STAFF REPORT 01-22-2020 REGULAR MEETING APPLICATION NUMBER: 19-6603 **ASSOCIATED VIOLATION NUMBER: 19-303** ADDRESS: 17655 MANDERSON ROAD HISTORIC DISTRICT: PALMER PARK APARTMENT BUILDINGS APPLICANT: MARCOS WILAMOWSKY & NATALIO ZAGLUL, LUXOR PARTNERS LLC PROPERTY OWNER: MARCOS WILAMOWSKY & NATALIO ZAGLUL. LUXOR PARTNERS LLC DATE OF COMPLETE APPLICATION: 12-06-2019 **STAFF SITE VISIT:** 01-07-2020

SCOPE: PAINT STUCCO (WORK DONE IN VIOLATION) A COLOR TO MATCH EXISTING BRICK

EXISTING CONDITIONS

The building located at 17655 Manderson Road is a 4-story multi-unit structure constructed in 1928. The building is composed of a U-shaped mass with the two legs of the "U" facing Manderson Road. Each of the wings is composed of a different but complementary elevation composition. Both legs feature detailed brick 2-story porches. The interior of the "U" is composed of a courtyard which is accessed from Manderson. The mass of the buildings that connects the two wings is located at the rear of the lot. Its façade is symmetrical and includes the main entrance to the building which is centered on the elevation. The building is clad in variegated buff-colored brick and features ornate brick, terra cotta, and cast stone detailing. The multi-gabled roof is covered in red asphalt shingles. In July, 2019, in an a large area of stucco was applied over the brick at the far southwest corner of the interior courtyard without HDC approval.



PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval to retain an area of stucco applied over brick (completed in violation) at the far southwest corner of the interior courtyard and to mitigate the appearance of the stucco with paint per the attached application. Included in the proposal are the following scope items:

- Retain applied stucco over brick at the far southwest corner of the interior courtyard •
- Paint stuccoed area to match the adjacent brick

STAFF OBSERVATIONS & RESEARCH

According to the applicant (building owner), the work was completed without their knowledge. The contractor was engaged by the building owner to repoint the brick at the southeast corner of the interior courtyard in an effort to stop water infiltration at that specific location. Rather than repointing, the contractor completed the stucco application without the authorization of the applicant (building owner). See letter attached for more information.

- The stucco work is visible from the right-of-way.
- The violation was reported on July 1, 2019 and the Buildings, Safety Engineering & Environmental Department (BSEED) issued a Violation Notice on July 10, 2019 with compliance required by July 31, 2019.
- The property owner contacted HDC staff by July 31, 2019 to understand what was required to resolve the violation. The applicant submitted the required documentation in November 2019.
- In December, 2019, HDC staff issued a Certificate of Appropriateness (COA) for the replacement of (49) steel lintels at the south elevation (COA #19-6577). While this scope of work is included in the applicant's package, the items listed in the "Proposal" section above are the only scope items which require review by the Commission.

ISSUES

- The variegated yellow brick is a character-defining feature of the building.
- While the application describes the material applied to the brick as "stucco," there is no documentation explaining the compositional make-up of the stucco nor the method in which was applied. If the "stucco" was composed of concrete, this application could trap moisture and accelerate the deterioration and failure of the brick and steel beneath it. Additionally, the application states that there is continued water infiltration, therefore, it is possible that this "repair" may not be performing as intended and may cause additional problems for the building.

RECOMMENDATION

It is staff's opinion that the work, as proposed, does not retain or preserve the historic character of the building, its site, and setting. Staff therefore recommends that the Commission deny a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, especially:

#2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

#6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

#7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

#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.

HDC staff further recommends that the Commission request that BSEED, Property Maintenance Division, issue a Correction Order to return the property to its appearance prior to the unapproved work. Specifically, staff recommends that the order require the following:

- Remove all stucco from the façade.
- If possible, the original brick beneath the stucco should remain intact. If the original brick and mortar is required to be replaced it should be replaced in-kind to match the existing adjacent brick and mortar.

Palmer Park Urban **Educational Garden**

CITER ENE

Palmer Park **Community Building**

Palmer Park

7655 Manderson Road

Ralmer Park Apartments

derson Road

St Paul Apostolic a Temple Church

Merton Rd

Pauline Multiculture

Google WM Parkside coney island 020 CNES / Airbus, Maxar Techno

W McNichols Rd

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Comerica Bank

Woodmand Ima

Park Motor Sales & Service

GOODCARE QUICK LUBE &...

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Woodward Coin Laundry

La Dolce Vita

2nd/Ave

Detroit Unity Temple

24 Hour Novelty

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Charlotte Maso Community School

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USDA Farm Service Agency, Map data ©2020

















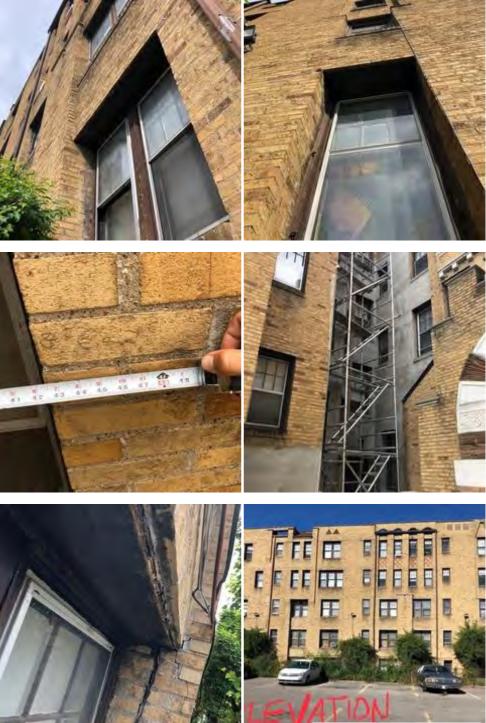












APPLICANT PHOTOS













APPLICANT PHOTOS

November 12, 2019

Detroit Historic District Commission City of Detroit 2 Woodward Ave Suite 808 Detroit, MI 48226

To the attention of Brendan P. Cagney *RE: 17655 Manderson, Detroit MI, 48203*

The purpose of this correspondence is to respectfully request your assistance in our pursuit to remedy two issues at the residential apartment building located at 17655 Manderson (hereinafter Manderson) in the Palmer Park neighborhood of Detroit.

We are writing on behalf of our company, Luxor Partners LLC, the current owner of Manderson. We acquired this property on 09/06/2018 with the knowledge that the property was in need of some repair. We were drawn to the property because of the distinctive architecture not only represented in this building, but throughout the neighborhood. We saw the potential to be part of the solution to bringing back luster and pride of residence in this very special part of the city. We were especially motivated by the example set by Palmer Park investor, Cathy Makino, whose team has done a wonderful job restoring many of the diverse architectural gems in this eclectic and interesting neighborhood.

Our request in this letter will be two-fold. Firstly, we are submitting a plan for your approval to remedy erroneous work that was done at Manderson during the summer of this year to an exterior wall of the building. In the second part of this letter, the most pressing, we are requesting an expedited review of our proposal to tuck point a portion of brick that has begun to fail on another exterior wall at this property. This is a pressing issue because the mortar failure is causing water to enter into some of the occupied units of the building, the new mortar will need to be set and to cure before the freezing temperatures arrive so time is of the essence.

Some background:

At the time of purchase, Manderson was 90% tenant occupied. One issue we were not entirely aware of until after closing was severity of the deterioration of the brick mortar on certain exterior walls due to lack of maintenance over the years.

One of the exterior walls was in such bad condition that rain water was seeping through the brick joints and into several of the building units, causing various ailments to numerous tenanted units. It was a top priority for us to address this water issue.

Having worked successfully and repeatedly with one specific contractor on various other projects, we requested this contractor visit the property to inspect the brick and offer a solution. After inspection he reported that tuck pointing the brick would seal off the leak points and remedy the problem.

Eager to begin the work and continue a positive working relationship with us, the contractor went to the property unannounced, scaffolded the affected wall, applied mesh to the affected area and proceeded to stucco the area instead of tuck point the brick as we had discussed. This work was done without our authorization or approval. In fact, the contractor had not even provided pricing for this project and over-zealously attacked the project in an effort to "take the burden off of our hands". He had no understanding at all whatsoever of the architectural significance of the building. His heart was in the right place but unfortunately his enthusiasm caused a domino effect of problems.

We were unaware of the work done to the building until another contractor working on a separate project drove by and called us to ask why someone had stuccoed a brick wall at Manderson. By the time we arrived to inspect the work the cement had cured and the damage done.

Since this debacle we have consulted several companies / specialists whom have advised us that not only would the cost to remove the stucco be astronomical, but more importantly the brick beneath the stuccoed surface would almost certainly be damaged beyond repair if we attempt to remove the stucco - ultimately causing a bigger problem that what we were facing in the first place.

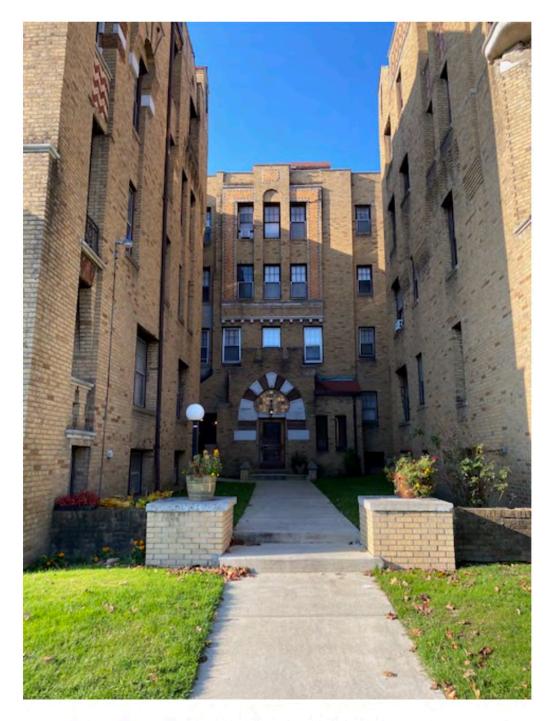
We have since met with several design folks whom have recommended that the best course of action to remedy the unsightly repair will be to paint the stuccoed area to blend in with the brick and use landscaping where possible to help create a trompe l'oeil around the affected area.

