

363

# 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.

RECEIVED 2280

MAY 15 2015

### 1. Name of Property

Historic name: Swayze Apartments

Nat. Register of Historic Places  
National Park Service

Other names/site number: N/A

Name of related multiple property listing:

N/A

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

### 2. Location

Street & number: 313 West Court Street

City or town: Flint State: MI County: Genesee

Not For Publication:  Vicinity: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 X B X C \_\_\_ D

<u>Brian D Conway</u>	<u>5/11/15</u>
Signature of certifying official/Title:	Date
<u>MI SHPO</u>	
State or Federal agency/bureau or Tribal Government	

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

Swayze Apartments  
Name of Property

Genesee County, MI  
County and State

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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:) \_\_\_\_\_

Patrick Andrews  
Signature of the Keeper

7/10/2015  
Date of Action

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**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

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



DOMESTIC/multiple dwelling  
VACANT  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

Classical Revival  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 Swayze Apartments is a three story tall, red brick apartment building with limestone trim constructed in 1924-25 in an eclectic 1920s style that combines some Classical Revival and Commercial Brick touches and also includes red tile roofs on the projecting bays on each side of the front entry and a low arched front window beneath a central pedestal-topped plaque on the roofline that impart just a hint of Mediterranean or Spanish Eclectic styling. The building faces north and is located on the south side of West Court Street just west of downtown Flint. The surrounding neighborhood is a mix of single-family houses built about the turn of the century, churches, and newer (c. 1950s) commercial buildings. The Swayze Apartments are set back slightly from the sidewalk at the top of a raised grade. There is a shallow, slightly sloping grass lawn with a set of concrete steps leading to the central entrance. To the west of the building stand two, one-story high concrete block garages constructed about 1970 and accessed by a concrete driveway from Court Street. To the east is a vacant lot.

**Narrative Description**

The building has a C-shaped footprint with the opening facing west. All of the walls, sides and rear as well as the front are clad in matching red brick. The front facade of the building is five bays wide and has a tripartite design with a brick basement level capped by a thick limestone water table at the sill line of the first floor windows. A second horizontal limestone band at the third floor window sill line begins the top section of the building, which has a limestone and brick band at the third floor window lintel line supporting a limestone cornice at the base of the brick parapet wall. The central

entrance bay and flanking bay on each side are the most elaborately decorated. The front door has a stone surround consisting of Doric pilasters supporting a flat-top entablature with "SWAYZE" carved in the frieze. A wrought iron railing rests atop the entablature. The second and third floor windows in the central bay are comprised of three narrow multi-pane windows. The second floor windows have a limestone sill and the flat-arch limestone lintel has a keystone. The third floor windows are in a low arched opening, with the limestone band that runs across the tops of the third floor windows curving over the arch. The parapet wall above the central bay displays a raised limestone pedestal-topped plaque. The bays flanking the center one project and have tile covered hip roofs. Every floor has a group of three six-over-one double-hung windows and there are decorative brick spandrel panels, outlined by strips of soldier and stretcher bricks, with stone corner blocks, between the floors. The third-floor windows in the projecting bays are flanked by paired Doric pilasters at the corners. The two end bays of the facade have a pair of six-over-one double-hung windows at each floor. The parapet wall is of brick with stone coping and stone blocks at the corners above the cornice.

The stone trim details of the facade wrap around the first bay of the east elevation, which is ten bays deep. Across the rest of the elevation there is a rowlock brick course above the basement windows. The water table, located at the sill line of the first floor windows, is marked by a raised brick band above a soldier course. A raised brick band repeats at the sill line of the third floor windows. Above the lintel of the third floor windows and into the base of the parapet there are soldier courses, header courses, and two raised bands that continue the line of the stone and brick trim from the façade. The pattern of window sizes and types changes across the elevation. The two end bays each have a six-over-one double-hung window at each floor. The next bay in and the bay beside the center bay each has a shorter three-over-one double-hung window at each floor. The center and third from the rear bays each has a pair of eight-over-one double-hung windows at every floor. The remaining bays contain a pair of six-over-one double-hung windows at every floor.

