



Figure 3.2.1-3. Michigan Bell Telephone Vinewood Dial Office Building

Source: Sanborn Map Company 1978 Revised 1992

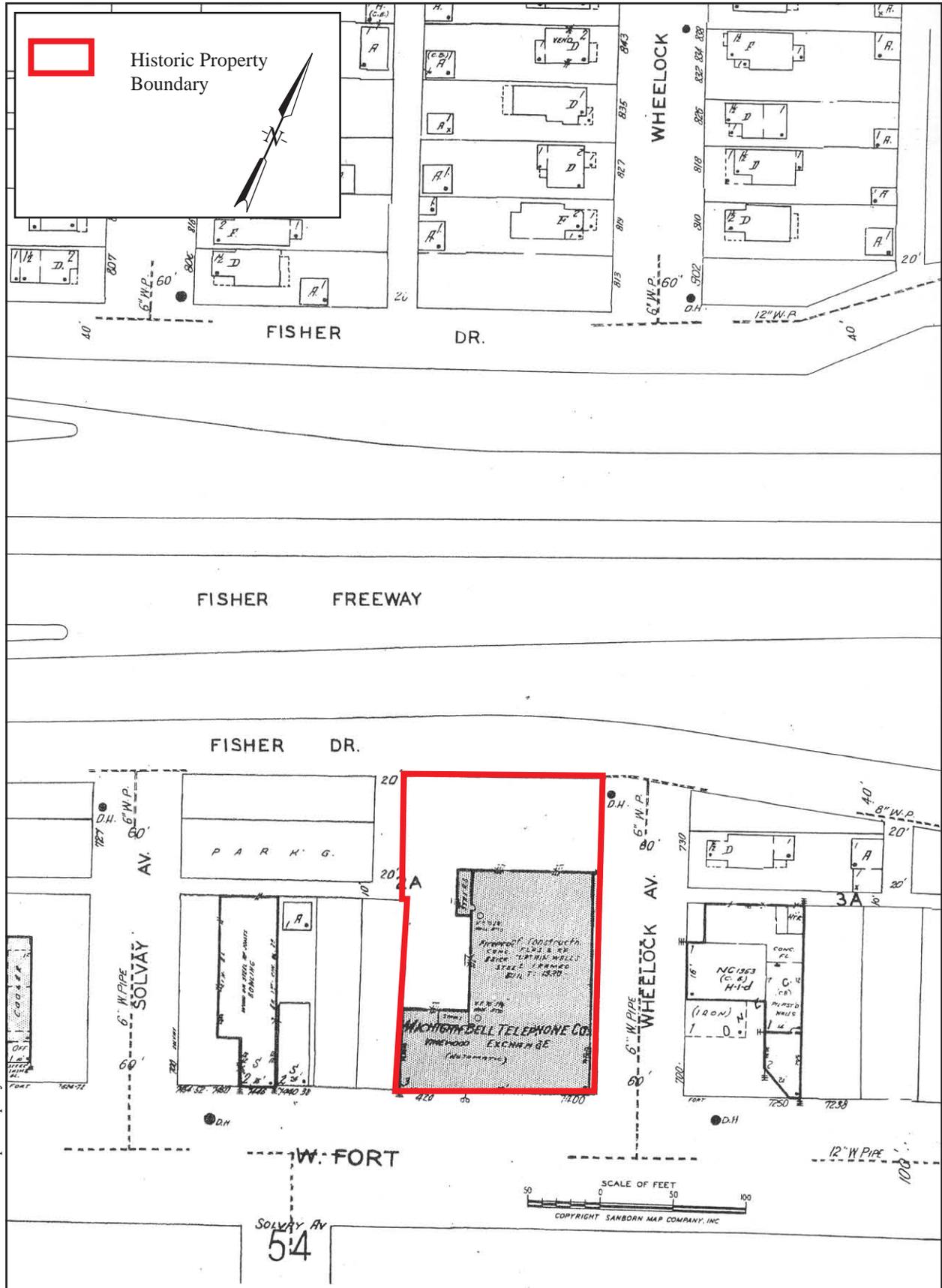


Figure 3.2.1-4. Michigan Bell Telephone Vinewood Dial Office Building, 1992

1969, 1984-1994). The company was initially controlled by the American Telegraph and Telephone Company (AT&T) until the break-up of the telecommunications giant in 1984. Beginning in 1993, the company operated as a subsidiary of Ameritech. Several years later, Ameritech was absorbed by SBC, and, in 2005, SBC acquired AT&T and the telecommunications company once again does business under the corporate name of AT&T (AT&T 2007).

The locally famous architect team of Smith Hinchman & Grylls (SH&G) drew the design plans for the building (*Michigan Contractor & Builder* 1930), which was arranged so that additional floors could be added when more space was required (*Michigan Bell* 1931). According to Holleman and Gallagher (1978:83), the Michigan Bell Telephone Company had a long-standing partnership with SH&G. In fact, the architectural firm was commissioned by the Michigan Bell to build its headquarters in downtown Detroit, as well as several other exchange buildings throughout the city. The firm also designed exchange buildings throughout the state of Michigan. The H.G. Christman-Burke Company, of Detroit, provided the general contractors for the construction of the building (*Michigan Contractor & Builder* 1930).

Traditionally, the building was comprised of a basement, and first, second, and third floors. The basement housed the heating plant, cable vault and battery rooms, with additional space used for storage. The terminal and test rooms were located on the first floor. Additional space was utilized on this level for a branch business office. The second floor housed the switchroom, the operating room, and the operator's quarters. The third floor was devoted entirely to district offices. Altogether, the building contained approximately 60,000 square feet (*Michigan Bell* 1930).

### Significance

The Michigan Bell Telephone Vinewood Dial Office Building is recommended eligible for the NRHP under Criteria A (events) and C (architecture). Under Criterion A, the building was constructed during a period of significant growth in the DRIC study area and assisted with providing telephone service to the neighborhood. It has served as a major component of the commercial history of the DRIC study area for over 75 years. Under Criterion C, the building is significant as an intact example of the Art Deco style. The only alterations appear to be the replacement of some windows, and some window openings have been bricked-in or replaced with vents. These changes have slightly diminished the integrity of materials; however, the Michigan Bell Telephone Vinewood Dial Office Building retains integrity of location, design, workmanship, feeling, and association, and remains structurally sound.

### **Fort Street/Green Street Detroit Police Station, 7140 West Fort Street (Tier 1)**

#### Description

The Fort Street/Green Street Detroit Police Station is a former neighborhood precinct constructed in 1929 (Figures 3.2.1-5 and 3.2.1-6; Appendix C-3). It is significant for its association with the government/public history of the DRIC study area, and for its architectural design. For most of the twentieth century, the police station was a vital component of the expansion of Detroit from a river town to a modern metropolis. Although the architect-designed station was not constructed until almost 1930, its construction represented the ever-growing popularity of the DRIC study area as a residential area during the early 1900s, and it was part of the effort to further enhance the social welfare of the people living in the neighborhood. The building is also significant as an architect-designed building with elements reflecting the Baroque style.



Figure 3.2.1-5. Fort Street/Green Street Detroit Police Station

Source: Sanborn Map Company 1923 Revised 1950

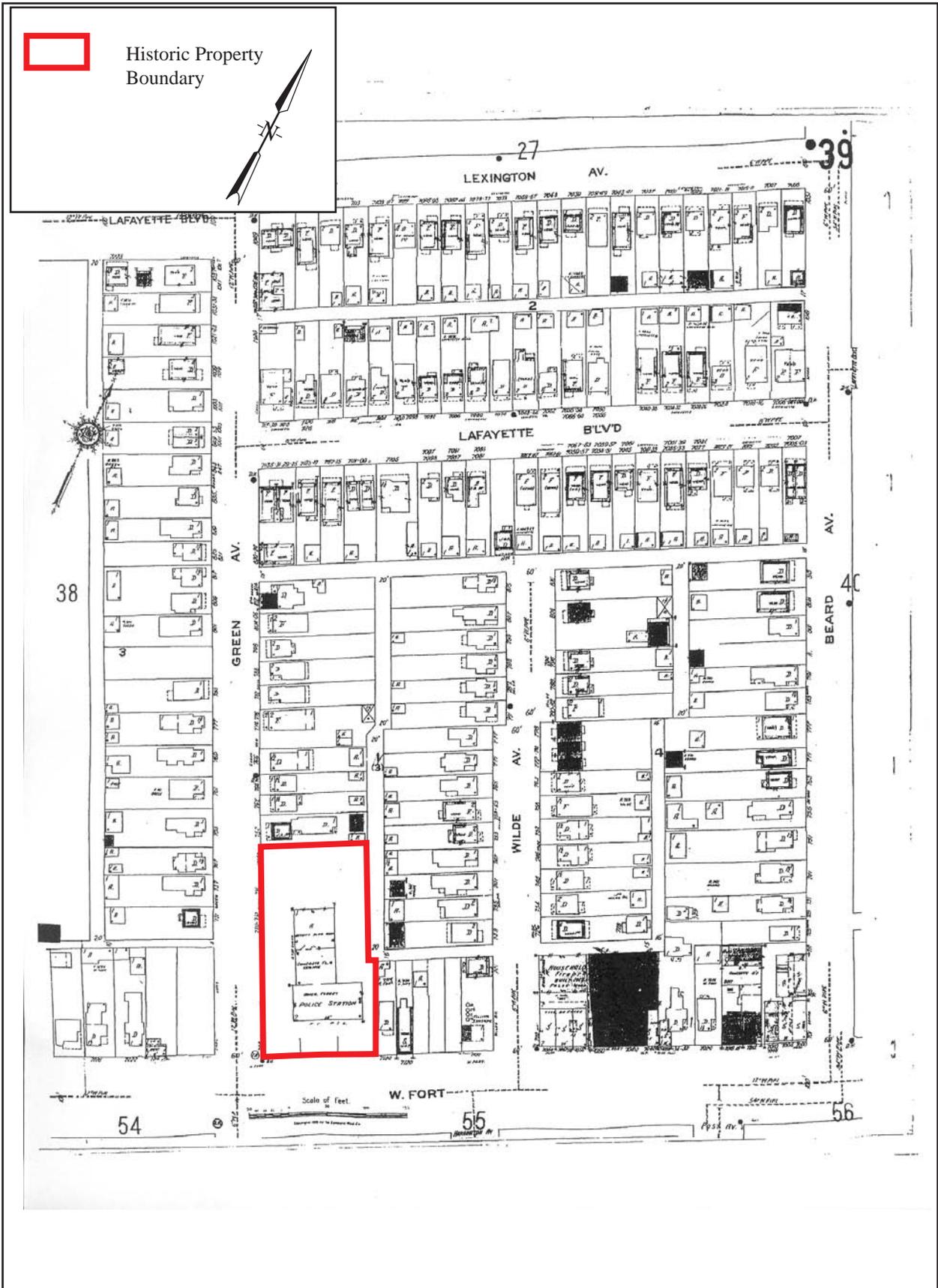


Figure 3.2.1-6. Fort Street/Green Street Detroit Police Station, 1950

Located at 7140 West Fort Street, the building is situated on the north side of the road in the northeast quadrant of the intersection of Green and Fort Streets (Appendix B:6). The Fisher Freeway (I-75) and the service drive are located directly north of the building. Located directly east of the station are two large parking lots that at one time contained residences (Sanborn Map Company 1923 [revised 1950]). Fort Street and scattered commercial development are located directly south. The Detroit Union Produce Terminal is located southwest of the station.

