

2020 I-375 PRACTICAL ALTERNATIVE 5B DIRECT ABOVE-GROUND SURVEY

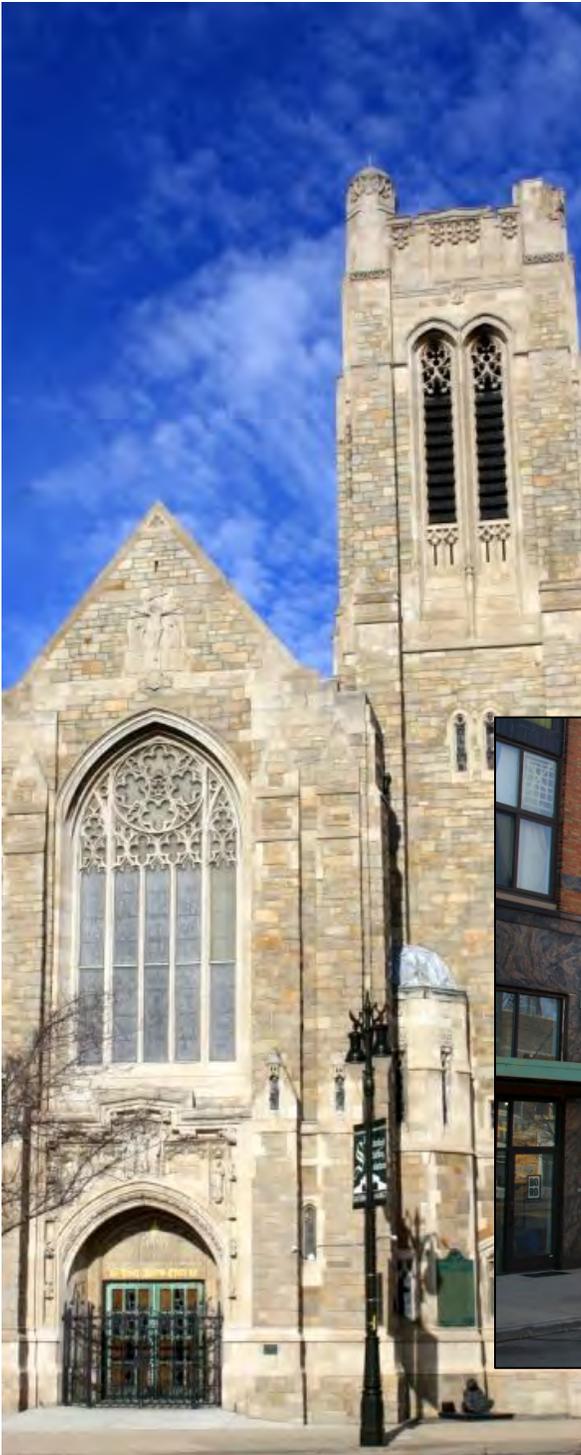
ADDENDUM REPORT

CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

J-1051, R1425 / ER99-391

FHWA

APRIL 2020



*Image Credits: Trinity Evangelical Lutheran Church (left) and Gratiot Avenue streetscape (right)
by Katie Remensnyder, Commonwealth Heritage Group, Inc.*



COMMONWEALTH
H E R I T A G E G R O U P

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ADDENDUM REPORT**

ER99-391

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Disclaimers

The opinions, findings, and conclusions expressed in this report are those of Commonwealth Heritage Group, Inc. and the authors and are not necessarily those of HNTB or the Michigan Department of Transportation.

ABSTRACT

Commonwealth Heritage Group, Inc. (Commonwealth) was contracted on February 16, 2017, by HNTB Michigan, Inc. (HNTB) on behalf of the Michigan Department of Transportation (MDOT) to conduct a land use history and archaeological sensitivity study, as well as update historic above-ground resources, for the I-375 Improvement Project, Detroit, Wayne County, Michigan. The above-ground resources report for this effort was submitted in December 2017.

In the time since the initial report, Practical Alternative 5b with Direct Lefts (Practical Alternative 5b Direct) was chosen as the Recommended Preferred Alternative for continuation, and further alterations in the project's area of potential effects (APE) have been made. Specifically, the project limits now include eight additional areas. Due to these alterations Commonwealth was contracted again in January 2020 by HNTB to support the planned addendum to the Practical Alternative (Project) and has been further tasked with conducting archaeological and architectural history (above-ground) investigations for HNTB, thereby assisting MDOT and the Federal Highway Administration in fulfilling their Section 106 regulatory compliance efforts.

This addendum report identifies above-ground resources that are in the eight additional areas surveyed for the Practical Alternative 5b Direct Project. The identified resources include those previously listed or recommended eligible for listing in the National Register of Historic Places (NRHP) and resources that are designated as City of Detroit Local Historic Districts. In addition to the resources identified in the December 2017 report (see Robinson et. al 2017), the addendum report identified 38 previously listed, determined eligible, and locally designated resources, which includes 33 in Eastern Market. Nine newly identified resources were also surveyed as part of the Practical Alternative 5b Direct Project.

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INTRODUCTION

Commonwealth Heritage Group, Inc. (Commonwealth) was initially contracted on February 16, 2017, by HNTB Michigan, Inc. (HTNB) on behalf of the Michigan Department of Transportation (MDOT) to conduct a land use history and assessment of archaeological potential, as well as update historic above-ground resources, for the I-375 Improvement Project, Detroit, Wayne County, Michigan. The project originally consisted of eight alternatives (two alternatives for the I-75/I-375 interchange and six alternatives for the portion of I-375 extending south of Gratiot Avenue) for the reconstruction of the Jefferson Avenue/I-375 business loop connecting the downtown Detroit commercial center with I-75 (Fisher Freeway). On August 17, 2017, HTNB contacted Commonwealth to inform them that the Project would carry forward three alternatives inclusive of both the I-75/I-375 interchange and the downtown business loop: the No-Build alternative, Practical Alternative 4, and Practical Alternative 5, with the remainder of the earlier proposed alternatives removed from consideration based on community and committee feedback. The above-ground resources report for this effort was submitted in December 2017.

In December 2017 Commonwealth presented the final report on three alternatives under consideration for improvements to I-375, connecting the downtown Detroit commercial district to Interstate 75 (I-75; Fisher-Chrysler) freeway via the Jefferson Avenue/I-375 business loop. The alternatives included a no-build option, Practical Alternative 4, and Practical Alternative 5. The 2017 report identified four previously listed or determined eligible buildings in the combined area of potential effects (APE; Table 1).

Table 1. Previously listed or determined eligible resources in proximity to the 2017 APE

Name	Address	Status	Date Listed/ Determined	In Above-Ground APE
Detroit Racquet Club	626 East Woodbridge Street	National Register of Historic Places (NRHP) Eligible	May 15, 2000	Yes
Christ Church Detroit	960 East Jefferson Avenue	NRHP Listed	March 11, 1971	Yes
Mrs. Solomon Sibley House/Christ Church Detroit Rectory	976 Jefferson Avenue	NRHP Listed	April 16, 1971	Yes
Holy Family Roman Catholic Church	641 Walter P. Chrysler Highway	State Register of Historic Sites (SRHS) and Marker	February 16, 1989	Yes

These four properties were then evaluated to determine if they continued to retain their historic significance and if there would be any impacts to the resource based on the planned Project. These findings are summarized in Table 2.

Table 2. Project impacts on previously listed or determined eligible properties in the 2017 APE

Name	Integrity	Impacts
Detroit Racquet Club	Retains integrity; continues to demonstrate significance under Criterion A and C	No direct project impact; potential to change setting based on possible new construction north of Woodbridge Street; no adverse effect

Name	Integrity	Impacts
Christ Church Detroit	Retains integrity; continues to demonstrate significance under Criterion A and C	No direct project impact
Mrs. Solomon Sibley House/Christ Church Detroit Rectory	Retains integrity; continues to demonstrate significance under Criterion A and C	No direct project impact
Holy Family Roman Catholic Church	Minor changes made over 50 years ago; continues to illustrate significance under Criterion A and C	Alternatives 4 and 5 would result in loss of parking in front of the church

Additionally, four newly surveyed and evaluated resources were identified as a result of the Project. Each of these properties were in the APE and initially were believed to be over 50 years old. The four properties are identified in Table 3.

Table 3. Properties newly identified in 2017

Name	Address	Eligibility Recommendation	Potential Impacts	Within Above-Ground APE
Annunciation Greek Orthodox Cathedral	707 East Lafayette Street	Not eligible	---	Yes
Jean Rivard Place Apartments	930 East Lafayette Street	Not Eligible	---	Yes
Lafayette Clinic/Woodward Academy	951 East Lafayette Street	Eligible under Criterion A	None	Yes
Medical Science Building/Shapero Hall	1401 Rivard	Not Eligible	---	Yes

The Lafayette Clinic/Woodward Academy retains historic integrity and was recommended eligible under Criterion A. It was recommended that there would be minor impacts on the resource's setting from Alternatives 4 and 5, but overall no adverse effect.

On October 15, 2018, the Michigan State Historic Preservation Office (SHPO) issued comments on the report. The letter (Appendix A) concurred with Commonwealth's recommendations of eligibility for the Lafayette Clinic/Woodward Academy and agreed that there were only four previously identified historic properties in the APE. The letter further concurred that although the Project would bring some changes to the area, such as infill around the Detroit Racquet Club, this change would return the property to its historic density, and therefore a finding of No Adverse Effect was reached. Additionally, the proposed changes to East Jefferson Avenue would have a modest benefit to the frontage of Christ Church, and the revised Alternative 5 retained on-street parking opportunities for Holy Family Roman Catholic Church, also resulting in No Adverse Effect for both church buildings.

In the time since this initial report, Practical Alternative 5b with Direct Lefts (Practical Alternative 5b Direct) was chosen as the Recommended Preferred Alternative and selected for continuation, and alterations in the Project's APE have been made. Commonwealth was contracted in January 2020 by HNTB to support the planned addendum (Figure 1). The eight additional areas included in the Project limits for Practical Alternative 5b Direct include:

1. the section of Gratiot Avenue in Detroit, between Maple Street on the west and just east of the Dequindre Cut Greenway on the east side;
2. a small section along the I-75 Frontage Road/Chrysler Drive at the northwest quarter of the interchange;
3. along East Montcalm just north of Ford Field;
4. the Gratiot Connector between Russell and Gratiot;
5. up to 250-ft extensions to the east and west of Chrysler Drive along Lafayette Street;
6. up to 250-ft extensions to the east and west of Chrysler Drive along Larned Street;
7. the I-75 service drives from Napoleon Street (East Fisher Service Drive) to Mack; and
8. archaeological/land-use assessment of the southern tip of the project area from Atwater Street to the Detroit River.

In these eight areas, planned undertakings include reconstruction of the roadways, constructing a new bridge over the Dequindre Cut Greenway, reconstructing medians, and sidewalk replacements along the reconstructed roadways.

This addendum report identifies any above-ground resources that are adjacent to the eight additional areas surveyed for the Practical Alternative 5b Direct Project. The identified resources include those previously listed or recommended eligible for listing in the National Register of Historic Places (NRHP) and resources that are designated as City of Detroit Local Historic Districts. Field investigations, including photo-documentation of the various alternatives, were conducted on February 3 and 13, 2020.

METHODOLOGY

Methods established in Robinson et al. (2017) were continued for the current project. This includes additional background research at the Michigan State Historic Preservation Office (SHPO) and additional investigations as previously identified.

Area of Potential Effects Definition

Following the requirements of the *Michigan Above-Ground Survey Manual* (Kolokithas and Tuinstra 2018), because the Project is in an urban setting, Commonwealth surveyed only those resources that are known to be over 40 years old. Furthermore, the APE for this Project is determined to be only those resources with a viewshed to the Project area. The Practical Alternative 5b Direct Above-Ground APE (hereafter referred to as above-ground APE or APE for the remainder of this report) extends one building from the area of planned work or roadway improvements, unless there is a vacant lot, in which case the buildings behind the vacant lot with a clear viewshed to the Project area were also included in the APE.

Because this is a second effort in an area previously surveyed as part of the Project, there are some areas where the project limits did not change from earlier recordation; however, there are several sections that resulted in the need for additional investigation. The updated APE is illustrated in Figure 2 with the previously surveyed areas highlighted. Information regarding the above-ground resources in the highlighted areas can be found in Robinson et al. 2017.

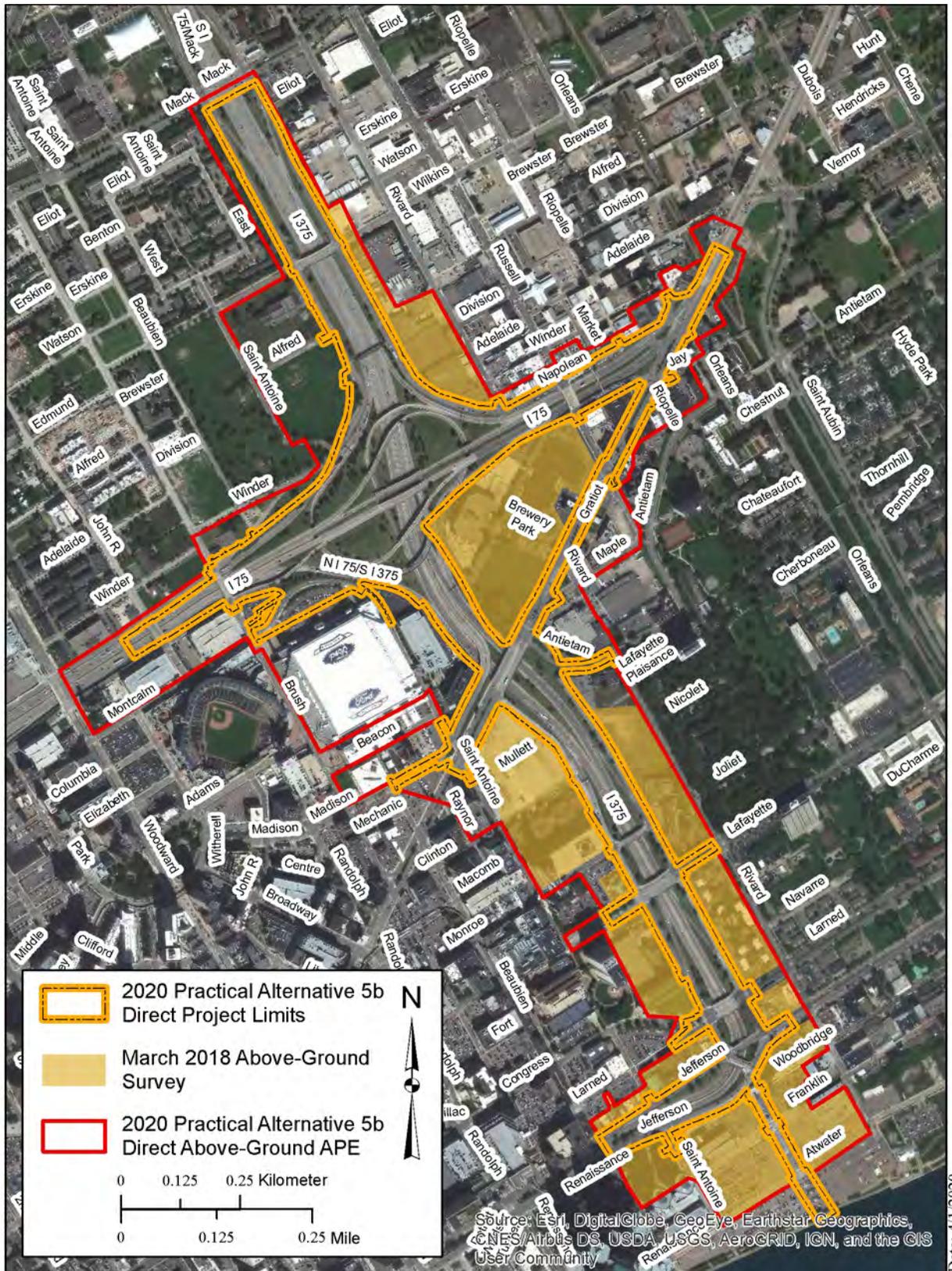


Figure 2. Above-ground APE showing previously surveyed areas

PREVIOUSLY IDENTIFIED CULTURAL RESOURCES

There are four historic districts and individual resources that have been listed in the NRHP in the newly surveyed areas for the 2020 Practical Alternative 5b Direct Above-Ground APE, and two City of Detroit Local Historic Districts (for information regarding previously listed and determined eligible resources in the December 2017 Above-Ground Survey, as depicted in Figure 2, see Robinson et al. 2017). Table 4 provides the name, address, and date each resource was listed in the NRHP or designated as a local historic district. Each resource is also indicated on maps presented in Appendix A.¹

