



Michigan State Historic Preservation Office

Certified Local Government Program

CLG 2024 Annual Report Checklist

The Michigan State Historic Preservation Office (SHPO) requires that each Certified Local Government (CLG) submit an annual report of its activities upon the completion of each year. SHPO uses the provided information to stay up to date on historic preservation activities across the state, identify ways that SHPO can be more responsive to the needs of CLGs, and evaluate local CLG programs.

The following checklist must be completed and submitted with your report.

CHECKLIST

Please indicate below those items that you have included with your submission.

REQUIRED

1. ☒ Completed Annual Report
2. ☒ Minutes from two HDC meetings (if not available on website)

SUPPORTING DOCUMENTATION, IF APPLICABLE

3. ☒ New or amended/revised/modified ordinances, by-laws, design guidelines or other preservation regulations and guidance
4. ☒ HDC Commissioner Resumes or Attachment A: New Commissioner Resume Form
5. ☐ Announcements used to seek qualified professionals for the HDC
6. ☒ Study reports and/or survey data
7. ☒ Photographs of highlights, educational activities, events, success stories, etc.

PREPARER INFORMATION

I hereby certify that the information in this report is accurate and correct to the best of my knowledge. I further certify that the contents of the report were shared/will be shared with the community's historic district commission on the following date: HDAB - April 10; HDC - April 9, 2025.

Lisa DiChiera, Deputy Dir. HDAB
Preparer Name

Feb. 27, 2025
Date

Janese Chapman, Director, HDAB
CLG Representative Name (if different)

Feb. 27, 2025
Date

SHPO USE

Received: _____

Reviewed: _____

Signature: _____



Michigan State Historic Preservation Office
Certified Local Government Program
CLG 2024 Annual Report

1. CLG BASIC INFORMATION

CERTIFIED LOCAL GOVERNMENT

City of Detroit

CHIEF ELECTED OFFICIAL

Michael Duggan, Mayor

CLG CONTACT PERSON (official person on file with National Park Service)

Janese Chapman

TITLE

Director, Historic Designation Advisory Board

MAILING ADDRESS

Coleman A. Young Municipal Center Suite 218, Detroit, MI 48226

EMAIL

chapmanj@detroitmi.gov

TELEPHONE

313.224.3488

CLG/HISTORIC DISTRICT COMMISSION WEBSITE (if applicable)

<https://detroitmi.gov/government/boards/historic-designation-advisory-board> (HDAB)

<https://detroitmi.gov/departments/planning-and-development-department/historic-district-commission-information> (HDC)

2. HISTORIC DISTRICT ORDINANCE AND PRESERVATION PLANNING

A. DID THE CLG KEEP ITS HISTORIC DISTRICT ORDINANCE IN EFFECT FOR THE ENTIRE YEAR? ☒ YES ☐ NO (if no, briefly explain)

B. DID THE CLG ADOPT OR AMEND/REVISE/MODIFY ANY OF THE FOLLOWING DURING THE YEAR?

(Provide a link or attach any documents for which you select yes)

HISTORIC DISTRICT ORDINANCE

☐ YES ☒ NO

PRESERVATION PLAN (including master plan component)

☐ YES ☒ NO

Consultant contracted by Planning/Dev Dept. (PDD) for preservation plan work to begin in 2025

HDC BYLAWS OR RULES OF PROCEDURE

☐ YES ☒ NO

DESIGN GUIDELINES (under PA 169, guidelines must be approved by SHPO)

☐ YES ☒ NO

COA APPLICATION/REQUIREMENTS

☐ YES ☒ NO

SURVEY PLAN

☐ YES ☒ NO

OTHER PRESERVATION-RELATED REGULATIONS/PROCEDURES (e.g., blight ordinances, demolition ordinances, downtown design standards, etc.)

☒ YES ☐ NO

PDD/Building depart. began a 14-day demolition delay for privately-owned, commercial buildings. (See attachmet D - Legal News notice). PDD reviews for potential alternatives. These departments - PDD, HDAB, Law Dept. and City Council began exploring expansion of this ordinance to 90-day delay for National Register-listed commercial buildings in 2024 (ongoing effort in 2025).

3. HISTORIC DISTRICT COMMISSION

A. PROVIDE THE NAME AND TITLE FOR THE COMMUNITY'S STAFF LIAISON TO THE HDC

Janese Chapman, Director of Historic Designation Advisory Board, Legislative Policy Division (for HDAB) and Garrick Landsberg, Director of Historic Preservation, Planning and Development Dept., (for HDC)

B. DOES THE HDC USE AN ON-CALL PRESERVATION SPECIALIST (e.g., architect, historian, etc.)? ☐ YES ☒ NO (if yes, provide name/title)

See Attachment A

C. IDENTIFY **CURRENT** HISTORIC DISTRICT COMMISSION MEMBERS.

(Submit a [resume](#) or [Attachment A](#) for each **NEW** commissioner appointed during the year)

NAME	ROLE (e.g., chair, vice-chair, etc.)	TERM STARTED	TERM ENDS
Note: HDAB serves as the coordinating agency for Detroit's CLG Program. See below for HDAB members. See Attachment A for HDC's member information. Calvin Jackson, Local Historic District Board Member	Chair	Feb 2023	Feb 2026
Melanie Bazil, Archive and Collections	Vice-Chair	Feb 2023	Feb 2026

Theresa Holder-Hagood, Retired Educator	Secretary	Feb 2023	Feb 2026
Dr. Carolyn Carter, PhD, History Researcher		Sept 2024	Sept 2027
Louis Fisher, Architect		Sept 2024	Sept 2027
Eric Hergenreder, writer/researcher, EHerg.com		April 2024	April 2027
Osvaldo Rivera, Social Work & History Adjunct Professor		June 2023	Feb 2026
Sharon Sexton, Executive Director of Black Historic Sites Committee		June 2023	Feb 2026
William Worden, Retired HDAB Director		June 2023	Feb 2026

D. DOES THE HDC INCLUDE AT LEAST ONE MEMBER WHO IS A QUALIFIED PRESERVATION PROFESSIONAL? ☒ YES ☐ NO
If you answer no, briefly identify how the CLG sought to identify qualified professionals (architects, historians, architectural historians, archaeologists, etc.) to fill vacancies AND submit a copy of related announcements, advertisements, or other means used to seek qualified members.
HDAB has one architect, one archivist and several researchers/historians. See Attachment A regarding HDC members. See Attachment C for resumes of new HDAB and new HDC members.

E. ARE THERE CURRENTLY ANY HDC VACANCIES?
☒ YES ☐ NO If yes, how many? One expired position on HDAB to be filled March 2025 / one vacancy on HDC

F. DID NEW COMMISSIONERS RECEIVE TRAINING MATERIALS AND INFORMATION ON THE LOCAL HISTORIC DISTRICT ORDINANCE?
☒ YES ☐ NO ☐ NOT APPLICABLE

G. DID AT LEAST ONE COMMISSIONER AND/OR STAFF PERSON PARTICIPATE IN TRAINING (e.g., conferences, webinars, and in-person workshops)?
☒ YES ☐ NO If yes, identify the training and participants below. If no, briefly explain why no one participated in training.
For HDC and PDD - Historic Preservation staff see Attachment A

NAME OF TRAINING	PROVIDER	ATTENDEES
Annual statewide historic preservation conference, May 2024, Kalamazoo	Michigan Historic Preservation Network	HDAB staff - Kelsey Maas, Rebecca Savage, Ian Tomashik. HDAB board member Osvaldo Rivera.
Michigan In Perspective Local History Conference, March 2024, Oakland Univ.	Historical Society of Michigan	HDAB staff - Kelsey Maas, Rebecca Savage, Ian Tomashik, Lisa DiChiera, Janese Chapman. HDAB board member Sharon Sexton
Past Forward annual national conference, Oct 2024, New Orleans	National Trust for Historic Preservation	City Council Member Angela Whitfield Calloway
Frank Lloyd Wright and the American City Today, Sep. 24-30, 2024	Frank Lloyd Wright Building Conservancy	HDAB staff - Lisa DiChiera (volunteer/attendee)

H. WHEN ARE YOUR HDC’S REGULARLY SCHEDULED MEETINGS? (e.g., first Wednesday of each month)
HDAB meets the second Thursday of each month, except for August and December when no meetings are held. See HDAB 2024 meeting schedule below. For two HDAB meeting minutes see Attachent D. For HDC 2024 meeting schedule see Attachment A. HDC meets the second Wednesday of every month.

I. IDENTIFY THE MONTHS IN WHICH YOUR HDC MET AT LEAST ONCE.

MONTH	MEETING HELD?	QUORUM PRESENT?	MINUTES ON WEBSITE?*
January 2024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
February 2024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

MONTH	MEETING HELD?	QUORUM PRESENT?	MINUTES ON WEBSITE?*
July 2024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
August 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

March 2024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	September 2024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
April 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	October 2024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
May 2024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	November 2024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
June 2024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	December 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*if not available on your website, submit minutes for at least two meetings

J. PROVIDE INFORMATION ON DESIGN REVIEW APPLICATIONS RECEIVED FOR REVIEW DURING THE YEAR.

APPLICATION TOTALS	RESULTS OF REVIEWS
# OF APPLICATIONS RECEIVED: 509	# OF CERTIFICATES OF APPROPRIATENESS ISSUED: 457
# OF APPLICATIONS REVIEWED BY STAFF ONLY: 371	# OF DENIALS ISSUED: 52
# OF APPLICATIONS REVIEWED BY THE HDC: 138	# OF NOTICES TO PROCEED ISSUED: 0
WERE ANY HDC DECISIONS APPEALED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if yes, complete the information below)	
# OF HDC DECISIONS APPEALED: 2, 1 of the 2 is active in 2025 as ongoing case from initial appeal in December 2024.	
# OF DECISIONS OVERTURNED: 0	
# OF DECISIONS AFFIRMED: 1	

4. INVENTORY AND DESIGNATION

A. IDENTIFY NEW SURVEY PLANS, PROGRESS ON EXISTING PLANS, AND/OR CHANGES TO EXISTING SURVEY PLANS, INCLUDING CHANGES IN PRIORITIES OR PROCESSES.

The staff of the Historic Designation Advisory Board (HDAB) of City Council oversaw the following three projects funded by National Park Service Underrepresented Communities Grants:

- Historic Context of Latinx Communities in Detroit - In Progress. Consultant survey and recommendations completed. Staff working on National Register district nomination.
- Historic Context of Arab and Chaldean Communities in Detroit - In Progress. Consultant survey and recommendations in progress.
- Historic Context of Women's History in Detroit - RFP published and consultant selected, survey work to take place in 2025.

- City of Detroit Historic District designation process for Rosa and Raymond Parks Flat, previously documented in City of Detroit African American Civil Rights citywide survey and listed in the National Register of Historic Places.

B. DID THE CLG ACTIVELY WORK ON OR COMPLETE HISTORIC RESOURCE SURVEYS? ☒ YES ☐ NO

If yes, identify them below. If the survey was completed but data and reports were not previously provided to SHPO, submit a copy with this report. Use additional sheets if necessary to capture all surveys in progress or completed.

NAME OF SURVEY	HOW MANY RESOURCES?	SURVEY PROVIDED TO SHPO?
Detroit Latinx Historic Context	in progress	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Detroit Arab and Chaldean Context	in progress	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO

C. DOES THE CLG HAVE SURVEYS TENTATIVELY PLANNED FOR NEXT YEAR? ☒ YES ☐ NO

If yes, briefly identify them, including the reason for the survey (e.g., part of work plan, development pressure, considering designation, etc.). If no, identify future survey goals that may be of interest.

Historic Context of Arab and Chaldean Communities in Detroit and Historic Context of Women in Detroit: both are a part of HDAB's multiyear initiative to document and highlight underrepresented communities in Detroit. HDAB received the NPS Underrepresented Communities Grant for these projects. In 2025, the Arab and Chaldean project survey and context study work with the consultant will be finalized and the National Register nomination phase will begin, while the Women's History project will begin survey work and the historic context study with the hired consultant. Both projects include a MPDF, 50 survey sites for each project, and a historic context report.

D. WAS ANY MUNICIPAL-SPONSORED ARCHAEOLOGICAL SURVEY COMPLETED DURING THE YEAR? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If yes, identify them below.		
NAME OF SURVEY	SHPO CONTACTED PRIOR TO WORK?	FOLLOWED STATE STANDARDS?
Archaeology Trenching: The Sanctuary at Brewster and Brewster Wheeler I-III	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Archaeology Trenching: North Corktown Apartments	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Archaeology Trenching: Preserve on Ash II-III	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
E. DID THE CLG ENGAGE IN LOCAL HISTORIC DISTRICT DESIGNATION ACTIVITIES DURING THE YEAR? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If yes, identify them below. If associated reports were not previously provided to SHPO, <u>submit a copy</u> with this report. Use additional sheets if necessary.		
DISTRICT NAME	STATUS AND ACTION	REPORT PROVIDED TO SHPO?
Dr. Lula Belle Stewart-Robinson House Historic District,8633 Dexter Avenue, designated March 26, 2024 - See attachment D	<input type="checkbox"/> Draft/Underway <input checked="" type="checkbox"/> Final/Completed <input checked="" type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Def Sound Studio House Historic District,18315 Winthrop Avenue, designated June 25, 2024 - See attachment D	<input type="checkbox"/> Draft/Underway <input checked="" type="checkbox"/> Final/Completed <input checked="" type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Rosa and Raymond Parks Flat Historic District,3201-3203 Virginia Park Street	<input checked="" type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input checked="" type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Conductors Protective Assurance Building (C.P.A Building) Historic District, 2216 - 2200 Michigan Avenue/2411 Fourteenth Street	<input checked="" type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input checked="" type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
F. DO YOU KNOW OF ANY NATIONAL REGISTER OR LOCAL DISTRICT PROPERTIES THAT WERE MOVED OR DEMOLISHED? <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, briefly identify them below.		
NAME/ADDRESS OF PROPERTY	NAME OF DISTRICT (IF APPLICABLE)	
See Attachment A provided by HDC/PDD-Historic Preservation staff		

5. PUBLIC PARTICIPATION		
A. WERE ALL HDC MEETINGS HELD IN ACCORDANCE WITH THE OPEN MEETINGS ACT, P.A. 267 OF 1976? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if no, briefly explain)		
B. WAS INFORMATION ABOUT THE HDC, ITS MEETINGS, AND ITS ACTIVITIES MAINTAINED ON THE LOCAL GOVERNMENT’S WEBSITE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
C. BEYOND A WEBSITE, HOW DOES THE HDC PROVIDE INFORMATION ABOUT MEETINGS AND ACTIVITIES TO THE PUBLIC? <input checked="" type="checkbox"/> Mailings <input checked="" type="checkbox"/> Newspapers <input checked="" type="checkbox"/> Posting at Municipal Building <input type="checkbox"/> On-site Project Signs <input checked="" type="checkbox"/> Direct Email <input type="checkbox"/> Door Fliers <input type="checkbox"/> Email List/Listserv <input type="checkbox"/> Local Access Channels <input checked="" type="checkbox"/> Community Events <input type="checkbox"/> Other		
D. DID THE CLG/HDC PROVIDE, SPONSOR, OR PARTICIPATE IN PUBLIC EDUCATIONAL ACTIVITIES (e.g., walking tours, lectures, Preservation Month activities, historical marker programs) OR FORMAL TRAINING ON HISTORIC PRESERVATION? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If yes, identify the activities below. SHPO encourages sharing photos so we can highlight your efforts! Use additional sheets if necessary.		
ACTIVITY	SPONSORING ORGANIZATION	DATE
Walk to Freedom Michigan Historic Marker public unveiling at Detroit Riverfront site	HDAB	Sept. 18, 2024

HDAB presentation at City Council District 1 Community Meeting HDAB staff table at City Council District 4 Developer Summit HDAB staff table at City Council District 6 community night at Senate Theatre to discuss Latinx project	City Council Member Tate, District 1 City Council Member Johnson, District 4 City Council Member Santiago-Romero, District 6	June 22, 2024 July 13, 2024 Nov. 13, 2024
Hubbard Richard Summer Social - HDAB staff table to discuss Latinx project.	Hubbard Ricahrd Neighborhood Association	Aug. 27, 2024
"Let Our Story Begin" panel discussion and presentation. HDAB member Osvaldo Rivera - panelist	Voces: Southwest Detroit Oral History Project	Dec. 6, 2024

6. CLG/HISTORIC PRESERVATION GOALS

A. BRIEFLY DESCRIBE IF/HOW YOU MET THE GOALS IDENTIFIED IN YOUR LAST ANNUAL REPORT.

GOAL	DID YOU MEET THIS GOAL?	IF YES, DESCRIBE HOW IT WAS MET. IF NO, DESCRIBE WHY IT WAS NOT MET.
Increase the number of underrepresented resources included in survey activities and local historic district designations.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Latinx themed NRHP nomination in progress, Arab and Chaldean historic context study in progress, Rosa and Raymond Parks Flat local historic district in progress, Dr. Lula Belle Stewart-Robinson House local historic district designated, Def Sound Studio House local historic district designated, Detroit Association of Women's Clubs nominated to the National Register.
Increase community outreach towards non-profits and public entities that can access CLG grant funding via the City of Detroit's CLG status.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Met with several non-profit owners regarding the 2025 community CLG grant application.
Begin the process of a long term Digitizing-Database Build-GIS Mapping project that will work to make the CLG's research and archival materials available online and easier to access.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	HDAB was awarded a CLG grant which will help start the digitizing process - specifically of the office's early slide film for designation photos. A GIS working group with members from all key city preservation staffs meets regularly.
Develop a demolition delay ordinance within the City of Detroit and GIS map that will help facilitate the process.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	HDAB working with Council Member Santiago-Romero on a demolition delay ordinance for National Register-listed properties. Planning and Development and Law departments are engaged in discussions. HDAB is leading National Register property mapping effort. This map will be linked to HDAB's webpage.

B. BRIEFLY DESCRIBE YOUR TOP GOALS FOR NEXT YEAR (2025). EACH CLG MUST IDENTIFY AT LEAST ONE GOAL.

GOAL	IS THIS A MULTI-YEAR GOAL?	DO YOU NEED SHPO ASSISTANCE TO MEET THIS GOAL? IF SO, BRIEFLY DESCRIBE.
Continue the work of increasing the number of underrepresented resources included in survey activities, local historic district and National Register designations.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	SHPO assistance will be needed with review of deliverables for all three National Park Service Underrepresented Communities grant projects - Latinx; Arab and Chaldean; Women's History.
Continue work with city departments and City Council to develop and enact a demolition delay ordinance for National Register-listed properties with GIS map of National Register properties that will help facilitate the process.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Primarily internal work.
Update HDAB website - additional mapping resources, additional links to other preservation resources, evaluation of website usability.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Internal work this year.

Continue the process of a long term Digitizing-Database Build-GIS Mapping project that will work to make the CLG's research and archival materials available online and easier to access.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Yes, potential project for future CLG funding, sharing of relative GIS data, guidance on best practices, and identification of other funding opportunities.
7. MISCELLANEOUS INFORMATION		
<p>A. SHPO HAS A NEW CLG COORDINATOR. WHAT IS ONE THING YOU WOULD LIKE THE NEW COORDINATOR TO UNDERSTAND ABOUT YOUR COMMUNITY AND LOCAL PRESERVATION ACTIVITIES/NEEDS?</p> <p>Detroit has a unique historic preservation program structure with three offices that work together on various efforts and projects. The Historic Designation Advisory Board (HDAB) is within the Legislative Policy Division of staff that reports to City Council. The Historic District Commission and its staff, within the Historic Preservation office of the Planning and Development Department, is under the mayoral administration. The Preservation office of the Housing and Revitalization Department, within the mayoral administration, oversees Section 106 for HUD funded projects in Detroit. HDAB staff reviews all other Section 106 requests in the city. Our three offices meet every other month internally, in addition to meeting with SHPO staff. In 2024, our three offices coordinated on: Responses to the Advisory Council on Historic Preservation's Program Comment on Certain Housing, Building, and Transportation Undertakings; Letters and Resolutions of Support for an Expanded State Tax Credit; Review of responses from the consultant RFP for Detroit's citywide preservation plan project to begin in 2025; GIS mapping efforts for better coordination between our departments. HDAB and PDD Historic Preservation office staff and West Side Planning staff working with church ownership of B.E. Taylor Subdivision House, a Detroit Historic District property that is vacant and severely deteriorated in Brightmoor neighborhood. HDAB brought in an EMU graduate student in historic preservation to perform an historic structure report. All parties working together to find solution.</p>		
<p>B. WHAT ACCOMPLISHMENT/ACHIEVEMENT/EVENT FROM 2024 IS YOUR CLG/HDC MOST PROUD OF? OR IS THERE A PRESERVATION SUCCESS STORY FROM YOUR COMMUNITY THAT YOU WOULD LIKE TO HIGHLIGHT? SHPO encourages sharing photos!</p> <p>Both of HDAB's 2024 local historic district designations (Dr. Lula Belle Stewart-Robinson House and Def Sound Studio House) focused on Detroit's African American history - National Register Criteria A for Ethnic Heritage: Black and Social History. HDAB's current designation work for the Rosa and Raymond Parks Flat proposed historic district continues this effort. HDAB staff is committed to its three Underrepresented Community grant projects (Latinx historic context study; Arab and Chaldean historic context study; and Women's history context study), which are all focused on understudied populations and their unrecognized/associated places in Detroit. All three of these studies are in different phases. Our Latinx historic context study, which will result in a large National Register district, was featured in the Fall 2024 issue of Preservation Magazine https://savingplaces.org/stories/next-stop-mexicantown-a-historic-detroit-neighborhood-prepares-for-change</p> <p>HDAB helped lead the effort to advocate for preservation of the Belle Isle Boathouse. After MDNR announced in late 2023 its intention to demolish the building, HDAB on Jan 17, 2024 issued a letter to MDNR stressing the importance of a public process, questioned assumptions made about the boathouse's inability to be rehabilitated and urged more public opportunity for evaluating building reuse/rehab solutions. City Council supported this position through an issued resolution. MDNR conducted a RFP process that resulted in the selection of a developer. HDAB continues to attend all public meetings involving the boathouse and is providing assistance to MDNR and the developer as needed.</p> <p>HDAB worked with the Detroit-Wayne Joint Building Authority to update the three, highly-visible glass display cabinet exhibits in the main lobby of the Coleman A. Young Municipal Center, which had not been changed in almost a decade. HDAB staff created the new exhibits, which include HDAB special projects; a sampling of Detroit Historic Districts; and history of the Coleman A. Young Municipal Center and the Spirit of Detroit statue.</p> <p>For Photos of public meetings from some of the above mentioned projects, see Attachment B</p>		
<p>C. DESCRIBE ANY PROBLEMS, ISSUES, OR CHALLENGES (e.g., economic, political, operational) ENCOUNTERED IN THE LOCAL PRESERVATION PROGRAM IN 2024.</p> <p>-ARPA funds were heavily used for demolition. While no locally or National Register-listed buildings were demolished, some NR eligible buildings, such as historic schools, were.</p> <p>-Finding qualified preservation consultants. There is a limited pool of qualified consultants in the region with National Register nomination and historic survey experience. This can delay projects when there are not enough contractors to bid</p>		

on RFPs. It also challenges the wider region in that there are not enough preservation experienced contractors for private developments. More National Register and historic survey curriculum is needed at all area higher educational institutions, including public history and history programs.