We are fortunate in that the affected area is not visible from the street, it's in a sort of alcove tucked off one of the doorways. We are including photos in this document.

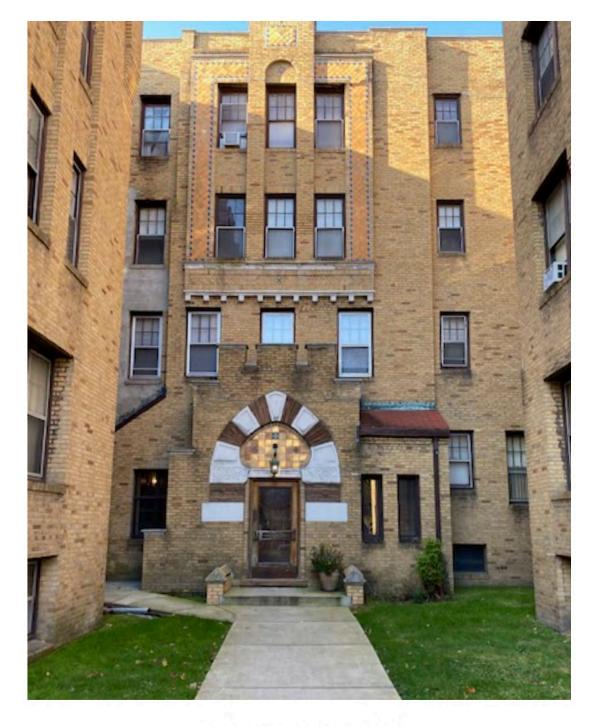
By painting in a specialty blended color to math the brick as closely as possible, our painter is confident that he can achieve the goal of eliminating the contrast and have the repairs blend into the old brick. We are including a graphic below to demonstrate how the erroneous repair looks and how its remedy could look. With brick lines and mortar lines still visible through the stucco the painter believes the painting of the brick will blend in well with the old brick. Given the time of year however, the painter recommended we wait until spring in order to achieve the best result (less rain, less debris in air, less chance of weather affecting the paint from curing properly).

To summarize part of of this letter's request, we hope to obtain approval of our request for both process (painting to blend in old brick color over erroneous stucco work) and timing of remedy (spring 2020) will meet your satisfaction.

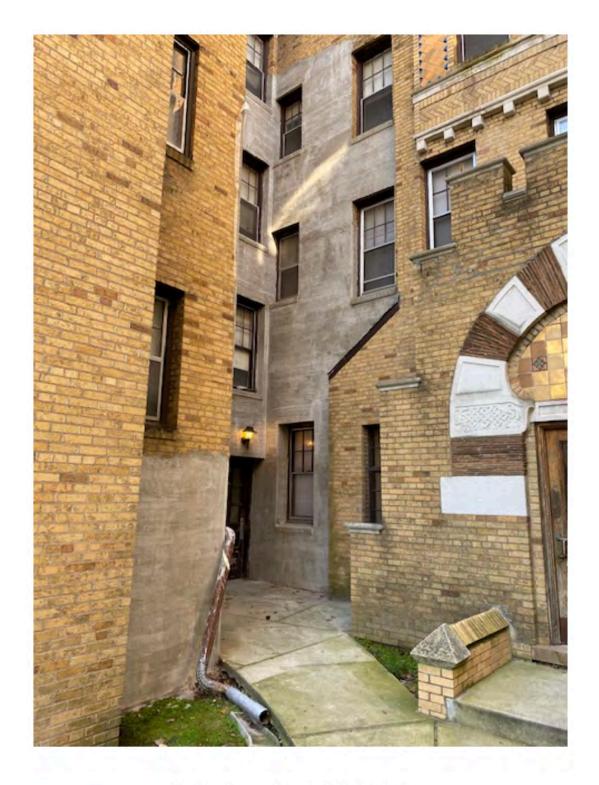
Accompanying photos:



View of Manderson from the sidewalk



View of Manderson from the sidewalk

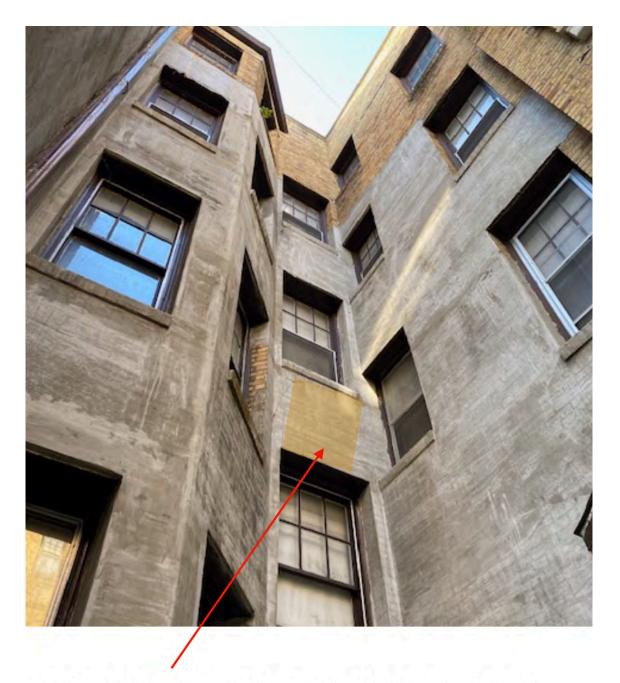


Walking down pathway to the left of the door (Stuccoed area is concealed from the street view, but visible when you down the path to the left of the door. The stuccoed area is in an alcove of the building)



Close up of work

(The affected area in the alcove. Fortunately some of the mortar lines and brick texture are still visible through the stucco that was applied. We believe that with the correct painter we can feather in the correct colors to help blend in the alcove and make the erroneous repairs much less noticeable).



Feathering in a blend of paint colors with a skilled painter will effectively mask the stucco work done on the building without any risk of further compromising the brick or appearance of the building. We are highly concerned about the risk of removing the stucco, causing highly detrimental damage to the brick and then being unable to match the brick at all.

Our second and most pressing request is expedited approval to tuck point another wall on Manderson which has recently failed due to lack of maintenance over time. This exterior wall is now also causing water damage in several of our units which is negatively impacting tenant quality of life. We are extremely concerned about our timeline in addressing the tuck pointing on this wall due to the time of year. With freezing temperatures around the corner we are extremely limited with our timeline.

We have already reviewed the required tuck pointing work required with a highly reputable and well documented company, Brickworks, which has detailed the scope of work required in a document attached below. The company is capable of tuck pointing the deteriorated area in such a way that will be nearly unnoticeable, using highly skilled tradespeople that specialize in this line of work.

The wall in question is the left side wall of the building (when looking at building from the street).

The scope of work required to be done by brickworks in appended in the document below:



We are kindly requested expedited approval for exterior tuck pointing so leaks can be remedied before the winter weather (pre frost/snow) We hope that the scope of work outlined above will enable timely issuance of our "Certificate of Appropriateness" (COA) for the new tuck point work. We understand that we will need to promptly pay the permit fee and that the building department will need to review our application. Our hope is that this process can be expedited after your November 13th meeting so that we can remedy the building prior to the coming temperature drop to ensure comfort and safety for our tenants.

We understand that you may require more time to review our remedy for the erroneous stucco work described in the first part of our letter. The wall, while unsightly at this time, poses no more threat to water invading tenanted apartments. We hope that the next phase of work we hope to undertake with Brickworks will demonstrate the level of professionals we will be engaging from here on in to assist us in the refurbishment of these properties and provide confidence that our remedy to the stucco work will be done diligently and carefully in the spring.

It is of the utmost importance to us, as the property owner, to remedy the property in a way that protects our investment so we are fully committed to improving the aesthetic of this previously botched work.

We thank you in advance for your assistance and remain on stand by to provide any other documentation or answer any additional questions you may have that will assist us in moving forward with the tasks at hand.