Table 4. Previously listed or determined eligible above-ground resources in the APE

Name	Address	Status	Date Listed	In Above-Ground APE
Eastern Market Historic District and Boundary Expansion	Roughly bounded by Gratiot Avenue, St. Aubin Street, Division Street, Wilkins Street, Riopelle Street, and Rivard Street	NRHP listed	Original: 11/29/1978 Expansion: 2/1/2007	Partially
St. Joseph Roman Catholic Parish Complex Boundary Expansion	1828 Jay Street (includes the convent at 2315 Orleans Street)	NRHP listed; City of Detroit Local Historic District	NRHP: 1/28/1992 Local Historic District: 12/31/1971	Partially
St. John's Episcopal Church	2326 Woodward Avenue/ 50 E. Fisher Freeway	NRHP listed	NRHP: 4/22/1982	Yes
Trinity Evangelical Lutheran Church Complex	1345 Gratiot Avenue	NRHP listed; City of Detroit Local Historic District	NRHP: 2/10/1983 Local Historic District: 11/25/1979	Yes
Brush Park Historic District	Roughly bounded by Mack Avenue, Woodward Avenue, Beaubien Street, and the Fisher Freeway	City of Detroit Local Historic District	Local Historic District: 1/23/1980	Partially
Brewster-Wheeler Recreation Center	2900 St. Antoine Street	City of Detroit Local Historic District	Local Historic District: 6/9/2015	Yes

In addition, there are five NRHP-listed districts or individually listed buildings in proximity to the newly surveyed areas for the 2020 Practical Alternative 5b Direct Above-Ground APE, one National Historic Landmark, and three City of Detroit Local Historic Districts. These are listed in Table 5 and depicted in Appendix B. Because these are outside of the above-ground APE, these resources were not surveyed for this report.

¹ Previously listed, determined eligible, and recommended eligible resources that were identified in Robinson et. al 2018 are also depicted on Appendix A maps to provide a comprehensive view of the resources in the Project area.

Table 5. Previously listed or determined eligible above-ground resources in proximity to the APE

Name	Address	Status	Date Listed
Lafayette Park/ Mies van der Rohe Residential District	Roughly bounded by Lafayette Avenue, Rivard Street, Antietam Street, and Orleans Street	NHL; NRHP listed; City of Detroit Local Historic District	NHL: 7/21/2015 NRHP: 8/1/1996 Local Historic District: 2/16/2003
Nellie Leland School	1395 Antietam Street	NRHP listed; City of Detroit Local Historic District	NRHP: 2/14/2002 Local Historic District: 3/2/2003
St. John's – St. Luke's Evangelical Church	2120 Russell Street	NRHP listed; City of Detroit Local Historic District	NRHP: 4/22/1982 Local Historic District: 6/24/1982
Antietam Street – Grand Trunk Railroad bridge (demolished)	Antietam Street over Grand Trunk Railroad	NRHP listed	NRHP: 2/18/2000
Sacred Heart Roman Catholic Church Complex	1000 Eliot Street	NRHP listed	NRHP: 6/6/1980

One resource previously listed in the NRHP, the Antietam Street-Grand Trunk Railroad bridge, was demolished in 2007 due to structural deficiencies. The bridge, which was on Antietam Street and spanned the Grand Trunk Railroad/Dequindre Cut Greenway, was replaced with a new structure in 2007 (HistoricBridges.org 2020).

HISTORIC CONTEXT

See Chapter 4 in Robinson et al. (2017) for contexts related to community development and the Gratiot Area Redevelopment Project. Two additional areas significant to the history of the expanded APE are presented below, commerce and industry.

Commerce

Commercial development has surrounded Gratiot Avenue since the 1840s. A major trunkline, Gratiot Avenue (also known as Michigan highway M-3) was laid out to connect the city to Fort Gratiot, which was near present-day Port Huron. Survey of the road started in 1827, and construction began in 1828 (American State Papers 1828:596; Western Historical Co. 1883:497). By 1835 the avenue reached Fort Gratiot, a distance of nearly 60 miles (Farmer 1884:940). The Gratiot Avenue commercial corridor developed early in Detroit's history. In downtown Detroit, Gratiot Avenue was flanked by two- to four-story shops, hotels, and small manufacturing facilities. Interspersed with churches and fire stations, commercial development stretched nearly unbroken to Chene Street in the late 1800s, nearly 2 miles (Sanborn-Perris Map Co. 1897a, 1897b, 1897c). Farther along Gratiot, in 1831 the only business between Detroit and Mount Clemens was a "half-way house" that provided amenities for travelers (Leeson 1882:776). The area beyond Harper Avenue continued to be primarily rural up to the early 1900s, although a few small settlements flanked Gratiot Avenue, such as Leesville, near Harper Avenue, and Conner's Creek, near Seven Mile Road (Geil et al. 1860; Sherzer 1917).

During the twentieth century, commercial development around Gratiot Avenue continued to grow. By the 1920s Gratiot Avenue was lined with much larger commercial buildings near downtown Detroit, including the theaters, banks, and the 10-story J. L. Hudson Company Department Store on the corner of Gratiot and Woodward Avenues. Two- and three-story commercial buildings and light manufacturing facilities stretched to the city's limits, at that time delineated by Harper Avenue and Cadillac Avenue (Sanborn Map and Publishing Co. [Sanborn] 1915a, 1915b, 1921, 1922). The section between Hastings Street (now I-375) and St. Aubin Street was home to many food wholesale and distributions centers and breweries, which became Eastern Market. A major change to commercial buildings took place in 1932, when Gratiot Avenue was widened from 72 feet to 120 feet as a result of increasing traffic along the corridor. To accommodate the widened road, the facades and front portions of many of the buildings on the south side of Gratiot Avenue were removed and reconstructed, whereas other buildings were demolished entirely (Goldstein and Chapman 2006:35).

Much of the Project area is in a commercial area that has been developing since the mid-1880s: Eastern Market. This area is roughly encompassed by Gratiot Avenue, Chrysler Freeway (I-75), Mack Avenue, and Dubois Street. By 1860 this area was used by local farmers who traveled down Gratiot Avenue from the rural areas northeast of Detroit to set up temporary stalls and sell produce. In the 1880s the area was occupied by Detroit's large German community, who developed a commercial district, including several large breweries, along Gratiot Avenue. By the early 1890s the commercial strip was transformed into a formal market, with permanent food sheds constructed at Russell Street and Gratiot Avenue. Over the following decades the area

largely transformed to serve the food industry, including wholesale, retail, production, and distribution centers (Goldstein and Chapman 2006).

Hastings Street was also the center of a large commercial area before the street and surrounding buildings were demolished as part of urban renewal efforts and the construction of I-375 in the 1960s. In the first half of the twentieth century, two integrated neighborhoods, known as Black Bottom and Paradise Valley, were home to many Jewish immigrants from Germany and Eastern Europe. During World War I, many African American workers moved to the neighborhoods as the Jewish community started moving further north in the city. Segregation, and redlining practices in the 1940s, resulted in the neighborhoods being primarily occupied by African Americans. By the 1950s Paradise Valley was a thriving African American commercial district and was centered around Hastings Street (see Section 4.1 Community Development in Robinson et al. 2017; Detroit Historical Society 2020a). The area included African American-owned shops, restaurants, theaters, clubs, medical practitioners, hotels, night clubs, grocery stores, cleaners, and pool halls (Environmental History in Detroit [EHID] 2014). However, the construction of I-375 obliterated Hastings Street and its commercial buildings, and the surrounding neighborhoods were largely eliminated as part of the Gratiot Area Redevelopment Project (see Section 4.2 Gratiot Area Redevelopment Project in Robinson et. al 2017).

Commercial activity along Gratiot Avenue started to decline in the 1960s. Large commercial blocks had been demolished to make way for I-375 and large housing developments, such as Lafayette Park. Additional commercial buildings were abandoned and demolished as Detroit's population rapidly declined from the 1970s–2010s, from 1.5 million in 1970 to just over 677,000 in 2015 (Gibson and Jung 2005; MacDonald 2016). However, many businesses in the Eastern Market area remained, and additional areas along Gratiot Avenue and in the Project area have seen some revitalization in the past decade. Commercial changes near the Project area also took place in the late twentieth and early twenty-first centuries. The Detroit Tigers' new stadium (Comerica Park) was constructed on the south side of I-75, west of Brush Street, in the late 1990s. Construction of Ford Field, located directly east of Comerica Park, began just after construction of Comerica Park and was completed in 2002 (Woodford 2001).

Industry

As Detroit rapidly grew in the late eighteenth and early nineteenth centuries, the need for utilities to serve businesses and residents likewise grew. One of these utilities was steam generation, which could be used to heat businesses and residences while also producing electricity. District steam heating was invented by Birdsill Holly, Jr. of Lockport, New York, in 1877 (The American Society of Mechanical Engineers [ASME] 1985:2–3). After Holly became a founding member of a company that manufactured hydraulic machinery and steam-powered fire engines, Silby, Race & Holly, he founded the Holly Manufacturing Company in 1859. Nearly two decades later, he founded the Holly Steam Combination Company in 1877, where he started to work on centralized steam-heating systems. These systems included a large, central plant that would send steam to multiple buildings through a network of supply and return pipes, which was more efficient than individual boilers in each building. However, it took another 10 years of improvements before the company, renamed the American District Steam Heat Corporation, was able to successfully market its products (ASME 2012).

In 1903 the Detroit Edison Company was established to build and operate an electric power plant, which would supply two electric companies already in operation in the city. One of these companies was the Edison Illuminating Company, which had been established in 1866. The Edison Illuminating Company had a small generating station, the Willis Avenue Station, which was acquired by the Detroit Edison Company in 1903. Located near the intersection of West Willis Street and Woodward Avenue, the Willis Avenue Station housed large boilers that produced steam that powered turbines, which in turn generated electricity. It also supplied the exhaust steam to neighboring buildings for heating purposes by using district steam heating, as Holly's system came to be known (ASME 1985:2–3; Griner 1997:5).

A separate company, the Central Heating Company, was initially responsible for operating the steam heating system network and installing the distribution lines throughout the city. Also established in 1903, the Central Heating Company purchased the steam from Detroit Edison and at first served only 12 customers. After less than one year of operating, in 1904 the Central Heating Company constructed nearly 10,000 feet of new steam pipes. In 1915 the Detroit Edison Company bought out the Central Heating Company, along with a second steam company, the Murphy Power Company, and consolidated district steam operations (ASME 1985:2–3; Griner 1997:5).

The demand for steam heat continued to grow in the following decade, especially in the downtown Detroit area. The Willis Avenue Station was rebuilt in 1916. Construction on the Willis Station to increase capacity continued through 1927. In 1917 a second steam heating plant was constructed at Congress Street and Cass Avenue. In 1926 a third plant, the Beacon Plant, was constructed on Beacon Street. The Beacon Plant will be discussed further, starting on page 27. The fourth, and last, steam plant was constructed in 1929 on West Grand Boulevard and was primarily used to heat the General Motors Corporation office building (now Cadillac Place) and the business district that surrounded it, known as New Center. By the 1940s over 42 miles of underground steam pipes had been installed, along with over 2.5 miles of underground tunnels. Detroit Edison's district steam heating system supplied heat to more than 1,650 customers (Griner 1997:5). By 1948 the Willis Avenue Station had expanded to seven boilers. The Congress Street Plant was closed in 1959 as its equipment became obsolete, and additional boilers were installed at the Beacon Plant to meet the needs of the former Congress Street Plant customers (ASME 1985:4).

Today, the three steam plants—Willis, Beacon, and Boulevard—continue to provide steam heat for Detroit. The steam plants and 39-mile pipe network, owned and operated by Detroit Thermal LLC since 2003, serve over 140 buildings throughout the downtown, Midtown, and New Center areas of Detroit (Benedetti 2010).

ABOVE-GROUND SURVEY RESULTS

There are three individually listed properties and one historic district that were previously listed in the NRHP in the above-ground APE (Figure 2 through Figure 4; Appendix B). As listed properties, they are considered historically significant and need to be evaluated for any potential impacts by the planned Project. A brief history of each listed resource is provided.

Additionally, there are one property and one district that are designated as City of Detroit Local Historic Districts. The district includes one resource that also falls within the above-ground APE: the commercial building at 2458 Brush Street. A brief history of each local historic district is provided, along with an NRHP evaluation for each individual resource that is in the above-ground APE.

Commonwealth identified nine additional above-ground resources that are newly recorded and documented. A description of each resource is provided, followed by the property's history and an evaluation for eligibility for listing in the NRHP.