The front and rear bays of the west elevation project to create the ends of the C. The front façade stone trim continues across the front bay. In the center of the front bay there is a six-over-one and a shorter three-over-one double-hung window at each floor. A single six-over-six double-hung window is centered on the rear bay. As in the east elevation, brick detailing continues the stone horizontal bands across the remainder of the west elevation. This includes a rowlock course above the basement windows, a raised brick band above a soldier course at the first floor window sill line, a raised brick band at the third floor window sill line, and soldier courses, header courses, and two raised brick bands above the third floor windows. The recessed center section of the elevation is six bays wide with a brick chimney near the center. Small stone squares mark the edges of the chimney where the raised brick bands on the elevation run across it. The front bay of the recessed section has a door at the first floor with Dutch doors at the floors above. Except for the bay right next to the chimney, which has short three-over-one double-hung windows, the remaining bays have a pair of six-over-one double-hung windows at every floor.

The rear elevation of the building abuts an alley. The brick detailing above the basement windows, at the first and third floor window sill lines, and above the third floor windows continues across the elevation. The center bay has a pair of eight-over-one double-hung windows. The bay to the right of center contains a door at the ground floor. The floors above each has a Dutch door, wood paneled at the bottom with a light at the top for access to the stairway. A block and tackle extends from the top of the stair tower for moving furniture in through the doors. The bay to the left of center has short three-over-one double-hung windows. The two outside bays contain single six-over-one double-hung windows at every floor.

Upon entering the building through the front door, the vestibule has tile floors and a tile wainscot with plaster above. Tile steps lead from the vestibule to the main lobby, which has a tile floor, plaster walls, and a plaster coffered ceiling. There is a tile fireplace on the south wall of the lobby. The central corridor on each floor runs north-south and ends in a staircase at the back of the building. A second stair is located on the west side of the corridor just south of the lobby. Both staircases have wood treads and risers with simple wood newel posts and balustrades. The corridors on all three floors have carpeted floors, plaster walls with a wood chair rail, and coved plaster ceilings.

The apartment units are located on both sides of the corridor except the two units at the front of the building, which are accessed directly from the lobby on the first floor and by a small corridor at the second and third floors. All but two of the units in the building are one-bedroom ones. The unit entry door is located in the living room and generally a bathroom and bedroom are located on one side of the living room with a kitchen and dining room on the other. Although changes have been made over time, in general the units have carpeted or wood floors and plaster walls and ceilings. The rear of the building has suffered fire damage.

To the west of the building are two nearly identical one-story concrete block garage structures, with flat roofs, constructed in the 1960s or 70s. They are long, rectangular structures each with five, single-car door openings on one wall. The other three walls do not have fenestration. The garages are non-contributing and proposed to be demolished.

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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

**Areas of Significance**  
(Enter categories from instructions.)

Architecture  
Social History  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**  
1924-25  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**  
1924  
1925  
\_\_\_\_\_

**Significant Person**  
(Complete only if Criterion B is marked above.)  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**  
Kroske, Paul C.  
\_\_\_\_\_  
\_\_\_\_\_



