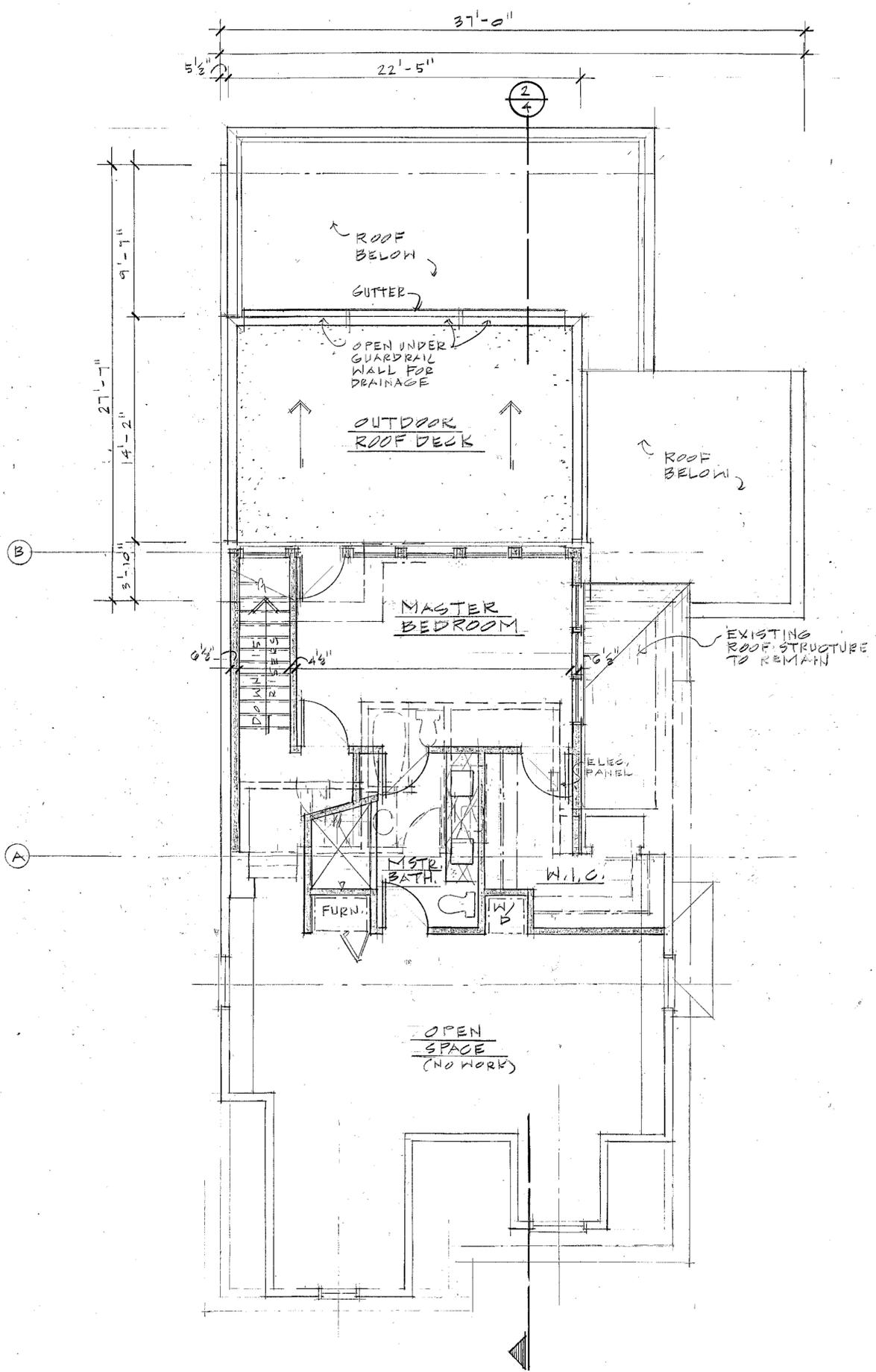
ISSUED FOR:
○ BIDS
○ PERMITS
○ CONSTRUCTION
1



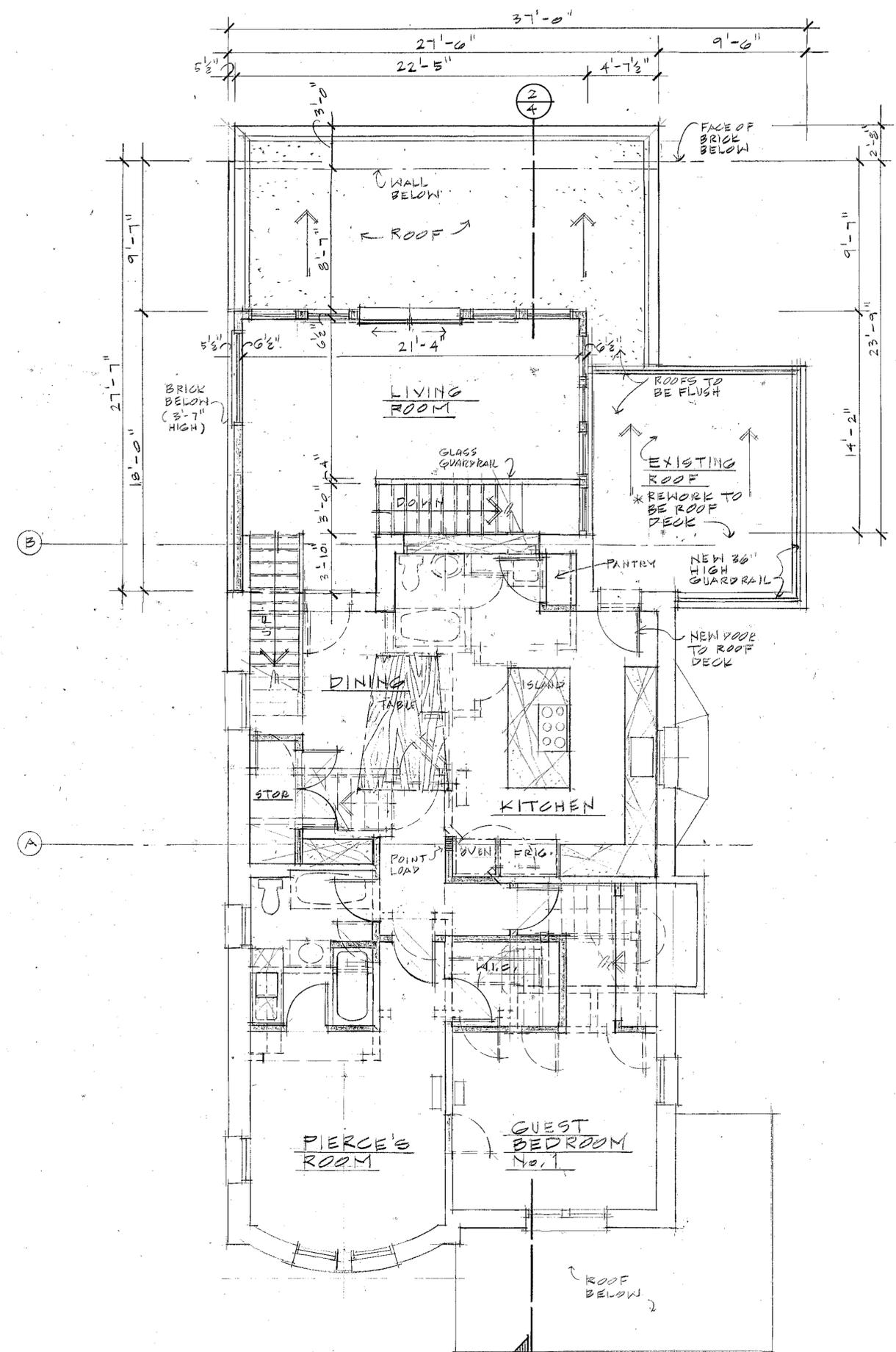
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