Previously Listed Properties in the Expanded APE

Trinity Evangelical Lutheran Church Complex, 1345 Gratiot Avenue

The Trinity Evangelical Lutheran Church Complex is entirely in the above-ground APE (Figure 3, Figure 5). It was established as a City of Detroit Local Historic District on November 25, 1979 and was listed in the NRHP on February 10, 1983. The complex includes the church and the attached parish house. The church complex is significant in the areas of architecture, art, and religion (Cotman 1982). The complex continues to retain a high degree of historic integrity.

The Trinity Evangelical Lutheran Church was constructed in 1929–1931 in the Gothic Revival style (Appendix C Figure C5). It is 65 feet high with a 104-foot tower at the southeast corner. The walls are granite and limestone, and the roof is sheathed in slate. The façade and west elevation contain many large stained-glass windows. The associated three-story, Tudor-style Parish House, which adjoins the east elevation of the church tower, was completed in 1928. Both buildings were designed by Detroit-based architect William Edgerton N. Hunter (Cotman 1982).



Figure 4. Surveyed above-ground resources, western and northern sections of APE

St. Joseph Roman Catholic Parish Complex, 1828 Jay Street

The St. Joseph Roman Catholic Parish Complex is partially in the above-ground APE; specifically, the APE encompasses the convent at 2315 Orleans Street (Figure 5). The church, rectory, and Wermers' house were established as a City of Detroit Local Historic District on December 31, 1971; the local historic district does not include the convent in its boundaries (City of Detroit 2020). The church was listed in the NRHP on December 8, 1972, and the NRHP-listed district was expanded on January 28, 1992, to include the rectory, Wermers' house, and convent. The church complex is significant in the areas of architecture, art, education, religion, and social history. It has multiple periods of significance, which span the years between 1850 and 1949 (Heil 1971; Worden 1991). The complex continues to retain historic integrity.

The church was built in 1870–1873 and was designed by New York-based architect Francis X. Himpler. It was built in the Gothic Revival style and was originally built without its steeple. The tower and steeple were completed in 1883 and 1893, respectively, by Detroit-based architectural firm Donaldson & Meier. Most of the church is built of limestone and sandstone from Michigan and Ohio. The rectory is east of the church and was built in 1896. It is a two-story residence built of brick and sandstone with Gothic Revival-style features. Wermers' house was built in 1911–1912 as a home for Reverend B.J. Wermers. It is a brick-veneer Foursquare (Heil 1971; Worden 1991).

The convent, which is in the 2020 Practical Alternative 5b Direct Above-Ground APE, was originally built as a rectory in 1865. After the new rectory opened in 1896, the building was converted to a convent (Heil 1971; Worden 1991). The original portion of the building is a two-story, brick, Italianate-style residence (Appendix C Figure C27). A two-story wing extends from the south elevation. This is depicted as a one-story wing on the 1884 Sanborn Fire Insurance map. The second story was constructed ca. 1890 and appears on the 1897 Sanborn Fire Insurance map, in which the building is labeled “Sisters’ Ho.” (Sanborn-Perris Map Co. 1897b:33). Recently, window openings on the north and west elevations were substantially altered and a small addition was constructed on the roof.

Eastern Market Historic District and Boundary Expansion, roughly bounded by Gratiot Avenue, St. Aubin Street, Division Street, Wilkins Street, Riopelle Street, and Rivard Street

The Eastern Market Historic District was listed in the NRHP in 1978. The district included the historic resources in the area roughly bounded by Rivard Street, Division Street, Riopelle Street, and Gratiot Avenue, which comprised the core of the public market's wholesale and commercial area. The original district encompassed approximately 80 resources (Clohset 1974). In 2007 the previously listed Eastern Market Historic District was expanded to include the area roughly bounded by Gratiot Avenue, Riopelle Street, Wilkins Street, the Grand Trunk Railroad (now the Dequindre Cut Greenway), and Division Street. The expansion added 86 resources to the district, 76 of which are contributing. The district is significant under Criteria A and C in the areas of architecture, commerce, German ethnic heritage, and industry. Its period of significance is 1869–1955 (Goldstein and Chapman 2006).

There are 33 buildings in the Eastern Market Historic District and Boundary Expansion that are also in the above-ground APE (Figure 5). Each of the buildings in the Eastern Market Historic District and Boundary Expansion that also falls within the above-ground APE is listed in Table 6, with brief background information.² Photos of each resource are in Appendix C.

Table 6. Historic resources in the Eastern Market Historic District and Boundary Expansion that are in the above-ground APE

Resource	Background	Appendix B Photo
Wolverine Packing Co., 1321 E. Fisher Freeway	There are three commercial buildings currently combined under one address. Historically, these buildings were (from west to east) 1321 Napoleon, 1327–1331 Napoleon, and 1339–1341 Napoleon. 1321 Napoleon is a three-story building constructed ca. 1915 and was the Frank & Davidson Wholesale Grocery Co. The three-story building at 1327–1331 Napoleon was constructed ca. 1925. The two-story building at 1339–1341 Napoleon was constructed ca. 1915. The buildings are contributing to the historic district.	Figure C1
Harris & Throop, 1343 E. Fisher Freeway	This is a three-story commercial building that was constructed in 1913 as a wholesale grocer, Harris & Throop. It was designed by the Detroit-based architectural firm Pollmar & Ropes (Detroit Free Press [DFP] 12 January 1913, Part 2:12). By 1919 the building housed J. Grosberg & Sons, along with other businesses. The building is contributing to the historic district.	Figure C2
Dinan Building, 1400 E. Fisher Freeway	This is a three-story commercial block that was constructed in 1904. It was designed by the Detroit-based architecture firm Pollmar & Ropes. The façade fronting E. Fisher (formerly East High Street) featured seven storefronts. The building is contributing to the historic district.	Figure C3
Gratiot Central Market, 1442 E. Fisher Freeway/1429 Gratiot Avenue	Although the building carries a Fisher Freeway address, the façade faces Gratiot Avenue. The commercial building with glazed terra cotta was constructed in 1915–1916. It was designed by the Detroit-based architecture firm Smith, Hinchman & Grylls. The building has been home to markets, wholesale meat stores, and a bowling alley. The building is contributing to the historic district.	Figure C4
Busy Bee Hardware, 1401 Gratiot Avenue	This commercial building was constructed in 1918 (Fogelman and Rush 2013, 72). It replaced a police station with a very similar footprint. The building was home to Bee Hardware (later Busy Bee Hardware) from its time of construction to 2017. It is currently vacant. The building is contributing to the historic district.	Figure C6

² Unless otherwise noted, background information was obtained from the original Eastern Market Historic District NRHP nomination (Clohset 1974), the Eastern Market Historic District Boundary Expansion nomination (Goldstein and Chapman 2006), and Sanborn Insurance Maps (1884, 1897a, 1897b, 1920, 1921, 1950, 1951).

Resource	Background	Appendix B Photo
Commercial building, 1409–1417 Gratiot Avenue	This commercial building consists of two sections that were built at different times. The two-story section, which includes three storefronts, was constructed ca. 1880. To its west is a three-story section, which was constructed ca. 1890. Based on an undated photo and architectural features, the three-story section may have originally been constructed as two stories (Fogelman and Rush 2013, 72). The building still contains its original hand-cranked, rope-operated, nonelectric elevator. The building is contributing to the historic district.	Figure C7
Webber Building, 1404 Gratiot Avenue	This building was built as a factory for knit goods. The first floor featured commercial space for the factory. The building was originally constructed in 1923. In 1932 it was partially demolished, and the façade was reconstructed following the widening of Gratiot Avenue. The building is contributing to the historic district.	Figure C8
Detroit Knitting Mills, Inc., 1410 Gratiot Avenue	This Art Deco-style building was the Detroit Knitting Mills factory and featured first-floor commercial space to sell its goods. It was constructed in 1912. In 1932 it was partially demolished, and the façade was reconstructed following the widening of Gratiot Avenue. The new façade was designed by Detroit-based architectural firm Donaldson & Meier. The building is contributing to the historic district.	Figure C9
Wisner Confectionary, 1428 Gratiot Avenue	<p>The Wisner Confectionary was built at an unknown time. After the Gratiot Avenue widening in 1932, the façade was reconstructed in the Art Deco style with white glazed tile and a zig-zag motif. The two-story building had commercial space on the first story and residential space on the second. The building is contributing to the historic district.</p> <p>Currently, a one-story adjoining building shares the same address. This building was historically the Paquin & Gibb church supplies store and carried the address 1420 Gratiot. It was built at an unknown time. After the Gratiot Avenue widening in 1932, the façade was reconstructed in the Art Deco style. The building is contributing to the historic district.</p>	Figure C10
Kammerer Reed & Willow Works/ Louis Feiler Company, 1432 Gratiot Avenue	This two-story commercial building was constructed at an unknown time. After the Gratiot Avenue widening in 1932, the façade was reconstructed in the Art Deco style and was designed by architect Roland C. Geis. The building is contributing to the historic district.	Figure C11
Posselius Furniture Company/Atlas Furniture Company, 1440 Gratiot Avenue	This six-story building was a furniture factory that featured first-floor commercial space to sell its products. Its original date of construction is unknown. In 1932 it was partially demolished, and the façade was reconstructed following the widening of Gratiot Avenue. The new façade was designed by Detroit-based architectural firm Donaldson & Meier. The building is contributing to the historic district.	Figure C12
1451–1457 Gratiot Avenue	This one-story commercial building was constructed ca. 1910. Based on the 1921 and 1950 Sanborn Fire Insurance maps, the building was	Figure C13

Resource	Background	Appendix B Photo
	originally two stories. It is not known when the second story was removed. The building is contributing to the historic district.	
George W. Brink & Son (novelty wholesalers), 1454 Gratiot Avenue	The original construction date of this two-story commercial building is unknown. After the Gratiot Avenue widening in 1932, the façade was reconstructed in the Art Deco style by contractor Gordon B. Hall. The building had commercial space on the first story and a loft on the second. The building is contributing to the historic district.	Figure C14
Lowther Wallpaper & Paint, 1460 Gratiot Avenue	The original construction date of this one-story commercial building is unknown. After the Gratiot Avenue widening in 1932, the façade was reconstructed in the Art Deco style. The building is contributing to the historic district.	Figure C15
The Fair (general merchandise store), 1461–1463 Gratiot Avenue	This three-story commercial building was constructed in 1896. It was built for The Fair, a general merchandise store, which was run by Keidan and Zemon, proprietors. It later became a Kresge store (Fogelman and Rush 2013, 71). The building is contributing to the historic district.	Figure C16
Detroit Findings & Leather Co., 1464 Gratiot Avenue	This Art Deco commercial building with three storefronts was constructed in 1932–1934 after Gratiot Avenue was widened. It was designed by Detroit-based architectural firm Donaldson & Meier. The building is contributing to the historic district.	Figure C17
Julius Zelenko men's furnishings, 1480 Gratiot Avenue	This one-story commercial building was originally constructed ca. 1920. After the Gratiot Avenue widening in 1932, the façade was reconstructed in the Art Deco style. The building is contributing to the historic district.	Figure C18
Koenig Coal and Supply Company, 1486 Gratiot Avenue	This commercial building was constructed ca. 1911 for the Koenig Coal and Supply Company. In 1932 it was partially demolished for the widening of Gratiot Avenue, and the façade was reconstructed (or the building was entirely demolished and rebuilt; records are unclear). The 1932 Art Deco-style façade features black structural glass. The building is contributing to the historic district.	Figure C19
1490 Gratiot Avenue	This one-story building was constructed in 1946. It may have been a small commercial building with a storefront that has been highly altered, or it may be an addition to the Koenig Coal and Supply Company at 1486 Gratiot Avenue or Sweier Drug Store at 1494 Gratiot. The building is non-contributing to the historic district because it has lost historic integrity.	Figure C20
Sweier Drug Store, 1494 Gratiot Avenue	This commercial building constructed in 1905 as the Sweier Drug Store. It was designed by Detroit-based architect Louis Kamper. In 1932 it was partially demolished for the widening of Gratiot Avenue, and the façade was reconstructed by George W. Auch, Co., contractor. The first	Figure C21

Resource	Background	Appendix B Photo
	story was used for retail and the second story had residential apartments. The building is contributing to the historic district.	
Detroit Candy Company, 1528 Gratiot Avenue	This building was constructed in 1907 as the Detroit Candy Company factory and featured first-floor commercial space to sell its products. It was designed by Detroit-based architecture firm Pollmar & Ropes. After the Gratiot Avenue widening in 1932, the façade was reconstructed. The building is contributing to the historic district.	Figure C22
Super Service Station, 1544 Gratiot Avenue	This one-story service station with Mediterranean tiles was constructed in 1931. The concrete block portion was constructed in 1936 and was a gas station. The building is contributing to the historic district.	Figure C23
Standard Beef Inc., 1841 Gratiot Avenue	This commercial building was constructed in 1957. It was originally constructed as a two-story building; the second story was removed in 1962. It is non-contributing to the historic district because it was built after the district's period of significance.	Figure C24
Swift & Company Meat Warehouse, 1911 Gratiot Avenue	This building was constructed in 1928 as a wholesale meats warehouse. The lower story opens onto the former Grand Truck Railroad (now the Dequindre Cut Greenway). The building is contributing to the historic district.	Figure C25
B.F. Goodrich Company and Musgrave-Smith Company, 1935–1971 Gratiot Avenue	Historically, 1971 Gratiot was an Art Deco gas station and 1935 Gratiot was a service station. It is likely that 1935 Gratiot was constructed ca. 1931 as an addition to 1937 Gratiot, which was built in 1930. The buildings are non-contributing to the historic district because of a significant loss of historic integrity.	Figure C26
Louis Fineman Building/Monarch Packing Company, 2496 Orleans Street	This two-story slaughterhouse and meatpacking facility was constructed in 1936–1937. It was built by contractors Pine & Munnecke. The building is contributing to the historic district.	Figure C28
R. Hayes & Son, produce; Sullivan Packing Co.; Capital Poultry, 2442 Riopelle Street	This commercial building was constructed in 1909 as a one-story building. The second-story addition was built in 1916, along with a two-story addition on its east elevation. The building is contributing to the historic district.	Figure C29
2451 Riopelle Street (2448 Market Street)	Although this building carries a Riopelle Street address, the façade faces Market Street. This three-story commercial building was constructed in two stages. Based on Sanborn Fire Insurance maps, the section of the building that fronts on Market Street was constructed in ca. 1890, and an addition to its rear elevation, which fronts on Riopelle Street, was constructed sometime between 1897 and 1921. The building is contributing to the historic district.	Figure C30