D. WHAT ARE THE MOST CRITICAL PRESERVATION ISSUES/NEEDS FACING YOUR COMMUNITY?
Financing for rehabilitation of older and historic buildings will continue to be the greatest need. Additional grant and low-interest loan programs and the extention of the state historic tax credit program are all important.

E. DID YOUR COMMUNITY RECEIVE ANY PRESERVATION GRANTS (other than CLG grants) IN 2024?
☐ YES ☒ NO (If yes, briefly identify them below.)

F. DID YOUR COMMUNITY HAVE ANY LOCAL INCENTIVE/GRANT/LOAN PROGRAMS (e.g., façade grant programs, DDA programs, low-interest loans, abatements, etc.) AVAILABLE FOR HISTORIC PROPERTIES IN 2023? ☒ YES ☐ NO (If yes, briefly identify them below.)

NAME OF PROGRAM	# OF PROPERTIES BENEFITED
Motor City Match - non-profit/city partnership grants awarded to for-profit businesses going into vacant buildings. Cash award grants include façade and interior repair projects: https://www.motorcitymatch.com/building-track/ Cash awards went to over a dozen businesses, majority in older buildings and spaces that were vacant: https://www.motorcitymatch.com/program-awardees/	approx 12

G. DO YOU HAVE ANY UPCOMING PROJECTS YOU WOULD LIKE TO DISCUSS FOR A POTENTIAL CLG GRANT APPLICATION? ☒ YES ☐ NO
-Digitization-Database Build-GIS Mapping Project: Phase 2 (2026 or 2027 cycle)
-LGBTQIA+ Survey (2026 or 2027 cycle)

H. IF REIMBURSEMENT WERE AVAILABLE FOR SOME OF THE COSTS TO ATTEND THE MHPN STATEWIDE PRESERVAION CONFERENCE OR BIANNUAL NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS CONFERENCE, WOULD YOU BE INTERESTED? ☒ YES ☐ NO

I. IS THERE ANYTHING ELSE YOU WOULD LIKE TO SHARE WITH SHPO?
The HDAB and HRD teams have an interest in collaborating with SHPO on GIS related resources for better clarity and consistency surrounding previously identified historic resources in the city, both above and below ground. HDAB, HRD, and PDD Historic Preservation staffs have a joint GIS working group and are collaborating on best practices for mapping Detroit's historic resources. Current projects include creating an authoritative layer for Detroit's National Register listed properties and mapping eligible properities from official surveys.

Attachment A

Historic District Commission - HDC - 2024

3. HISTORIC DISTRICT COMMISSION

A. PROVIDE THE NAME AND TITLE FOR THE COMMUNITY'S STAFF LIAISON TO THE HDAB:

Garrick Landsberg, Historic Architect, Director, Historic Preservation Division, Planning and Development Department City of Detroit

B. DOES THE HDC USE AN ON-CALL PRESERVATION SPECIALIST? No

The HDC employs Historic Preservation professional staff:

Garrick Landsberg, Historic Architect, Director, Historic Preservation Division, Planning and Development Department City of Detroit

Jennifer Ross, Architectural Historian, Deputy Director, Historic Preservation Division, Planning and Development Department City of Detroit

Audra Dye, Architectural Historian, Historic Preservation Division, Planning and Development Department City of Detroit

Tim Boscarino, Architectural Historian, Historic Preservation Division, Planning and Development Department City of Detroit

Dan Rieden, Landscape Architect, Historic Preservation Division, Planning and Development Department City of Detroit

C. IDENTIFY **CURRENT HISTORIC DISTRICT COMMISSION MEMBERS.**

Tiffany Franklin, Chair	(2022-2026)
Alan Machielse, Vice Chair	(2022-2025)
James Hamilton	(2021-2024)
Marques King	(2024-2027)
William Marquez	(2024-2027)
Adrea Simmons	(2023-2026)

D. DOES THE HDC INCLUDE AT LEAST ONE MEMBER WHO IS A QUALIFIED PRESERVATION PROFESSIONAL? Yes

E. ARE THERE CURRENTLY ANY HDC VACANCIES? Yes, 1 vacancy

F. DID NEW COMMISSIONERS RECEIVE TRAINING MATERIALS AND INFORMATION ON THE LOCAL HISTORIC DISTRICT ORDINANCE? Yes

G. DID AT LEAST ONE COMMISSION MEMBER AND/OR STAFF PERSON PARTICIPATE IN TRAINING? Yes

Mortar for Repointing Historic Masonry (January 15, 2024)	International Masonry Institute	Audra Dye, Dan Rieden
Use of Substitute Materials on Exteriors of Buildings (January 22, 2024)	National Park Service	Audra Dye, Dan Rieden
Tower on the Boulevard: The History and Rehabilitation of the Book Tower (March 28, 2024)	Michigan Historic Preservation Network	Dan Rieden
Recognizing LGBTQ History: Experiences from the Lake Michigan Lakeshore (April 11, 2024)	Michigan Historic Preservation Network	Dan Rieden
Michigan Annual Statewide Preservation Conference (May 9-11, 2024)	Michigan Historic Preservation Network	Tim Boscarino
Advisory Council on Historic Preservation Section 106 Practitioners Workshop (July 30-31, 2024)		Tim Boscarino
Frank Lloyd Wright and the American City Today (Sep. 24-30, 2024)	Frank Lloyd Wright Building Conservancy	Audra Dye (chaired/volunteer/attendee), Dan Rieden (panelist/volunteer/attendee)
American Society of Landscape Architect Conference (Washington, DC) Workshops/Training sessions (October 6-9, 2024)	American Society of Landscape Architects	Dan Rieden
Building Connection to Traditional Trades through Training (Dec. 5, 2024)	National Trust for Historic Preservation	Audra Dye

H. WHEN ARE YOU HDC'S REGULARLY SCHEDULED MEETINGS?

Second Wednesday of each month

I. IDENTIFY THE MONTHS IN WHICH YOUR HDC MET AT LEAST ONCE.

MONTH	MEETING HELD	QUORUM PRESENT	MINUTES ON WEBSITE*
Jan 24			
Feb 24	X	X	X
Mar 24	X	X	X
Apr 24	X	X	X
May 24	X	X	X
June 24	X	X	X
July 24	X	X	X
Aug 24	X	X	X
Sept 24	X	X	X
Oct 24	X	X	X
Nov 24	X	X	X

Dec 24	X	X	X
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4. INVENTORY AND DESIGNATION

F. DO YOU KNOW OF ANY NATIONAL REGISTER OR LOCAL DISTRICT PROPERTIES THAT WERE MOVED OR DEMOLISHED?

14500 Artesian – Demolish garage, erect garage per HDC COA	Rosedale Park HD
1760 Wabash – Demolish shed per HDC COA	Corktown HD
1665 W. Boston – Demolish garage per HDC COA	Boston-Edison HD
19690 Shrewsbury – Demolish garage, erect garage per HDC COA	Sherwood Forest HD
570 Lodge - Demolish garage, erect garage per HDC COA	Berry Subdivision HD
1108 Van Dyke – Demolish garage, erect garage per HDC COA	West Village HD
14846 Ashton - Demolish garage, erect garage per HDC COA	Rosedale Park HD
2244 Wabash – Demolish rear portion of dwelling, erect addition per HDC COA	Corktown HD
1321 Labrosse - Demolish garage, erect garage per HDC COA	Corktown HD
14846 Ashton - Demolish garage, erect garage per HDC COA	Rosedale Park HD
3628 and 3644 Lincoln – Demolish rear wings, construct new rear addition; Demolish garage, erect new carriage house per HDC COA	Woodbridge Farm HD
15107 Minock - Demolish garage, erect garage per HDC COA	Rosedale Park HD
700 Seward - Demolish garage per HDC COA	New Center Area HD

Attachment B – PHOTOGRAPHS

HDAB Def Sound Studio House Proposed Historic District Public Hearing held at Wayne County Community College NW Campus – January 11, 2024





HDAB Public Kick-off Meeting for Arab and Chaldean Underrepresented Community Historic Context Project held at Wayne County Community College Downtown Campus – February 20, 2024



(L-R) Janese Chapman, Director HDAB; Sandra Little, Quinn Evans; City Council Member Gabriela Santiago-Romero; Katie Kolokithas, MI SHPO; HDAB Member Carolyn Carter



HDAB Advisory Committee Kick-off Virtual Meeting for Arab and Chaldean Underrepresented Community Historic Context Project – March 7, 2024



HDAB Meeting for Arab and Chaldean Underrepresented Community Historic Context Project at America's Community Council Youth Center, 62 W. Seven Mile, Detroit – May 7, 2024



HDAB Meeting for Arab and Chaldean Underrepresented Community Historic Context Project held at Chaldean Cultural Center, West Bloomfield, with Chaldean educators retired from Greenfield Union School, W. Seven Mile, Detroit – August 23, 2024



*HDAB Rosa and Raymond Parks Flat Proposed Historic District Public Hearing held at
Tabernacle Missionary Baptist Church, 2080 West Grand Blvd., Detroit – October 17, 2024*



HDAB installation of new display cabinet exhibit panels in lobby of Coleman A. Young Municipal Center (CAYMC). Panels provide information on Detroit Historic Districts, HDAB special projects and the history of CAYMC and the Spirit of Detroit statue



HDAB Members and HDAB Director Janese Chapman (center)



Attachment C

Historic Designation Advisory Board - HDAB

New Member Resume

Eric Hergenreder

Historic District Commission - HDC

New Member Resumes

Marques King and William Marquez

Marques King

https://www.linkedin.com/in/marques-king-ra-ncarb-cnu-48281138?utm_source=share&utm_campaign=share_via&utm_content=profile&utm_medium=ios_app

Wil Marquez

https://www.linkedin.com/in/wil-marquez-59593010?utm_source=share&utm_campaign=share_via&utm_content=profile&utm_medium=ios_app

Eric Hergenreder

ericdherg@gmail.com ✿ (810) 965-5269 ✿ Detroit, MI ✿ eherg.com/

WORK EXPERIENCE

Pack Hacker

Nov. 2021 – Present

Staff Writer

Detroit, MI

- As a staff writer at Pack Hacker, I author two weekly travel gear reviews, rigorously testing and providing detailed insights into materials, hardware, and comfort, amassing over 1.6 million views* on my videos
- Create weekly round-up posts and YouTube scripts, curating 10 to 20 products from specific categories or retailers, focusing on SEO through SERP and EEAT keywords without compromising conversational and relatable style
- Manage social media accounts (Facebook, Twitter, Instagram, TikTok), actively engaging with comments, monitoring trends, and utilizing scheduling tools. Additionally, I oversee the Pack Hacker Pro Community, ensuring safety, fostering engagement, and initiating weekly topics

MiRoadtrip

January 2021 – Present

Founder, Developer, Content Creator

Michigan

- As the developer of MiRoadtrip, I have captured professional images of over 300 small towns, historic sites, and natural landmarks across Michigan to plot on an interactive map to enhance trip planning
- Conduct comprehensive research on each location, combining it with first-hand experience and images for optimized SERP and EEAT results
- In 2022, the site saw over 50,000 visitors and is on track to increase by over 70% in 2023*, closing in on 175,000 page views annually

EHerg

January 2017 – Current

Founder, Researcher, Content Creator

Detroit, MI

- As the developer of EHerg, I manage the Historically Significant Interactive Map, enhancing accessibility for researchers, genealogists, and locals to explore overlooked historic buildings in Detroit
- Create detailed entries on the map, including professional photographs, in-depth historical research, and contextual information for each structure
- Have a recent focus on Detroit's Poletown East and Delray neighborhoods, shedding light on these often neglected communities and providing insights into their history without dwelling on the challenges
- Extend community engagement through YouTube videos featuring Detroit photography, grassroots artists' showcases, and hosting local events to foster a sense of community and promote local art

Detroit Princess Riverboat

July 2018 – March 2020

Gift Shop Manager, Deckhand

Detroit, MI

University of Michigan Athletics

April 2014 – July 2017

Student Manager, Groundskeeper

Ann Arbor, MI

EDUCATION

University of Michigan

2017

BS, Communication Studies

Ann Arbor, MI

SKILLS & INTERESTS

- **Skills:** Social Media Management, Adobe Creative Suite, Spreadsheet Analytics, Live Stream Production, Photography, Videography, Event Planning, Community Management, Asana, Slack, Agorapulse, Later, SERP, EAT, Search Engine Optimization, Historical Research, Archival Work
- **Interests:** travel, history, film photography, fishing, hiking, soccer, community building

*Data collected on November 13, 2023

Attachment D

**Historic Designation Advisory Board (HDAB)
2024 Meeting Minutes (2 meetings)**

2024 HDAB Historic District Designation Reports (2)

**Legal News posting – City of Detroit 2024-enacted 14 – Day
Commercial Building Demolition Delay Ordinance**

City of Detroit

CITY COUNCIL HISTORIC DESIGNATION ADVISORY BOARD

218 Coleman A. Young Municipal Center, Detroit, MI 48226

Phone: 313-224-3487 — Fax: 313-224-4336

Email: historic@detroitmi.gov

July 11, 2024 - 4:00 P.M.

MINUTES

I. Call to Order and Roll Call

Meeting called to order by Board Member Carolyn Carter at 4:00 pm.

Present: Carolyn Carter, Louis Fisher, Eric Hergenreder, Theresa Holder-Haygood,
Calvin Jackson (4:02 pm), Osvaldo Rivera, Sharon Sexton, William Worden

Excused: Melanie Bazil

Ex-Officio: Timothy Boscarino, Historic District Commission

HDAB Staff: Janese Chapman, Lisa DiChiera, Rebecca Savage, Kelsey Maas, Ian Tomashik,
Sabrina Shockley

II. Approval of Agenda

Board Member Rivera moved to approve the agenda for July 11, 2024, Board Member Holder-Haygood second the motion. Motion approved.

III. Approval of Minutes

- Regular Board Meeting of June 13, 2024

Board Member Holder-Hagood moved to approve the minutes of June 13, 2024, Board Member Rivera second the motion. Motion approved.

IV. New Business

- The Rosa and Raymond Parks Flat Proposed Historic District
Draft Preliminary Report, 3201-3203 Virginia Park Street

Present: Rebecca Savage, HDAB Staff; Ad Hoc Members: Dr. Gloria House and Lanay
Gilbert-Williams; Jamon Jordan, City Historian

Rebecca Savage, HDAB Staff, gave a Power Point presentation on the draft preliminary report of the Rosa and Raymond Parks Flat Proposed Historic District. By a resolution dated June 25, 2024, the Detroit City Council charged the Historic Designation Advisory Board with the

official study of the Rosa and Raymond Parks Flat Historic District. The Ad Hoc Committee members, Lanay Gilbert-Williams (President of the Wildemere Park Neighborhood Association) and Dr. Gloria House (a friend of Rosa Parks and retired professor at the University of Michigan, other colleges and universities) were introduced.

The owner of the property made the application for designation but is unable to attend the HDAB meetings. Janese Chapman informed the board that the ordinance requires the owners and/or interested parties, if the owner is not available. He has agreed to have the representatives from the Wildemere Park Neighborhood Association (Lanay Gilbert-Williams).

The proposed boundaries of the Rosa and Raymond Parks Flat Historic District run on the north, the center line of Virginia Park Street; on the east, the center line of Wildemere St.; on the south, the center line of the alley between Virginia Park St. and Vicksburg St.; and on the west, a line parallel to and 15 feet west of the eastern line of lot 410 of the Wildemere Park subdivision extended northerly and southerly. At one point the property owner acquired an additional 15 feet and today you'd see a fence there. The proposed district is in the Wildemere Park Neighborhood, in District 5, and it includes the house and the garage.

The native people and cultures who lived on this land are acknowledged, and they included the Chippewa, Ottawa, and Bodewadmi Nations, and those who traveled through the area, the Anishinaabe, Wyandot, Iroquois, Fox, Miami and Sauk tribes.

The Wildemere Park Neighborhood is west of the Lodge Expressway, east of the I-94/Grand River and north of West Grand Blvd. It is about five (5) blocks from the recently designated Lula Bell Stewart Robinson home.

HDAB **Criteria Number One**, is like National Register Criteria A, "sites, buildings, structures or archaeological sites where cultural, social, spiritual, economic, political or architectural history of the community, city state or nation is particularly reflected or exemplified".

The Rosa and Raymond Parks Flat Historic District is also significant under Historic Designation Advisory Board **Criteria Number Two**: Sites, buildings, structures, or archaeological sites which are identified with historic personages or with important events in the community, city, state, or national history. The proposed district is also significant under National Register **Criterion B**: "properties that are associated with the lives of persons significant in our past."

National Register **Criterion Consideration G**: "Properties that have achieved significance within the past fifty years and the extraordinary importance of the nature, role and impact of that building type within the context of historical development."

The period of significance is from 1961 (when the Parks moved into the flat) to 1988 (when Rosa Parks moved out of the house and Raymond Parks passed away).

This content of report is primarily taken from the National Register of Historic Places nomination on the Rosa McCauley and Raymond Parks Flat, that was prepared by Quinn Evans Architects in 2019.

Rosa Parks was the most significant African American woman of the 20th Century. She was known as the first lady of civil rights. Her work in the civil rights movement before and after the Montgomery, Alabama bus boycott has often been overshadowed. The media fixed her image at the time of her arrest and her initiation of the boycott, yet Parks spent more than half

of her life in Detroit, where she used the fame she had acquired to bring attention to racial inequality in Detroit.

Congressman John Conyers, for whom she worked for over 20 years, recognized the power of her mere attendance. From the March on Washington in 1963 to boycotts in the 1980's, from the NAACP (National Association for the Advancement of Colored People) to the Black Power Movement, and to anti-apartheid, Parks made her presence felt as a leader of the Civil Rights Movement. Throughout those years she lived at 3201 Virginia Parks St., the residence she had occupied for the longest of any in her time in Detroit, 27 years total. It was the location most closely related to her contributions to civil rights in Detroit.

Rosa Louise McCauley was born in Tuskegee, Alabama on February 4, 1913. Raymond Parks and Rosa married in 1932. She began working for the Montgomery, Alabama Chapter of the NAACP and was involved in the NAACP for over a decade before the event that would make her famous. She travelled throughout Alabama working on voter registration and documenting instances of racism and persecution.

Raymond Parks was a civil rights activist in the early years of his life in Alabama. Born in Wedowee, in Randolph County, he held several jobs before moving to Tuskegee, Alabama. Later he learned barbering at the Maxwell Air Force Base in Montgomery. Raymond Parks was a charter member of the Montgomery NAACP and active in fundraising and advocating for the Scottsboro Boys' defense. He was involved in the Montgomery labor rights movement supporting efforts to unionize day laborers.

Because of continued harassment in Alabama, the Parks moved to Detroit in 1958 and first lived with Rosa's brother. The couple moved to the house at 3201 Virginia Park St. in 1961. Raymond Parks worked as a barber and supported his wife's activism during his time in Detroit. In June 1963, she was front and center at the Detroit Walk to Freedom, the march that preceded the national march. Later that fall she attended two civil rights conferences in Detroit, the Northern Negro Leadership Conference, organized by Rev. C.L. Franklin and the Northern Negro Grass Roots Leadership Conference, organized by Rev. Cleage, where she met Malcolm X.

While living at the house in Detroit, Rosa Parks would accomplish her most significant civil rights work during her time here. In July 1963 she was a featured guest at a demonstration organized by the Detroit branch of the NAACP against housing discrimination, along with Myrlie Evers, widow of slain civil rights activist Medgar Evers. Parks also worked to secure funding for public housing for African Americans in Detroit. In August 1963, she traveled to Washington, D.C. to participate in the March on Washington and was honored in a tribute to women. Rosa Parks worked in the Office of Congressman John Conyers from 1965-1988, traveled with Conyers to national events, and marched at the Southern Christian Leadership Conference. In 1966, she attended Stokely Carmichael's speech on Black Power at Central Congregational Church. Edward Vaughn, owner of the African American bookstore said, "Honest to God, almost every meeting I went to she was always there". Rosa Parks and Board Member Theresa Hagood attended Nelson Mandela's visit to Detroit in 1990.

