

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

County and State

Name of multiple property listing (if applicable)

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 100003637

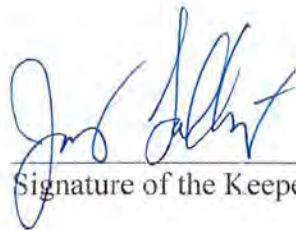
Date Listed: 5/16/2019

Property Name: Marwood Apartments (Apartment Buildings in Detroit 1892-1970 MPS)

County: Wayne

State: MI

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

5-16-2019
Date of Action

Amended Items in Nomination:

Section 8: Criteria / Area of Significance

Criterion A and Social History are hereby deleted.

Social history is not justified in the nomination. There is no direct and significant association established with the Marwood Apartments.

The Michigan State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

3937

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Marwood Apartments

Other names/site number: _____

Name of related multiple property listing: _____

N/A (Apartment Buildings in Detroit 1892-1970)

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 53 Marston Street

City or town: Detroit State: MI County: Wayne

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 X A B X C D

<u>Brian D. Lanney</u>	<u>3/27/19</u>
Signature of certifying official/Title:	Date
<u>MI SHPO</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
_____	_____
Signature of commenting official:	Date
_____	_____
Title :	State or Federal agency/bureau or Tribal Government

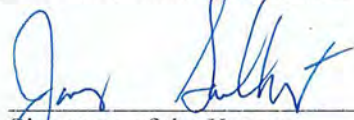
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 other (explain:)


Signature of the Keeper

5-16-2019
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
Public – Local
Public – State
Public – Federal

Category of Property

(Check only one box.)

- Building(s)
District
Site
Structure
Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

Classical Revival

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Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Limestone

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Marwood Apartments are located at 53 Marston Street, Detroit, Wayne County, Michigan, a half block east of Woodward Avenue, and about three-and-a-half miles north of downtown Detroit, east of Detroit's New Center neighborhood. The building is oriented on a slight northwest-southeast axis, and faces south toward Marston Avenue. The Classical Revival-style, four-and-a-half-story, multi-tone red brick building, has a flat roof, a raised basement, and a U-shaped footprint, with a narrow courtyard in the center of the building. The front of the courtyard is marked by decorative limestone piers and is bisected with a concrete walkway with lawn on both sides that leads to the building entrance at the back of the courtyard. In front of the building on the west half is a small grass lawn between the building and a public sidewalk, while an aluminum fence runs in front of the east half of the building and connects the front entrance gate between the pillars to the parking lot to the east. The north and west sides of the building are built almost to the lot line with walkways between the building and public alleys, and the east elevation faces a dedicated parking lot.

Narrative Description

Setting

The Marwood Apartments are located at 53 Marston Street, Detroit, Wayne County, Michigan, in a neighborhood of the city now referred to as the North End. The neighborhood is generally defined by the east side of Woodward Avenue, the west side of I-75, East Grand Boulevard on the south, and the City of Highland Park on the north. The area has streets arranged in a grid

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with apartment and commercial buildings constructed in the first half of the twentieth century near Woodward Avenue and single and multi-family houses constructed in the same time period facing the east-west running streets. Some rowhouses and low-rise commercial buildings are interspersed on the north-south running streets in the neighborhood. A number of buildings in the neighborhood have been demolished over the years. Historically the east-west streets were tree-lined, with many mature deciduous trees still surviving. All of the streets have concrete sidewalks and curbs with asphalt paved streets.

Exterior

The façade of the Marwood Apartments is comprised of the identical ends of the U and the south wall of the building at the back of the courtyard. The building's entrance is located on this back wall within a one-story tall, one bay wide, brick clad projecting pavilion. The front door is an aluminum and glass storefront door with a sidelight and arched transom. The door is framed with stone at the bottom third, then a soldier course of brick outlines the upper half of the door and around the arch which has a limestone keystone. Between the top of the door and the transom is a limestone band that reads "MARWOOD."

In the main wall of the building at the first floor there is a tall opening with an arched top on both sides of the entrance pavilion. Each opening contains a tall aluminum nine-over-one double-hung window with a fanlight transom. The openings are framed with stone at the base, then a soldier course of brick frames the opening to the springing line of the arch where there are two soldier courses that create a "sunburst" pattern around the arch. At the second through fourth floors there is a single aluminum six-over-one double-hung window in the center of the wall. There is a pair of aluminum six-over-one double-hung windows on both sides of the center window. A wide limestone entablature runs across the wall at the base of the parapet. A limestone cartouche flanked by garland and fabric swags is in the center of the parapet wall. The top of the wall curves up around the cartouche and is capped in limestone.

The south ends of the U are identical. The basement level is tall, with window sills that are just above ground level, and the walls clad in smooth limestone that extends to the underside of the first-floor window sills. Between the first and second floors every fifth brick course is a projecting stretcher course creating an overall appearance of rusticated block. The window lintels are soldier arches with limestone keystones. A limestone band runs across the wall at the top of the first floor, just below the second-floor sills. Every floor has four window openings that are aligned vertically on the façade. There are two aluminum six-over-one double-hung windows in the center of the wall and on each side, there are paired aluminum six-over-one double-hung windows. All of the openings have limestone sills. At the second through fourth floors the two outside window openings are framed the height of the wall with a soldier course of brick and the spandrel panels between the floors are decorative brick panels with a soldier course frame, herring bone field, and a limestone diamond in the center. The two center windows have soldier arches with limestone keystones. A limestone entablature runs across the wall at the base of the parapet wall. There is a stone balustrade within a limestone frame in the parapet above the two outside windows. In the center of the parapet there is an undecorated limestone panel with an arched top, the top of the wall curves around the arch and is capped with limestone.

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The east and west facing side walls of the courtyard are identical. Every floor has seven window openings that are aligned vertically on the wall. Starting at the southern end of the wall there is a pair of aluminum six-over-one double-hung windows. Moving north there is a short aluminum six-over-one double-hung window, then two aluminum six-over-one double-hung windows, then another short aluminum six-over-one double-hung window, and finally two pairs of aluminum six-over-one double-hung windows. All of the openings have limestone sills.