Resource	Background	Appendix B Photo
2348 Russell Street	This one-story commercial building was constructed in 1929. Little is known of its history. The building is contributing to the historic district.	Figure C31
2453–2469 Russell Street	This two-story commercial building was constructed in 1916. In 1921 it featured four storefronts that faced Russell Street and two fronting Napoleon Street (now E. Fisher). The first story was dedicated to wholesale produce, and the entire second story was a wholesale grocer. By 1950 the southernmost storefront front Russell Street had been divided into two units, and the two storefronts facing Napoleon had been combined into one; the second story continued to be used as a wholesale grocer. The building is contributing to the historic district.	Figure C32
Eckhardt & Becker Brewing Company, 1530 Winder Street	This two-story commercial building was constructed in 1930 by the Eckhardt & Becker Brewing Company (across the street at 1551 Winder) and was used as a bottling works. In the 1940s this building was connected to the building at 1551 Winder by a metal bridge; remnants are still extant today. The northwest corner was altered in 1968 after the building had been acquired by Standard Beef, Inc. to accommodate large trucks. The building is contributing to the historic district.	Figure C33
Vivison Macaroni Company/Eckhardt & Becker Brewing Company, 1550 Winder Street	This two-story commercial building was constructed in 1925 as an addition to the Vivianos Wholesale Grocer at 1568 Winder Street (2437 Orleans Street). It operated as a factory for the Vivison Macaroni Company. By 1950 the building had been acquired by the Eckhardt & Becker Brewing Company (across the street at 1551 Winder) and was being used as a case and bottle warehouse. The building is contributing to the historic district.	Figure C34
Delor & Son, Funeral Home, 1568 Winder Street (2437 Orleans)	This two-story building was constructed as a funeral home in 1906 and included residential space for the undertaker, John Delor & Sons. From 1917–ca. 1945 it was occupied by a wholesale grocer, the Vivianos. In 1925 the Vivianos constructed a two-story addition (now 1550 Winder Street) that operated as a factory for the Vivison Macaroni Company. In 1957 the Eckhardt & Becker Brewing Company (across the street at 1551 Winder) acquired the former funeral home for office space. The building is contributing to the historic district.	Figure C35

St. John’s Episcopal Church, 2326 Woodward Avenue/50 E. Fisher Freeway

St. John’s Episcopal Church is at the western terminus of the above-ground APE that surrounds I-75 (Figure 4). It was listed in the NRHP on April 22, 1982, as part of the Religious Structures of Woodward Avenue nomination. Its period of significance is 1850–1874, and the church is significant “as one of the most fully developed Early Victorian, Gothic Revival, English-parish-church-type church buildings in Detroit and Michigan” (Christensen et al. 1982:8). The church continues to retain historic integrity.

St. John's Episcopal Church was constructed in in 1860–1861 in the Gothic Revival style (Appendix C Figure C36). The walls are built of limestone. In 1935 the entire church was moved 60 feet to the east to accommodate the widening of Woodward Avenue. The entire tower was also disassembled and rebuilt in the new location (Christensen et al. 1982:7–8). A rear addition was constructed in 1971 and the church was rededicated in 2018.

City of Detroit Local Historic District Properties in the Expanded APE

Brush Street Stadium Deli, 2458 Brush Street, Brush Park Historic District

Description

The building at 2458 Brush Street presently houses the Brush Street Stadium Deli (Figure 4, Figure 6). It is at the northeast corner of the intersection of Brush Street and East Fisher Street and is in the locally listed Brush Park Historic District. The building faces west towards Brush Street and abuts the sidewalks along each street. A paved parking lot is located east of the building and accessed from East Fisher Street. The building stands one story tall and has a rectilinear footprint. The western elevation of the building is the façade and has a curved southwest corner. The building originally had two storefronts. The façade is clad with stretcher bond brick, with rowlock bricks in the curved southwest corner. There is a tiled belt course above the windows and doors, with a soldier course along the top of the façade. The roof is flat with a parapet on the north, west, and south elevations that steps down towards the east. The windows on the façade are fixed sash with cast lintels. There are two entry doors on the façade, each topped with a fabric awning. The entry doors are plate glass with metal frames and single-light transoms.



Figure 6. Brush Street Stadium Deli, 2458 Brush Street, façade and south elevation, view to the northeast

History

The Brush Park Historic District is a City of Detroit Local Historic District. It was established as a district on January 23, 1980. It is roughly bounded by Mack Avenue, Woodward Avenue, Beaubien Street, and the Fisher Freeway (I-75). The Brush Park neighborhood was established in 1860, making it one of the oldest historic neighborhoods in Detroit. The parcel of land that the neighborhood developed on was inherited by Edmund Brush from his father, Elijah Brush, who died in 1813. Because he was only 11 years old when his father died, Edmund likely assumed control of the land upon his return to Detroit in the early 1820s, after attending college. While he was at college, the Brush house was occupied by William Woodbridge and his family (Burton et al. 1922:2:1361). Edmund began selling small parcels to wealthy Detroit families in the 1850s. Brush had many stipulations for building on his former parcels, which included the construction of large, expensive homes. Many prominent Detroit residents lived in the neighborhood, which became known as “Little Paris.” However, the wealthy families began to move out of the neighborhood and into the suburbs after the advent of automobiles. By the early 1920s the homes had been divided into multi-family homes or rooming houses for auto workers, many of whom were African Americans. Starting in the late 1940s and continuing into the 1950s, the City of Detroit demolished many of the homes, which were considered by the City to be slums. By 1960 nearly the entire neighborhood had been abandoned. The Brush Park Historic District was established as a local historic district by the City of Detroit on January 23, 1980, to help preserve the remaining homes. The historic district encompasses 24 blocks, roughly bounded by Woodward Avenue, Mack Avenue, Beaubien Street on the east, and the Fisher Freeway (I-75). In the past two decades, a revitalization has taken place (Detroit Historical Society 2020b). Many of the historic homes have been renovated and new apartments and town houses have been constructed on the formerly vacant lots.

One resource in the district, the Brush Street Stadium Deli at 2458 Brush Street, is in the above-ground APE for the 2020 Practical Alternative 5b Direct. It is a modest one-story brick and concrete commercial building constructed in 1946. The building initially held two storefronts: 2458 and 2460 Brush Street. In 1951 the area surrounding the building was primarily residential, with a hotel across the street and many apartment buildings and boarding houses in the surrounding blocks. Some small businesses, primarily for auto service, were also in the area (Sanborn 1951:10). In 1957 the building was home to Barcum Cleaners, a clothing cleaner (R. L. Polk & Co. [Polk] 1957:53). Currently, the Brush Street Stadium Deli occupies both storefronts. At the time of survey, the building was the only extant structure on its block, and large, open fields were to the north, east, and west.

NRHP Evaluation

The building at 2458 Brush Street is recommended not eligible for listing in the NRHP on an individual basis. The building could not be associated with any significant events or persons in the history of Detroit, precluding its inclusion in the NRHP under Criteria A and B. The building is not a distinctive example of architecture. Integrity of setting, feeling, and association have been lost, as the building is largely isolated from other commercial buildings and the adjacent buildings are no longer extant. Therefore, the building is recommended not eligible for listing in the NRHP under Criterion C. Overall, the commercial building at 2458 Brush Street is recommended as not individually eligible for listing in the NRHP. However, the building is part of the City of Detroit Local Historic District.

Brewster-Wheeler Recreation Center, 2900 St. Antoine Street

Description

This two-story Classical Revival and Art Deco building has an irregular footprint that is oriented perpendicular to Chrysler Drive (Figure 4, Figure 7). It sits on the north half of a large lot bound by Wilkins Street to the north, Alfred Street to the south, Chrysler Drive to the east, and St. Antoine Street to the west. Brewster Street runs halfway down the center of the lot along the façade (south elevation) of the building. The building is surrounded by a field with a parking lot in the northeast corner and tennis and basketball courts in the southeast corner. A sidewalk extends from St. Antoine Street toward the building and splits into a fork, creating a sidewalk that leads north to Wilkins Street and a sidewalk that connects to Brewster Street. The original section of the building is a one-story, hipped roof building that connects to the west elevation of a large, two-story section.



Figure 7. Brewster-Wheeler Recreation Center, 2900 St. Antoine Street, south and east elevations, view to the northwest

The one-story Classical Revival section has brick exterior walls and a hipped roof. A portico with brick sidewalls and an arched pediment extends from the south elevation. It has stone pilasters, a stone entablature, and stone jack arches above the window openings, all of which have been infilled with brick. A flat-roofed concrete canopy extends from the portico. There are two large, arched window openings on each side of the portico. The lower portions have been infilled with brick, but the arches retain some of their glass. The north elevation was obscured by dense vegetation, but also appears to have five bays. The central bay has an entryway in a slightly projection section. The window openings appear to have been entirely infilled.

The two-story Art Deco building has brick exterior walls with a parapetted flat roof and stone coping. The east half of the building has a taller parapet than the west half with even taller geometric stone corners at the southeast and southwest corners of the south elevation. Inset stone medallions decorate the parapet across the south elevation. Additionally, a stone beltcourse

extends across the south elevation below the parapet, as well as a stone water table at the base of the first story. The east elevation has five bays, each with one large, rectangular window opening infilled with brick and separated by brick pilasters. Large, white letters extend across the brick parapet and read “DETROIT [REC]CREATION DEPARTMENT BREWSTER WHEELER RECREATION CENTER 637 BREWSTER.” A brick chimney rises in the northwest corner and is visible over the east and south elevations.

Brick pilasters on the east side of the south elevation create four bays, each with four large, rectangular window openings. Some windows are broken, and some are covered with plywood. There is an off-center entry in the fifth bay with a stone transom and door surround. There is a narrow window opening to the east infilled with plywood and broken casement windows in the second story and between the beltcourse and taller parapet. The parapet is topped with stepped, stone coping.

There is a second entrance centered in the west half of the south elevation. It has a modern, metal double-door with an infilled transom and ornamental stone surround. A stone hood mold tops the surround with an engraved stone table above that reads “CENTRAL COMMUNITY CENTER.” A small wooden engraved sign is attached to the top of the table and reads “WHEELER.” There are two brick pilasters on each side of the entry topped with ornamental stone capitals that rise above the parapet. A row of stone dentils extends across the center bay under the stone coping. Narrow window openings are placed between the pilasters on the first and second stories, and one large window opening is placed directly above the door on the second story. Additional fenestration on the first and second stories is symmetrical with stone sills. Several window openings pierce the foundation wall along the entire south elevation. Fenestration on the north elevation consists of a center row of large, single window openings between brick pilasters. They are either covered with plywood, open or infilled with glass blocks. One metal staircase leads from the ground to a second-story door in the center of the elevation.

History

The Brewster-Wheeler Recreation Center, which falls within the above-ground APE, is a City of Detroit Local Historic District. The recreation center is the only building that remains of the Brewster-Douglass Housing Projects. The recreation center was originally established as a branch of the Detroit Public Library in 1917. Known as the Bernard Ginsburg Library, it was partially funded by a donation from Andrew Carnegie to Detroit in 1901. The library was designed by the Detroit architecture firm of Mildner & Eisen. Construction began in 1916 and the library was the last in the city to be built with Carnegie’s funding. By 1927 the library’s circulation numbers were in decline as the neighborhood transitioned from residential to industrial. As a result, the library closed and relocated to a small storefront on Hastings Street. In 1929 the Detroit Recreation Department constructed a large addition on the east side of the library, which included a gymnasium, pool, and clubhouse rooms, and the library was remodeled as an auditorium. It was renamed the Central Community Center (City of Detroit Historic Designation Advisory Board [HDAB] 2015:2–3).

In 1935 the Public Works Administration funded construction of the Brewster Homes project. The project was intended to alleviate the housing shortage faced by the African American working poor in the city, many of whom had lost their homes during the Gratiot Area Redevelopment Project (see Section 4.2 in Robinson et. al 2017). The Brewster Homes became

one of the first public housing projects built primarily for African Americans in the country. The public housing development surrounded the recreation center, which became known as the Brewster Community Center in 1936. In 1978 it was renamed for Leon Wheeler, the first African American to be hired by the Recreation Department (HBAB 2015:3–4).

In the 1940s the Fredrick Douglass Apartment public housing development was built in proximity to the recreation center. At its peak, the housing development was home to between 8,000 and 10,000 residents. However, by the 1970s and 1980s, the Brewster-Douglass housing had experienced a large decrease in federal funding, along with decreases in occupancy and maintenance. By the 1990s most residents had moved away, many doing so in order to avoid the crime that had plagued the Brewster-Douglass housing. Both the Brewster-Douglass housing and the recreation center were closed in the late 2000s, and the Brewster-Douglass Housing Projects were demolished in 2014 (HDAB 2015:4–5). The recreation center remains vacant, surrounded by large, empty fields.

NRHP Evaluation

The Brewster-Wheeler Recreation Center is recommended eligible for listing in the NRHP under Criteria A and C. It is recommended eligible under Criterion A for its associations with community planning and development, social history, and recreation. The recreation center is the only extant structure that is associated with the Brewster-Douglas Housing Projects, a large community planning and development project that stemmed from the lack of housing for African Americans in the city. The demolition of nearby Hastings Street, a hub for African Americans, and the Paradise Valley and Black Bottom neighborhoods for the Gratiot Area Reconstruction contributed to the lack of available housing, and neighborhood restrictions and redlining prevented African Americans from living in most areas of Detroit. From the time it was constructed, the Brewster-Wheeler Recreation Center has largely served impoverished communities. First constructed as a library, the recreation center represents the continued use of the building for community needs and recreational opportunities, from the time the neighborhood was primarily occupied by Eastern European and Jewish immigrants, to when the area transitioned to industrial use, and to when it became occupied primarily by African Americans. The Brewster-Wheeler Recreation Center is also recommended eligible under Criterion C for architecture. The original one-story library, designed by Detroit-based architectural firm Mildner & Eisen, is a modest Classical Revival-style building. The style was frequently used in the 1910s and 1920s for schools and libraries. The 1929 addition, designed by George W. Graves, includes modest Art Deco stylistic elements, reflecting the popularity of the style at that time.

The Brewster-Wheeler Recreation Center retains historic integrity. It retains integrity of design, as the overall fenestration pattern has not been altered and it retains the same footprint as originally constructed. Although many of the windows have been infilled with brick, the original openings are easily discernable. The building retains original materials, and the integrity of workmanship is expressed through the overall construction and use of stylistic ornamentation that conveys the popular architectural styles of its time. The building retains integrity of location, but some integrity of setting has been lost, as any residential buildings, including the original single-family homes that were present in the neighborhood and the larger buildings that were part of the Brewster-Douglass homes, are no longer extant. However, the building continues to retain integrity of feeling and association, and clearly conveys its historic function as a community and recreation center.