**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 Swayze Apartments is significant under national register criteria A and C at the local level. The building is notable under criterion A as a key apartment building associated with the tremendous auto-industry-fueled growth of Flint in the 1920s. It was built for the Swayze Apartment Company, whose partners included prominent Flint businessman William S. Ballenger, a significant figure in Flint's carriage and wagon industry when Flint was a leader in the industry at the end of the nineteenth century and in the early auto industry in Flint. Ballenger worked closely, if largely behind the scenes, with auto pioneers including William C. Durant, founder of General Motors, who transitioned the city's carriage/wagon industry into a major role as an auto manufacturer. The building is also significant under criterion A as one of the few remaining examples of large apartment buildings constructed in Flint in the mid-1920s in response to the city's population surge and demand for housing. Of fifty-seven apartment buildings listed in the 1928 *Polk's City Directory of Flint* only fourteen buildings survive, and only four others are of the size of the Swayze Apartments building. In architectural terms the building is notable under criterion C as one of relatively few known buildings by Detroit architect Paul C. Kroske and the only known building of his in Flint. The period of significance is limited to 1924-25, the year the building was constructed. The Swayze continued in use as an apartment building until the 1990s when it became vacant.

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

The City of Flint began with the 1819 establishment of a trading post by Jacob Smith near a crossing of the Flint River that the local Native Americans had used for centuries. The river crossing, known as the Grand Traverse, was instrumental in the settlement of the area. The Saginaw Pike – routed along what is now Saginaw Street in downtown Flint – from Detroit to Saginaw, completed in 1833, used the Grand Traverse. A commercial settlement grew around the strategic crossing. The designation of Flint as the Genesee County seat in 1837 also helped to stimulate settlement. In 1855, when the population reached 2,000, Flint was incorporated as a city.

A sizeable lumber industry contributed to Flint's growth from 1850 to the early 1880s. Lumbering gave way to the production of horse-drawn vehicles. Several vehicle companies were operating in Flint by the last two decades of the nineteenth century. Built along the river in 1886, the Durant-Dort Carriage factory was asserted to be the largest carriage producer in the United States within a decade. Shortly after the turn of the twentieth century, the company was producing 150,000 carriages annually. The many producers of horse-drawn vehicles and the number of carriages, wagons, carts, and other wheeled vehicles produced in Flint caused the city to call itself "The Vehicle City" by 1905.

Flint's population nearly tripled between 1900 and 1910, rising from 13,000 to 38,550. It more than doubled again by 1920 to 91,599 people, and reached an estimated 165,000 in 1931. In just thirty years the population rose to twelve times its 1900 level. The dramatic rise in population relates directly to the rise of the automobile industry in the city. The city's rise as an automobile-manufacturing center resulted directly from its earlier role as a leading producer of horse-drawn vehicles. Leading manufacturers of horse-drawn vehicles such as William A. Patterson, William C. Durant, and J. Dallas Dort became pioneers in the city's auto industry after the turn of the twentieth century. A. B. C. Hardy's Flint Automobile Company, established in 1901, was the city's first auto manufacturer, but Buick, which moved to Flint from Detroit in 1904, and Chevrolet, which moved from Detroit in 1913, soon became the mainstays of the auto industry. Newcomers from the rural Midwest and from as far away as the rural South and Mexico swarmed to Flint and other Michigan auto towns to take advantage of the booming job market and comparatively high industrial wages.



Flint's growth due to the auto industry's rise in the early 1900s was so explosive that it resulted in a severe housing shortage, with workers and their families often having to live in tent cities or makeshift shacks built of found materials such as packing crate lumber and tar paper. Some lodging rooms were rented by day to night-shift workers and by night to the day shift. The city's industries complained of the high rate of turnover of skilled employees who, when they could not find decent housing for their families, moved away.

To meet the housing emergency, in 1917 Flint businessmen formed the Civic Building Association, which purchased 400 acres of land and built 132 houses before World War I curtailed the project. With the end of the war the housing problem became even more acute. Early in 1919 the General Motors Corporation established a subsidiary known as the Modern Housing Corporation to build houses in Flint as well as Detroit and Pontiac. GM president W. C. Durant stated that Flint needed 5,000 new homes. GM's Modern Housing Corporation built 950 houses on a 1,200-acre site labeled Civic Park on the city's northwest side by the end of 1919 after construction began on April 12 of that year. After a hiatus in construction on the tract in the early 1920s, home-building resumed in 1923 under a revised agreement where Modern Housing provided financing but other contractors built the houses. In 1927 an additional 620 homes were built. In all, by 1933 3,200 homes had been built in two developments, Civic Park and Chevrolet Park. Despite this, the housing shortage remained unsolved during the 1920s.