The southern part of the wall has the entire tall basement clad in limestone, further back just the lower half is clad in limestone. At the first floor every fifth course of brick is a projecting stretcher course giving the appearance of rusticated block. A limestone band runs across the wall just below the second-floor window sills. At the second through fourth floors the southern window openings are framed for the height of the wall with a soldier course of brick. The spandrel panels between the floors are decorative brick panels with a soldier course frame, herring bone field, and a limestone diamond in the center. The remainder of the windows have soldier arches at the lintels, all but the short windows have limestone keystones. The brick spandrel panels are repeated between the paired windows near the north end of the wall. A limestone entablature runs across the wall at the base of the parapet wall. There is a stone balustrade within a limestone frame in the parapet above the southern pair of windows and the pair of windows with the spandrel panels. The parapet wall is capped with limestone.

The west elevation abuts a concrete paved alley. The brick and decorative elements from the front façade wrap around to the southern bay of the elevation. There is a pair of aluminum six-over-one double-hung windows at each floor in the center of the bay. The tall basement level is clad in smooth limestone to the underside of the first-floor window sill. Between the first and second floors every fifth brick course is a projecting stretcher course creating an overall appearance of rusticated block. The window lintel is a soldier arch with a limestone keystone. A limestone band runs across the wall at the top of the first floor, just below the second-floor sill.

At the second through fourth floors the window openings are framed for the height of the wall with a soldier course of brick and the spandrel panels between the floors are decorative brick panels with a soldier course frame, herring bone field, and a limestone diamond in the center. A limestone entablature runs across the wall at the base of the parapet wall. There is a stone balustrade in the parapet above the windows. The parapet wall is capped with limestone.

The remainder of the elevation is clad in common brick with a soldier course below the first floor and second floor window sills. Starting just north of the first bay each floor has a short aluminum six-over-one double-hung window, then a regular size aluminum six-over-one aluminum window. Moving northward each floor has another regular size aluminum six-over-one aluminum window, then a short aluminum six-over-one double-hung window. Then each floor has four pairs of aluminum six-over-one double-hung windows, and then a short six-over-one double-hung window and a regular size six-over-one double-hung window at the north end of the wall. All of the openings have limestone sills.

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The east elevation is identical to the west and abuts a concrete walkway and asphalt paved parking lot. The brick and decorative elements from the front façade wrap around to the southern bay of the elevation. There is a pair of aluminum six-over-one double-hung windows at each floor in the center of the bay. The tall basement level is clad in smooth limestone to the underside of the first-floor window sill. Between the first and second floors every fifth brick course is a projecting stretcher course creating an overall appearance of rusticated block. The window lintel is a soldier arch with a limestone keystone. A limestone band runs across the wall at the top of the first floor, just below the second-floor sill.

At the second through fourth floors the window openings are framed for the height of the wall with a soldier course of brick and the spandrel panels between the floors are decorative brick panels with a soldier course frame, herring bone field, and a limestone diamond in the center. A limestone entablature runs across the wall at the base of the parapet wall. There is a stone balustrade in the parapet above the windows. The parapet wall is capped with limestone.

The remainder of the elevation is clad in common brick with a soldier course below the first floor and second floor window sills. Starting just north of the first bay each floor has a short aluminum six-over-one double-hung window, then a regular size aluminum six-over-one aluminum window. Moving northward each floor has another regular size aluminum six-over-one aluminum window, then a short aluminum six-over-one double-hung window. Then each floor has four pairs of aluminum six-over-one double-hung windows, and then a short six-over-one double-hung window and a regular size six-over-one double-hung window at the north end of the wall. All of the openings have limestone sills.

The north facing rear elevation abuts a concrete walkway and asphalt paved alley and is clad in common brick. There are two flush metal exit doors at the first floor, one towards the east side of the elevation, one towards the west. The windows in the stairwells above the doors are offset from the rest of the windows, the openings have limestone sills, aluminum six-over-one double-hung windows with transoms. The two outside bays have aluminum six-over-one aluminum windows at each floor. Window openings are spaced equally across the elevation, both regular size and shorter openings, and all have aluminum six-over-one double-hung windows. There is one bay near the east side that has a pair of aluminum six-over-one double-hung windows in the opening.

Interior

The front building entrance leads to a two-level lobby. The lower lobby floor has a marble tile floor and leads to a central marble clad stair. A decorative wrought-iron railing with wood top runs up the stairs and around the edge of the upper lobby. Paneled pilasters are equally spaced around the curved edge of the upper lobby which leads directly to the east-west running corridor. The building's corridors follow the U-shaped footprint and have carpeted floors, painted gypsum board walls and lay-in tile ceilings. The units are located off the double-loaded corridors and have either one or two-bedrooms. They all have carpeted floors and painted gypsum board walls and ceilings. The bathrooms and kitchens have vinyl floors. The east and west stair still have their original wood railings and newel posts. Some units have a small entry hall that leads to the

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living room, bathroom and bedroom. The kitchen and dining area are off the living room. Other units enter directly into the living room with the kitchen and dining area on one side and the bedroom and bathroom on the other side.

Integrity

The building retains its historic and architectural integrity. The building is in its original location, although the surrounding neighborhood is much less dense than in 1927 due to modern era demolitions. The exterior of the building retains its original design and materials except for the windows which have been replaced aluminum double-hung windows that are similar to the original windows. The building still retains its Classical Revival style details from its original appearance. On the interior of the building the lobby retains much of its original materials, and the corridors and units generally retain the original floor plan and configuration.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Architecture

Social History

Period of Significance

1925

Significant Dates

1925

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Architect/Builder

Haughey, Harvey J., architect

Pokorny, Emil C., builder

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Marwood Apartments meet National Register Criteria A and C at the local level of significance. The building was constructed in 1925 and 1926 and meets Criterion A as

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representative of a pattern in Detroit in the 1910s and 1920s of small-scale contractors building apartment buildings as their own investments in response to Detroit's burgeoning population. The building was owned and developed by Emil C. Pokorny and is one of two remaining examples of five buildings he developed in Detroit. The building also meets Criterion C as a particularly good example of the U-form courtyard type apartment building in a restrained Classical Revival style. The building was designed by Harvey J. Haughey, the Marwood expands the knowledge about a currently little-known Detroit architect.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Detroit's New Center and North End Neighborhoods

The Marwood Apartments are located east of Detroit's New Center neighborhood, in what is now considered the North End neighborhood, so named because at the time of its development it was at the northern boundary of Detroit. The neighborhood as presently defined is roughly bounded by East Grand Boulevard on the south, I-75 on the east, the southern boundary of the City of Highland Park on the north, and Woodward Avenue on the west. However, historically it likely extended farther west to include the west side of Woodward to what is now the John C. Lodge Freeway (M-10). This area was originally part of the township of Hamtramck, platted in the late 1800s, and annexed to the City of Detroit between 1890 and 1907. Marston Street was platted by John and Lida Atkinson in 1884 as Atkinson's Subdivision of Park Lot 6 of the Subdivision of Section 57, while it was still part of Hamtramck. It was annexed to the City of Detroit in May 1891. Although likely developed at the same time, the areas east and west of Woodward were platted and developed by different people.