Newly Surveyed and Evaluated Resources

Detroit Edison Beacon Plant, 541 Madison Avenue

Description

The Detroit Edison Beacon Plant is northwest of Gratiot Avenue on the block surrounded by Beacon Street, Beaubien Street, Madison Avenue, and St. Antoine Street (Figure 3). Ford Field is directly to the north, Comerica Park is to the northwest, and the 36th District Court is to the west. A paved parking lot is adjacent to the building's east elevation, and the other elevations are directly adjacent to the public sidewalks.

The main block of the building has a rectilinear footprint and is roughly six stories tall (Figure 8). A four-story section is to the west, and this steps down to a two-story section that runs parallel to Beaubien Street. A small, one-story block is to the east of the main block and is connected by a small hyphen. The exterior walls of the building are primarily brick; however, an addition on the north elevation is clad in vertical, ribbed, metal siding. The lower sections of the walls are clad in limestone and granite. The roofs are flat, and two large, circular, metal chimneys rise from the main block, indicating the building's industrial use.



Figure 8. Detroit Edison Beacon Plant, 541 Madison Avenue, south and east elevations, view to the north

Fenestration in the six- and four-story sections is placed primarily in tall, narrow bays. Doors include a variety of single and paired pedestrian doors and overhead doors. There is also a large variety of windows, including fixed, sliding, and hopper windows found in multiple sash arrangements. Windows in the first two stories are typically smaller, whereas the windows in the upper four stories are arranged in tall, narrow stacks that alternate with smaller 12-light windows. Most of the fenestration is placed on the two-story section, the façade of which faces Beaubien Street (Figure 9). The southern section of fenestration on this elevation consists of tall, narrow, paired 36-light windows with paneled metal spandrels, which are topped with another

set of paired 36-light windows with slightly arched tops. These large windows are set in slightly recessed bays. The northern section of fenestration includes, on the first story, sections of metal panels with four-light windows at their tops. Above these, in the same bays, are paired 36-light windows with slightly arched tops that rest on paneled metal spandrels. The central section of this elevation, which rises slightly higher, has two adjacent sets of paired metal doors with four-light windows at their tops. The first story also includes metal panels with four-light windows, continuing the pattern from the northern section. The second story of this central section includes 36-light windows placed in triplicate with 24-light windows above them, with paneled metal spandrels below each section of windows.



Figure 9. Detroit Edison Beacon Plant, 541 Madison Avenue, fenestration detail on west elevation, view to the southeast

The Classical Revival style of the building is expressed through its ornamentation. The south elevation includes large copper lanterns on the first story. Stone beltcourses of dentils that rest on acanthus leaves above the second story, creating the appearance of an entablature. Carved stone spandrels with rosettes and other decorative motifs are placed between the beltcourses (Figure 10). Narrow brick pilasters divide the bays on the south elevation and rise to a stone entablature with dentils near the cornice. This entablature continues along the east and north elevations of the two-story section.

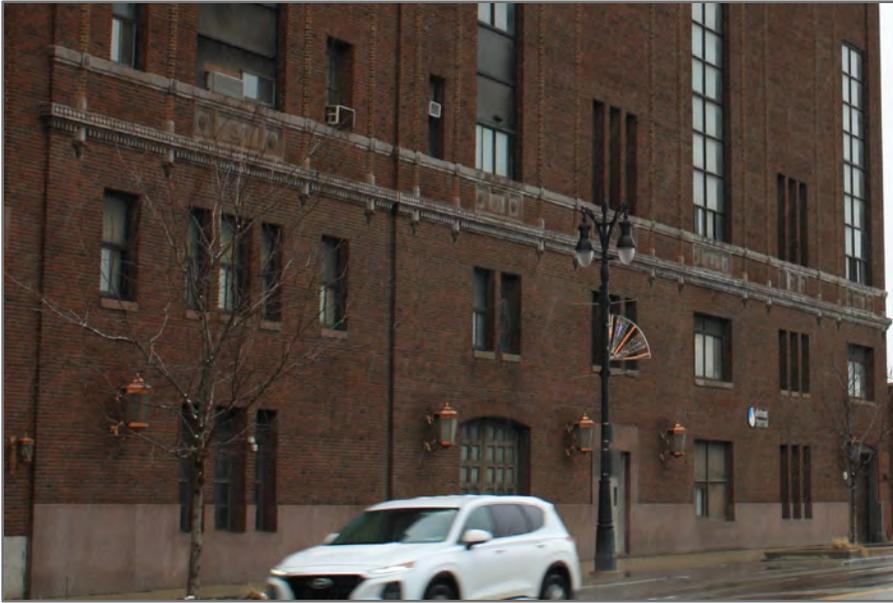


Figure 10. Detroit Edison Beacon Plant, 541 Madison Avenue, south elevation detail, view to the northeast

History

The Beacon Plant was constructed in 1926. It is a district steam plant, which produces steam that is piped from a central plant to the surrounding businesses and residences for heating purposes. The steam is first generated to turn generators for producing electricity, and then is channeled through pipes to businesses and residences. When the Beacon Plant initially opened in 1926 it had two steam boilers; a third was added in 1927 and a fourth was added two years later. A large boiler and generator were added to the Beacon Plant in 1950 after the Detroit Edison Company closed the Congress Street Plant. This new boiler produced up to 500,000 pounds of steam per hour, which also produced 19.5 megawatts of electricity. Originally powered by coal, natural gas was used to fuel the boilers in 1972. As of 1985, the Beacon Plant could produce up to 2.4 million pounds of steam per hour (ASME 1985:3–4). It currently serves over 100 customers in downtown Detroit, including the Renaissance Center, Greektown businesses, and the Fox Theater (Detroit Thermal 2020). In 1985 the American Society of Mechanical Engineers designated the Beacon Plant as a National Historic Engineering Landmark (ASME 1985:7).

NRHP Evaluation

The Detroit Edison Beacon Plant at 541 Madison Avenue is recommended eligible for listing in the NRHP. It is recommended eligible under Criteria A and C. It is recommended eligible under Criterion A for its role in industry in Detroit, and under Criterion C for architecture. The building reflects Detroit's history of utility systems and steam generation, the demand for which grew as the downtown area of the city grew. The Beacon Plant was built in 1926 after two existing steam generating plants could not meet demands, and additional boilers were added over the following decades. The plant continues to provide steam heat to many large commercial and residential buildings today.

The Detroit Edison Beacon Plant is also an excellent example of industrial architecture from the early twentieth century, and it retains much of its historic integrity. It retains integrity of location,

setting, design, materials, workmanship, feeling and association. An addition has been constructed on the north (rear) elevation of the building, altering the original footprint, but the fenestration pattern on the façade and other elevations largely remains intact. Many of the windows and doors also appear to retain their original materials, and the workmanship is clearly expressed through the building's overall design, style, and original materials. Overall, it is easily identifiable as an early twentieth-century industrial facility.

Frank Murphy Hall of Justice, 1441 St. Antoine Street

Description

This 12-story Brutalist-style building has an irregular footprint and flat roof that is oriented parallel to St. Antoine Street (Figure 3, Figure 11). It is in the northeast portion of Downtown Detroit surrounded by the Wayne County jail and the Wayne County Juvenile Detention Facility. The exterior walls consist of poured and precast concrete and continuous, fixed windows.



Figure 11. Frank Murphy Hall of Justice, 1441 St. Antoine Street, façade and north elevation, view to the southwest

The facade faces St. Antoine Street and includes five windowless, cantilevered, concrete-clad sections that extend from the fourth story to the eighth story. The cantilevered sections are clad in rectangular, ribbed, precast concrete panels. The bottom three stories have large ribbon windows with unornamented concrete spandrels. Narrower ribbon windows rise from the fourth

through ninth stories between the cantilevered sections, and the ninth story is almost entirely encircled by ribbon windows, except for concrete towers on the north and south elevations.

The front entrance is centered on the façade and consists of a concrete vestibule with a flat roof that extends from below the central cantilevered section. It is accessed by stairs leading from the outer sidewalk and there are five contemporary metal and glass doors flanked by two large windows. A metal canopy shelters the front entrance and extends to either side of the vestibule, creating a covered walkway supported by evenly spaced metal posts. The top portion of the vestibule rises above the metal roof and reads “FRANK MURPHY HALL OF JUSTICE.”

Two windowless, precast concrete towers bookend the building at the north and south elevations. They extend up the center of the elevation and rise above the roof line, and are clad in the ribbed, precast concrete panels. The towers are flanked by four-light corner windows that are separated by concrete spandrels. A third, and wider, tower extends up the center of the west elevation and rises above the roofline with a narrow column of louvers inset on either side.

The east elevation includes a large, windowless, central tower clad in ribbed, precast concrete panels. Two cantilevered, windowless sections are placed to each side of the central tower and extend from the fourth story to the eighth story. Like the façade, the first three stories have large ribbon windows and smaller windows rise between the cantilevered sections and alongside the tower.

The top three stories of the building create a block that is slightly cantilevered over the stories below. The block consists of three rows of single-light windows that are separated horizontally by concrete spandrels and vertically by concrete pilasters. Three windows in each row continue onto the north and south elevations and terminate at the concrete towers.

To the north of the building and flanked by St. Antoine Street and Gratiot Avenue is a public plaza (Figure 12). A gently sloping ramp lines the east side of the plaza and leads to the front entrance. It is flanked by low, textured concrete walls, which also extend along the façade to create landscaping beds. The concrete walls continue along the north elevation of the building as well, forming additional landscaping beds and defining the southern end of the plaza. The plaza has a concrete surface and several street lights along its northwest side. The primary feature of the plaza is a tall, narrow, black granite column with a sculpture of a man standing on a large hand, *The Hand of God*, by Carl Milles. The granite column includes an inscription dedicating the sculpture to Frank Murphy.



Figure 12. Frank Murphy Hall of Justice, 1441 St. Antoine Street, public plaza and *Hand of God* sculpture at the corner of St. Antoine Street and Gratiot Avenue, view to the southwest

History

The Frank Murphy Hall of Justice was built in 1966–1970 and was designed by Detroit-based architects Eberle M. Smith and Associates. It was constructed by Darin & Armstrong, Inc., and the building cost about \$14.5 million to construct. The building was dedicated in 1969, but at the time, only four floors were occupied (Fedynsky 2010:183). When it was finished, the building held 22 courtrooms, the Wayne County prosecutor’s office, and the probation department (DFP 18 December 1969:20C). The exterior of the building reflects its interior functions, which is a tenet of Brutalist architecture. Windowless, cantilevered bays on the east and west elevations indicate where the interior courtrooms are placed, whereas the sections with windows function as jury rooms and judges’ offices. Elevator shafts for prisoners are placed on the north and south elevation and are also windowless bays (Michigan Modern 2020).

The building is named for Frank Murphy, who had a distinguished career in public service. Murphy was born in 1890 in Harbor Beach, Michigan. After attending law school at the University of Michigan, Murphy became the First Assistant U.S. District Attorney for Eastern Michigan. He then became Recorder’s Court Judge in Detroit, where he presided over the Ossian Sweet trial. In the 1930s Murphy served as Mayor of Detroit before being appointed as the Governor General of the Philippines, where he was tasked with helping the country achieve independence. He then returned to Michigan, where he was elected governor for a single term. During his time as governor, he presided over the General Motors Sit-Down Strike in 1937. After serving as governor, Murphy served as U.S. Attorney General under Franklin D. Roosevelt. As the Attorney General, Murphy established the first Civil Rights unit. In 1940 Roosevelt appointed Murphy to the Supreme Court, where he served until his death in 1949 (City of Harbor Beach 2020).

A sculpture, *The Hand of God*, is placed in a public plaza on the southwest corner of the St. Antoine Street and Gratiot Avenue intersection. It was created by Carl Milles in 1955 while he was an artist-in-residence at Cranbrook, in Bloomfield Hills, Michigan. It was in storage until 1970, when the United Auto Workers funded its installation at the courthouse in tribute to Frank Murphy. Because Milles had died in 1955, sculptor Marshall Fredericks assisted with the installation and recommended that it be placed on a tall, narrow, black, granite base (Michigan Modern 2020).

NRHP Evaluation

The Frank Murphy Hall of Justice at 1441 St. Antoine Street is recommended eligible for listing in the NRHP under Criterion C for architecture. The building is an excellent example of Brutalist architecture in Detroit. There are several other examples of the Brutalist style in Detroit, including the Wayne State University Shapero Hall of Pharmacy at Wayne State University, the Patrick McNamara Federal Building, and the interior of the Renaissance Center, but the style overall is not common in the city. In Brutalist design, “cultural contexts were meant to play only a limited role in these buildings. Instead, the buildings emphasized material simplicity and secular anonymity. They spoke of the ethos of managerial grandness” (Ching et. al 2007:742). The Brutalist style was frequently employed for government buildings, college campuses, and housing projects. The style is typically defined as having “weighty massiveness; rough-surfaced, exposed concrete walls; broad, expansive wall surfaces; and deeply recessed windows” (Robinson & Associates 2006:15). The Brutalist style is clearly expressed through the character-defining features of the Frank Murphy Hall of Justice. The building also reflects one of the style’s major underlying tenets, in which a building’s interior function is clearly expressed on its exterior. This is demonstrated by the windowless courtrooms and elevator shafts, and the ribbon windows in jury rooms and offices (Michigan Modern 2020).

The Frank Murphy Hall of Justice reflects a high degree of historic integrity. It retains integrity of location, setting, design, materials, workmanship, feeling, and association. It clearly expresses the Brutalist style. The surrounding landscaping and the public plaza and sculpture at the corner of Gratiot Avenue and St. Antoine Street also contribute to the building’s historic integrity.

Wayne County Medical Society, 1010 Antietam Avenue

Description

This building is an International-style office building that has an irregular footprint (Figure 5, Figure 13). A two-story rectilinear section is partially enclosed by a one-story square wing that extends to the west towards Rivard Street. The building faces north towards Antietam Avenue with a secondary elevation adjacent to the parking lot on the east side of the building, between the building and Chrysler Drive. The building has a flat roof, and most is clad in six-course common bond cream brick. There are window walls along the north and south elevations of the two-story core of the building. These window walls consist of a ribbon of twenty, fixed sash, two-light windows. These windows have solid panels at the top and bottom of the windows, with larger panels between the first and second stories. The eastern two bays of the two-story core project slightly to the north but maintain the same windows and exterior details as the remainder of the core. The one-story wing has no windows on the façade, but has two metal, slab entry

doors irregularly spaced along this elevation. There are ventilation panels on each corner of the façade. These louvered panels are covered with metal grating.

