

GORDIE HOWE INTERNATIONAL Bridge

Historic Properties documentation project

7UP
KOVACS BAR

Kovacs Bar

6986 W Jefferson Ave.

Detroit, Michigan

KOVACS BAR
6986 W. Jefferson Avenue
Detroit, Michigan 48209
HISTORICAL DOCUMENTATION

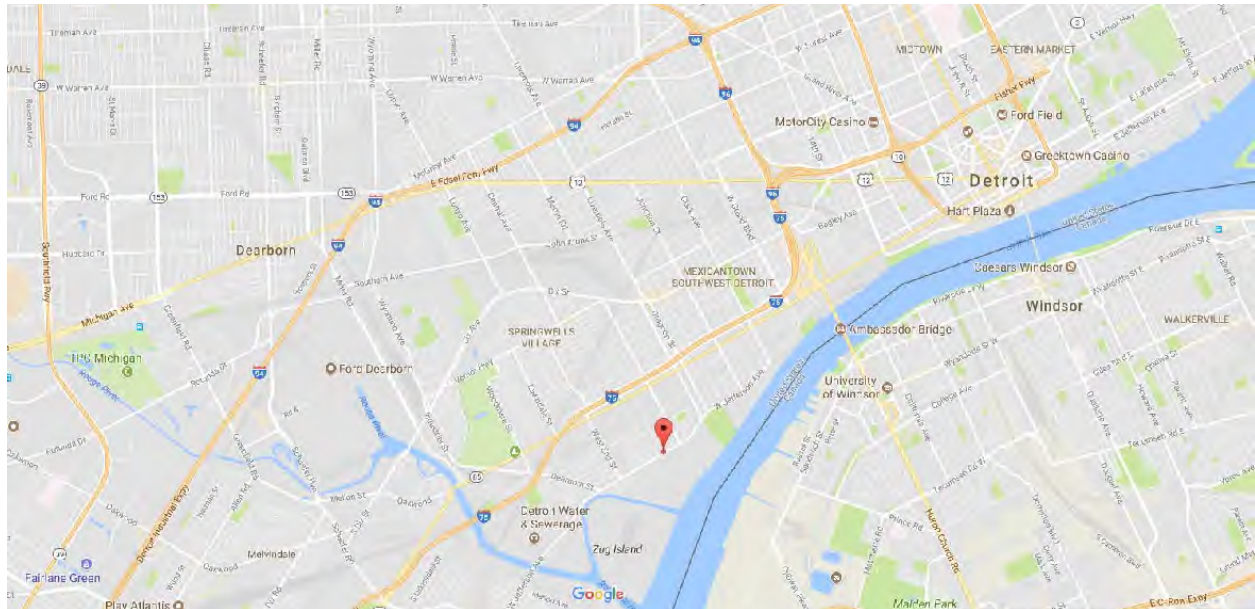


KOVACS BAR (Kilian Hotel /Simpson Hotel)

6986 W. Jefferson Ave., Detroit, Michigan, 48209

Property Coordinates:

42.295921, -83.105725



Google Maps, © 2017

Introduction:

The Kovacs Bar Building (Kilian Hotel / Simpson Hotel) 6986 W. Jefferson Ave., Detroit, Michigan, was identified as potentially eligible for listing in the National Register of Historic Places (NRHP) during the development of the *Environmental Impact Statement and Section 4(f) Evaluation for the Detroit River International Crossing* (aka DRIC), later known as the New International Trade Crossing (NITC) and now known as the Gordie Howe International Bridge project, a bi-national effort by the United States and Canada, the State of Michigan and Province of Ontario, to construct a new state-of-the art international border crossing. The Kovacs Bar building was determined to be within the alignment of the proposed International Bridge's Detroit approach/departure spans and was identified for acquisition and demolition. The following documentation of the property's history is intended to satisfy a portion of project mitigation commitments included in the project Memorandum of Agreement, enacted by the Federal Highway Administration, the Michigan State Historic Preservation Officer, and the Michigan Department of Transportation on December 22, 2008.

Preliminary research results on the subject property was included in the 2007 document, *Above-Ground Resources Survey for the Detroit River International Crossing (DRIC) Study, Detroit, Wayne County, Michigan*, by Commonwealth Cultural Resources Group, Inc. (now doing business as Commonwealth Heritage Group). NOTE: The 2007 report indicates that the subject property housed the Angus Smith Hotel in 1907. Smith's hotel, based on address (1900 River Rd / W. Jefferson) would have been located at, or close to, Waterman St. Smith operated saloons at various addresses in Delray during the late

nineteenth and early twentieth centuries. He was civically-active, serving as a village trustee and later as an alderman when Delray was annexed into the city in 1906.

Historical Significance:

Kovacs Bar was determined to be potentially eligible for inclusion in the National Register of Historic Places under Criterion A for its association with the social history of Delray from village to Detroit neighborhood, and especially the community's once large Hungarian and Hungarian-American community. Kovacs Bar was one among many working-class bars in the Delray neighborhood but stands out for its roughly eight-decade association as a gathering place for the neighborhood and downriver Hungarian-American community. The first floor's commercial history was associated with the tavern trade through most of its history, excepting the Prohibition years (and one might speculate this didn't necessarily change things entirely).

The building's Hungarian association began in circa 1915, four years before it was purchased by Vincent Szucs and approximately 25 years after its construction. From 1934 until 1996 the building and bar was owned by the namesake Kovacs family. Robert and Delores Evans purchased the property from Mary Kovacs in 1996. While this broke a roughly eight-decade period of Hungarian-American ownership, the bar retained its neighborhood Hungarian appeal. The bar closed in 2012 and was demolished November 6, 2017.

Background:

Taverns and bars were numerous throughout Delray during the late 19th and first half of the 20th century. As of December 1891, there were 58 establishments in Springwells Township, including Delray, listed as having paid their taxes as "malt or brewed liquors" retailersⁱ. It would be safe to assume there were additional grog shops in operation that had neglected to pay their tax bill. Taverns often, but not always, offered lodging; bars did not. For the purposes of this narrative, the term "tavern" will be used for simplicity, as the Kovacs Building provided lodging for much of its history.

Taverns were a place to get a drink and maybe a meal, but they were also important as a place to catch up on news from home, happenings in the neighborhood, and word of businesses that might be in the need of workers. Some taverns billed themselves as hotels. They weren't hotels in the modern sense, but were essentially boarding houses that served an important role for the large influx of new workers to the area, in addition to providing lodging by the night or by the week for the travelling public. Tenants were typically single men (or married men who arrived ahead of family to find work) who moved frequently due to job changes. Tavern employees were often provided lodging and board as part of their wages.

Tenants from neighborhood rooming houses that did not offer board would use taverns for at least some of their meals and the comradery offered within. Regulars, who might be transient in terms of lodging, might use their favorite watering hole to get their mail. Bar and tavernkeepers, particularly those with seasonal beer gardens, might host special festivals and sporting events (such as boxing or wrestling) to draw crowds.

The tavern business was tough – brawls, knifings and shootings were all too common and robberies were a frequent problem. Mrs. Degens, wife of tavern and hotel keeper George Degens, was badly

beaten by a pair of robbers as she tended their River Road (W. Jefferson) bar one winter's night in early 1891; the assailants escaped with about \$25.00 (\$632.00 in 2016 dollars)ⁱⁱ.

Taverns were sometimes shuttered (if only temporarily) for non-payment of taxes, various health violations, for violating blue laws requiring Sunday closure, or for overt gambling (including slot machines, which were a popular lure for a time). "Dry" activists, while working towards a general legal prohibition on alcoholic beverages, would at times target specific taverns that tolerated brawlers or harbored gambling and prostitution, or flaunted blue laws and closing hour rules, and forcibly shut them down. But following closing laws could be dangerous too; tavernkeeper and boarding house operator Bill McManus was stabbed and cut multiple times (but survived) by men who he had refused service because it was after hoursⁱⁱⁱ.

Prohibition did not remove the economic, social, or cultural importance of taverns; the trade continued, if only more discreet and clandestine. Soda shops and candy stores presented a wholesome image, but many served up something stronger, brewed or distilled in house or smuggled across the river from Windsor or Amherstburg.

NARRATIVE

Kovacs Building Background:

The building was located at the northeast corner of W Jefferson Avenue (formerly River Road) and Post Street (formerly Louis Street); the parcel is within Private Claim 267, once claimed by Isaac Todd^{iv}, an early player in the Northwest Company (and a partner with fur trader and land speculator James McGill), in a portion that was first platted by William B Wesson in November 1866 (see figure 3).

William B. Wesson (1820-1890) was the namesake son of a Congregational minister in Hardwick, Massachusetts and came to Detroit at the age of 13. Although he never formally finished college, William Wesson Jr. was a talented and shrewd business man and became major figure in Detroit area real estate and contracting circles (working independently and with Albert Crane in the firm Crane and Wesson), and banking (Wayne County Home & Savings Bank).



Figure 1: Detail from Aaron Greeley's Map of Detroit Private Claims (1810) (from NARA scan, courtesy of the River Raisin Battlefield Park). A portion of the "Ship Yard" tract would later become Woodmere Cemetery. Private Claim 267 is highlighted.

William B. Wesson owned numerous parcels in Springwells Township, including land in what is now the Woodmere neighborhood. In 1887 or 1888 Wesson sold his platted Section of Private Claim 267 parcel to Frederick DuCharme, Louis F. and Regina Schmit and Fidel and Marguerita Jehle. They in turn replatted the land as Larned, DuCharme & Schmit's Subdivision.^v (see figure 3) Wesson Street, in the Michigan-Livernois area, remains as a reminder of Wesson's legacy in Springwells Township.

10165

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3	2	1	
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RIVER		ROAD	

I certify the above to be correct from survey
 Detroit Nov 19th 1866 John F. Munro

WESSON'S SECTION. PRIVATE CLAIM NO 267.

Wayne County Register Office Received for Record Nov 22 1866 at 4 o'clock PM and Recorded in Book 1 of Plate W. B. Wesson Registered at 187

Know all Men by these presents that we William B Wesson and Lucyra E Wesson his wife of Detroit Michigan do hereby dedicate to the public all our right title and interest in and to the streets on the above Plat reserving to ourselves our heirs and assigns the reversion thereof whenever the same may be discontinued by law

In presence of
 Arthur Freeway
 Notary Public

William B Wesson
 Lucyra E Wesson

State of Michigan
 Wayne County

On this 21 day of November 1866 before me a Notary Public in and for said County personally appeared William B Wesson and Lucyra E Wesson his wife to me known to be the persons who executed the above instrument and acknowledged the same to be their free act and deed and the said Lucyra E Wesson wife of said William B Wesson on a private examination by separate and apart from her said husband acknowledged that she executed the same freely and with out fear or compulsion from any one

Arthur Freeway
 Notary Public
 Wayne County Michigan

State of Michigan
 Wayne County

On this 22nd day of November 1866 before me a Notary Public in and for said County personally appeared John F. Munro surveyor who is known to me to be the person who certified the above plat and acknowledged the same to be his free act and deed

Arthur Freeway
 Notary Public
 Wayne County Michigan

This is to certify that the above plat has been compared with the original plat record in the office of Register of Deeds of Wayne County and found to be a true copy of the same
 A. H. Willmarth
 Surveyor

Figure 2: William and Lucyra Wesson's section plat of Private Claim 267 was made in November 1866. William B Wesson was the son of a Congregationalist minister. Wesson came to Detroit at the age of 13 and in time became a major player in Detroit real estate, contracting, and banking. A portion of this parcel would be the basis for Larned, DuCharme and Schmit's Subdivision in 1888. Source: http://www.dleg.state.mi.us/platmaps/dt_image.asp?BCC_SUBINDEX=10165