Another solution to the housing shortage in Flint was the construction of apartment buildings. The 1928 *Polk's City Directory* lists fifty-seven apartment buildings throughout Flint, a large increase from just the year before when thirty-nine apartment buildings were listed. Only fourteen of the buildings listed in 1928 survive, and only four are of the size and caliber of the Swayze Apartments. Swayze and the Hardy Apartments, on the east edge of downtown, were the first of these to be constructed. The Hardy Apartments on Wallenberg Street (formerly Clifford) south of East Second is a brick three-story building in the Tudor Revival style constructed in 1924-25, the same year as Swayze. The Colonial Revival style Chase Apartments, constructed in 1926-27, is located on Garland Street, north of the Carriage Town neighborhood, near the automobile factories. The three-story courtyard building had twenty-two units.

Two buildings were constructed in downtown in 1928. Sylvester Manor is a six-story tall Tudor Revival style building located on East Court Street in downtown Flint and was built by the Swayze Apartment Company. The Bervean Apartments is a three-story tall Spanish Revival style building located at the northwest corner of downtown on West Second Street.

Other existing apartment buildings are much smaller, such as the four-unit Tinlinn Apartments located in Carriage Town constructed in 1911. The Braman Flats in downtown are located above a storefront. The Colonial Apartments on Lapeer Street is a frame building, and the Elaine Apartments on Grand Traverse, the Cecelia Apartment on Mary Street, and the Garrett Apartments on East Seventh Street are all small-scale two-story buildings.

### **Swayze Apartments**

The Swayze Apartments was built in 1924-25 by the Swayze Apartment Company. The Swayze Apartment Company was comprised of William S. Ballenger, president, his wife Minnie I. Ballenger, vice-president, and C. Kenneth Swayze, secretary and treasurer. William Ballenger and his wife Minnie lived around the corner from the Swayze Apartments at 914 Church Street from 1902 until his death in 1951.

#### **William S. Ballenger**

William S. Ballenger (1866–1951) was a native of Cambridge City, Indiana, and came to Flint in 1888 from a business college in New York where he studied bookkeeping. James H. Whiting recruited him to become a bookkeeper and stenographer for the Flint Wagon Works which Whiting founded in 1882. By 1894 Ballenger had already worked his way up to become secretary and a director of the company and also superintendent of its plant (1894 city directory).

In 1903 James Whiting decided to branch into automobile production and purchased the fledgling Buick Motor Car Company, then located in Detroit, and moved it to Flint. The Buick Motor Car Company was

incorporated in January 1904. William Ballenger, one of the largest stockholders with 707 shares, was named the treasurer of the company. He also then served as treasurer of the Flint Wagon Works. By August of the same year the new company was in financial difficulties and Whiting persuaded William C. Durant to become Buick's general manager. Durant (1861-1947), with J. Dallas Dort, was one of the founders in 1886 of the Flint Road Cart Company/ later the Durant Dort Carriage Company, one of the carriage and wagon manufacturers that made Flint a leader in that industry, and became a prime figure in the early history of the auto industry in Flint and Michigan. Durant made Buick the nation's largest auto maker by 1908; was instrumental in the founding of the General Motors Company, with Buick as its largest division, that year; established the Chevrolet Motor Company in 1911; and then in 1916 spearheaded the reorganization of GM into the General Motors Corporation.