The west elevation is mostly brick, with a central door and window, repeating the window details of the north and south elevations. The entry is protected by a small, flat roofed entry porch with square posts. The entry consists of a pair of plate glass doors topped with a two-light transom. The west elevation of the core is surrounded by the one-story wing of the building and features no fenestration. The west elevation of the one-story wing has two six-light ribbon windows, with solid panels above the windows.



Figure 13. Wayne County Medical Society, 1010 Antietam Avenue, façade and west elevation, view to the southeast

History

The building at 1010 Antietam Avenue was constructed in 1958 in the Gratiot Area Redevelopment Project and was closely associated with the Wayne State University Medical Science Building (see Sections 4.2 and 5.2 in Robinson et. al 2017). From 1958–ca. 2015 the building was occupied by the Wayne County Medical Society (DFP 7 September 1958:10D). The Wayne County Medical Society was established in 1849 by a group of Detroit doctors. The society advocates for the profession, along with supporting charitable and educational activities, such as providing scholarships (Wayne County Medical Society of Southeast Michigan 2017). The building at 1010 Antietam is currently occupied by the Horatio Williams Foundation.

NRHP Evaluation

The Wayne County Medical Society building at 1010 Antietam Street is not significant under any NRHP Criteria. The building could not be associated with any significant events or persons in the history of Detroit, precluding its inclusion in the NRHP under Criteria A and B. The building is representative of the urban renewal projects that resulted from the Gratiot Area Redevelopment Project. However, although associated with the urban redevelopment that took place in Detroit in the 1940s–1960s, the building is typical of those constructed in the era and

does not rise to the level of historic significance under Criterion A. When the building was constructed, it was closely associated with the Wayne State University Medical Science Building. The Medical Science Building was demolished in 2018–2019, and therefore, the Medical Society building has lost integrity of setting.

The building is immediately west of another International-style building complex—and urban renewal project in the Gratiot Area Redevelopment—Lafayette Park. The 78-acre development of Lafayette Park was designed primarily by architect Ludwig Mies van der Rohe in 1958–1963, the same time as the Wayne County Medical Society building (Quinn Evans Architects 2014:4–21). In 2015 Lafayette Park was designated a National Historic Landmark (Michigan State Housing Development Authority [MSHDA] 2017). Although the Wayne County Medical Society building maintains integrity, it is not a distinctive example of International-style architecture in this area of Detroit. Therefore, it is recommended not eligible for listing in the NRHP under Criterion C. Overall, the building at 1010 Antietam Street is recommended as not eligible for listing in the NRHP.

Commercial Building, 1314 Gratiot Avenue

Description

This three-story tall building has a roughly trapezoidal plan (Figure 5, Figure 14). It faces northwest to Gratiot Avenue. The façade is three bays wide, with the western two bays recessed from the street. The building has a flat roof. The exterior is seven-course, common bond brick. A tiger mural is painted on the façade, obscuring the façade's details. The windows and doors of this building have been boarded over. The windows on the façade feature rowlock sills and soldier brick lintels. There are no windows or doors on the western and northeastern elevations. An exterior brick chimney rises up the northeastern elevation.

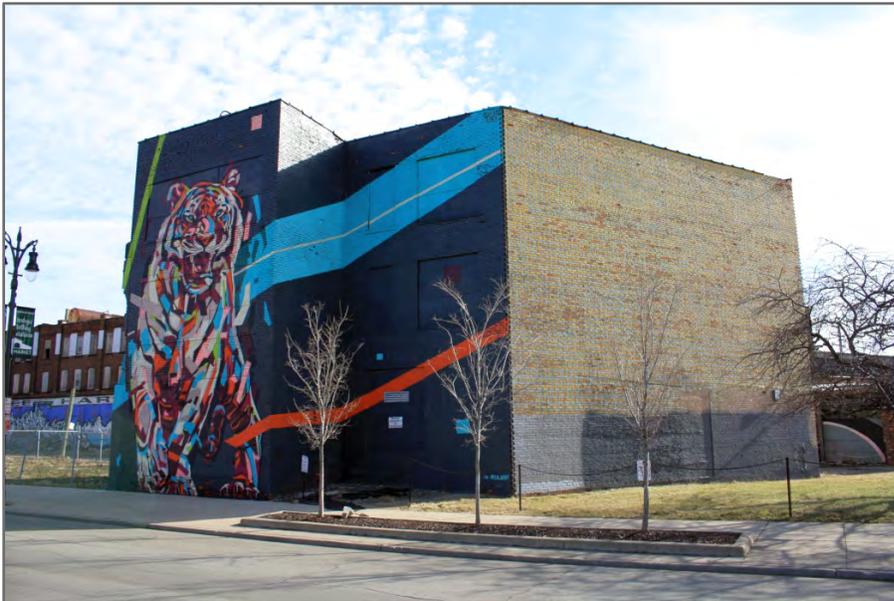


Figure 14. Commercial building, 1314 Gratiot Avenue, façade and west elevation, view to the southeast

History

The commercial building at 1314 Gratiot Avenue was constructed in 1890. It was the home of C J Apel & Co., grocers, in 1891, but was vacant by 1900 (Polk 1891:719, 1900:958). By 1922 the building was home to the John Johnson Co., Tent & Awning Manufacturers (Sanborn 1922:31). In 1932 the front portion of the building was demolished and the façade was rebuilt, evidenced by the different building footprint in the 1922 and 1950 Sanborn maps (Sanborn 1922:31, 1951:31). By 1951 the building was being used as a warehouse for the Goebel Brewing Company, which also operated from buildings next door and to the south across Maple Street (see Goebel Brewing Company/Stroh's Ice Cream Plant, 1000 Maple Street on page 38). The building is currently vacant.

NRHP Evaluation

The commercial building at 1314 Gratiot Avenue is not significant under any of the NRHP Criteria. The building could not be associated with any significant events or persons in the history of Detroit, precluding its inclusion in the NRHP under Criteria A and B. It maintains integrity of design, as it appears to retain its original fenestration pattern and footprint. However, the building has lost integrity of setting, feeling, and association, as it is largely isolated from other commercial buildings and the adjacent buildings are no longer extant. The building is also not a distinctive example of architecture, both in Detroit and along this section of Gratiot Avenue. Therefore, the building is recommended not eligible for listing in the NRHP under Criterion C. Overall, the commercial building at 1314 Gratiot Avenue is recommended as not eligible for listing in the NRHP.

Commercial Building, 1358 Gratiot Avenue

Description

This two-story tall Art Deco commercial building has a rectangular plan that measures five bays wide (Figure 5, Figure 15). The building has an eight-course common bond brick facade. The secondary elevations are also eight-course common bond. The western elevation has no fenestration and features a mural across the entire elevation. The eastern elevation also has no fenestration. The façade is topped with a brick parapet that features projecting stepped stone details. The entries at either end of the first story of the façade also feature stepped surrounds. Most of the first story of the façade has been filled in with T1-11 siding and has boarded over windows and doors. The two windows on the second story are boarded over and feature stone sills. A stone belt course forms the lintels for the second-story windows.



Figure 15. Commercial building, 1358 Gratiot Avenue, façade and west elevation, view to the southeast

History

The commercial building at 1358 Gratiot Avenue was constructed in 1933. Because of the date of construction, it likely replaced other commercial buildings in the same location that were demolished to accommodate the widening of Gratiot Avenue in 1932. In 1951 the building carried the addresses 1346–1352 Gratiot Avenue and was used for wholesale wines and liquor (Sanborn 1951:31). The building is currently vacant.

NRHP Evaluation

The commercial building at 1358 Gratiot Avenue is not significant under any of the NRHP Criteria. The building could not be associated with any significant events or persons in the history of Detroit, precluding its inclusion in the NRHP under Criteria A and B. It has lost integrity of design because the storefront has been infilled with a wood wall and two pedestrian doors. The building has also lost integrity of materials due to the storefront infill, along with the replacement of two additional doors on the façade with contemporary solid, metal doors. Integrity of setting, feeling, and association have been lost, as the building is largely isolated from other commercial buildings and the adjacent buildings are no longer extant. The building is also not a distinctive example of architecture, both in Detroit and along this section of Gratiot Avenue. Therefore, the building is recommended not eligible for listing in the NRHP under Criterion C. Overall, the commercial building at 1358 Gratiot Avenue is recommended as not eligible for listing in the NRHP.

Goebel Brewing Company/Stroh's Ice Cream Plant, 1000 Maple Street

Description

The Goebel Brewing Company/Stroh's Ice Cream Plant is on the southeast corner of the Gratiot Avenue and Maple Street Intersection (Figure 5). Antietam Avenue extends along the east and south sides of the building, and a second industrial building, once part of the larger Goebel Brewing Company complex, is to the east.

The building has an irregular footprint and consists of multiple sections that were built over several decades (Figure 16). The oldest portion of the building appears to be the northeastern block. This block has a two-story section with large loading bays on the first story, and a two-and-one-half-story section to its west. The walls are brick and the fenestration includes a variety of pedestrian doors, overhead doors, and large, multi-light windows, many of which have central hoppers. A large one-and-one-half-story section extends to the west and south. Its walls are primarily brick, although the north elevation has been clad in vertical, ribbed metal. This section also includes a variety of pedestrian and overhead doors and small windows.



Figure 16. Goebel Brewing Company/Stroh's Ice Cream Plant, 1000 Maple Street, façade and west elevation, view to the southeast

History

This building is one of several buildings that composed the Goebel Brewing Company. The Goebel Brewing Company was established by August Goebel and Theodore Gorenflo in 1873. By the 1880s it was the third-largest brewery in Detroit (Historic Elmwood Cemetery & Foundation 2020). Originally, a small brewery was built to the east of the intersection of Rivard Street and Maple Street. By 1897 the brewery had expanded to both sides of Rivard Street, south of Maple Street. The complex included a five-story brewhouse, a malthouse, a cooper shop, a refrigerated building, a stock house, a taproom, offices, and a bottling building. As a result of Prohibition, which began in Michigan in 1919, the Goebel Brewing Company closed and the buildings were sold in 1920 (DFP 17 January 1920:16). The buildings were purchased for

\$250,000 by a real estate investment group, who rented the space to light manufacturing businesses (Blum 1999:222–224; 28 March 1920, Part 4:7).

However, after Prohibition ended in 1933, the brewery reoccupied the buildings west of Rivard Street in the 1933, when the brewery was “reactivated” by the investment group. The office building on the corner of Rivard and Maple Streets was demolished and replaced with a boiler and engine building, and a new façade was constructed on the brewhouse (Blum 1999:224–225). This brewery complex occupied the block of buildings south of Maple Street, and north and south of Sherman Street (not extant), all west of Rivard Street, that had previously been used for lumber companies and for X-ray machine manufacturing. Buildings in the new brewery complex were expanded, demolished, and newly constructed over the next several decades (Sanborn 1951:22). The Goebel Brewing Company closed in 1964. The buildings were acquired by Stroh’s Brewery and were used as a can plant before using the buildings to manufacture ice cream, which had been added to Stroh’s product line during Prohibition. The Stroh’s ice cream plant closed in 2007; it is currently the home of the Whiskey Factory, a small distillery (Blum 1999:232; DFP 1 March 2007:2E; Whiskey Factory 2020).

The building at 1000 Maple Street was constructed in 1954 and is the one of only two extant buildings that were part of the brewing complex; the other extant building is directly to the east, 1370 Maple Street.

NRHP Evaluation

The Goebel Brewing Company/Stroh’s Ice Cream Plant at 1000 Maple Street is not significant under any of the NRHP Criteria. The building could not be associated with any significant events or persons in the history of Detroit, precluding its inclusion in the NRHP under Criteria A and B. The building has also lost much of its historic integrity. Since it was converted to an ice cream plant, and then a distillery, the building has lost integrity of design, materials, and workmanship due to exterior alterations and replacement materials. The building has additionally lost integrity of setting, feeling, and association. It is one of only two extant buildings that composed the Goebel Brewing Company, and the building can no longer be easily identified as a brewery. The building is also not a distinctive example of commercial architecture. Therefore, the building is recommended not eligible for listing in the NRHP under Criterion C. Overall, the Goebel Brewing Company/Stroh’s Ice Cream Plant at 1000 Maple Street is recommended as not eligible for listing in the NRHP.

Commercial Building, 1325 Maple Street

Description

The small commercial building at 1325 Maple Street is on the north side of the street (Figure 5). A parking lots is adjacent to the building’s west elevation, several small commercial buildings are to the east, and an alley extends along the north side. The building has a rectilinear footprint and a flat roof (Figure 17). The southern section, which faces Maple Street, is two stories in height, whereas the rear section is one-and-one-half stories. The walls of the building are brick. The façade has yellow brick, and stone is used for stringcourses that stretch below the windows. Stone is also applied in the parapet to provide a modest degree of ornamentation.

The first story of the façade has three large openings, the westernmost of which includes an opening for a pedestrian door. However, the openings have been infilled with concrete blocks and the door has been covered in plywood panels. Fenestration on the second story includes six window openings—two in each of the three bays—that have also been covered by plywood. The west elevation has no additional fenestration.



Figure 17. Commercial building, 1325 Maple Street, façade and west elevation, view to the northeast

History

The building at 1325 Maple Street was constructed in 1933. As of 1951, the first story was used for a book bindery, and the second story was used for offices (Sanborn 1951:31). At an unknown time, the building was home to the Devonshire Manufacturing Co., listed on the mural on the building's west elevation. The building is currently vacant.

NRHP Evaluation

The commercial building at 1325 Maple Street is not significant under any of the NRHP Criteria. The building could not be associated with any significant events or persons in the history of Detroit, precluding its inclusion in the NRHP under Criteria A and B. It maintains integrity of design, as it appears to retain its original fenestration pattern and footprint. However, it has lost integrity of materials and workmanship because the door and window openings have been infilled with concrete blocks and wood. The building is also not a distinctive example of commercial architecture. Therefore, the building is recommended not eligible for listing in the NRHP under Criterion C. Overall, the commercial building at 1325 Maple Street is recommended as not eligible for listing in the NRHP.

Detroit Housing Commission, 2211 Orleans Street

Description

The Detroit Housing Commission (DHC) is on the west side of Orleans Street (Figure 5). Lafayette Park is to the south, St. Joseph Roman Catholic Parish Complex is to the east, and the commercial buildings that line Gratiot Avenue are to the north. The DHC includes three buildings: an International-style building that front on Orleans Street and serves as the primary building and two ancillary buildings to the west that appear to function as storage.