Yours truly,

Marcos Wilamowsky and Natalio Zaglul Luxor Partners LLC Direct Line: 305-302-1939 November 27, 2019

Detroit Historic District Commission City of Detroit 2 Woodward Ave Suite 808 Detroit, MI 48226

To the attention of Brendan P. Cagney <u>RE:</u> 17655 Manderson, Detroit MI, 48203 (Follow up to first letter)

The purpose of this correspondence is to provide additional information requested on November 15, 2019. Please find responses to questions posed in the paragraphs that follow:

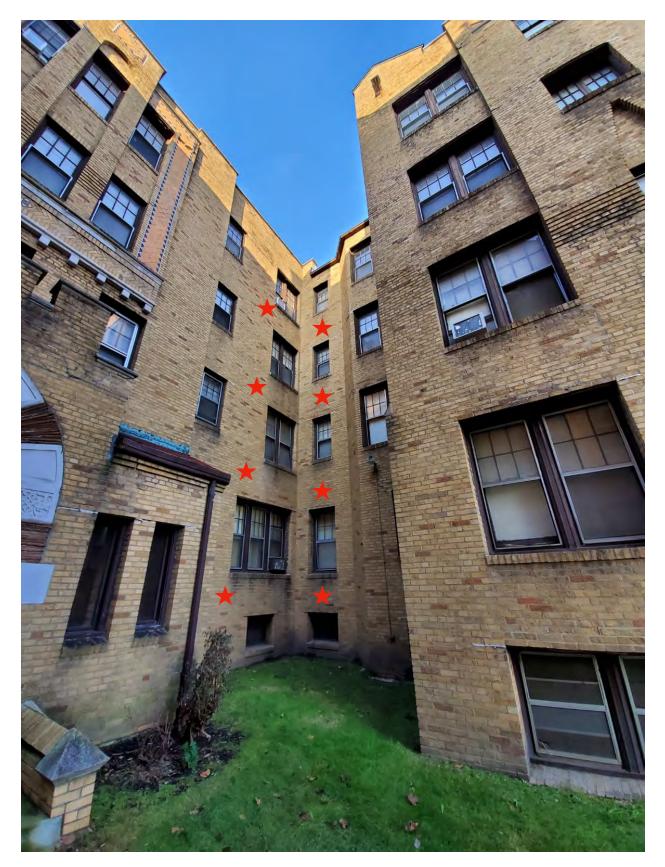
Question 1: Please provide detailed photo of the other side of the courtyard that was not covered in concrete for comparison.

Reply:

The following four photos demonstrate how the building looked, original construction, on the opposite side of the building where the repair to the stucco is needed:



In each photo the red star demonstrates the mirrored side of the building where the repairs will take place. Additional close ups provided on next page.



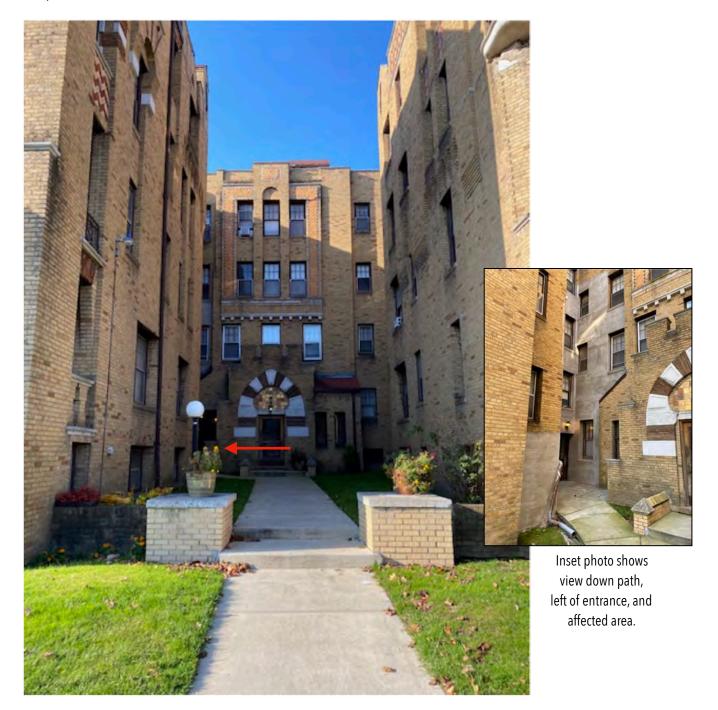
This photo depicts a mirror image of the area of the building that will receive the blended paint treatment (the opposite side of the area that needs the repair). The stars demonstrate the portions of the wall that will receive the paint treatment to camouflage the appearance of the stucco work).

Question 2:

Please provide photos from the sidewalk (perhaps from different angles) that would show what someone would see passing by.

Reply:

The photos below shows the view from the sidewalk, as you can see, fortunately, the alcove area is not in the sightline from the sidewalk and the natural shade the building produces minimizes visibility of the affected area even further (alcove/area is down the pathway, left of the entrance, see red arrow and inset photo).



Question 3:

Please provide a cost estimate from brick works that would detail what the cost of fixing the concrete completely would be. You stated that it would be a huge cost, but the commission will need this for reference when considering the application.

Reply:

Please find below the cost estimate from Brickworks to remove the stucco and replace the brick behind the stucco work, as you can see the project is cost prohibitive.

Services Custom Services - Wall Rebuild (masonry brick) -Repairs are to be completed on the area where Previous repairs codes. -Level 3 scaffolding is needed. -Complete Demo entire section of the wall down from the top down -Haul away all debris -Clean and prep existing wall and foundation -Approximately 12,000 brick needed. -Repair or replace Tyvek as applicable -Rebuild with best possible customer approved brick match -Proper to code, wall ties, thru-wall flashing system -Wash and clean wall upon completion.		amount \$83,895.00 orical
Custom Services - Wall Rebuild (masonry brick) -Repairs are to be completed on the area where Previous repairs codes. -Level 3 scaffolding is needed. -Complete Demo entire section of the wall down from the top dowr -Haul away all debris -Clean and prep existing wall and foundation		\$83,895.00
Custom Services - Wall Rebuild (masonry brick) -Repairs are to be completed on the area where Previous repairs codes.	s were conducted not to the standard of hist	\$83,895.00
ESTIMATE	 (586)) 868-3234 ≥ info@brickworksmi.com 	
 (305) 302-1939 ■ natalio.zaglul@rockcitymgmt.com 	35122 Cordelia Clinton Twp, MI 48035	
Detroit, MI 48203	Detroit, MI 48203 CONTACT US	
Natalio Zaglul 18750 Woodward Ave	SERVICE ADDRESS 17655 Manderson Rd	
Brickworks Property Restoration		
PROPERTY RESTORATION	TOTAL	\$83,895.00
BIICANVIAS		
Brickworks	ESTIMATE ESTIMATE DATE	#31013511296 Nov 22, 2019



Question 4:

Next steps: schedule a time with staff to come to site with a painter to see how close we can match the proposed painted concrete to the existing bricks.

Reply:

With respect to next steps, we are available at your request to meet with your team with our painter to review our paint plan.

We hope the above helps to clarify your inquiries. Should you have any additional inquiries or require additional information/photos, please do not hesitate to reach out to us.

Yours truly,

Marcos Wilamowsky and Natalio Zaglul Luxor Partners LLC Direct Line: 305-302-1939 CITY OF DETROIT HISTORIC DISTRICT COMMISSION

12/06/2019

CERTIFICATE OF APPROPRIATENESS

Brickworks Property Restoration / Natalio Zaglul 351222 Cordelia St Clinton Twp, MI, 48035

RE: Application Number 19-6577; 17655 Manderson; Palmer Park Apartment Building Historic District

Dear Brickworks:

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Sections. 21-2-57 and 21-2-73 of the 2019 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 97-02 (adopted October 8, 1997); and Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998), the staff of the Detroit Historic District Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness (COA), which is effective as of December 6, 2019.

Staff finds the work appropriate for the following reasons:

The following work items meet the Secretary of the Interior's Standards for Rehabilitation Standard 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Lintel Replacement (49) – South Elevation

• Replace steel lintels that have deteriorated and causing leaks and masonry failure

- Shore and support lintels as needed
- Remove masonry to expose lintel, extract
- Replace existing lintel with new primed steel lintel
- Install through-wall flashing and replace masonry
- Wash work and install weep holes

... This Certificate of Appropriateness has been issued with the understanding that the property owners will continue to work with HDC staff to resolve the outstanding masonry violation at the southwest corner elevation of the courtyard.

Please retain this Certificate of Appropriateness for your files. You should now proceed to the City of Detroit Buildings Safety and Engineering Department to obtain a building permit. The Detroit Historic District Commission's approval and issuance of a Certificate of Appropriateness does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding this letter, please contact me at cagneyb@detroitmi.gov.

For the Commission: Brendan Cagney

Staff Detroit Historic District Commission

Sec. 21-2-223. - Palmer Park Apartment Buildings Local Historic District.

- (a) An historic district to be known as the Palmer Park Apartment Buildings Local Historic District is established in accordance with the provisions of this article.
- (b) This historic district designation is certified as being consistent with the Detroit Master Plan of Policies.
- (c) The boundaries of the Palmer Park Apartment Buildings Local Historic District, as shown on the map on file in the Office of the City Clerk, are as follows:

Land within the Merrill-Palmer Subdivision, L 45, P 54 of Plats, Wayne County Records, described as beginning at the intersection of Woodward Avenue and Merton Road; thence west along the center line of Merton Road to the center line of the alley west of Woodward Avenue; thence south along the center line of said alley to its intersection with the center line of the alley between Merton Road and West McNichols Road; thence west along the center line of said alley to the south property line of 17122-17142 Second Avenue (south line of Lot 165); thence west along said property line to the center line of Second Avenue; thence south along said center line to the intersection of the center lines of Second Avenue and West McNichols Road; thence west along the center line of West McNichols Road to the west property line of 642 West McNichols Road (west line of Lot 65); thence north along said property line to the center line of the alley between Merton Road and West McNichols Road; thence west along the center line of said alley to the center line of the alley east of Third Street; thence south along said center line to the center line of West McNichols Road; thence west along said center line to the intersection of the center line of West McNichols Road and Third Street; thence north along the center line of Third Street to the intersection of the center lines of Third Street and Merton Road; thence west along the center line of Merton Road to the east property line of 831-841 Merton Road (east line of Lot 139); thence south along said property line to the center line of the alley between Merton Road and West McNichols Road; thence west along the center line of said alley to the west line of the alley east of Pontchartrain Boulevard; thence north along said west line of said alley to its intersection with the west property line of 1000 Merton Road (west line of Lot 399); thence north along the west property line of 1000 Merton Road (Lot 399) to the west line of the alley west of Manderson Road; thence north along said west line to the west property line of 17765 Manderson Road (Lots 438-441); thence north and east along the property line of 17765 Manderson Road to the north line of Covington Drive; thence east along said line to the center line of Woodward Avenue; thence south along said center line to the point of beginning. (Legal Description; Lots 54-65, 84-88, 124-139, 144-189, and 197-497, "Merrill-Palmer Subdivision, being a subdivision of part of Sec. 11, T. 1 S., R. 11 E., City of Detroit, Wayne County, Michigan" as recorded in Liber 45, Page 54 of Plats, Wayne County Records.)