The station essentially has a T-shaped footprint and is divided into two sections. The front portion of the station stands two stories and parallels Fort Street. This section probably housed administrative offices for the precinct. The rear section of the station is one story and extends perpendicular to the north elevation of the two-story section. The rear ell of the building likely contained the prisoner cells. Both portions of the station are constructed of brick with concrete floors and ceilings. The front portion of the station has a side-gable, hip roof. Stone accents add décor to the building and are evident mainly on the façade; however, stone horizontal banding extends to other elevations. Although largely vernacular, the former police station does display elements of the Baroque style, including curved surfaces, painted color, and the use of sculpture (apparent on the façade) (Foster 2004:368). The only alterations appear to be the replacement of all window and door openings, including garage doors. Some window openings have been bricked-in.

### History

The City of Detroit constructed this building in 1929 to replace a former police precinct (the Scotten Station) located at the intersection of Scotten and Fairbanks Avenues. The original Scotten Station, constructed in 1889, had become obsolete due to the fast-changing 1920s demographics of the area, and the growth of the city had placed the station at Scotten and Fairbanks too far to the east of the district. The new station at Fort and Green Streets was, at the time, located at the approximate center of the police district (*Detroit News* 1929).

The station, also known as the 4<sup>th</sup> Precinct, was designed by architect Gustave Mueller (*Michigan Contractor and Builder* 1928). Mueller was born in Germany but migrated to Detroit after architectural training in France. He is perhaps more popularly known as one-half of the architect duo who created the Chauncey Hurlbut Memorial Gate on East Jefferson Avenue (Farley and Mullin 2007). The station was constructed for approximately \$90,000, and Gustave C. Schenck was the first commander of the precinct (*Detroit News* 1929; *Detroit Times* 1929). The Detroit Police Department relocated from the station in August 2003, and it closed shortly thereafter. The building is currently occupied by the AMA organization.

### Significance

The Fort Street/Green Street Detroit Police Station is recommended as eligible for the NRHP under Criteria A (events) and C (architecture). Under Criterion A, the station is significant for its association with the social history of the DRIC study area. The police station was a vital component of the expansion of Detroit from a river town to a modern metropolis. Although the station was not constructed until almost 1930, it was built during a period in southwest Detroit marked by extensive neighborhood development, and its construction was part of the effort to further enhance the social welfare of the people living in the neighborhood. Under Criterion C, the station is significant for its architectural design reflecting the Baroque style, and its association with Detroit architect Gustave Mueller. The construction and expansion of I-75 through the years has altered the building's integrity of setting. The only other alterations appear to be the removal of all original doors and windows, and garage doors. Some window openings

have been filled with brick. These changes have diminished the station's integrity of materials; however, for the most part, these changes do not affect the building's structural integrity and historical significance, and the former police station retains integrity of location, design, workmanship, feeling, and association.

### **Findlater Masonic Temple/Salon El Bosque, 6705 Lafayette Boulevard (Tier 1)**

#### Description

The Findlater Masonic Temple/Salon El Bosque is a community assembly hall (Figures 3.2.1-7 and 3.2.1-8; Appendix C-4). Constructed in 1926, the Neoclassical-influenced building is significant as a gathering/meeting hall for several ethnic organizations throughout its history, including the Armenian community and Hispanic community. The building was initially built by the Masons.

Located at 6705 West Lafayette Boulevard, the Findlater Masonic Temple/Salon El Bosque is situated at the northeast corner of Waterman and Lafayette (Appendix B:5). The building is surrounded primarily by residential neighborhoods and scattered commercial development, although the NRHP-listed James Beard School is immediately east of the building on Waterman Street. At the rear of the hall, located at 831 Waterman, is a residence previously identified as the oldest in the Military Streets study area (HDAB 2001:5).

The Findlater Masonic Temple/Salon El Bosque has a rectilinear footprint and is oriented parallel to Lafayette Boulevard. A large three-story tower is located in the central portion of the building and is flanked by two smaller two-story wings. The entire building is brick-faced, reinforced with steel, and rests on a concrete base. The central portion of the building has a recessed entrance fronted by two fluted Doric columns set between sections of enframing walls, and is an example of a *distyle in antis* (two columns between projecting walls) building (DHDC 2007). The trabeated limestone entrance has a pedimented doorway. Limestone banding accents each building elevation, particularly on the front where the name of the building is carved in limestone above the front entry. The building displays elements of the Neoclassical style, once popular for large institutional buildings. Elements of the style observed on the Findlater Masonic Temple/Salon El Bosque include a symmetrical plan, trabeated opening with Doric columns, pedimented doorway, and one-over-one windows (Gordon 1992:99). The only alterations appear to be the removal of some original windows, and the covering of some window openings.

#### History

Since its construction in 1926, the building has served as a gathering place for several neighborhood organizations. The temple was originally built by the Masons the same year as the Masonic Temple located at 500 Temple Avenue in Detroit. From 1941 to at least 1973, the building was utilized as an Armenian Community Center (Sanborn Map Company 1923 [revised 1950]). It later housed the G. I. Forum, and today is known as the Salon El Bosque.

The building first appears in Detroit city directories in 1926, the same year the temple was constructed (Sanborn Map Company 1923 [revised 1950]); however, the building is first indicated as the Findlater Masonic Temple in the 1936 Detroit City Directory. Five organizations utilized the building that year, including the Detroit Council No. 1, Daughters of America, Findlater Chapter No. 163, Findlater Lodge No. 475, and the West Gate Lodge No. 520 (Polk 1936:414, 2527). The 1940-1941 Detroit City Directory also indicates that the building is known as the Findlater Masonic Temple. That year, a considerably larger number of organizations



Figure 3.2.1-7. Findlater Masonic Temple/Salon El Bosque

Source: Sanborn Map Company 1923 Revised 1950

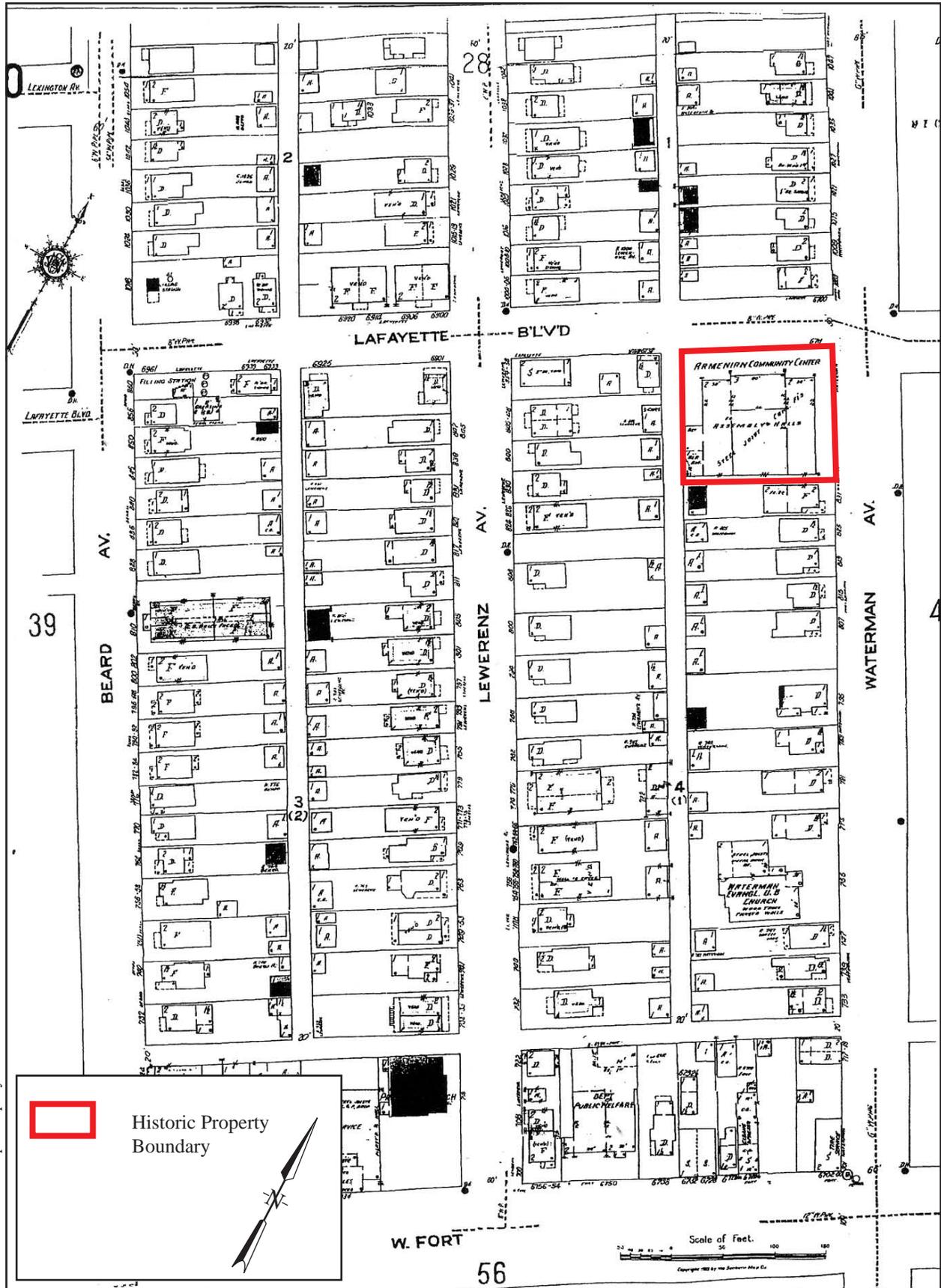


Figure 3.2.1-8. Findlater Masonic Temple/Solon El Bosque, 1950

occupied the building: the Findlater Lodge No. 475, Cyrus Lodge No. 505, Findlater Chapter No. 446, Findlater Chapter Order of DeMolay, Western Assembly No. 8 (Order of the Rainbow Girls), Loyal Purple Star, Arbeiter Aid Society, Clan Stuart Order of Scottish Clans, West Detroit Post VFW No. 2107, Independent Order of Foresters Woodmere Court No. 4435, Christian Spiritual Church, Brotherhood of Locomotive Engineers, Brotherhood of Railway Trainmen, Brotherhood of Railway Trainmen (Ladies Auxillary No. 590), Cadillac Lodge No 835, and the Detrola Radio Engineers Union (Polk 1940-1941:2456).