The International-style building has a T-shaped footprint, with the central portion of the façade extending outward toward Orleans Street (Figure 18). The building has a flat roof and brick walls, and the façade has been clad in EIFS. The second story is cantilevered above the first, with the south, north, and façade (excluding the central projecting section) of the second story extending several feet above the first story. The main entrance is centered on the façade and includes paired sliding doors. Ribbons of large windows flank the entrance on each side. These ribbons of four windows are repeated on the other sections of the façade and the south and north elevations. The second story includes a single, continuous ribbon of windows that extends along the façade and wraps around the north and south elevations. The ribbon includes fixed windows and windows with lower hoppers.



Figure 18. Detroit Housing Commission, 2211 Orleans Street, façade and south elevation, view to the west-northwest

The two ancillary buildings to the west include a one-story, yellow brick building and a one-story, brown brick building. The yellow brick building, a former auto service shop, has an L-shaped footprint and a flat roof (Figure 19). Three stringcourses of green glazed brick extend along the cornice. Fenestration includes large, multi-light windows, pedestrian doors, and overhead doors. The brown brick building, a former beer warehouse, has a rectilinear footprint and a flat roof. The façade faces Riopelle Street and has a stepped parapet. The south elevation has been clad in vertical, ribbed, metal panels. Much of the fenestration on the façade has been

infilled, although the original openings are still visible. Several overhead doors are placed on the north elevation.



Figure 19. Detroit Housing Commission, rear ancillary building, 2211 Orleans Street, view to the southeast

History

There are three buildings at 2211 Orleans Street, all of which are part of the Detroit Housing Commission. The main building fronts on Orleans Street and was constructed in 1956. Since it was constructed, it has been occupied by the Detroit Housing Commission. Prior to the construction of this building, the block included one- and two-story residences, a truck storage and auto service building, and a temporary beer warehouse. The buildings were in the Gratiot Area Redevelopment Project, and the 1951 Sanborn map notes that “all buildings in the block to be razed 1951” (Sanborn 1951:39). However, the truck storage and auto service building and the beer warehouse were extant at the time of survey and were occupied by the Detroit Housing Commission. Based on the Sanborn maps, these two buildings were constructed sometime between 1922 and 1951.

NRHP Evaluation

The Detroit Housing Commission building at 2211 Orleans Street is not significant under any NRHP Criteria. The building could not be associated with any significant events or persons in the history of Detroit, precluding its inclusion in the NRHP under Criteria A and B. The building is representative of the urban renewal projects that resulted from the Gratiot Area Redevelopment Project. However, although associated with the urban redevelopment that took place in Detroit in the 1940s–1960s, the building is typical of those constructed in the era and does not rise to the level of historic significance under Criterion A.

The International-style Detroit Housing Commission building is immediately north of another International-style building complex—and urban renewal project in the Gratiot Area

Redevelopment—Lafayette Park. The 78-acre development of Lafayette Park was designed primarily by architect Ludwig Mies van der Rohe in 1958–1963, around the same time as the Detroit Housing Commission building (Quinn Evans Architects 2014:4-21). In 2015 Lafayette Park was designated a National Historic Landmark (MSHDA 2017). Although the Detroit Housing Commission building maintains its historic integrity, it is not a distinctive example of International-style architecture in this area of Detroit. The two other buildings on the site are also recommended not eligible for listing in the NRHP. The former truck service and auto storage building is not a distinctive example of commercial architecture. It has also lost integrity of setting, feeling, and association. The former beer warehouse is not a distinctive example of commercial architecture, and has also lost integrity of design, setting, materials, workmanship, feeling, and association due to the infilling of windows and doors, replacement materials, and new overhead door openings. Therefore, all three buildings are recommended not eligible for listing in the NRHP under Criterion C. Overall, the buildings at 2211 Orleans Street are recommended as not eligible for listing in the NRHP under Criteria A, B, and C.

Aertz, Myers Furniture Company, 1366 Service Drive

Description

This three-story commercial building has an irregular footprint that is oriented parallel to Gratiot Avenue; however, a brick-paved service road, formerly Antietam Street, runs directly in front of it, providing access to the building (Figure 5, Figure 20). It has brick exterior walls and a parapetted flat roof with stone coping. Brick pilasters divide the upper stories of the northwest elevation into eight bays and the pilasters are topped with brick capitals that rise above the parapet. The eight bays on the northwest elevation are asymmetrical with two rows of segmentally arched window openings with stone lug sills. Most of the windows are covered with plywood and some have replacement vinyl, one-over-one windows mounted in the plywood. There is a centered entry on the first story of the northwest elevation with a concrete block platform in front, which lacks steps. Asymmetrical, segmentally arched window openings with stone lug sills span the first story.

The main entrance is a single, wooden door with a covered transom window placed at the northern cut-away corner of the building. The door is accessed by a few stone steps. It is segmentally arched, and a single segmentally arched window opening is placed on the upper stories above the door. The second story window opening is partially covered by a plywood painted sign, the rest is infilled with plywood and the third story window opening has been infilled with plywood and then fitted with a modern one-over-one window.

The east elevation consists of a low parapet with three interior brick chimneys that pierce the top of the parapet. The east elevation lacks brick pilasters but continues the asymmetrical, segmentally arched window openings with stone lug sills on all three stories. All the windows are infilled with plywood and some have replacement vinyl, one-over-one windows inset in the plywood. A portion of the second and third stories near the northern corner has been covered with large metal sheets.



Figure 20. Aertz, Myers Furniture Company, 1366 Service Drive, north and east elevations, view to the southwest

History

This building was constructed in 1890 on the site of a former lumberyard. It was built for the Aertz, Myers Furniture Company. The building had an irregular, roughly U-shaped footprint, with the central open area used as a lumberyard. The building housed areas dedicated to work working, polishing, upholstering, and packing and storing stock. Other areas were used to house the boiler and engine room, and there was also a vault for storing wood shavings (Sanborn-Perris Map Co. 1897b:25). Aertz, Myers Furniture Company had vacated the building by 1904, when an article in the *Detroit Free Press* notes that the W. F. Stimpson Co. was operating out of the building and manufacturing scales (DFP 29 July 1904:7). However, by 1922, the building was vacant. Additions had been constructed across the open mouth of the U, creating an open courtyard. At this time, a bridge is depicted connecting the third story to a building to the east, also listed as vacant (Sanborn 1922:31). By 1951 the open courtyard had been filled in with a one-story addition and the building was the home of the Universal Cement Tray Co., which manufacturing concrete laundry trays (DFP 3 January 1949:17). The bridge had also been removed (Sanborn 1950:31). In the 1960s the building was purchased by Busy Bee Hardware (1401–1417 Gratiot Avenue) and used for storing rock salt (Sweet Juniper 2009). The building is currently vacant.

NRHP Evaluation

The Aertz, Myers Furniture Company was built in 1890 and is representative of industry and commerce in Detroit. Since it was constructed, the building has undergone numerous changes as it was converted from a furniture factory to a scale manufacturer, to a laundry tray manufacturer, and lastly to storage for a hardware company. The building is typical of commercial buildings constructed in the late 1800s and is not significant under Criterion A for commerce and industry, nor is it significant under Criterion C for architecture, especially when compared to other similar examples in the nearby Eastern Market Historic District. The building has also lost historic

integrity. Many of the door and window openings have been infilled with brick or wood, resulting in a loss of integrity of design and materials. The Aertz, Myers Furniture Company at 1366 Service Drive is recommended not eligible for listing in the NRHP.

CONCLUSIONS AND RECOMMENDATIONS

Commonwealth identified four districts and individual resources that have been previously listed in the NRHP in the newly surveyed areas for the 2020 Practical Alternative 5b Direct Above-Ground APE, and two City of Detroit Local Historic Districts. The four NRHP-listed districts and resources include Trinity Evangelical Lutheran Church Complex, which is entirely in the APE; St. Joseph Roman Catholic Parish Complex, which includes one building, the convent at 2315 Orleans Street, that falls within the APE; St. John's Episcopal Church, which is entirely in the APE; and the Eastern Market Historic District, which includes 33 buildings that also fall within the APE. The two City of Detroit Local Historic Districts are the Brush Park Historic District, which includes the commercial building at 2458 Brush Street that is encompassed by the APE; and the Brewster-Wheeler Recreation Center, which is entirely in the APE.

In addition to the previously listed resources, Commonwealth identified and evaluated nine resources: the Detroit Edison Beacon Plant, 541 Madison Avenue; the Frank Murphy Hall of Justice, 1441 St. Antoine Street; the Wayne Medical Society, 1010 Antietam Street; a commercial building at 1314 Gratiot Avenue; a commercial building at 1358 Gratiot Avenue; the Goebel Brewing Company/Stroh's Ice Cream Factory, 1000 Maple Street; a commercial building at 1325 Maple Street; the Detroit Housing Commission, 2211 Orleans Street; and the Aertz, Myers Furniture Company, 1366 Service Drive.

Currently designated as a local historic district, Commonwealth recommends that the Brewster-Wheeler Recreation Center is also eligible for listing in the NRHP. It is recommended eligible under Criterion A for community development and planning, social history, and recreation, and under Criterion C for architecture. Commonwealth also recommends that the Detroit Edison Beacon Plant is eligible for listing in the NRHP. The Beacon Plant is recommended eligible under Criterion A for its connection to industry in Detroit and under Criterion C for architecture. The Frank Murphy Hall of Justice is recommended eligible for listing in the NRHP by Commonwealth under Criterion C as an excellent example of the Brutalist style of architecture.

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APPENDIX A

SHPO 2018 CONCURRENCE LETTER

RECEIVED

OCT 16 2018



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
LANSING

KIRK T. STEUDLE
DIRECTOR

October 15, 2018

Mr. Brian Conway
State Historic Preservation Officer
State Historic Preservation Office
Michigan Historical Center
702 West Kalamazoo Street
Lansing, Michigan 48909-8240

Dear Mr. Conway:

Environmental Assessment (EA)
I-375 Corridor Study
City of Detroit, Wayne County, Michigan
Determination of Effects for Historic Above-Ground, Archaeological Resources,
and Traditional Cultural Properties
ER99-391

The purpose of this letter is to request State Historic Preservation Office (SHPO) concurrence with the determination by the Michigan Department of Transportation (MDOT) that the preferred alternative for the above-referenced project will pose No Adverse Effect to any of the historic above-ground properties identified below. Additionally, we are seeking SHPO approval of an archaeological research and compliance plan, which includes a No Adverse Effect determination for archaeological resources and traditional cultural properties for this undertaking.

Environmental Assessment/Scope of Work

The Michigan Department of Transportation (MDOT) is preparing an *Environmental Assessment and Programmatic Section 4(f) Evaluation* (EA) for the proposed improvements to the I-375 Expressway. The EA includes two alternatives (Practical Alternatives 4 and 5) that would replace a portion of the I-375 expressway with an at-grade boulevard, make changes to the alignment of East Jefferson Avenue, and improve connections to the riverfront via Schweitzer Place (between E. Jefferson Avenue and Atwater Street). The alternatives also propose a two-way three-lane local street, and a two-way shared-use path. A baseline No Build Alternative has also been evaluated.

The preferred alternative, is a refined version of Practical Alternative 5 (Refined Practical Alternative 5), based on feedback from public meetings, workshops with the City of Detroit. The refined design will feature a reduction in the total number of through lanes along the boulevard, refinement of turning configurations, wider sidewalks, reduced median width, bike lane modifications, on-street parking for Holy Family Roman Catholic Church, and other modifications

to local road traffic flow to provide protected and signalized crossings for pedestrians, improve connectivity for all users, and make the corridor more walkable and pedestrian/bicyclist friendly. Overall, the construction footprint of the preferred alternative (Refined Practical Alternative 5) is reduced compared to the original Practical Alternatives 4 and 5.

Historic Above-ground Resources

The Area of Potential Effect (APE) for the proposed project includes four known historic above-ground resources, and one newly identified property (Property #5, Lafayette Clinic), that we believe is eligible for inclusion in the National Register of Historic Places.

- 1) Detroit Racquet Club, 626 East Woodbridge Street
- 2) Christ Church, 960 East Jefferson Avenue
- 3) Sibley House, 976 East Jefferson Avenue
- 4) Holy Family Roman Catholic Church, 641 Walter P. Chrysler Highway
- 5) Lafayette Clinic/Woodward Academy, 951 East Lafayette Street

These properties, and potential impacts are discussed in detail in the Commonwealth Heritage Group (CHG) report titled *I-375 Improvement Project: Above-Ground Survey and Impacts Evaluation, City of Detroit, Wayne County, Michigan* that was presented to your staff on July 30, 2018. At that time, Lloyd Baldwin met with your staff and discussed the impacts of each alternative, including the preferred alternative (Refined Practical Alternative 5). MDOT believes that the project will pose No Adverse Effect to any of identified historic above-ground properties under any of the alternatives, including the preferred alternative (Refined Practical Alternative 5). The proposed build alternatives do open land between Woodbridge Street and East Jefferson Avenue, which potentially could introduce new construction within the viewshed of the Detroit Racquet Club. Such redevelopment would potentially reintroduce building density that was present prior to construction of the expressway in the early 1960s. Prior to expressway related changes on West Jefferson, the Racquet Club's viewshed was dominated by the rear elevation of the four-story University of Detroit Dinan Hall (built 1915, demolished in 1962 to make way for I-375 ramps). Dinan Hall housed, at different times, the College of Engineering, Law, and Dentistry. Development within this space would be solely under the jurisdiction and discretion of the City of Detroit. The realignment of East Jefferson Avenue back to pre-expressway alignment will have modest benefit to the frontage of Christ Church. The revised Alternative 5 retains on-street parking opportunities for Holy Family Roman Catholic Church. The church uses on-street parking infrequently – primarily on high holy day evening services, weddings, and funerals.

Archaeological Sites, Traditional Cultural Properties, and Tribal Consultation

The APE for archaeological sites and traditional cultural properties is the construction footprint of the preferred alternative, Refined Practical Alternative 5. The *I-375 Improvement Project: Land Use History and Assessment of Archaeological Potential, City of Detroit, Wayne County Michigan* technical report, prepared for MDOT by CHG was delivered to your office on July 30, 2018. Dr. Dean Anderson reviewed this report and we received your comments in your letter

Mr. Brian Conway

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October 15, 2018

dated August 28, 2018. In your letter you concurred that the only sites/areas of concern were two abandoned cemetery sites, 20WN284 and 20WN331, and the area between Jefferson Avenue and Atwater Street, including Schweizer Place and areas adjacent to Schweizer Place where MDOT proposes to acquire right of way to reconstruct this road. Within the latter area we agreed that site 20WN431, an 18th century farmstead, and/or a Native American site of unknown age, might be preserved below the surface. Note that neither CHG in their report, nor MDOT in our consultation with the 12 federally recognized Indian Tribes in Michigan (consultation letters dated June 27, 2017) have identified any traditional cultural properties within the APE. Subsequently, Dr. Anderson and Dr. James Robertson discussed the eligibility of the sites 20WN284 and 20WN331 on October 10, 2018 and we agreed that both 20WN284 and 20WN331 are not eligible for listing on the NRHP. MDOT has requested your formal comment regarding this determination of eligibility in a letter under separate cover.

