

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received MAR 19 1986

date entered APR 29 1986

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

Historical Resources of the University-Cultural Center;
historic Partial Inventory—Historic and Architectural Resources in Phase I Project Area

and/or common N/A

2. Location

street & number Streets of Project Area, Detroit, Michigan N/A not for publication

city, town Detroit N/A vicinity of

state Michigan code 026 county Wayne code 163

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
Multiple Resources	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial <input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input checked="" type="checkbox"/> other: Medical

4. Owner of Property

name Multiple Owners (see attached list)

street & number

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Wayne County Register of Deeds

street & number City-County Building

city, town Detroit state Michigan

6. Representation in Existing Surveys

title Detroit Urban Conservation Project has this property been determined eligible? yes no

date 1976-1977 federal state county local

depository for survey records Michigan History Division

city, town Lansing state Michigan

7. Description

Condition excellent deteriorated good ruins fair unexposed**Check one** unaltered altered**Check one** original site moved date _____

Describe the present and original (if known) physical appearance

See attached continuation sheets.

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number

Page 1

INTRODUCTION

This document contains nomination materials for eleven historically and architecturally significant structures in Detroit, Michigan. The study area of this Multiple Resource Nomination is part of Detroit's inner city and is known as the University-Cultural Center (UCC). The UCC provides a link along a north-south axis connecting the Central Business District to the New Center business district at Grand Boulevard. The heart of the UCC is located at the Woodward Avenue sites of the Detroit Public Library and the Detroit Institute of Arts. The boundaries of the UCC extend westward to the Lodge Expressway, taking in most of the main campus of Wayne State University, and to the Chrysler Expressway on the east. The Grand Trunk railway tracks and a series of streets (Selden, Parsons, E. Willis, and E. Warren) form the northern and southern borders of the UCC.

As no archeological work was done as part of this study, these nomination materials give no consideration to possible archeological sites within the UCC.

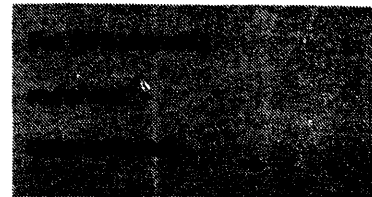
The UCC study area is rich in historically and architecturally significant structures, and the following ones are among those already on the National Register: the homes of David Mackenzie, David Whitney Jr., and Colonel Frank J. Hecker; the Hilberry Theatre, Scarab Club, and Orchestra Hall; the Detroit Institute of Arts, Detroit Public Library, Rackham Memorial Building, and Wayne State's Old Main building.

Prior interest and involvement in historic preservation in the UCC area among individuals and organizations form a major backdrop to this nomination. In 1975, students at Wayne State University founded Preservation Wayne with the goal of promoting and assisting the preservation of structures having historic and architectural significance. Through the identification and documentation of significant structures, Preservation Wayne began to lobby on behalf of those structures and influence planning decisions by major Cultural Center institutions. To this end, in 1978 Preservation Wayne undertook its own historic building survey of structures owned by the University. Two years earlier, the Center for Urban Studies at Wayne State secured a grant, administered by the State of Michigan and the City of Detroit, to document structures in the city. Within the Grand Boulevard, the Detroit Urban Conservation Project, as the effort became known, surveyed and photographed every building and made a block by block survey for the remainder of the city.

But interest in historic preservation does not alone explain the efforts by people in the UCC area to act to protect their threatened properties. In the 1960s, concerns arose about the intent and ambitions of major UCC institu-

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number

Page 2

tions which made use of urban renewal funds to physically expand into adjacent residential and commercial areas. Neighboring residents believed that institutional expansion occurred at their expense and that institutional and government officials seriously underestimated the full economic and historical value of their properties. Confronted with unexpected opposition, by the early 1970s UCC institutions had to make adjustments and recognize that future expansion might have to make at least partial accommodation with area residents and the existing residential and commercial structures.

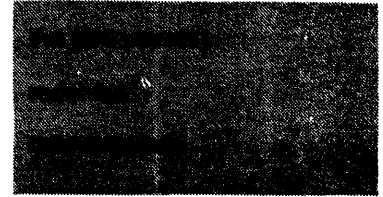
With the goal of identifying structures of historical and architectural significance, and encouraging the preservation and reuse of those structures as part of the development of the UCC area, in early 1984 Preservation Wayne obtained a grant from the Michigan History Division to undertake Phase I of a project to survey, research, and nominate to the National Register eligible structures located in the UCC study area. The grant project was also coordinated through the Wayne State University Office of Research & Sponsored Programs and the Wayne State History Department. The following discussion explains how the Phase I project has evolved.