The earliest development in the area occurred about the same time – to the west in what is now New Center. There, single family houses were constructed between 1895 and 1920, with apartment buildings constructed between 1915 and 1940. Apartment buildings were primarily located on Seward Avenue, directly east of Marston Street. On the east side of Woodward, about twelve blocks north of Marston, Arden Park Boulevard, contains large, single family houses for wealthy owners that were constructed starting in 1892. It was mirrored west of Woodward by Chicago and West Boston Boulevards.

The development of the area was likely driven by multiple factors, including the establishment of the electrified Highland Park trolley line in 1882 that ran five miles on Woodward between Baltimore Street in Detroit's New Center neighborhood northward to Highland Park and became part of the private Detroit United Railway (DUR) by 1901. This transportation gave new residents easy access to downtown and the rest of Detroit, as evidenced by many of the Marwood's early tenants. In addition to downtown there were two major employment centers to the north and south. The Milwaukee Junction area with its numerous automobile-related and other types of factories abuts the south side of the North End neighborhood and was developed starting in 1872, and the opening of the massive Highland Park Ford Plant (NHL 1978) in 1910, about two miles to the north.

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In addition to the streetcar lines, improvements to Woodward Avenue, located just a half block to the west of the Marwood, made the use of automobiles even more feasible. Woodward Avenue is Detroit's central north-south street and runs from the Detroit River to Pontiac in Oakland County. In 1909 Woodward Avenue between Six and Seven Mile Roads was paved in concrete, the first concrete paved highway in the nation (Gavrilovich, *The Detroit Almanac, 300 Years of Life in the Motor City*, p. 237). By 1916 all twenty-seven miles of Woodward Avenue were paved in concrete.

The majority of the North End neighborhood was developed in the first three decades of the twentieth century. The main commercial streets were the north-south running Hamilton Avenue on the west, Woodward Avenue in the center, and Oakland Avenue on the east (which also had a streetcar line). The east-west running cross streets contained a variety of single and multi-family residences, from the large mansions on Chicago Boulevard, Arden Park Boulevard, and Boston Boulevard, to more modest single-family houses, duplexes, row houses and apartment buildings scattered throughout. Oakland Avenue contained a number of two- and three-story buildings with commercial spaces on the ground floor and offices or apartments above.

Much like the neighborhoods to the south between downtown and Grand Boulevard, the North End's demographics have changed over time. The initial residents were Caucasian, middle- to upper-class professionals who had the means to construct single-family houses. The ethnicity was mixed, and a number of these residents were Jewish. The Jewish population in both the North End and Detroit, generally, increased in the 1920s and 1930s as more Eastern European immigrant families moved to the neighborhood. Schools, churches, synagogues, and businesses developed at the same time. Generally, the smaller synagogues and Jewish businesses were located on Oakland Avenue. Northern High School was constructed in 1914 and 1915, indicative of the increasing density and population in this section of Detroit. The Henry M. Utley Branch of the Detroit Public Library was constructed six blocks north on Woodward in 1913. The Marwood Apartments stand just south of what became known as Piety Hill because of the concentration of churches and synagogues on this section of Woodward Avenue. These include (all National Register-listed in the Religious Structures of Woodward Avenue MPS): Central Woodward Christian Church (1928); St. Joseph's Episcopal Church (1926); Temple Beth El (1921-22); North Woodward Congregational Church (1911); the First Baptist Church (1910); and the Woodward Avenue Presbyterian Church (1911), all in the nine blocks of Woodward immediately north of Marston Street.

In the 1930s many members of a growing middle class among Detroit's expanding black population moved northward from the city's older black neighborhood to the south, purchasing homes in the North End. The 1940 United States Census shows that by that time blacks made up over forty percent of the North End's population (Elliot, *History's Future in the North End*, p. 10). A number of jazz clubs came to Oakland Avenue as the population moved northward from Hastings Street and Paradise Valley (Bjorn, *Before Motown*, p. 64). Northern High School had a strong music program and some students played in a band led by Jules Stein in 1923. Stein was a Chicago ophthalmologist who booked bands and would go on to found Music Corporation of America (MCA) in 1924. (Bjorn, *Before Motown*, p. 18).

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Like most of Detroit, the North End neighborhood's population peaked about 1950. During the 1950s, a gradual population exodus began as white residents started leaving the North End and city for the expanding suburbs. The night clubs and businesses on Oakland Avenue, along with the black church congregations in the neighborhood, continued to thrive and by the 1960s the neighborhood's black population reached ninety percent (Elliot, *History's Future in the North End*, p. 13). However, neighborhood schools, including Northern High School, suffered from a lack of financial and educational support. Students had a shortage of books and experienced general harassment along with a weaker curriculum. In 1966 students at Northern High School staged a walk-out to protest the inequality of their education versus other Detroit high schools. The students set up an alternate school taught by a Wayne State University professor in Saint Joseph's Episcopal Church located one block south of the school on Woodward (Elliot, *History's Future in the North End*, pp. 13-14).

The events of the 1967 rebellion combined with the completion of the Chrysler Freeway on the east edge of the neighborhood accelerated population loss and disinvestment. By 1970 the North End neighborhood had lost half of its population. By 1990 the neighborhood had only about a fifth of the residents that it had in 1950 (Elliot, *History's Future in the North End*, p. 15). The loss of people and the dis-investment over the last fifty years has left a neighborhood with vacant lots and boarded buildings. However, in the 2000s, local residents and community groups are working to change this pattern. Investment in the social and physical fabric of the neighborhood, through community gardens, playgrounds, and housing rehabilitation, are bringing new residents to the area.

