

City of Detroit

CITY COUNCIL HISTORIC DESIGNATION ADVISORY BOARD

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

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

Proposed Warren-Prentis Historic District

Final Report

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

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

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

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

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

HISTORY:

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

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

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

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

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

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

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

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

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

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

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

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

ARCHITECTURAL DESCRIPTION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

houses the Wayne State University Bioengineering Department.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BIBLIOGRAPHY - Warren - Prentis Historic District

The two sources used to prepare this study report were:

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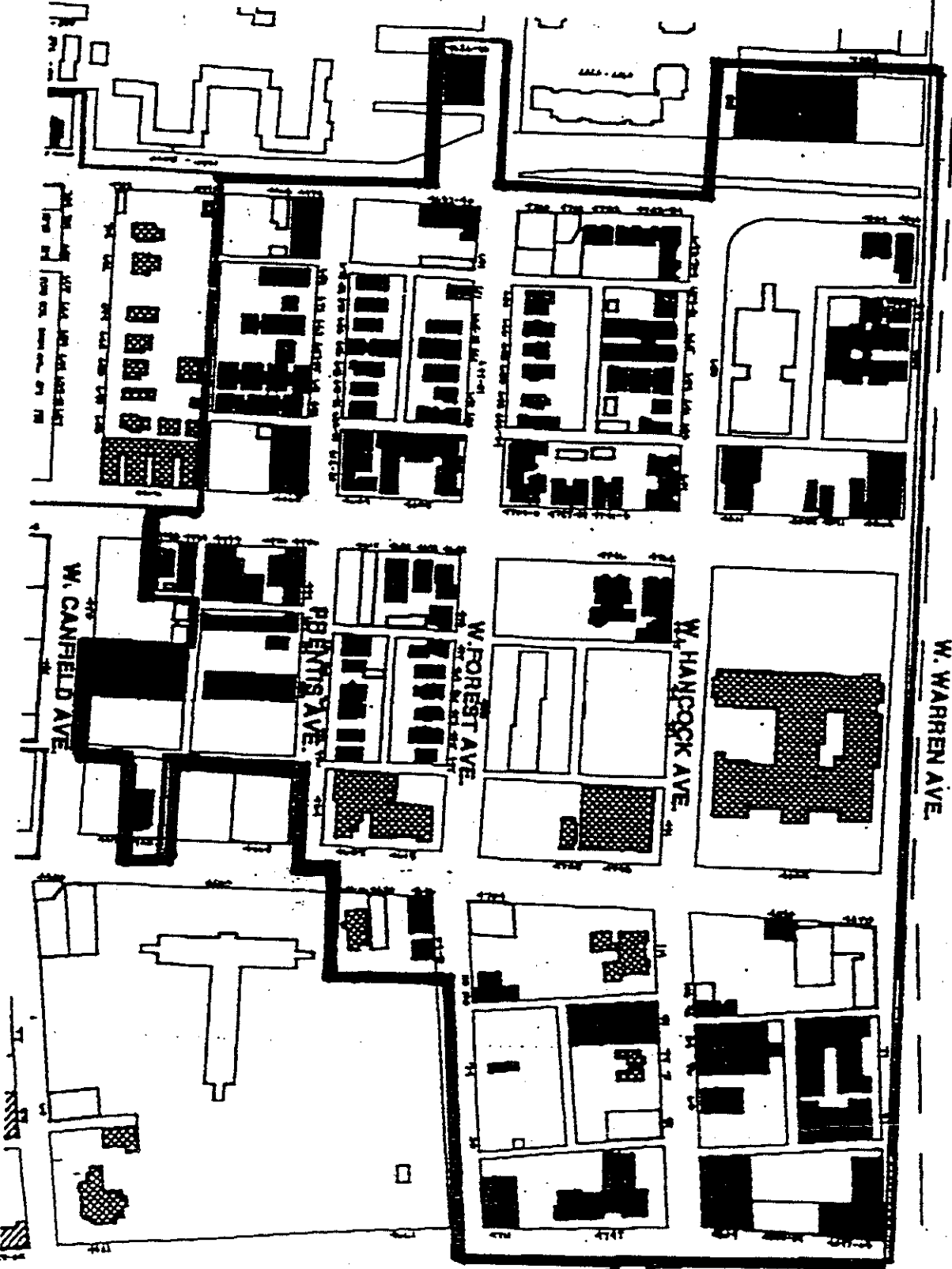
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PROPOSED WARREN-PRENTIS AREA HISTORIC DISTRICT
(Boundaries of district outlined in heavy black)

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

0 North



SCALE
(in feet)