While it's likely that Ballenger knew Durant previous to 1904, Durant's taking over of Buick appears to have been the start of their business relationship. In 1906 when Durant created a list of directors for a possible subsidiary he described Ballenger as, "not a man of large means but stands very high in the community." Ballenger was known in Flint as a diligent, loyal, self-effacing team man (Weisberger, *The Dream Maker*, p. 99). He was part of the team of local businessmen who met Charles S. Mott at the train when he came to Flint as part of Durant's successful bid for Mott to move his axle manufacturing company, the Weston-Mott Company, from Utica, New York, to Flint in 1905 (*ibid.*, p. 104). Weston-Mott was absorbed by GM in 1913 and Mott subsequently served in important offices in General Motors until his retirement in 1967. C. S. Mott was a key figure in Flint's business history and his Mott Foundation, established by C. S. Mott in 1926 from his growing wealth generated by his GM earnings and other business activities and described as the fourth or fifth largest U. S. foundation by the 1970s, became and has remained a force of major importance in a wide range of improvement activities in Flint ever since (Ingham, *Biographical Dictionary of American Business Leaders*, Vol. 2, 991-93).

In 1910 Durant lost control of the General Motors Company he'd helped found a few years earlier, and in 1911 he approached Whiting and the directors of the Flint Wagon Works, including Ballenger, to start another new car company. In October 1911 Ballenger was one of three incorporators of the Little Motor Car Company. Ballenger's leadership with the company enabled them to pay off floating debts, reduce the mortgage and generate a small surplus (Pound, *The Turning Wheel*, p. 148). When Durant formed Chevrolet shortly after, Ballenger was named treasurer. Following the merger of Chevrolet into the new General Motors Corporation in 1916, Ballenger served as treasurer of the Chevrolet division of the corporation.

Ballenger retired from General Motors in 1926, but retained wide-ranging business interests in Flint the remainder of his life. In addition to his interest in the Swayze Apartment Company, in 1927 he was vice president of both the Baker Business University and Burgess Realty, and president of the John P. Ryan Company, jewelers, in Flint. In 1946 he was still president of the Ryan Company and was Chairman of the Board of the Citizens Commercial and Savings Bank in addition to being Secretary-Treasurer of Burgess Realty. There does not appear to be a connection between the Swayze Apartment Company and the Burgess Realty Company. Ballenger was on the Committee on New Flint that planned and directed Flint's Golden Jubilee fiftieth anniversary as a city celebration in 1905. In addition to his business interests, Flint benefited from Mr. Ballenger's philanthropy. He donated the land for two city parks, Ballenger and Memorial, and also money for the Ballenger Field House at Mott Community College. A major Flint street, Ballenger Highway, is named for him, reflecting his importance in the community.

### **C. Kenneth Swayze**

C. Kenneth Swayze was the second oldest of three sons of Colonel Ogden Swayze (1860-1922) and his wife Edith (1869-1965). Colonel Swayze was an attorney in Flint and served as a Justice of the Peace for twelve years before being elected a Probate Court Judge and serving from 1909 to 1916. He continued to practice law until his death in 1922. The Swayzes lived in a house at 313 W. Court Street from 1899 until 1917 when they moved nearby to 921 Grand Traverse Street. It is likely that living near the Ballengers helped bring about a friendship between the two families that led to a later business relationship to construct both the Swayze Apartments in 1924 and Sylvester Manor in 1928.

The Swayzes appear to have retained ownership of the house at 313 W. Court Street and rented it out until after Colonel Swayze's death in 1922. In 1923 Kenneth and his brother Karl formed a real estate company called Swayze Brothers. The company appears to have been short-lived: in 1924 there is no directory listing for it, and Kenneth and Karl are listed as salesmen. There is a Swayze Street on the north side of Flint but it is unknown whether the area was subdivided by the Swayze family or if the street is named after Judge Swayze.