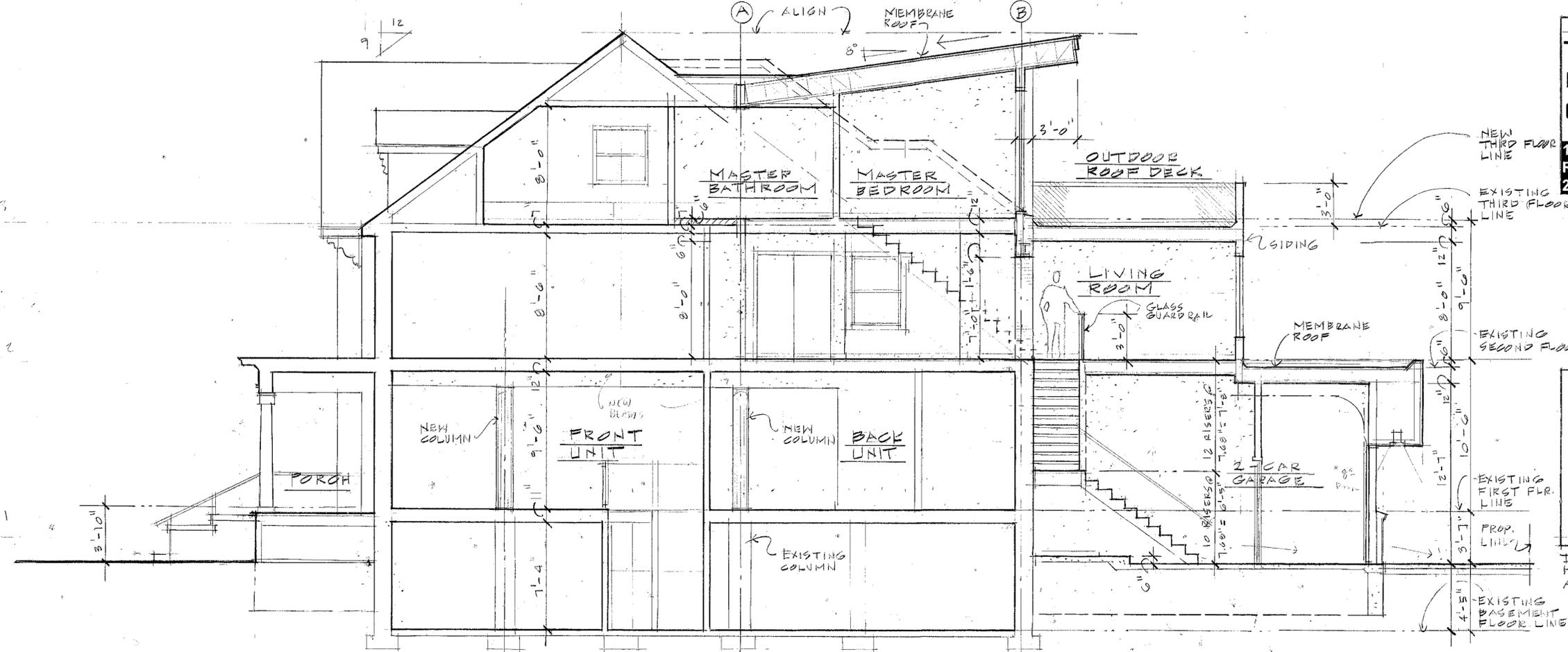


THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

**THOMPSON
DESIGN
GROUP LLC**
1210 Irving Avenue
Royal Oak, Michigan
248 933 5093



**Proposed
Renovations to
468
Prentis St.**
Detroit, Michigan

ISSUED FOR
H.D.C. REVIEW &
APPROVAL, 05/24/19

2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



**Building
Section,
Elevation,
& Details**

1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

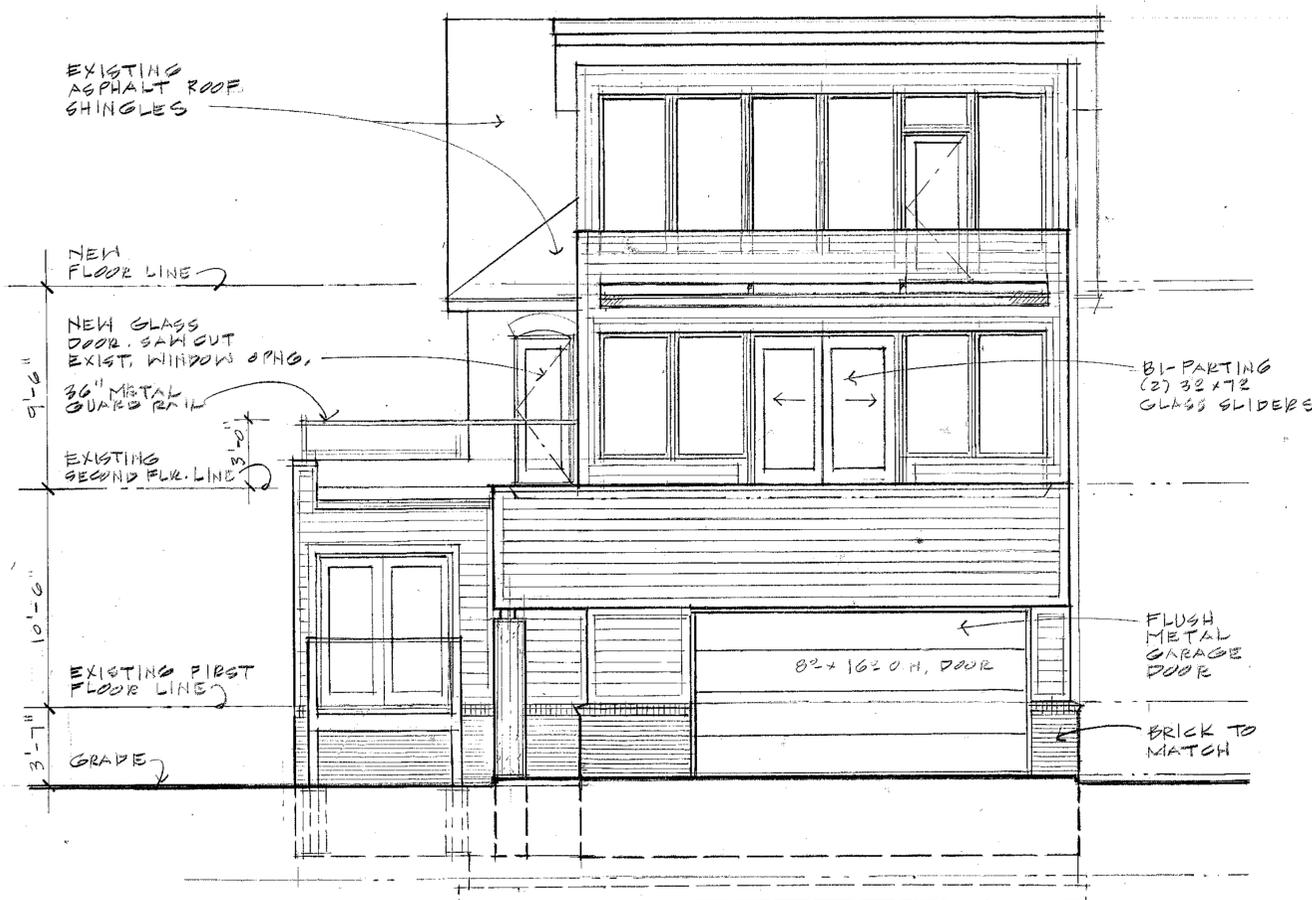
ISSUED FOR:
○ BIDS
○ PERMITS
○ CONSTRUCTION