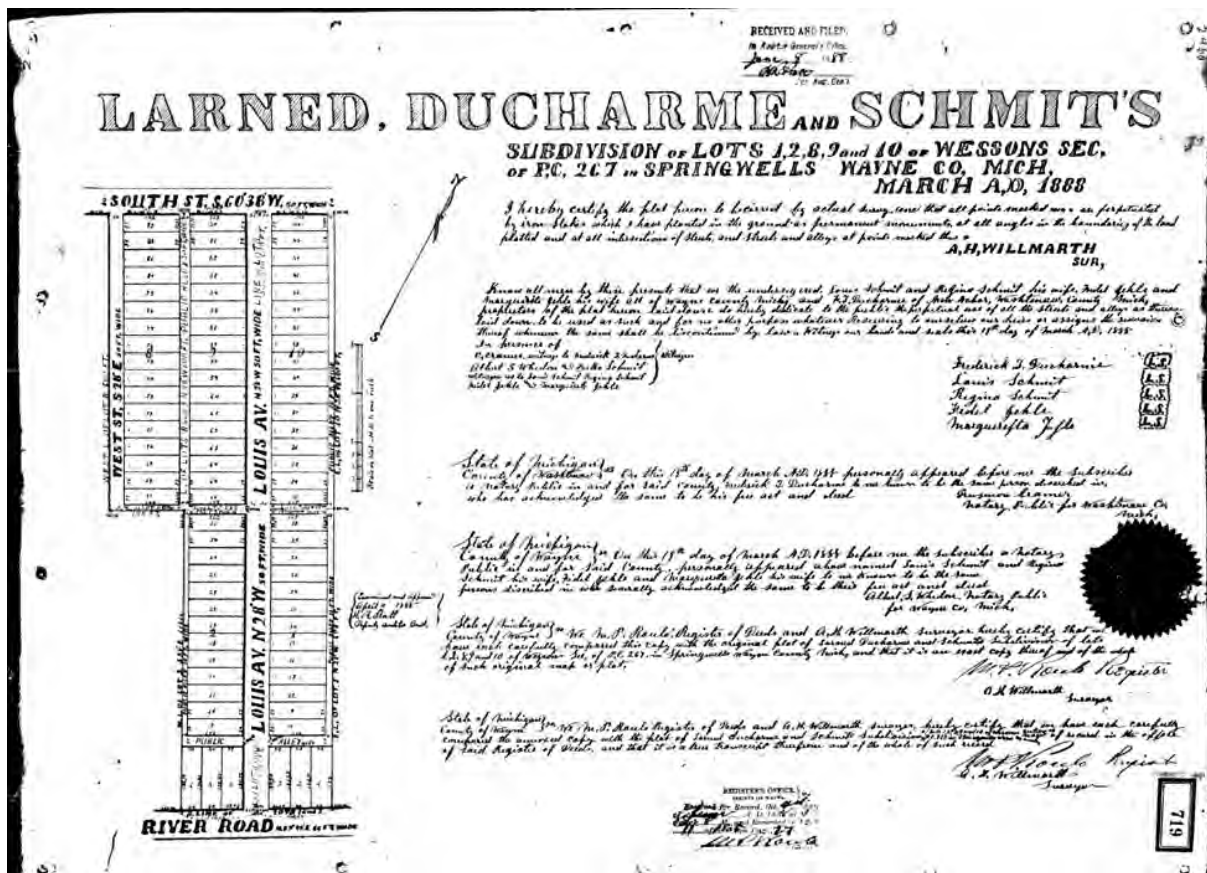


Figure 3: Larned, Ducharme and Schmit's Subdivision of Lots 1, 2, 8, 9 and 10 of Wesson's Section of Private Claim 267 in Springwells, Wayne County, Michigan, was platted in March 1888. Larned refers to Charles P. Larned, a Detroit realtor and grandson of General. Source: http://www.dleg.state.mi.us/platmaps/dt_image.asp?BCC_SUBINDEX=719

The new plat was surveyed by Almon H Willmarth^{vi} for Charles P. Larned (of Detroit), Louis and Regina Schmit, Fidel and Margarethe Jehle, residents of Delray and Woodmere, respectively, and Frederick T Ducharme, a recent University of Michigan graduate beginning his professional business life. Charles P. Larned was a Detroit real estate mogul. Frederick DuCharme was treasurer for the Ireland & Matthews Manufacturing Company, manufacturers of stove trimmings, plumbing supplies, fasteners, and later, stamped-metal parts for the auto industry, and president of the Michigan Stove Company (co-founded by his father, Charles DuCharme). Larned and DuCharme were partners in many other real estate ventures besides this plat.

Louis Schmit^{vii}, with son Louis F., Jr., was a market gardener, and by 1897, an ice house operator. At the time of the plat the family ice house, and at least a portion of their market gardening operation was on the south side of River Road, between Louis (now Post) and Kercheval (now Green) streets. In 1901 they moved their operations to property they owned on the west side of Louis Street, north of River Road; the former Schmit homestead was then redeveloped as the Detroit City Gas Company coal gas plant (now open land between Springwells Court and the Central Transport depot). Detroit City Gas produced coal gas (known as "city gas") for use in illuminating homes and businesses. The Franklin Salt Company was located southerly of the gas plant (now Lafarge North America and perhaps a portion of the truck

ferry grounds). The Franklin Company, which closed prior to 1914, operated a “salt block” here, a plant that processed salt brine to manufacture commercial salt.^{viii}

Fidel Jehle^{ix} came to Michigan from Remetschwiell (now part of Weilheim), Baden-Wurttemberg, Germany in the spring of 1868 and initially boarded with his sister Regina and her husband, Louis F. Schmit. Fidel Jehle and Margarethe Birnbaum were married in 1873 and ran a 23-acre market garden in Woodmere village, and became known for the exceptional quality of the celery they grew for the Detroit market (Woodmere celery, in general, was well regarded in Detroit households). Jehle was involved in local politics and took an active role in opposing efforts to annex Springwells Township into Detroit in the mid-1890s.

Jehle Building (Killian’s Hotel/Simpson Hotel/Kovacs Building):

Note on addresses: The building address was 1892-1894-1896 River Road, then renumbered as 1968-1970-1972 when River Road was renamed W. Jefferson Avenue as Delray was annexed into the City of Detroit. From 1906-1907 to 1915 the addresses were 1968-1972 (tavern) and 1970-1972 (hotel), from 1915 to 1920 the east storefront (first story) was number 1972, the second story was numbered as 1972 ½ and the west storefront was number 1974. The City of Detroit went through a major address change in 1920; the east storefront was renumbered as 6982, the upstairs as 6984, and the west storefront as 6986. During the Kovacs years the address became simply 6986 W. Jefferson Avenue.

Fidel and Margarethe Jehle were raising a family and running a successful market garden in Woodmere when they expanded their business interests into real estate. Sometime between 1889 and 1891 Fidel put up the brick commercial building on the northeast corner of River Road at Louis Street, or lot 3 of their new subdivision. Fidel’s brother-in-law and real estate partner, Louis Schmit, would build a commercial income property on Lot Four (the northwest corner of River Road/W. Jefferson and Louis Street) at about the same time; Sanborn Fire Insurance maps indicate the building had the same footprint and height as Jehle’s, but was of frame construction.

The first known business to lease Jehle’s building was Andrew Dubbert’s tavern from circa 1891 to 1894. Dubbert had previously operated a tavern and restaurant in downtown Detroit (near Cadillac Square) and in the late 1880s to 1890 was proprietor of a boarding house located at the northwest corner of River Road and West End Street. Dubbert gave up the tavern business in 1894, taking work as a laborer and moving with his wife Johanna and daughter Rose to a house on 24th Street in Detroit^x. His departure from the hospitality trade may have been related, in part, to multiple run-ins with the law over failure to pay his liquor license fee in a timely manner.^{xi}

Kilian’s Hotel/Simpson Hotel:

The second lessee, Martin Kilian, moved his cigar business from a rented property on Larned Street in Detroit and leased the Jehle property for his Delray hotel, tavern and cigar shop in 1894^{xii}. Martin Kilian (born April 3, 1851) emigrated from Germany in 1882, with daughter Emma (born 1878), initially settling in Pennsylvania where daughter Kate (Katie) was born in 1883. Martin’s first wife, Clara (nee Kostner, born 1845), came to the United States a year before Martin and Kate. In 1890 the Kilian’s were in Syracuse, New York; Clara was proprietor of a boarding house and Martin was a cigar maker at 213 E Willow Street. Syracuse was home of the Solvay Process Company, which opened its Delray plant in 1895. The Kilian’s were in Detroit by 1891, operating a boarding house at 101 Hastings (if last name was misspelled as Killian) and in 1893 were residing at 251 E Larned Street

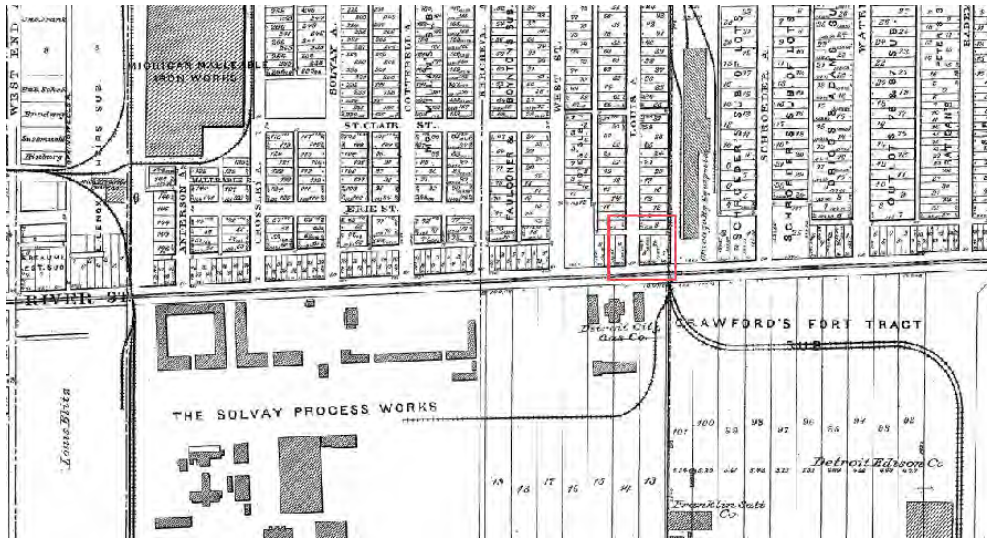


Figure 4: Detail, Plate 30, Delray Village in 1904, Wm C Sauer, highlight shows the location of the Kovacs property. There were many places to get a drink or a meal in Delray, and plenty of potential customers to support them. The Kilian's Hotel/Simpson Hotel drew customers from the Solvay Process Company, Blitz Glass Works, Michigan Malleable Iron Works, Chicago Railroad Equipment, Detroit City Gas Works and Detroit Edison. Source: Detailed Official Atlas of Wayne County, Michigan, Detroit, Michigan: William C Sauer, 1904;

<http://quod.lib.umich.edu/m/micounty?cite1=sauer;cite1restrict=author;didno=3928153.0001.001;rgn=full+text;size=25;sort=occur;start=1;subview=detail;type=simple;view=reslist;q1=sauer>

The 1898-1899 *Detroit City Directory* listing described Martin Kilian's business as a "Hotel, Restaurant, Tavern and Summer Garden (seasonal beer garden)", located on the northeast corner of River Road (W. Jefferson) and Louis Avenue (now named Post Street), the subject building. The Summer Garden, in addition to serving food and libation in the open air, hosted entertainments. In the early autumn of 1904 Kilian hosted an "athletic entertainment" featuring wrestling and boxing, starring a local fellow known as "Commodore."^{xiii} Clubs, such as the Humboldt Sick Relief Society and the Delray Maennerchor (German-American social club) rented the garden for picnics or socials.^{xiv}

Clara Kilian died on October 15, 1898, from heart failure. Martin Kilian married his second wife, Margaret (Maggie) May, sometime in 1900-1901. Margaret (identified as Gretchen in Clara's obituary) was born in Germany in circa 1867 and listed in the 1900 United States Census as a "niece" in the widower Martin Kilian's household.

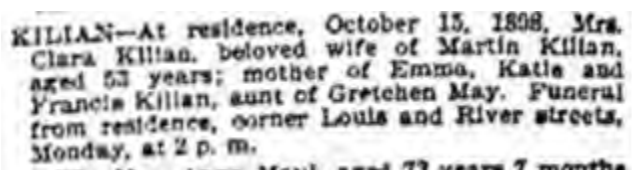


Figure 5: *Detroit Free Press*, October 17, 1898, p.5 Note; According to the 1900 U.S. Census, Francis was a stepdaughter, last name Teibits (sic).

Martin and Clara's daughter Emma married one of the hotel boarders, Herman Horstmann, on June 19, 1901. Herman was a tinsmith and worked most of his professional life at the Solvay Process plant. They continued to live at the hotel for a time but as they started their own family they would set up housekeeping on Post Street, a few doors north of the hotel by 1905; around 1917 they would buy a house at 355 Army Street.

Martin Kilian died on April 4, 1909, from uremia and cirrhosis of the liver, distinct hazards of the tavern-keeper's profession. Margaret did not remain a widow for very long, marrying William E Simpson on December 8, 1909. The Ohio born William Simpson was molder at a local factory and lived in various boarding houses before his marriage to Margaret^{xv}. The business was renamed the Simpson Hotel, remaining under that moniker until 1915, most likely with Margaret running the show, but with William taking the credit (see figure 4). It appears they gave up the booze-and-board business at this point, as by 1920 they were living at 8060 Fulton^{xvi} and William was employed as a school janitor. Margaret Simpson died August 16, 1948, William Simpson's date of death has not been determined.

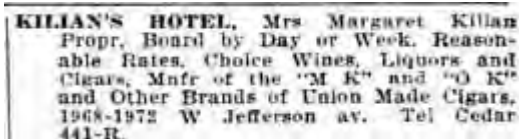


Figure 6: advertisement from the 1909 Polk's Detroit City Directory, page 1292.

According to the 1910 United States Census, the Simpsons were maintaining a full house of boarders, mostly men working in nearby industrial plants. Two Simpson Hotel employees lived under its roof, bartender Louis C Wahla, and Marie Scherer, the cook. Louis would, by 1912, give up bartending for a career with the Detroit Police; by 1928 he was a sergeant, by 1940 a lieutenant^{xvii}. Marie (Annamaria), a widow, and her son Michael, a tailor, were ethnic Magyar emigres from Hungary; Michael came to the United States in 1904 and brought his mother over in 1908. The 1910 census also lists Robert D Simpson, nine years old. Robert may have been the son of Martin and Margaret and adopted (or presumed so by the census taker) by William Simpson when he married Margaret, or William's son from a previous marriage in Ohio.