In the early summer of 1984, Project Director William S. Colburn and Project Manager Thomas A. Klug made a reconnaissance survey of the study area and noted the structures that appeared to meet the criteria for historic designation. Earlier surveys by Preservation Wayne and the Detroit Urban Conservation Project helped expedite the process of determining which structures in the study area might be eligible as part of a Multiple Resource Nomination to the National Register. More than three dozen structures seemed important enough to warrant further detailed investigation.

Based on advice from the project's Advisory Board relative to the limited amount of funds, time, and the number of volunteer researchers available, a decision was made to restrict the immediate Phase I survey to the following area: west of Woodward Avenue and east of Second Boulevard (known as Gullen Mall on the Wayne State University campus); north of Warren Avenue and south of the Ford Expressway. The eleven block survey area was small enough to be adequately researched, yet large enough to pull in a diversity of commercial structures, former single-family residences, and apartment buildings. In addition, the survey area adequately reflects the spatial use history of the area: from upper-class, single-family residences starting in the 1870s and 1880s, to large apartment buildings in the 1920s, combined with the emergence of mixed usages of space among residences, commercial structures, and public educational and cultural institutions. The survey area also has within it five structures already listed on the National Register: the Detroit Public Library, the Belcrest Apartments, the Maccabees building, and the almost neighboring George L. Beecher and Lemuel C. Bowen houses on Woodward Avenue.

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number

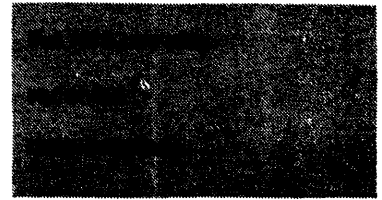
Page 3

In June, the Michigan History Division approved the project boundaries and research plans for eleven buildings located in the survey area. Volunteer researchers from Wayne State University, Lawrence Institute of Technology, and Preservation Wayne were then assigned to develop the histories and architectural descriptions of the twelve structures. Volunteers were given an initial workshop on identifying architectural styles and using relevant source materials housed in the Burton Historical Collection at the Detroit Public Library. The project has demonstrated that volunteers who began with basic research skills could be trained quickly to do historical and architectural research with, of course, guidance along the way. The major task of the Project Manager was to attend to the difficulties encountered by the volunteers and to see that the research was completed in a timely fashion. The Project Manager also complemented the research of the volunteers by studying and piecing together the history of City of Detroit and Wayne State University plans for the development of the UCC area.

Several meetings of the Advisory Board took place during the life of the project. Upon completion of the volunteers' work, the entire body of research material was presented to the advisors for comment and suggestions. The advisors helped establish the main points of historical and architectural significance of each structure, both from the standpoint of the specific information gathered about the buildings and in view of the more general historical context of the development of the UCC from the late 19th century through 1945. The eleven structures researched in detail during the project are presented for nomination in this document to the National Register of Historic Places.

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number

Page 4

THE TOPOGRAPHY OF THE UNIVERSITY-CULTURAL CENTER

The University-Cultural Center study area is situated in Detroit, Michigan. It consists of $1\frac{1}{4}$ square miles, has a population of about 10,000, and falls within the lower portion of the Woodward Avenue Corridor which begins just above the Central Business District at the Fisher Expressway and extends in a northerly direction for 8.5 miles to the Detroit City limits at 8 Mile Road. The sides of the Woodward Corridor are formed by the Lodge and Chrysler Expressways. Woodward Avenue has historically been the central axis of the City of Detroit and for much of the metropolitan area. The movement of population out along Woodward began after the Civil War and most of the original development was by wealthy middle-class people of an Anglo-Saxon Protestant background. They left their indelible mark throughout the Woodward Corridor in the form of the surviving and once fashionable residences, numerous commercial structures, and in the great monuments to education and the arts that form the inner core of the University-Cultural Center.