THOMPSON
DESIGN
GROUP LLC

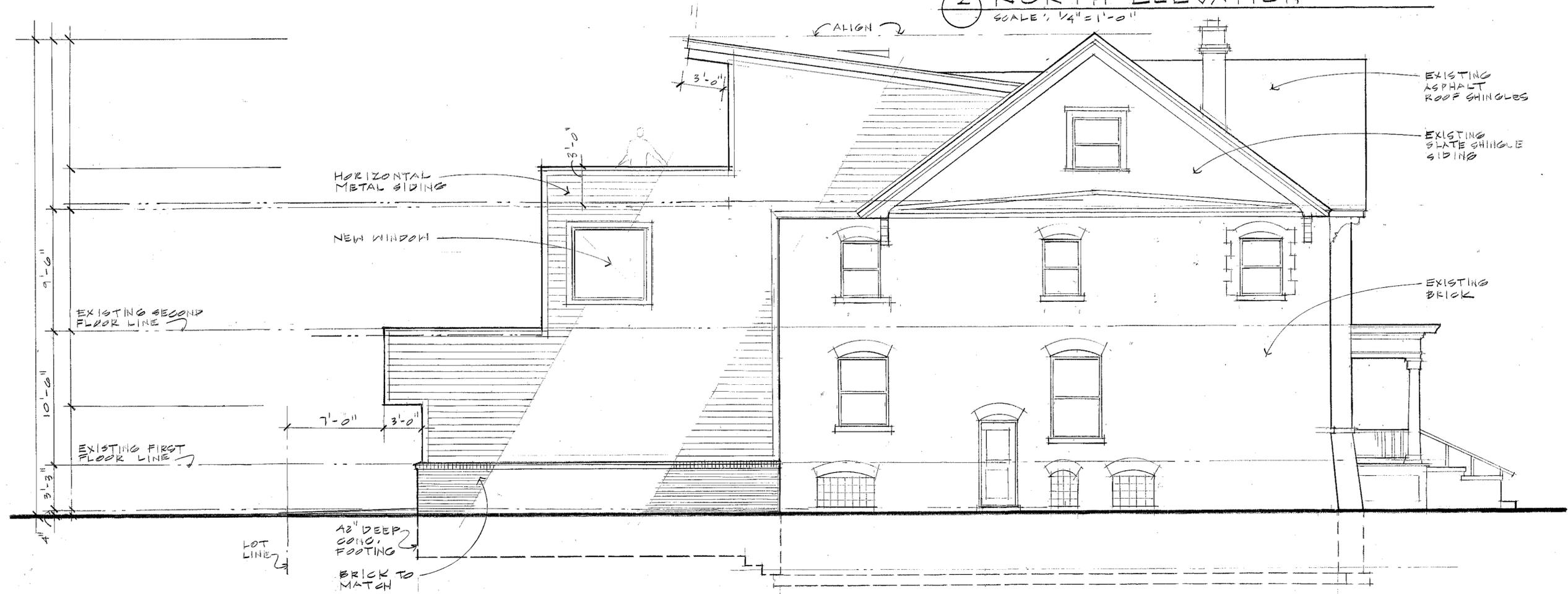
1210 Irving Avenue
Royal Oak, Michigan
248 933 5093

Proposed
Renovations to
468
Prentis St.
Detroit, Michigan

ISSUED FOR:
H.D.C. REVIEW &
APPROVAL 05/24/19



② NORTH ELEVATION
SCALE: 1/4" = 1'-0"



① WEST ELEVATION
SCALE: 1/4" = 1'-0"

Elevations
&
Details

ISSUED FOR:
○ BIDS
○ PERMITS
○ CONSTRUCTION

5

City of Detroit

CITY COUNCIL HISTORIC DESIGNATION ADVISORY BOARD

204 Coleman A. Young Municipal Center, Detroit, Michigan 48226

Phone: (313) 224-3487 Fax: (313) 224-4336
e-mail: cc-historic@ci.detroit.mi.us

Proposed Warren-Prentis Historic District

Final Report

By a resolution dated June 28, 2000, the Detroit City Council charged the Historic Designation Advisory Board, a study committee, with the official study of the proposed Warren-Prentis Historic District in accordance with Chapter 25 of the 1984 Detroit City Code and the Michigan Local Historic Districts Act.

The proposed Warren-Prentis Historic District consists of 120 primary buildings covering an area containing approximately 320 acres in the North Cass Corridor, approximately two to three miles from downtown Detroit, and generally located west of Woodward Avenue, south of West Warren, north of Prentis and east of Third Avenue. It is urban and mixed-use in character, with institutional buildings, single and multi-family residential buildings, and commercial buildings within its borders. The Warren-Prentis Historic District was listed on the National Register of Historic Places in 1997 as part of a multiple property resource listing of the Cass Farm Survey Area.