While the preferred alternative (Refined Practical Alternative 5) has been selected, design of the proposed realignment and widening of Schweizer Place and relocation of utilities, at this time, is not sufficiently detailed to develop a survey strategy for determining the presence of significant archaeological sites. To that end, at our meeting of October 10, 2018, Dr. Anderson and Dr. Robertson agreed that the most prudent way forward would be, once design is sufficiently complete, then a survey would be completed. In addition, any National Register-eligible archaeological sites revealed by the survey would be mitigated through data recovery, since any such sites would be important for the information they may yield about local and regional history and prehistory, but not for preservation in place. If any eligible archaeological sites are discovered, MDOT shall consult with the SHPO staff to develop and execute an acceptable data recovery plan to mitigate adverse effects. Also note, that construction is not scheduled until 2022, which will facilitate the completion of the above archaeological investigations.

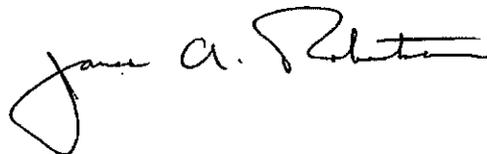
Conclusion

If you concur with this assessment, please sign the concurrence line below. This letter will be included as an attachment to the Environmental Assessment following receipt of the executed concurrence from your office. Please feel free to contact Lloyd Baldwin at 241-2702 regarding above-ground resources and James Robertson at 335-2637 regarding archaeological sites and traditional cultural properties, if you have any questions or concerns. Thank you.

Sincerely,



Lloyd E. Baldwin
Historian
Environmental Services Section



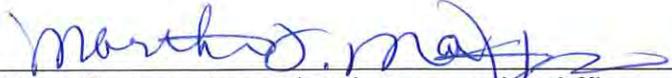
James A. Robertson, Ph.D.
Staff Archaeologist
Environmental Services Section

Mr. Brian Conway

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October 15, 2018

BOD:ESS:JAR:td

I concur:  Date: 11/9/18
 Brian Conway, State Historic Preservation Officer

APPENDIX B
PREVIOUSLY IDENTIFIED RESOURCES IN AND NEAR
THE ABOVE-GROUND APE

APPENDIX C
IMAGES OF PREVIOUSLY LISTED RESOURCES IN THE
ABOVE-GROUND APE



Figure C1. Wolverine Packing Co., 1321 E. Fisher Freeway, a contributing building in the Eastern Market Historic District, view to the northwest



Figure C2. Harris & Throop, 1343 E. Fisher, a contributing building in the Eastern Market Historic District, view to the northeast



Figure C3. Dinan Building, 1400 E. Fisher, a contributing building in the Eastern Market Historic District, view to the southeast



Figure C4. Gratiot Central Market, 1442 E. Fisher Freeway/1429 Gratiot Avenue, a contributing building in the Eastern Market Historic District, view to the north of the Gratiot Avenue façade



Figure C5. Trinity Evangelical Lutheran Church, 1345 Gratiot Avenue, a local historic district and listed in the NRHP, view to the north



Figure C6. Busy Bee Hardware, 1401 Gratiot Avenue, a contributing building in the Eastern Market Historic District, view to the northeast



Figure C7. Commercial building, 1409–1417 Gratiot Avenue, a contributing building in the Eastern Market Historic District, view to the west



Figure C8. Webber Building, 1404 Gratiot Avenue, a contributing building in the Eastern Market Historic District, view to the southeast



Figure C9. Detroit Knitting Mills, Inc., 1410 Gratiot Avenue, a contributing building in the Eastern Market Historic District, view to the south

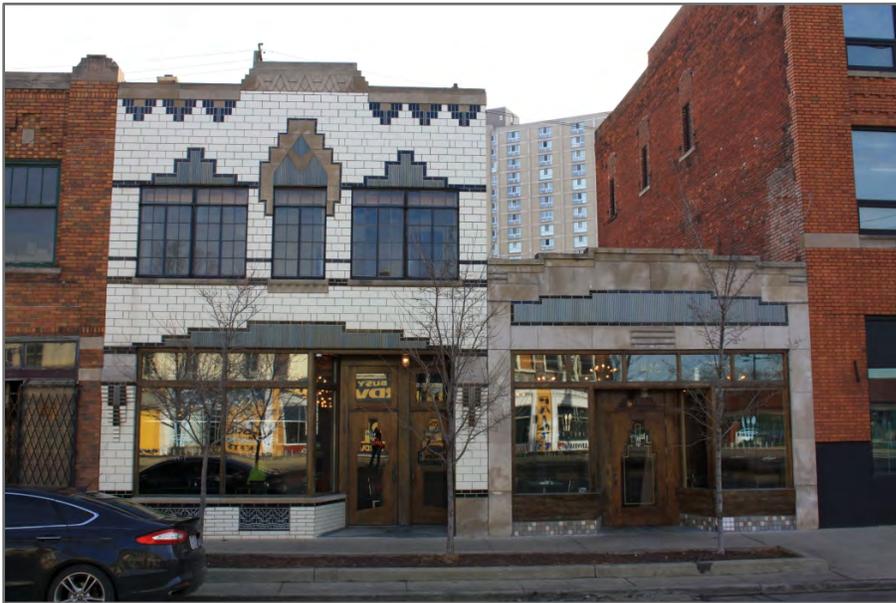


Figure C10. Wisner Confectionary, 1428 Gratiot Avenue, a contributing building in the Eastern Market Historic District, view to the southeast



Figure C11. Kammerer Reed & Willow Works/Louis Feiler Company, 1432 Gratiot Avenue, a contributing building in the Eastern Market Historic District, view to the east



Figure C12. Posselius Furniture Company/Atlas Furniture Company, 1440 Gratiot Avenue, a contributing building in the Eastern Market Historic District, view to the east



Figure C13. Commercial building, 1451–1457 Gratiot Avenue, a contributing building in the Eastern Market Historic District, view to the north



Figure C14. George W. Brink & Son, 1454 Gratiot Avenue, a contributing building in the Eastern Market Historic District, view to the southeast



Figure C15. Lowther Wallpaper & Paint, 1460 Gratiot Avenue, a contributing building in the Eastern Market Historic District, view to the southeast



Figure C16. The Fair, 1461–1463 Gratiot Avenue, a contributing building in the Eastern Market Historic District, view to the northwest



Figure C17. Detroit Findings & Leather Co., 1464 Gratiot Avenue, a contributing building in the Eastern Market Historic District, view to the east



Figure C18. Julius Zelenko, 1480 Gratiot Avenue, a contributing building in the Eastern Market Historic District, view to the southeast



Figure C19. Koenig Coal and Supply Company, 1486 Gratiot Avenue, a contributing building in the Eastern Market Historic District, view to the southeast



Figure C20. Commercial building, 1490 Gratiot Avenue, a non-contributing building in the Eastern Market Historic District, view to the southeast



Figure C21. Sweier Drug Store, 1494 Gratiot Avenue, a contributing building in the Eastern Market Historic District, view to the south



Figure C22. Detroit Candy Company, 1528 Gratiot Avenue, a contributing building in the Eastern Market Historic District, view to the northeast

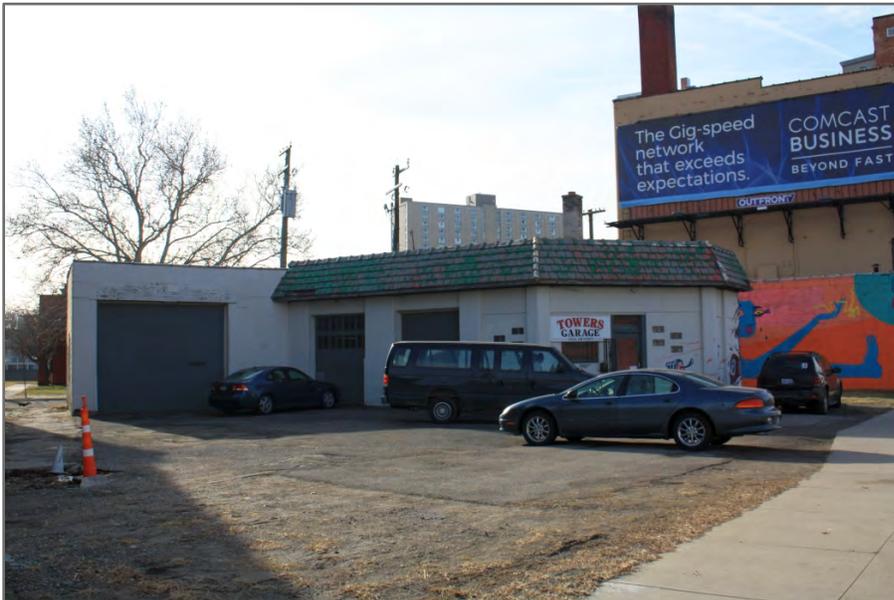


Figure C23. Super Service Station, 1544 Gratiot Avenue, a contributing building in the Eastern Market Historic District, view to the south



Figure C24. Standard Beef, Inc., 1841 Gratiot Avenue, a non-contributing building in the Eastern Market Historic District, view to the north



Figure C25. Swift & Company Meat Warehouse, 1911 Gratiot Avenue, a contributing building in the Eastern Market Historic District, view to the north



Figure C26. B.F. Goodrich Company, Musgrave-Smith Co., 1935–1971 Gratiot Avenue, non-contributing buildings in the Eastern Market Historic District, view to the west



Figure C27. St. Joseph Convent, 2315 Orleans Street, listed in the NRHP as part of the St. Joseph Roman Catholic Parish Complex, view to the west

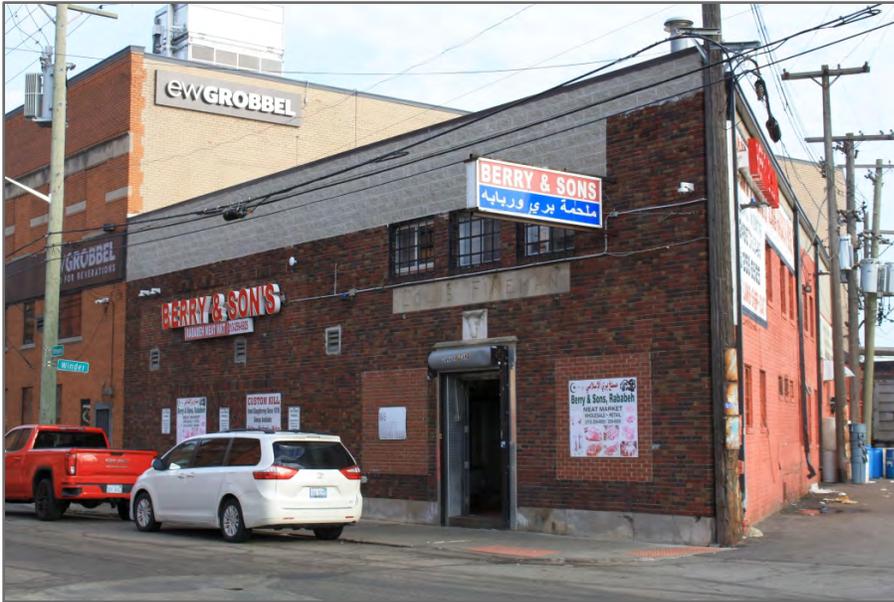


Figure C28. Louis Fineman Building, Monarch Packing Company, 2496 Orleans Street, a contributing building in the Eastern Market Historic District, view to the northeast



Figure C29. R. Hayes & Son, Sullivan Packing Co., Capital Poultry, 2442 Riopelle Street, a contributing building in the Eastern Market Historic District, view to the southeast



Figure C30. Commercial building, 2451 Riopelle Street, a contributing building in the Eastern Market Historic District, view to the northeast

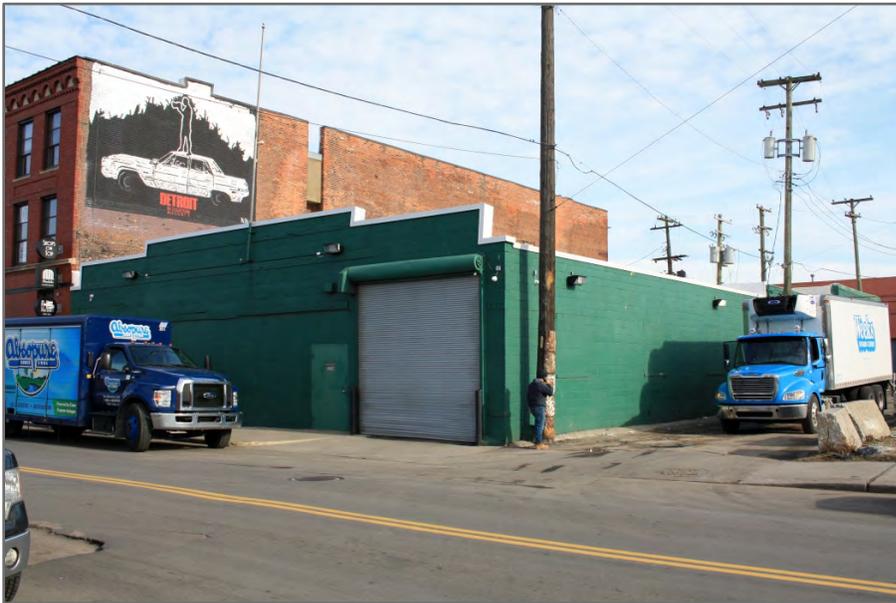


Figure C31. Commercial building, 2348 Russell Street, a contributing building in the Eastern Market Historic District, view to the northeast



Figure C32. Commercial building, 2453–2469 Russell Street, a contributing building in the Eastern Market Historic District, view to the west



Figure C33. Eckhardt & Becker Brewing Co., Inc., 1530 Winder Street, a contributing building in the Eastern Market Historic District, view to the northeast



Figure C34. Vivison Macaroni Company, 1550 Winder Street, a contributing building in the Eastern Market Historic District, view to the northwest



Figure C35. Delor & Son Funeral Home, 1568 Winder Street, a contributing building in the Eastern Market Historic District, view to the northwest



Figure C36. St. John's Episcopal Church, 2326 Woodward Avenue, listed in the NRHP as part of the Religious Structures of Woodward Avenue, view to the northeast