C. Kenneth Swayze and his wife Rachel lived with his mother on Grand Traverse Street until the Swayze apartment building was constructed in 1924 and the couple moved into the building. Rachel was a Kentucky native and was a teacher. For a time she taught at the Michigan School for the Deaf. The Swayzes lived in the building until 1928 when the Swayze Apartment Company built Sylvester Manor, a larger building on East Court Street, on the east side of downtown. The building was named after Ballenger: Sylvester was his middle name. The Swayzes moved to the new building and the Swayze Apartment Company office was also located there. Around 1936 the Swayzes moved to a house on Lincoln Drive on the west side of Flint. The Ballenger and Swayze families remained friendly. In a phone call with Bill Ballenger, grandson of William S. Ballenger, he recalled visiting the Swayzes as a boy when they lived near his parents.

### **Swayze Apartments Occupants and Subsequent History**

The early tenants at the Swayze Apartments appear to have generally been professionals in a variety of Flint businesses. Most of the men were managers. A few women lived in the building, including a widow and a public school teacher. The nationalities were mixed. This mix of occupations and nationalities continued in the building, although the number of people employed in the auto industry increased over time, as did the number of teachers. William Ballenger's son and daughter-in-law, William and Marie Ballenger, lived in the building for several years after their marriage in 1930. He was a senior trust officer with Citizens Commercial and Savings Bank, a Mott Foundation trustee, president of the Michigan YMCA, and a director of the First Federal Savings and Loan Association. Another tenant, Leroy Ball, was the vice-president of King's Cigar, eventually becoming president. He and his wife Dorothy lived in the building for at least a year when it was first constructed. Dorothy was a local golf champion and a benefactor of the Fairwinds Council of the Girl Scouts. Emil Berger lived in the building from at least 1936 until 1942, initially listed as the president of Berger Homes Company, Flint Park Housing Corporation, Flint Park Land Company, and Flint Park & Amusement Company. The 1942 directory lists his business as real estate.

It is unknown at this time when the Swayze Apartment Company was dissolved or sold the building. In 1959 Kenneth Swayze is still listed as the company's manager. William Ballenger died in 1951 at the age of ninety. Kenneth Swayze died in 1989, also at the age of ninety. The building is presently vacant and is proposed to be rehabilitated by the current owners.

### **Paul C. Kroske**

The Swayze Apartments' designer was Detroit architect Paul C. Kroske. Kroske was born in 1885 in Cleveland, Ohio, and graduated from high school in Standish, Michigan. After a three-year apprenticeship with Pratt & Koeppel architects, in Bay City from 1907 to 1910, he moved to Detroit where between 1910 and 1913 he worked with three different well-known firms, Pollmar & Ropes; Spier, Rohns, & Gehrke; and W. E. N. Hunter. Between 1913 and 1915 he was the chief draftsman for W. E. N. Hunter. Beginning in 1915 he practiced on his own, first in Detroit, then in nearby Redford and eventually in Ann Arbor.

Kroske's work has received no attention on the part of historians and is not well known as yet. In 1919 Kroske designed a church in River Rouge. In 1921 he designed the Berea Tabernacle Church on Fourth Street in Detroit's North Cass Corridor. In 1922 Kroske designed the Zion Evangelical Lutheran Church in Kalamazoo and built three apartment buildings in Detroit in partnership with Andrew LaChapelle. The Rainer Court Apartments and Mt. Vernon Apartments were built on West Alexandrine in Detroit's North Cass Corridor. On Detroit's east side, at the corner of Charlevoix and Montclair, they built a thirty-one unit building where Kroske housed his offices from about 1924 to 1927.

From 1934 to 1942 Kroske worked as an engineer for the federal government in southeast Michigan. At the time of his application to the American Institute of Architects in 1943 he was working as a draftsman and estimator for architect Eberle M. Smith in Detroit. According to American Institute of Architects records he died in 1977.