The draft preliminary report ends with a description of the house, a craftsman-style two-family flat constructed in 1917 by a builder named Louis Nosanchuk. Since 1948 it has been owned by the Campbell family. The current owner, who is from the Campbell family, is Mr. David McGraw and he is the applicant for the designation. Mr. McGraw couldn't be here today.

In the house, in 1987, Rosa Parks co-founded the Rosa and Raymond Parks Institute for Self-Development, to educate Black youth and encourage the development of leadership skills. The institute still exists today.

Rosa Parks' awards, honorary degrees, museum, books and the artistic interpretations of her life are too numerous to mention. Most significant was the Presidential Medal of Freedom and the Congressional Gold Medal. She passed away in 2005 at the age of 92.

Dr. Gloria House, Ad Hoc Member, added that Ms. Parks did not limit her support to Dr. King and non-violence, she also supported other aspects of the civil rights movement.

Lanay Gilbert-Williams, Ad Hoc Member, said there is a barber shop, Whitlow's Barber Shop, in Wildemere Park that has been open over 50 years and is the center of Wildemere Park. Whitlow's Barbershop has band marching practices every year, family fun day every year and he was taught as a barber by Raymond Parks. I think that this would be awesome for the neighborhood.

VOTING ACTION

- Board Member Theresa Holder-Hagood motioned to approve the Draft Preliminary Report for The Rosa and Raymond Parks Flat Proposed Historic District. Board Chair Calvin Jackson second the motion. Motion unanimously approved by verbal action by all board members present and the two Ad Hoc Members present. Motion approved.

Jamon Jordan, City Historian, added that 3201 Virginia Park was the longest place that Rosa Parks lived in. Five years ago, as a member of the Civil Rights Advisory Board, I proposed that this house be placed on the National Register of Historic Places. This was the house that she lived in when she met Malcolm X, when she campaigned for John Conyers and got Martin Luther King, Jr. to campaign for John Conyers. Ms. Parks lived there in March, 1968, when the police raided New Bethel Baptist Church and she, along with others got Judge Crocket and James Delrio involved after the arrest of the people there. This house is geographically centered to the events happening in that neighborhood. Ray Parker, Jr. lived down the street.

(The Chair was turned over to Board Chair Calvin Jackson.)

Janese Chapman, HDAB Director, informed the Ad Hoc Members that HDAB will be rescheduling a public hearing at our September meeting. The Ad Hoc Members will be notified along with residents within 300 feet of the proposed district. Staff will work with the Wildemere Association to try and find a place in the community to hold the public hearing. This will give the Board an opportunity to visit the site. The meeting may be pushed back by one week because of the Labor Day Holiday.

V. Unfinished Business

- Underground Railroad "Gateway to Freedom" Monument at Hart Plaza

Janese Chapman, HDAB Director, reported that she has met with the city and their architect about their plan as they move forward with the reimagining of Hart Plaza. Our concern is they are not moving the monument while they do the work. Initially, the architect suggested they put the monument in a cage, but I informed them that was not enough, and it needs to be substantially covered with the type of covering that would protect the monument itself as well as cage it and then box and you can put giant photographs of the monument on the outside of the box during this

construction period. They are willing to do this before they move forward with any construction or deconstruction or rehabilitation of Hart Plaza. HDAB continues to be involved and will update the Board as we move forward.

Sharon Saxton, Board Member, asked if they were going to fix the monument itself?

Janese Chapman, HDAB Director, answered that is the next phase. Right now, they are only looking at Hart Plaza itself (Phase I). They don't want to deal with the monument until after the drilling and movements of other things have been completed. They are trying to start work this fall, but they go before the City Planning Commission at their next meeting with their site plans. There may be some revisions based upon recommendations by the City Planning Commission and then they must go before City Council for approval.

Calvin Jackson, HDAB Chair, asked if they will use the same process for the Martin Luther King statue?

Janese Chapman, HDAB Director, stated she understands that statute will also be wrapped or caged. They are identifying those sculptures and pieces on Hart Plaza that need to be protected and how to move forward. I have a meeting with them in two weeks, so I can update you at the September meeting.

- “March to Freedom” Historical Marker Unveiling and Dedication (date to be determined)

Janese Chapman, HDAB Director, reported we are trying to identify a date for the unveiling. HDAB has taken the lead. Sabrina Shockley and Willene Green will assist in putting together the programming for that event. HDAB has reached out to the various Council Members who would like to be involved. After finding an appropriate date, HDAB will reach out to the State Historical Commission, the Michigan Historical Marker Program; Jamon Jordan, the City Historian; and others who will be participating in that program. The marker is ready, and it is just a matter of doing the unveiling and the recognition of the marker at its location, likely in October or November.

VI. Reports

- Historic District Commission (HDC)

Timothy Boscarino, Historic District Commission (HDC), apologized for not attending the last two meetings because of illness. In June, the HDC passed a resolution in support of the expanded State Tax Credit. In July, the HDC was asked to opine on the Master Bridge Expansion Project. That, not being in a historic district, was an advisory opinion. The HDC is supposed to advise, according to City Code, on anything adjacent to a historic district and the project was adjacent to the St. Anne Historic District. The HDC decided it was not going to have a negative effect on the district.

HDC decided to start the HDC meetings at 4:30 pm so the meetings will hopefully not go so late into the night. Planning & Development Department (PDD) is still working on getting a historic preservation plan off the ground and has been in a negotiating process with a potential supplier.

- Historic Designation Advisory Board (HDAB)
 - HDAB-Board Members reappointments

Janese Chapman, HDAB Director, informed the Board that Melanie Bazil was approved this past Tuesday to be reappointed to the Board by the City Council. Three interviews took place this past Wednesday (Louis Fisher, Dr. Carolyn Carter and Calvin Jackson). City Council will vote on their reappointments at next Tuesday's formal session. Reappointed board members will need to be sworn in at the City Clerk's Office.

- Reminder no HDAB meeting in August 2024 (next meeting September 12, 2024)

Janese Chapman, HDAB Director, noted that Council is on recess in August and the Board will get a month off.

- Demolition Risks

- Belle Isle Boat House, East Picnic Way

Lisa DiChiera, HDAB Deputy Director, said we continue to have this list that serves as a reminder for us of those buildings that staff continues to monitor, even if we don't necessarily have purview over them. Council Member Johnson was appreciative of the resolution that this body supported and produced for City Council on the Belle Isle Boat House and encouraged our Board to continue to bring to their attention key buildings for which there is concern. HDAB continues to monitor the Belle Isle Boat House, as there is a deadline at the end of this month for three final candidates that were selected by the Michigan Department of Natural Resources (MDNR) to submit full reuse proposals. Hopefully, we will learn the status in August and be able to report back in September.

- Vaughn's Book Store, 12123 Dexter Avenue

Lisa DiChiera, HDAB Deputy Director, reported that, at this point, Vaughn's Book Store doesn't risk demolition. It is on this list while it remains vacant and without a proposed redevelopment plan. The Administration is focused on finding an ultimate user, having invested in the building after its importance was brought to their attention when it was targeted for demolition.

- Former St. Stanislaus rectory, 5818 Dubois (part of St. Stanislaus Historic District designated in 1990)

Lisa DiChiera, HDAB Deputy Director, stated the Building Department condemned the building based on its dangerous condition, which was brought to our attention last month. Unfortunately, the building caved in on itself. This building was part of the St. Stanislaus Historic District, designated in 1990. The church is still standing, but in very bad condition. The property is privately owned.

- B.E. Taylor's Subdivision House, 15378 Lamphere (historic district designated in 2009)

Lisa DiChiera, HDAB Deputy Director, noted this property was designated in 2009 in the Brightmoor neighborhood. The PDD staff is working on the city's Brightmoor Framework Plan and is working with the church that owns the property to get a better understanding of its future and where the city could assist. Staff will continue to work with PDD and the church owner regarding its reuse and resources to bring to the house.

Lastly, although not on the demolition risk list on the agenda, a building owned by Dabl's African Bead Museum on Grand River is in great disrepair and was condemned by the city. Its

two primary facades contain beautiful art that Mr. Dabl installed, and many recognize the importance of his art and museum and its cultural contribution to the city. Yesterday, Janese and I attended a hearing with close to 50 people in attendance on Zoom. The ultimate decision by the hearing officer was that she would take five (5) days to make a final decision on the city's position. Fortunately, there was some information on experts that have looked at the building recently and reported that they could hold the two primary facades in place. In September, staff will report back to the Board.

William Worden, Board Member, said when the Diocese closed the St. Stanislaus parish in 1988, they put it up for sale and claimed there were no qualified buyers. An organ builder named Samuel Koontz tried to buy it from the Diocese, but they resisted on the grounds that they did not trust that a single person could afford the cost and maintenance. Someone from our office called the Diocese and the sale went to Mr. Koontz. He was an organ builder and needed adequate space to build pipe organs, that was the purpose of having a big space. Mr. Koontz moved into the rectory and maintained his business in the church. Unfortunately, Mr. Koontz died about five (5) years after he bought the property, and his out-of-town family inherited the property. They were desperate to unload the real estate and sold it to a congregation who ultimately could not afford it. A couple of years after the congregation bought it an application to the Historic District Commission to remove stained-glass was received and the Commission denied the request. They proceeded to strip the entire church of every stained-glass window, alter and statue. The congregation failed and remained vacant.

Lisa DiChiera, HDAB Deputy Director, noted that the subsequent owner is a for-profit company that has offices in Troy. We are not sure of their intention for the property. There are recent successful reuses of religious properties, including the Shepherd, the Convent, and the Congregation.

- Certified Local Government (CLG)

Kelsey Maas, HDAB Staff, reported there is no updates for the CLG Program.

- Grant Projects
 - Latinx
 - Arab and Chaldean
 - Women's History

Kelsey Maas, HDAB Staff, reported that through the Under-represented Community Grants, the Latinx Project is moving along. Staff is still in the process of preparing the National Register Nomination. It will not be submitted until later in the year or early next year.

Per feedback from the community, staff is putting together an online inter-active map that members from the community can click on buildings within the proposed National Register District and upload images (photos, event programs, a letter, etc.) and they can also comment on events. It is limited to the boundaries. Staff is hoping it can go live next week. An on-line submission form was created for all our grants to make it easier and more accessible for folks to allow them to contribute to the various projects, add their family stories, and enables them to upload historic photos, etc. That is on the HDAB Special Projects Page of our website. Staff will promote through our social media.

Women's History Grants RFP has been released and closes on the 15th at 1pm. Staff will keep the board apprised of our estimated timeline. If everything goes according to plan, we could onboard the consultants sometime in the fall.

The Arab and Chaldean Grant has an upcoming deliverable later this month. Once staff has that internally, we will work with the consultants and share that information with the Community Advisory group. We have a Chaldean Town Educators appreciation luncheon, which was suggested by Crystal in the Chaldean community in the last community meeting. Ian and I are assisting. The goal is to be able to collect oral histories, to scan documents and photos, and to make sure that they are a vocal part of this process.

As a reminder, for all these grants that the National Register listing; the Latinx it's a district, Women's History to be determined, and the Arab and Chaldean we're approaching that time where we're trying to identify sites (on site is affiliated with the Arab community and one with the Chaldean community).

- Secondary Street Signs

Kelsey Maas, HDAB Staff, the applications cycle is now closed for 2024. As a reminder, per the ordinance, it is open from January to the end of June. The summer period is in July and August, HDAB will review the applications and compile the report that gets sent to City Council. City Council will schedule a public hearing sometime between the month of September and November. Typically, the following week, it will be voted on by the full body. As a reminder, there are only five (5) spots. We had nine (9) new applications for this and four (4) roll-over applications. If you hear folks that are interested in doing a secondary street sign, just know it will have to wait until the 2025 cycle which will re-open in January of next year.

Calvin Jackson, Board Chair, asked if the street signs that have expired (5-year limit) be renewed?

Janese Chapman, HDAB Director, answered yes, but the renewal must be brought on by the Council.

VII. Review of Correspondence

Janese Chapman, HDAB Director, reported that at today's Planning and Economic Development (PED) Committee, the Lee Plaza (designed by the board as a historic district). The building has been owned by the city, but it looks as if a developer will be acquiring the building. It was approved by the PED and will go to the City Council on Tuesday for a final vote.

The Broadhead Armory received another 1-year extension (this is the third). The Parade Company has not reached their goal to reach \$36 million. They said they have donors who are willing to write checks, but they did not want to identify them. The Parade Company has been given that extension. The Veterans are still fighting to hang on to the building. The back end of that building is still open to the weather and the tarp is not covering the entire roof. That is the concern that Council Member Pro Tem Tate and Council President Sheffield asked about. How is the building being protected? These murals are very important, still they seem to be open to the environment. The front part has been secured, it is the back end that has a lot of the original murals and staircases, etc. The Parade Company said that they would address those concerns.

I would like to thank those board members who did join our staff on the tour of the train station and the session prior to that tour.

I would also like to acknowledge Board member Sexton's birthday today.

William Worden, Board Member, added a comment on Broadhead. The Parade Company said the paintings would be preserved. The back end they are proposing to demolish is or was full of mural paintings of the WPA era. I don't know why they're saying that because I happen to know that they have investigated preserving those murals for several years without coming up with a price that's less than the price of the entire project. How do you take paint off the wall and preserve it? It can be done, but it's an extremely delicate, difficult problem to do and those murals are not in the best condition after all these years of abandonment. So, they're just telling you a story and there is no other conclusion you can come to. The best part of the building is the back part of the building they want to tear down. Why do you want this inward-looking building on the Riverfront? It's not a good use of riverfront planning.

VIII. Member Reports

Sharon Sexton, Board Member, wanted to thank those who attended the Juneteenth event and volunteered. Hopefully, next year will be better and we would like everyone to participate.

Oswaldo Rivera, Board Member, announced The Concert of Colors festival will be held next week and passed out brochures.

Calvin Jackson, Board Chair, reported that the board went to Shinola Watch Factory on a tour of the building and to see how watches are made.

IX. Public Comment

Russell (last name not provided) – I came because of the Rosa and Raymond Parks Flat Historic District discussion. I think it's one of the most important historic sites in the City of Detroit and in the country. Once we nail down the historic marker for the Detroit Walk of Freedom, hopefully everyone here will attend. We are hoping to do that sometime this year. I know you guys are doing great work because I use your reports all the time. (virtual comment)

Melinda Rawls, Def Sound Studio – I am here to continue support the Advisory Board and great works you are doing, such as the Rosa and Raymond Parks Flat Historic District and the Def Sound Studio.

Jerry Flynn – I am glad that I'm here and I told Rebecca that I will come to every meeting that I possibly can so that I can see what's going on in the community. I am glad I got to continue my conversation with Jamon Jordan.

X. Adjournment – Meeting was adjourned at 5:12 pm.

/ss

City of Detroit
CITY COUNCIL
HISTORIC DESIGNATION ADVISORY BOARD
218 Coleman A. Young Municipal Center, Detroit, MI 48226
Phone: 313-224-3487 — Fax: 313-224-4336
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MINUTES

September 12, 2024 - 4:00 PM
Meeting Held in Coleman A. Young Municipal Center
(13th Floor – Committee of the Whole)

I. Call to Order and Roll Call

The Historic Designation Advisory Board was called to Order by Chairperson Calvin Jackson at 4:00 p.m.

The following Board Members were in attendance: Melanie Bazil, Carolyn Carter, Eric Hergenreder, Louis Fisher, Calvin Jackson, Osvaldo Rivera, Sharon Sexton, and William Worden

The following board member was excused: Theresa Holder-Hagood

A quorum was present.

Staff members: Director Janese Chapman, Deputy Director Lisa DiChiera, Angela Gallegos (virtual), Willene Green, Kelsey Maas, Rebecca Savage and Ian Tomashik

II. Approval of Agenda

Board Member Louis Fisher motioned to approve the agenda and Board Member Sharon Sexton seconded the motion. Motion Approved.

III. Presentation

National Register Nomination/CLG Presentation:

DAWC – Detroit Association of Women’s Club, 5461 Brush Street
Presenter: Rebecca Savage

Rebecca Savage presented via PowerPoint the National Register nomination for the DAWC – Detroit Association of Women’s Clubs at 5461 Brush Street. This historic site is at the corner of Brush Street and Ferry Avenue within the national and local registered East Ferry Avenue Historic District boundaries, which includes properties extending to East Ferry Avenue and into Brush Street (boundary map shown). Ms. Savage explained that the house individually qualifies under HDAB Criteria 1 (National Register Criteria A) and HDAB Criteria 2 (National Register Criteria B). The period of significance is from 1940-1973. The house was constructed in 1913 in the Georgian Revival Style, designed by Smith, Hinchman & Grylls for the William Lennane family. The Detroit Association of Women’s Clubs’ president, Rosa Slade Gragg, purchased the building in 1940 to become the club’s permanent home. The Detroit Association of Women’s

Clubs building is significant because it was used as an African American women's club during segregated years when white women's clubs excluded them. The Detroit Association of Women's Clubs had the address changed to a Brush Street address to avoid a racially restrictive covenant on East Ferry Avenue. Ms. Savage described photos of the clubhouse's north and south façade and its additions (fire escape and wheelchair ramp). She discussed some of the interior images of the first floor entrance, fireplace, views of the hallway leading to the staircase, and the office of Ms. Gragg (second floor bedroom). Ms. Savage stated that Rosa Slade Gragg's office space retains its integrity today, and it has the same dimensions, proportions and original windows. Rosa Leontyne Slade Gragg lived from 1904-1989, and she was one of the most significant African Americans of the mid-20th century in Detroit. She was nationally significant as a women's and civil rights advocate, and an advisor to three U.S. Presidents. She was appointed to several federal commissions by President Franklin Roosevelt, President John F. Kennedy, and President Lyndon Johnson. Additionally, she served on local committees in Michigan and Detroit. Rosa Slade Gragg visited the Whitehouse 32 times. A great accomplishment of Ms. Gragg was her involvement in the transfer of the Frederick Douglas house in Washington D.C. from the National Association of Women's Clubs to the National Park Service. (photo displayed)

Board Member Worden advised that the report should state, "The boundaries of lot 5."

Notably, there was some discussion among HDAB Board Members and Staff regarding the undocumented belief of the entrance being on the front or side of the club house; however, there was a determination and consensus in conjunction with thorough research and neighborhood comparably styled homes of that time that the front entrance was on the Brush Street side of the clubhouse. The organization simply changed the East Ferry Avenue address to Brush Street.

Chair Jackson expressed pleasure that Josephine Love, a former HDAB Board Member, was recognized in the Detroit Association of Women's Clubs report.

Director Chapman asked Board Members the following:

1. Does the Board find that the property meets the National Register Standard of Integrity?

Board Members' response: Yes

2. Does the Board find that the property meets the National Register Criteria A and Criteria B?

Board Members' response: Yes

3. The recommendation of the Board is as follows:

Board Member Carter motioned to approve for the Detroit Association of Women's Clubs at 5461 Brush Street to approve the national registration at the local level of significance seconded by Board Member Fisher. Motion Approved.

Additionally, Director Chapman announced that Rebecca Savage will be presenting this National Register Nomination/CLG Presentation before the State Review Board – State Historic Preservation Office (SHPO).

IV. Unfinished Business

Rebecca Savage stated that Director Chapman is currently securing a meeting location in the community for the public hearing in October 2024 for the Rosa and Raymond Parks Flat.

Director Chapman announced that the HDAB meeting is rescheduled to October 17, 2024, due to the City Council Retreat.

Director Chapman mentioned the location and meeting arrangement of the “Walk to Freedom” State Marker Dedication and Unveiling on September 18, 2024, at 2:00 pm (flyer distributed).

V. Approval of Minutes

Board Member Carolyn Carter motioned to approve the minutes with corrections and Board Member Sharon Sexton seconded the motion. Motion Approved.

VI. New Business

There was no New Business.

VII. Reports

- Historic District Commission

Tim Boscarino, Ex-officio member, stated that the Historic District Commission (HDC) has an increase in work with 482 total applications in 2023 and 529 applications so far in 2024. He stated new developments, rehabilitations, and HDC rules and enforcement contributes to this increase. Also, he mentioned HDC is looking forward to launching the new Historic Preservation Plan project.

- Historic Designation Advisory Board

Director Chapman discussed the former St. Thomas the Apostle Catholic Church, 8363-8383 Townsend Avenue, and SHPO’s decision to remove it from the National Register at the May review board meeting.

Director Chapman announced that Hart Plaza has been placed on the National Register of Historic Places.

- Demolition Risk

- Belle Isle Boat House, East Picnic Way

Deputy Director DiChiera updated the Board on the Belle Isle Boat House stating that the Michigan Department of Natural Resources (MDNR) selected two applicants out of three to submit formal proposals based on their letters of interest. There was no update given at the Belle Isle Advisory Committee meeting in August, and its September meeting is upcoming. She mentioned she has heard there has been no communication to date from MDNR to the applicants about next steps; however, she will continue to monitor progress of the situation.

- B.E. Taylor’s Subdivision House, 15378 Lamphere

Deputy Director DiChiera discussed the B.E. Taylor’s Subdivision House at 15378 Lamphere in the Brightmoor area. Currently, the condition of the home is severely deteriorating since its designation in 2009. It is owned by a church in the community. She mentioned that the Planning and Development Department (PDD) has undertaken a framework plan for the

Brightmoor neighborhood, managed by City Planner Dave Walker. Staff will keep board members informed of this historic home's status.

Certified Local Government (CLG)

- Grant Projects

Kelsey Maas updated the Board on the awarded CLG grant agreement of \$39,250 to digitize HDAB's slide film collection of designation photos of local historic districts. The budget includes compensation for hiring a new part-time staff person for slide organization and digitization. The position will be posted and shared with board members.

Chair Jackson asked if the general public will have access to the digitized files?

Director Chapman responded that the public will have limited access; however, if the public has a request for images of a specific building, a copy may be provided.

Board Member Carter asked if the grant money includes equipment?

Kelsey Maas responded that the grant money is for professional digitization and organization services. Staff plans to outsource scanning services.