Theodore Zech rented the east storefront, or part of it at least, for his barbershop from 1903 to his death in 1914 from acute alcoholism. Zech was a boarder at the hotel from about 1912 to his death^{xviii}. In 1900-1902, while living with his mother Bertha and sister Emma on Burdeno Street, Zech was Delray Village Clerk. Zech was caught up in a bookkeeping scandal that threatened embezzlement charges against him. No charges were brought, as the issue was a matter of sloppy recordkeeping and not missing funds. Zech likely joined the new barber union organized in the spring of 1903 among Delray, Woodmere, and River Rouge barbers.

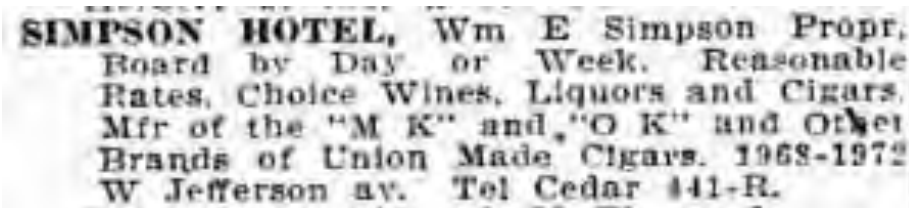


Figure 7: Listing for Simpson Hotel, R.L. Polk's Detroit City Directory, 1910.

After the Simpson Hotel closed in 1915 the upper floor continued a residential function, while the first floor housed a variety of businesses over the next few years. Bela Fry (also spelled Frei, Fray) was a molder by training but in 1916 gave up the furnace for a stove, becoming proprietor of a restaurant in number 1972 W. Jefferson, the former barroom of the Simpson Hotel. Fry went back to factory work in 1917 but by 1918 was running a "soft-drink" business on Anderson Street. John Fekete, who may have known Fry as a Medina Street neighbor, took over the W. Jefferson restaurant in 1917. The Fekete family had operated a tavern on West End Street from circa 1900 to about May 1917 when Michigan's prohibition law took force^{xix}.

According to his 1918 Selective Service card, Samuel (aka Sabooh) Samizian operated a confectionary business in the east storefront (then numbered as 1968) and lived upstairs with his wife, father, and brother. The Samizians were Armenian immigrants and found a welcoming environment in Delray in circa 1910, after a brief stay in Canada. Like many Armenian immigrants, the Samizian family came to the west to escape brutal treatment under the Ottoman Turks in the late nineteenth and early twentieth centuries^{xx}. In later years the Samizian family would reside in Highland Park, Michigan, another area where Armenian immigrants clustered to take advantage of factory jobs and opportunities in service businesses. Much of Delray's Armenian community relocated as Hungarian's became the dominant ethnic group in the neighborhood.^{xxi}

Fidel & Margarethe Prepare to Retire and Sell Property:

Fidel and Margarethe Jehle sold Lot 3, containing the Kilian-Simpson Hotel building, to Vincent Szucs in February 1919. A few years earlier Fidel Jehle formed the Woodmere Real Estate Company with neighbor Albert Engel, who with his brothers Louis, Martin, and Herman, were also market gardeners. The company, formed in 1911, was organized to sell off their farmland, and other parcels, as individual house lots. Fidel and Margarethe gradually settled into retirement in the old family home at 1664 Woodmere Street.

Vincent Szucs operated a "soft drink" business at 128 Anderson (751 Anderson after 1920 address change) at the time he bought the hotel, previously a tavern up until the start of Michigan's Prohibition Act on January 1, 1917. He had previously operated his tavern at 138 Crossley Street. For a short time, he partnered with Kalman Szollosy, although Szollosy decided to go into a more stable and potentially more profitable business when he became an undertaker^{xxii}.

Vincent (Vincze) Szucs, an ethnic Magyar Hungarian, was born on December 13, 1879 and came to Detroit from Szarfold, Hungary in 1901. Vincent Szucs married Sophie Keszney in Delray in 1904 and in 1908 they welcomed their daughter Stella; Sophie died March 2, 1915.^{xxiii} Vincent and second wife Mary left Detroit to take up farming in Belleville, western Wayne County, in 1929^{xxiv}. His daughter Stella (1908 – 2008), was at this point a teacher in Waterloo, Indiana. Stella married Garnett Bunnell in 1934. Bunnell (1910 -1973), was the son of Reverend Altdorf Bunnell (Romulus Wesleyan Methodist Church) and owner of a Romulus car dealership.



Figure 8: Fidel Jehle, undated image. Source: find-a-grave.com
<http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=11770363>

The purchase of the former Simpson Hotel gave Vincent Szucs another income stream through residential and commercial rents. Szucs was an experienced saloonkeeper and landlord, having lodged boarders, often in large numbers. As of the 1920 U.S. Census (January 8, 1920) the Anderson Street address, a two-story, two storefront commercial building, sheltered the Szucs family (six members) and another 33 tenants; his soft drink business was temporarily moved to the barroom of the former Simpson Hotel. As is discussed below, his newly acquired West Jefferson building had 40 tenants as of January 1920. The large number of tenants in both buildings was a common response by landlords during the acute housing shortage that followed the Armistice. This provided some semblance of shelter

to persons desperate to have a roof over their heads, but the overcrowding was a contributing factor to rampant drunkenness, petty crime, and violence. Barroom brawls, shootings and knifings were all too frequent; violence was also common in boarding houses (which were often in saloons) that were crowded with unrelated men. Szucs's properties may have been somewhat safer as he rented primarily to families, with boarders filling any empty beds.

R. L. Polk's 1920 *Detroit City Directory* lists Vincent Szucs soft drink shop as located in the east storefront of the former Simpson Hotel (number 6982, pre-1920 number 1972); Archie Barkovits was running a grocery store in the west storefront (6986/1974). Upstairs, listed as 6984/1972 ½, were apartments housing Joseph Havessi (*sic*), Nicholas Firrkos (*sic*, or Farkas as listed in the 1920 U.S. Census), and Mrs. Elizabeth Morris, a widow, and her children. Elizabeth Morris and her husband Stephen (Steve) were renters from about 1918, Stephen Morris died in their apartment on September 22, 1918^{xxv}.

Contrasting with Polk's listings, the U. S. Census for 1920 (surveyed January 2, 1920) shows the building virtually bursting at the seams with residential tenants, the overcrowding evidence of the post WWI housing shortage. Forty names were identified, consisting of five families and several identified as boarders. Nine of the residents were African-Americans and recent arrivals from the south, the remainder were a mix of Magyar Hungarians, immigrants and their American born children.

Some names are seen in both Polk's and the census: Nick Farkas, wife Barbara and their three children; Elizabeth (Lizzie) Morris, who was a multi-year tenant, shared an apartment with her six children, and Joseph, Victoria, Rose and Steven Havessi (*sic*, may be Hevesi). The Havessi's took in boarders, Alex Bolo, and son Alex, Jr. Alex Jr (age 34, single) worked as a laborer at a brass foundry, Alex Sr, age 56, was not employed at the time of the survey. Louis and Maggie Toth, their two children (Pearl and Louis) took in a boarder, Steven Girinari (*sic*), in their unit. Colomon (sometimes referenced as Colom or Kalman) Kiss^{xxvi}, a confectioner, and wife Sofia, lived in number 1974(6986), and may have also operated their candy business there^{xxvii}. At the rear of 1974(6986) lived Sam Semsey, his wife Mary, their three children, and Joseph Hozma. All the preceding tenants were Hungarian or first-generation Hungarian-American. Renting number 1972(6982) was Thomas Peterson, his wife Mary, and their daughter Jennie May, recent arrivals from the Carolinas, along with six male borders from various southern states, all African-Americans.

Vincent Szucs rented the west storefront to confectioner Bartholomew (aka Bert) Mozug in 1921. Mozug had previously worked as a packer at the Solvay Process plant^{xxviii}. Mozug (1892-1970) and wife Elizabeth arrived in the US from Hungary in 1914; their three children – Elizabeth, Bert, and Arvin – were born in Detroit. Mozug's first and last name shows up with multiple spellings over several years, but the business remained in place until about 1928. By 1930 Mozug was proprietor of a meat market at 7220 W Vernor Rd.; by 1938 he had reorganized the business into a beer garden (still in operation in the mid-1950s). Interestingly, the 1921-1922 *R. L. Polk's Michigan State Gazetteer and Business Directory* lists the west storefront as a grocery store operated by Archie (Arpad) Barkovits. Archie, sometimes listed as Arpad (his true given name) or Arknish, arrived in the US from Hungary in 1910 and in 1915 was a tenant at 134 Crossley in Delray (737 Crossley with 1920 address change), working as a laborer. By 1928 he and his wife Matilda were owners of a restaurant at 266 S Military. Barkovits reported his occupation as real estate salesman to the 1930 US Census but seems to have also kept his hand in the hospitality trade – in 1938 he was proprietor of a beer garden at 3429 S. Fort Street (near W Outer Drive, not extant). Archie

and Matilda at some point moved to Lincoln Park, he was still working as a realtor at the time of his death in 1948.

In the 1920-1921 *Polk's Michigan Gazetteer & Business Directory*, Joe Schilling was running a soft drink business in the east storefront; the 1920 U.S. Census has Shilling, a Hungarian immigrant, living on Medina Street, a short walk from his job at Solvay. In 1921 Shilling's soft drink parlor was succeeded by Julia Gyorfi's^{xxix} restaurant, which in turn was replaced by Frank Horgos' restaurant through about 1926, at which point it remained empty for several years. Horgos, who was an upstairs boarder, and may have been employed by Gyorfi prior to taking over the restaurant.

Joseph Sears operated a grocery store in the west storefront (6986) from 1930 to late 1933 or early 1934. Joseph was born in Hungary November 22, 1902 and came to the US in 1911. Sears' family, which included wife Mary and children Joseph Jr and Marian, lived upstairs until at least 1939. Sears ditched the storekeeper apron and in 1940 was working as a bailiff in the federal courthouse in Detroit; in 1946 he would enjoy brief fame for preventing a woman from leaping from an upper floor window in the courthouse^{xxx}. Sears would eventually be promoted to Assistant United States Deputy Marshal.

The Workers Sick Benefit Society, aka the Hungarian Workingmen's Sick Benefit and Educational Society, maintained their Detroit office in the east storefront from 1930 to 1932 or 1933^{xxxi}. The organization was a fraternal benefit society aiding Hungarian immigrants, primarily steelworkers, and was part of a network of chapters in the United States and Canada. The society merged into the International Workers Order (IWO) in 1932.^{xxxii} The IWO was a Communist Party affiliated mutual benefit society that broke with the traditional ethnic-exclusive model to provide low cost insurance and other benefits to members, regardless of ethnicity, nationality, or race. As part of their outreach program, the IWO sponsored events and speakers intended to promote racial and ethnic equality.

The Kovacs Era:

Michael and Katie Kovacs (sometimes spelled Kovach) were in Delray by 1927 and were residing at and operating a confectionary business at 752 Crossley St (on the northwest corner of Erie St, not extant). With them were their two sons, Stephen (born December 29, 1922) and Almer (aka Elmer), born February 17, 1924). Michael Kovacs was born in Hungary July 19, 1892 and arrived in the U. S. in 1907. Katie, born in Hungary on March 16, 1904, arrived in 1920. Before moving to Detroit, they resided in Toledo where Michael worked as a molder.^{xxxiii}

The Kovacs acquired the Kilians Hotel / Simpson Hotel building in 1934 from Vincent Szucs, whose Anderson Street soft drink shop had been directly behind their Crossley Street confectionary store. By this time Szucs had had already taken up the life of a farmer over in Belleville^{xxxiv}. That same year, Michael and Katie Kovacs opened "Mike's Place," also known as "Kovac's Beer Garden." (see figures 6 and 7).

In circa 1936 Michael Kovacs remodeled the exterior and interior to visually unify and modernize the property. The West Jefferson Avenue frontage was clad in porcelain enamel panels – cream on a dark green base – with small windows lighting the barroom and dining rooms. Inside a new Art Deco Bar and back bar were installed and the old-time bead board wainscoting was replaced with maple-finish knotty pine paneling (covering approximately six feet of the 15-foot tall walls). He also installed large Art Deco milk glass pendant lighting – although only one fixture was still in place by 2015.



Figure 9: The Art Deco bar and back bar at Kovacs; note also the maple-finish knotty pine paneling. (MDOT/Baldwin September 15, 2015)



Figure 10: An example of the Art Deco lighting from Michael Kovacs' era.



Figure 11: Ad, January 15, 1937, publication not known (scanned from photocopy provided courtesy of Bob and Delores Evans) Roughly translated: "Mike's Place", and "not further" our restaurant (and look no further for our restaurant), 6986 W. Jefferson Ave., (North corner of Post St.), The Best Hungarian Nightclub Place, Excellent foods, drinks, good music, Michael Kovacs, owner.