Sometime around 1941, an Armenian couple acquired the former temple and renamed it the Armenian Community Center. By this time, a small number Armenians had relocated to the neighborhood surrounding the former temple, and the building became a social center for the Armenians. At this time, only one other community center for Armenians was located in Detroit (the Armenian Cultural Hall at 1335 Oakman Street). The 1958 Detroit City Directory lists the building as the Armenian Community Center of Greater Detroit. By that year it was also the home of the St. Sarkis Armenian Apostolic Church, the only church for Armenians in the APE (Polk 1958:1646). City directories indicated that the building was used as a social hall for the Armenians until at least 1973. By 1980, however, the building was known as the home of the American G. I. Forum, a service organization for war veterans (HDAB 2001:8). It remained in that use until at least 2005, when the building was renamed the Salon El Bosque. The Salon El Bosque currently functions as a social hall for the Hispanic community.

### Significance

The Findlater Masonic Temple/Salon El Bosque is eligible under Criteria A (events) and C (architecture) (HDAB 2001:11). The building is significant under Criterion A for serving as a neighborhood assembly hall for several fraternal and ethnic organizations throughout its history, including the Masons, the Armenian community, and the Hispanic community. Under Criterion C, the building is significant for its architectural design as a good example of the Neoclassical style. The minor alterations do not affect the building's structural integrity. Furthermore, the Findlater Masonic Temple/Salon El Bosque retains integrity of location, design, workmanship, feeling, association.

### **Southwestern High School, 6921 West Fort Street (Tier 1)**

#### Description

Southwestern High School (originally known as Nordstrum School), is a secondary educational facility constructed in 1915, with subsequent structural additions in 1921 and 1969 (Figures 3.2.1-9 and 3.2.1-10; Appendix C-5). The school is significant for its association with the secondary educational history of Southwest Detroit and the DRIC study area and for its architectural design, reflective of the Collegiate Gothic style. It currently is the only high school serving many of the residents of the DRIC study area, and has been for many years.

Southwestern High School, located at 6921 West Fort Street, is sited on the south side of the roadway (Appendix B:5, 6). West Fort Street is located directly north of the school, along with a few scattered commercial buildings and the Olivet Presbyterian/Old Landmark Church of God in Christ. Post Avenue and several industrial buildings are located directly west of the school. The property is bounded to the south by railroad track. To the east is a modern commercial property.

Southwestern High School is essentially divided into three connected components (1915, 1921, and 1969 sections), added over time to accommodate the needs of the students and staff. The



Figure 3.2.1-9. Southwestern High School



original section has an irregular layout but is essentially rectilinear and parallels West Fort Street. The façade entrance is recessed. Several smaller additions are appended to the rear of the 1915 section.

The first major addition was completed in 1921, at a time when the populations of southwest Detroit and the DRIC study area were skyrocketing due to the many immigrants and factory workers settling in the surrounding neighborhoods. Upon the addition of the 1921 section, the name of the school was changed from Nordstrum High School to Southwestern High School. The 1921 addition, similar to the 1915 core, is irregularly shaped. It was attached to the east elevation of the earlier building. The layout of the 1921 section is a direct contradiction to the 1915 section, as it features one large portion fronting Fort Street with two small side wings extending to the rear. These wings are oriented perpendicular to the roadway.

The second major addition, completed in 1969, was constructed of concrete block and is faced with brick. This section added a pool and gym to the high school. The 1969 section is connected to both the 1915 and 1921 sections by glass enclosed walkways.

Adding to the school's significance is its intact architecture, which displays elements of the Collegiate Gothic style. This style was a popular early twentieth-century architectural design used for educational buildings (Gordon 1992:105). Design elements associated with the style include a central façade entrance, battlements, finials, numerous steep, pinnacled gables, and heavily mullioned windows (Wyatt 1986:2-31). With the exception of the demolition of a former gym (replaced by the current track field), the building remains largely intact and has undergone only minor alterations, including the replacement of most original windows and doors.

### History

The first section of the school was constructed in 1915 and named Nordstrum High School, in tribute to John Nordstrum, a Delray resident and member of the Board of Education in Delray for 15 years (HDAB 2001:9). Nordstrum came to Detroit in 1871 and worked at the Detroit City Glass Works until he was elected to the School Board. He served as treasurer until his death in 1905 (BHC 2006).

Originally constructed to serve 550 students between grades seven and 12, the significant growth in the community during the early twentieth century soon meant the building was overcrowded, and by 1921 a new addition was added to the campus (HDAB 2001:9). With the new building addition, and reflecting the annexation of Delray into the City of Detroit, the school name was changed to Southwestern High School. In spite of the name change, it was not until 1933 that the building was converted to a four-year high school. The school not only educated students but it extended opportunities for learning to the community, in the form of language and citizenship classes. Many of the people settling in the neighborhoods surrounding the school were immigrants, and the classes served to prepare them for citizenship tests (Abonyi and Anderson 1977:33). A school survey conducted during the 1940s determined that the students comprised approximately 36 nationalities. A third addition to the school in 1969 made the school one of the largest in Detroit. Southwestern continues to serve as the community high school (HDAB 001:9).

### Significance

Southwestern High School is eligible for inclusion on the NRHP under Criteria A (events) and C (architecture). Under Criterion A, the school is significant for its association with the educational history of Southwest Detroit and the DRIC study area. The school's construction during the early

twentieth century reflects the significant growth that the DRIC study area experienced during the period. Further, Southwestern is the only high school extant in this portion of Detroit. The school is an important component of the community's past and present history. Under Criterion C, Southwestern High School is significant for its architectural design, as a good example of the Collegiate Gothic style. Despite the demolition of a former gym connected to the high school, the building retains its integrity of setting. The only alterations appear to be minor and include the replacement of most original doors and windows. Southwestern High School retains integrity of location, design, materials, workmanship, feeling, and association.

### **Olivet Presbyterian/Old Landmark Church of God in Christ, 6908 West Fort Street (Tier 1)**

#### Description

The Olivet Presbyterian/Old Landmark Church of God in Christ, constructed in 1913, is significant for its concrete block construction design (HDAB 2001:8) (Figures 3.2.1-11 and 3.2.1-12; Appendix C-6). Architecturally, the simple, vernacular church is a locally significant example of a church completely constructed of concrete blocks. Further, in the larger historical context of Southwest Detroit and the DRIC study area, the church is an example of a religious structure established in the early twentieth century to accommodate shifting population trends. As the residential and industrial population became more and more crowded in Delray (nearest to the Detroit River), residents began moving north away from the river, and new churches were established to meet the religious needs of the new residents.

Located at 6908 West Fort Street, the church is situated at the northwest quadrant of the Fort Street and Lewerenz Street intersection (Appendix B:5), and is oriented perpendicular to Fort Street; the façade faces Lewerenz Avenue. The Fisher Freeway (I-75) and the service drive are located directly north of the church. Industrial and commercial buildings front on Fort Street west of the church and Lewerenz Street, and a multi-family residence is located east of the church. Fort Street and Southwestern High School are located south of the church.

Rising two stories, the Olivet Presbyterian Church/Old Landmark Church of God has a raised basement and an irregular footprint. The layout of the church is essentially L-shaped with a tower tucked inside the ell. The church is vernacular in style. As previously stated, the church is constructed entirely of concrete blocks. The walls are composed of smooth concrete blocks that rest on a rock-faced concrete block foundation. Light and dark shades of concrete block are used on corners, around windows, for the water table, as string courses and as banding, providing a decorative accent to the church. The only alterations appear to be the replacement of some windows and doors, and the addition of glass block windows.

#### History

The church actually began as an army camp mission in the guard house at Fort Wayne in 1901. It first offered Sunday school classes and, in 1906, grew into the Fort Wayne Church at the corner of South and Artillery Avenues. The Fort Wayne Church later merged with the Woodmere Mission Church to form the Olivet Presbyterian Church (HDAB 2001:8).

The creation of the Olivet Presbyterian Church was the result of a project undertaken by the Church Extension Board of the Presbytery of Detroit. Construction began in the spring of 1913, and the cornerstone was laid by July of that year. The church was officially dedicated on Easter Sunday of 1914. Construction costs totaled \$22,000, including the land. In the late 1990s, the