- (d) The elements of design, as defined in <u>Section 21-2-2</u> of this Code, are as follows:
 - (1) *Height.* Apartment buildings within the district range in height from two stories to five stories. Other building types are one or two stories in height. In general building heights vary within the district. Two-story apartment buildings are often in the form of broad

rowhouses, while taller apartment buildings are often clustered in buildings of similar height.

- (2) *Proportion of buildings' front façades.* While the proportions of individual front façades varies considerably within the district, buildings are typically wider than tall on all elevations. Older residential buildings within the district tend to be slightly wider than tall, while newer residential buildings tend to be significantly wider than tall.
- (3) *Proportion of openings within the façades.* Openings typically amount to between 20 percent and 35 percent of the front façade. Religious buildings feature a somewhat lesser amount of fenestration on the front façade. Two apartment building façades fronting on West McNichols Road feature commercial storefronts with additional door and window openings on the first floor. Window types and proportions of individual windows vary greatly within the district and include sash, easement, fixed, jalousie, glass block, and other types of windows appropriate to the variety of time periods and architectural styles found within the district.
- (4) *Rhythm of solids to voids in the front façades.* Despite a variety of building types, the overall impression is one of regular, repetitive openings arranged horizontally within façades. While individual buildings are sometimes irregular in plan and display more varied, sometimes asymmetrical, arrangements of openings, the overall impression is dominated by regular, repetitive openings. Window openings are usually, but not always, arranged one over the other by floor. Door openings tend to be human in scale on residential buildings.
- (5) *Rhythm of spacing of buildings on streets.* Rhythm of spacing on streets is generally determined by setbacks from side lot lines. The overall character of the district is one of densely clustered, yet visually distinct, structures separated by narrow, relatively uniform side setbacks. Although spacing between buildings tends to be regular, the width of subdivision lots, and of individual buildings, varies considerably. Front setbacks of buildings vary greatly from one building to the next, even on the same building, as façades are often defined by irregular building footprints.
- (6) Rhythm of entrance and/or porch projections. Front entrances to apartment buildings are often recessed within partial courtyards on buildings with U-shaped footprints. Entrances themselves often project slightly with simple porches. A few entrances are recessed slightly within their façades. Entrances are typically located one step, or a small number of steps, above grade. In general, there is little uniformity among primary entrances as a great variety of architectural styles are found within the district.
- (7) Relationship of materials. A majority of buildings are faced with brick and feature stone or cast stone trim. Accents in materials such as wood timbering or glazed tile may exist, depending on architectural style. Religious buildings within the district are clad predominantly in stone. The building at 999 Whitmore is clad in stucco. Roof materials

are usually asphalt shingle or membrane but clay tile roofs are also present, depending on architectural style. Copper roof accents exist on a small number of buildings. Sash windows are typically wood, while other windows are typically metal, though in some cases windows have been replaced with windows of more modern materials. In general, the district is rich in its varieties and relationships of materials.

- (8) Relationship of textures. On a majority of buildings within the district, the major textural effect is that of brick with mortar joints juxtaposed with cast stone or limestone trim. Patterned brickwork is used to create subtle detail on apartment buildings. Brick corbelling may create strong textural interest, such as on the building at 17725 Manderson. Architectural details and ornamentation such as belt courses, pilasters, dentils and crenellation, and round. Tudor, and Moorish arches provide textural variety and interest to the building façades in the district. In general, the district is extremely rich in textural relationships. A wide variety of window configurations and materials within the district contributed to textural interest. Asphalt shingle roofs do not contribute to textural interest.
- (9) *Relationship of colors.* Natural brick colors in shades of brown, red, and buff predominate on wall surfaces, while natural stone colors in shades of gray, red, and brown also exist. Although many roofs are flat and, therefore, not visible, sloped roofs typically feature gray asphalt, while some feature red or clay tile. Wooden architectural details are frequently painted in subdued colors, appropriate to the architectural style of the building. Brick apartment buildings are generally unpainted, with gray stone trim contrasting with brown or buff brickwork. 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. Buildings in the district exemplify a broad range of architectural styles and their architectural details relate to their style. Architectural styles include Jacobethan Revival, Egyptian Revival, Mediterranean Revival. Tudor Revival, Moorish Revival, Art Deco, Moderne, International Style, Neo-Georgian, and Colonial Revival. Buildings tend to be high-style in appearance with the level of architectural detail varying greatly from one building to the next. In general, the architectural detail on buildings in the district is very rich.
- (11) Relationship of roof shapes. A majority of apartment buildings and have flat roofs which cannot be seen from the ground, but hip roofs are also common. Gable roofs are rare. The building at 17425 Second Avenue bears a tall steeple.
- (12) *Walls of continuity.* Although many buildings feature irregular or U-shaped footprints, a wall of continuity is maintained by end bays with similar setbacks. The wall of continuity is broken only where building demolitions have created vacant lots. Mature trees and

public lighting fixtures generally do not contribute to a wall of continuity due to their irregular placement throughout the district.

- (13) Relationship of significant landscape features and surface treatments. Trees, hedges, and other landscaping features are significant, but vary from one building to the next. Trees in the front yards of buildings vary in size, age, and species. Apartment buildings typically feature flat, grassy front lawns, often bisected by concrete sidewalks. Alleys provide access to the rear of a majority of lots in the district. Most commercial buildings, and a smaller number of apartment buildings, are built up to the front lot line. Public sidewalks run alongside all streets in the district. Covington Drive, with its broad median, is a significant landscape feature.
- (14) Relationship of open space to structures. Apartment buildings typically feature front yards that vary in size. Many apartment buildings have irregular or U-shaped footprints, with end bays that extend forward towards the street to embrace partial courtyards. Large areas of open space exist only where they have been created by building demolition; sometimes these spaces serve as parking lots or are maintained as open lawns.
- (15) Scale of façades and façade elements. Despite a range of building heights and widths, a sense of uniform scale is maintained throughout the district. Two houses on Alwyne Drive are much smaller in scale than the rest of the district, while religious buildings tend to be larger in scale.
- (16) *Directional expression of front elevations.* Due to a wide variety of architectural styles in the district, façades may be either horizontal or vertical in directional expression, with neither type dominating.
- (17) *Rhythm of building setbacks.* While a degree of irregularity is introduced by varying setbacks of front façades, the overall impression is one of a consistent rhythm of building setbacks. Where building demolition has occurred, the original rhythmic progression of buildings has been disrupted.
- (18) Relationship of lot coverages. Lot coverages within the district range from approximately 40 percent to approximately 80 percent with many apartment buildings featuring grassy lawns and courtyards. Religious buildings include significant amounts of open space.
- (19) *Degree of complexity within the façades.* The façades within the district range from simple to complex, depending on style. Architectural complexity, when found on front façades, tends to continue on side elevations as well. Front façades are often irregular in their massing and fenestration, and a variety of window and door shapes, materials, architectural elements, and details of individual buildings increase the overall level of complexity of the district.

- (20) *Orientation, vistas, overviews.* Buildings generally face the streets and are entered from the front façade by a single or double doorway. Religious buildings, due to their somewhat larger scale, constitute landmarks that are often visible from several blocks away. Buildings on Covington Avenue are oriented to face the mostly-wooded Palmer Park located directly across the street.
- (21) *Symmetric or asymmetric appearance.* The appearance of front façades in the district may be symmetrical or asymmetrical in massing and architectural detail. Single-family residential buildings tend to display a modest degree of asymmetry in massing and architectural detail. The district on the whole is diverse in its array of building designs, setbacks and footprints, creating a general feel of asymmetry throughout the district.
- (22) *General environmental character.* The general character of the district is that of a highdensity, pedestrian-friendly, urban residential neighborhood of moderately-sized apartment buildings. Although the neighborhood is almost exclusively residential in use, the varied physical appearance of its buildings creates the feel of a diverse environment.

(Code 1984, § 25-2-190; Ord. No. 33-12, § 1(25-2-190), eff. 12-11-2012)

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Historic Designation Advisory Board

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Proposed Palmer Park Apartment Buildings Local Historic District Final Report

By a resolution dated February 16, 2012, the Detroit City Council charged the Historic Designation Advisory Board, a study committee, with the official study of the proposed Palmer Park Apartment Buildings Local Historic District in accordance with Chapter 25 of the 1984 Detroit City Code and the Michigan Local Historic Districts Act.

The proposed Palmer Park Apartment Buildings Local Historic District is located adjacent to Woodward Avenue approximately seven miles northwest of downtown Detroit. It is bounded by Covington Drive on the north and east, Pontchartrain Boulevard on the west, and West McNichols Road on the south. The proposed district consists of a triangular neighborhood containing a total of 65 contributing buildings: 57 apartment buildings, five religious buildings, two two-family flats, and one commercial or industrial building. No noncontributing structures have been identified. The proposed district is significant primarily for its high-style architecture in a diverse range of styles. Construction dates span five decades, with the earliest apartment buildings built in the 1920s, and development continuing into the 1960s. The period of significance for the proposed district is from 1925 to 1963, including the construction dates of all the buildings in the district.