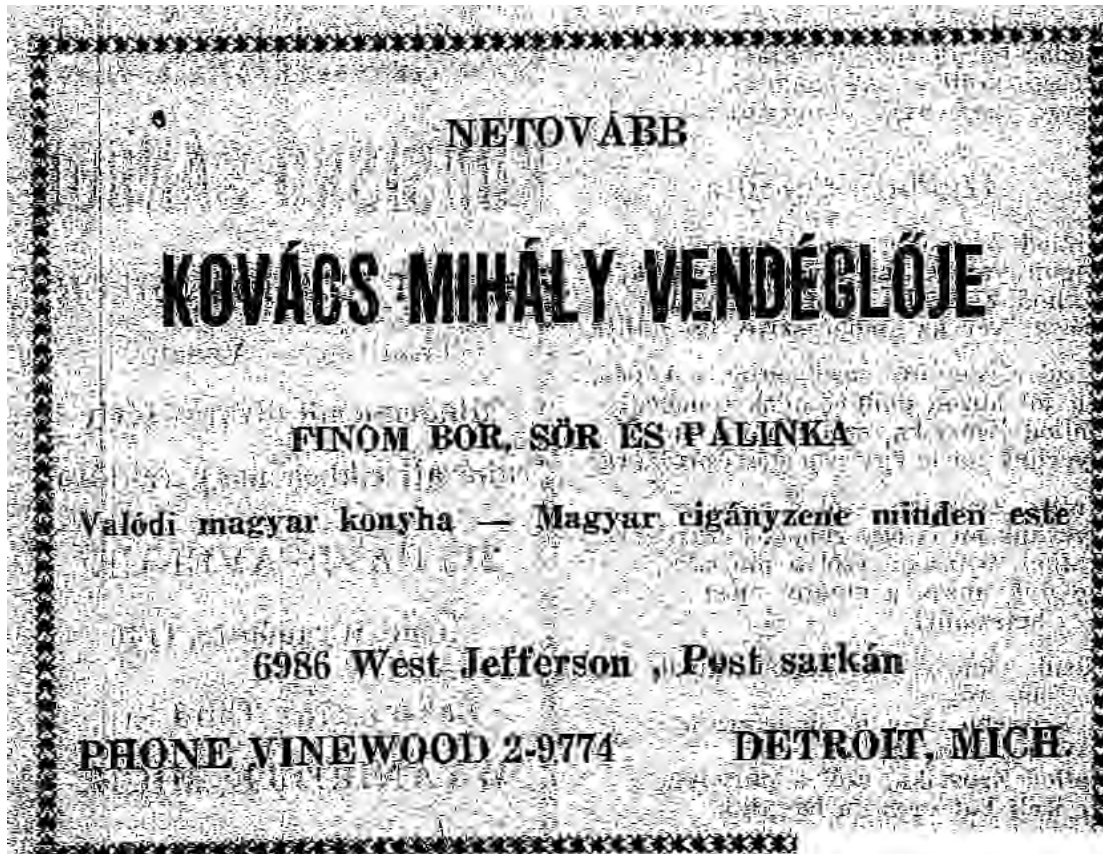


Figure 12: Ad, 1939, publication not known (scanned from photocopy provided courtesy of Bob and Delores Evans; Epitome, Michael Kovacs Restaurant, Fine Wine, Beer and Brandy, Real Hungarian Kitchen – Hungarian Gypsy Music All Evening, 6986 West Jefferson, corner of Post.

In 1934 the upper floor apartments were still occupied as rental units but storefront 6982 was listed as unlet; although it is likely Kovacs was utilizing both commercial spaces from the start. The opening of

“Mike’s Place” as a legal bar was made possible by Michigan legislators who repealed the state prohibition laws in 1933 and by voters who made Michigan the first state to approve the 21st Amendment, which on December 5, 1933 formally repealed the 18th Amendment, ending national prohibition.

Michael Kovacs died May 4, 1941, the immediate cause being heart failure, but the underlying cause was cirrhosis hepatis^{xxxv}, typically associated with acute alcoholism. Katie subsequently married Frank (Franck) Fers (1896-1976) in Sandusky, Ohio, on January 26, 1944, second marriages for both. Both Katie and Frank listed Detroit as their city of residence. Frank listed his occupation as tailor and Katie as a restaurateur. Frank’s first wife was named Julie (Julianne). Franck and Julianne arrived in the US on November 3rd, 1922 aboard the Mauretania. Their destination was her brother’s house at 9006 Jos Campau, in Detroit^{xxxvi}. They had two daughters, Violet (Viola) and Ella (Luella), both born in Detroit^{xxxvii}.

At some point Katie turned over management of the tavern to her son and daughter-in-law, Steve and Mary Kovacs, who lived in the west front apartment above the bar, making for an easy commute. Son Elmer, who lived in Lincoln Park with his wife Irene, was also involved in the bar’s operation. Steve, Mary, and Elmer worked hard to keep the business vibrant as Delray began a slow decline from the mid-1950s on. Nights when live Gypsy music was featured were busy and attracted customers from well outside of the neighborhood, but business was represented more and more by shift workers who ate lunch at the bar or had a drink at end-of-shift before driving home to one of the Downriver communities.

By 1972, Marco Trbovich, writing for the *Detroit Free Press*, told his readers that Kovacs was the “Last of the Great Hungarian Bars in Old Delray” and lamented the “failing housing and boarded up stores”, and the pollution that was “belching” out of Zug Island.^{xxxviii} Trbovich wrote about the island of warmth that Kovacs provided with live music on Saturday nights, when patrons could still dance to a live Gypsy band, and about Kovacs’ legendary waitress, Rozsika Mahar, or “Rose the Singing Waitress”, who would sing or dance when the spirit took her, regardless of who was waiting for a drink or plate of Hungarian food.

Elmer Kovacs died May 21, 1989. Stephen Kovacs died March 21, 1996. With the death of Stephen Katie and Mary decided not to continue working the business and opted to sell.

Katie Kovacs was living in the east front apartment when they sold the building and business to Bob and Delores Evans in 1996. Katie would eventually move to a nearby senior center but made periodic visits to Kovacs to have lunch and catch up with old friends^{xxxix}. Mary Kovacs moved to the east side of Detroit. Bob

and Delores succeeded in keeping the warm and informal feel of the neighborhood tavern, earning mention from the *Detroit*

Metro Times as “Best Tavern with a Small-Town Feel” in 2003.^{xl} They opened each morning at 7:00 AM, when Delores would begin cooking chili and the daily specials; closing time was at 10:00 PM, except on nights when they had a crowd wanting to linger over a few more drinks and conversation. Lunch was a busy time, with area workers stopping in for a bowl of chili, a plate of spaghetti, or whatever special Delores had prepared that morning (her Hungarian goulash was a favorite). The bar was a career shift for both, Bob Evans had worked as a builder, a building inspector and realtor in River Rouge; Delores Evans was in marketing and sales at Ford Motor Company before retiring in 1990.^{xli} The Evans tired of



Figure 13: Kovacs Bar, April 2006 (MDOT/Baldwin)

the hard work and long hours involved in keeping the Kovacs afloat and closed the bar in 2011. The Evans' had been preparing to retire for several years and to some extent were ready to negotiate the sale of the building for the bridge project. Robert and Delores Evans turned over the keys to the building in early September 2017. Prior to this, an auction was held to sell the building's contents, including apartment furnishings, fixtures, restaurant equipment, and the celebrated Art Nouveau / Art Deco bar and back bar. The bar and back bar were acquired by a Detroit restaurateur who vowed they would find their way into a Detroit restaurant at some point. The building was demolished on November 6, 2017.

ARCHITECTURAL



Figure 14: The subject building (owned then by Fidel Jehle) is the magenta shaded building on the lower left of this 1897 *Sanborn Fire Insurance Map*; the shading indicates the building is solid brick. The building at the northwest corner – owned by Fidel Jehle’s brother-in-law Louis Schmit, was of frame construction but essentially matched the Kovacs Building in massing (*Sanborn Fire Insurance Map*, Detroit, Volume 5, Sheet 69, 1897, <https://www.loc.gov/resource/g4114dm.g03985189705/?sp=70>)

EXTERIOR (photos 1-4):

The subject building, built circa 1889-1891 and demolished on November 6, 2017, was a two-story brick building consisting of two three-bay storefronts divided by a central north-south running load-bearing wall and a flat membrane roof. The building's masonry exterior and central walls were 12 inches thick. The brick was laid up in common bond; brick pilasters at the building ends and center supported a simple brick cornice, providing modest detail to the building. Brick arcs provided relief at the pilaster-cornice junctions. A band of rowlock bricks provided subtle detail to the plain brick cornice.

The pilaster and cornice detail were repeated on the east and west (side) elevations. The 18-inch wall parapets were finished with terra-cotta caps. An area of apparent re-bricking on the south façade brick cornice, above the center pilaster, may have replaced a marque stone from the hotel years. The first floor carried porcelain enamel panels – cream colored above a green base - across the south elevation, wrapping around the first bay of the west elevation. The modern porcelain enamel panel storefronts terminated just below the second-floor windows (three per storefront). The one-over-one replacement windows rested on rough-faced limestone sills; lintels consisted of tall (essentially two-course) soldiered brick with stone shoulders.

The south (main) elevation was fronted by two concrete steps and porch, running almost full width and accessing the building entrances. The west storefront, housing the bar and numbered 6986, carried a single, centrally located door flanked by windows. The non-original flat-panel steel entry door was surrounded by glass blocks. The three window openings (two flanking the door, one on the south end of the west elevation) were remodeled at the time the porcelain panel treatment was added and consisted of single-light windows framed by glass blocks. The east storefront entrance, accessing the dining room and numbered 6982, was a single off-center doorway, also flanked by windows. The east entry door was a non-original paneled steel door with fan light, but lacking the glass block surround. The flanking windows were like those found in the west storefront. An exterior single flat panel, wood door, numbered 6984, was located just to the east of the center wall and accesses the stair hall serving the second floor residential.

East Elevation (photos 4-6):

The east elevation was partially obscured for many decades by an abutting one-story brick industrial building, which was demolished in the spring of 2016. The south half of the east elevation's first story was unbroken while the north half first story fenestration consisted of a doorway and a row of four window openings. The openings were filled in at the time the abutting industrial building was erected (c. 1925). The second-floor fenestration was asymmetrical with a set of three full size windows and a set of two full size windows flanking a small, boarded-up window opening. Windows were one-over-one replacement sash, resting on rough-face stone sills with soldiered brick lintels like the south elevation. The front one-third of the east second story was unbroken and marked by a painted sign: "Kovacs Bar" in upper case white block letters, outlined in green with a green border. Below was the painted but faded word "Beer," remains of earlier painted signage that was obscured by the neighboring building.

North Elevation and Additions (photos 6-10):

The north, or rear, elevation, was dominated by a pair of twinned one-story gable end additions flanking a walkway accessing a central doorway into the main building; each addition was approximately 20 feet

in length, 18 feet in width. The plane of the second story was broken on the east and west sides of the building centerline by one-over-one replacement sash on rough-face stone sills. Lintels were two-course rowlock bricks in an ellipse, in contrast to the flat arches of windows on the other elevations. Located on the east side of the core block centerline was a doorway accessing a storage and utility room at the back of the west (barroom) portion of the building. The doorway, accessed by three poured concrete steps, carried a two-light aluminum storm door and a five-panel steel security door.

Both one-story gable end additions were essentially matching, with square footprints, projecting from the north elevation of the core block. The additions were in place by 1897 and may not have been original to the building given subtle differences with the core block.

The east addition's east elevation carried two glass-block filled window openings with rouge-faced stone sills and lintels of two-course rowlock brick. The north elevation had a raised off-center doorway (with flat-panel wood replacement door) accessing a laundry/storage room; the doorway had an elliptical lintel matching the window openings. Above the doorway and centered to the wall was a vent serving a restroom. The west elevation had a single window opening near the north end, with a rough-faced sill and brick infill up to a small one-over-one replacement sash, the flat brick lintel appeared to represent a repair dating to the window replacement. The roof carried asphaltic shingles.

The west addition's east elevation mirrored the east addition, although the opening retained the elliptical lintel and carried a small vent serving the bar's kitchen. The north elevation also had an off-center raised doorway, accessing the kitchen. The west elevation, like its east addition counterpart, carried two window openings with rough-face stone sills and two-course rowlock brick lintels. The openings carried downsized one-over-one vinyl sash on brick infill. The roof carried asphaltic interlocking shingles.

West Elevation (photos 1, 10-11):

The west elevation parapet stepped down from the center chimney back to the building end, which terminated in a brick pilaster. A wood Victorian porch, dating to the building's construction, featuring turned posts, open cornice and simple railing projected from the wall, protecting the side entrance into the bar. North of the porch was a pair of window openings covered in wood panels, the upper floor fenestration consisted of four window openings clustered in the middle of the wall plane that lit the apartments within. As with the south elevation, second story windows were one-over-one replacement sash. Window openings on both levels featured the typical rough-faced stone sills and two-course soldiered brick lintels but lacked the stone shoulders found on the south/front elevation. The opening at the center window of the second floor carried wood panel infill and a smaller aluminum frame window lighting an apartment bathroom.

Garage (photos 10, 12, 14):

The garage was a one-story, two-car concrete block structure with a flat roof. The west, or front, elevation featured a concrete block parapet wall with wide mortar joints, while the remaining walls were flat block walls with minimal joints; these walls may have been parged at one time. The garage doors consisted of two wood vertical board sliding doors. A single window was located on the east (back elevation and had plain but projecting wood framing.

Shed (photos 10, 12, 13):

The shed was a wood-frame structure with a shed roof – low end oriented to Post Street – with the south end sharing the north wall of the west (kitchen) addition). The shed was finished in narrow clapboard covered on the brick-patterned asphaltic paper on the east elevation and a combination of the brick paper and plywood on the west elevation. The interior was divided into multiple bays with a continuous walkway along the east wall. A narrow gate was located between the northwest corner of the shed and the southwest corner of the garage.