Figure 3.2.1-11. Olivet Presbyterian/Old Landmark Church of God in Christ

Source: Sanborn Map Company 1923 Revised 1950

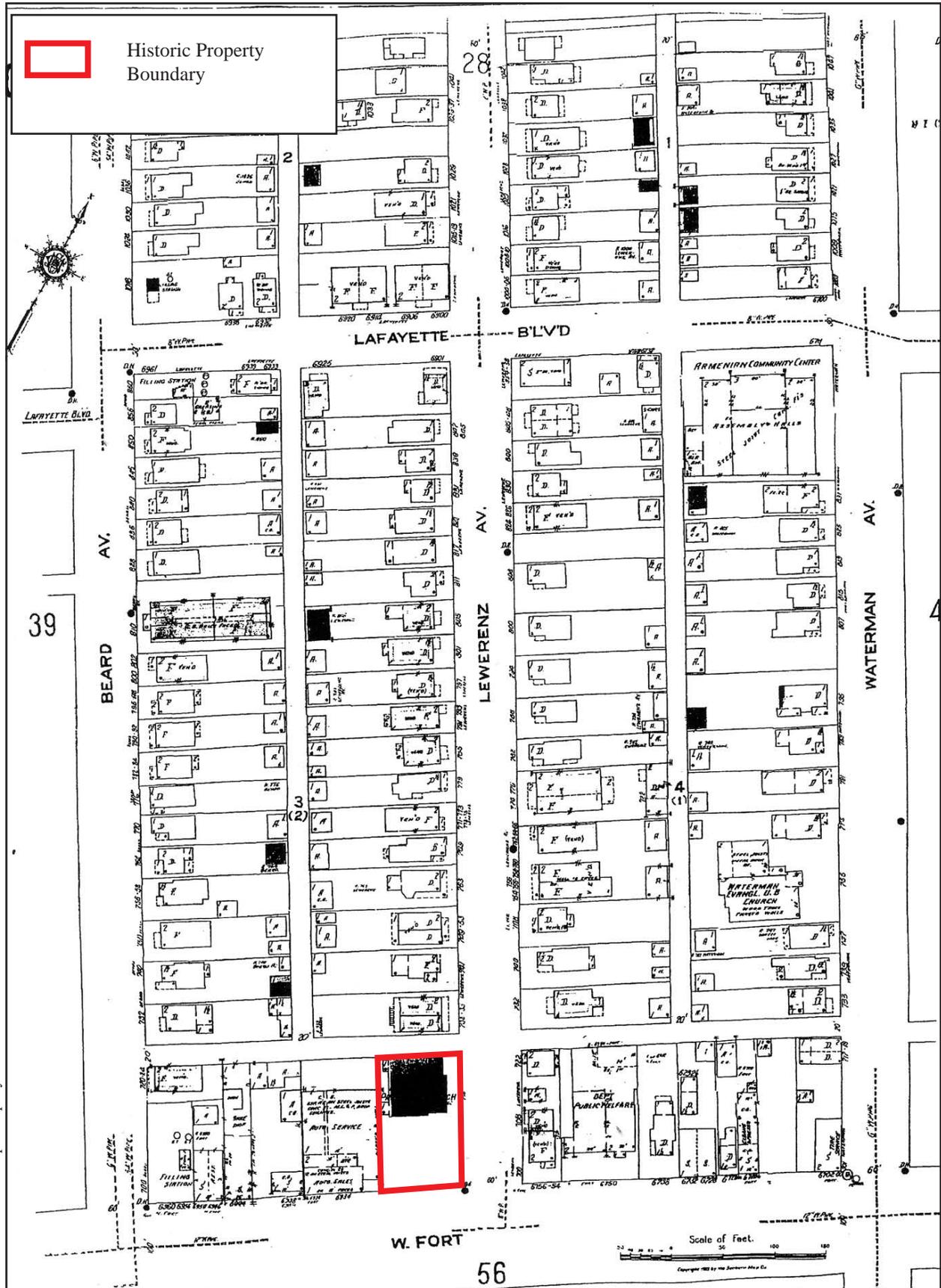


Figure 3.2.1-12. Olivet Presbyterian/Old Landmark Church of God in Christ, 1950

building was owned by the Seventh Day Adventists. It is currently occupied by the congregation of the Old Landmark Church of God in Christ (HDAB 2001:8).

### Significance

The Olivet Presbyterian Church/Old Landmark Church of God in Christ is eligible for the NRHP under Criteria A (events) and C (architecture) (HDAB 2001:11). Under Criterion A, Olivet is an example of a church established to serve the shifting population of southwest Detroit and the DRIC study area during the early twentieth century. As the residential and industrial population became more and more compact in Delray (south of present-day I-75), people began moving north away from the river, and churches were established to provide refuge for religious needs of the newly transplanted worshippers. Under Criterion C, the church is locally significant as an excellent and unusual example of concrete block construction. The only alterations appear to be the removal of some original windows, and the covering of some window openings; however, these changes do not affect the building's overall architectural integrity. The construction and subsequent expansion of I-75 has diminished the church's integrity of setting; however, overall, the Olivet Presbyterian Church/Old Landmark Church of God in Christ retains integrity of location, design, workmanship, feeling, and association.

### **Detroit Savings Bank/George International Building, 5705 West Fort Street (Tier 1)**

#### Description

The Detroit Savings Bank/George International Building is a former bank likely constructed ca. 1920 (Figures 3.2.1-13 and 3.2.1-14; Appendix C-7). It is significant for its association with the Detroit Savings Bank Corporation, the first banking company to offer wage earners in Detroit a place to securely deposit their money. As the local factories attracted thousands of workers to Delray in the early 1900s, the bank provided a safe place for workers to invest their savings. The bank is also significant as an example of the Neo-Classical Revival style on a commercial bank building.

The Detroit Savings Bank/George International Building anchors the southwest quadrant of the intersection of Fort and Campbell Streets (Appendix B:10, 11). It is oriented perpendicular to Fort Street on the south side of the road, and is primarily surrounded by other commercial development. Green Street and the Detroit Union Produce Terminal are located directly west of the bank. Fort Street and the former Fort Street/Green Street Detroit Police Station are located directly north of the bank. Commercial buildings are located south and east.

The two-story building has a rectangular footprint and is situated perpendicular to Fort Street. The south, east, and west elevations are constructed of brick, and the façade is built of stone. The bank displays elements of the Neo-Classical Style, popular in early twentieth-century public building and bank design. Design elements include a symmetrical layout, a reliance on Greek classical forms (observed by the fluted Doric columns), and a trabeated façade (Gordon 1992:99). Locally, the building is an example of a *distyle in antis* building, a temple-like structure with a recessed entrance fronted by twin columns set between sections of enframing walls (DHDC 2007). The only alterations appear to be replacement windows and doors, and the subsequent modification of openings.



Figure 3.2.1-13. Detroit Savings Bank/George International Building

Source: Sanborn Map Company 1923 Revised 1950

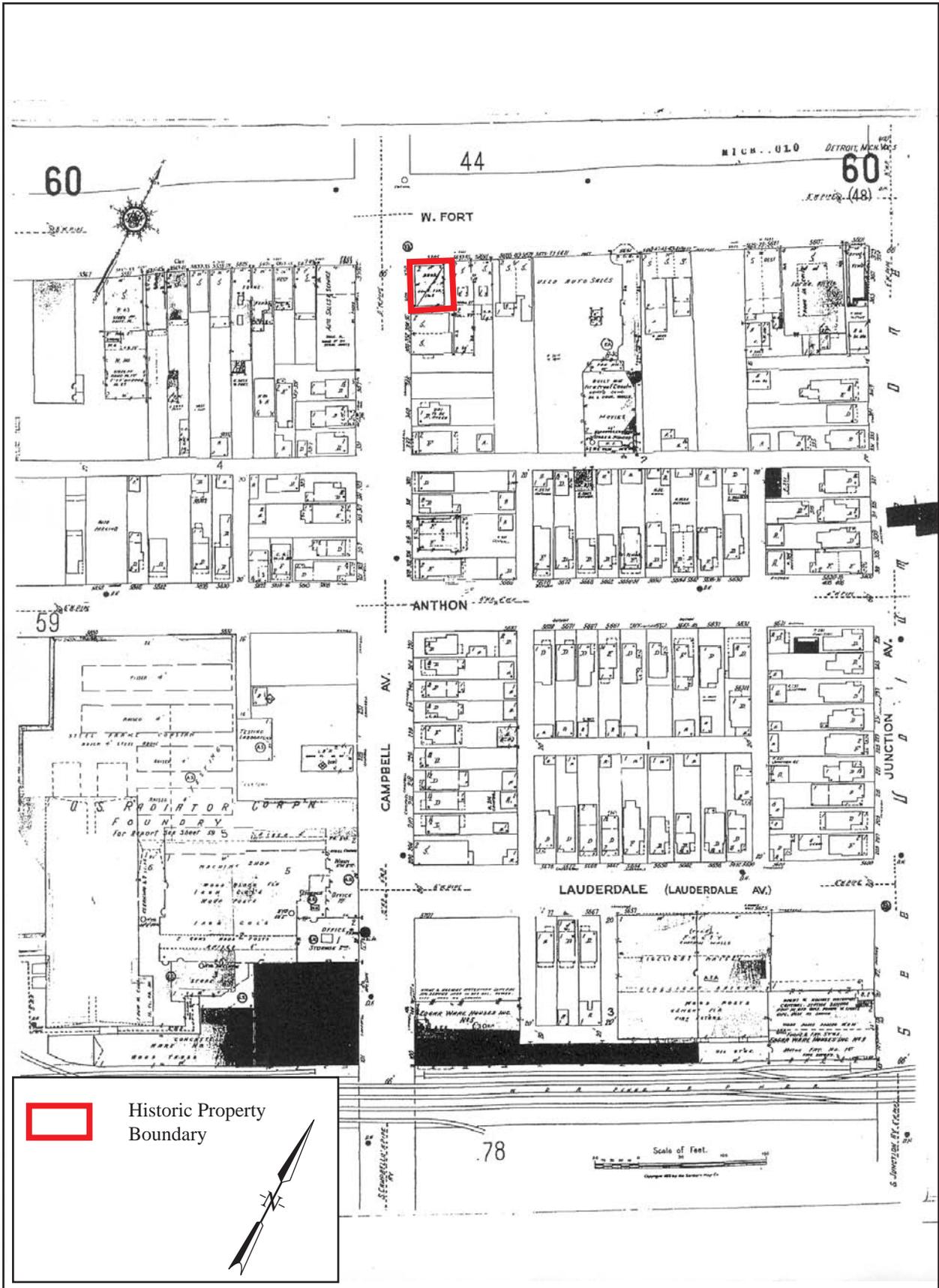


Figure 3.2.1-14. Detroit Savings Bank/George International Building, 1950

## History

After a wave of bank failures, Michigan governor Epaphroditus Ransom created the Detroit Savings Fund Institute in March of 1849 to provide a safe place for wage-earners to invest their savings. At the time, Detroit had three other banks but they were established to serve the needs of business clients only. The Detroit Savings Fund Institute opened for business that same year (Comerica n.d.).

By 1870, the Institute had assets of \$1 million. One year later, the organization changed its name to the Detroit Savings Bank, reorganizing as a corporation. At the dawn of the twentieth century, the Detroit Savings Bank was a \$6 million entity. The new automobile manufacturing industry was beginning to fuel explosive growth in the area, and Detroit's 1906 population of 290,000 would more than triple in the next quarter century. The city's factories attracted thousands of workers during World War II, and the bank provided these wage-earners a safe place to invest their money. The bank would eventually change its name to the Detroit Bank, the Detroit Bank & Trust, and finally, Comerica Bank (Comerica n.d.).

## Significance

The Detroit Savings Bank/George International Building is recommended as eligible for the NRHP under Criteria A (events) and C (architecture). Under Criterion A, the bank is significant for its association with the Detroit Savings Bank Corporation, the first banking company to offer wage earners in Detroit a place to securely deposit their money. As the local factories attracted thousands of workers to the DRIC study area in the early 1900s, the bank provided a safe place for wage-earners to invest their savings. The building at 5705 Fort Street served the needs of the population of the DRIC study area. Under Criterion C, the bank is significant as an example of the Neoclassical style on a commercial building. The only alterations appear to be replaced windows and doors and the subsequent modification of openings; however, for the most part, these changes do not affect the building's architectural integrity. The Detroit Savings Bank/George International Building retains integrity of setting, location, design, workmanship, feeling, and association.

### **Berwalt Manor Apartment Building, 760 Campbell Street (Tier 1)**

#### Description

The Berwalt Manor Apartment Building is perhaps the only high-style apartment building located in the DRIC study area. As such, it definitely has a presence in the community. Further, the building's H-shaped footprint is a rare building type in the neighborhood. The building was likely constructed ca. 1929 and is a fine example of the Mediterranean style (Figures 3.2.1-15 and 3.2.1-16; Appendix C-8). It was probably initially designed to accommodate Detroit's growing immigrant and working class of the early twentieth century.

The Berwalt Manor Apartment Building is located at 760 Campbell Street (Appendix B:10). It is situated on the east side of the road at its intersection with the Fisher Freeway (I-75) service drive. The freeway is laid out directly north of the property, and the building is surrounded to the east, west and south by single-family and multi-family residences.