The Palmer Park Apartment Building Historic District was listed on the National Register of Historic Places in 1980. It included buildings built in the 1920s and 30s. In 2005 the National Register district was expanded to include apartment buildings dating from the late 1930s to the 1960s. This study report is based on text from two National Register of Historic Places Registration Forms, updated to reflect survey work conducted by the Historic Designation Advisory Board in 2004 and 2012.

BOUNDARIES

The boundaries of the proposed Palmer Park Apartment Buildings Local Historic District are outlined in black on the attached map, and are as follows:

Beginning at the intersection of Woodward Avenue and Merton Roads; thence west along the centerline of Merton Road to the centerline of the alley west of Woodward Avenue; thence south along the centerline of said alley to its intersection with the centerline of the alley between Merton Road and West McNichols Road; thence west along the centerline of said alley to the south property line of 17122-17142 Second Avenue; thence west along said property line to the centerline of Second Avenue; thence south along said centerline to the intersection of the centerlines of Second and McNichols Road; thence west along the centerline of McNichols Road to the west property line of 642 McNichols Road; thence north along said property line to the centerline of the alley between Merton and McNichols Road; thence west along the centerline of said alley to the centerline of the alley east of Third Avenue; thence south along said centerline to the centerline of McNichols Road; thence west said centerline to the intersection of the centerline of McNichols Road and Third Avenue; thence north along the centerline Third Avenue to the intersection of centerlines of Third Avenue and Merton; thence west along the centerline of Merton to the east property line of 831-841 Merton; thence south along said property line to the centerline of the alley between Merton and McNichols Road; thence west along the centerline of said alley between to the alley east of Pontchartrain Boulevard; thence north along said alley to the centerline of Merton; thence north along the west property line of 1000 Merton to the centerline of the alley west of Manderson Road; thence north along said centerline to the west property line of 17765 Manderson Road; thence north along said property line to the centerline of Covington Drive; thence east along said centerline to the centerline of Woodward Avenue; thence south along said centerline to the beginning.

BOUNDARY JUSTIFICATION

The boundaries of the Palmer Park Apartments Historic District comprise all apartment buildings condominiums, cooperatives, townhouses and duplexes roughly bounded by Pontchartrain Boulevard, Covington Drive, and West McNichols Road. The district also includes the commercial buildings located along McNichols Road between Second and Third Avenues. Palmer Park itself, a city park to the north and east, the city of Highland Park to the south, and a neighborhood of detached residential homes to the west form a clearly delineated set of boundaries.

HISTORY

Thomas Palmer, Jr., a businessman and later Senator, inherited land in the area now known as Palmer Park from his sister, Julia Witherell, in 1876. At the time, the land was mostly wooded. Palmer and his wife, Elizabeth, gradually became two of the wealthiest and most socially prominent people in Detroit. After setting aside a portion for parkland, in 1912 Palmer subdivided his property, with streets laid out in narrow, English New Town-style mews, in order to develop it. Thomas Palmer died in 1913, however, and Elizabeth Palmer donated the land to the Detroit Women's Club, who sold the land to a variety of developers to fund an endowment for the Merrill-Palmer Institute.

Residential development began in Palmer Park during the mid-1920s. Influenced by the suburban housing trend of the period, the neighborhood was laid out with gently curving streets on large parcels of land. Apartment buildings, designed by prominent Detroit architects to accommodate middle- and upper-middle-class residents, were built throughout the neighborhood.

The first building, the Walbri Court Apartments designed by Albert Kahn, was completed and opened in 1925. The buildings that soon followed were designed in a variety of styles ranging from English Tudor to Spanish Colonial to Art Deco. Two apartment buildings built during the 1920s and 1930s-the Delmar Apartments at 17111 Second Avenue and the Raleigh Apartments at 17110 Third Avenue are both located on the corners with their south façades facing McNichols Road. These buildings differ from the other apartments in the district because they were designed with commercial storefronts. These storefronts face McNichols Road and are an important aspect of the commercial streetscape there. The Delmar, built in 1925, and the Raleigh, built in 1926, were both designed in the Neo-Georgian style and built by Harry J. Pelavin. Pelavin immigrated to the United States from the eastern Ukraine prior to World War I with other family members, including his brothers Morris and Samuel, who were builders of apartment buildings throughout Detroit prior to the Depression. The earliest residents of these two apartment buildings were working people, professionals, retirees and widows.

The development of Palmer Park was interrupted by the Great Depression. Construction of apartment buildings resumed in the mid-1930s, encouraged by the National Housing Act of 1934, created to stimulate private investment in housing. The act established the Federal Housing Administration (FHA), which set national standards for the home building industry and authorized Federal insurance for privately financed mortgages for homes, housing subdivisions, and rental housing. The standards set by the FHA promoted economical and efficient architectural designs for housing that coincided with the popularity of European Modernism and

the Art Moderne. The richly detailed designs of the 1920s were replaced by designs with clean strong lines, large windows, flat roofs and plain wall surfaces.

The Balmoral Apartments at 361 Covington and the Fairlane Apartments at 381 Covington were both built in 1937 by the Uptown Land Company. Both structures were designed by architect Robert West in the Art Moderne style and are representative of the then-new developments in apartment building design. The Balmoral was the first building in the area to use corner casement windows. The Balmoral along with West's later buildings in Palmer Park was recognizable for his repeated use of corner casement windows that allowed for increased sunlight and fresh air in the building's apartments.

World War II created a new trend in apartment house design dictated largely by wartime restrictions and lack of critical building material. Influenced by the Garden City planned communities, new "gardens apartment" projects were developed in the 1940s. These new apartment buildings were typically two- and three-story, multiple family structures. They were built in a variety of plans ranging from simple, repetitive townhouses to u-shape, set-back buildings with garden court apartments. Guided by FHA standards, the units were arranged to afford privacy, sunlight and fresh air. The garden court apartments provided separation from the street traffic with many providing balconies overlooking landscaped gardens and grounds. Apartment buildings erected during this period include the Parkway Terrace at 641-711 Covington, Merton terrace at 631 -711 Merton, Palmer Court Apartments at 941-1001 Merton and the Park Plaza Apartments at 825 Whitmore.

Projects in Palmer Park approved by the FHA's Large Scale Rental Housing Division include the Hampshire House at 885 Covington and the Cambridge House at 931 Covington, built together in 1949. These two buildings match each other in simplicity of design with horizontal lines and casement windows. Another FHA-approved project is the Palmer Park Terrace built in 1943 at 672-740 Merton, a long, simple but elegant row of townhouses containing thirty-two apartments.

Many architects adapted to the new trends. Wiedmaier and Gay, who had once designed many of the eclectic apartment buildings of the 1920s in Palmer Park, now designed Modernistic buildings including the Carole Jean Apartments of 1949 at 17524 Third and the Rosemore Apartments of 1948 at 17450-17452 Third. Another FHA-approved project was The Slater Apartments designed by Wiedmaier and Gay in 1947 at 653-701 Whitmore. This building, with its elaborate two-story wood-framed main entranceway, is an excellent example of the Modernistic style combined with elements of Scandinavian design introduced by Eliel Saarinen at Cranbrook.

The Manor House Apartments at 660 Whitmore, designed by architect Paul Tildes and constructed in 1949 in the prevailing Modernistic style, has simple horizontal lines. It was built with enclosed porches with jalousie windows, a rooftop sun deck, and underground parking; it was the first to have a circular drive to the front entrance. The building at 850 Whitmore, designed by Isadore M. Lewis and built in 1952, further develops the tradition of casement windows with a new design featuring a single large fixed pane of glass flanked by operable casement windows, arrangement reminiscent of Chicago-style windows.

Development was interrupted during the Great Depression and again during World War II, but increased dramatically in the later 1940s. Many new apartment buildings inspired by the

American Garden Movement were designed for Palmer Park. Commercial buildings were located on the periphery of the neighborhood along the north side of McNichols Road and religious structures were built in the heart of the neighborhood. This newer development is significant to the district as an example of a high-density urban community developing according to the popular suburban planning concepts of the period. The majority of the of the newer (1940s) structures were built by Jewish builders and developers as the Jewish community moved to the northwest edge of the city of Detroit away from its older settlement closer to the center of the city.

The majority of apartment buildings in the Palmer Park Historic District were built by some of Detroit's most prominent Jewish builders. By the 1920s, the center of Jewish population had relocated to the area around Twelfth and Dexter Streets on Detroit's west side. During the 1930s and 1940s, Jews began to move to the developing northwest section of Detroit bounded by Eight Mile Road on the north, Woodward Avenue on the east, Greenfield Road on the west and McNichols Road on the south. Unlike the earlier area with Jewish residences that often consisted of small houses or flats in tightly packed neighborhoods, the new areas in the northwest had spacious homes on large lots with driveways and gardens. Palmer Park, located in the eastern edge of that part of the city, attracted those middle- and upper-middle class Jews who wished to reside in apartments without the maintenance worries of a house.

Many of the late 1920s eclectic apartment buildings in Palmer Park were built by Jewish builders and developers. The Luxor, the Trocadero and the El Dorado were built by the Levine Brothers; the LaVogue was built by David Weingarden; the Coronado, the Arlyne and 959 Whitmore by Saul Katz; the Sarasota by Harry Applebaum; the Madrid Court by Richard Cohen. As more members of the Jewish community move to northwest Detroit after the Depression, Jewish builders continued to be the main developers of multi-family structures in Palmer Park.