INTERIOR:**BASEMENT:**

The basement was divided into two sections, corresponding with the two storefronts. The two basements, east and west, were not connected and were accessed by separate stairways.

East Basement (photos 15-18):

The east basement was accessed via a wooden stairway running along the north-south oriented center load bearing wall. The east basement was divided into two sections, the south section, functioning as a storage and work room, comprised roughly one-third of the space and had a finished floor with approximately six feet of head room. A wood partition on a low concrete (or concrete parged) wall separated the functional east section from the dirt and debris filled north section.

A combination of wood posts and steel I beams carried wooden beams supporting plywood- covered first floor joists on the south section, the first floor in the north section was supported by brick posts.

West Basement (photos 19-23):

The west basement was accessed via a wooden stairway accessed from the west storefront section, running from and perpendicular to the center wall separating the barroom and dining room. The west basement had a concrete floor and provided approximately six feet of headroom. A water heater and furnace were in a shallow, concrete-finished pit; the remainder of the space was used for general storage. The first-floor joists were supported by brick posts and heavy wooden beams.

FIRST FLOOR:**General:**

The barroom (west storefront) and dining room (east storefront) were separated by a central load bearing wall running the length of the main building. The two rooms were connected by a shouldered flat archway, located near the back of the main building first floor. The two rooms were similarly decorated; walnut finished pine wainscoting, with approximately five-foot long planks covering the lower third of the walls. Painted fiberboard covered the upper walls in both rooms. The plank ceiling in the barroom was partially exposed where acoustic tiles from a later remodeling had fallen. The dining room ceiling was finished with common diamond pattern tin ceiling panels.

West Storefront:

The barroom of the west storefront took up roughly two thirds of the building's length. The dominant feature of the barroom was the large Art Moderne-Art Deco bar and back bar (see Bar & Back Bar,

below). At the north end of the barroom, on the west wall was the Post Street doorway. A partition wall separated the barroom from the rear one-third of the main building and contained three doorways. The doorway on the west accessed the men's restroom and on the right a doorway accessed a storeroom, a restroom, and lead to the west addition kitchen. Near the center wall was a third doorway, leading to a utility room and a rear doorway into the building's backyard. The doorways to each carried simple two-panel wood doors with plain wood trim. Two older but non-original circular fluorescent ceiling light fixtures lit the room.

The men's restroom could be described as "old school," featuring a cement floor, a trough urinal, toilet and sink. The west wall of the room used bead board wainscot below plaster walls, the other two walls had a combination of a horizontal beaded and brick panels as a form of wainscot.

The adjacent storage room (which housed refrigeration units) accessed the kitchen (located in the west addition). A partition wall intruded on the west side of the room, behind this wall at the south was the previously described men's restroom, and to the north an employee's restroom, accessed from the storeroom. At the north end of the room was a doorway accessing the west addition kitchen. The south, east, and north walls were finished with tall wainscoting consisting of alternating flat and reeded boards with trim cap; the trim cap feature carried over to the flat plaster finished west wall.

The one room west addition housed the bar's kitchen and scullery services; the walls were covered in modern, easy-clean plastic wall panels. The west elevation carried two window openings on the west wall with one-over-one replacement sash.

The doorway at the northeast corner of the barroom entered a small anteroom with access to the west basement stairs. Beyond this was a storage/utility room, with access to the backyard beyond. On the east side of the room was a doorway accessing the enclosed north stairway to the second floor.

East Storefront:

The dining room, in the east storefront, ran the full length of the main building. At the north, near the west corner, was a doorway into the one-story east addition, which housed the women's restroom and a laundry room. An abandoned doorway near the east corner was covered by a piece of un-matched paneling.

The dining room featured two stair enclosures that intruded from the center load bearing wall. The south enclosure contained the stairway to the upper floor (accessed from W. Jefferson St and prior to the Kovacs remodeling, from the dining room) and stairs accessing the east basement. The second enclosure, to the north had a small closet on the north end and enclosed the north/back stairway to the second floor. There was a small open area between the north end of the stair enclosure and the north exterior wall that was used to store items frequently used by wait staff (such as tray stands).

Lighting in the dining room was provided by three non-original ceiling mounted fixtures, a modern fan with multiple adjustable spot lights near the south end, a single light fan at mid-room, and an older circular fluorescent fixture (matching those in the barroom) near the north end.

The east addition was divided into three rooms. A small lobby on the southwest quarter of the addition provided a sitting area for the women's restroom and gave access into a laundry room taking up the east half of the addition. The east elevation window openings featured glass block infill. A single window

opening, lighting the women's restroom, near the north end of the west elevation featured a small one-over-one window on brick infill above the original sill.

Bar & Back Bar (photos 24-27):

Kovacs celebrated bar and back bar combines design elements of Art Moderne and Art Deco; especially the architectural back bar. Beautiful, indeed, but the whole was assembled from standard design elements and stock pieces. This allowed Michael Kovacs to purchase a custom look for his modern bar without paying the custom price.

The bar and back bar were sold at auction in September 2017, prior to MDOT taking possession of the property. The bar and back bar were removed from the building and placed in secure storage for future use in an as-yet unnamed Detroit area bar or restaurant. The bar and back bar are treated in the present tense as they are extant, the under bar is treated as past tense as the components were offered separately at auction, and as non-original accessories, are not significant to the historic bar and back bar.

Bar:

The bar top consists of a single piece of walnut with curved ends and walnut face panel. The face panel consists of a rounded molding /armrest and round base separated by a flat fascia board, relieved by a narrow, carved band of scalloping running along the center line. The back of the bar slab takes a stylized "c" shape, with the bartender's drink rail filling the interstice from below

The curved end bar die is divided into three sections joined by fluted battens. Each panel is made of multiple vertical-grained walnut veneer strips. The die rises from a projecting base/footrest with a rubberized protective cladding.

The under bar was outfitted with the standard equipment – sink array, ice bin, coolers (cabinet and reach-in) and combination beer tap tower and cooler but lacked the typical speed rail(s).

Back Bar:

The elaborate back bar combines elements of Art Moderne and Art Deco with its interplay of curves and sharp lines. The combination of styles provides a balanced expression of Art Deco's verticality and Art Moderne's horizontality.

The functionally designed lower section, is oblong with paneled ends. A central open hutch with stepped wooden shelving (for storage and display of liquor bottles) is flanked to the left (south) and right (north) by closed storage cabinets and coolers. The left side consists of a three-door cooler with typical strap hinges and standard pull handle and latch closures and a two-unit cabinet with single panel doors (one glass front). The right unit consists of a large cabinet with single glass-front panel door; to the right is a row of three drawers over an elongated storage unit with sliding doors.

The architectural upper section, designed for beauty and to promote product, is constructed of walnut veneer panels cut and assembled so the diagonally set wood grain forms a series of chevrons. It is divided into five units: lighted end cabinets, a central cash register and display bay, and intermediate display areas, all with the typical mirror backs. Variable height and depth add visual interest, the center unit being tallest, the end cabinets the shortest. The intermediate units are setback slightly from the

center and end units. At each end are glass-front, mirror-backed display cabinets set in boxes with wide bases and tops, curved on the outside ends and flat on the inside ends. Horizontal strips of cobalt glass, backlit and flush with the cabinet plane, follow the cabinet curves.

The taller center unit is stepped forward with its face in line with the end units. The upper portion features curved ends, a horizontal lantern with gold-tone glass strips and rounded, stepped end caps is located on the facing. Half round lanterns, with vertical cobalt glass strips with stepped bases and caps flank a central mirror backed cash register bay; Flanking the lanterns are curved glass shelves on half-round bases and caps. The outside shelves help visually link the center unit to the flanking mirror backed bays; these bays are capped by rectangular top units that are stepped back from the end and center units, in height these units are intermediate to the end and center units. The soffits of these units carry concealed down lighting above flat diffusers. All but the center unit are crowned with a narrow band of fluting.

Flooring:

Linoleum tile over wood plank flooring was predominant, although the restrooms had a cementitious coating. The barroom featured linoleum laid in an alternating box pattern, brown boxes with reddish center tiles and reddish boxes with brown centers. The dining room featured reddish center tiles with brown surrounds. Reddish brown tiles were used in the women's sitting room (adjacent to the restroom and laundry). The central storage and utility room featured a sage-green striated tile, the storeroom and kitchen used a yellow-grey striated tile and the laundry room a grey speckle-pattern tile.

Moldings/Millwork:

The barroom and dining room used walnut finish plain trim and two-panel doors to complement the walnut finish knotty pine wainscot. Non-public areas – storage rooms and the employee restroom – featured original wainscot in approximately five-foot tall panels with simple caps. The wainscot was made up of alternating flat and multi-bead planks. Door and window trim varies from plain to Victorian trim (beaded bands flanked by ogees, with bulls-eye rosettes at the upper corners); window sill aprons match the trim profile.

Doors:

There was a mix of original five-panel doors and two-panel doors dating from the Michael Kovacs remodeling. Exterior doors, described earlier, were replacements, primarily steel security models.

SECOND FLOOR (Photos 84-111):

The second floor initially served as a hotel, lodging transient guests, semi-transient tenants, and periodically bar/restaurant employees. The second floor would later house the Kovacs family. The second-floor was accessed from a central stair lobby served by two stairways, one north and one south. Two apartments were located on the east side, one south and one north. The west side had a similar space arrangement allowing for two apartments but lacking a second kitchen for the north end, had been defined as a single large apartment.

Flooring:

Vinyl tile over wood was predominant, with some sheet and tile linoleum. The living room and front bedroom of the west apartment and southeast apartment used wall-to-wall carpet, as did the bedroom of the northeast apartment. Wood-grain look vinyl tile, laid end to end for a continuous “grain” was used in the foyer area and second bedroom. The passage way in the west apartment carried a plaid pattern sheet linoleum, but at the time the building was acquired the narrow wood plank floor was exposed.

Moldings/Millwork:

Interior millwork was Italianate-Victorian style, with most rooms carrying the same profile as found in the first-floor main building restrooms. With one exception, doorways in the stair lobby carried transom lights. The wide, open doorways between the living rooms and kitchens of the west and southeast apartments featured elliptical arches below flat lintels, the corner interstices carried raised and faceted scalene triangles. The doorway to the west foyer stood out visually, having had an elliptical arch transom. Wide and ornate Victorian baseboards with turned corner finials were predominant. Door and window casings were predominantly Victorian, with most matching those found in the first-floor main building restrooms.

Doors:

Several doorways used curtains or vinyl folding screens in place of doors, in some cases doors had been removed for auction prior to MDOT acquisition. Several original five-panel and five-cross panel doors were extant; several two-panel walnut finish doors were present, apparently dating to the Michael Kovacs remodeling in the 1930s or early 1940s.

Stairways (Photos 46-47, 84-85, 87-88):

The stairs were linoleum clad with aluminum edging on the nosing; interior walls of the stair enclosures were plaster finished with simple base trim.

Guests or tenants arriving after closing hours or not wanting to go in either storefront could access the south stairway from a central exterior entry on West Jefferson. Previously access to the stairway was also possible through a doorway on the east (dining room) side. The enclosed stairway was attached and parallel with the center load-bearing wall and intruded into the east storefront.

The north, or rear stairway was also enclosed and parallel with the center wall on the east storefront side, although access to the bottom landing was via a storeroom near the back of the west storefront.

Stair Lobby (Photos 84-89, 111):

The stair lobby, located on the east side of the center wall, was generally oblong in shape, with room intrusions at the southeast and northwest ends. Ornate, Italianate turned wood balustrades protected the stairwells. Both the northeast and southeast apartments opened into the stair lobby; tenants accessed the bathrooms via this lobby as well. A doorway with an Italianate-inspired elliptical transom light opened into a foyer serving the northwest and southwest apartments. The other doorways, with two exceptions (southeast and northwest) carried flattop transoms. A simple wood ladder was attached to lobby's east wall (above a radiator) and accessed a hatch to a shallow attic space above.

SE Apartment (Photos 89-100):

The southeast apartment had two entries from the stair lobby, into the kitchen (east) or bedroom (south). The more formal entry was through the kitchen. The bedroom entry was unusual as the door from the stair lobby opened into a combined closet and passage. The closet/passage was finished on the inside with the typical room trim and opened into a smallish bedroom (approximately 13 feet long by eight feet wide). The room was lit by a single window on the south or West Jefferson wall. An open doorway on the east wall, near the south end, accessed the adjacent living room.

The living room was lit by a pair of asymmetrically set windows on the south wall and a single window on the east wall near the southeast corner. Chair rail, matching the door and window trim boards, was featured on all four walls. The north wall of the room was dominated by a large opening into the adjoining kitchen. The flat arch was framed by the typical trim described above but gained additional visual interest from the use of an elliptical head casing and jamb.

The same trim detailing used in the living room was carried into the kitchen. A built in vertical board cabinet was at the southwest corner. Non-original wall cabinets were present on the west and north walls (above the sink cabinet). The kitchen was lit by two windows flanking a flue enclosure on the east wall.

A long and very narrow bathroom was located off and accessed from the north end of the kitchen. The west end of the bathroom had an abandoned doorway, infilled with a bead board panel fronted by wood shelving. The room included the basic elements, a freestanding cabinet shower, toilet, and sink along the north wall and a radiator on the south wall. The room was lit by a single window on the east wall. Projecting into the north side of the room, near the west end, was a fiberglass shower cabinet of the adjacent bathroom (serving the northeast apartment).