The Berwalt Manor Apartment Building has an H-shaped footprint situated parallel to I-75. Rising four stories, the building is constructed of reinforced concrete faced with brick. The low-



Figure 3.2.1-15. Berwalt Manor Apartment Building

Source: Sanborn Map Company 1923 Revised 1950

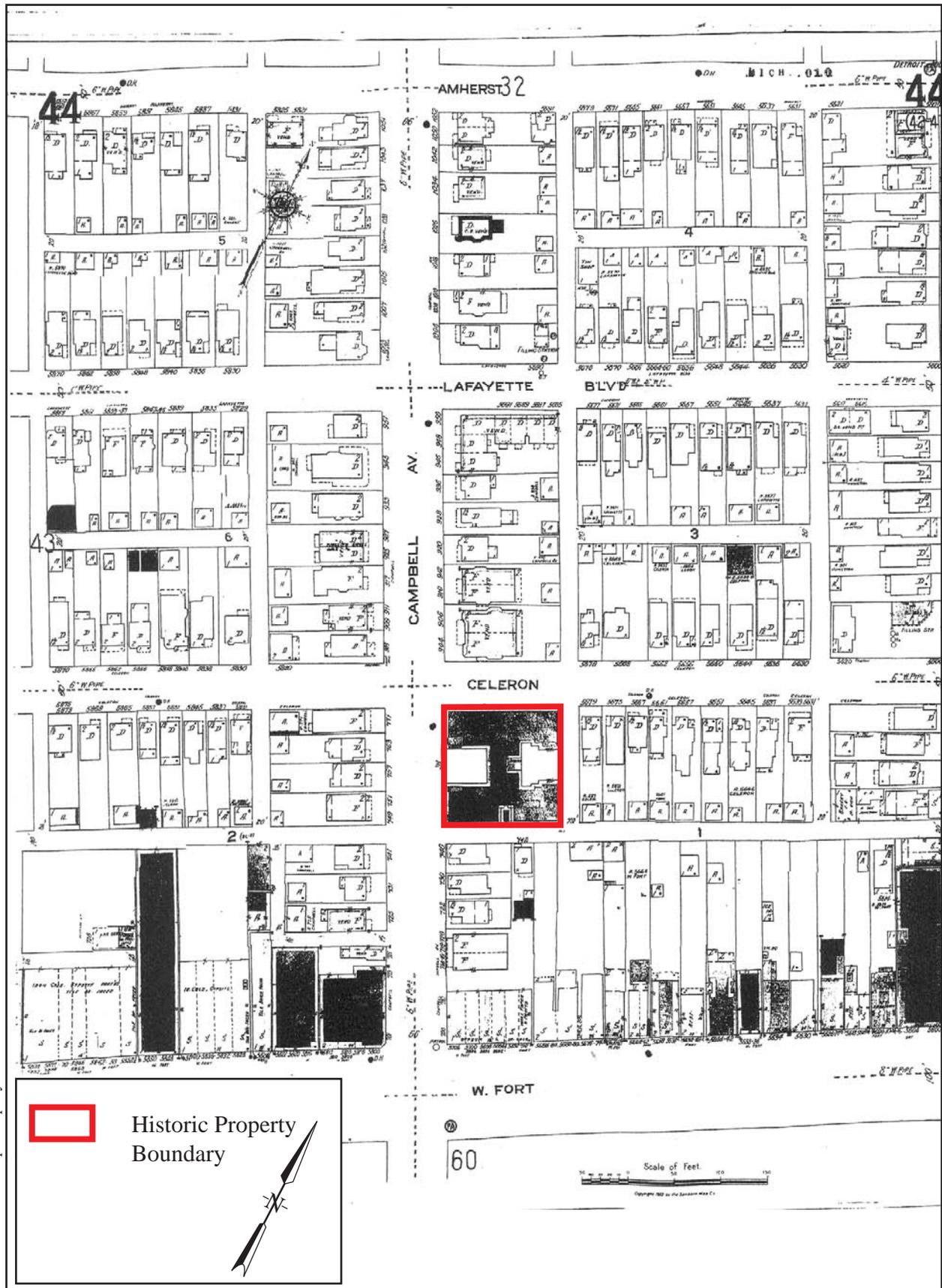


Figure 3.2.1-16. Berwalt Manor Apartment Building, 1950

pitched roof is covered with Mission/Spanish tiles. Textured walls, stone accents, and deep window and door reveals serve to add décor to the building. Other unique aspects are inner courts/patios, and elaborately framed Spanish Colonial entrances. All of the above architectural elements are characteristic of the Mediterranean style, a popular early twentieth-century architectural style modeled after buildings found in southwestern Europe (Gordon 1992:111). Other design elements include low, elongated massing (popularly used for multi-family residential buildings of the period), casement windows, porches and pergolas, low-pitched roofs, loggias and hanging balconies, metal window grilles, and balconies with a hand-wrought appearance (Gordon 1992:111). The only alterations to the building appear to be the replacement of some original windows and doors, and the construction of I-75 immediately north of the building had impacted the setting.

### History

Little published information is available for the Berwalt Manor Apartment Building. The building itself is first indicated on Campbell Avenue in 1929 as containing 67 separate apartments (Polk 1929:2280-81). A few representative tenants include Frank Addleman, an advertising representative for the Detroit News, and John Huston, Norbert Opp, and Stanley Seitz (no occupation listed) (Polk 1929:361, 2280-2281). The building was first noted as Berwalt Manor in 1936 (Polk 1936:2310). The building continues to be utilized as an apartment building today.

### Significance

The Berwalt Manor Apartment Building is recommended eligible for the NRHP under Criterion C (architecture). The intact, multi-family residential building is an excellent example of the Mediterranean style laid out in an H-shaped plan. The building is one of the most architecturally interesting apartment buildings in the DRIC study area and the only one displaying elements of the Mediterranean style. The only alterations appear to be the construction of I-75 (which has impacted the setting), and the replacement of most original windows and doors. These changes do not, however, affect the building's architectural integrity. The Berwalt Manor Apartment Building also retains integrity of location, design, workmanship, feeling, and association.

## **Roberts Brass Manufacturing Company Building, 5435 West Fort Street (Tier 1)**

### Description

The Roberts Brass Manufacturing Company Building was constructed ca. 1920 (Sanborn Map Company 1923 [Revised 1950]) (Figures 3.2.1-17 and 3.2.1-18; Appendix C-9). The building is significant for its association with Detroit's early twentieth-century industrial history, as a manufacturer of high grade brass products. It is perhaps the most intact industrial building in the DRIC study area. Although the company no longer is associated with the Fort Street building, it remains as a testament to Detroit's early twentieth-century manufacturing and is associated with one of the city's largest manufacturers of the period, the Roberts Brass Company.

The Roberts Brass Manufacturing Company Building is located on the south side of Fort Street, between the north-south thoroughfares of Junction and Morrell Streets (Appendix B:10). Industrial/commercial buildings surround the building to the north, east, south, and west.

The Roberts Brass Manufacturing Company Building has a square footprint with its facade oriented parallel to Fort Street. A large atrium is located in the interior section of the building.



Figure 3.2.1-17. Roberts Brass Manufacturing Company Building

Source: Sanborn Map Company 1923 Revised 1950

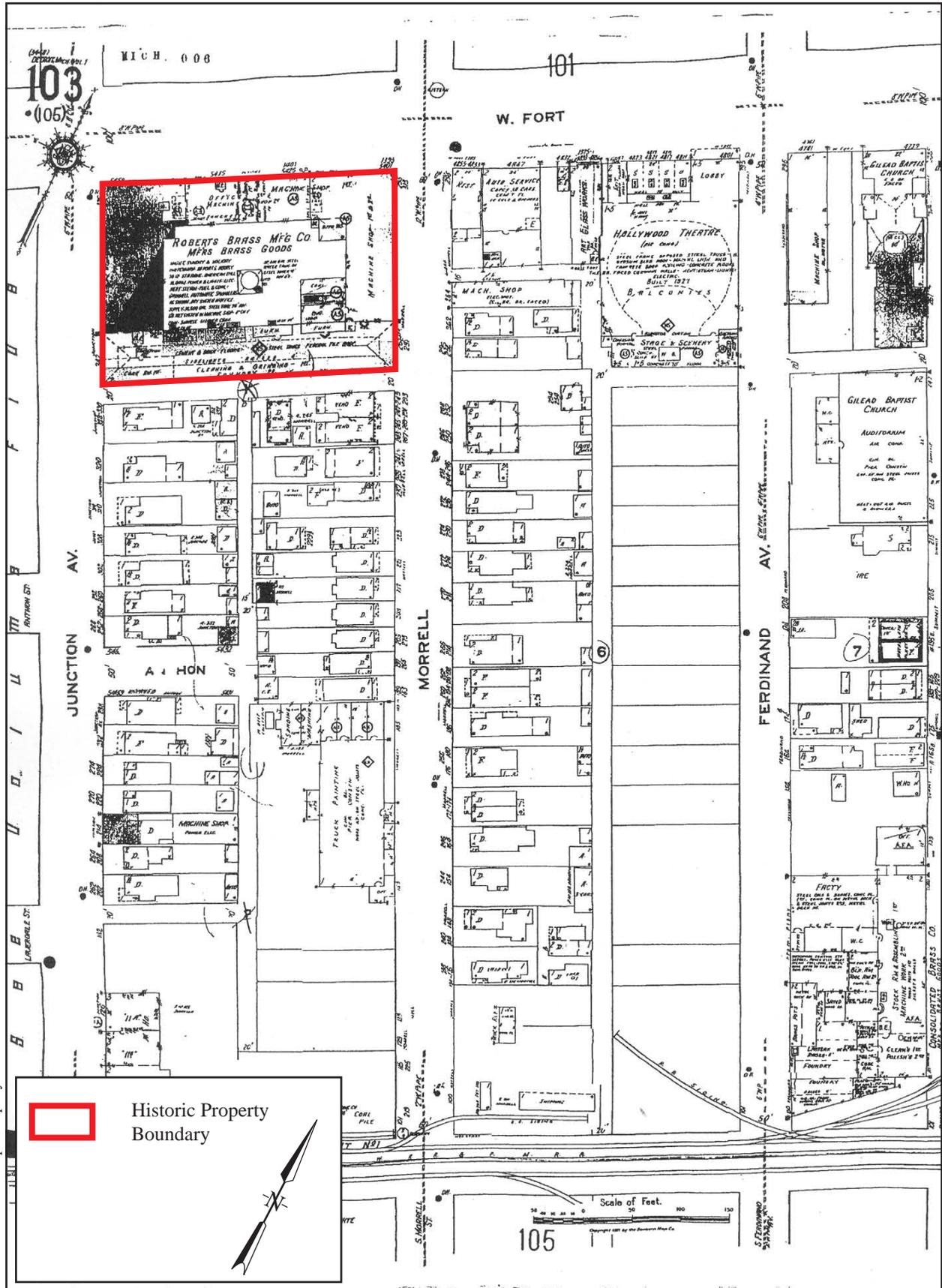


Figure 3.2.1-18. Roberts Brass Manufacturing Company Building, 1950

The brick-faced structure is reinforced with steel. The majority of the building is two stories; however, the central portion of the façade rises three stories. Brick corbelling, recessed window openings, stone accents, and keystones add décor to the otherwise vernacular building. The central portion of the façade features an aesthetically pleasing stepped roofline culminating in a large circular section that once boasted a large clock. The building remains architecturally intact with the only apparent alterations being the covering/bricking-in of many window openings. The garage door on the façade is a replacement.