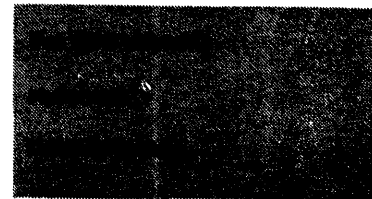
The most common access to the University-Cultural Center is through the expressway system which connects the UCC to southeastern Michigan, northern Ohio, and southwestern Ontario. Although regular bus transportation carries some students and employees into the UCC, the most frequent mode of transportation is the automobile. Since the 1940s, the City of Detroit has made plans to locate automobile parking in the UCC in below ground facilities, but apart from the underground lot adjacent to the Detroit Institute of Arts, the development of this kind of parking has not occurred. Two large, above ground parking structures on the main Wayne State campus, along with scattered surface lots and metered street parking serve most of the parking needs in the UCC.

The streets in the vicinity of the UCC are a combination of one and two-way avenues and are laid out in a conventional grid pattern. The most travelled streets are Woodward, Cass, Warren and Forest. Within the UCC, Woodward and Cass convey traffic from a mixed section of residences and commercial buildings on the south, through the UCC core between Forest and the Ford Expressway, to the business and manufacturing district at the northern end of the study area, just below the New Center area at Grand Boulevard. City plans since the 1940s have envisioned a ring of avenues surrounding the inner core of the UCC. Thus, Warren, St. Antoine, and Third (or Anthony Wayne) avenues encircle much of Wayne State University and the institutions of culture. The northern piece of the ring has not been completed, although Palmer might be developed as a widened avenue or boulevard from Second through to St. Antoine.

Since the construction of the Art Institute and Public Library at their present Woodward sites in the 1910s and 1920s, streets and expressways have been instrumental in giving the UCC a sense of geographic identity. The expressway network, for example, encloses most of the UCC study area, but there is not a clear line of demarcation on the south between the UCC and the Fisher Express-

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number

Page 5

way. As another example, since the 1950s the development of a ring of avenues encompassing the central portions of the UCC has given the district a clearer sense of identity. Furthermore, the abolition of surface streets has been used to enhance the impression that UCC institutions have a unique cultural and educational mission to fulfill for the inhabitants not only of Detroit, but for the region surrounding the city as well. In the 1910s, the closing of Frederick Street between Woodward and John R made possible the subsequent building of the Detroit Institute of Arts and its surrounding by spacious landscaping. On the Wayne State Campus, portions of Second, Putnam, Merrick, W. Kirby, and W. Ferry have been closed to vehicular traffic.

The UCC contains three chief categories of buildings. First, there are those that are public oriented, such as the main Cultural Center institutions, educational structures, and religious buildings. A second group consists of commercial and industrial establishments. Residential dwellings, both single-family dwellings and large apartment buildings, comprise the third group of structures in the UCC.

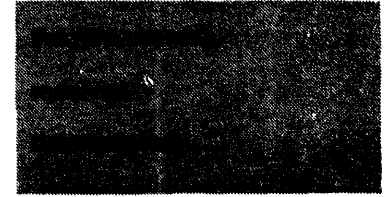
Today, the public-oriented buildings serving education and the arts give the University-Cultural Center its thematic identity. Such buildings include the Public Library, the Institute of Arts, the Detroit Historical Museum, the Detroit Science Center, the Rackham Memorial building, and the complex of structures created for the Center for Creative Studies by architect Minoru Yamasaki. One of Woodward's rare portals or open spaces is formed at the sites of the Library and Art Institute. Both buildings are situated on single large city blocks and are built quite some distance back from the forward property lines, unlike most of the unplanned development along Woodward that has led to the crowding and perceptual narrowing of the city's central avenue.

West of Cass, modernistic Wayne State University buildings dot the landscape. Of the structures created specifically for the University, the earliest date from the late 1940s. Many University buildings are from the 1950s and 1960s, including the McGregor Memorial Conference Center, the College of Education Building, and DeRoy Auditorium—all designed by Minoru Yamasaki. The University is also responsible for the large Matthai athletic complex located west of the Lodge Expressway and built during the 1960s. Wayne State has also been instrumental in the development of Detroit's up-to-date Medical Center situated within an area bounded by E. Warren, the Chrysler Expressway, Mack Avenue, and Woodward.