NE Apartment (Photos 101-111):

The northeast (back) apartment, like the southeast apartment, consisted of three rooms (kitchen, living room, bedroom) and bathroom. The apartment was entered through the kitchen from the stair lobby; in an inconvenient arrangement of space, the apartment bathroom (south of the kitchen) was accessed from the stair lobby. The bathroom was long and very narrow (under three feet), requiring the shower stall be installed in the adjacent bathroom. The kitchen and bedroom floors were finished with vinyl tiles and the living room in wall-to-wall carpet.

The kitchen carried the same trim detailing as its southeast counterpart, including the chair rail detail (this was lacking in the other rooms of this apartment). The northwest corner of the room was angled to accommodate a doorway (with simple trim) into the bedroom; adjacent was a doorway accessing what likely was the living room. The living room was lit by a single window on the east wall near the southeast corner. The bedroom was located on the west side of the living room and had its own doorway to the central stair lobby, a small closet at the southwest corner of the room protruded into the stair lobby. A single window was located on the north wall, near the room's northwest corner.

Foyer (Photos 68-70):

The stair lobby accessed a roughly nine-foot by seven and one-half foot foyer on the west side of the center wall, roughly at the wall's midpoint. Besides the stair lobby, the foyer provided access to the

kitchen of the southwest apartment and to a passageway serving the northwest apartment. Single one-over-one sash located in the north and south walls of the foyer, opened into bedrooms associated with the southwest and northwest apartments, respectively. The windows were likely valuable for cross ventilation, but may have also been valued for providing additional light. Although not borne out by Sanborn Fire Insurance maps, it would seem the foyer may have been lit by a skylight at some point in its history. The foyer floor was covered in wood-look vinyl tile. Base trim matched that used throughout the second floor but there was some variation in door and window trim. Likely representing the result of wall repairs, the east doorway (to the stair lobby) used plain trim and a flat, hollow core door. Drywall covered the west side of the transom. The doorway into the southwest apartment retained the original trim used throughout the second floor, while the shouldered plaster arch entry into the northwest apartment was devoid of trim.

West Apartment (Photos 57-83):

The arrangement of the west apartment gave the impression that there were previously two apartments; as such, the following narrative describes a southwest and northwest apartment. The so-called northwest apartment lacked a kitchen.

SW Apartment (Photos 57-67, 71-72):

Entry into the southwest apartment was through the kitchen, via the foyer discussed above. Similar in layout to the southeast apartment, the kitchen was connected to the living room (southwest corner of the floor), which connected to the front bedroom (southeast corner of the apartment). Behind, or north, of this bedroom was a second bedroom, accessed from the kitchen. The second bedroom's north wall carried a window that opened onto the foyer. An inconvenient aspect of the apartment's layout was that to use the bathroom (located on the north side of the kitchen) one had to go from the kitchen, through the foyer, and across the passageway. The bathroom for the northwest apartment was behind this bathroom.

The kitchen was smaller than its southeast counterpart, and was lit by a single window located near its southwest corner. While it shared the same overall molding style it lacked the chair rail element found in its sister apartment at the southeast. The sink, and associated sideboards, was located along the north wall of the kitchen (sharing the plumbing run with the adjacent bathroom). The lower and upper cabinets were varnished natural wood with plain doors; a matching two-door unit was mounted on the south wall between the doorway into the living room and the west wall.

The rectangular living room carried a pair of windows on the south wall and a single window on the west wall, near the southwest corner. Near the middle of the east wall was a narrow doorway accessing the front (south) bedroom.

The front bedroom carried a single window on the south wall and a small closet at the northeast end of the room. The center load bearing wall forms the east wall of the bedroom.

Accessed by a doorway at the southeast corner of the kitchen was the back (north bedroom) of the apartment. A small closet was located at the southeast corner of the south wall. A window on the north wall opened into the foyer.

As was discussed above, the southwest apartment bathroom was accessed via the foyer and was on the west side of a passageway serving the northwest apartment. The bathroom was narrow, with the non-original vanity sink immediately in front of the doorway, and beyond this and at the west wall, the toilet. On the left was a mid-century alcove bathtub, the foot at the east wall and the head at a freestanding bulkhead wall (carrying the pipes) to the west. There was a narrow section of dead space between the bulkhead and the single window lighting the room. The room was finished with green tile wainscot (with black trim bands).

NW Apartment (Photos 71, 73-83):

Entry into the northwest apartment was through a passageway via the foyer discussed above. The apartment consisted of four rooms (including the bathroom), two rooms flanking each side of the north-south running passageway. The bathroom shared plumbing runs with the adjacent southwest apartment bathroom. The lack of a kitchen indicated this apartment may have been combined with the southwest apartment at some point during or after the Kovac family tenure; the removal of the kitchen may have allowed for the larger bathroom.

The passageway was divided into two sections, a small square section was adjacent to the small southwest apartment bathroom; a doorway opened into the main section of the passage, which accessed the four flanking rooms. The passage narrowed somewhat as it worked north.

The first doorway to the left opened into a large bathroom. The room was lit by a single window on the west wall, tight with the southwest corner. Immediately to the south (left) of the door was a non-original vanity sink, and next to that, a radiator. A late century alcove tub (with replacement acrylic surround) was located on the west wall and on the east wall was the toilet.

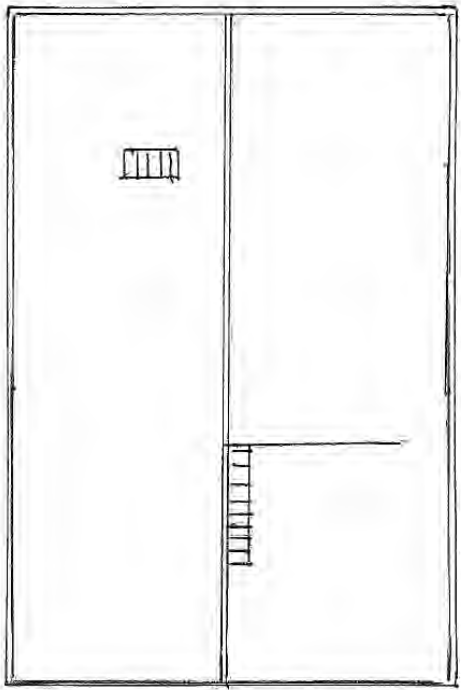
North of the bathroom was a large room, likely used as a bedroom under the most recent iteration, entered through a doorway on the west, tight with the north end of the passage. The room had a single window, located near the room's southwest corner. At the north end of the room was a full width closet with wide doorway. A second closet was located on the east side of the room, just behind the passageway north wall.

Across the passage was a bedroom at the northeast end of the apartment. The room was lit by a single window at the north end. A closet was located on the west side of the room, behind the closet of the room described above.

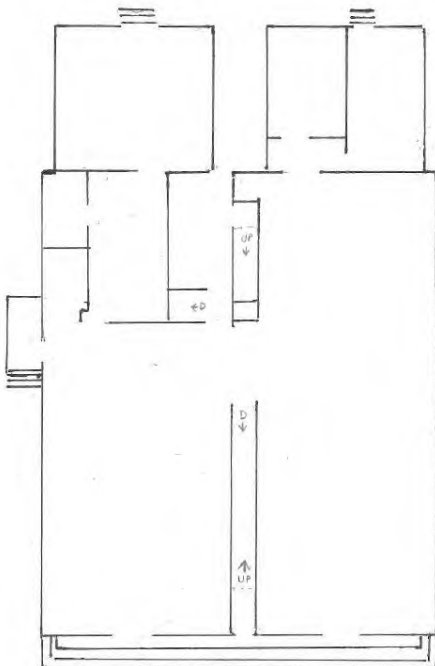
Coming back south in the passage, another bedroom was located at the southeast end of the northwest apartment. The small room had a single window that opened into the foyer. The room appeared to have been altered, based on a change in baseboards – the south half had original Victorian trim while the north half had narrow, modern baseboards. Triangular pieces of non-matching Victorian trim were used to ease the transition between the wide Victorian and narrow modern base.

FLOOR PLANS:

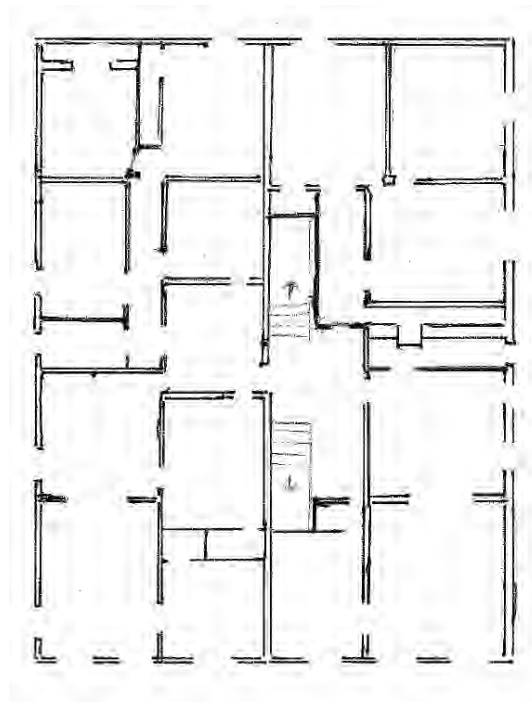
Basement:



First Floor:



Second Floor:



PHOTOGRAPHS

Exterior:



Photo 1: Looking northeast, showing the main (south) elevation and west (Post Street side elevation).

Photo 2 (July 14, 2016): looking north, main (south) elevation of the Kovacs Building. The porcelain enamel storefront was installed by Michael Kovacs as part of a remodeling effort sometime between c. 1936-1940.





Photo 3 (detail): Looking north, view shows window on right side of the bar entrance / west storefront. The patterned glass block detail is repeated on the door side lights (but not transom light), window on left side of the door, and a side window at the southwest corner of the west elevation. The patterned glass block detail is also used on the windows flanking the dining room / east storefront doorway.



Photo 4: Looking northwest, view shows the South and east elevations of the building. The east elevation had been obscured for several decades by a one-story light industrial building. The building, erected in the early 1920s, was demolished in early July 2016.



Photo 5 (July 14, 2016): looking west, view shows the east elevation, which until a few days earlier, had been obscured by a one-story light industrial building, built in the early 1920s. The side door and windows of the east storefront's east elevation were infilled at the time the industrial building was erected. This side lot was used for a seasonal beer garden operated by Martin Kilian in the late 19th and early 20th century. Beer gardens were a popular feature of many ethnic German taverns.



Photo 6: Looking southwest, view shows the east and north elevations, including one-story additions, of the Kovacs Building. The addition at the foreground (with glass block window infill) housed the laundry and women's restrooms. The gabled additions were added after 1896 and before 1910.



Photo 7 (September 15, 2015): looking southeast, view shows the one-story, gabled addition to the subject building. The space between the two additions is an open walkway accessing a doorway into a central storage/utility room. The small window in the addition opened into the women's restroom. The window on the second level lights a backroom of the northeast apartment. The block wall on the left was the west elevation of a light industrial building that was demolished in the summer of 2016.



Left, Photo 8 (detail, September 15, 2015): Looking southwest, west addition. The door accesses the bar kitchen. At right is the shed located between the building and garage.

Right, Photo 9 (detail, September 15, 2015): Looking south, view shows the walkway between the two additions; door opens into a central storage/utility room.





Photo 10 (July 14, 2016): looking southeast, view shows the Post Street side of the property, including the two-car, one-story garage, shed, and the north (rear) and west (side) elevations of the building. The one-story gabled addition housed the Kovacs Bar kitchen.



Photo 11 (detail, July 14, 2016): looking east, view shows the Victorian porch— dating to 1889-1891— on the west elevation of the west storefront. The non-original steel security door accessed the barroom, behind the plywood-covered window to the left of the porch was the men's restroom, behind the other plywood-covered window was an employee's restroom.



Photo 12 (detail, September 15, 2015): Looking west, southwest, showing the one-story wood-frame shed between the building and garage. Brick-look asphalt siding covers the clapboard cladding. At right is portion of the east (back) wall of the garage.

Right, Photo 13: looking north, a view of the shed interior. Used for decades for storage, the shed dates to circa 1900-1910. The shed was likely associated with a two-story barn that predated the current garage.



Below, Photo 14 (detail, July 14, 2016): Looking southeast, showing the west elevation and a portion of the north elevation of the garage. The garage—built c. 1940- replaced the original two-story carriage barn.



East Basement:



Photo 15: East basement, looking north. Most of the east basement is beyond the partition wall. At the far left (next to the work bench) are stairs to the first-floor dining room/east storefront. Note the non-original wood and steel posts.



Photo 16: East basement, looking north. View shows the dirt and debris-filled north 2/3rds of the east basement. At left original brick and a replacement block posts support the floor beam



Photo 17: East basement, looking southwest. This view is towards the front (south) basement wall and shows the basement stairs and work bench to the right, storage shelving to the left and non-original wood and steel posts.