### History

The Roberts Brass Manufacturing Company was founded by Douglass H. Roberts, a mechanical engineer from Canada. In 1887 he became one of the organizers of the Wallaceburg, Ontario, firm of McRae and Roberts. The company, of which Roberts became vice president and superintendent, moved to Detroit in 1892. A few years later, Roberts withdrew his stake in the company and organized his own business, the Roberts Brass Manufacturing Company. The company specialized in making high grade brass goods. Several members of his family held positions in the company and reportedly lived in the surrounding neighborhoods. According to one source, Roberts lived nearby at 405 Campbell Avenue (Marquis 1908:381).

### Significance

The Roberts Brass Manufacturing Company Building is recommended eligible for the NRHP under Criteria A (events) and C (architecture). Under Criterion A, the building is significant as the former headquarters of the Roberts Brass Manufacturing Company. The company was a major industry in Detroit during the early twentieth century and was an employer for many people living in the surrounding neighborhoods. Under Criterion C, the building is significant for its intact aesthetic value. The only alterations appear to be the replacement of a garage door on the façade, and the covering of some of the building's original windows, which are thought to still be intact. These changes have somewhat diminished the structure's integrity of design and materials; however, the building remains architecturally intact and retains integrity of location, setting, workmanship, feeling, and association.

## **Military Avenue Evangelical Presbyterian Church, 6051 West Lafayette Boulevard (Tier 1)**

### Description

The Military Avenue Evangelical Presbyterian Church was constructed ca. 1900 at the corner of Military Street and West Lafayette Boulevard (Figures 3.2.1-19, 3.2.1-20, and 3.2.1-21; Appendix C-10). Although quite modest, the church is a significant and important piece of the neighborhood history, as it has been in existence for over 100 years. Further, the same congregation has been associated with the church since its construction. The congregation, which has historically been mission-based (a term which refers to the fact that the congregation donates time and money to faith-based efforts), has historically distributed its resources for the betterment of society, particularly in the neighborhoods surrounding the church. Historically, the congregation has donated approximately 50 percent of church monies to these missions, which speaks to the modest church edifice. Recently, the church established a neighborhood community center for area residents.

The Military Avenue Evangelical Presbyterian Church is located north of the Fisher Freeway (I-75) at 6051 West Lafayette Boulevard. The church is situated at the northeast corner of the Military Street and West Lafayette Boulevard (Appendix B:10). The church is completely

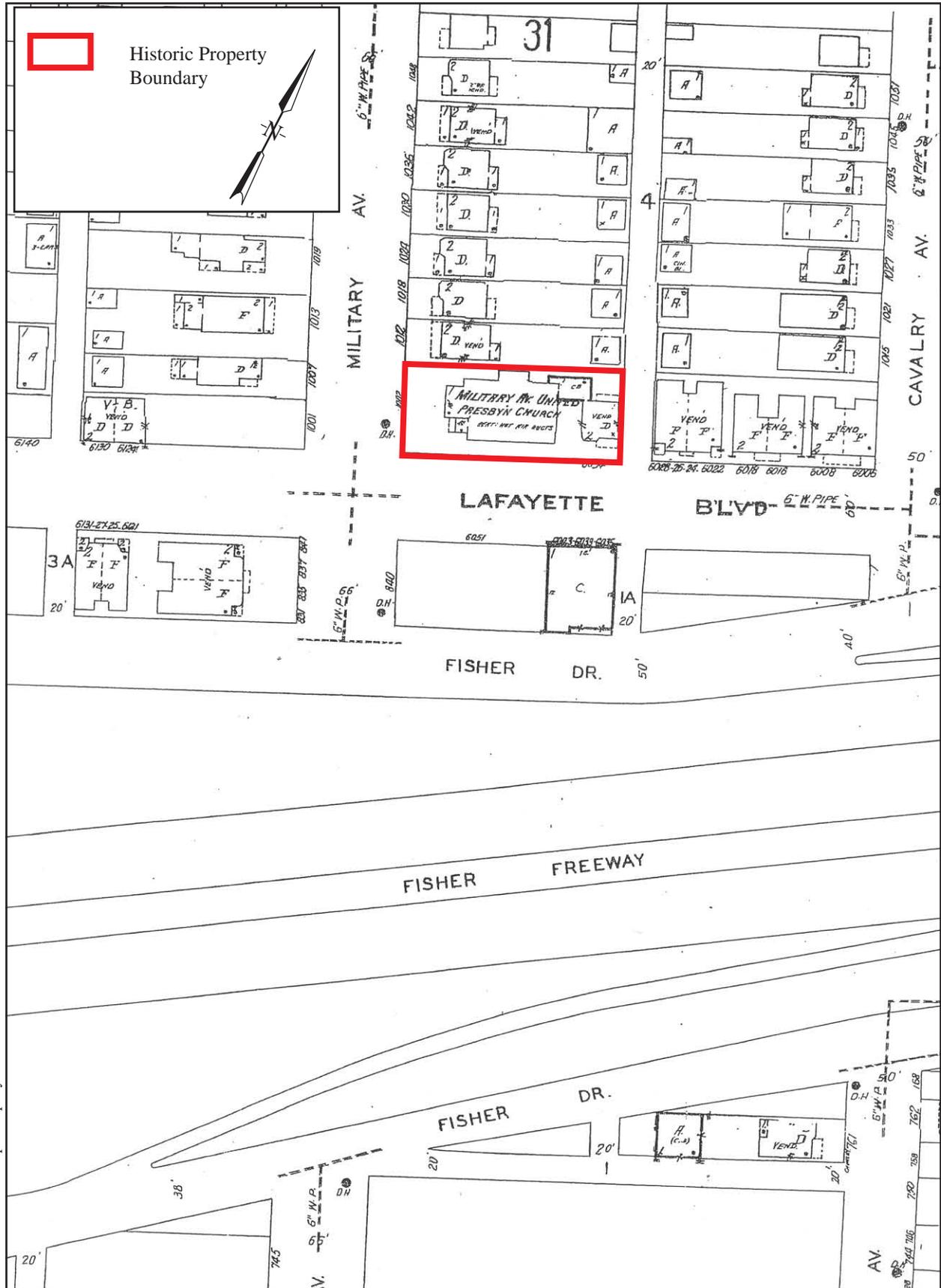


Figure 3.2.1-19. Military Avenue Evangelical Presbyterian Church



Figure 3.2.1-20. Military Avenue Evangelical Presbyterian Church Parsonage

Source: Sanborn Map Company 1978 Revised 1992



surrounded by both residential and commercial development. The residential development consists of both single- and multi-family homes. The commercial development is centered along West Lafayette Boulevard.

The Military Avenue Evangelical Presbyterian Church stands one-story tall and is laid out in a Latin Cross plan. The façade of the church faces west (toward Military Avenue), and features a bell tower tucked into a corner ell. Originally boasting a clapboard frame, the church is now sided in vinyl and rests on a brick foundation. The cross gable roof is sheathed with asphalt shingles. The church is vernacular in style, but the bell tower and colored stained glass add visual interest to the building. The church originally featured a bell tower peak that has since been removed (Dr. Brown, personal communication 2007). Although the tower peak has been removed, the bell is still intact as are the original front doors. A ca. 1950s breezeway on the rear (east) elevation connects the church to the former parsonage. The parsonage building is a two-and-one-half-story brick Colonial Revival structure (6034 West Lafayette Boulevard) now used for classrooms and meeting spaces. Also associated with the church is a ca. 1997 recreational building located across from the church on the south side of West Lafayette Boulevard.

### History

This church has served members of the Presbyterian faith since it was established in 1885. At that time, it was known as the Military Presbyterian Church (it would later become an Evangelical Presbyterian church). The congregation was initially organized as an extension of the Second Presbyterian Church, located on Woodward Avenue (Dr. Brown, personal communication 2007). When first established the congregation had no facility to worship in, so they improvised and held religious services in the private residences of the congregation. Eventually, enough money was raised to build a church for worship services, locating at the corner of Military Avenue and West Lafayette Boulevard. Construction on the church began in 1900, but the church did not officially take its first members until 1902 (Brown 2006:1-2; Dr. Brown, personal communication 2007).

The growing prosperity of the 1920s allowed for funds to establish a rectory, directly east of the church. The simple, brick rectory was known as the parsonage or manse (Presbyterian House), and is oriented facing West Lafayette Boulevard. The building is today utilized for church-related functions (Dr. Brown, personal communication 2007).

The population of the congregation probably reached its peak in the 1950s, with approximately 400 members. The prosperity of the era allowed for building improvements and additions. For example, an enclosed breezeway was constructed to connect the church to the parsonage. The interior of the church was also remodeled at this time; the orientation of the pulpit was changed to face the west (originally it faced south), and a drop ceiling and raised basement were added. The opulence of the church at this time not only allowed for renovations, but it also allowed the church to give back to the community, in addition to places elsewhere. The congregation continued to give as much as fifty percent of its budget to missionary causes and several missionaries were sent out from the church to serve in various fields (Brown 206:1-2; Dr. Brown, personal communication 2007).

This affluent era did not last long, however, as the social changes America faced during the period between the 1960s and the 1980s took a toll on the church. Locally, Southwest Detroit was struggling with riots, factory closings, and the flight of the middle class to the suburbs. The church struggled to stay open and in fact almost closed its doors. However, through the help of

former Pastor Shaw and Dr. Brown, the church thrives today and continues reaching out to the local community (Brown 2006:1-2; Dr. Brown, personal communication 2007).

Of note is the fact that the present organist at the church has been playing there since 1948, and the oldest member of the congregation, also a neighborhood resident (across the street, in fact), is 105 years old (Dr. Brown, personal communication 2007).