Kelsey Maas updated the Board on the Latinx grant, and she introduced a new part-time staff member, Angela Gallegos who will assist with the Latinx grant project.

Angela Gallegos expressed enthusiasm for the project and experience.

Ms. Maas discussed the Latinx map and questionnaire that the community can access online. The map has the proposed boundaries of the district, and community members can click on individual buildings (100 plus properties) to provide a historic experience or photo of that property.

Kelsey Maas updated the Board on the Women's History Underrepresented Community Grant and the procurement process for the Request for Proposal (RFP). She described it as moving forward, and a consultant selection is forthcoming.

Ian Tomashik updated the Board on the Arab and Chaldean grant via PowerPoint. He stated that Staff and consultant partners, Quinn Evans, are working on the historic context study of the Arab and Chaldean history, and a review meeting is scheduled for a second preliminary draft on October 18, 2024. Also, he described HDAB Staff held an event on August 23, 2024, which was co-organized with the Chaldean Community Foundation in Sterling Heights. The event was the Chaldean Educators' Appreciation Luncheon wherein 30 people attended. HDAB Staff provided the expertise to help people record their memories of teaching or attending school in the City. Many educators provided experiences and approximately 60 photos from 1970's-early 2000's were collected (some photos shown). Nine people gave oral histories and retelling their family life and teaching experiences in Chaldean town (Seven Mile Road between John R and Woodward Avenue). Ian Tomashik noted that the copies of scanned documents will be donated to the Chaldean Community Center archives in West Bloomfield, Michigan.

Secondary Street Signs

Kelsey Maas updated the Board on Secondary Street Sign applications. She stated that there were news articles in the media on secondary street signs. City Council has been provided with an

official report from HDAB Staff, outlining all individuals submitted for nomination. It is expected that City Council Planning and Economic Development Standing Committee will hold a public hearing for consideration of applications sometime between September through November. During the public hearing, the general public will be able to comment on their support of the nominees. She noted that there are 13 applications total, nine new applications and four rollover applications. City Council will select five for a secondary street sign.

Director Chapman clarified that only City Council makes the final decision on individuals awarded a secondary street sign.

VIII. Review of Correspondence

Director Chapman made an announcement regarding Hart Plaza earlier in the meeting.

IX. Member Reports

Board Member Sexton invited all to the Cornelius Henderson Historic Marker Dedication on September 20, 2024, at 11:00 a.m. in Riverside Park.

Earlier in the meeting, Board Member Carter stated that she has work experience with digitalization (Charles H. Wright Museum of African American History), and she volunteered to be involved and assist in the HDAB Staff CLG grant digitization project.

Board Member Bazil announced to Staff that she is available to assist with the digitalization process.

Tim Boscarino expressed pleasure to HDAB Staff for their work regarding the Latinx Map, and the National Register Nomination of the DAWC – Detroit Association of Women’s Clubs.

X. Public Comment

Jerry Flynn Dale commented his support of a secondary street sign nominee Joseph “Amp” Fiddler, and his music experience with him.

XI. Adjournment

Board Member Worden motioned to adjourn.

The meeting adjourned at 5:03 p.m.

City of Detroit

CITY COUNCIL

HISTORIC DESIGNATION ADVISORY BOARD

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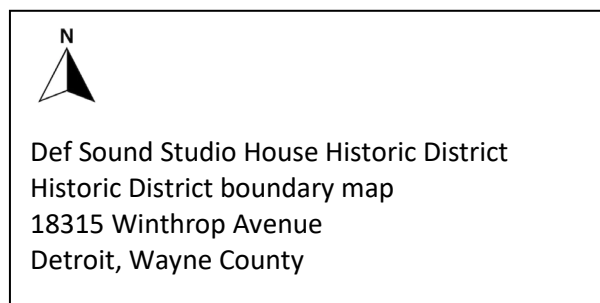
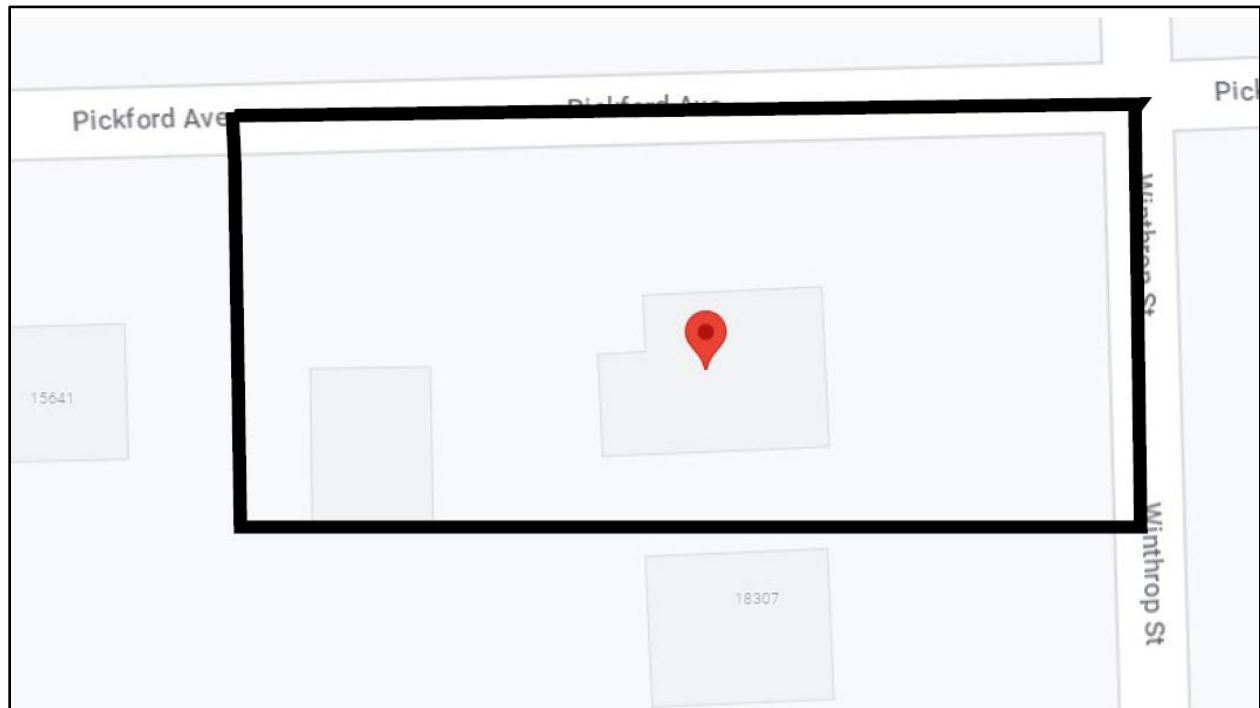
Def Sound Studio House Historic District Final Report



By a resolution dated October 3, 2023, the Detroit City Council charged the Historic Designation Advisory Board, a study committee, with the official study of the proposed Def Sound Studio House Historic District in accordance with Chapter 21 of the 2019 Detroit City Code and the Michigan Local Historic Districts Act.

The proposed Def Sound Studio House Historic District is located approximately twelve-and-a-half (12.5) miles northwest of downtown Detroit and consists of 0.156 acres, and one (1) contributing resource. The boundaries are; on the north, the centerline of Pickford Street; on the west, the centerline of the vacated alley lying between Forrer and Winthrop Streets; on the south,

the south property line of Lot 150 extended eastward of the Laurelhurst Subdivision, Liber 47, Page 16, Plats, Wayne County Records; on the east; the centerline of Winthrop Street. The building is presently owned by Jerry Flynn Dale.



[Legal description: On the north, the centerline of Pickford Street; On the east, the centerline of Winthrop Street; on the south; the south property line, extended east and west, of Lot 150 of the Laurelhurst Subdivision, Liber 47, Page 16, Plats, Wayne County Records; and on the west, the centerline of the vacated alley running north and south between Forrer Street and Winthrop Street. The property is commonly known as 18315 Winthrop Street.]

BOUNDARIES

The boundaries of the proposed Def Sound Studio House Historic District, outlined with black on the map above, are as follows:

Beginning at a point, that point being:

On the north, the centerline of Pickford Street;

On the east, the centerline of Winthrop Street;

On the south; the south property line, extended east and west, of lot 150 of the Laurelhurst Subdivision; Liber 47, Page 16, Plats, Wayne County Records;

and

On the west, the centerline of the vacated alley lying between Forrer and Winthrop Streets to the point of beginning.

Boundary Justification

The boundaries described above delineate the parcel presently and historically occupied by the Def Sound Studio House and contains the entire footprint of the Def Sound Studio house.

STATEMENT OF SIGNIFICANCE

The proposed Def Sound Studio House Historic District is significant under Historic Designation Advisory Board **Criteria Number One**: “sites, buildings, structures, or archaeological sites where cultural, social, spiritual, economic, political, or architectural history of the community, city, state, or nation is particularly reflected or exemplified.” The proposed district is also significant under National Register **Criteria A** at the local level, for its role in Ethnic Heritage: Black, as well as Performing Arts: Music.

The Def Sound Studio House Historic District is also significant under National Register **Criterion Consideration G**: “properties that are eligible for having achieved significance within the past fifty years and have exceptional importance.”

Period of Significance

The period of significance of the Def Sound Studio House Historic District is defined as 1943 beginning when the house at 18315 Winthrop was constructed, including when Def Sound Studio was founded in 1983 and recording began, to 2004 when recording ended. This period reflects

many of the changes that have taken place reflecting significant social, musical, and African American history in Detroit.

Significance

Early History of the Site

Evidence of the earliest human activity in the vicinity of Detroit dates to the Late Woodland period (500-1000 CE). This native culture of hunters and gatherers lived in small villages near the Detroit River. The proposed district, five miles from the Detroit River, did not have an immediate aquatic resource and is less likely to have archaeological evidence of Native Americans. The land near 18315 Winthrop Street is part of the traditional territory of the *Confederacy of Three Fires*, comprised of the Ojibwe (Chippewa), Odawa (Ottawa), and Bodewadmi (Potawatomi) Nations and referred to as *Waawiyatanong*, or “where the water goes around,” in the Anishinaabemowin language of the Anishinaabe indigenous community. The region’s original inhabitants, including Anishinaabe as well as Wyandot, Iroquois, Fox, Miami, and Sauk tribes are known to have traveled throughout the area near 18315 Winthrop Street by using multiple trail systems including the Shiawassee Trail that now roughly corresponds to today’s Grand River Avenue, just two miles to the south.¹

Detroit was incorporated as a town in 1802, and the Michigan Territory was organized that same year with Detroit as its territorial capital. Judge Augustus B. Woodward designed a new plan for Detroit in 1805, and the city sprawled outward from the Detroit River as the population grew in the 19th century. One of the major streets or “spokes” of Woodward’s plan for Detroit was Grand River Avenue. Grand River was a major transportation route, and residential subdivisions developed along Grand River as early as 1887 at the Joy Road intersection.

Between 1916 and 1926, the City of Detroit annexed ninety square miles of land from the surrounding rural townships as people left the older Detroit residential areas and crossed West Grand Boulevard to live in one of the many fashionable new suburban neighborhoods still within the city limits. The development of the College Park neighborhood grew from the north to south as development spread from downtown. The explosive physical growth of the city of Detroit, particularly its growth northwesterly from the city center to the College Park neighborhood occurred approximately twelve-and-a-half-miles from downtown Detroit. This large area of annexation is the northwest corner of today’s Detroit and was annexed by the City of Detroit in 1926. New homeowners in the area knew that once the city of Detroit annexed an area, they would receive Detroit services such as fire and police protection, Detroit public high school privileges, sewers, and water connections. Developers were quick to advertise their lots once they knew that annexation was imminent. Early residential suburbs such as these fostered an emerging American aspiration for life in a semi-rural environment, apart from the noise, pollution, and activity of a

¹ Reinhardt, Jennifer, City of Detroit Historic Designation Advisory Board, Final Report, *The Blue Bird Inn*, October, 2020.

crowded city, but close enough to the city for daily commuting to work.² Throughout the twentieth century, development in northwest Detroit grew at a rapid pace, and by 1928 the area at Grand River and Joy Road was “probably the fastest-growing shopping center in the city of Detroit,”³

The area now known as the College Park neighborhood was once a rural part of Redford Township, north of Grand River Avenue. The development of the area in the northwest corner of Detroit began even before the establishment of Redford Township in 1827. Originally organized as Bucklin Township, it was renamed Pekin Township in 1829, and then Pekin Township was renamed Redford Township in 1833. An early 1876 map of Redford Township shows that the location of the home at 18315 Winthrop was once the farm of W. Allen.⁴ Requirements for plating property in Redford Township were regulated by a 1925 law established by the State of Michigan, Act No. 360, Public Acts of 1925.⁵ These requirements established the north-south grid pattern of the streets in Redford Township.

By the mid-1920s, a large portion of Redford Township was still undeveloped farmland lacking proper sewer systems and other amenities of modern life. Redford Township’s tax base was insufficient to keep pace with the rapidly growing population, and the township was in debt with the construction of large schools and public buildings. In 1923, Detroit made its first attempt to annex part of Redford Township, promising residents “paved streets, sewers, and inside toilets.”⁶ In 1925, Redford voters passed the measure overwhelmingly and the annexation went into effect in 1926, reducing the total size of Redford Township from thirty-six square miles to just over eleven. Sometime around 1923, the Laurelhurst development company had purchased the farm property of W. Allen, and the company began planning a new subdivision for the area. The Laurelhurst subdivision is at the eastern edge of Redford Township, just half a block from Greenfield Road, the eastern boundary road of the township. The Def Sound Studio house at 18315 Winthrop is lot number 150 in the center of the Laurelhurst subdivision and it was built in 1943.

According to long-time residents, the area at Greenfield and West Seven Mile Road became known as College Park sometime in the 1990s. Current-day maps show that the College Park neighborhood is bounded by West McNichols Road on the south, Greenfield Road on the east, West Seven Mile Road on the north, and the Southfield Freeway (M-39) on the west. The southwest area of College Park was once home to Mercy College, Benedictine High School, its gymnasium, St. Scholastica church, a convent, and other related buildings, thus the area’s name College Park. In the late 1930s through 40s, the residential growth of the northwestern-most section of Detroit coincided with tremendous commercial growth. The destination commercial districts of the neighborhood were on Southfield Road, West Seven Mile Road, West McNichols Road, and Greenfield Road (north of Clarita Street). The library in the neighborhood was the Jessie Chase branch at 17731 West Seven Mile Road, although it is closed at the time of writing. The

² Ames, David L. and L. F. McClelland, *National Register Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places*. United States Department of the Interior, National Park Service, Washington, D.C., 2002, p. 65.

³ “Joy Road Zone Spreads Fast.” *Detroit Free Press*. October 19, 1928.

⁴ Belden, H. & Co., *Illustrated historical atlas of the county of Wayne, Michigan*, 18.

⁵ Board of County Auditors, Wayne County, Michigan, *Regulations and Requirements for Laying out, platting, and subdividing of land in the County of Wayne State of Michigan*, effective August 26, 1925.

<https://babel.hathitrust.org/cgi/pt?id=mdp.35128001149465&seq=3>

⁶ DesAutels, Fred W., *Redford Township: Its Heritage and Its History*, 1975.

College Park Fire Engine Company #59's structure (1930, Charles Kotting, arch.) is at 17800 Curtis Street.⁷

In the 1940s, neighborhoods in Redford Township were generally occupied by an educated, solidly middle and upper-middle class. However, race restrictions were included in all or most deeds issued by the developers and intended to exclude African Americans until the practice was struck down by the United States Supreme Court in 1948. In 1953, the occupations of the residents of the College Park neighborhood were a mixture of working-class people and professionals; they included Robert M. Waters, a chemical engineer, Edward J. Noftz, a maintenance man at Vickers-Hydraulics Inc., Oscar J. Okerlund, a serviceman, Thomas V. York, a civil engineer, and Betty M. Ness who worked at Grande's Trucking.

Laurencelle Properties Inc. – subdivision developer

Charles Laurencelle, founder of Laurencelle Homes, Inc., the developer of the Laurelhurst subdivision where the Def Sound Studio is located, began his real estate career in the 1930's by selling homes in Detroit for the Rose Building Company. An attorney by trade, Laurencelle established the Laurencelle Building Company at 14900 Linwood in Detroit, and later moved the office to Woodward Avenue in Royal Oak. Charles Laurencelle built and sold hundreds of homes in the metro Detroit area throughout the 1940's and 1950's. Permit records and historic maps indicate that Laurencelle was the developer of the subdivision at Greenfield Road between Seven Mile Road and McNichols Road. In 1956, Michael A. Laurencelle, the eldest of Charles' six sons, began working with his father and eventually opened his own company specializing in the sale of residential homes. The business expanded to the communities of Berkley, Birmingham, Clawson, Madison Heights, Oak Park, Royal Oak, and Southfield. In the early 1980's, the business transitioned from a single-family brokerage to a commercial brokerage developing various commercial properties including apartment buildings and retail shopping centers. Realizing the potential of commercial real estate, the residential real estate business was sold and Laurencelle & Associates, Inc. was established. In 1992, Charles J. Laurencelle, Michael's son, joined the business and today runs the company's operations and continues as the third-generation owner. In 2002, the company was renamed Laurencelle Properties, Inc. to more closely reflect its focus on the commercial real estate industry.⁸

House at 18315 Winthrop

The lot at 18315 Winthrop Street is fifty (50) feet wide by 135.65 feet deep, which is the typical lot size for the Laurelhurst subdivision's properties on Winthrop Street. The 1923 plat map of the area (Wayne County Plat #19496) depicts the subdivision as running from Greenfield Road west to the alley west of Cambridge Street (now Prevost Street). The northern boundary of the subdivision was Margareta Street, and the southern boundary was Oakdale Street (now Curtis

⁷ In the early 1920s, the neighborhoods near the University of Detroit, and the College of the Immaculate Heart (now known as Marygrove College) promoted themselves as the "College Park" district. An article in *The Detroit Free Press* in 1924 stated that the College Park district was over 3,000 acres in size. In 1931, an advertisement for a new housing model at Cooledge and McNichols called its location College Park.

⁸ Laurencelle Properties Inc. webpage: <https://laurencelleproperties.com/about-us> accessed September 26, 2023.

Street). Winthrop Street was initially named Tucker Avenue, and Pickford Avenue was initially named Elfred Avenue according to the 1923 plat map. The Laurelhurst subdivision was platted with two-hundred and fifty lots, although the plots on Greenfield Avenue and Oakdale Avenue (Curtis Street) are narrower at twenty or twenty-five feet in width.

The Def Sound Studio house is in the College Park neighborhood. The College Park neighborhood is square in shape; the border streets of the neighborhood are Greenfield Road, West Seven Mile Road, Southfield Freeway (Michigan Highway M-39), and West McNichols Road. Greenfield Road is the eastern border street of the neighborhood; West Seven Mile Road is the northern street, West McNichols Road is the southern border street, and the Southfield Freeway (M-39) is the western border street. In the College Park neighborhood, Greenfield Road is a residential street, four lanes wide, although north of Clarita Avenue, Greenfield Road is lined with commercial buildings, and it widens to accommodate a center turn lane. The Greenfield neighborhood is located to the north of the College Park neighborhood. To the south of the College Park neighborhood is the Crary/St. Mary's neighborhood and adjacent to the east is the Hubbard-Puritan neighborhood. West of the College Park neighborhood is the Holcomb Community. These neighborhoods are mainly comprised of residential properties. A large athletic park known as the Peterson Playfield is east of Greenfield Road, adjacent to the College Park neighborhood, near the Def Sound Studio house. A smaller greenspace known as the Bale Playground is north of the Def Sound Studio house, at Winthrop and Margareta Avenues. The Def Sound Studio house sits at the east side of the College Park neighborhood, near the Greenfield Road border.

The permit for the house at 18315 Winthrop Street was issued to the development company Laurencelle Homes Inc. of Detroit, according to City of Detroit Building Department (permit #25910) on April 28, 1943. The Certificate of Occupancy for the home (#38152) was issued on August 12, 1944, and it is likely that the year-and-a-half delay in occupancy was due to the shortage of construction materials during World War II. On November 17, 1945, City of Detroit Permit #13969 was issued for the construction of a one-story wood-frame side addition measuring fifteen by nine feet for a dinette; this addition at the Pickford Street side of the home remains today. On August 5, 1960, permit #1415 was issued for the construction of a wood frame garage. The garage remains today and is accessed from the Pickford Street side of the property, although it is non-contributing to the historic district. In 1966 City of Detroit building permit #87000 was issued to "construct a 9' x 6' front patio cover" which remains on the rear (west) façade of the home.

At the time of the house's construction in 1943, the *R. L. Polk Co. Detroit City Directory* was not published due to World War II staffing and material constraints. The 1953 *Detroit City Directory* lists the residents at 18315 Winthrop Street as John C. and Helen V. Wilhelmsen of the Wilson & Wilhelmsen Company, painters. John and Helen Wilhelmsen were still listed in the *City Directory* as occupying the home in 1965. Other owners occupied the house through the ensuing years, and in 1981 the family of Jerry Flynn Dale purchased the house, and renovations were made in later years including vinyl siding and a new front door. The house is owned by Jerry Flynn Dale today.

Detroit's African American Neighborhoods

The contents of this section of the report are largely taken from the Twentieth Century Civil Rights Sites In the City of Detroit - Survey Report by Quinn Evans Architects prepared for the

Michigan State Historic Preservation Office and the City of Detroit Historic Designation Advisory Board.

In 1820, the African American population in Detroit was recorded at just 67 residents. Detroit's Black population remained relatively small until the turn of the twentieth century. Its upper and middle class African American residents were integrated into the city overall, while working class Blacks clustered on the East side along with White working-class immigrants. It was the explosion of Detroit's automobile industry after 1907 and Henry Ford's introduction of the assembly line and factory jobs in 1914 that brought the first large population of African Americans to Detroit.