Boundaries: The boundaries of the proposed historic district are as shown on the attached map, and are as follows:

Beginning at a point, that point being the intersection of the centerline of vacated Fourth Avenue with the centerline of West Warren Avenue; thence east along the centerline of West Warren Avenue to its intersection with the centerline of Woodward Avenue; thence south along the centerline of Woodward Avenue to its intersection with the centerline of West Forest Avenue; thence west along the centerline of West Forest Avenue to its intersection with the centerline of the north-south alley parallel to and between Cass Avenue and Woodward Avenue and located at the rear of the east property lines of Lots 15-20 of Stimson's Sub of Park Lots 55-58 (Liber 1, Page 246); extended northward; thence south along the centerline of said alley to its intersection with the southern property line of Lot 15 of Stimson's Sub of Park Lots 55-58 (Liber 1, Page 246), extended east and west; thence west along said property line to its intersection with the centerline of Cass Avenue; thence south along the centerline of Cass Avenue to its intersection with the centerline of Prentis Avenue; thence west along the centerline of Prentis Avenue to its intersection with the centerline of the north-south alley parallel to and between Cass Avenue and Second Avenue and located at the rear of the properties on the west side of Cass Avenue; thence south along the centerline of said alley to its intersection with the northern boundary, extended

east and west, of Lot 3 of the Cass Farm Sub of Block 99 (Liber 1, Page 272); thence east along said property line as extended to its intersection with the centerline of Cass Avenue; thence south along the centerline of Cass Avenue to its intersection with the southern boundary, extended east and west, of Lot 3 of the Cass Farm Sub of Block 99 (Liber 1, Page 272); thence west along said property line as extended to its intersection with the centerline of the north-south alley parallel to and between Cass Avenue and Second Avenue and located at the rear of the properties on the west side of Cass Avenue; thence south along the centerline of said alley to its intersection with the centerline of West Canfield Avenue; thence west along the centerline of West Canfield Avenue to its intersection with the western boundary, extended north and south, of Lot 21 of the Cass Farm Sub of Block 99 (Liber 1, Page 272); thence north along said property line to its intersection with the centerline of the east-west alley between West Canfield and Prentis Avenue; thence west along the centerline of said alley to its intersection with the north-south alley between and parallel to second boulevard and Cass Avenue and located adjacent to the properties on the east side of Second Avenue; thence south along the centerline of said alley to its intersection with the centerline of the east-west alley running seventy feet (70') south of the north property lines of Lots 17 and 18 of the Cass Farm Sub of Block 99 (Liber 1, Page 272); thence west along the centerline of said alley, extended westward, to its intersection with the centerline of Second Avenue; thence north along the centerline of Second Avenue to the centerline, extended east and west, of the east-west alley between west Canfield Avenue and Prentis Avenue; thence west along the centerline of said alley to its intersection with the centerline of Third Avenue; thence north along the centerline of Third Avenue to its intersection with the southerly property line of Lots 5 and 12, extended east and west, of Crane Farm Sub rear concession of P.C. 247 (Liber 60, Page 58); thence west along said extended property line to its intersection with the centerline of Fourth Avenue; thence north along the centerline of Fourth Avenue to its intersection with the centerline of West Forest Avenue; thence east along the centerline of West Forest Avenue to its intersection with the centerline of Third Avenue; thence north along the centerline of Third Avenue to its intersection with the centerline of West Hancock Avenue, now vacated; thence west along the centerline of vacated West Hancock Avenue to its intersection with the centerline of vacated Fourth Avenue; thence north along the centerline of vacated Fourth Avenue to the point of beginning.

HISTORY:

The Warren-Prentis Historic District represents one of the last, largely intact neighborhoods of upper and upper-middle class, late nineteenth and early twentieth century housing in Detroit. The historic district was home to a number of leading Detroit industrialists and businessmen, as the Warren-Prentis Historic District was the place to which the first wave of upper and upper-middle class professionals moved from the city in the late 1800s. They commissioned many of the leading architects of the time to design their residences and the following wealth of early twentieth century apartment housing and apartment buildings. The Warren-Prentis Historic District, which also includes commercial, institutional, religious and other types of buildings as well as vacant land, reflects the area's developmental history of rapid growth, intensification of land use and sudden decline following the Great Depression.

Land included in the Warren-Prentis Historic District was originally known as the Park Lots, the Cass Farm, and the Jones/Crane Farm, all of which were subdivided in a consistent manner into generous size lots. The initial division of property into long, narrow ribbons, fronting on the Detroit River and extending back several miles, followed the land ownership patterns established by the French settlers in the 18th century. The Park Lots are located between Woodward and Cass avenues and were sold at auction to the highest bidders in 1807. The Cass Farm, located between Cass and Third, was initially subdivided by Lewis Cass during the 1860s and later by his family in the 1870s. The Jones/Crane Farm, located between Third and the alley west of Fourth, was initially owned by DeGarmo Jones, a former Mayor of Detroit, and later came into the possession of Flavius J.B. Crane. The farm was platted in the 1850s. The area west of Third was subdivided into much smaller lots, with a corresponding change in demographics.

Due to technological advances and the growth of Detroit during the 1860s, the Warren-Prentis area became an accessible and popular area for development. The origination of the streetcar lines along Woodward Avenue (which extended to present day Alexandrine by October, 1863) and Third Avenue (which extended to present day Hancock by October, 1873) facilitated faster and more accessible transportation to Warren-Prentis Historic District, located in Detroit's first streetcar suburb. It was also during this time that the City of Detroit was rapidly growing with the new industrial opportunities created by technology. In turn, this new growth and technological advancements brought with them an expanded wealthy professional class. It was this class who chose to escape the pollution, noise, crime, and overcrowding in the cities by moving to the "suburbs."

This move to the "suburbs" created the first wave of development in the Warren-Prentis Historic District. New development consisted primarily of single family dwellings built by the upper and upper-middle class professionals between 1880 and 1895. Many of Detroit's leading businessmen and their families commissioned the well-known Detroit architects to design impressive houses, which in turn showcased their new wealth. Some of these Detroit professionals included: William A. Butler, Jr., a prominent Detroit banker; John F. Dodge, an auto magnate and co-founder of Dodge Brothers automobile company; David MacKenzie, the principal of Central High School; William C. Boydell, the vice president and treasurer of the Boydell Brothers White Lead and Color Company - a major national producer of paints, oils, etc.; George Loomer, lumber dealer; Charles Day, a partner in the chair manufacturing firm of Smith, Day and Company; Frederick A. Smith, broker with Steel, Smith & Company; and Perry McAdow, a society man who made his wealth mining Montana gold.

Among notable architects of single family residences in the Warren-Prentis Historic District were Almon Clothier Varney and Donaldson and Meier. All houses designed by the architects in the district were in the Late Victorian styles, as it was the popular aesthetic of the day. Varney designed six houses, two each in the Romanesque, Queen Anne, and Victorian Eclectic styles and Donaldson and Meier designed two houses in the Queen Anne style.