The Slater Apartments at 653-701 Whitmore and the Parkway Terrace at 641-711 Covington were both built in 1948 by Harry Slatkin Builders, Inc. Harry Slatkin immigrated to Cincinnati from Russia in 1909 as a cabinetmaker. He moved to Detroit to work in the auto plants and in 1911 formed his own construction firm that eventually became one of the largest in the city. He was also well-known in the Jewish community as the owner of the Dexter Theatre on Dexter Boulevard and as a co-owner with his son Joseph of Dexter Chevrolet, the first Jewish-owned car dealership in Detroit. His daughter was married to Lester Satovsky who owned the Lester Building Company and who built the townhouses at 17435-17527 Manderson in 1944 and the Shelbourne Apartments at 17765 Manderson in 1957. Lester Satovsky began his career as a builder working with his father Sam Satovsky. Satovsky and Sons, Inc. constructed the Merton Road Apartments at 1000 Merton in 1946; Sam and his wife Stella moved into Apartment #8 in that structure from their previous home on Chicago Boulevard.

Practical Home Builders, Inc. built at least two of the apartment buildings in the Palmer Park district. The Derby Garden Apartments at 810-818 Whitmore was built in 1951 and the Merton House Apartments at 820 Merton was constructed in 1962. Practical Home Builders was founded in 1942 by Samuel Hechtman in partnership with Jack Sylvan and Nathan Goldin. Hechtman was born in Poland in 1905 and immigrated to Detroit in 1911 with his parents. He graduated from the Detroit College of Law in 1928 and, after a number of unsuccessful business ventures, entered the building construction business at the age of 34. Practical Home Builders began building apartment buildings during the war and eventually became one of the largest

residential building organizations in Michigan. By 1956 the company had built about 7,500 housing units, including thousands of single-family houses, throughout metropolitan Detroit.

Another Jewish builder, and one of Detroit's most prominent real estate developers, was Louis H. Schostak, who became one of Palmer Park's leading figures in the 1950s. In 1955 Schostak, together with David Tann, president of Congress Tool and Die, and Nathan Fishman of Star Steel, built the Covington Arms at 333 Covington. Tired of maintaining large houses and grounds, the trio decided to erect one of the first cooperative apartment buildings in the city. The Covington Arms was designed by architect Paul Tilds with sixteen luxury units ranging from 1,800 to 2,400 square feet, each designed to the specifications of the unit's owner. Each apartment had a library, a heated jalousie-enclosed porch, air conditioning and access to indoor parking. Schostak, Tann and Fishman's personal apartments were all located on the top floor. Tann's apartment reportedly had marble floors, a see-through fireplace and Japanese Shoji doors at each end. Louis Blumburg, president of Blumburg Brothers Insurance Company, Daniel A. Laven, president of Central Heating Company and William Boesky, well known owner of Boesky's Deli and the Brass Rail Chop House, were among the first apartment owners in the building. Louis Schostak, one of the founders of Schostak Brothers and Company, would also be instrumental in the construction of Temple Israel in Palmer Park. Schostak Brothers would go on to develop much of the city of Southfield, a major area of Jewish migration during the 1960s. Schostak Brothers continues today as one of Michigan's largest real estate companies. Owned by third-generation family members, the company has currently undertaken the renovation of historic Merchants Row in downtown Detroit.

The Jewish community began moving out of the Palmer Park area in the 1970s, relocating to suburbs north of Detroit, especially in Southfield, Oak Park and Bloomfield Hills. This continuing migration northward to the newer suburbs is part of the ongoing movement that has transpired since the 1920s and before. As the Jewish community relocated, Palmer Park became the center of the gay community in Detroit.

Religious Buildings

The religious structures in the proposed Palmer Park Apartment Buildings Local Historic District reflect the evolution in populations of the neighborhood and the broader area on Detroit's northwest side from the 1920s to the 1950s-60s and the present. The first church constructed in the district during the 1920s represents the early white Protestant population of the neighborhood. As the surrounding neighborhoods became culturally diverse, and as the district developed with larger lots available for construction, it became the home of widely different denominations reflecting the changes in the area's population.

Five religious structures were built in the Palmer Park district between the 1920s and the 1950s. The first was the Palmer Park Presbyterian Church located at 642 West McNichols, established on March 27, 1921. The local firm of Lane, Davenport and Peterson (Horace H. Lane, Harold D. Davenport, and Arthur A. Peterson) reportedly specialized in school design according to the Grass Lake Public School National Register Nomination (Grass Lake, Jackson County). On January 9, 1972 the church merged with Highland Park Presbyterian Church to become Park United Presbyterian Church with the merged congregation housed in Highland Park. Grace Christian Methodist Episcopal Church, an African American denomination, purchased the church building on McNichols in that year and continues to occupy the structure.

The next church to be built in the Palmer Park district was the Fifth Church of Christ, Scientist on the southwest corner of Whitmore and Second in 1938. The church was designed in the Georgian Revival style by the architectural firm of Derrick and Gambler. Robert O. Derrick excelled in the design of Georgian Revival buildings, having previously designed the Henry Ford Museum in Dearborn, Michigan as a replica of Independence Hall and other important colonial buildings. He had also designed the Punch and Judy Theatre Building in 1930 in Grosse Pointe Farms and Grosse Pointe Farms Water Filtration Plant in 1931. Sometime during the mid-1930s he partnered with Branson Van Leer Gamber, though little is know regarding their other commissions. The Fifth Church of Christ Scientist occupied the structure until 1980 when it was acquired by Detroit Unity Temple to house the Unity Institute for Holistic Living.

St. Nicholas Greek Orthodox Church was founded in 1936 at the Detroit home of Gust Petropoulos, 274 Nevada. The church was originally named The Greek Orthodox Church of the North Side. The first church services were held in a building at 242 Victor. In 1937, the congregation purchased a former bank at the corner of Tuxedo and Hamilton streets and converted the building into a church. It was at this time the name of the church was officially changed to St. Nicholas Hellenic Orthodox Church. The rapid growth in membership eventually resulted in the necessity to find a larger facility. In 1943, land was purchased in the Palmer Park area at 17400 Second. Architect Alexander K. Eugenides was hired to draw plans for the first phase of the building program. Construction of the lower level was completed in 1951. The building was designed by architect Harold Fisher Wand was completed under the supervision of Louis Christopoulous, chairman of the building committee. The church was consecrated during a three-day observance, May 1-3, 1953. Designed in the Byzantine style, the interior of the church contained icons painted by George Gliatas and Constantine Yioussis. Church membership continued to grow and in 1968, a recreation facility including thirteen Sunday School classrooms was added to the structure. By the 1990s, most of the congregation had moved out to the northern suburbs. St. Nicholas purchased land in Troy when a new church facility was constructed at 760 W. Wattles. The new St. Nicholas Greek Orthodox Church was consecrated on May 19, 1996. The church at 17400 Second is now the home to a congregation of the Church of Jesus Christ of Latter Day Saints.

The Detroit Unity Association, part of the non-denominational Unity, a worldwide Christian organization, began construction of Unity Temple in 1951. The complex was built in sections over the next five years. Designed by Arnold & Fuger in the style of Art Deco classicism and constructed by Jacob Strobel & Sons, the building was dedicated in 1956 with the representatives attending from throughout the country including Lowell Fillmore, son of the founders of Unity. The complex includes a 1,500 seat sanctuary, classrooms, library, small auditorium and bookstore.

Temple Israel was founded in 1941 by Rabbi Leon Fram, the head of a group that split from the congregation of Temple Beth-El, Detroit's oldest Jewish congregation, to start a Reform congregation. Rabbi Fram had previously been an associate rabbi at Temple Beth El where he had been extremely active in liberal causes including labor and politics. The new Temple Israel began holding services at the Detroit Institute of Arts. Although liberal in beliefs, the temple was more traditional than Beth El, and began to revive ceremonies such as bar mitzvahs and the use of Hebrew in services. Temple Israel soon became one of Detroit's largest Jewish congregations with many of its members living in the Palmer Park area. By the late 1940s the

congregation was ready to build its new synagogue at 17400 Manderson Road with Louis Schostak as chairman of the Building Committee. The synagogue was a vast complex, built in stages between 1949 and 1961 and designed by architect William E. Kapp. Kapp was a wellknown designer with the firm of Smith, Hinchman and Grylls in the 1920s who designed the Music Hall and Meadowbrook Hall in Rochester while with that firm. He went on his own after 1941; designs by his own firm included the Detroit Historical Museum and several public libraries. The first section of Temple Israel, dedicated in 1951, contained an auditorium, offices and social facilities. The dedication extended over four days and was attended by Mayor Albert Cobo and Governor G. Mennen Williams. By the time of completion in 1961 the complex had added a school, chapel, youth hall and library. By the 1970s, the Jewish population had begun to migrate out to the newer suburbs beyond the city's borders. In 1970-71 membership roster of the Temple Israel's Men's Club listed the majority of its members as living in Southfield. In 1979, Temple Israel left the building on Manderson Road for a new synagogue constructed in West Bloomfield. The complex is now owned by Saint Paul Life and Praise Center.

The Palmer Park district continues to be densely populated with almost all of the apartment buildings retaining a high occupancy percentage. The majority of apartment buildings and garden courts are well maintained, and renovation is planned for the apartment buildings that are vacant. Buildings such as the Covington Arms at 333 Covington and the Park Plaza Apartments at 825 Whitmore retain an atmosphere of charm and exclusiveness.