### Significance

The Military Avenue Evangelical Presbyterian Church is recommended as eligible for the NRHP under Criterion A (events) as a small neighborhood church associated with the Evangelical Presbyterian faith of the DRIC study area. This faith has continually worshipped at the church since it was constructed in 1900. Although architecturally modest, the church is a significant and important piece of the neighborhood history of the DRIC study area, as it has historically donated time and money to improving the local area. The church annually donates approximately fifty percent of church monies to these missions. Presently, the Military Avenue Evangelical Presbyterian Church is the only such church in Detroit associated with the faith. The alterations to the building have not fundamentally changed the architectural value of the building, and it retains integrity of location, materials, design, workmanship, feeling, and association.

### **St. Paul African Methodist Episcopal Church, 579 South Rademacher Street (Tier 1)**

#### Description

St. Paul African Methodist Episcopal (AME.) Church was constructed in phases, beginning in 1928 and ending in 1944 (date stones) (Figures 3.2.1-22 and 3.2.1-23; Appendix C-11). The church is a continued testament to the African Methodist Episcopal faith in Delray.

St. Paul AME Church is located on the east side of South Rademacher Street, between West Jefferson Avenue and South Street (Appendix B:6, 12). A paved parking lot and empty, grassy lots form the northern boundary of the church property. Generally speaking, residential housing and empty lots (both grassy and paved), surround the church to the east, west, and south. No associated buildings are located on the property.

Primarily constructed of brick, the St. Paul AME Church stands one-story tall with a raised basement and is situated perpendicular to Rademacher Street. The church is essentially rectilinear in form, rests on a stone foundation, and features a bell tower centrally placed on the façade. This design is similar to the Basilican Plan Church, in which the church has a linear form with a central aisle (Gordon 1992:164). A variety of brick finishes demonstrate the building evolution of the church, as it was constructed in various stages between 1928 and 1944. The structure is capped with an asphalt shingle, gable roof which also accompanies ten dormer windows, five on the east roof slope and five on the west. It is not clear if these dormers are original to the church, as they are now sided with vinyl. Of architectural interest are original, single-hung three-over-three stained glass tripartite windows and lancet windows. Modifications to the church include glass block infill windows (present on the raised basement level), replaced front doors, and a modestly-altered front porch.

#### History

Michigan witnessed the beginning of the African-American church movement in 1839, when the African-American Methodist society was organized in Detroit. From this society emanated, in



Figure 3.2.1-22. St. Paul AME Church

Source: Sanborn Map Company 1923 Revised 1950



Figure 3.2.1-23. St. Paul A.M.E. Church, 1950

1841, the first African Methodist Episcopal church in the state, the Bethel Church, which is still active. Notwithstanding many difficulties and the lack of cooperation on the part of some communities, by 1940 the African-American Methodist Episcopal denomination succeeded in organizing approximately 43 AME churches in Michigan. Within the context of Detroit, the following AME Churches were established after the Bethel Church: Ebenezer Temple (formerly Ebenezer African Church, 1871); St. Paul's Church (at Jay and Chene Streets, 1917); Allen Temple (1918); St. Stephen's Church (1918), and St. Paul's of Delray (1921) (Michigan Historical Records Survey Project 1940:3-4).

St. Paul was officially organized in 1921 but did not worship on the present site until 1928, when the basement level was constructed through the efforts and labor of its congregation. The congregation worshipped in the basement until 1944 when the remainder of the church was built. The time lapse is due in part to the Depression, WWII, and an overall lack of money. A rectory formerly located adjacent to the church has been demolished (ca. 1960s). The mid- to late twentieth century brought civil unrest to Detroit, and St. Paul kept pace with the city by participating in civil rights movements through protests, membership with the NAACP, and fundraising events, which often raised money for those in need of legal representation (Rev. Jeffrey Baker, personal communication, 2007).

Today, the congregation is comprised of a mix of young and old, of which only 10 percent actually live in the Delray neighborhoods. The remaining still return from other areas of Detroit, including the northwest side, Southfield, and Redford, specifically because they have family ties to the church. St. Paul stays active in outreach programs not only with the Delray community, but also the city of Detroit by feeding the homeless, offering prayers and ministry, rallying political efforts, tutoring, and offering workshops (Rev. Jeffrey Baker, personal communication, 2007).

Little published information is available for the church, which first appears in Detroit city directories in 1928 (Polk 1928-29:1784). Project historians are currently conducting further historical research on the church and its presence in the DRIC study area.

### Significance

The St. Paul AME Church is recommended as eligible for the NRHP under Criterion A (events). Under Criterion A, the church is significant for its association with the African Methodist Episcopal of Delray. The church has been a neighborhood fixture since 1928. Furthering its significance is the fact that it is still associated with its original congregation, unlike many others in the neighborhood. Adding to the church's significance is that fact that it represents a modest, but intact example of the Basilican Plan building form. Although having undergone modest changes, the church retains building integrity and is structurally sound. St. Paul AME retains integrity of location, setting, materials, design, workmanship, feeling, and association.

### **Kovacs Bar, 6982 West Jefferson Avenue (Tier 1)**

#### Description

Kovacs Bar is a neighborhood restaurant/bar in business since ca. 1944. The building housing the business is thought to have been constructed in 1889 (*Metro Times* 2003) (Figures 3.2.1-24, 3.2.1-25, and 3.2.1-26; Appendix C-12). The property is significant for its association with the commercial/social history of the DRIC study area, as it houses Kovacs, a local neighborhood



Figure 3.2.1-24. Kovacs Bar



Figure 3.2.1-25. Rear of Kovacs Bar

Source: Sanborn Map Company 1978 Revised 1992

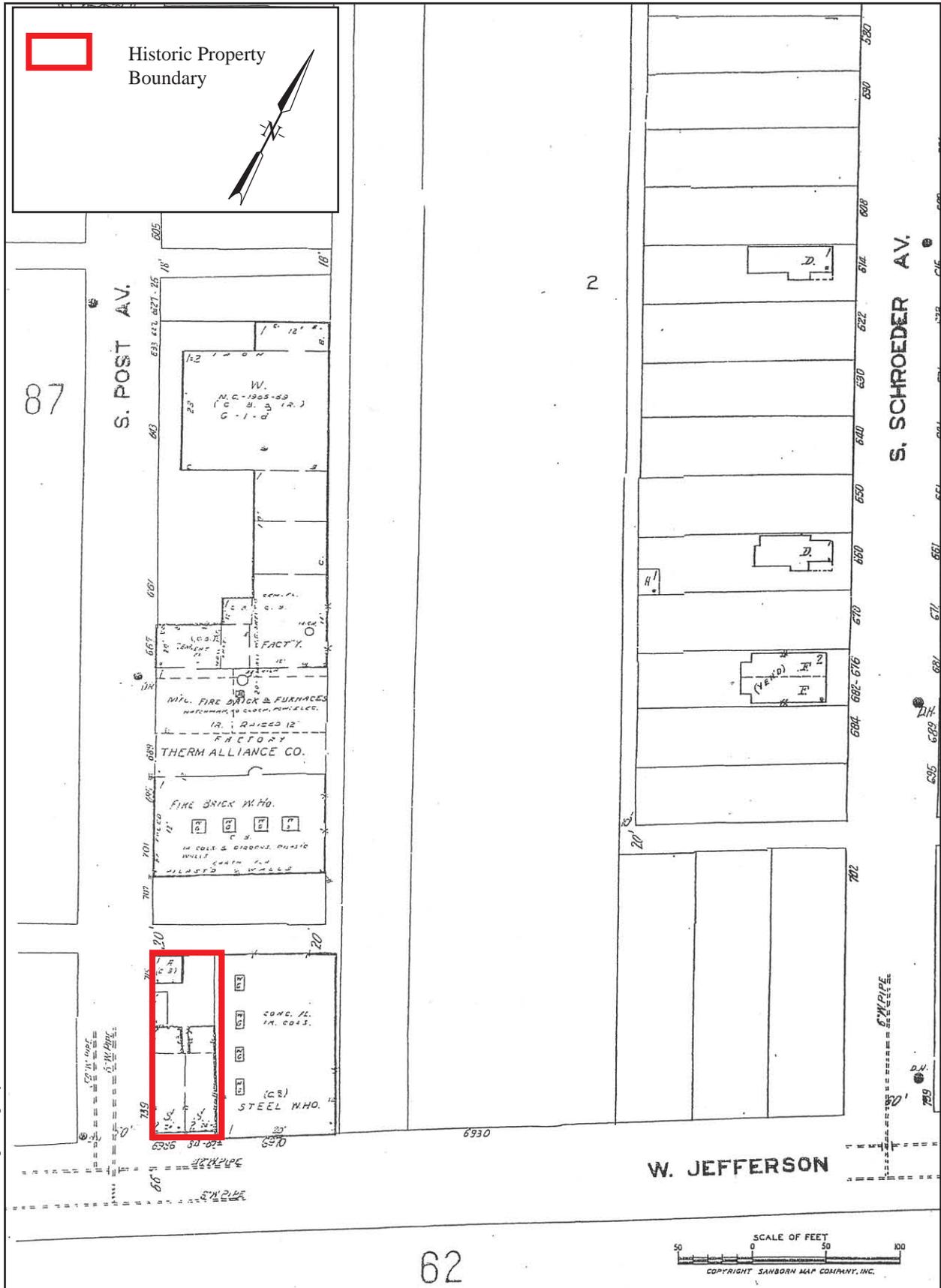


Figure 3.2.1-26. Kovacs Bar, 1992

establishment catering to the needs of the Delray population for over 60 years. Neighborhood bars and restaurants were vital to any community, and Delray was no exception. Many of the bar patrons were employed in the surrounding local industries, and the establishment provided a much-needed social outlet for the workers.

Kovacs Bar is situated on the north side of West Jefferson Avenue (Appendix B:7). A large one-story commercial building is attached to the east elevation of Kovacs. South Post Street forms the western boundary of the property. Located north of Kovacs is a late-nineteenth century commercial complex.

The two-story building has a symmetrical layout and is oriented perpendicular to West Jefferson Avenue, with the façade facing the road. Constructed primarily of soft brick in a Common Bond brick pattern, the building is capped with a flat metal roof. Stepped parapets surround the flat roof on the east, west, and south elevations. Smooth, ca. 1950s enameled panels have been applied to the lower portion of the façade but also extend to the west elevation. Most windows on the building have been replaced, and some openings have been reduced and infilled with glass block. On the west elevation, some openings have been altered and infilled with plywood covering. Appended to the rear elevation of the original structure is a one-story butterfly-roof addition, also constructed of brick. This appendage is capped with an asphalt shingle roof. A second one-story addition extends from the butterfly-roof addition and has a shed-roof covered in rolled asphalt siding. A one-story, two-bay rusticated concrete block garage is located at the rear of the property. All portions of the building are vernacular in style, but stone sills, brick corbelling (mostly evident on the façade), and a Queen Anne-inspired side porch (west elevation) add visual interest to the building.

### History

Although the exact date of the Kovacs Bar building is uncertain, it appears to have been erected ca. 1889 (*Metro Times* 2003). A Sanborn map from 1897 confirms the building in its present location. It was known as this time as Martin Kilian's Hotel (Klug 1999; Sanborn Map Company 1897).