As apartment style living became popular in the late 1880s, the construction of duplexes and

small scale apartments soared while single family construction nearly ceased. Again, the wealthy invested in this area and built numerous luxury, small scale apartment buildings, commissioning the best architects in Detroit. The most notable architect of this type of building was Baxter and O'Dell. That firm designed six apartment buildings in revival styles, including Beaux Arts, Jacobethan, Elizabethan, and Neo-Georgian. The architectural partnership of Pollmar and Ropes designed two small scale apartment buildings, in the English Domestic Revival and Classical Revival styles.

At the turn of the century, the composition of the Warren-Prentis Historic District began to shift as commercial and industrial development, mainly auto related, increased throughout Detroit and within the district, intensifying the use of land. The Warren-Prentis Historic District became a prime area in which to house the rapidly expanding working class population in the early 1900s its proximity to automobile production, inner-city transportation routes, and the ample size and depth of the lots required by larger, high-density apartment development. In addition to the larger scale apartment buildings constructed to meet the needs of this burgeoning population, single family dwellings were converted into duplexes and flats while the small-scale apartment buildings were further subdivided.

Commercial development also expanded in the Warren-Prentis Historic District due to the automotive industry and increasing population of the Cass Farm area. Five of the fourteen contributing commercial and industrial buildings were specifically developed in response to the automotive industry, including auto repair and service shops, parts suppliers, and garages. Commercial buildings were located initially on the north-south streets and later began to fill in on the east-west side streets as zoning did not preclude businesses from doing so. Commercial and industrial construction, at it's peak from 1915 to 1930, all but ended as the Great Depression wrecked economic havoc on Detroit and the Warren-Prentis Historic District. The district experienced a period of steady decline from 1930 until 1945.

The Warren-Prentis Historic District was home to several charitable and educational institutions as well. The Neo-Romanesque office building at 51 W. Warren (1926/27), originally housed the Detroit Community Fund, its neighbor, at 71 West Warren, opened as a clinic and headquarters building of the Children's Aid Society in 1931, the Thompson Home at 119 West Hancock also played an important role in the charitable life of Detroit, and the Detroit Federation of Women's Clubs, a civic, cultural and philanthropic organization founded in 1895, moved to the Butler House at 4811 Second Avenue in 1916.

The building most identified with Wayne State University, "Old Main," was originally Detroit Central High School. At the time of its completion in 1896, it was hailed as "one of the finest academic high school buildings in the country and was widely quoted by other cities as the final word in high school architecture." Richardsonian Romanesque in style, it was designed by the consulting architects to the Detroit Public Schools, Malcomson and Higginbotham. It became known as the College of the City of Detroit in 1923 and in 1934 it became Wayne State University.

Located in the central section of the city west of the Cultural Center, Wayne State University has adapted several existing structures in the district to academic and office uses over the years. These buildings included homes, offices, warehouses, churches, and apartment buildings, amongst them the Mackenzie House, a Queen Anne style residence located at 4735 Cass, now housing offices, the Spanish-Colonial style building at 818 Hancock, a former printing plant currently used by the Biomechanical Engineering Department, and the Neo-Classical Revival style First Church of Christ Science (1917), converted for use as a theater.

ARCHITECTURAL DESCRIPTION:

The Warren-Prentis Historic District contains one of the largest, mostly intact concentrations of upper-and upper-middle class, late nineteenth and early twentieth-century housing extant in Detroit. The district primarily contains single family residences and small to moderately scaled brick apartment buildings. Other uses, including commercial, religious, health care related, philanthropic and educational, were contemporary with this residential growth. The district's overall character has been maintained due to its density of buildings, many of which have been minimally altered over time.

A grid street pattern was applied to the subdivision and development of the Cass Farm Survey Area. Main thoroughfares run north-south and the side streets run east west. The north-south streets leading to and from downtown are broad, ranging in width from four to nine lanes, with a predominance of commercial and institutional uses and a few larger, single family residences and apartment buildings. Conversely, the east-west streets are narrow, ranging in width from two to four lanes. The uniform setback of primarily small and medium scale residential buildings, the greater presence of trees, and the fairly uniform scale of the buildings along the side streets contribute to their more intimate character. The southwest portion of the district, including Prentis, the 600 block of West Forest and portions of Second Avenue, consists mainly of small to medium scale residential buildings, creating a density of buildings. The remainder of the district contains larger scale, institutional and commercial buildings and a higher number of vacant lots.

Of the 120 buildings within the Warren-Prentis Historic District, 106 buildings - constructed between c. 1877 and 1946 - are contributing to the district. The district includes fifty-five multiple dwellings, twenty-seven single family residences, twenty-two commercial buildings, four churches (one with an attached church hall), three health care-related buildings, three educational buildings, two each of humanitarian and industrial buildings, and one governmental building. The primary architectural styles represented within the historic district include: Colonial Revival, Vernacular, Arts and Crafts, Queen Anne, Romanesque, Classical Revival, Tudor Revival, and Craftsman. Other styles include Renaissance Revival, Beaux Arts, Prairie School, Commercial, International, Second Empire, and Late Gothic. In varying stages of upkeep, the buildings display a variety of architectural styles, materials, stylistic decoration, and craftsmanship.

Of the fifty-five apartment buildings built between the 1890s and the 1950s, forty-eight were constructed between 1910 and 1930. Subtypes of apartment buildings include duplexes, flats, terraces and small scale to large scale apartment buildings. Construction of twenty-seven single family residences located within the Warren-Prentis Historic District spans the period between the 1870s and the 1910s, with seventy-five percent constructed prior to 1900. The residences range in size from modest, one and one-half story residences to impressive, three and one-half story mansions. The south side of the 400 block of West Forest contains the finest concentration of single family dwellings designed in Late Victorian architectural styles.

Twenty-two commercial buildings were constructed within the Warren-Prentis Historic District between the 1910s and the 1950s, forty-five percent during the 1920s. The commercial buildings are dispersed throughout the district and are located mainly on the 100 block of West Hancock, the 4400 block of Second, on the east side of Third at the intersection of West Forest, and along Woodward. The scale of commercial buildings within the district range from small, one and two story buildings designed for compatibility with the residential buildings to imposing, multi-story commercial buildings. Fine examples of commercial architecture include: the Second Renaissance Revival Blessed & Son Grocery store at 4711 Woodward; the Classical Revival American Boast Magneto Corporation building at 95 West Hancock; and the Art Deco H.A. Rhein Drugstore (1928) at 4646 Cass.

Four architecturally unique churches are located within the Warren-Prentis Historic District, nearly all with prominent corner locations. The Neo-Gothic First Unitarian-Universalist Church, rising on the corner of Cass and West Forest, is the most majestic church. A Tudor Revival hall is attached to the church at the southwest corner. The Neo-Classical First Church of Christ, Scientist, located at Cass and West Hancock, is the largest and most architecturally intricate of the churches. A second, more modest First Church of Christ, Scientist, is located on Cass Avenue. The Arts and Crafts Berea Tabernacle Church is located at the corner of Fourth Avenue and West Forest.