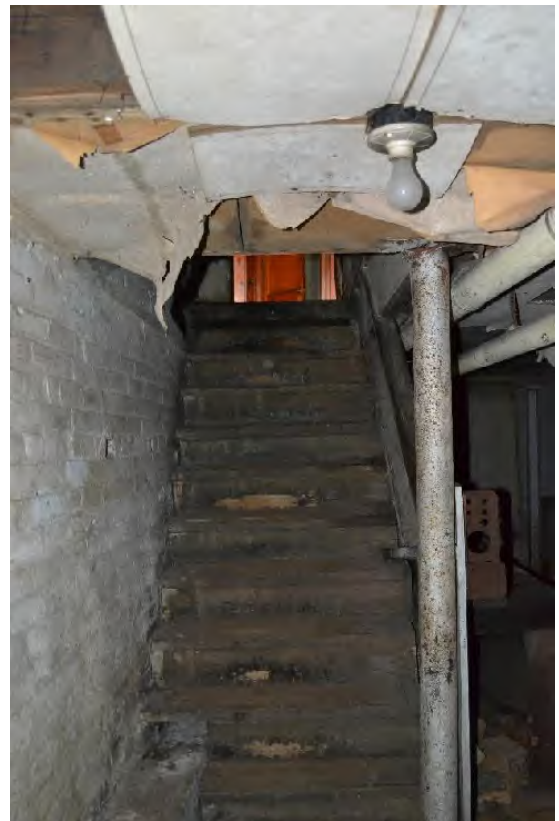


Photo 18: East basement, looking north, stairs to first floor dining room / east storefront. At left is the central load-bearing wall separating the east and west storefronts.

West Basement:



Photo 19: West basement, looking south. View from stairs (near north end of the basement). At the left is the central load bearing wall separating the west and east storefronts. Along mid frame are original brick posts supporting the floor beam. At right is the building furnace and a water heater (serving the first floor), the units were set in a shallow pit to accommodate their height. The floor, including the pit, were concrete finished.



Photo 20: West basement, looking north, showing the west wall (far left) and north wall.



Above: Photo 21: West basement, looking northeast, showing the northeast corner of the room.

Right, Photo 22 (September 15, 2015): Looking east, view from the west basement stairs to first floor.



Below, Photo 23 (September 15, 2015): Looking west, basement window to Post Street, ash door.



First Floor:



Photo 24 (September 15, 2015): looking northwest, the Art Moderne/ Art-Deco bar and back bar installed by Michael Kovacs in the 1930s.



Photo 25 (September 15, 2015): looking southwest, the Art Moderne/ Art-Deco bar and back bar installed by Michael Kovacs in the 1930s.



Photo 26 (September 15, 2015): Looking south, southwest, lower section of the back bar. Mechanical refrigeration for the unit was added during his tenure.



Photo 27 (September 15, 2015): looking south-southeast, view showing the under-bar array of sinks and coolers. At the right is the bartender's/server's hand sink.



Photo 28 (September 15, 2015): Looking north, the barroom. The picture above the knotty pine wainscot on the right is a birds-eye rendering of the proposed International Bridge project. **Below, Photo 29:** Looking northwest, the barroom after removal of the bar and back bar (which were auctioned to a local area restaurateur). Note the original bead board wainscot on the west wall, exposed when the back bar was removed. The door on the left side of the back wall is to the men's restroom, the adjacent door accesses a storeroom and employee restroom, and beyond, the west addition/kitchen. The doorway at the right accesses a central storage/utility room and an exit to the backyard.





Photo 30: looking southeast, a view of the east and south walls of the barroom/west storefront. The three-sided arch doorway on the left opens into the dining room/east storefront.



Photo 31 (detail, September 15, 2015): looking north, view of the original plank ceiling (barroom) where acoustic tiles are missing; although two different colors of paint are present it might be assumed the ceiling carried decorative tin cladding. The fluorescent fixture replaced an Art Deco milk glass pendant fixture that was typical of the décor during the Kovacs years. **Above right, Photo 32, (detail, September 15, 2015):**



Photo 33 (detail): Looking north, view of back wall of the barroom. Door at left accesses men's restroom. Note: the five-panel door opens into a small vestibule. Previously there was a two-panel maple finish door (matching the paneling) between the restroom vestibule and the barroom. The adjacent door accesses a storeroom and employee restroom, and beyond, the west addition/kitchen. The doorway at the right accesses a central storage/utility room and an exit to the backyard.

Right, Photo 34: Looking north, view into men's restroom.

Below, Photo 35 (detail): wall-mounted light fixture in men's restroom





Photo 36: Looking north, view into vestibule and storage room, adjacent to the men's restroom. At left, the section of wall jutting into the store room is an extension of the men's restroom.

Below, Photo 37: Looking north, north and east walls of the store room. The doorway opens into the west addition/kitchen. Near the north end of the west wall is the entrance to the employee's restroom.



Left, Photo 38: Looking south, view of south and west walls of the storage room. Note: the west wall, which is the east wall of the men's restroom, lacks the bead board wainscot but carries the same cap molding.



Above left, Photo 39 (September 15, 2015): looking southwest, view of employee's restroom. The room carries the typical, original wainscot and trim used in other areas of the building.

Above right, Photo 40 (September 15, 2015): looking northwest, view of employee's restroom.



Above: Photo 41: Looking northwest, view of the west addition / bar kitchen. The walls are clad in restaurant-grade sanitary paneling.

Below: Photo 42: Looking southeast, east and south walls of the kitchen. The doorway opens into the storage room seen in photos 34-36.





Photo 43: Looking north, looking from the barroom into the central storage/utility room.

Photo 44: Looking north, the central storage/utility room; door way leads to the backyard.





Left, Photo 45: looking south, southeast, storage/utility room, looking toward the barroom. The small space between the store room and barroom houses access to the west basement stairs. The doorway on the left opens onto the bottom landing of the back stairway to the second floor, the stair enclosure was in the dining room / east storefront.

Below left, Photo 46: Looking east, view into stair landing.

Below, Photo 47: looking south, view of the back stairway to the second floor.





Photo 48: Looking southwest, view toward the front of the dining room. At the right background is the stair enclosure housing stairs to the second floor (accessed from outside) and the basement stairs (through open doorway, At the right is the passage into the barroom.

Photo 49: Looking northwest, view towards the back wall of the dining room / east storefront. The open doorway leads to the east addition, adjacent on the right is an abandoned doorway. The large doorway on the left opens into the barroom. At the left background is the stair enclosure housing the back stairs to the second floor. The partially open two panel door fronts a small under stair closet.





Above, Photo 50 (September 15, 2015): Looking west from the dining room / east storefront into the barroom / west storefront. At left is the door to the east basement stairs, at right is the door accessing the closet under the back stairway to the second floor. The doorway at the right background opens onto Post Street. The three-sided, uncased archway mimics the ceiling angles at the junction of the two stairways.

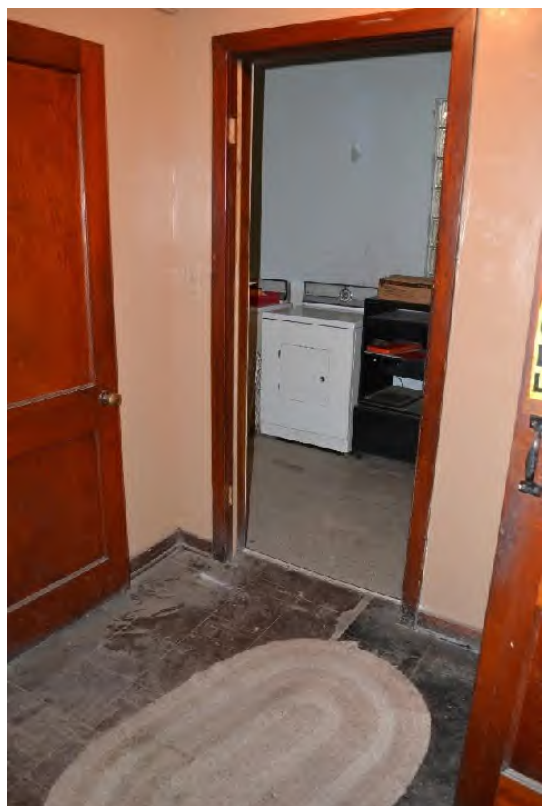
Left, Photo 51: looking northwest, view into women's sitting room and rest room, east addition.

KOVACS BAR HISTORICAL DOCUMENTATION



Left, Photo 52: Looking northwest, view into women's rest room (two sinks, two stalls).

Below, Photo 53 (September 15, 2015): Looking northeast, second toilet stall.



Left, Photo 54 (September 15, 2015): Looking east, northeast, view from sitting room into the laundry room.



Photo 55: Looking north, east addition laundry room. Door at left is exit to backyard.

Photo 56: Looking south, east addition laundry room, at right is the doorway into the sitting room.



Second Floor:



Photo 57: Looking south, southwest apartment, view from kitchen of living room; doorway at left accesses the front bedroom.

Photo 58: Looking north, southwest apartment, viewing north end of living room, into the kitchen. The doorway trim is repeated in the southeast apartment (see photos 90, 91, 95)





Photo 59: Looking south, southwest apartment, south end of the front bedroom. The window opens onto W. Jefferson Ave.

Photo 60: Looking north, southwest apartment, north end of front bedroom and closet. Typical of other second floor closets in the building, this closet features the same trim as the main rooms.





Left, Photo 61 (September 15, 2017): Looking northwest, southwest apartment kitchen.

Below, Photo 62: Looking west, northwest, post-move out condition of the southwest apartment kitchen.





Photo 63: looking southeast, southwest apartment kitchen; foreground left doorway opens into the second bedroom (see photos 63-65); background left doorway opens into the southwest apartment (see photos 57-58).

Photo 64 (September 15, 2015): Looking northeast, view of southwest apartment kitchen. The doorway on the right opens into a foyer area.





Left, Photo 65: Looking southwest, view from second bedroom towards the kitchen.

Bottom left, Photo 66: Looking south, second bedroom closet.

Bottom right, Photo 67: looking north, north wall of the second bedroom. The window opens into a small foyer,





Left, Photo 68: looking southeast, foyer; door accesses the central stair lobby (see Photo 017)

Below, Photo 69: Looking westerly, looking into passageway and bathroom.

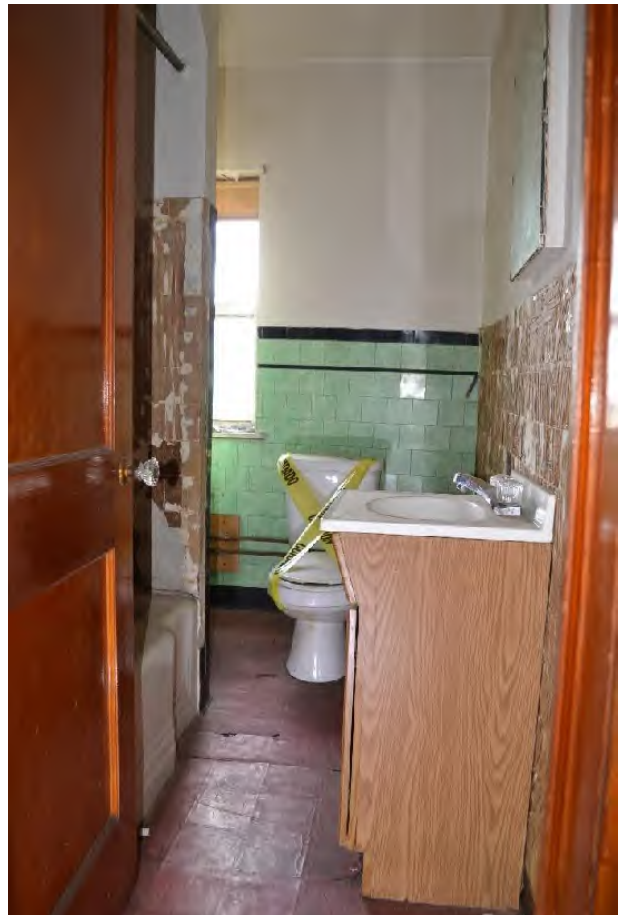


Left, Photo 70: Looking easterly, view from foyer into central stair lobby (east half of building).



Photo 71: Looking south, south end of passage; doorway on left opens into the foyer.

Photo 72: Looking west into bathroom adjacent to west apartment kitchen.





Left, Photo 73: Looking north, view of west apartment passageway to north end.

Below left, Photo 74: Looking west, north/large bathroom, west apartment

Below right, Photo 75: Looking northwest, view of the north/large bathroom.





Above left, Photo 76: looking northeast, bedroom, north of foyer.

Above right, Photo 77: looking southeast, bedroom, north of foyer. The angled piece of trim appears to have been installed to transition between the wide, original baseboard and the narrow replacement baseboard on the north side of the room.



Photo 78: looking west into the south end of the northwest bedroom, west apartment.

Photo 79: looking north, view into large closet with exposed plumbing., northwest bedroom, west apartment.





Photo 80: Looking northeast, east closet, northwest bedroom, west apartment.

Photo 81: Looking north, north wall of the northeast bedroom, west apartment.





Above: Photo 82: looking southwest, northeast bedroom, west apartment, doorway to passageway.

Left, Photo 83: Looking west, closet, northeast bedroom, west apartment.

Photo 84: Looking south, stair lobby on east side of building; stairway at background accesses the West Jefferson entry.



Photo 85: Looking north, stair lobby. The doorway on the left opens into the west foyer, doorway on the right background accesses the northeast apartment.

Right, Photo 86: Looking west, view across stair lobby into west side foyer. The notable feature here is the elliptical transom, which is obliterated on the opposite, foyer side (see photo 68)

Below left, Photo 87: Looking south, view down front stairs, doorway at bottom opens to W. Jefferson. On left is a former doorway into the dining room / east storefront.