No mention of the property is indicated in Detroit city directories prior to 1907. That year, the property is listed under the address of 1900 West Jefferson Avenue. The listing indicates the building was the Angus Smith Hotel, of which Angus Smith dealt in the hotel, a restaurant, choice wines, liquors and cigars (Polk 1907:503, 2133). In 1913 the property was known as the Simpson Hotel. William Simpson is indicated as the owner, boarding "by day or week," and had "reasonable rates." He also offered choice wines and liquors, in addition to being a cigar manufacturer of the "MK, OK, and other brands of Union made cigars" (Polk 1913:1916, 2708). The 1919 Detroit City Directory indicates the building was not longer at hotel, but instead housed three separate commercial units; Mike Marosi, a shoemaker (1968); Sampad Zadigian, coal, (1970); and the third unit was vacant at this time (1972) (Polk 1919:1416, 2504).

The building was vacant in 1928, but by 1936 the property was known as the Angela Gatto Beer Garden (Polk 1936:2505). Evolving ownership resulted in the building being the Michl Kovac Beer Garden in 1941 (Polk 1941: 994, 1835, 2432), and finally, the Kovacs Bar Tavern in 1956 (Polk 1956: 356, 644, 1629).

Kovacs was the brainchild of a Hungarian who originated from Ohio. The exact date as to when the family opened the business is arguable. According to the current owners, the Evans, the

oldest liquor license in the bar dates to 1944. Various members of the family operated the bar until 1996, when the Evans' bought the property. The business remains in operation today with the Evans' as owners (*Metro Times* 2003).

### Significance

Kovacs Bar is recommended eligible for the NRHP under Criterion A (events). Under Criterion A, Kovacs is significant for its association with the commercial/social history of the DRIC study area as a local neighborhood establishment catering to the needs of the Delray population for over 60 years. Neighborhood bars and restaurants were vital to any community, and Delray was no exception. Many of the bar patrons were employed in the surrounding local industries, and the establishment provided a much-needed social outlet for the workers. The building has undergone alterations that have reduced the integrity of materials and design; however, the building retains integrity of location, workmanship, feeling, and association, and remains structurally sound.

### **Motz's Burgers, 7208 West Fort Street (Tier 1)**

#### Description

Motz's Burgers is a neighborhood fast food establishment constructed ca. 1956 (Figures 3.2.1-27 and 3.2.1-28; Appendix C-13). It is significant for its association with the history of food commerce in the DRIC study area. Beginning in the mid-twentieth century and continuing to the present, the restaurant has provided food service to residents of the area, particularly to those working in the surrounding commercial/industrial businesses. The restaurant is the only fast food building constructed during the mid-twentieth century still in operation in the DRIC study area. Its construction is a direct result of the popularity of the DRIC study area at the time and the establishment enhanced the food service industry for the people living and working in the surrounding neighborhoods.

Located at 7208 West Fort Street, the building is situated on the north side of the road in the northwest quadrant of the intersection of Green and Fort Streets (Appendix B:6). The Fisher Freeway (I-75) service drive is located directly north of the building. Located directly east of the restaurant is a paved parking lot, and to the west is the Michigan Bell Telephone Vinewood Dial Office Building. West Fort Street and the Detroit Union Produce Terminal are located directly south. Green Street and the Fort Street/Green Street Detroit Police Station are located directly east of the restaurant.

The one-story restaurant is essentially rectilinear in form and is oriented perpendicular to West Fort Street. Constructed primarily of brick, the building has a flat roof capped with metal. Although the restaurant is vernacular in style, buttressed walls and battlements add décor. The aluminum frame windows and doors are reminiscent of its late 1950s era construction. With the exception of a replaced door on the east elevation, the exterior of the building remains highly intact.

#### History

Little published information is available for Motz's Burgers. A 1910 Sanborn indicates a different building in the present location of the restaurant (Sanborn Map Company 1910). There is no mention of the restaurant in Detroit city directories until 1956. That year, there were five



Figure 3.2.1-27. Motz's Burgers

Source: Sanborn Map Company 1978 Revised 1992

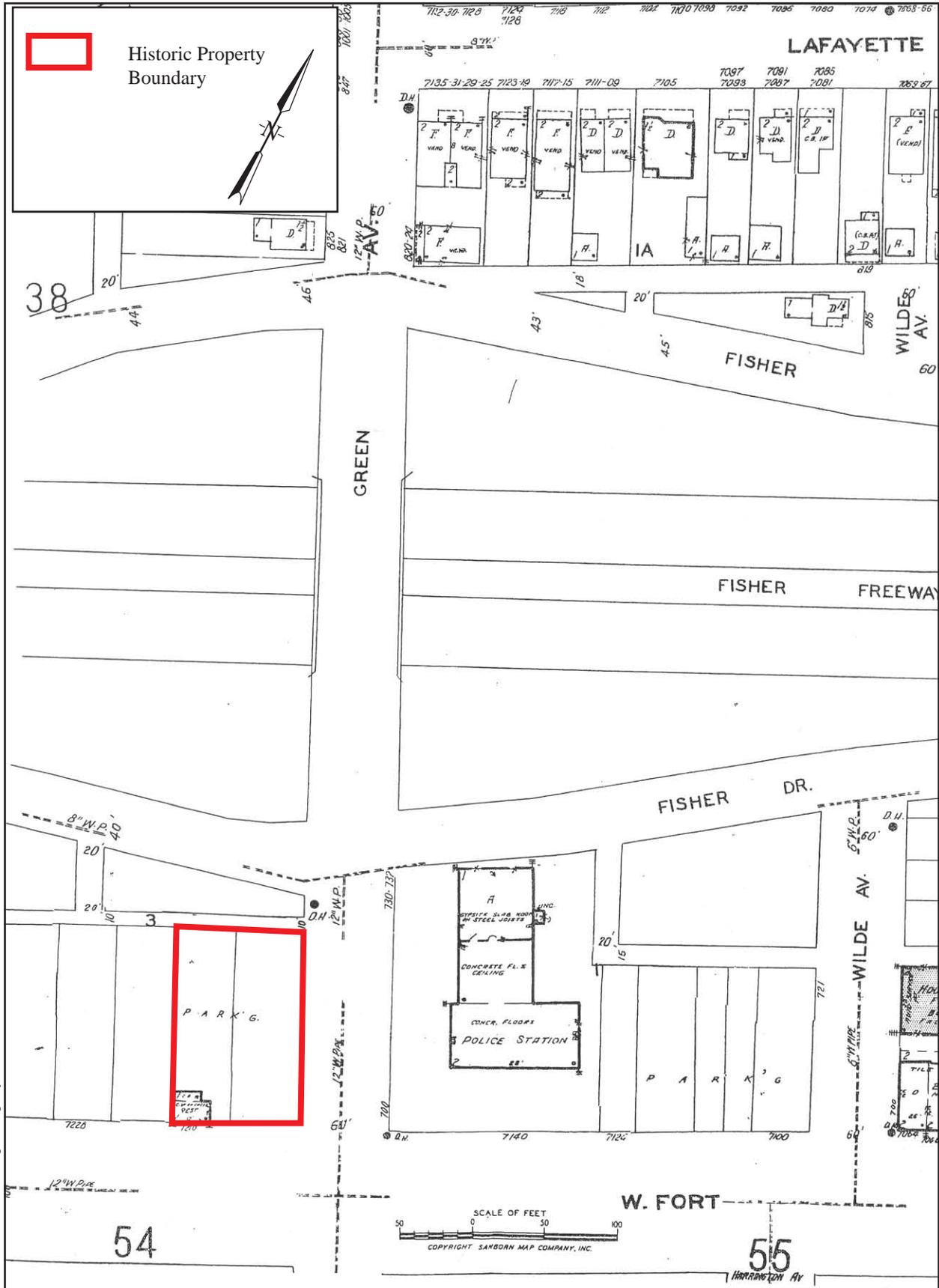


Figure 3.2.1-28. Motz's Burgers, 1992

Mott's Hamburger in Detroit, all owned by Milton and Robert Mott. The locations of the restaurants at this time included 13600 West Chicago Avenue, 6260 and 7216 West Fort Street, 9441 Grand River, and 15501 West McNichols (Polk 1956:543, 1547).

By 1964, only four of the five locations were operating in the city. The location at 9441 Grand River had closed. Jason L. Mott is listed as the owner of the company at this time (Polk 1964:190, 954). Since the spelling of the restaurant's name changed from the original Mott's to Motz's, it is likely there was also an ownership change, although published records to substantiate this were not identified.

### Significance

Motz's Burgers is recommended as eligible for the NRHP under Criterion A (events). Under Criterion A, the restaurant is significant for its association with the history of food commerce in the DRIC study area. Beginning in the last half of the twentieth century and continuing to the present, the restaurant has provided food service to residents of the DRIC study area, particularly to those working in the surrounding commercial/industrial businesses. The restaurant is the only fast food building constructed during the mid-twentieth century still in operation in the DRIC study area. Its construction is a direct result of the popularity of the area at the time and the establishment enhanced the food service industry for the people living and working in the surrounding neighborhoods.

## **Detroit Copper and Brass Rolling Mills Complex, 174 South Clark Street (Tier 2)**

### Description

The Detroit Copper and Brass Rolling Mills Complex includes the former headquarters and one factory building of a once much larger suite of buildings (Figures 3.2.1-29 and 3.2.1-30; Appendix C-14). Extant resources associated with the complex include a vernacular monitor-roof industrial building and a Georgian Revival-style office building, constructed ca. 1890 and 1906, respectively (Ashlee 2005). The complex is significant for its association with the company (although no longer in existence), and for its association with the industrial history of southwestern Detroit and the DRIC study area. The office building is also significant as an excellent example of the Georgian Revival architectural style.

Located at 174 South Clark Street (Appendix B:15, 16), the complex currently houses the Wayne County Port Authority. The complex sits on the west side of Clark Street between Fort Street and Jefferson Avenue. The office building is situated closest to the roadway and is oriented perpendicular to the street. The monitor-roof industrial building is located at the rear of the office building and parallels Clark Street. Clark Street and several empty industrial lots are located directly east of the complex. A former streetcar garage is located directly north of the complex. Additional vacant lots are located to the south.

The monitor-roof industrial building is all that remains of the production center for the Detroit Copper and Brass Rolling Mills Corporation. At one time the complex contained several dozen buildings located between Clark Street and Summit Avenue, bounded by the railroad tracks to the north and Jefferson Avenue to the south; however, the monitor-roof industrial building is significant as an intact representation of the complex. The building is brick-faced and is reinforced with steel. It rests on a creosote block floor, and iron columns support the monitor-style roof, which is covered in rolled asphalt. Modern metal siding now covers most of the one-story building. Otherwise, it remains fairly intact.