The new immigration created a change in African American housing patterns within the city. In the decade between 1910 and 1920 Detroit's Black population increased over 14%; between 1920 and 1930 it rose to over 49.6%. As African Americans moved in large numbers into the city, White residents interpreted this as a threat, and reacted to establish and maintain racial homogeneity. Blacks who attempted to move into White neighborhoods in the 1910s and 1920s faced increasing resistance, from White property owners refusing to sell or rent to Blacks, to the establishment of racial covenants, to actual violence against African Americans who attempted to break the color line. While segregation was not the city's official policy at the time, the White police force and city officials either passively supported or actively enforced *de facto* segregation. As a result, most of Detroit's African American residents were involuntarily segregated into a few small areas of the city on the city's East side known as Black Bottom and Paradise Valley. As more and more people were packed into relatively small areas, houses and apartments were subdivided in an attempt to expand living space well beyond its capacity. Extremely overcrowded conditions and lack of maintenance by landlords reduced the housing in these areas to what were termed slums, though the neighborhoods themselves retained a vibrant sense of community.

The mostly residential district of Black Bottom was located south of Gratiot Avenue between Brush Street and the Grand Trunk Railroad Tracks, eventually extending all the way to the Detroit River on the south. The commercial counterpart to Black Bottom was Paradise Valley, extending a few blocks to either side of the main commercial corridors of Hastings and St. Antoine Streets from Gratiot to Mack, and eventually expanding north toward Forest Avenue. Although historically Black Bottom was considered a residential area and Paradise Valley a commercial one, in practice there were businesses located throughout Black Bottom and Blacks lived in homes, boarding houses, and apartments on the side streets of Paradise Valley. Most of the historically Black churches, businesses, and social and political organizations founded in the late nineteenth and early twentieth centuries were located in Black Bottom and Paradise Valley.

By the 1920s there were several small middle-class enclaves developing outside of the lower east side. Like their White counterparts, Black Detroiters aspired to home ownership, but due to restrictive racial covenants and racial prejudice, there were few areas open to them. Black residents looking to purchase homes had to search for areas well away from established White neighborhoods. The largest of these was the "Black West Side," a community bounded by Tireman Avenue, Epworth Street, Warren Avenue, and Grand River Avenue. The "Black West Side" boundaries became obsolete once the Black population moved north of Tireman Avenue after the Supreme Court decision of 1948 ruling restrictive covenants as unconstitutional. In the 1970s, the

racial makeup of the College Park neighborhood began changing as the black population of Detroit moved northward, and the neighborhood became more integrated.

Hip Hop Music History

Much has been written describing and documenting the origin of hip hop music in the United States; from academic papers, to biographies, to online music histories and books. According to authors Derrick P. Alridge and James B. Stewart, hip hop has developed as a cultural and artistic phenomenon influencing youth culture around the world. For many, hip hop reflects the social, economic, political, and cultural realities and conditions of their lives, speaking to them in a language and manner they understand. As a result of both its longevity and its cogent message for many worldwide, hip hop cannot be dismissed as merely a passing fad or as a youth movement that will run its course. Instead, hip hop has been now taken seriously as a cultural, political, economic, and intellectual phenomenon deserving of scholarly study, similar to previous African American artistic and cultural movements such as the Blues, Jazz, the New Negro Renaissance, and the Civil Rights, Black Power, and Black Arts Movements. According to other hip hop authors, the hip hop culture consists of at least four fundamental elements: disc jockeying (DJing), break dancing, graffiti art, and rapping. Hip hop encompasses not just a music genre, but also a style of dress, dialect and language, way of looking at the world, and an aesthetic that reflects the sensibilities of a large population of youth. This broad characterization of hip hop may seem imprecise to some, but it reflects the hip hop community's refusal to be singularly defined or categorized and demonstrates the dynamic nature of hip hop as a world-wide phenomenon.⁹

The origin of hip hop is generally acknowledged as beginning at 1520 Sedgwick Avenue in the Morris Heights neighborhood of the Bronx. The origin story was summarized by author Michael Griffie in the *Detroit Free Press*.

On Aug. 11, 1973, an 18-year-old aspiring DJ named Clive Campbell - better known as DJ Kool Herc - hosted a party in his hometown of Bronx, NY. Kool Herc wanted to raise a little extra cash so his sister could get new clothes before school started. But instead of playing a song followed by another song, he mixed the instrumental break of each song (known as the "break beat") into a continuous loop. By all accounts, using the break beat to create a song all its own gave birth to a new musical and cultural art form: hip-hop.

Emcees would soon rhyme over these break beats, and would be called *rappers*. "Break Boys" (also called B-Boys) and "Break Girls" (also called B-Girls) would dance to those songs. Graffiti artists, fashion designers and film producers would later add to the fabric of this cultural movement. More than a musical genre, hip-hop would become a cultural bastion that has impacted American life at large as much as it did the African Americans communities that created it.¹⁰

⁹ Alderidge, Derrick P., and James B. Stewart, *Introduction: Hip Hop in History: Past, Present, and Future*, The Journal of African American History, Volume 90, Number 3, <https://www.journals.uchicago.edu/doi/pdf/10.1086/JAAHv90n3p190>

¹⁰ Griffie, Michael, "Opinion: From Coleman Young to Big Gretch: Exploring Detroit hip hop's political evolution," *The Detroit Free Press*, August 11, 2023, p. 23A.

By the mid-1990s, the commercial success of hip hop music was established, and mainstream radio began playing artists such as Run-D.M.C. (15 million albums sold), Tupac (36 million albums sold), NWA (10 million albums sold), and The Notorious B.I.G (over 21 million albums sold).¹¹

Detroit Hip Hop History

Music historian Dan Charnas described Detroit's African American musical history that preceded hip hop in his book *Dilla Time*.

The restaurants, lounges, and hotels of Paradise Valley became a vital venue for the development of syncopated and swung music in the city...jazz and blues, then the blues' brazen, uptempo child, rhythm and blues. An archipelago of Black churches spawned generations of musicians and singers. The Detroit Public Schools, segregated as they were, provided comprehensive music education. And Detroit, imperfect as it was fostered Black prosperity, which enabled not only the purchase of musical instruments, but also a worldview that allowed for the pursuit of fulfillment after generations of struggle for survival.

Berry Gordy III applied for a family loan to start a record company in 1959, and after much debate, he was given \$800 from his family members. Operating from a modest two-story house in West Grand Boulevard, Motown became one of the most successful independent record labels in the country and, eventually, the largest Black-owned business in America...In the late 1960s and into the 1970s, James Brown solidified and codified funk through a series of songs that built out the aesthetic...but funk was a set of ideas that could be heard across all music genres. The hard rock band Led Zeppelin's lead footed John Bonham was highly influence by James Brown...and almost no corner of global pop went untouched by this particularly American rhythmic idea: reggae, Afro best, even country music...by the end of the decade, funk informed a new genre, hip hop.

Aside from James Brown, no person was more influential in the growth of funk than George Clinton...Clinton and his group, the Parliaments, were initially a barbershop quartet that had a ten-day residency at the Phelps Lounge on Oakland Avenue. But as the days went by, George Clinton and the band became more uninhibited...his magnum opus, *Mothership Connection* coalesced all the elements of future funk. It became a totem of a larger Black American world-view: a cultivated exuberant dream-sense of the future, spirits both ancient and new, bound with the sciences...offering the possibility of flight. In later years, Black scholars would give this aesthetic a name: Afrofuturism.¹²

Music historian and founder of Detroit Sound Conservancy, Carleton Gholz wrote about the influences that created the Detroit hip hop scene in, *Welcome to tha D: Making and Remaking Hip*

¹¹ Website accessed November 20, 2023, <https://www.eightieskids.com/the-top-15-rappers-of-the-1980s/>

¹² Charnas, Dan, *Dilla Time: The Life and Afterlife of J Dilla, the hip hop producer who reinvented rhythm*, Swift Press, Great Britain, 2022, p. 22-31.

Hop Culture in Post-Motown Detroit. Gholz stated that Detroit has had a tremendous influence on the sound of hip hop including the 1960s soul sound of record labels like Motown, the 1970 funk provided by artists like George Clinton and his Parliament-Funkadelic, and the 1980s early techno acts such as Juan Atkins' work in the groups Cybotron and later Model 500. Gholz wrote, "When Detroit hip hop finally did reach a critical mass in the early 1990s, the impact would be felt around the world, with groundbreaking acts like Esham, Boss, Jay Dee, Slum Village, and Eminem proving that Detroit was not just living in its musical past but charting out hip hop's future...a major negative factor working against early Detroit rap music: the lack of a nationally significant record industry presence."¹³ Other music historians wrote that artists from Detroit made indelible contributions to national hip-hop music as much as their Motown predecessors did for pop music in the decades prior. As described by author Michael Griffie, Detroit artists from J Dilla, Eminem, and Big Sean to next-generation artists like Sada Baby, Kash Doll and Tee Grizzley have impacted the hip hop music genre.¹⁴

Detroit's other significant music-related sites that are City of Detroit (locally) designated include the United Sound System Recording Studios (5840 Second Avenue), the Blue Bird Inn (5021 Tireman Avenue), the Underground Resistance Museum – the birthplace of techno music (3000 East Grand Blvd. in the Jam Handy/North End/East Grand Boulevard Historic District), and the Motown Museum – Home of Hitsville U. S. A. (2648 West Grand Blvd in the West Grand Blvd. African American Arts and Business Historic District).

In the early 1980s, it was frustrating to Detroit's new hip hop artists that their music was not played on mainstream radio. "There is a double standard, a hypocrisy," said Faye Worthy, of Detroit. "The radio stations say they won't play gangster rap, but they don't play positive rap either."¹⁵ Later in the 1980s, radio DJ's were significant in breaking the hip hop music industry in Detroit. Electrifying Mojo on WGPR (107.5 FM) and The Wizard on WJLB (97.9 FM) were instrumental in bringing early hip hop records and DJ styles budding in New York to a mass audience in Detroit. Gholz wrote, "From music producer Jay Dee (James Dewitt Yancey/J Dilla) and his progeny's soulful sampling in their underground rap songs, to the local dance-floor friendly ghetto-tech DJs with their emphasis on scratching records speeding by at 150 beats per minute, to Dabrye's (Tadd Mullinix) synthesizer-heavy laptop programming and its emphasis on distortion and off-kilter structures, many contemporary Detroit hip hop artists have drawn energy from the Mojo vs. Mills (the Wizard) battles of the 1980s...but through the circulation of radio mixes and folklore, Mojo and Wizard's nimble skills and encyclopedic knowledge of Motown, rock, funk, electro, and hip hop established the horizon for rhythmic creation in Detroit."¹⁶

Author Michael Griffie wrote an opinion article in the *Detroit Free Press* titled "From Coleman Young to Big Gretch: Exploring Detroit hip hop's political evolution," that described the political history of Detroit's hip hop origins:

¹³ Hess, Mickey, editor: *Hip Hop in America: A Regional Guide*, Volume 2, Carleton S. Gholz:

"Welcome to tha D: Making and Remaking Hip Hop Culture in Post-Motown Detroit." Greenwood Press, Santa Barbara, California, 2010.

¹⁴ Griffie, Michael, "Opinion: From Coleman Young to Big Gretch: Exploring Detroit hip hop's political evolution," *The Detroit Free Press*, August 11, 2023, p. 23A.

¹⁵ Esparza, Santiago, Gangsta rap still dancing to a tune of mixed reviews," *The Detroit News*, April 28, 1994, p. 4.

¹⁶ Hess, Ibid.

“The year was 1988. Near hip-hop's 16th birthday, its “gangsta rap” era began when a collection of young Black men from Los Angeles formed a group called N***** With Attitudes (NWA). [NWA member] O'Shea Jackson, the 19-year-old lyrical impresario better known as “Ice Cube,” penned a song in response to the police brutality he and other members of the group received that year...It was called “F*** Tha Police.”

When the NWA tour hit Detroit on August 6, 1989, they were met with opposition from Mayor Coleman A. Young. The night of the show, police presence around the Joe Louis Arena was ramped up, the Detroit Free Press reported. A Detroit Police Department sergeant was told by Young's gang squad leader, Benny Napoleon, to warn the group not to perform their most controversial song. According to Ice Cube, when the group disobeyed this warning and began to perform the song anyway, police standing backstage threw firecrackers, mimicking the sound of gunshots. Chaos ensued. NWA was whisked away, and would later be ticketed and fined. But Young himself had risen to power on a platform of anti-police brutality. One of his first actions as mayor was to eliminate the violent DPD STRESS unit known for viciously beating and killing unarmed Black Detroiters.¹⁷

NWA's stop in Detroit demonstrated how hip-hop exposed a generational divide within the Black community. Detroit's first Black mayor, an icon to Black households across southeast Michigan, used his power to silence young Black artists exercising their First Amendment rights on the subject of police brutality — an issue that continues to be a flashpoint more than 30 years later.

In the fall of 2001, Detroiters elected 31-year-old Kwame Kilpatrick mayor. After Kilpatrick was elected, Def Jam Records co-founder Russell Simmons decided to hold a “Hip-Hop Summit” in Detroit. Simmons wanted to raise youth awareness about the political process and encourage the younger generation to vote and participate. Kilpatrick, given his age and his charisma, was a great ambassador for this opportunity. The Hip-Hop Summit was a success, attracting thousands of young people to register to vote. But at the event, Simmons made a proclamation that now lives in infamy, dubbing Kwame Kilpatrick America's first “Hip-Hop Mayor.” Kilpatrick, sporting his trademark diamond earring, had been anointed the first hip-hop mayor by the first hip-hop mogul.

In 2018, Michiganders elected Gretchen Whitmer to serve as the state's second female governor. Soon after her first term began, Whitmer was faced with a global pandemic that quickly made Detroit one of the first COVID-19 hotspots in the country. She was decisive, taking action to contain the pandemic, even as others questioned and protested what she did to keep people safe. But Detroiters, who buried far too many loved ones, were grateful for her leadership. Not long after receiving national attention for her public opposition to Donald Trump in her handling of COVID-19, Detroit parody rapper GMac Cash wrote a song about Whitmer, giving her a nickname: “Big Gretch.” A GoFundMe campaign raised

¹⁷ Ibid.

money to gift Whitmer a pair of Cartier buffalo-horn sunglasses, or "Buffs," which retail at \$2,500 and are a staple of Detroit's hip-hop culture. The most powerful political figure in Michigan openly accepted and embraced hip-hop culture. From the outright hostility from Detroit's first Black mayor, Coleman A. Young, to the full embrace from Michigan's sitting governor, Gretchen Whitmer, hip hop is a living testament..."¹⁸

50 years of Hip Hop

Hip hop's acknowledged origins in the Bronx in 1973 were commemorated at events celebrating its 50th anniversary in 2023. As hip hop spread, "it has done a very good job at making culture more accessible. It has broken into spaces that we're traditionally not allowed to break into," says London's *I Am Hip Hop* magazine founder Rishma Dhaliwal. "The impact that it's had on the world, it really can't be quantified," said recording artist Nile Rodgers. "You can find someone in a village that you've never been to, a country that you've never been to, and all of a sudden you hear its own local hip hop. And you don't even know who these people are, but they've adopted it and made it their own."¹⁹ It wasn't long after its origin in 1973 that the style could be heard all over New York City, and then in just a few years, nationally. The fiftieth anniversary of hip hop's founding has been recognized in many media forms and in many concert tributes across the country.

In 2023 Detroit, there were many events, concerts, and programs recognizing the 50th anniversary of hip hop. A concert was held at the Fox Theatre (2211 Woodward Avenue) on July 15, 2023 celebrating Detroit's Hip Hop 50th anniversary that featured Detroit rappers Rakim, Big Daddy Kane, KRS-One, and Doug E. Fresh. On August 11, 2023, the Detroit Institute of Arts (5200 Woodward Avenue) held a 50th anniversary of hip hop event that celebrated women in hip hop. The Charles H. Wright African American Museum (315 East Warren Avenue) held a symposium on the 50 years of hip hop in Detroit that was filmed and recorded in a podcast on June 15, 2023.

Nationally, a United States Congressional resolution passed on July 24, 2023, that designated August 11, 2023, as "Hip Hop Celebration Day," as well as federal designation of August 2023 as "Hip Hop Recognition Month," and November 2023 was designated "Hip Hop History Month" to celebrate the year as the 50th anniversary of hip hop. The federal government designations were a significant recognition and documented the contributions of hip hop to art and culture in the United States as well as encouraging local governments in the United States to building partnerships with local hip hop entities and other members of the creative arts and music communities. The Congressional resolution was sponsored by Congressman Jamaal Bowman, Ed.D. (New York), Congresswoman Maxine Waters (California), and Senate Majority Leader Chuck Schumer (New York) who announced the resolution was unanimously passed.

In 2017 the Universal Hip Hop Museum project staff began planning and fundraising for a \$350 million complex including a museum, affordable housing, and office space for nonprofit

¹⁸ Griffie, Michael, "Opinion: From Coleman Young to Big Gretch: Exploring Detroit hip hop's political evolution," *The Detroit Free Press*, August 11, 2023, p. 23A.

¹⁹ Hajela, Deepti, "At 50, hip-hop not done reinventing itself, the world," *Detroit News*, August 10, 2023, p. 9A.

organizations. The Universal Hip Hop Museum is located at 1520 Sedgwick Avenue, the Bronx, New York, the acknowledged birthplace of hip hop. The museum founders wanted the museum to be located in the Bronx because of its history, and because of the potential to impact the community. The New York African American architect Michael Ford (Brandnu Design) was the designer of the museum and has plans to train students as part of the project's Education Center, among many other programs and community-based initiatives.²⁰ The Universal Hip Hop Museum had its opening celebration on August 11, 2023: the 50th Anniversary of Hip Hop.

Def Sound Studio

Like many of Detroit's music pioneers including Motown and techno; hip hop music recording began in a house in Detroit. Detroit's hip hop recording history begins with Jerry Flynn Dale. Dale was born in Detroit, Michigan in 1969 and placed in foster care at one and one-half-years of age. After a tumultuous early upbringing, Jerry Dale was adopted by loving parents, Celia Pearl and



Jerry Flynn Dale in the Def Sound Studio basement at 18315 Winthrop Street circa 1990, photo by Brian Flowers.

Joseph Dale, and the family moved to the house at 18315 Winthrop in Detroit in 1981. Jerry Dale began his recording career at age fourteen while attending Frank Cody High School. Jerry worked as a studio apprentice at Sound Suite Studio, a professional recording studio (14750 Puritan Street) where he learned from talented artists, producers, and co-owner engineers Mike Grace and John Lewis. Don Was, member of the group Was (Not Was) and other musicians at Sound Suite Recording Studio working with Dale included Sir Harry Bowens, vocalist with Was (Not Was), Norman Brown, a world-renowned jazz musician, David McMurray, an

award-winning producer, and countless others. Jerry Dale adeptly mastered electronic instruments replacing studio musicians, and quickly made a name for himself as a music engineer. Consequently, Dale moved up the ranks at Sound Suite Studio to become a top tier musician, engineer, and producer in Detroit rap music.

Future Funk Records was a neighborhood record store on West Seven Mile Road, just a few blocks Dale's home. The owner, Carl Mitchell allowed Dale to set up a makeshift stage and microphone on Saturdays so the neighborhood's aspiring emcees could rap. The set-up was basic, but Dale's youthful vigor and Mitchell's storefront inspired ambitious hip-hop artists from all over the west side of Detroit. "Every weekend, Jerry would put out this makeshift stage on the sidewalk and play instrumentals; we would come up there to rap," said Kalimah Johnson (aka Nikki D). "It was such an amazing time during the early years of rap music," said Dale. "We could do anything at Future,

²⁰ Springer-Norris, Nia, "A Museum to Celebrate the History of Hip Hop is Set to Open in the Bronx," *Next City*, April 1, 2021. https://nextcity.org/urbanist-news/a-museum-to-celebrate-the-history-of-hip-hop-is-set-to-open-in-the-bronx?gclid=CjwKCAjwysipBhBXEiwApJOcu8WrfsLA570zLzXiLWF_4ZIBXaXS3UVEPbwnrM_aagaCqia7IHbJxoC-toQAvD_BwE, <https://uhhm.org/the-corner/>

I dreamed about the future of making Detroit's first hip-hop record. I was like 12 or 13 when I first went in Future Funk."²¹

Using his parents' adoption stipend, Jerry Dale purchased the initial recording equipment that established **Def Sound Studio** in 1983 while he was still in high school. Dale graduated from Frank Cody High School in Detroit in 1987 and furthered his career in the recording industry while at Sound Suite Studio. Dale saw the unfilled market demand for hip hop recording studio time, and he was determined to initiate Detroit's hip hop recording industry. Def Sound Studio was Detroit's first hip hop and rap recording studio, founded in Dale's mother's basement. Jerry Dale's work in new music creation was the life blood of all hip hop coming from Detroit, given the fact that other studios would not record rap music in the mid-1980s. Dale says, "Rappers didn't have anywhere to record back then. Local studios thought rap was dangerous and wanted nothing to do with it."²²

Working alongside Dale was his lifetime friend and Detroit firefighter Percy Warmack II. As a pioneer of Detroit's hip hop recording industry, Dale is also credited with changing the format of musical recording in Detroit from analog to digital. He produced many of Detroit's first rap records and developed an A-list clientele which included: Don Coleman & Associates, George Clinton Jr., Kid Rock, D-12 (with Eminem), Amp Fiddler, Vickie Winans, Mario Winans, Marvin Winans, as well as the successful gospel quartet from Detroit, Fred Hammond, Brown Mark of The Revolution, Ted Alexander (Teddy) Bishop, the musical group Commissioned, the Detroit Talent Review, and Arnell Carmichael (co-lead singer of the group "Raydio" and the group founded with recording artist Ray Parker Jr.). The guitar work of Ray Parker Jr. influenced the work of future rap recording artists. Dale stated, "When I was younger I wanted to be like Berry Gordy, I wanted to make records, I wanted to continue the great sound of Motown to where we're at now, and thank God I was able to do it."²³

In addition to recording hip hop, Dale was the creative force who was the first to inject hip hop into gospel music on a major record label, MCA Records, as well as recording national commercials for AT&T and Western Union. The Def Sound Studio was shaped by Jerry Flynn Dale as well as Tony Grown, Walter "D.J. Rush" Morrow, Michael Grace, Ted Alexander Bishop, Greg C. Brown, Valint Teamer, Enaharo Offord, Joe "Futuristic" Ford, Jeffrey Valentine, Cornell "Popeye" Giavantt, and Donald C. Garner.