The Marwood in the Context of *Apartment Buildings in Detroit, 1892-1970*

The context study commissioned by Michigan's State Historic Preservation Office, *Apartment Buildings in Detroit, 1892-1970*, corrects the repeated assertion that Detroit's first apartment building was designed and constructed by Detroit architect Almon C. Varney in 1892. Recent research shows that multi-family dwellings, some combined with first floor commercial spaces, had been constructed in the 1880s. The context study determined that The Varney Apartments constructed in 1892 were the first large-scale apartment-only building, however the State Historic Preservation Office has recently found an article from the November 16, 1890 *Detroit Free Press*, that indicates The Grenada, located on Second Street, was Detroit's first apartment house and was constructed by W. A. Moore, a local grocer. The article calls the building "French flats" and that they are "patterned after the first-class apartment houses in New York City." The Varney Apartments was the first apartment-only building constructed. The Varney Apartments, constructed two years later, were located at Park Avenue and West Montcalm Street in what was then just north of downtown, it was a four-story walk-up and contained sixteen large units. It was predicted to be a financial failure because Detroit's residences at the time were overwhelmingly freestanding single-family houses, made prevalent by the amount of land available for expansion. However, Detroit's subsequent population boom due to the influx of workers drawn from abroad, the rural South, and rural Michigan to jobs created by the burgeoning auto industry, along with the city's other industries (stoves, pharmaceuticals, and tobacco processing, among others) created significantly more demand for apartments, and

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Varney's apartment building soon became a huge success (Mills, *Apartment Buildings in Detroit*, pp. 4-5).

Apartments, apartment houses, and the like first appeared in America on the East Coast in the middle years of the nineteenth century. These apartments were modeled on European flats, with various social and economic classes occupying the same building. In the United States, however, "brought distinct classes of apartment houses into existence," and such buildings were first built in the fashionable districts of a city (Barth, *City People: The Rise of the Modern City Culture in Nineteenth-Century America*, p. 47), and often catered to a city's well-to-do residents. Eventually apartment buildings were constructed in other areas of a city and provided a viable housing option for the growing numbers of the middle and lower economic classes. While a good deal of the public viewed these buildings favorably, others were ambivalent, and viewed this new arrangement with some suspicion (Wright, *Building the Dream: A Social History of Housing in America*, p. 135).

By the turn of the twentieth century, however, apartment living became a socially acceptable housing alternative, and preferable for many. The first types of apartment buildings constructed in Detroit were small-scale buildings, designed in the popular architectural styles of the period, and were generally three to four stories tall, rectangular in shape, and contained one or two spacious flats per floor (Florek, *South Cass Corridor Intensive Level Survey*, p. 44).

The Marwood Apartments was constructed near the end of the Detroit apartment building boom. Detroit experienced unprecedented growth and expansion in the 1910s and 1920s. The population rose 113 percent from 1910 to 1920, then increased another sixty-three percent between 1920 and 1930 according to the United States census figures. In addition, the considerable gains in population, Detroit increased as dramatically in its land area. The physical size of the city more than tripled between 1910 and 1930, as newly platted and rapidly developing suburban areas were absorbed into the city. The influx of people created a housing shortage and increased the demand for apartment buildings and apartment hotels. There were 430 apartment buildings in 1910, 770 in 1915, 1,300 apartment buildings in 1920, and peaked at almost 2,500 buildings in 1930, according to the city directories (Mills, *Apartment Buildings in Detroit*, p. 12).

This area of Detroit, on both sides of Woodward north of Grand Boulevard, became home to new clusters of apartment development. More buildings appear to have been constructed west of Woodward, but the Marwood is just east of Woodward and fits into that pattern. "The apartment development to either side of Woodward between Grand Boulevard and Boston-Edison may have owed something to the enormous Highland Park Ford plant just to the north, although this area also had early access to the downtown via the Woodward and Oakland streetcar lines" (Mills, *Apartment Buildings in Detroit*, p. 15). The early residents in the Marwood worked downtown and all over the city, many of them as teachers, supporting this theory.

The Marwood fits into the definition of an apartment house, a purpose-built apartment with long-term leases and self-contained apartment units with private kitchens and bathrooms (Mills, *Apartment Buildings in Detroit*, p. 35). With separate living and dining rooms, bedroom, kitchen,

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and bath, the Marwood falls somewhere between a higher end building which provided rooms within the units for staff, and the lower end two- or three-room units. The Marwood also offered telephones and maid service.

The Marwood is an example of a courtyard building, “likely the most popular form of apartment in Detroit from the 1900s to the 1920s” ((Mills, *Apartment Buildings in Detroit*, p. 41). The first courtyard building was the Forest Arms, constructed in 1906 with a wide front courtyard. After its construction, the footprint became very popular with the most common form having the center front entry court with a setback entrance door. Buildings on smaller lots, such as the Marwood, were in the form of a narrow U with only a sidewalk and narrow green space on either side (Mills, *Apartment Buildings in Detroit*, p. 42).

The Marwood incorporated the requirements from City of Detroit’s adoption of its first building code in 1911, the 1915 modifications regarding “tenements,” and the 1917 Housing Law of Michigan (Public Act 167 of 1917). The ordinances limited the lot coverage to seventy or eighty percent, and required front, rear and side setbacks. It regulated the size of open and closed light courts and required proper drainage and access for cleaning for them. Buildings over two stories were required to have two stairways as far apart as possible; the first-floor entrance hall had to have a door opening directly to the public street; public entries, stairs, and halls had to be lit by windows; and a skylight with ventilator was required over each stairway. Every unit had to have at least two rooms plus the kitchen and bathroom, and the living rooms had to be over 140 square feet. Basements could not be occupied unless the ceiling was at least four feet six inches above the sidewalk (Mills, *Apartment Buildings in Detroit*, pp. 36-37). The Marwood incorporates most of these requirements. It has a shallow front lawn and is set back from the east and rear lot lines. Because it is on an alley it is built to the west lot line. The front door accesses the public street, albeit through the courtyard, and the two stairways located at the back of the building in line with the U arms are lit by windows at every floor. The original front door had a full light to provide the required daylight to the entry lobby. The units all have at least two rooms plus the kitchen and bath and the living rooms are over 140 square feet in size. The tall raised basement allowed for units at that level.