The following describes a sampling of architecture within the Warren-Prentis Historic District:

1. 4646 Cass, Harold A. Rhein Drugstore (1928). Art Deco; C.S. Vaughn Company, general contractors.

This two story, light brick corner store measures 43' wide (along Cass Ave.) by 65' deep initially housed an office and stores. Built for Wilfred S. Thompson at an estimated construction cost of \$15,000, the Harold A. Rhein Drugstore was the first business to occupy the building and remained there into the 1940's. In 1986 the building was converted to a church with apartments above for the Islamic Center of Detroit.

The street front facades are treated similarly: a curved corner containing a recessed entrance is located on the first floor and a window on the second. The second floor contains windows placed at regular intervals. A masonry belt course divides the first and second stories and serves as a continuous sill. A second arched entrance is located on the south corner.

2. 110 W. Forest, McGrath House (c. 1877).

The McGrath House was built by William McGrath, who, with his partner David Short, platted the surrounding land as McGrath's Subdivision in 1872. This two and one-half story, wood frame Stick/Eastlake style Victorian building is rectangular in shape, with a facade vertically divided into two bays. The narrow, projecting bay is topped by a front-facing gable roof with unadorned verge board and supported by corbeled brackets. A recessed entrance and second story, gabled window are located to the east. The house has a cross gable towards the rear of the building. Wood siding is placed both horizontally and vertically. It is a rare example of a frame house that has survived in the North Cass Corridor.

3. 445 W. Forest, Williamson House, (1892).

Permit #833 was issued to one of Detroit's most prolific residential architects, Almon Clothier Varney, on June 1, 1892 for the construction of this three story brick dwelling at an estimated cost of construction of \$8,000. John Williamson, proprietor of Williamson Manufacturing Company, Perfumers, was its first occupant; another occupant was Daniel J. Guerin, a "capitalist." In 1925, the basement was remodeled into a store. It was later converted to a rooming house. In October, 1944, interior alterations were made to change the occupancy from four apartments and eighteen sleeping rooms to seven apartments and eighteen sleeping rooms.

This impressive three-story brick residence is eclectic in style but is predominantly Romanesque, with the stone foundation rising to the first floor at window sill height. The intricate facade is essentially three bays wide and consists of a broad, flat wall of brick with a low pitched gable. The east bay contains a three-story tower with conical roof. The central entrance bay is flanked by a broad, two story bay topped with a brick parapet railing. The side elevations lack architectural ornamentation due to the closeness of adjacent buildings.

4. 632-34 W. Forest, Netherlands Apartments (1912).; Pollmar & Ropes, architect.

Built for Philip T. Van Zile, a judge in the Wayne County Circuit Court, at an estimated construction cost of \$16,000, the Netherlands was home to Donald Van Zile, an attorney, Frank R. Hamburger, proprietor of a wholesale clothier, and Robert L. Young, a salesman, among others in its early years. It is a small scale, symmetrical, three story brick veneer, English Domestic Revival apartment building with narrow street frontage. The facade is divided into three vertical sections with a brick front porch spanning the width of the building. The two outer bays with three story, three-sided bay windows flank the central entrance bay. The flat roof building has been altered with the removal of the original frieze beneath the cornice and the third story porch.

5. 650 W. Forest, Philip T. Van Zile House (1891). Queen Anne; A.C. Varney, architect.

This substantial brick residence rises two and one-half stories above a raised basement. Measuring 36' wide, the asymmetrical facade is divided into two vertical sections. The two story, three sided bay on the right is topped by a front facing gable. The double door entrance on the left is sheltered by a projecting porch roof. Above, the left corner of the building is curved with a

third story tower topped with a conical roof. The whole is covered by a steep hip roof with intersecting elements.

Designed for A.C. Varney for Circuit Court Judge Philip T. Van Tile, the house was converted to a rooming house when the Van Zile family moved in the mid-1920's. The Netherlands at 632-34 W. Forest and the Little Holland Apartments at 665-667 W. Forest, two small-scale apartment buildings, were also built for Van Zile.

6. 60 W. Hancock, Detroit Industrial Clinic (1937). Charles N. Agree.

Built at a cost of \$25,000 in 1937, the Detroit Industrial Clinic was designed by Charles N. Agree, architect of the Art Deco Vanity Ballroom located on East Jefferson Avenue at Newport. The rounded corners of this medium size, two story brick and macotta building reflect the Art Moderne style. The facade is asymmetrically arranged and unornamental, including an entrance and windows of various widths. The flat roof is also characteristic of the style.

7. 601 W. Hancock, Sherbrooke Apartments (1913).

Samuel Ginsburg, manufacturers agent, Mrs. Hannah Golbe, Walter F. Haass, attorney, and David W. Davis, insurance agent, were among the first residents of the Sherbrooke in 1914. In 1950, the Sherbrooke was converted from seven units to twenty-five.

This three story, buff brick Domestic English Revival apartment building is laid out in two identical halves on the corner of W. Hancock and Second Avenue. The wider street front facade, along W. Hancock, is divided into seven, narrow bays. The narrow entrance bay consists of a classical archway at entrance level and a stylized stone crest at the third story level. This bay is flanked by bays with rows of four double hung sash windows per floor culminating in a shingled frontal gable with wooden verge board and a rectangular leaded glass window. To its side is another tall, narrow recessed bay with ornamental iron balconies covered with a bracketed shed roof. At the outer corners of the front facade is another narrow, tall bay with a molded, steeply gabled parapet wall with decorative brickwork. This corner treatment is also present at the rear of the building, connected to the front by a wide bay with a series of five windows per floor, topped by a shed roof.

8. 818 W. Hancock, Evans, Winter and Hebb Advertising and Printing (1924). Frederick J. Winter, architect.

This Spanish Colonial Revival style industrial building was constructed for the printing and advertising firm of Evans, Winter & Hebb, Inc. The company, originally known as the Peninsular Engraving company, was founded in Detroit before the turn of the century. This large rectangular, two story building is located on the corner of W. Warren and Anthony Wayne Drive. The building is finished in stucco and topped by both a tripped tile roof and a flat roof. A curvilinear, gabled bay centered on the southern facade contains the enriched classical door surround. Corner pavilions project slightly from the building and each contain a double-arched opening balconet with a patera above at the second story level. The Anthony Wayne Drive elevation mirrors the West Hancock facade, but with more restrained detail. The building now

houses the Wayne State University Bioengineering Department.

9. 460 Prentis, Prentis Apartments (1904). E.W. Gregory, architect.