Def Sound Studio 1992 release.

In 1983, Jerry Dale, along with Alex Thomas and Julius Kelly co-founded Detroit's first rap record label, **Hip Hop Records**. In those early years of hip hop, none of the existing recording studios in Detroit would record hip hop artists, it was considered risky and dangerous to do so. There, Dale saw an opportunity. The first Hip Hop Records label track recorded was "the Rappin' Rascals" where Dale's nephew Hatari Brooks was featured on the song

²¹ Davison, Kahn Santori, "Remembering notable locales among Detroit's hip-hop history," *Metro Times*, March 15, 2018.

²² Davison, Kahn Santori, "An instant lesson in the history of Detroit hip-hop," *Metro Times*, March 9, 2016.

²³ Davison, Kahn Santori, "How Jerry Flynn Dale's Def Sound Studio became Michigan's first designated hip hop landmark," *Metro Times*, November 21, 2023.

“Drugs no Drugs.” The Def Sound Studio was fully functioning and established in 1985. Detroit area hip hop artists came to Def Sound Studio to record tracks, and portions of tracks in the early 1980s. Detroit Mic Fresh cut one of his successful early album tracks at Def Sound Studio, “The Heart Breaker” in 1989. Def Sound Studio was pioneering the rap recording industry in Detroit. Author and music producer Ironside Hex called Def Sound Studio a “think tank” that cultivated and grew a stable of neophyte rappers. Other innovations occurred at Def Sound Studio, for example, Vickie Winans’ song, “Don’t Throw Your Life Away” was only the second time in music



history that rap beats were added to gospel music. Gospel artist Fred Hammond recorded portions of his track “I Came to Jesus as I Was” at Def Sound Studio in 1991. Later that year, Dale’s collaborators Ron Henyard and Dr. Anthony (Wojamm) Womack were instrumental in laying the bedrock for Detroit’s first hip hop music sound. Another early group of significance to record at Def Sound Studio in 1999 was D-12, Eminem’s early hip hop group who recorded tracks there prior to being released on Shady records. Early in his career, Dale was trained by Brown Mark (born Mark Brown, b. 1962), a bass guitarist of “The Revolution,” the musician

and artist Prince’s original touring and recording band.²⁴

In 1994, Dale managed the Detroit group, O.C.C. (Out Cold Cops) which made waves with their songs that described police brutality. The policemen members of O.C.C. spoke openly of beating suspects in custody. All six official members of O.C.C. (there were ten unofficially), have rap names related to their line of work: Narco, Smith & Wesson, Deputy Dog, Robocop, Pac Man, etc. Jerry Flynn Dale and the group members described that O.C.C. felt that the City of Detroit could do a lot more to combat crime, but since not enough was being done, they chose to share their viewpoints in recorded music.

In 2004, Jerry Dale supplemented his career in music by working in real estate, although he never stopped recording work. Jerry Dale began his career as a strong civil rights advocate in the metropolitan Detroit community, in 2009 when he and Dr. Tiah McKinney co-founded a nonprofit organization, The McKinney Foundation. The McKinney Foundation was established on three pillars: health, entrepreneurship, and the environment. The core focus is to address educational equity as it relates to ensuring access and opportunity to quality programs for all Detroiters. More recently, Dale was on 910 a.m. radio (WFDF-AM) in Detroit with Pastor Mo (legal name Maurice Hardwick) on Sundays from 11:00 to 1:00 p.m. during the years of 2017 through 2021. Jerry Flynn Dale has been a key leader in the Detroit community as a political activist, community advocate, and a musical pioneer.

Description

The Def Sound Studio house, located approximately twelve and one-half miles northwest of the Detroit River, was constructed in 1943 as part of a defense worker housing subdivision developed in the mid-twentieth century. Situated east of Southfield Road (M-39), west of the John C. Lodge

²⁴ BrownMark, *My Life in the Purple Kingdom*, University of Minnesota Press, Minnesota, 2020.

(M-10) expressway, north of McNichols Road, and south of Seven Mile Road, the house is located in the College Park section of the Belmont district in northwest Detroit. Placed on generally flat terrain, Winthrop Street is twenty to twenty-one feet wide and oriented in a north-south direction. Sidewalks line each side of Winthrop Street and the houses on Winthrop Street are set back from the road by a berm with a few mature trees remaining in the berm in the center of the block.



Single-Family house – 18315 Winthrop Avenue (1943)

Initial residents: John C. and Helen V. Wilhelmsen

Significant resident: Jerry Flynn Dale

This one and one-half story single-family dwelling was built in 1943 according to City of Detroit permit #25910. The developer, Laurencelle Homes Inc., took out the permit for the house on lot number 150 in the Laurelhurst subdivision. The building at 18315 Winthrop is twenty-four feet wide by thirty-two feet and six inches long. The lot measures fifty-feet wide by one-hundred-and-thirty-five feet deep, matching the lot size of the other properties on Winthrop Street.

With its wood frame construction and concrete block foundation, this example of a single-family Minimal Traditional style house is in keeping with the materials and uncomplicated design of the style. Dwellings of this type lacked excessive ornamentation and were characterized by their small scale, simple roofs, windows, and rooflines. Minimal traditional houses were initially designed by staff of the United States Federal Housing Authority (FHA) as a prototype for a “minimum house

that the majority of American wage earners could afford.”²⁵ Designs for the Minimal Traditional style house were standardized and published in pattern books which helped to spread the style throughout the country. The Minimal Traditional style house was a dominant style in domestic architecture until the Ranch-style house emerged in the early 1950s. According to author Virginia McAlester, “these houses were built in great numbers in the years immediately preceding and following World War II, they commonly dominate the large tract-housing developments of the period.”²⁶

The house at 18315 Winthrop Street sits at the southwest corner of Winthrop Street and Pickford Avenues, facing Winthrop Street. The house is a cross-gable one-and-a-half-story design with an addition at the north side of the building that accommodates a dining nook off the kitchen (1945). A front-gabled projecting entry on the front façade is identical to the front gable of other houses on the street. The house is faced with light yellow vinyl siding on the front (west), side (north) and back (west) facades. The south side façade has the lower portion faced with light vinyl siding, but the upper portion of the gable displays the original white wood lap siding.

On the east façade, (the primary façade) facing Winthrop Street, the front entry to the house is approached by two concrete steps and a concrete stoop set onto concrete block. The front entrance door is a newer panel white metal door with a half round window at the top. There is a double-hung vinyl window to the north of the door. There is a double-hung window in the set-back portion to the south of the entry. All of the windows and doors have beige-painted trim surrounds.

The north façade (facing Pickford Avenue) has two double-hung vinyl windows on the original house façade. There is a louvered vent in the gable of the attic level. An addition to the house, attached to the kitchen, is a dinette area, one-story in height with a hipped roof. The addition sits on a concrete block foundation. The three-sided addition has a white double-hung vinyl window at the east façade, a slider vinyl window at the north facade, and two double-hung vinyl windows at the west facade. The vinyl siding and windows were added to the home in the 2010’s.

The south façade has three window openings, each with a white vinyl double-hung window. There is a louvered vent in the center of the gable at the attic level. As described above, the lower portion faced with light vinyl siding, but the upper portion of the gable displays the original white wood clapboard.

At the west façade (the rear façade), the house has a nine-foot by six-foot wood-frame porch that was erected in 1966. The siding has been removed from the porch walls, leaving exposed chipboard on all three sides of the pitched-roof porch. There is a back door at the west façade of the house, which has a black wrought iron security door. There are basement-level windows filled with glass block on the north, south, and west facades.

There is a chimney at the center of the gabled roof, and four roof vents are on the west side of the roof. The roof is shingled with light brown asphalt shingles. A vinyl (polyvinyl chloride – p.v.c.) plumbing vent is at the north side of the roof.

²⁵ Gibbs, Jocelyn, et al., eds. *Outside In: The Architecture of Smith and Williams*, p. 174.

²⁶ McAlester, Virginia and Lee, *A Field Guide to American Houses*, Alfred A. Knopf, New York, 1984, p. 478.

A concrete walk inset with a triangular scoring pattern leads up to the front porch. The front lawn of the property extends to a sidewalk, and a grass berm is adjacent to the street. There is a fire hydrant at the north side of the property's front berm near the street corner. A three-and-a-half-foot tall chain-link fence is at the north side of the property along the Pickford Avenue property line. The chain-link fence attaches to a six-foot high fence at the western side of the property, and along the alley side of the property. The north-south alley between Winthrop Street and Forrer Street has been vacated and is now filled with grass. The western end of the property is adjacent to the vacated alley, there is a chain-link aluminum fence at the rear property line, and along the vacated alley. An aluminum chain-link fence is at the southern property line adjacent to the neighboring property. The southern fence rises from three-and-a-half-feet in height to four-and-a-half-feet in height. There are brick semi-circular planting areas at the north and south corners of the front lawn. A concrete walk and patio are at the west façade, and a driveway leads to the garage at the Pickford Avenue (west) side of the property.

The non-contributing wood frame garage was erected in 1960 and it is sided with white wood lap siding. The garage accommodates two vehicles, and it has a gabled roof with an octagonal vent in the upper center of the gable of the north facade. There are four wood windows in the eastern garage façade, and a pedestrian entry door is at the north side of the east façade also. The roof of the garage is finished with light brown shingles, matching those on the house.



Noncontributing garage structure

Criteria

The proposed Def Sound Studio historic district appears to meet Criteria Number One adopted by the Historic Designation Advisory Board, as well as National Register Criterion Consideration G:

- (1) HDAB Criteria Number One: 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.
- (2) National Register Criterion Consideration G: properties that are eligible for having achieved significance within the past fifty years and have exceptional importance.

List of Contributing and Noncontributing Resources

The proposed Def Sound Studio historic district consists of one contributing building resource: the house, and one non-contributing resource: the garage.

COMPOSITION OF THE HISTORIC DESIGNATION ADVISORY BOARD

The Historic Designation Advisory Board has nine members, who are residents of Detroit, and two ex-officio members. The appointed members are Melanie A. Bazil, Carolyn C. Carter, Louis Fisher, Theresa Holder-Hagood, Calvin Jackson, Nubia Warford Polk, Osvaldo Rivera, Sharon Sexton, and William Worden. The ex-officio members, who may be represented by members of their staff, are the Director of the City Planning Commission and the Director of the Planning and Development Department. Ad hoc members for this study are Jerry Flynn Dale, property owner, and Kalimah Johnson, rap historian.

ACKNOWLEDGMENTS

Local historic designation report prepared by
Rebecca Savage, Lead Architectural Historian

Jerry Flynn Dale, research, historic photos, garage photo

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S U M M A R Y

This ordinance amends Chapter 21, Article II, of the 2019 Detroit City Code by adding Section 21-2-252 to establish the Def Sound Studio House Historic District, and to define the elements of design for the district.

1 **BY COUNCIL MEMBER _____:**

2 **AN ORDINANCE** to amend Chapter 21, Article II, of the 2019 Detroit City Code
3 by adding Section 21-2-252 to establish the Def Sound Studio House Historic District and
4 to define the elements of design for the district.

5 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**
6 **THAT:**

7 **Section 1.** Chapter 21, Article II, of the 2019 Detroit City Code be amended by
8 adding Section 21-2-252 to read as follows:

9 **Sec. 21-2-252. Def Sound Studio House Historic District.**

10 (a) A historic district to be known as the Def Sound Studio House Historic District
11 is established in accordance with the provisions of this article.

12 (b) This historic district designation is certified as being consistent with the Detroit
13 Master Plan.

14 (c) The boundaries of the Def Sound Studio House Historic District are as shown
15 on the map on file in the office of the City Clerk, and using cardinal directions, are as
16 follows: Beginning at a point, that point being the northeast corner of the centerlines of
17 Pickford Street and Winthrop Street; thence south along said center line of Winthrop Street
18 to its intersection with the property line of Lot 150 extended eastward of the Laurelhurst
19 Subdivision, Liber 47, Page 16, Plats, Wayne County Records; thence extended westward
20 along the property line of said Lot 150 extended eastward to its intersection with the
21 centerline of the vacated alley lying between Forrer and Winthrop Streets; thence north
22 along the centerline of said vacated alley to the center line of Pickford Street to the Point
23 of Beginning.

1 (d) The defined elements of design, as provided for in Section 21-2-252 of this
2 code, are as follows:

3 (1) *Height.* The single contributing building in the district is a house that is one-
4 and-a-half (1½) stories tall. The building's half story is contained within the
5 roof. The one (1)-story garage is a non-contributing building.

6 (2) *Proportion of building's front façade.* The proportion of the building's front
7 façade is wider than tall.

8 (3) *Proportion of openings within the façades.* The proportion of openings on
9 the building varies on each façade. The front façade (the east façade) is
10 typical of the Minimal Traditional single-family style house in Detroit. The
11 front entrance door is centered in the front façade and has a half-round
12 window at the top. There is a double-hung vinyl window to the north of the
13 door. There is a double-hung vinyl window in the set-back portion of the
14 façade to the south of the entry. An addition attached to the kitchen has a
15 white double-hung vinyl window at the east façade. The front façade is
16 composed of approximately thirty percent (30%) openings. The windows
17 and openings on the north facade (facing Pickford Avenue) are in varying
18 locations. On the north façade there are two (2) double-hung vinyl windows
19 on the original house facade. There is a louvered vent in the gable of the
20 attic level. An addition to the house, attached to the kitchen, has a white two
21 (2) pane vinyl slider window. The north façade is composed of
22 approximately thirty percent (30%) openings. The south façade has three
23 (3) double-hung white vinyl windows and one (1) basement-level window
24 filled with glass block. There is a louvered vent in the center of the gable at
25 the attic level. The south façade is composed of approximately twenty

1 (20%) percent openings. The west façade has windows in various
2 configurations due to the projecting porch addition and the dinette addition.
3 There is a back door at the west façade and two (2) basement-level windows
4 filled with glass block. There are two (2) double-hung vinyl windows to the
5 north of the porch at the west façade. The rear porch no longer has windows,
6 although the porch structure remains standing. The proportion of openings
7 on the west façade is approximately forty (40%) percent openings.

8 (4) *Rhythm of solids to voids in the front façade.* The rhythm of solids to voids
9 in the front façade of the Minimal Traditional style house is arranged
10 horizontally at regular intervals.

11 (5) *Rhythm of spacing of buildings on the street.* The overall character of the
12 district is one of a visually distinct residential area. The residential pattern
13 of Winthrop Street has a very repetitive rhythm of setbacks and spacing
14 between the houses. Lot sizes are consistently fifty (50) feet wide by one-
15 hundred-and-thirty-five (135) feet deep in size. There is approximately
16 eleven (11) feet between the houses, although there is a range in spacing
17 throughout the street. Two (2) of the lots of the 18300 block of Winthrop
18 Street have experienced demolition leaving sections of vacant land. The two
19 (2) vacant lots on the 18300 block of Winthrop Street comprise ten (10%)
20 percent of the land.

21 (6) *Rhythm of entrance and/or porch projections.* The residential building of
22 the Def Sound Studio House Historic District has its entrance
23 asymmetrically placed at south side of the projecting gable of the front
24 façade. There is a concrete porch projection on the front façade of the house.

1 The entrance steps and porch projections are generally consistent
2 throughout Winthrop Street and create a rhythm.

3 (7) *Relationship of materials.* A variety of building materials exist throughout
4 the Def Sound Studio House Historic district, including vinyl, metal,
5 concrete, aluminum, asphalt, and glass. The front (east), north, and west
6 façades of the house are sheathed in light yellow vinyl siding. The south
7 façade is faced with light vinyl siding on its lower half, and the upper half
8 is white wood clapboard. The roof is covered in light brown asphalt
9 shingles. A concrete stoop, on a concrete block foundation is at the front
10 entrance. Window frames and sashes are vinyl. Landscape elements include
11 a concrete driveway, curbs and sidewalks as well as a metal chain link fence
12 at the Pickford Street property line, and at the alley. Planting areas
13 surrounding the house consist of grass lawns.

14 (8) *Relationship of textures.* Textural effects on the building include vinyl
15 siding and asphalt shingles contrasting with glass windows. The most
16 significant texture is the use of vinyl siding panels contrasting with an
17 asphalt shingled roof.

18 (9) *Relationship of colors.* There are varying colors used on the contributing
19 Def Sound Studio House Historic District: light brown, white, and light
20 yellow. The dominating colors are the light yellow siding, the white window
21 trim, and the light brown roof shingles. An additional color is the dark grey
22 of the concrete steps and concrete block foundation. There are green lawns,
23 street trees, and shrubs at properties adjacent to the historic district.
24 Sidewalks and the driveway consist of slabs of naturally colored gray

1 concrete. The noncontributing garage is faced with white wood siding and
2 has a light brown roof.

3 (10) *Relationship of architectural details.* The Minimal Traditional style house
4 notably features a front projecting gable, side gable ends, and small concrete
5 stoop. The Def Sound Studio House Historic District contributing resource
6 is a one (1)-and-a half (1/2)-story home with a one (1)-story addition at the
7 north façade, and a former screened in porch at the west facade. The
8 district's non-contributing resource is a one (1)-story garage.

9 (11) *Relationship of roof shapes.* The Def Sound Studio House Historic District
10 contributing resource has a cross-gabled roof.

11 (12) *Walls of continuity.* The setbacks on Winthrop Street are forty-five (45) feet
12 from the curb, and create strong visual walls of continuity.

13 (13) *Relationship of significant landscape features and surface treatments.*
14 The flat terrain of the College Park neighborhood is bordered on the north
15 by West Seven Mile Road, on the south by West McNichols Road, on the
16 west by Southfield Road (M-39), and on the east by Greenfield Road which
17 are approximately thirty (30) feet in width. Landscape features of the
18 neighborhood include asphalt paved streets, concrete curbs, driveways, and
19 sidewalks. There are private lawns and yards on the interior streets.
20 Sidewalks line each side of the streets in the area and are set back from the
21 road by a grass berm. Street trees are sometimes in the grass berm, but not
22 always extant due to their limited lifespan. Winthrop Street is lined with
23 single-family residential properties that are separated from the adjacent
24 streets' side lots by an alley. The typical treatment of Winthrop Street's
25 single-family dwellings is that they are erected on a flat or slightly graded

1 front lawn. The front lawn area is generally covered with grass turf,
2 subdivided by a straight or curving concrete sidewalk leading to the front
3 entrance.

4 (14) *Relationship of open space to structures.* The Def Sound Studio House
5 Historic District on Winthrop Street is adjacent to similar single-family
6 houses to the south. On Winthrop Street, and the nearby side-streets, public
7 sidewalks line each side of the street and are set back from the road by a
8 grass berm. Alleys are located between each pair of streets; most of the
9 alleys are now vacated. All houses have rear yards as well as front yards.
10 Most residential lots have side drives with garages at the rear of the lots.
11 Fences of metal, wood, or composite vinyl separate individual properties
12 from the alley and sides of the houses. The majority of fences on Winthrop
13 Street are of metal chain link. Backyard fences are common throughout the
14 district. There are a number of vacant lots in the College Park neighborhood.

15 (15) *Scale of façades and façade elements.* The Def Sound Studio House Historic
16 District is a single-family residential building that is one-and-a-half (1 ½)
17 stories tall in scale. Elements and details are in proportion to the building's
18 façade.

19 (16) *Directional expression of front elevations.* The directional expression of the
20 front elevation of the Def Sound Studio House Historic District is to the
21 east, the street-front direction of Winthrop Street, as are the neighboring
22 houses.

23 (17) *Rhythm of building setbacks.* The similar setback of the façades of the
24 Winthrop Street houses adjacent to the district creates a consistent

1 orientation on the street. Most residential houses on the side-streets are set
2 back from the sidewalk by approximately forty (40) feet.

3 (18) *Relationship of lot coverages.* The lot coverage of the district's one (1)
4 contributing single-family dwelling and one (1) noncontributing garage is
5 approximately forty (40) percent.

6 (19) *Degree of complexity within the façade.* The degree of complexity has been
7 determined by features typical and appropriate for the Minimal Traditional
8 style. The district's small stoop, projecting front gable, and double-hung
9 windows are all contributing to the complexity of the front façade.

10 (20) *Orientation, vistas, overviews.* The orientation of the College Park
11 neighborhood streets is that of cardinal directions. The historic district
12 contributing building is oriented toward the east. The primary vista is
13 created by the landscaped lawns of houses on Winthrop Street. Because of
14 the standard setbacks and the general lack of front yard fencing, most of the
15 streetscape appears as an unbroken greenbelt.

16 (21) *Symmetric or asymmetric appearance.* The front façade of the contributing
17 building in the district is an asymmetrical, but balanced composition. The
18 Minimal Traditional style house has a highly ordered composition with the
19 entrance door at the south side of the front projecting gable, and the front
20 stoop at the entrance door.