Apartment Buildings in Detroit, 1892-1970, discusses the various architectural styles in which the city’s apartment buildings were designed at the time and the fact that for buildings of this type it is typical that decoration was applied to only the front of the building, leaving the sides and rear much plainer, perhaps anticipating that adjacent buildings and development would mostly conceal those elevations. The Marwood fits into this broad pattern of early twentieth-century Detroit apartment building design as a representative example of Classical Revival elements on the front and part of the sides, that retains good integrity. Pages 54-54 of *Apartment Buildings in Detroit 1892-1970* cites the stone clad raised basement, projecting brick courses, stone belt course, stone frieze, stone balustrades, and the stone keystones as key decorative elements that make the Marwood a particularly good example of the Classical Revival style U-shaped apartment building.

The Marwood Apartments

Marwood Apartments

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The Marwood Apartments are located on the north side of Marston Street, just east of Woodward, and east of the New Center Historic District in Detroit. The U-shaped four-and-a-half-story tall apartment building was constructed in 1925 and was developed by apartment developer Emil C. Pokorny of Pokorny & Company.

Designed by Detroit architect Harvey J. Haughey, the building is an example of restrained Neo-Classical/Classical Revival style elements applied to a U-shaped building. The stone-clad raised basement, recessed brick courses, stone belt cornices, stone frieze and cornice with balustrades and stone panels are all indicative of the style (Mills, *Apartment Buildings in Detroit*, pp. 54-55).

The Marwood was home to a number of noteworthy Detroiters including boxing promoter and manager Al Werbe; silent film actor Allan Forrest; and F. Dudleigh Vernor, organist at the Metropolitan United Methodist Church (located directly south of the Marwood) and co-composer of the famed song *Sweetheart of Sigma Chi*, which had been written during Vernor's freshman year at Albion College in Albion, Michigan.

Construction began on the building in early January 1925 after the masonry contract was awarded to Gales Construction, a firm with offices in the Detroit Savings Bank Building in downtown Detroit. The Marwood was built in about eight months as an ad for the building appears in the classified section in the August 27, 1925, issue of the *Detroit Free Press* on under the category of "Apartment Hotels." The ad which is all in capital letters reads, "Marwood, 53 Marston Ave., one of the best furnished apartments in the city. Living room, diner, kitchen, closets, tub and shower bath, electric refrigeration, elevator, lobby, etc. Telephone and maid service. Rent \$75 and up."

Ads for the Marwood continued in the *Detroit Free Press* several days per week through August 1934. Ads through December 1927 still listed the units as "new" and the units were rented as furnished through at least 1939. A September 1954 listing for a three-room basement apartment noted that transportation was provided.

The building's initial occupants were professionals. An October 17, 1926, *Detroit Free Press* article noted that Windsor natives Mrs. John J. Baxter and her daughter Edith had returned home to the Marwood after spending the summer and early fall abroad. It is interesting to note that the 1927 Detroit City Directory, the first directory to list the building, shows that twenty-eight (half of the fifty-six units) were occupied by women. Based on the newspaper advertisements for the building it does not appear to be specifically marketed toward women. According to *Apartment Buildings in Detroit, 1892-1970*, while there were apartment buildings geared toward single men, there was not an equivalent for single women. In 1919 and 1920 the *Detroit Free Press* noted the lack of small efficiency apartments for teachers and business women most of whom, at least up until that time, were apparently forced to live in boarding or rooming houses run by older women ((Mills, *Apartment Buildings in Detroit*, p. 19). The majority of the Marwood's women tenants were teachers, but a number were nurses, stenographers, and bookkeepers. Two of the women in the building were active in organizing card party fundraisers that were held in the Marwood. One in October 1926 was held by the Rosary Extension Society. In March 1928

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Miss Margaret Hayes and Miss Margaret Halloran hosted a bridge party at the building for members of the Saint Mary's Notre Dame club.

Just three years after the building was constructed there was an explosion in an apartment in the east wing of the basement. A July 6, 1929, *Detroit Free Press* article attributed the explosion to leaking gas and defective wiring in the building. The occupants, Mr. and Mrs. Forbes were both injured, Mrs. Forbes having burns so bad that it was stated she might not survive. The fate of the Forbes is unknown; however, they are not listed in the 1930 United States Census sheet for the building. The census also shows that most of the building's occupants were born in the United States and were at least second generation. A large number of the residents were public school teachers. Other professionals living in the building included an embalmer, nurses, stenographers, a solicitor, an accountant, and bookkeepers. The demographics and professions were similar in the 1940 United States Census.

At the time of his death in January 1934, Detroit boxing manager and promoter Al Werbe is listed as living in the Marwood. He was born in Corktown in 1888 and was most known for his representation of Detroit flyweight and bantamweight fighter Clarence Rosen, who Werbe called his "little Swede," from 1923 through 1928 when Rosen retired from boxing. In 1922 Werbe organized a fight in Flint between Pete McCloskey of Detroit and K.O Jeakle of Toledo. In 1928 Werbe began training Johnny Fredericks, and in 1930 he trained state champion Morrie Sherman. In addition to boxing he owned a saloon at 47 East Elizabeth Street that was ordered padlocked in 1927 for violating prohibition laws. A fatal shooting there in February 1926 no doubt brought unwanted attention to the establishment.

In July 1941 an obituary for silent movie star Allan Forrest (aka Emil Fisher) listed his surviving wife Edna as living at the Marwood. Forrest was a "matinee idol" and had roles in over one hundred silent movies between 1913 and 1928. In twenty movies he was the leading man opposite actress Mary Miles Minter. In 1922 he married Mary Pickford's sister Lottie Pickford and in 1924 he starred opposite Mary in the film *Dorothy Vernon of Haddon Hall*. He also played opposite Norma Talmadge and Constance Talmadge. He divorced Lottie Pickford in 1928 and left Hollywood in 1929, moving to Detroit at an unknown date.

In February 1948 Detroit architect Joseph J. Jogerst died at his home in the Marwood. Born about 1885 in Wasau, Wisconsin, he came to Detroit about 1913. In addition to designing the Stratford and Buchanan Theaters, and several residences in the Berry Subdivision of Detroit, he designed the Hotel Stevenson, the William Apartments and the Broadmore Apartments.