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## 9. Major Bibliographical References

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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):**   N/A  

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**10. Geographical Data**

**Acreeage of Property**   about .6 acres  

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: 43.010846                      Longitude: -83.690609

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

1. Zone: 17 Easting: 280740 Northing: 4765310

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

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

Lots 3 and 3, Block 17 of Fenton & Bishop's Westerly Addition: Also a contig parcel in Sec 7, Indian Reservation of Eleven Sections at and near the Grand Traverse of Flint River described as: Beginning at a point on SLY line of W Court St 114 feet WLY from WLY line of Church St; thence SLY = with SD WLY line, 132 ft; thence WLY = with SD SLY line to WLY line of Sec 7; thence NLY along SD WLY line of Sec 7 to SD SLY line; thence ELY to POB. Commonly known as 313 W. Court Street, Parcel Number 4118161023.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary encompasses the property presently and historically associated with the apartment 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: March 2015

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### 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.
- **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: Swayze Apartments

City or Vicinity: Flint

County: Genesee

State: MI

Photographer: Kristine M. Kidorf

Date Photographed: June 5, 2013

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

1 of 7. Looking southeast at front (north) façade.  
MI\_Genesee County\_Swayze Apartments\_0001.tif

2 of 7. Looking southwest at north and east elevations.  
MI\_Genesee County\_Swayze Apartments\_0002.tif



- 3 of 7. Looking northwest at south (rear) elevation.  
MI\_Genesee County\_Swayze Apartments\_0003.tif
- 4 of 7. Looking south at non-contributing garage buildings.  
MI\_Genesee County\_Swayze Apartments\_0004.tif
- 5 of 7. Looking south in lobby.  
MI\_Genesee County\_Swayze Apartments\_0005.tif
- 6 of 7. Looking south in second floor corridor.  
MI\_Genesee County\_Swayze Apartments\_0006.tif
- 7 of 7. Typical apartment unit.  
MI\_Genesee County\_Swayze Apartments\_0007.tif

**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.



MI\_Genesee County\_Swayze Apartments\_0001



MI\_Genesee County\_Swayze Apartments\_0002





MI\_Genesee County\_Swayze Apartments\_0003



MI\_Genesee County\_Swayze Apartments\_0004





MI\_Genesee County\_Swayze Apartments\_0005



MI\_Genesee County\_Swayze Apartments\_0006



MI\_Genesee County\_Swayze Apartments\_0007





SWAYZE

S. Wolin & Co.  
(508) 224-0101  
REALTORS





SWATZE

Wallin  
Co.  
810 234-9101

























National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Swayze Apartments

MULTIPLE NAME:

STATE & COUNTY: MICHIGAN, Genesee

DATE RECEIVED: 7/09/15 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 8/24/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000363

DETAILED EVALUATION:

ACCEPT  RETURN  REJECT 7/10/2015 DATE

ABSTRACT/SUMMARY COMMENTS:

The State has revised the nomination and deleted  
Criterion B. The Swayze Apartments are  
locally significant under National Register  
Criteria A & C

RECOM./CRITERIA Accept  
REVIEWER Patricia Andrews DISCIPLINE Historian  
TELEPHONE \_\_\_\_\_ DATE 7/10/2015

DOCUMENTATION see attached comments Y/N see attached SLR Y/N





RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY  
STATE HISTORIC PRESERVATION OFFICE

KEVIN ELSENHEIMER  
EXECUTIVE DIRECTOR

RECEIVED 2280

MAY 15 2015

Nat. Register of Historic Places  
National Park Service

May 8, 2015

Mr. J. Paul Loether, Chief  
National Register of Historic Places  
National Park Service  
1201 Eye Street, NW, 8<sup>th</sup> Floor  
Washington, DC 20005

Dear Mr. Loether:

Enclosed is a national register nomination form for the Swayze Apartments in Flint, Genesee County, Michigan. This property is being submitted for listing in the national register. No written comments concerning this nomination were submitted to us prior to the submission of this nomination to you.

Questions concerning this nomination should be addressed to Robert O. Christensen, national register coordinator, at 517/335-2719 or email at [christensenr@michigan.gov](mailto:christensenr@michigan.gov).