E.W. Gregory was the architect of this three story symmetrical brick multi-unit building constructed in 1904 at a cost of \$13,000. It originally contained six apartments but was expanded into thirteen in late 1941. Among early tenants were Oliver G. Frederick, supervisor of grades, public schools; Butler Ives, president and treasurer of Continental Varnish & Paint Company. The Prentis Apartments is significant as a small scale apartment building attractive to a professional class of tenants in the early years of the twentieth century. In late 1941, the building was converted from seven to thirteen apartments.

10. 663 Prentis, Villa Lante (1916). Italian Renaissance Revival; Richard H. Marr, architect. The Villa Lante was designed by the architect Richard H. Marr, noted Detroit architect of many single family and multiple dwellings in Detroit, including the William Fisher House in Palmer Woods and the Franzen Apartments at 683 Prentis. It was built for C.C. Smith in 1916 at an estimated cost of \$33,000.

Constructed on a high stone-faced basement with semi-round arched door openings and squared windows, this three story light brick, symmetrically arranged building measures 38' wide by 118' deep. The facade is divided into five bays. The central bay contains a semi-round, classically framed stone entrance with a cast iron railing above at second story level and a cast stone cartouche at third story level. Groupings of three windows per floor flank the entrance bay and single windows per floor are located in the outer bays. A bracketed cornice crowns the facade with a bracketed cornice supporting a shallow tiled roof slope.

11. 4625 Second, Forest Apartments (1905). Baxter & O'Dell, architect. This richly detailed, large scale, symmetrically arranged four story Jacobethan Revival red and yellow apartment building, built on a raised basement, is configured with a central block that is set back and two (north and south) wings. The building measures 160' along Second Avenue and 115' along West Forest. The central arched entrance within the central block exhibits decorative column capitals, figural reliefs in the spandrels, cartouches, and a shell-like niche above its cornice. Red and yellow brick alternate at the corners of bays, creating a quoin or stripe effect. The perimeter of the flat roof is lined by crenelation, curvilinear pediments, and small domes with projections in the central recessed section.

Original residents were mostly professionals, among them William A. Nelson, a draftsman at Great Lakes Engine Works, Arthur Crane, a civil engineer, Henry C. Leonard, a physician with offices in his apartment, and John Weber, a travel agent. The building almost doubled its occupancy and a temporary penthouse was added in 1945 to accommodate an influx of population due to wartime production.

12. 4762-64 Second, Renaud Apartments (1903). Beaux Arts; Baxter & O'Dell, architect. Dr. George L. Renaud commissioned Detroit architectural firm of Baxter and O'Dell to design

this apartment building, originally containing sixteen units, in 1903 at a cost of \$29,000. Renaud was a throat specialist who cautioned against the removal of tonsils as early as 1925, a full ten years before the notion that tonsils might have some function became acceptable. Around its corner at 491 W. Hancock is the Renaud Annex, a similar apartment building constructed in 1905 and also designed by Baxter & O'Dell.

The Renaud Apartments is a four story, medium size brick building on "rusticated" raised basement measuring 60' along Second Ave. and 70' along W. Hancock. The symmetrically arranged, street front elevations are divided into vertical bays; both containing multiple four story, three sided bays. The Second Avenue facade contains a central entrance with stone surround lavished with Classical detailing reminiscent of a triumphal arch flanked by three-sided bays topped by semi-round brick pediments. The flat roof on the street-front elevations is lined by a balustrade and cornice, under which is a frieze with the name RENAUD flanked by cartouches on the main facade.

13. 4811 Second Avenue, William A. Butler House (1894). Chapman & Frazer, architects (Boston), Baxter & O'Dell, architects (1915 addition).

William A. Butler, Jr., original owner of this house, was a prominent Detroit banker. His father, also a banker, left four blocks bounded by Second, Third, Prentis and Putnam and commonly known as the Butler Subdivision, to his wife and sons, and William A. Butler, Jr. proceeded to build his home on the corner of Second and Hancock. Built in the Colonial Revival style, the house was praised as a harmonious reproduction of an old New England home. After Butler's death in 1914, the family sold the house to John F. Dodge, automobile magnate and cofounder of Dodge brothers Automobile Company, who presented it to the Detroit Federation of Women's Clubs in recognition of its charitable work. The house is now owned by Central Alliance Church.

The Butler house is a rectangular two and one-half story red brick structure with a cylindrical corner tower capped with a conical roof. Its decorative brick walls sit on a high foundation of brown sandstone. Colonial details include a Palladian window, wooden modillioned cornice, triangular pedimental dormers, a semicircular dormer with a shell motif, a Georgian style balustrade, and a Georgian Revival doorway. The interior of the house is notable for the fine quality of its Colonial decorations. Much natural wood, including oak, sherry, mahogany and sycamore, was used. The three story brick addition at the rear of the house made the removal of the original kitchen necessary but is compatible with Chapman & Frazer's design.

14. 4742-54 Third, 693-709 W. Hancock Apartment Building (1913). Colonial Revival/ Craftsman; A.C. Wood Realty Company.

This two story brick terrace building, containing nine units, is located on the corner of Third Ave. and W. Hancock. Although large in overall mass, the building is relatively small in scale. In plan, the building is L-shaped. The two-color brick is laid to create a diagonal striped pattern. Each unit has a two-story rounded bay of windows. The corner unit has its own Colonial Revival porch with ionic column capitals and a pedimental gable supported on brick porch walls; the

other eight units are paired to share similar porches. Above the molded cornice is a parapet wall with cast stone cresting and open hole designs above the rounded bays. Among early residents of the terraces were a baker, a manager of a mineral springs bath house, a furrier, two autoworkers and two widow.

15. 71 W. Warren, Children's Aid Society (1931). Arts & Crafts; Albert Kahn, architect. 71 West Warren, which opened as a clinic and headquarters building of the Children's Aid Society in 1931, presently serves as the offices of Wayne State University's Psychology Department. In style, the building reflects the modern aesthetics of the Arts and Crafts movement as executed by Eliel Saarinen in the late 1920's and early 1930's. It was constructed at an estimated cost \$127,800 as a large two story, brick building measuring 136' wide by 142' deep. In plan, the building is a three-sided square with a courtyard in the middle. The street-front facade is a horizontally emphasized U-shape composed of a recessed central entrance bay flanked by outer bays containing horizontal rows of industrial style windows in groups of five. Raised brick rows flanking the windows and flat brick above and below the second story windows creates textural and coloristic interest. The building is topped by a hip roof with original gray slate.

16. 665 W. Warren, Hadley Hall Apartments (1922). I.M. Lewis, architect.

A permit was issued to Cadillac Construction Company on May 26, 1922 for the construction of this multiple dwelling originally containing forty-nine units, at an estimated cost of \$100,000. Early residents (1924) included Eleanor M. Thompson, a music teacher (1924), Teresa R. Murphy, a nurse, Zigmund Lewandowski, an attorney, and Carl. F. Mann, a voice teacher at Detroit conservatory of Music.