In July 1948, a *Detroit Free Press* article on the "Sweetheart of Sigma Chi" lists the composer Frank Dudleigh Vernor as living in the Marwood. He came to Detroit in 1934 to become the organist and music director for the Metropolitan United Methodist Church which is located on the south side of Marston at Woodward. Vernor also taught at Albion College where in 1911, as a freshman student, he had composed the now-famed song, *Sweetheart of Sigma Chi*, with Byron D. Stokes. The song was not only exceptionally popular with the Sigma Chi fraternity, but with fraternities generally, and later gained popular appeal through recorded versions in the 1920s and 1930s. Vernor was involved with a number of churches in the state before coming to the

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Metropolitan church. Vernor taught music courses at Albion until 1958, as well as at Bay View, a Methodist Camp Meeting, in the summers. He composed music for the church and for movies over his career. In October 1967 he retired from Metropolitan and he passed away in April 1974 at the age of 81.

Emil C. Pokorny

The developer of the Marwood, Emil C. Pokorny was born in Detroit in June 1877 to Czechoslovakian born parents. He attended Detroit public schools until eighth grade when he left school to learn sheet metal working. From at least 1896 to 1899 he was a clerk at Detroit roofing firm J.D. Candler and Company. In 1899 he married Livonia, Michigan-native Ida Burger, and in 1902 they both enrolled at the Michigan Agricultural College (now Michigan State University), in East Lansing. Emil graduated in 1907 with a degree in mechanical engineering and returned to Detroit. In 1911 he formed his contracting company, Pokorny & Company, Contractors and Engineers. The company's ad in the 1911 *Polk Detroit City Directory* stated that they "draw the plans and build flats, terraces, stores, residence and factories, complete and ready for occupancy." It appears that the first building constructed by the new company was an apartment building at 275 Lysander (demolished) which also served as the office for the company and home to the Pokorny family. About 1914 Pokorny & Company constructed the Pokorny Apartments at 83 (41) East Palmer Avenue (demolished) and moved their offices to that location. In 1916 Pokorny began construction on the four-story tall Hotel Berkshire located at 80 (42) Winder Street (demolished). The family moved to the hotel, but the company offices stayed on East Palmer. In 1918 Emil entered the United States Army to serve in World War I. About 1922 Emil and Ida, with their two daughters Helen and Inez, moved to a house at 849 Edison.

In 1925 Pokorny & Company constructed two apartment buildings about three blocks apart, the Marwood at 53 Marston Street just east of Woodward, and the Casa Mira at 680 Delaware Street located west of Woodward in what is now the New Center Historic District. Pokorny owned the Marwood, and the Casa Mira was owned by Charles F. Bornman. Detroit architect Harvey J. Haughey designed both buildings which have similar footprint and lobby design.

The Pokorny family moved to the Marwood after its completion and are listed there in the 1927 *Polk Detroit City Directory* and the 1930 United States Census. The census lists a maid living with the family in unit 5. Ida Pokorny died in October 1930 and by that time the family had moved to Glynn Court. Emil remarried on December 30, 1931 to Ada M. Davis. The couple relocated with Emil's youngest daughter Inez sometime before the 1940 United States Census when they are shown living in Coral Gables, Florida. Emil passed away in February 1964 and is buried in Arlington National Cemetery.

Emil Pokorny was part of a large group of apartment building owner-developers, people and companies involved in the construction or building trades that developed speculative apartment buildings in the first two decades of the twentieth century. Like the Pelavin Brothers, the Barak Brothers, and Harry Slatkin, who all built and developed apartments across Detroit, Pokorny was the contractor for some buildings, but built and owned others. "Many apartment houses across

Marwood Apartments

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the city were built for individual owners or small syndicates who had enough money to invest in the construction of usually one but sometimes more buildings; the investor would often live in the building after its completion. Some of Detroit's most prominent citizens invested in or built apartments during the 1910s and 1920s, but many smaller investors also participated in the apartment market" (Mills, *Apartment Buildings in Detroit*, pp. 73-74).

Harvey John Haughey

The architect of the Marwood, Harvey John Haughey was born in Battle Creek, Michigan, in June 1888. In the 1912 *Polk Detroit City Directory* he is listed as a draftsman for Detroit architectural firm Varney & Winter, a firm noted for its design of apartment buildings. His 1917 World War I draft card lists him as a self-employed architectural engineer with offices in the Dime Bank Building in downtown Detroit. He served in the United States Navy and the United States Naval Reserve Forces between March 1918 and September 1921. In October 1921 he married Gertrude Kate Engeland and they had one son Joseph, born in 1928.

Haughey seems to have primarily designed apartment buildings including the Emerson bachelor hotel on Second Avenue between Willis and Alexandria in 1923. In 1924 he designed the Casa Mira apartments on Delaware; the Marwood on Marston; a four story, thirty-four unit building at Tuxedo and Elmhurst for owner Donald MacDonald; a three-story building at the northwest corner of Bethune and Lawson for owner Carl E. Johnson; a two-story store and apartment building on Warren near Martin; a one-story store building on Joseph Campau near Caniff in Hamtramck; and a third-floor addition to an existing apartment building. In 1927 he designed an eight-story apartment building at the corner of Third and Gladstone for William A. Montgomery and the Cabot, a four-story courtyard apartment building on Dexter Avenue for Harry Goodman. In 1930 he designed an oil plant which included an office, warehouse and garage as well as a twenty-nine-unit apartment building on West Grand Boulevard between Porter and Shady Lane for Anna D. Scott, located in the Hubbard Farms Historic District.

Haughey is mis-identified in *Apartment Buildings in Detroit, 1892-1970* as Harvey J. Haubney where he is credited with the Clairwood Apartments at 100 Clairmount Avenue, constructed in 1926, and the Barcelona Apartments at 2740 Richton Street, completed in 1928.

Marwood Apartments
Name of Property

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Barth, Gunther. *City People: The Rise of Modern City Culture in Nineteenth-Century America*. New York: Oxford University Press, 1980.

Bjorn, Lars, with Jim Gallert. *Before Motown*. Ann Arbor, MI: The University of Michigan Press, 2005.

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Elliot, Meagan, Daniel Feinglos, et. al. *History's Future in the North End*. Urban and Regional Planning Program, Taubman College of Architecture and Planning, University of Michigan, May 2013. Accessed on-line:
<https://taubmancollege.umich.edu/urbanplanning/students/student-work/master-urban-planning/historys-future-north-end>

Florek, Marilyn, and Marleen Tulas. *South Cass Corridor Intensive Level Survey*. University Cultural Center Association, June 2002.

Gavrilovich, Peter, and Bill McGraw, ed. *The Detroit Almanac, 300 Years of Life in the Motor City*. Detroit: Detroit Free Press, 2000.