Below right, Photo 88: Looking south, back stairway, Landing at bottom of stairs accesses the back of the west storefront.





Above, Photo 89: Looking east, from central stair lobby into the southeast apartment kitchen. Boarded over doorway at left was former doorway into the bathroom.

Right, Photo 90: Looking southeast, southeast apartment kitchen.





Photo 91: Looking west, southeast apartment kitchen, looking toward the central stair lobby.

Photo 92: Looking southerly, southeast apartment kitchen, looking toward the living room. Note the semi-built in hutch with board front and side. The streamline cabinet feature is repeated in the northeast apartment kitchen





Photo 93: Looking north, southeast apartment living room and kitchen.

Photo 94 (September 15, 2015): Looking north, southeast apartment kitchen, pre-move out.





Top left, Photo 95: Looking west, southeast apartment bathroom. Shelving covers a former doorway into the central stair lobby.



Top right, Photo 96: Looking east, southeast apartment bathroom.

Below, Photo 97: Looking south, southeast apartment living room, from kitchen.





Above, Photo 98: Looking southwest, southeast apartment living room. Doorway accesses the bedroom.

Right, Photo 99: Looking south, southeast apartment bedroom.





Above, Photo 100: looking north, southeast apartment bedroom, looking toward the closet/passage into the central stair lobby.

Right, Photo 101: Looking east, view into the bathroom of the northeast apartment. Due to the extreme narrowness of the room, the shower stall is built into the southeast apartment's bathroom (see Photo 93).





Top left: Photo 102: looking northeast, north and east walls of the northeast apartment kitchen



Top right, Photo 103: Looking southeast, east and south walls of the northeast apartment.



Photo 104: Looking northwest, northeast apartment kitchen. Angled doorway accesses the apartment living room, the other doorway accesses the bedroom.

Photo 105: Looking north, from northeast apartment's kitchen, view into the bedroom.





Photo 106: Looking southeast, northeast apartment bedroom.

Photo 107: Looking south, northeast apartment living room. The doorway at the far left accesses the kitchen, the doorway with the transom accesses a passageway to the central stair lobby, the doorway on the right opens into a closet.





Photo 108: Looking northwest, window looks out onto the backyard. The room functioned as the northeast apartment's living room.

Photo 109: Looking southeast, from northeast apartment living room. The kitchen is through the open doorway; the adjacent doorway opens onto the apartment passage to the central stair lobby.





Photo 110: Looking southerly, view into closet.

Photo 111: Looking south, view down northeast apartment passage, into the central stair lobby.



End Notes:

ⁱ *Detroit Free Press*, December 7, 1891, p 7 (last column: date liquor tax paid); note: Andrew Dubbert, the first tavern keeper at the subject building paid his tax bill in October).

ⁱⁱ *Detroit Free Press*, Jan 30, 1891, p 2. The article gives an incorrect location for the tavern, which was located at the northwest corner of River Rd/ W. Jefferson Ave. at Cottrell.

ⁱⁱⁱ "Tavernkeeper Badly Knifed," *Detroit Free Press*, January 20, 1901, p 2

^{iv} Lowrie, Walter, ed., *American State Papers, Documents, Legislative and Executive, of the Congress of the United States, Vol 1*, Washington D.C. Duff Green, 1834. Todd's claim was made in 1805 and was subsequently rejected in 1808.

^v The complete title of the plat was Larned, DuCharme & Schmit's Subdivision of Lots 1, 2, 8, 9, and 10, of Wessons Sec. of P.C. 267 in Springwells, Wayne Co., Mich., March AD, 1888. Larned was a prominent name in Detroit business and political circles but the family doesn't seem to have any direct involvement in the subdivision. Frederick DuCharme, was residing in Ann Arbor at the time the plat was made. He would soon move to Detroit and would make his name in business as treasurer for the Ireland & Matthews Manufacturing Company, manufacturers of stove trimmings, plumbing supplies, fasteners, and later, stamped-metal parts for the auto industry. Ireland & Matthews was located at Beard and Chatfield streets in the Springwells neighborhood. NOTE: According to the Aaron Greeley map of Private Claims in 1810, PC 267 was claimed by Isaac Jodd and consisted of 213.82 acres (252.35 arpents) "Plan of Private Claims in Michigan Territory, 1810," Aaron Greeley, surveyor, 1810, NARA, courtesy of Rusty Davis, River Raisin National Battlefield Park. Jodd may be Isaac Judd or Isaac Todd

^{vi} Almon H Willmarth was a Redford Township farmer and brother of civil engineer Asa Willmarth.

^{vii} Louis Schmit was born in Baden-Wurttemberg, Germany in 1846 and came to the United States in 1867, his wife Regina (nee Jehle, born 1843) followed in 1868. They had five children, all born in the U.S.; Louis, Bertha, Augusta, Lena, and Rosina. Louis Sr. died in 1904 at his home on Harrington Street, Regina died in 1916. Louis F Schmit, still in the ice business, died in 1924 at his home at 630 Post Street.

^{viii} Water was pumped into the underground salt deposit and forced back to surface where the water was then mechanically evaporated, leaving dry, commercial salt.

^{ix} Fidel, son of Fridolan & Catherine (Huber) Jehle and younger sibling of Regina Schmit, was born in January 1846. He married Margueretha Birnbaum on August 16, 1873. They had eight children; Karl (Charles), Herman, Philip, Frank, William, Augusta, Louise, and Emil. William, Philip, and Louise contracted TB. William (who moved to Colorado in 1910) survived, Philip and Louise succumbed to the disease in 1911. Fidel Jehle died February 25, 1925, Margarethe died November 11, 1928. The family home was at 1664 Woodmere Street, Detroit (at Avis Street).

^x Andrew Dubbert was born in Germany on October 2, 1848 and died at the "German Protestant Old Peoples' Home (1852 W Grand Blvd., building is extant) on March 3, 1933. Source: <http://seekingmichigan.contentdm.oclc.org/cdm/singleitem/collection/p16317coll1/id/1434060/rec/2> Johanna, (born in Germany on March 4, 1855) died December 14, 1920. Source: <http://seekingmichigan.contentdm.oclc.org/cdm/singleitem/collection/p129401coll7/id/940170/rec/1>

^{xi} "Should Obey the Laws," *Detroit Free Press*, December 15, 1891, p. 9. Dubbert had avoided consequences in the first instance when Springwells Justice of the Peace Kurth tossed out the charges, in subsequent appearances Dubbert was represented by Kurth.

^{xii} The *Above-Ground Resources Survey for the Detroit River International Crossing (DRIC) Study, Volume I* indicated that the building also housed Angus Smith's hotel and tavern; current research did not support this connection. Smith operated taverns on West End, 2004 River Road, 2238 W. Jefferson, and 100 Crossley (at W. Jefferson).

^{xiii} "Commodore was the Star," *Detroit Free Press*, September 14, 1904, p. 9

^{xiv} *Detroit Free Press*, June 2, 1902, p 5 and August 28, 1897, p. 2, respectively.

^{xv} William Simpson was born in Ohio in c. 1868 and was in Detroit by 1901(that year he was boarding at 2060 River St). Prior to coming to Detroit, he lived in Springfield, Ohio

^{xvi} This section of Fulton Street was near Govin Street, and was taken by the construction of I-75 in the mid-1960s.

^{xvii} Louis C Wahla was born in Forestville, Sanilac County, Michigan in 1884 and died in Detroit in 1958. <https://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GSI=Wahla&GSbyrel=in&GSdyrel=in&GSob=n&GRid=156878506&>

^{xviii} Seeking Michigan, Death Records, 1897 – 1920, Theodore Zech <http://seekingmichigan.contentdm.oclc.org/cdm/singleitem/collection/p129401coll7/id/830139/rec/1>

^{xix} Michigan voters approved statewide prohibition in a 1916 referendum, with the law taking effect May 1, 1917. Alcohol remained legal in Ohio, so there appears to have been limited effect to the availability of alcoholic beverages. Ohio enacted its own statewide prohibition law in 1919, forcing bootleggers to rely on Ontario as a somewhat riskier source of booze. Given the short distance between Delray and Sandwich, Ontario, Delray restaurant and soft drink emporium owners would have easy access to alcohol, imported by any number of neighborhood bootleggers, including August Nykiel. Nykiel's brother Joseph was founder of the legendary Delray nightclub, Joey's Stables (in business 1933 to December 31, 1989. August Nykiel, in filling out his draft registration card in 1918, listed his trade as "butcher;" His 1928 death certificate listed his profession as "ex-tavernist" and his cause of death "homicide".

^{xx} This would culminate in the 1915-1923 Armenian Genocide perpetrated by the Ottoman Empire.

^{xxi} Samuel / Sabooh Samizian was born in Armenia on October 12, 1891 (as listed in his 1942 Selective Service Registration) or October 26, 1891 (as listed on his 1918 draft card. Samizian moved to Highland Park in the early 1920s, but in the late 1920s was commuting to his fruit store in

Wyandotte. At some point he was employed at Ford Rouge, still maintaining his residence in Highland Park. It does not appear that Delray Armenians were forced out of the neighborhood by incoming Hungarians, rather it was a simple demographic shift.

^{xxii} Kalman's son John would later take over the funeral parlor, building the business into a highly successful and respected funeral home that is still in operation as the John K Sollosy Funeral Home in Lincoln Park, Michigan.

^{xxiii} <http://seekingmichigan.contentdm.oclc.org/cdm/singleitem/collection/p129401coll7/id/88724/rec/1>

^{xxiv} Mary died in 1951, Vincent in 1968. They are buried at Hillside Cemetery in Belleville (<http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GSln=szucs&GSfn=vincent&GSbyrel=all&GSdyrel=all&GSctry=4&GSob=n&GRid=64745016&df=all&>)

^{xxv} <http://seekingmichigan.contentdm.oclc.org/cdm/singleitem/collection/p129401coll7/id/446358/rec/19>

^{xxvi} Colom Kiss is listed as a grocer, 7010 W Jefferson Ave (near Harrington) in Polk's 1921-22 *Detroit City Directory*.

^{xxvii} Kalman/Coloman Kiss's business was at 7010 W Jefferson (near Harrington) in 1921, his confectionary business and residence were at 8363 Vanderbilt by 1922. He died August 6, 1944, age 65. (Seeking Michigan

<http://seekingmichigan.contentdm.oclc.org/cdm/singleitem/collection/p16317coll1/id/1373465/rec/39>

^{xxviii} US Census, 1920 (Heritage Quest)

^{xxix} Julia Gyorfy, wife of Michael Gyorfy. Michael (Mihaly), Julia, and son Steven, left their home at Bezdan, Hungary (now part of Serbia), and boarded the Carpathia at Fiume (now part of Croatia) and arrived in New York on January 25, 1911. <http://libertyellisfoundation.org>; they spent several years in Perth Amboy, NJ and arrived in Detroit around 1920. Michael died in 1943. In 1945 Julia took up temporary residence in Sao Paulo, Brazil.

^{xxx} "Teeter-Totter," *Detroit Free Press*, July 12, 1946, p 24

^{xxxi} The Society's agent was Bert (aka Bertalan or Berty) Gero, who was also a neighborhood barber (shop at 7004 W Jefferson). He and his wife Rose (both Hungarian immigrants) lived at 7004 W Jefferson, later at 935 Burdeno, still later at 635 Waterman. Rose earned income for the household as a "fur painter" or fur finisher.

^{xxxii} Denning, Michael, *The Cultural Front, The Laboring of American Culture in the Twentieth Century*, New York: Verso, 1997, p. 75

^{xxxiii} According to the 1923 and 1925 Toledo City Directories (*Heritage Quest*) they lived at 502 Whittmore. The house was located within Toledo's Hungarian enclave in the Birmingham neighborhood, near the mouth of the Maumee River. The Legendary Tony Packo's restaurant (opened in 1932) is nearby. Michael Kovacs was a molder at the time, likely working at the nearby National Malleable Castings Company (<http://www.toledosattic.org/essays/92-essays/culthistory/130-birminghamdays>)

^{xxxiv} Vincent Szucs farm was in Section 28, Van Buren Township, fronting on Huron River Drive, east of Elwell Road.

^{xxxv} Michigan Department of Health death certificate, dated May 4, 1941. Funeral arrangements were handled by neighborhood undertaker John K Sollosy. Seeking Michigan: <http://seekingmichigan.contentdm.oclc.org/cdm/singleitem/collection/p16317coll1/id/1525752/rec/2>

^{xxxvi} The brother's name is listed as Alex Eydlyr(sic). Source: www.libertyellisfoundation.org

^{xxxvii} 1930 US Census, <http://interactive.ancestryheritagequest.com>

^{xxxviii} Trbovich, Marco. "Celebrating the Good Life of the Gypsies at Kovacs', Last of the Great Hungarian Bars in Old Delray." *Detroit Free Press*, May 21, 1972 (clipping courtesy of Bob and Delores Evans)

^{xxxix} The sale of the business coincided with the death of Steve Kovacs (March 21, 1996). Katie Kovacs-Fers died June 26, 2004.

^{xl} *Metro Times*. "Best of '03 – Nightlife." September 17-23, 2003, p. 42 (from clipping provided courtesy of Bob and Delores Evans). Mary Kovacs died June 10, 2005.

^{xli} Mullen, Ann. "Small Town Feel." *Metro Times*, October 2003 (from clipping provided courtesy of Bob and Delores Evans).