This large, English Revival, three story, brick apartment building sits atop a raised basement and measures 110' wide by 149' deep. In plan, the building is U-shaped with a recessed central courtyard. The central entrance bay is flanked by buttressed, three story porch bays with slate covered gables of parapet walls rising above the roof line. The roof is a combination of front and side gables. Cast stone trim is limited to cresting outlining the silhouette of the building, buttress ends, and the shields at the first story of the gabled porch bays.

17. 4747 Woodward Avenue, Detroit Police Department (1946). Banbrook, Gwon & Company, contractors.

Precinct Station #13 was built to upgrade existing police facilities as the population of Detroit expanded after World War II. Constructed of brick and concrete block, this medium-size, two story building with attached garage measures 174' wide along Woodward Avenue and 127' wide along W. Hancock. The asymmetrical elevations contain elements indicative of the International Style including flat roof tops, large expanses of windows, cantilevered horizontal surfaces, and absence of ornamental detail.

18. 4809 Woodward, Goodrich Building (1913). Chicago style; Albert Kahn & Associates, architect.

The Goodrich Building was originally constructed in 1913/14 to house a growing location of the

B.F. Goodrich Rubber Company, merchants of automobile tires. One of the “big four” of the rubber companies, the B.F. Goodrich Company was the first to developed a pneumatic tire for the automobile. Wayne State University rehabilitated the building in 1994 and renamed it the Leonard N. Simons Building.

This medium size, three story, reinforced concrete building clad with brick is rectangular in plan with narrower street frontage. The first floor of the building was recently covered with a concrete skin with architectural detailing on the first floor piers. The building is vertically divided into five bays across the Woodward Avenue facade and eight bays along Hancock Avenue. Dark spandrels at the second story level along with the light tile and ornamentation on the legs of the arch make the arched openings above the third story more prominent. The second and third stories contain one grouping of windows per bay.

Criteria: The proposed historic district meets three of the criteria contained in Chapter 25: Section 25-1-1: Sites, building, structures or archeological sites where cultural, social, spiritual, economic, political or architectural history of the community, city, state or nation is particularly reflected or exemplified. Section 25-2-2: Sites, buildings, structures, or archeological sites which are identified with historic personages or with important events in community, city, state or national history. Section 25-2-3: Buildings or structures which embody the distinguishing characteristics of an architectural specimen, inherently valuable as a representation of a period, style or method of construction.

Recommendation: The Historic Designation Advisory Board recommend that City Council adopt an ordinance of designation for the proposed historic district with the design treatment level of “rehabilitation.” A draft ordinance is attached for City Council’s consideration.

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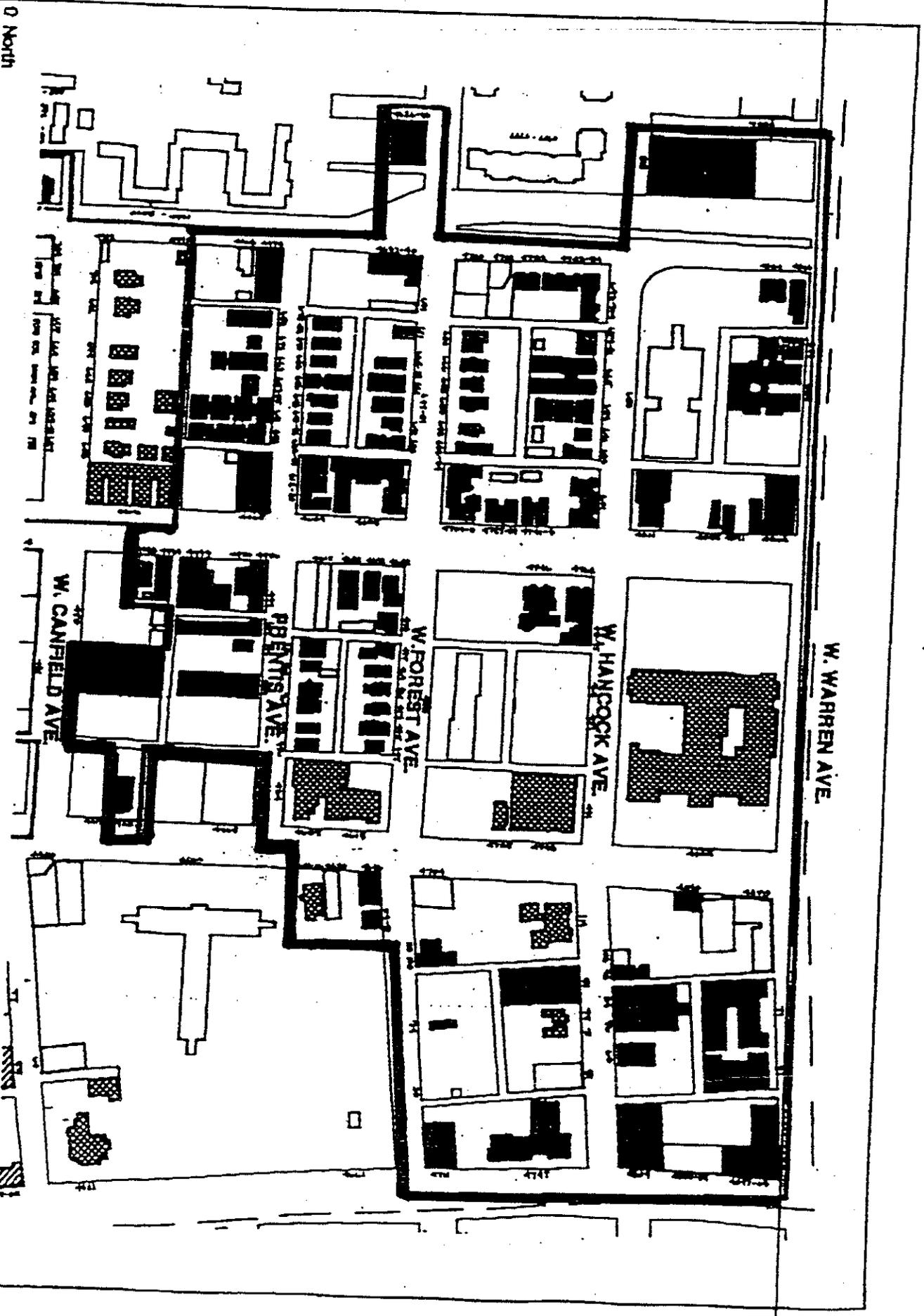
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PROPOSED WARREN-PRENTIS AREA HISTORIC DISTRICT
(Boundaries of district outlined in heavy black)

Sketch Map of the Warren-Prentis Historic District
Detroit, Wayne County, Michigan



W. WARREN AVE.

W. HANCOCK AVE.

W. FOREST AVE.

PRENTIS AVE.

W. CANFIELD AVE.

0 North

SCALE
(in feet)