Kidorf, Kristine. *St. Rita Apartments*. Nomination Form, National Register of Historic Places, July 2016.

Mills, Ruth. *Apartment Buildings in Detroit, 1892-1970*. Multiple property nomination form, National Register of Historic Places, 2016.

United States Census, Detroit, Michigan, 1900, 1930 and 1940. Accessed through Ancestry.com

Wollstein, Hans J. "Allan Forrest" *Allmovie.com*. Accessed on-line October 22, 2018:
<http://silenthollywood.com/allanforrest.html>

Wright, Gwendolyn. *Building the Dream: A Social History of Housing in America*. Cambridge: MIT Press, 1983.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property .26

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 42.223179 Longitude: -83.403208
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Or
UTM References

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Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone:	Easting:	Northing:
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

N Marston 3 Atkinsons L8, P21 Plats, W C R 1/107 100x115

Boundary Justification (Explain why the boundaries were selected.)

This is the property historically and currently associated with the building.

11. Form Prepared By

name/title: Kristine M. Kidorf
organization: Kidorf Preservation Consulting
street & number: 451 E. Ferry Street
city or town: Detroit state: MI zip code: 48202
e-mail kristine@kidorfpreservationconsulting.com
telephone: (313) 300-9376
date: September 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

Marwood Apartments
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- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Marwood Apartments

City or Vicinity: Detroit

County: Wayne State: MI

Photographer: Kristine M. Kidorf

Date Photographed: October 16, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 8. Looking northeast at front façade and west elevation.
MI_Wayne County_Marwood Apts_0001.

2 of 8. Looking north at facade.
MI_Wayne County_Marwood Apts_0002.

3 of 8. Looking northwest at façade and east elevation.
MI_Wayne County_Marwood Apts_0003.

4 of 8. Looking north in courtyard at entrance.

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MI_Wayne County_Marwood Apts_0004.

5 of 8. Looking west at east elevation.

MI_Wayne County_Marwood Apts_0005.

6 of 8. Looking southeast at north and west elevations.

MI_Wayne County_Marwood Apts_0006.

7 of 8. Looking west in lobby.

MI_Wayne County_Marwood Apts_0007.

8 of 8. Looking east in lobby.

MI_Wayne County_Marwood Apts_0008.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

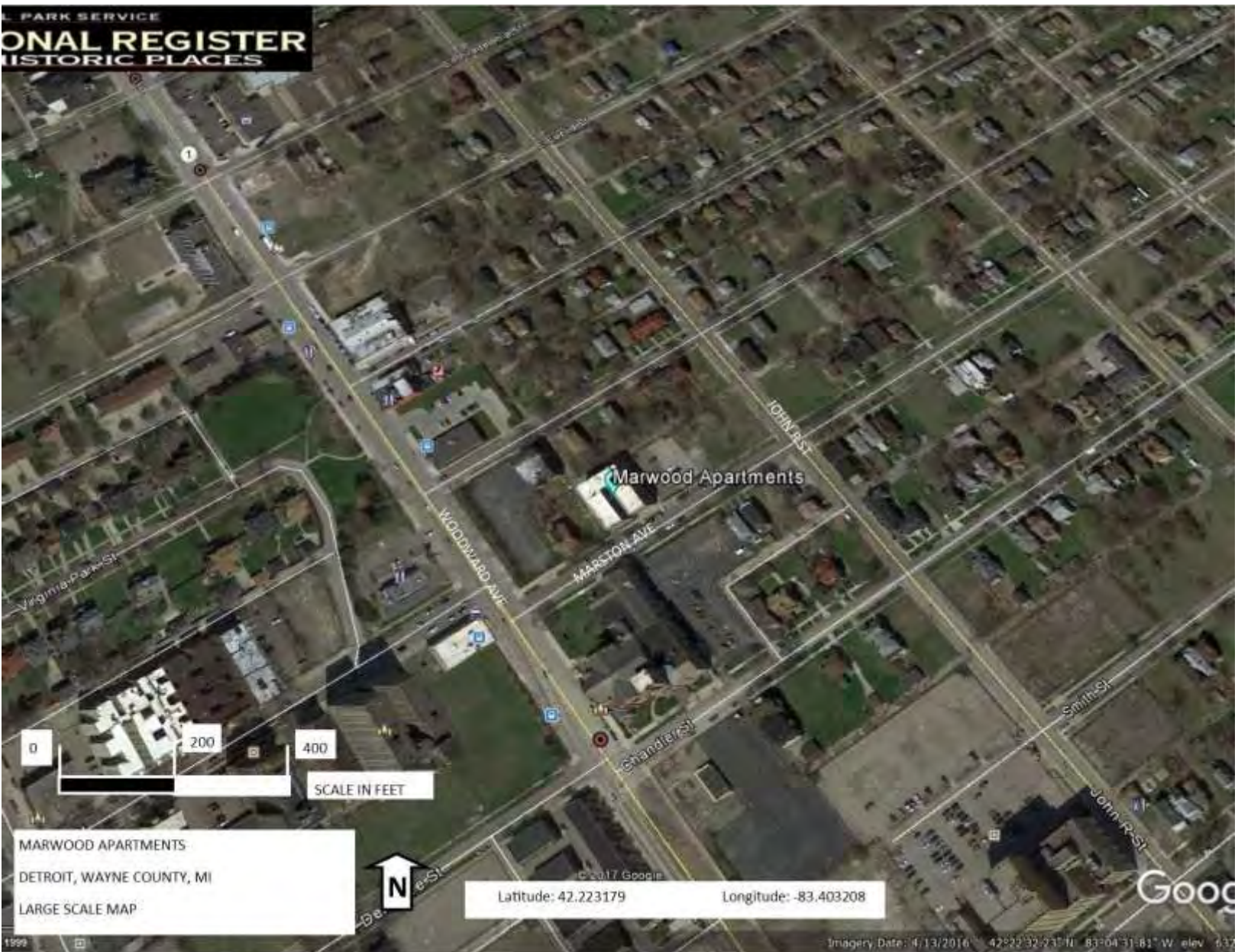
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WELCOME
THE MATHIAS COMMUNITY GARDEN
& LABORATORY

NO
LEFT TURN

ALLEY
NO
THRU
TRAFFIC

MATHIAS



NO LOITERING

NO LOITERING

NO LOITERING

58



NO PARKING
ANYTIME

NO
LOITERING

NO
PARKING

NO
PARKING

NO
PARKING



MARWOOD



MARWOOD
APARTMENTS
2005-2006





♿
WHEELCHAIR
LIFT



NO SMOKING 

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Marwood Apartments

Multiple Name: Apartment Buildings in Detroit, Michigan, 1892-1970 MPS

State & County: MICHIGAN, Wayne

Date Received: 4/3/2019 Date of Pending List: 4/22/2019 Date of 16th Day: 5/7/2019 Date of 45th Day: 5/20/2019 Date of Weekly List:

Reference number: MP100003937

Nominator: Other Agency, SHPO

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input checked="" type="checkbox"/> CLG | |

Accept Return Reject 5/16/2019 Date

Abstract/Summary Comments: Meets the registration requirements of the MPS under Criterion C only.