21 (22) *General environmental character.* The Def Sound Studio House Historic
22 District is in a residential area of the College Park neighborhood, mostly
23 built in the period between 1920 to 1950. Located approximately twelve
24 and-a-half (12 ½) miles from the City's center, the surrounding area to the
25 north, east and west features several substantial residential subdivisions of

1 single-family houses. East of Winthrop Street is Greenfield Road, a
2 residential, retail and commercial corridor including religious and retail
3 structures: All Nations Church of God in Christ Fellowship Hall, beauty
4 salons, barber shops, and a pharmacy.

5 **Section 2.** All ordinances or parts of ordinances, or resolutions, in conflict with this
6 ordinance are repealed.

7 **Section 3.** This ordinance is declared necessary for the preservation of the public
8 peace, health, safety, and welfare of the people of the City of Detroit.

9 **Section 4.** If this ordinance is passed by a two-thirds (2/3) majority of City Council
10 members serving, it shall be given immediate effect and shall become effective upon
11 publication in accordance with Section 4-118(1) of the 2012 Detroit City Charter;
12 otherwise, it shall become effective in accordance with Section 4-118(2) of the 2012
13 Detroit City Charter.

14
15 **APPROVED AS TO FORM:**

16 
17 _____
18 **Conrad Mallett, Corporation Counsel**

City of Detroit

CITY COUNCIL

HISTORIC DESIGNATION ADVISORY BOARD

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

Phone: 313.224.3487 Fax: 313.224.4336

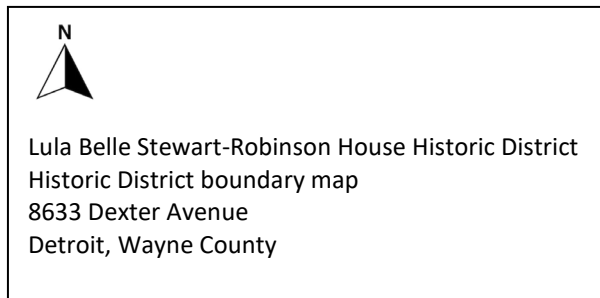
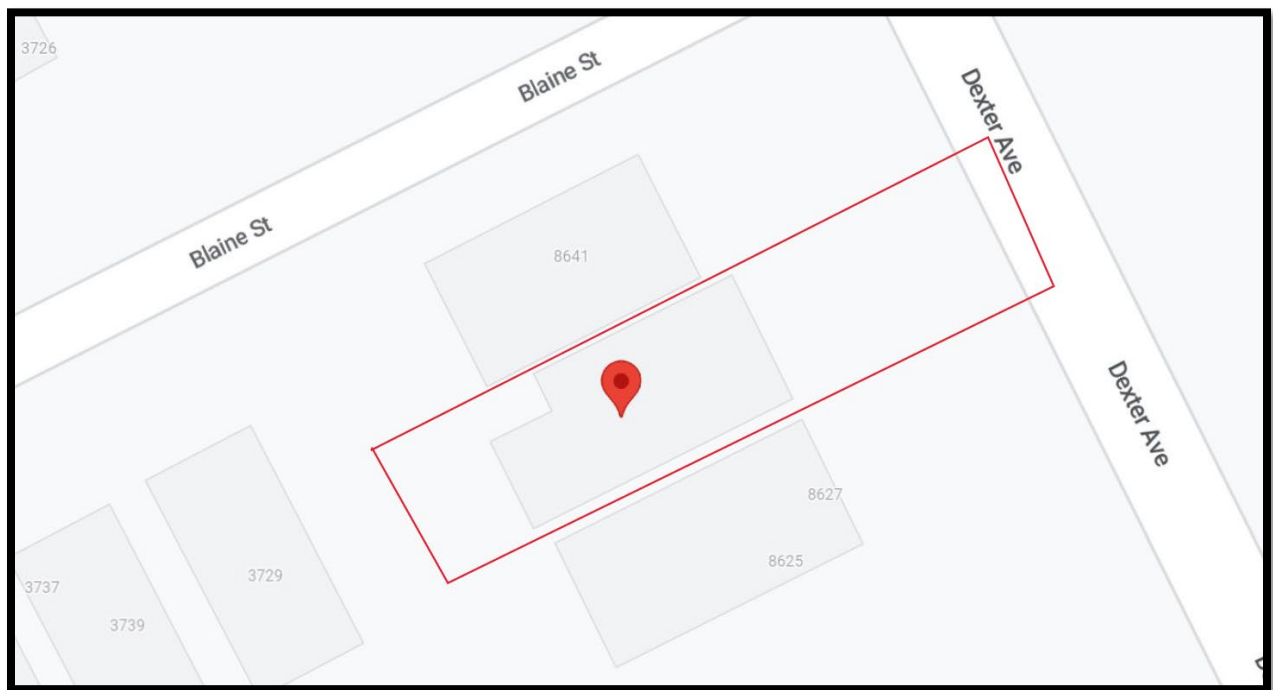
Email: historic@detroitmi.gov

Dr. Lula Belle Stewart-Robinson House Historic District Final Report



By a resolution dated March 28, 2023, the Detroit City Council charged the Historic Designation Advisory Board, a study committee, with the official study of the proposed Dr. Lula Belle Stewart-Robinson House Historic District in accordance with Chapter 21 of the 2019 Detroit City Code and the Michigan Local Historic Districts Act.

The proposed Dr. Lula Belle Stewart-Robinson House Historic District is located approximately five miles north of downtown Detroit and consists of 0.105 acres, and one contributing resource. The boundaries are; the north property line for lot 30 of the Dexter Blvd. Subdivision; on the east, the centerline of Dexter Avenue; on the south; the south property line for lot 30 of the Dexter Blvd. Subdivision; on the west, the centerline of the alley at the west side of Dexter Avenue. The proposed local historic district includes one (1) structure.



[Legal description: On the north, the northern line, as extended east and west, the property line for lot 96 of the Dexter Blvd. Subdivision; Liber 30, Plat 32, Wayne County Records; on the east, the centerline of Dexter Avenue; on the south; the south property line for lot 96 of the Dexter Blvd. Subdivision; Liber 30, Plat 32, Wayne County Records; and on the west, the centerline of the alley at the west side of Dexter Avenue. Commonly known as 8633-8635 Dexter Avenue.]

BOUNDARIES

The boundaries of the proposed Dr. Lula Belle Stewart-Robinson House Historic District, outlined with red on the attached map, are as follows:

Beginning at a point, that point being:

On the north, the northern line, as extended east and west, the property line for lot 96 of the Dexter Blvd. Subdivision; Liber 30, Plat 32, Wayne County Records;

On the east, the centerline of Dexter Avenue;

On the south; the south property line for lot 96 of the Dexter Blvd. Subdivision; Liber 30, Plat 32, Wayne County Records;

and

On the west, the centerline of the alley at the west side of Dexter Avenue to the point of beginning.

Boundary Justification

The boundaries described above delineate the parcel presently and historically occupied by the Dr. Lula Belle Stewart-Robinson House and contains the entire footprint of the building.

STATEMENT OF SIGNIFICANCE

The proposed Dr. Lula Belle Stewart-Robinson House Historic District is significant under Historic Designation Advisory Board **Criteria Number One**: “sites, buildings, structures, or archaeological sites where cultural, social, spiritual, economic, political, or architectural history of the community, city, state, or nation is particularly reflected or exemplified.” The proposed district is also significant under National Register **Criteria A** at the local level, for its role in Community Planning and Development, Ethnic Heritage: Black, and Social History.

The proposed Dr. Lula Belle Stewart-Robinson House Historic District is significant under Historic Designation Advisory Board **Criteria Number Two**: “sites, buildings, structures, or archaeological sites which are identified with historic personages or with important events in community, city, state, or national history.” The proposed district is significant under National

Register **Criteria B** at the local level for its relationship with Dr. Lula Belle Stewart-Robinson and her development as the first female pediatric cardiologist in Detroit's African American medical history.

The proposed Dr. Lula Belle Stewart-Robinson House Historic District also meets Historic Designation Advisory Board **Criteria Number Three**: "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." It is also significant under National Register **Criteria C** at the local level as a residential two-family building.

Period of Significance

The period of significance of the Dr. Lula Belle Stewart-Robinson House Historic District is defined as **1916 to 1965**, beginning when the house was constructed in 1916, to 1965 when Dr. Lula Belle Stewart-Robinson passed away. This period reflects many of the physical changes that have taken place reflecting significant social, medical, and African American history in Detroit.

Significance

Developmental and Planning History

Evidence of the earliest human activity in the vicinity of Detroit dates to the Late Woodland period (500-1000 CE). This native culture of hunters and gatherers lived in small villages near the Detroit River. The proposed district, five miles from the Detroit River, did not have an immediate aquatic resource and is less likely to have archaeological evidence of Native Americans. The land near 8633 Dexter Avenue is part of the traditional territory of the *Confederacy of Three Fires*, comprised of the Ojibwe (Chippewa), Odawa (Ottawa), and Bodewadmi (Potawatomi) Nations and referred to as *Waawiyatanong*, or “where the water goes around,” in the Anishinaabemowin language of the Anishinaabe indigenous community. The region’s original inhabitants, including Anishinaabe as well as Wyandot, Iroquois, Fox, Miami, and Sauk tribes, are known to have traveled throughout the area surrounding 8633 Dexter Avenue by using multiple trail systems including the Shiawassee Trail that now roughly corresponds to today’s Grand River Avenue.¹

Detroit was incorporated as a town in 1802, and the Michigan Territory was organized that same year with Detroit as its territorial capital. Judge Augustus B. Woodward designed a new plan for Detroit in 1805, and the city sprawled outward from the Detroit River as the population grew in the 19th century. One of the major streets or “spokes” of Woodward’s plan for Detroit was Grand River Avenue. The development of the area northwest of the early Detroit boundary began with the establishment of Greenfield Township northwest of the city of Detroit in 1827.

The area now known as the Petoskey-Otsego neighborhood was once a rural part of Greenfield Township, north of Grand River Avenue. Between 1916 and 1926, the city annexed ninety square miles of land from the surrounding rural townships as people left the older Detroit residential areas and crossed West Grand Boulevard to live in one of the many fashionable new suburban neighborhoods still within the city limits. The development of the Petoskey-Otsego neighborhood grew from the north to south; the southern part of the Petoskey-Otsego neighborhood was annexed in 1907 and the northern half of the neighborhood was annexed in 1912. The explosive physical growth of the city of Detroit, particularly its growth northwesterly from the city center to the Petoskey-Otsego neighborhood occurred approximately five miles from downtown Detroit. New homeowners knew that once the city of Detroit annexed an area, they would receive Detroit services such as fire and police protection, Detroit public high school privileges, sewers, and water connections. Developers were quick to advertise their lots once they knew that annexation was imminent. Early residential suburbs such as these fostered an emerging American aspiration for life in a semi-rural environment, apart from the noise, pollution, and activity of a crowded city, but close enough to the city for commuting daily to work.²

Residential growth for the area was planned as early as 1887 when the plat for the Ravenswood subdivision, north of Joy Road, was filed with the city. Several years later, in 1913, William L. Reed submitted a plat for a subdivision centered on Grand River Avenue and Reed Avenue (now

¹ Reinhardt, Jennifer, City of Detroit Historic Designation Advisory Board, Final Report, *The Blue Bird Inn*, October, 2020.

² Ames, David L. and L. F. McClelland, *National Register Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places*. United States Department of the Interior, National Park Service, Washington, D.C., 2002, p. 65.

Beverly Court). Other subdivisions in the Petoskey-Otsego neighborhood were named the Stormfeltz Loveley Co. subdivision, the Martindale subdivision, and the Lambrecht Kelley Company subdivision. The Dr. Lula Belle Robinson house is in the Dexter Boulevard subdivision, which ran east from Quincy Street to Linwood Boulevard.³ By the late 1920s more than 230,000 people lived in the Petoskey-Otsego neighborhood.⁴

This residential growth coincided with tremendous commercial growth. The destination commercial district of the Petoskey-Otsego neighborhood was on West Grand River Avenue. Commercial growth of what was then the northwest end of the city began in earnest in 1925 with the construction of the Grand Riviera theater (9222 Grand River Ave.), “one of the most beautiful neighborhood theaters in the world” at that time.⁵ The Grand Riviera theater cost more than one million dollars to construct and its auditorium could seat over three thousand people. The theater attracted a “great number”⁶ of people to the neighborhood, and its success necessitated a second theater, the Riviera Annex Theatre (8990 Grand River Ave.), nearby. The Annex theater was constructed in 1927, both the Grand Riviera and the Riviera Annex were designed by noted theater architect John Eberson. Along with the streetcar that ran on Grand River Avenue, the new commercial buildings ushered in an era of tremendous growth in the neighborhood. Just west of the Riviera Annex theater was the Mirror Ballroom was constructed in 1927. The ballroom provided a venue for more active recreation, and together with the two theaters accounted for more than two million dollars in entertainment facilities within a two-block area.⁷

Buildings on Grand River Avenue were mainly constructed in the building boom of the late 1920s, and one of the most significant buildings was the Grande Ballroom (8952 Grand River Avenue at Beverly Court). The Grande Ballroom was built in 1928, and was designed by Detroit architect Charles N. Agree to house small retailers on the first floor, and the second floor was entirely occupied by a dance floor, concession seating, and cloak rooms. The Grande Ballroom was later well known for its six years (1966-1972) as the foremost live rock-and-roll venue in Detroit that booked bands such as Led Zeppelin, Ted Nugent, The Who, and the MC5. The Grande Ballroom is listed on the National Register of Historic Places, it has been vacant for many decades and is currently offered for sale by the owner, a church called Chapel Hill Ministries. In addition to recreation, local and national chains such as Grinnell Bros., D. J. Healy, Cunningham Drugs, Burns Shoes, Sanders, S. S. Kresge, and F. W. Woolworth, as well as several banks, established branches of their operations in this fast-growing district. Still more independent retailers and chain stores followed.⁸

By 1928 the area was “probably the fastest-growing shopping center in the city of Detroit,”⁹ and so congested with traffic that the parking lanes in front of the stores along Grand River Avenue

³ Baist, G.Wm., *Baist's Real Estate Atlas of Surveys of Detroit, Michigan*, Volume 2, Philadelphia, Pennsylvania, 1920.

⁴ “Detroit’s Third Burns Store Opening Today.” *Detroit Free Press*. October 19, 1928.

⁵ “Rapid Progress of Section Cited.” *Detroit Free Press*. April 24, 1927.

⁶ “Rise of the West Area Recalled.” *Detroit Free Press*. December 15, 1929.

⁷ “Rapid Progress of Section Cited.” *Detroit Free Press*. April 24, 1927.

⁸ Walsh, Todd, *Grande Ballroom*, National Register of Historic Places nomination, National Park Service, Department Interior, August 10, 2018.

⁹ “Joy Road Zone Spreads Fast.” *Detroit Free Press*. October 19, 1928.

were used for additional driving lanes during rush hour.¹⁰ Traffic counts suggested that more than thirty-four thousand cars passed by the intersection of Grand River Ave. and Joy Road every day,¹¹ not including those that traveled by streetcar.¹²

In 1917, the occupations of the early residents of the Petoskey-Otsego neighborhood were a mixture of working class people and professionals; they included John Czarnik, a grocer, Joseph Branka a laborer, and William Zetkowsky a laborer, and Theodore Follbaum, a carpenter. By 1922 the area residents were comprised of Zachariah Nairin, a physician, Mathias Look, a public notary, and Wray Bailey, a bank manager. The neighborhood's very large Roman Catholic church, St. Theresa of Avila (8666 Quincy St.), founded in 1915, drew many Irish Americans to the neighborhood where their children could attend the Catholic elementary and high schools. Calvary Presbyterian church, at 19125 Grand River Ave. and Vicksburg Street was a large church (1918) whose parishioners were from a white Anglo-Saxon background that moved into in the area beginning in 1918.

Detroit's African American Neighborhoods

The contents of this section of the report are largely taken from the Twentieth Century Civil Rights Sites In the City of Detroit - Survey Report by Quinn Evans Architects prepared for the Michigan State Historic Preservation Office and the City of Detroit Historic Designation Advisory Board.

In 1820, the African American population in Detroit was recorded at just 67 residents. Detroit's Black population remained relatively small until the turn of the twentieth century. Its upper and middle class African American residents were integrated into the city overall, while working class Blacks clustered on the East side along with White working-class immigrants. It was the explosion of Detroit's automobile industry after 1907 and Henry Ford's introduction of the assembly line and the five-dollar workday in 1914 that brought the first large population of African Americans to Detroit.

The new immigration created a change in African American housing patterns within the city. In the decade between 1910 and 1920 Detroit's Black population increased over 14%; between 1920 and 1930 it rose to over 49.6%. As African Americans moved in large numbers into the city, White residents interpreted this as a threat, and reacted to establish and maintain racial homogeneity. Blacks who attempted to move into White neighborhoods in the 1910s and 1920s faced increasing resistance, from White property owners refusing to sell or rent to Blacks, to the establishment of racial covenants, to actual violence against African Americans who attempted to break the color line. While segregation was not the city's official policy at the time, the White police force and city officials either passively supported or actively enforced *de facto* segregation. As a result, most of Detroit's African American residents were involuntarily segregated into a few small areas of the city on the city's East side known as Black Bottom and Paradise Valley. As more and more people were packed into relatively small areas, houses and apartments were subdivided in an

¹⁰ "Grand River Avenue Traffic Delays Prove Need of Rush Hour Parking Ban." *Detroit Free Press*. September 23, 1928.

¹¹ "Detroit's Third Burns Store Opening Today." *Detroit Free Press*. October 19, 1928.

¹² Walsh, Todd, *Grande Ballroom*, National Register of Historic Places nomination, National Park Service, Department Interior, August 10, 2018.

attempt to expand living space well beyond its capacity. Extremely overcrowded conditions and lack of maintenance by landlords reduced the housing in these areas to what were termed slums, though the neighborhoods themselves retained a vibrant sense of community.

The mostly residential district of Black Bottom was located south of Gratiot Avenue between Brush Street and the Grand Trunk Railroad Tracks, eventually extending all the way to the Detroit River on the south. The commercial counterpart to Black Bottom was Paradise Valley, extending a few blocks to either side of the main commercial corridors of Hastings and St. Antoine Streets from Gratiot to Mack, and eventually expanding north toward Forest Avenue. Although historically Black Bottom was considered a residential area and Paradise Valley a commercial one, in practice there were businesses located throughout Black Bottom and Blacks lived in homes, boarding houses, and apartments on the side streets of Paradise Valley. Most of the historically Black churches, businesses, and social and political organizations founded in the late nineteenth and early twentieth centuries were located in Black Bottom and Paradise Valley.

By the 1920s there were several small middle-class enclaves developing outside of the lower east side. Like their White counterparts, Black Detroiters aspired to home ownership, but due to restrictive racial covenants and racial prejudice, there were few areas open to them. Black residents looking to purchase homes had to search for areas well away from established White neighborhoods. The largest of these was the “Black West Side,” a community bounded by Tireman Avenue, Epworth Street, Warren Avenue, and Grand River Avenue. The “Black West Side” was only a mile from the Lula Belle Stewart-Robinson house, and as the Black population moved north of Tireman Avenue in the 1960s, the racial makeup of the Petoskey-Otsego neighborhood changed. As described in the book *Grand River and Joy*, the neighborhood was a mix of Black, Jewish, and White Catholic families¹³ in the late 1960s, but it in later years would evolve to become a Black neighborhood.

Dr. Lula Belle Teresa Stewart

Lula Belle Teresa Stewart (1920-1965) was born in Jackson, Mississippi to Walter and Mable Stewart in 1920; she was one of five children. Stewart received her early education in the Jackson city schools, and after graduating from public school she attended Alcorn College in Mississippi where she graduated Cum Laude in 1941. Alcorn College, (founded in 1871, now Alcorn State University) is recognized as a Historically Black College and University or HBCU, by the United States Department of Education. Lula Belle Stewart’s medical training was obtained at Meharry Medical College in Nashville, Tennessee, also an HBCU, from which she received her Doctor of Medicine (M.D.) degree in 1944. At that time Dr. Stewart became a member of Delta Sigma Theta sorority. Following an internship at Flint Goodridge Hospital at Dillard University in New Orleans, Louisiana, Dr. Stewart practiced medicine in her hometown of Jackson, Mississippi. After three years of practice, she returned to Meharry Medical College to specialize in pediatric medicine where she received a certification in pediatric cardiology in 1947. Receiving a fellowship from the National Foundation on Infantile Paralysis near the end of her training, Dr. Stewart took the

¹³ Messer, Susan, *Grand River and Joy*, University of Michigan Press, Ann Arbor, Michigan, 2010.

opportunity to further her training in pediatrics and pediatric cardiology at Cook County Children's Hospital in Chicago. After a year at Cook County Children's Hospital, Dr. Stewart returned to Mississippi to work for the Mississippi Board of Health. Dr. Stewart was assigned to the Delta area of Mississippi where malaria, venereal disease, malnutrition, and birth defects brought widespread cataclysmic illness to the African American children in the rural Mississippi farmlands and plantations. Much of Dr. Stewart's time between 1945-49 was spent in the struggle for the human dignity of African Americans living in Mississippi. To this end, she organized the first National Association for the Advancement of Colored People's (NAACP) youth organization in the state of Mississippi.

In 1950, Dr. Stewart received a renewal of the National Foundation of Infantile Paralysis fellowship grant which enabled her to attend the University of Pennsylvania's graduate study program in pediatrics. She graduated in 1952 and was one of only two women in her class; also significant, Dr. Stewart was the only African American woman in her class. In 1953 she successfully passed the certifying examination to the American Board of Pediatrics. Dr. Stewart is purported to be the first African American female certified in pediatric cardiology in Detroit and the state of Michigan. She was a member of Delta Sigma Theta sorority and a lifetime member of the National Association for the Advancement of Colored People (NAACP).