The five religious structures include a wide range of denominations from a Jewish synagogue to a Greek Orthodox church. The buildings are all located on spacious lots in the center of the district. The styles vary from the Neo-Gothic Palmer Park Presbyterian Church built in 1925 to the monumental Moderne Temple Israel built in 1951. Three of the buildings, the Neo-Georgian Fifth Church of Christ Scientist, the Byzantine St. Nicholas Greek Orthodox Church and the Moderne Temple Unity, are all located at the Intersection of Second Avenue and Whitmore Road and present a visually striking collection of religious structures of varying styles. All five structures are in use and well-maintained by their current congregations.

LIST OF CONTRIBUTING BUILDINGS

Alwyne Drive

17437 Alwyne - (c. 1925). This wide, single-story industrial building is unique to the district in terms of form, massing, and use, but its Mediterranean Revival harmonizes with the area's apartment buildings.

17481 Alwyne - (c. 1945). This Neo-Tudor building is (along with its neighbor, 17487 Alwyne) one of only two detached houses in the district.

17487 Alwyne - (c. 1945). This hip-roofed building is another of two detached houses in the district.

Covington Drive

225 Covington: Palmer Lodge - (1925; Weidmaier and Gay, architect). This Tudor Revival structure features dark red brick, an irregular footprint, and complex roofline.

303 Covington - (1963). Three-story with one story below ground, L-shaped, brick and steel, apartment building designed in the Miesian Modern style with a flat roof, exposed steel supports and expansive glass windows. The apartments open onto extended balconies that overlook a sunken garden. The building was originally built with fifteen units.

333 Covington: Covington Arms - (1953; Paul Tilds, architect). Five-story, brick and limestone trimmed, Modernistic apartment building with enclosed garage. The building was designed and built as one of Detroit's first cooperative apartment buildings with sixteen-luxury units custom designed for each individual owner. Each unit has an enclosed porch that originally had jalousie windows. A circular drive leads to the covered masonry porch entrance in front of a recessed marble wall with the name Covington Arms scripted in raised letters to the east of the aluminum and glass doors. The building has three-part, white aluminum windows that have replaced the original windows.

361 Covington: The Balmoral - (1937; Robert West, architect). Four-story, yellow and orange brick, cinder block and steel frame, Moderne apartment building. The Balmoral was built at the same time as its sister building, the Fairlane, which is located next door. Both apartment buildings were originally built with twenty-four apartments. The front façade of the Balmoral has rusticated stone on the first floor up to the water table. The main entrance is framed with a smooth, squared compound limestone door surround that encloses the original wood and glass double doors. A limestone relief featuring a stylized partial sunburst is located in the center at the top of the building. The Balmoral was the first building in the Palmer Park district to use corner casement windows. These corner windows sit on alternating bands of brick and limestone, which together with the plain wall surface accentuate the streamlined appearance of the building. The building was a stepping stone to 950 Whitmore, designed by West in 1939.

381 Covington: The Fairlane - (1937; Robert West, architect). Four-story, yellow and orange brick, cinder block and steel frame, Moderne apartment building. Built together with the Balmoral next door, the Fairlane is similar in design but simpler in detail. Although the Fairlane has typical multi-pane casement windows on the east and west façades, the casement windows of the front façade contain vertical single-panes of glass. Like the Balmoral, the front fa9ade has rusticated stone on the first floor up to the water table, but only on the east side of the façade. The single door entrance is off center and is surrounded by a wall expanse composed of bands of brick detailing that jut out slightly from the building. A second floor balcony with a limestone framed doorway sits above the first floor entrance.

641-711 Covington: Parkway Apartments - (1948; Harry Slatkin, builder). Two-story, brick. Colonial Revival style townhouses built with 47 units. The building decoration includes porticos, pediments, shutters, multiple pane windows, rounded windows and a variety of Colonial Revival style doorways.

731 Covington: Florentine East Apartments - (c. 1925). This four-story, Tudor Revival building is clad in brick, with decorative half timbering and vergeboards in wood. A high, fenestrated basement is clad in stone, with a Gothic-arched stone surround highlighting the main entrance.

757 Covington: Florentine West Apartments - (c. 1925). This is a rectangular, four-story building in the Mediterranean Revival style.

885 Covington: Hampshire House - (1949). Four-story, L-shaped, brick apartment building. This FHA-approved project was built together with the Cambridge House, located next door, and is an excellent example of postwar housing. The building, built with 56 units, has rows of large casement windows that highlight the horizontality of the building. The main entrance is covered with a metal canopy supported by multiple metal poles.

931 Covington: Cambridge House - (1949) Four-story, L-shaped, brick apartment building. This FHA-approved project is a sister to the Hampshire House, located next door, and is almost identical in design. The building, built with 71 units, also features horizontal bands of multi-pane casement windows. The off-centered main entrance is surrounded by white marble slabs and is covered with a narrow, streamlined, aluminum canopy.

1001 Covington: Walbri Court Apartments - (1925; Albert Kahn, architect). This building was designed in the Collegiate Gothic style.

1019-1065 Covington (also 17664-17688 Manderson) - (1945; Park Homes, Inc., builder). Two-story, brick, gable-roofed Modern townhouses. This apartment complex contains two sections: 1019-1065 Covington that contains 16 units, and 17664-17688 Manderson that contains eight units. Constructed by Park Homes, Inc., the row houses are simple in design with covered porches and wood sash, multi-pane windows.

Manderson Road

17400 Manderson: Temple Israel/Saint Paul Life and Praise Center - (1949, William Kapp, architect). A monumental steel and concrete Art Moderne synagogue composed of three geometrically diverse sections that include a rotunda, Egyptian temple-inspired main entrance, auditorium, school, library and offices. The image of the Star of David can be faintly seen on the rotunda that had once displayed the emblem. It has been removed by the new congregation and replaced by a crucifix. Numerous heads of lions are visible in the copper cornice of the rotunda.

17435-17529 Manderson - (1944; Lester Satovsky, builder). A long row of two-story, brick, Colonial Revival townhouses containing nineteen units, this hip-roofed, apartment building features double-hung, multiple pane windows and covered entrances.

17535 Manderson - (1950; Ira J. Spoon, builder). Two-story, orange brick, Modern apartment building built with ten units. This symmetrical horizontally oriented building features large, multiple pane casement windows. The building entrance has a large porch that sits on a permastone base covered with a modern metal canopy. The canopy is supported by concrete formations and metal poles. The main entrance is a wood door set back and enclosed in an elaborate wood frame with patterned glass whose configuration is similar to the Saarinen-inspired entrance at 653-701 Whitmore. The main porch is flanked by two private porches with wood-framed entrances that compliment the main entrance in design.

17655 Manderson - This four-story, eclectic revival building is four stories tall and clad in yellow brick

17664 Manderson (also known as 1019-1065 Covington) - (c.1965). This broad, two-story apartment building features Colonial Revival influence, though it is much less elaborate in style than older buildings within the proposed district.

17673 Manderson - This Mediterranean Revival building bears round arches and polychromatic clay tile roof accents.

17701 Manderson: Gilbert Apartments / now Boyce Apartments - (1937; Robert West, architect). This small, brick building is Art Deco in style.

17765 Manderson: Shelbourne Apartments - (1947; Sam Satovsky, builder). A two and one-half story, yellow brick, U-shaped, garden court apartment building that exhibits a serene atmosphere with landscaped court and private porches with cloth awnings and decorative metal railings. The main entrance exhibits Moderne style elements with double wood doors set between glass block walls. Three vertical rows of rectangular windows over the main entrance light the interior lobby. The doors of the porches on both sides of the main entrance have wood-framed entrances similar in design to the porches at 17535 Manderson.

West McNichols Road

642 W. McNichols: Palmer Park Presbyterian Church/Grace Christian Methodist Episcopal Church - (1925; Lane, Davenport & Peterson, architects). A rectangular, brick, Neo-Gothic church. The front façade contains a central bay flanked by two buttress-like elements that contain the double door entrance set within a segmental arch-headed recess and a large traceried pointed-arch above. The side elevations are six bays long with one pointed-arch window in each bay. A two-story orange brick addition sits behind the church.

Merton Road

225 Merton: La Vogue Apartments - (1929; Cyril Schley, architect). The elaborate façade of this eclectic revival building is adorned with spiral columns, corbelled brickwork, and green clay tile accents.

250 Merton: Merton Apartments - (1926). This Romano-Tuscan building bears festooned stone panels.

255-265 Merton - (1951; Wiedmaier & Gay, architects). This two and one-half story, U-shaped, brick, Neo-Colonial style, garden court apartment building was originally built with eighteen units. The building has a hipped roof and decorative detailing including dentils, brackets, quoins and shutters.

275 Merton: Coronado Apartments - (1948; Weidmaier and Gay, architect). This Moorish Revival and Art Deco building is four stories high and features orange yellow brick with chevron and lozenge patterns.

325 Merton - This building, with an irregular footprint and asymmetrical façade, had Mediterranean detailing, such as clay tile roof accents.

361 Merton - This Tudor Revival-style building features decorative half-timbering and crenellated parapets.

377-395 Merton (also 17122-17142 Second) - Boulevard Terrace - (1945; Park Homes, Inc., builder). Two-story, brick, V-shaped, Colonial Revival townhouses constructed with 12 units. The building has permastone detailing and covered porches.

631-711 Merton: Merton Terrace - (1944) This long, two-story, brick, Neo-Classical style apartment building was built with nine sections; each section containing four units for a building total of thirty-six units. Each section has its own entrance with each doorway designed with different decorative detailing including broken pediments, flat crowns, sidelights, shutters and covered porticos. A few of the sections have permastone accenting the second floor. The center section is composed of permastone with a two-story, pedimented central portico supported by four square columns.