Recommendation/ Criteria: Accept / C

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : **Yes**

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



The Buhl Building
535 Griswold St.
Suite 1600
Detroit, MI 48226



September 17, 2018

Brian Conway
State Historic Preservation Officer
SHPO – MSHDA
735 Michigan Avenue
Lansing, MI 48909

RE: Listing of the Marwood Apartments, 53 Marston, Detroit, Wayne County

Dear Mr. Conway,

As the owner of the Marwood Apartments I have requested that the building be listed in the National Register of Historic Places and am in full support of the nomination being prepared by Kristine Kidorf of Kidorf Preservation Consulting.

Sincerely,

A handwritten signature in blue ink that reads "Sonya Mays".

Sonya Mays
Develop Detroit, Sponsor
Dev Detroit Marwood LLC, General Partner in Dev Detroit Marwood LDHA LP/Owner

Certified Local Government National Register Nomination Review Report

Michigan State Historic Preservation Office
Michigan State Housing Development Authority

- * **Complete and return to:** National Register Coordinator, Michigan State Historic Preservation
- * Office, Michigan State Housing Development Authority, 735 East Michigan Avenue, PO Box
- * 30044, Lansing, Michigan 48909

Name of Property: Marwood Apartments
Address: 53 Marston Avenue, Detroit, Wayne County, Michigan
Owner: Develop Detroit
Date Complete Nomination Approved by the SHPO: December 12, 2018

The Certified Local Government (CLG) agrees with the SHPO to expedite the review period for this nomination.

YES (date of agreement) Jan. 10, 2019 NO

Victoria Olivier 1/10/19
 Signature of CLG Commission Chairperson Date

 Signature of Elected Chief Official Date

Date(s) of commission meeting(s) when the nomination was reviewed: January 10, 2019

Date of written notice to property owner of commission meeting:

The CLG provided the following opportunities for public participation in the review of this nomination:

Were any written comments received by the CLG? YES NO

Was the nomination form distributed to CLG commission members? YES NO

Was a site visit made to the property by CLG commission members? YES NO
If yes, when? _____

Did the CLG seek assistance of the SHPO in evaluating the eligibility of this property for the National Register? YES X NO

VERIFICATION of Professional Qualifications of Commission in accordance with 36 CFR 61, Appendix 1, of Michigan's Certified Local Government Program.

List those commission members who meet the 36 CFR 61 qualifications required to review this type of resource.

Commission Member	Professional Qualifications
1. MELANIE BAZIL (36 CFR 6)	ARCHIVIST (HISTORIAN)
2. KEITH DYE (36 CFR 6)	PROFESSOR OF HISTORY UFM
3. LOUIS J. FISHER (36 CFR 6)	ARCHITECT
4. ZENE' FOGEL - GIBSON	HISTORIC COMMUNITY RESIDENT
5. THERESA HODER	HISTORIC TEACHER
6. CALVIN JACKSON	RESIDENT - MEMBER HISTORIC COE NEIGHBORHOOD ASS
7. VICTORIA BYRD-OLIVIER (36 CFR 6)	HISTORIC PRESERVATIONIST
AMY SWIFT (36 CFR 6)	HISTORIC ARCHITECT

Was an outside consultant used? YES ✓ NO

If yes, provide the name and list the 36 CFR 61 qualifications the person meets:

The CLG Commission finds that the property meets the following National Register criteria of significance: YES, CRITERIA A & C AT THE LOCAL LEVEL OF SIGNIFICANCE

The CLG Commission finds that the property meets the National Register standards of integrity. YES X NO

Recommendation of CLG Commission:
APPROVAL X
DENIAL (specify reasons on a separate sheet of paper)

Signature of Chief Elected Official _____ Date _____

Date of transmittal of this report to the SHPO _____

Date of receipt of this report by the SHPO _____



STATE OF MICHIGAN

GRETCHEN WHITMER
GOVERNOR

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
LANSING

EARL J. POLESKI
EXECUTIVE DIRECTOR

March 27, 2019

Ms. Joy Beasley, Keeper
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington, DC 20240

Dear Ms. Beasley:

The enclosed discs contain the true and correct copy of the nomination for the **Marwood Apartments, 53 Marston Street, Detroit, Wayne, Michigan**. This property is being submitted for listing in the National Register of Historic Places. This nomination is a New Submission Resubmission Additional Documentation Removal.

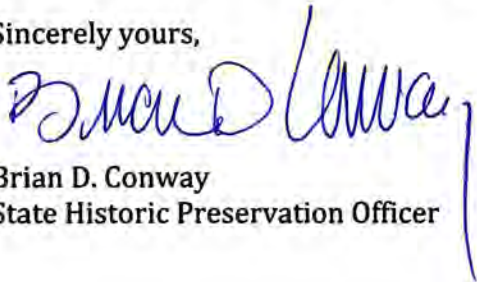
- 1 Signed National Register of Historic Places Registration Form (Disc 1)
- 2 Locational maps (Disc 1)
- 0 Sketch map(s) / figures(s) / exhibits(s) (Disc 1)
- 2 Pieces of correspondence (Disc 1)
- 8 Digital photographs (Disc 2)
- Other _____

COMMENTS:

- Please insure that this nomination is reviewed.
- This property has been certified under 36 CFR 67.
- The enclosed owner objections do do not constitute a majority of property owners.
- Other _____

Questions concerning this nomination should be addressed to Todd A. Walsh, National Register Coordinator, at (517) 373-1979 or walsht@michigan.gov.

Sincerely yours,



Brian D. Conway
State Historic Preservation Officer