Sincerely yours,

Brian D. Conway  
State Historic Preservation Officer



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Swayze Apartments  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: MICHIGAN, Genesee

DATE RECEIVED: 5/15/15 DATE OF PENDING LIST: 6/09/15  
DATE OF 16TH DAY: 6/24/15 DATE OF 45TH DAY: 6/30/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000363

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: Y PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 6/24/2015 DATE

ABSTRACT/SUMMARY COMMENTS:

*See attached Return Sheet for detailed comment.*

RECOM./CRITERIA Return  
REVIEWER Patricia Anderson DISCIPLINE Historian  
TELEPHONE \_\_\_\_\_ DATE 6/24/2015

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



# United States Department of the Interior

NATIONAL PARK SERVICE  
1849 C Street, N.W.  
Washington, D.C. 20240

IN REPLY REFER TO:

## United States Department of the Interior National Park Service

### National Register of Historic Places Evaluation/Return Sheet

Property Name: Swayze Apartments (Genesee County, MI)  
Reference Number: 15000363

#### Reason for Return:

The nomination is being returned because of substantive problems related to one of the National Register Criteria under which the property is nominated. The Swayze Apartments are nominated under National Register Criteria A, B, and C. While the nomination establishes the historic and architectural importance of the building under Criteria A and C, it does not adequately address why the property is considered significant under Criterion B for the building's association with the life of William S. Ballenger, a significant figure in Flint's early automobile industry.

Guidance on nominating properties to the National Register under Criterion B is found in the **National Register Bulletin, Guidelines for Evaluating and Documenting Properties Associated with Significant Persons**. The bulletin (on pages 15-22) establishes several qualities a property must possess in order to be eligible under Criterion B. The nomination forms fails to address these requirements: the significant individual must be directly associated with the nominated property; eligible properties are those associated with the productive life of the individual in the field in which they achieved significance; documentation must explain how the nominated property represents an individual's significant contributions; and each property associated with someone important should be compared with other properties associated with that individual to identify those properties that are good representatives of the person's historic contribution.

The nomination establishes that William S. Ballenger was a partner in the Swayze Apartment Company, and that the company built and owned the apartment building. Ballenger did not live in or work out of the apartment building; it appears to have been an investment property. As noted in the National Register Bulletin (on page 15), "Associations that, by themselves, would generally not be sufficient to qualify a property as an important representation of a person's historic significance, include ownership, ownership by a relative or associate, ... or other types of brief or

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Evaluation/Return Sheet**

Property Name: Swayze Apartments (Genesee County, MI)  
Reference Number: 15000363

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tangential relationships.”

Please either directly address the requirements noted above for nominating the property under Criterion B, or delete Criterion B and resubmit the nomination for listing in the National Register only under Criteria A and C.



Patrick Andrus, Historian  
National Register of Historic Places  
202-354-2218  
patrick\_andrus@nps.gov  
6/24/2015





# United States Department of the Interior

NATIONAL PARK SERVICE  
1849 C Street, N.W.  
Washington, D.C. 20240

IN REPLY REFER TO:

H32(2280)

JUL 16 2015

Mr. Jake Bennett  
Deputy District Director  
Congressman Dan Kildee (MI-05)  
111 East Court Street, #3B  
Flint, MI 48502

Dear Mr. Bennett:

Thank you for your recent inquiry concerning the Swayze Apartments located at 313 West Court Street in Flint, Michigan.

We are pleased to inform you that the Swayze Apartments was listed in the National Register of Historic Places on July 10, 2015, for its historic and architectural importance. The National Register of Historic Places, administered by the National Park Service under the Secretary of the Interior, is the official list of the Nation's historic places and includes districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture.

We appreciate your interest in the historic preservation programs of the National Park Service. Please let me know if we can provide any additional information or assistance.

Sincerely,

Patrick W. Andrus, Historian.  
National Register of Historic Places