672-740 Merton: Palmer Park Terrace - (1943; Park Homes, Inc., builder). This long, twostory, brick, Neo-Classical style apartment building was an FHA-approved project constructed with eight sections; each section containing four units for a building total of 32 units. The sections are divided by either two-story wood pilasters or brick quoins. Each section has its own recessed entrance with matching doors with entablatures. The main section has a two-story central portico supported by four, square columns.

820 Merton: Merton House Apartments - (1962; Practical Home Builders). A two and onehalf story, U-shaped, brick and cobblestone. Modern style apartment building that has covered galleries with decorative metal railings overlooking a sunken garden. The first floor gallery has an accordion-fold entry canopy supported by steel pipe columns. The building has large Miesianinspired windows facing the sunken garden and horizontal sliding windows throughout the remainder of the building. Some units have balconies with horizontal sliding glass doors and decorative metal railings.

831-841 Merton: Blair House - (1962; Joseph Savin, architect). A two and one-half story, brick and concrete block, H-shaped, apartment building. This building, designed in the Miesian Modern style, was designed with various types of apartments ranging from efficiencies to two-story townhouses. The apartments overlooked a shaded, sunken garden in both front and rear. A roof sun deck was accessible to all tenants. Large pane glass windows are now covered with plywood.

941-1001 Merton: Palmer Court Apartments - (1949) A two and one-half story, buff brick, irregular shaped, garden court apartment building designed with thirty-two units. The building has three garden courts and numerous private balconies with decorative metal railings, some with cloth awnings. Each court has two entrances to the building that have modern brick side-walls.

1000 Merton: Merton Road Apartments - (1945; Sam Satovsky, builder). A two and one-half story, white brick, U-shaped, garden court apartment building designed with nineteen units. The building is similar in design to the Palmer Court Apartments, located across Merton Road. The building features numerous private balconies with decorative metal railings and metal awnings.

Second Avenue

17111 Second: Delmar Apartments - (1925; Harry Pelavin, builder) A four and one-half story, U-shaped, red brick, Neo-Georgian apartment building. The building sits on the northwest corner of Second and McNichols with the central courtyard facing Second and six commercial storefronts facing McNichols. The building has terra cotta detailing above the denticulated cornice and frequently surrounding windows. Masonry belt courses and banding unify the building horizontally.

17400 Second: St. Nicholas Greek Orthodox Church / now The Church of Jesus Christ of Latter Day Saints - (1949; Harold Fisher, architect). A cruciform, buff brick, Byzantine style church. The church has an octagonal dome with a metal roof. The main body of the church has a gabled roof with Roman tile. The entrance has three open marble-lined arches with double wood doors. The tympanum of the arches display the Greek cross; the middle arch also has an inscription in Greek. The building has double arched windows with geometric patterns.

17500-17550 Second (also 387-409 Covington and 398-420 Whitmore) - (1947; Park Homes, Inc., builder). Two-story, brick, Colonial Revival townhouses. Similar in design to the Boulevard Terrace at 377-395 Merton and constructed by the same builder, this U-shaped twenty-four unit apartment building faces Covington, Second and Whitmore. Each unit has an individual entrance with some entrances featuring covered porches supported by slender wood posts while others have entablatures with broken pediment.

17505 Second: Temple Unity - (1951; Arnold & Fuger, architects). Rectangular, brick and marble clad church. The structure emphasizes the streamlined elements of the Moderne style in the vertical detailing of the main entrance facing Third and in the long, vertical windows of the auditorium. The windows of the south façade have an unusual patterned framework with heavy, square spandrels set in a fluted embrasure.

Third Avenue

17110 Third: Raleigh Apartments - (1926; Harry Pelavin, builder). Four and one-half story, red brick, Neo-Georgian style apartment building. The building sits on the northeast comer of Third and McNichols with the main entrance facing Third and three commercial storefronts facing McNichols. The masonry water table and foundation are now painted. The main entrance is composed of a single door with sidelights and transom in an elaborate applied masonry door surround with Adamesque detailing.

17450-17452 Third (also known as 761 Whitmore): Rosemor Apartments / now Metropolitan Apartments - (1948; Wiedmaier & Gay, architects). Two and one-half story, white brick, irregular shaped, garden court apartment building. This thirty-unit apartment building has two entrances that open onto the court and an entrance that opens onto Whitmore. The wood door surrounds are flat entablatures with sidelights and transom.

17524 Third: Carole Jean Apartments - (1949; Wiedmaier & Gay, architects). Four and one-half story, brick, L-shaped, Moderne style apartment building. The apartment building was built

by Harry Lichterman and named for his wife, Carole Jean. Built with 20 apartments, the building has horizontal bands of windows and corner windows separated by bands of brickwork.

Whitmore Road

300 Whitmore: Whitmore Plaza Apartments - (1928; Weidmaier and Gay, architect). This building displays Art Deco and Moorish Revival influences.

601 Whitmore (also 17524 Second): Fifth Church of Christ Scientist / now Unity Institute for Holistic Living - (1938; Derrick & Gamble, architects). This red brick, Neo-Georgian style church has a massive brick portico with three rounded arches that lead to the main entrance. Classical detailing includes doors in entablatures with broken triangular pediments and urn, long multi-paned windows with fanlights, elliptical windows and quoins. A louvered steeple rises above the main entry.

653-701 Whitmore: Slater Apartments / now Whitmore Place Apartments - (1947; Wiedmaier & Gay, architects). Two and one-half story, brick, Moderne style apartment building. This FHA-approved project was built by Harry Slatkin with twenty-nine units. Sections of the building are set back to allow for more light. The building is simply designed with horizontal stone banding and corner windows. The east and west building entrances are set back in the corners. The entrances are covered with a metal awning supported by metal poles. Three vertical rows of small pane awning windows are set in permastone located above both entrances. The center entrance is an elaborate two-story wood-framed doorway influenced by Saarinen design that contains a single off-center wood door and nine large panes of textured glass.

660 Whitmore: Manor House Apartments - (1949; Paul Tilds, architect). Four and one-half story, yellow brick Moderne-style apartment building. The most prominent feature of this massive luxury apartment building is the horizontal rows of jalousie porches. The entrance is located in the center of the building at the foot of a four-story recessed brick bay that contains three vertical rows of small wood awning windows. The glass entrance door is covered by a streamlined aluminum canopy supported by decorative aluminum grates.

700 Whitmore - This Beaux Arts-style building is four stories on a high, fenestrated basement. It is clad in red brick and bears a flat roof.

730 Whitmore - This four story Tudor Revival building features an irregular footprint and a complex roof shape clad in slate.

750 Whitmore - This Collegiate Gothic building is four stories, with a flat roof, and sits on a high, fenestrated basement. Its windows are wooden sash.

810-818 Whitmore (also 811-819 Covington): Derby Gardens - (1951; Practical Home Builders). Four two-story, brick, Moderne-style apartment buildings. These four buildings, containing thirty-two units, are constructed symmetrically around a landscaped garden court and connected by a metal breezeway that has round skylights. Architectural features include awning windows, glass block and wood-framed entrances with textured glass that open onto the court.

825 Whitmore: Park Plaza Apartments - (1944; Isadore M. Lewis, architect). Two and one-half story, yellow brick, U-shaped, garden court apartment building. This twenty-five unit apartment building has a single wood-framed entrance accessible through the landscaped

courtyard and constructed with glass block to allow natural light into the lobby. The building has corner windows and a few private porches.

843 Whitmore: Alwyne Lane Apartments - (1926). This building displays Beaux Arts details.

850 Whitmore - (1952; Isadore M. Lewis, architect). Five-story, light brick, U-shaped, forty-four unit, Moderne apartment building. The building features horizontal bands of metal casement windows. The building entrance has aluminum doors and sits in the center of the building under a heavy aluminum canopy with curved edges.

900 Whitmore - (1938; Robert West, architect). This building displays a degree of Bauhaus-influenced Modernism.

925 Whitmore - (1930s). This four-story Mediterranean Revival building features round arches and a clay time roof.

950 Whitmore - (1930s). With metal corner casement windows and orange brickwork with horizontal string courses, this Streamline-style building is similar to 951 Whitmore, located across the street.

951 Whitmore - (1930s). String courses and metal casement windows give this four-story, orange brick apartment building a Streamline-like appearance.

980 Whitmore - (1930s). Despite a profusion of right angles, this four-story, orange brick apartment building displays a Streamline influence, with glass block sidelights at its front entrance and decorative brickwork.

951 Whitmore - (late 1920s; Saul Katz, architect).

999 Whitmore - (1937). This Streamline-style building features a unique stucco finish.

CRITERIA

The proposed historic district meets all four criteria contained in Section 25-2-2: (1) Sites, buildings, 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; (2) Sites, buildings, structures, or archeological sites which are identified with historic parsonages or with important events in community, city, state or national history; (3) Buildings or structures with embody the distinguishing characteristics of an architectural specimen, inherently valuable as a representation of a period, style or method of construction, and (4) Notable work(s) of a master designer or architect whose individual genius influenced his or her age.

COMPOSITION OF THE HISTORIC DESIGNATION ADVISORY BOARD

The Historic Designation Advisory Board has nine appointed members and three *ex-officio* members, all residents of Detroit. The appointed members are: Kwaku Atara, Melanie A. Bazil, Robert Cosgrove, Keith A. Dye, Zene' Frances Fogel-Gibson, Edward Francis, Calvin Jackson, Harriet Johnson and Doris Rhea. The *ex-officio* members who may represented by members of their staff, are Director of Historical Department, the Director of the City Planning Commission, and the Director of the Planning and Development Department.

BIBLIOGRAPHY

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