In 1953, Lula Belle Stewart married Phil Clayton Robinson and the couple moved to Detroit at the house at 8633-8635 Dexter Avenue in 1955. The Robinsons had three children, Maria, now an accomplished attorney, Phil Jr., a business executive, and Michael, an IT specialist. In 1960, Phil and Lula Belle made the decision to support and sponsor a young man from Jackson, Mississippi, Lula Belle's hometown. He was an aspiring artist named Robin Harper and after moving to Detroit, attended the Center for Creative Studies College of Art and Design (now the College for Creative Studies) and received a Fine Arts Degree in 1964. In 1980 he officially changed his name to Kwesi Asanti and his work has become internationally known, including a large mural for the City of Detroit's downtown library Skillman Branch, among many others.

Dr. Stewart-Robinson was eager to give the best possible medical care, and she was always in search of knowledge in her field, so she trained for two additional years in pediatric cardiology at Children's Hospital of Michigan. Dr. Stewart-Robinson opened her private pediatric practice office on the house on Dexter Avenue in Detroit in 1955. There she saw many local children and was especially busy at the start of the school year when vaccinations were required. The Journal of the National Medical Association reported that Dr. Stewart-Robinson quit her private practice in order to run the Cardiology Department for Children at Harper and Children's Hospitals in 1963.¹⁴ Dr. Stewart-Robinson began a third year of training in preparation to direct the cardiovascular laboratory at both Children's and Grace Hospitals in Detroit. In the mid-1960s, Dr. Stewart-Robinson was on staff at Children's Hospital, Harper Hospital, Grace Hospital, Crittenton Maternity Hospital, and Detroit Memorial Hospital in addition to being a clinical instructor at Wayne (State) University. At Children's Hospital of Michigan, she became the Director of the cardio-vascular laboratory. Later Dr. Stewart-Robinson's life, in 1965, she and her husband Phil Robinson and children moved to 1367 Joliet Place in Detroit's Lafayette Park neighborhood. The Robinson family attended Plymouth Congregational Church in Detroit.

¹⁴ Thompson, W. Arthur M. D., and Robert Greenidge, M.D., "The Negro in Medicine in Detroit," *Journal of the National Medical Association*, November, 1963, p. 480.

Dr. Stewart-Robinson had a special connection with music history. Aretha Franklin first became pregnant at the age of 12 and gave birth to a son in 1955. It was Dr. Stewart-Robinson who delivered Aretha Franklin's first child, Clarence Franklin, likely because of her work as a pediatrician and her office's close location to the Franklin's home in LaSalle Gardens. The National Geographic television series, *Genius: Aretha: Respect* chronicled two periods of Aretha Franklin's life and mentioned Dr. Stewart's name.¹⁵

In a *Detroit Free Press* February 8, 1965, article Dr. Stewart-Robinson was quoted as saying that her philosophy has been "to be to the patients what mothers would be if they were there." Her office door was never closed to patients who could not pay. Dr. Stewart-Robinson stated, "I feel that medicine when sincerely practiced is the greatest humanitarian contribution one can make."¹⁶ Dr. Stewart-Robinson was purported to be the first African American female pediatric cardiologist in Detroit and Michigan.

Dr. Stewart-Robinson's accolades were many. In 1963, Alcorn College honored Dr. Stewart Robinson as "Alcornite of the Year." The book *Who's Who in American Women* listed her under the field of medicine, and in June 1964, the Detroit Medical Society chose her as the "Doctor of the Year" in an event held at the David Whitney House.¹⁷ Dr. Stewart-Robinson came to national prominence as a result of her discovery of a rare heart disease found in four children of the same family. This discovery led to her being elected a fellow of the American College of Cardiology in 1965. In 1964, Dr. Stewart-Robinson received an award from the Detroit Medical Society as "physician of the year" from Detroit City Councilmember Reverend Nicholas Hood. On February 5, 1965, Dr. Stewart-Robinson was honored by Lambda Kappa Mu sorority as part of their annual recognition event at the Latin Quarter. Just nine days later, Dr. Stewart-Robinson received the "Carter G. Woodson Merit Award" for her educational, scientific, and humanitarian work from the Detroit branch of the Association for the Study of Negro Life and History in an event at the Park Shelton Hotel on February 14, 1965.¹⁸

On November 5th, 1965, Dr. Stewart-Robinson died from leukemia at the age of forty-five, leaving a legacy of devoted medical care to African American children. Dr. Lula Belle Stewart-Robinson was a medical pioneer, civil rights, and healthcare equity activist. She was a humanitarian and mother who demonstrated a selfless commitment to service.

Phil Clayton Robinson

Phil Robinson (1920-2006) was born in Richwood, Louisiana and after his early education he used a state scholarship to enroll in Southern University, Baton Rouge. Later in life, Phil earned a master's degree from Michigan State University, and he received a doctorate in Curriculum and Administration from Walden University in Naples, Florida, in 1972. Phil began his career in

¹⁵ *Aretha: Respect*, Season 3, Episode 1, written by Suzan-Lori Parks, Phillip Howze, Natalie McKearin, *Genius* series, National Geographic, aired March 21, 2021.

¹⁶ Sterling, Pauline, "2 Negro Women Will Be Honored Feb. 14," *Detroit Free Press*, February 8, 1965, p. 24.

¹⁷ Ibid.

¹⁸ "Award Ceremonies Climax 40th Negro History Week," *Detroit Free Press*, February 15, 1965, p. 12.

education teaching at Detroit Public Schools, and then went on to teach at the River Rouge School District. For over thirty years (1968-1998) Phil was principal of Northrup/Sabbath Elementary School in River Rouge, Michigan. Phil was one of Michigan's first African American principals tenured in his position. Phil was very accomplished and published many articles and books regarding standardized testing and school administration. He was elected the International President of the Association for Supervision and Curriculum Development (ASCD) in 1985 and was the first Detroiter inducted into the Michigan Education Hall of Fame in 1988. Phil was part of the National Alliance of Black School Educators, and he was awarded their Distinguished Educator award, and he was named a "National Distinguished Principal" by the United States Office of Education. Phil served on the National Advisory Board of his alma mater, Walden University, for many years. In 1976 Phil remarried to Phyllis E. Smith, an education consultant. Included in Phil Robinson's accomplishments was the fact that he and Phyllis self-published his autobiography in 2006, titled *Dare to be Different*. Phil's scholarly papers were donated to the National Amistad Research Center at Tulane University in New Orleans.

In Phil Clayton Robinson's autobiography *Dare to be Different*, he wrote that in 1960, he and Lula Belle decided that it would "be a good idea to set up a 'one-stop' facility where Detroit families could access a broad spectrum of medical services...It was at this juncture that we learned a true lesson about how racial prejudice can alter your economic base...We recognized that we would have to own the land on which our dream medical center would be located. We had to have property in order to qualify for the loan. We scouted out a Detroit building that we liked on Linwood and Glendale, and paid for it. To our dismay, none of the major banks or financial institutions would approve us for a renovation loan."¹⁸ Through a friend's connection with a banker, the Robinsons received a construction loan for \$25,000 to renovate the 1920s building at 12815 Linwood Avenue to become the Linwood Medical Center. Dr. Stewart-Robinson saw patients at the Linwood Medical Center, and African American architect Nathan Johnson was hired to design the interior renovations in 1963. Although her practice was thriving, Dr. Stewart-Robinson had symptoms of fatigue and low energy, ultimately leading to her passing away in 1965. The Robinsons' vision for the Linwood Medical Center serving the African American community of Petoskey-Otsego had to continue with the other medical professionals leasing medical offices.

Phil Robinson was motivated to memorialize Lula Belle by establishing a lasting commemorative honor. The Robinsons were longtime supporters of the arts and members of the Detroit Institute of Arts (DIA) Founders Society and later, Mr. Robinson became a founding member of the DIA subcommittee, the Friends of African Art. To commemorate Lula Belle, Phil Robinson donated funds for the Detroit Institute of Arts Founders Society's African Art Fund to acquire Romare Bearden's (1911-1988) collage, "Black Mother and Child" in 1970. The Romare Bearden collage was the first work of art by an African American to be on permanent display at the Detroit Institute of Arts. Later Phil Robinson established the Dr. Lula Belle Stewart-Robinson Memorial Fund in order to disseminate donated funds for the museum's acquisition of a gold dust container from the West African Guinea Coast's Asante region. The Detroit Dance Theater performed at the Detroit Institute of Arts auditorium on October 6, 1967, at a benefit to honor Dr. Stewart-Robinson's Memorial Fund. Proceeds from the dance went toward a Stewart memorial in the African gallery; the memorial fund had raised over \$1,100 at that time.¹⁹

¹⁹ "Memorial Fund Receives Boost from Dance Group," *The Chronicle*, October 7, 1967, p. A6.

Another significant memorial to Dr. Lula Belle Stewart-Robinson that Phil Robinson championed was at Children's Hospital of Michigan (3901 Beaubien Blvd., Detroit) where she worked for many years. The African American physicians of Detroit donated to rename the intake room in her honor as "The Lula Belle Stewart-Robinson Suite" with a bronze plaque affixed to the wall. A benefit fashion revue was held at the Detroit Institute of Arts in June 1966, raising almost \$2,000 for the Lula Belle Stewart-Robinson Suite and by 1967, contributions exceeded \$5,200. Children's Hospital of Michigan became the first major Detroit area hospital to memorialize an African American in this way.

Lula Belle Stewart Center

Dr. Lula Belle Stewart's husband Phil Robinson worked tirelessly to establish a social agency to address the needs of single parents in the African American community in Detroit to honor Dr. Stewart's memory and legacy. He and colleagues in the field of social work founded the Lula Belle Stewart Center (LBSC) in 1972. The center was a social services agency dedicated to serving teen mothers with a full range of comprehensive services. The agency successfully served the community for over 35 years (1972-2007). The LBSC served the metropolitan Detroit community as a premier Detroit-area social services agency to address the needs of young parenting teens from Detroit and surrounding communities. Specifically, the LBSC counseled expectant young women under the age of 21, the fathers of their babies, and their families. The LBSC program's design included a full array of services: academic and career development, parenting classes, management of social and economic skills, and basic preventative health care.

The original LBSC site grew to four different locations in Detroit in separate geographic areas. Emily Palmer-Garland was the agency's founding executive director. According to the *New York Times*, the LBSC assisted over 500 clients and their families each year and had an annual budget of approximately one million dollars, mainly funded from the United Foundation, the State of Michigan, and private grant funding.²⁰ A *Detroit Free Press* article stated that the LBSC served 2,563 clients in 1990.²¹ The LBSC held a fundraising awards dinner for many years where it had a keynote address from prominent African Americans such as Dr. Henry Foster Jr., a former U. S. Surgeon General nominee.²² Phil Robinson served on the board of directors of the LBSC until he passed away in 2006. Other prominent board members included African American doctors such as Dr. Richard Smith, FACOG, and Dr. Herman Grey, MBA, FAAP.

Executive Director Emily Palmer-Garland authored the following article that described the LBSC:

"Named in honor of the late great, Dr. Lula Belle Stewart, the Lula Belle Stewart Center became operational in 1972. It grew out of a broad community-based effort spearheaded by United Community Services in Detroit to address the increasing numbers and needs of pregnant and parenting teens in Metropolitan Detroit. The mission of the new agency was

²⁰ Gaiter, Dorothy, "Forums to Focus on Black Family," *The New York Times*, April 29, 1984, Section 1, p. 35.

²¹ Ball, Zachare, "Lula Belle Stewart Center gives young mothers goals," *Detroit Free Press*, September 20, 1991, p. 86.

²² "Lula Belle Stewart Center benefit," *Detroit Free Press*, December 7, 1995.

to provide comprehensive community-based services to pregnant and parenting young single parents and their families that would enable them to develop to their fullest potential.

A volunteer board of directors was installed to develop policy and provide governance for the new agency. The program model was developed and grew under the leadership of the first executive director focused on community outreach and home-based services. Heretofore, services were limited to the pregnant girls in a maternity home setting. The model developed by Lula Belle Stewart Center was embraced and publicized by the Child Welfare League of America. It was replicated internationally. Programs were expanded over the years to include Day Care for infants and children of the teen parents; foster care and adoption; transitional housing for mother and child and pregnancy prevention.



Emily Palmer-Garland,
1984 photo courtesy of
the Detroit Free Press

The agency began with one source of funding and expanded over the years to include multiple funding streams from all levels of government and from private foundations. United Way, Skillman Foundation and W.K. Kellogg provided substantial support. Thousands of teen parents were served by LBSC during its thirty-seven years of operation. Many completed educational programs that enabled them to become independent, productive members of society and excellent parents. Their children are continuing the legacy started by the LBSC. The LBSC was recognized by the Reagan Administration as one of the most effective programs in America for ending the cycle of dependency.

Emily Palmer-Garland served as executive director of the LBSC for twenty-five years. She served on national boards to promote programs and advocate for funding for teen pregnancy programs. Her testimony before the U.S. Congress was instrumental in developing the first federal funding for teen pregnancy programs.”²³

Locations for the Lula Belle Stewart Center were: 1534 Webb Avenue (headquarters and the original location), 3302 Monterey, 11000 West McNichols, and 9641 Harper.

House at 8633 Dexter

The Petoskey-Otsego neighborhood is named for two of the northern residential streets in the area: Petoskey Avenue, and Otsego Street. The Petoskey-Otsego neighborhood is triangular in shape. The border streets of the neighborhood are Joy Road, Dexter Avenue, and interstate I-96 (also known as the Jeffries Freeway). Dexter Avenue is the eastern border street of the neighborhood; Joy Road is the northern street and I-96 is the southern border street. In the Petoskey-Otsego neighborhood, Dexter Avenue is a residential street, three lanes wide, including the center turn lane. There is a lane adjacent to the southern curb that was recently converted to become a bicycle lane. The Nardin Park neighborhood is located to the north of the Petoskey-Otsego district. To the south of the district is Grand River Avenue (also known as Michigan Highway 5 or M-5) and

²³ Lula Belle Stewart Center Inc., LBSC commitment document.

located adjacent to that section of Grand River Avenue at Petoskey-Otsego is the interstate I-96 expressway, and its service drives. East of the Petoskey-Otsego district are the Jamison and Wildemere Park neighborhoods, and the Dexter-Linwood neighborhood is to the northwest. These neighborhoods are mainly comprised of residential streets. A large parkland known as the McShane Playground is in the center of the Petoskey-Otsego neighborhood, Maycie Park is at West Euclid, Holmur, and Virginia Park Streets, and a smaller greenspace known as the Quincy Parkway is at Quincy, Blaine, and Radford Streets. The Lula Belle Stewart-Robinson house sits at the north side of the Dexter Avenue border of the Petoskey-Otsego neighborhood.

The permit for the house at 8633 Dexter Boulevard (original address 349 Dexter) was issued to the general contractor, A. Cerezka according to City of Detroit Building Department (permit #11697). The house's construction contract was listed in *The American Contractor*, which stated that Cerezka was contracted to build two houses on Dexter Boulevard; both two-family flats.²⁴ for the owner J. White. The building at 8633 Dexter Blvd. is 25 feet and six inches wide by 46 feet long. The 1917 *Detroit City Directory* lists the resident at 349 Dexter Avenue as Dr. Robert R. Fox, a physician. Dr. Fox was still listed in the City Directory as occupying the house in 1921. In 1955 City of Detroit building permit #48612 was issued to "convert from two apartments to one apartment and doctor's office." In other words, to convert the building from having two dwelling units, to having one dwelling unit and a doctor's office. A permit was filed when the renovation was completed in 1960. Today, there is no exterior evidence of the building's use as a doctor's office. However, the interior is still an intact doctor's office on the northwest side of the building with the doctor's office in a former bedroom, and two patient rooms, a former bedroom divided into two, north of the hallway. The house remains in the Stewart-Robinson family today.

Description

The Dr. Lula Belle Stewart-Robinson house, located approximately five miles northwest of the Detroit River, was constructed in 1916, as part of a subdivision developed in the early twentieth century as a streetcar and automobile suburb. Situated northeast of Grand River Avenue, the house is located in the Petoskey-Otsego neighborhood. Placed on generally flat terrain, Dexter Avenue is twenty-four to twenty-six feet wide and oriented in a north-west direction. Sidewalks line each side of Dexter Avenue and the houses on Dexter Avenue are set back from the road by a tree-lined median.

²⁴ *The American Contractor*, Volume 38, p. 81, January 6, 1917.



Two-Family House – 8633 Dexter Avenue (1916)

Initial resident: Dr. Robert Fox

Significant resident: Dr. Lula Belle Stewart-Robinson

This two-and-one-half story two-family flat dwelling was built in 1916 according to City of Detroit permit #11697. A. Cerezka was contracted to build two structures on Dexter Avenue; both two-family flats²⁵ for the owner J. White. The building at 8633 Dexter Blvd. is 25 feet and six inches wide by 46 feet long.

With its walls of brick, this example of a two-family house is in keeping with the Craftsman precepts of unaltered natural materials and uncomplicated design. Dwellings of this type lacked excessive ornamentation and relied on the strength and honesty of their materials for aesthetic appeal. The house at 8633 Dexter Avenue's front facade is faced with dark yellow, gold and tan-colored striated brick laid in running bond. The unit entrances are at the north side of the principal facade and the triple window adjacent is facing a wide concrete porch. The triple windows at the first-story front facade are each original double-hung wood five-over-one windows. A concrete sill beneath the windows is painted white. Security bars are on the inside of the windows. The unit entrance doors have identical aluminum screen doors and metal black security gates over white entrance doors. A white mailbox is underneath each of the address numbers for the units. A single porch light is between the entry doors.

A second-story porch is over the entrance doors, supported by two substantial beige brick columns. The porch fascia appears to be wood beams, painted yellow, and the first story porch roof is yellow tongue and groove. The second story porch soffits are finished with beige aluminum siding. White

²⁵ *The American Contractor*, Volume 38, p. 81, January 6, 1917.

aluminum gutters surround the porch. There is a black wrought-iron railing that surrounds three sides of the porch. The porch is accessed by an original wood screen door, and original wood door with three vertical lights. To the north of the porch door is a short, original wood window with a three-over-two configuration. A concrete sill is beneath the window. South of the porch, on the second story, is a three-part wood window with a concrete sill. The two end window units have an aluminum storm window but appear to be the original wood windows underneath. The center window is a double-hung five-over-one unit. A wood fascia beam is at the roofline of the second story.

The low-pitched hipped, maroon-colored asphalt shingled roof with wide overhanging eaves supports a wide hipped roof dormer containing three five-over-one windows. The dormer is faced with yellow painted wood siding. The front porch is supported by yellow and beige brick, and two yellow and beige brick piers flank each side of the wide concrete entry steps. The porch's brick railing is capped with concrete coping, painted white. A metal scupper is in the center of the porch brick support wall. The southern porch pier is capped with a white concrete flower pot cemented in place.

A return of the dark yellow, gold, and tan-colored striated brick covers a short portion on each side façade. At the south façade the chimney is faced with the same-colored brick. A coal chute door is at the east side of the south façade, next to the chimney. The three secondary facades are faced with common brick, laid in running bond. Various double-hung wood windows are on the north, south, and west facades. Each window has a concrete sill.

At the west façade (the rear façade), the house has a projecting bay at the northern half, accommodating the kitchens for both the upper and lower units. On the first and second story, there are wide double horizontal units on the south façade of the extension bay. There is a small dormer that projects from the roofline at the south façade, painted yellow with wood siding. There is a basement entry door at the south façade, and a small wood porch accommodates both the upper and lower stories. There are basement level windows on the north, south, and west facades. A wooden shed is attached to the northeast corner of the house. The rear of the property is adjacent to a paved alley, there is a chain link aluminum fence at the rear property line.

A concrete walk leads up to the front porch and a concrete driveway is at the south side of the property. The front lawn of the property extends to a sidewalk, and a berm is at the street. There is a large tree at the west side of the property's front berm.

Criteria

The proposed Dr. Lula Belle Stewart-Robinson historic district appears to meet Criteria Numbers One, Two, and Three adopted by the Historic Designation Advisory Board,

- (1) One: 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.

- (2) Sites, buildings, structures, or archaeological sites which are identified with historic personages or with important events in community, city, state, or national history.
- (3) Three: 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.

List of Contributing and Noncontributing Resources

The proposed Dr. Lula Belle Stewart-Robinson House historic district consists of a single contributing building resource.

COMPOSITION OF THE HISTORIC DESIGNATION ADVISORY BOARD

The Historic Designation Advisory Board has nine members, who are residents of Detroit, and two ex-officio members. The appointed members are Melanie A. Bazil, Carolyn C. Carter, Louis Fisher, Theresa Holder-Hagood, Calvin Jackson, Sharon Sexton, William Worden, Osvaldo Rivera, and Nubia Wardford Polk. The ex-officio members, who may be represented by members of their staff, are the Director of the City Planning Commission and the Director of the Planning and Development Department. The ad hoc member for this study is Michael Robinson, resident of the property, and descendant of Dr. Lula Belle Stewart-Robinson.

ACKNOWLEDGMENTS

Local historic designation report prepared by:
Rebecca Savage, Lead Architectural Historian

Michael Robinson, contributing research, historic photographs

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any building or structure.

(3) The permit application includes a written certification issued by the Planning and Development Department that it has had the opportunity to identify possible alternatives to demolition, disassembling, dismantling or dismembering, or removal, as applicable, and to recommend any or all such alternatives to the owner or operator of the subject property, as applicable. The Planning and Development Department must transmit its recommendations, if any, to the owner or operator of the subject property and issue such certification within 14 days following receipt of a description of the location and scope of the proposed demolition, disassembling, dismantling or dismembering, or removal activities, regardless of the subject property owner's or operator's adoption or non-adoption of any recommended alternatives. Such certification is not required for any wrecking permit application for the demolition, disassembling, dismantling or dismembering, or removal of a building or structure initiated by the City of Detroit or subject to an emergency demolition order issued by the City of Detroit Building Official.

(c) No permit for demolition, disassem-