A number of churches and synagogues stand in the UCC. The original late 19th century movement of population out along Woodward Avenue generally was preceded by the construction of churches along the eastern side of the street. The First Congregational Church (1891), Holy Rosary Roman Catholic Church

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number

Page 6

(1896), and St. Paul's (Episcopal) Cathedral continued that pattern into the UCC and, in addition, are all on the National Register. Churches also can be found on Cass, as well as remnants of synagogues that were once quite common east of John R.

Commercial and industrial structures form the second major category of buildings in the UCC. Thriving businesses and commercial structures once occupied the lots along north/south transportation routes, especially Woodward and Cass. There is less of that activity today than in the past, but it still continues and two of the structures nominated in this document, the Gleaners' Temple at 5705 Woodward and Cass Motor Sales (Dalgleish Cadillac) at 5800 Cass, recall a time of much more intense, often automobile-related, business activity along these thoroughfares. Much of the commercial activity in the UCC today is geared to serving the needs of the students and employees who reside elsewhere and use the UCC during weekdays.

The journey northwards along Cass, Woodward, and other avenues leads into the southwest tail end of the once heavily industrialized Milwaukee Junction. The Junction is formed by the convergence of several railroad lines which create an industrial zone extending eastwards beyond the Chrysler Expressway and then north into the City of Hamtramck. Much of Detroit's automobile industry developed and matured in the Milwaukee Junction before spreading to places like Highland Park, Dearborn, and Warren. General Motors' Fisher Body plant at Hastings and Piquette closed within the last several years. Other automobile factories have long ago shut down: the factories of Ford and Studebaker on Piquette near Beaubien, and the Cadillac facility west of Cass on Amsterdam. Still very much in operation, however, is the Burroughs' complex off of Second Avenue, now the corporation's world headquarters. A second concentration of limited industrial activity in the UCC is located south of W. Forest and west of Woodward to about Cass and Second avenues. Until January, 1985, several hundred were employed at the only manufacturing establishment in the zone, the plant of Vernor's Corporation which bottled ginger ale.

Of the residential buildings that stand in the UCC, most are large, multiple-family structures. It is extremely difficult today to find single-family detached homes within the UCC. In addition, some 97% of the 6,723 year round housing units in the UCC are renter, not owner occupied. And the great majority of general residential structures in the UCC were built before 1914. Buildings constructed before 1914 make up 88% of general residential structures in the section of the Woodward Corridor south of the Ford Expressway, disproportionately more than the 13% average for Detroit at large.

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number

Page 7

In the southern sections of the UCC, one finds a large concentration of apartment buildings. Second Avenue below Wayne State University serves as a highly concentrated strip of medium to large-size apartment buildings. So, too, do east/west streets such as W. Willis, Prentis, W. Forest, Hancock, and a section of W. Warren. Further north, E. Palmer for several blocks off Woodward hosts numerous small to medium-size apartment buildings and multiple-family flats. Another grouping of medium-size apartment structures can be found on the same block as the nominated Verona Apartments at 92 W. Ferry--all built between the mid-1890s and 1914. The largest apartment buildings and apartment hotels date from Detroit's building boom of the 1920s. Three are located within the immediate neighborhood of the main Wayne State campus: the Chatsworth, the Belcrest, and the nominated Webster (now Mackenzie) Hall at 5060 Cass. East of Woodward, the Park Shelton and the Art Centre Apartments overlook the northern end of the Detroit Institute of Arts.

In the past, a great number of single-family dwellings occupied the Wayne State campus west of Cass. Nearly all have long ago been demolished in the wake of University expansion. Nevertheless, in the midst of large and modern University buildings a few former residences remain and function as either office or classroom space. Several of these survivors are present in this nomination: the Linsell, Rands, Jacob, and Strasburg houses. Reflective of the homes of the very wealthy that formerly overlooked Woodward Avenue is the Samuel Smith House (5035 Woodward),

Two other previously single-family dwellings of Detroit's business and professional elite fall within the survey area: the James Joy House at 100 W. Kirby which serves as an annex for the Detroit Historical Museum, and the University-owned Thomas Sprague House at 80 W. Palmer.

East of Woodward, demolition has destroyed many of the circa 1900 structures that once covered the space east of the Institute of Arts and the Center for Creative Studies. Much has been destroyed or stands in near ruins between these latter named institutions and a settlement of recently built townhouses along the Chrysler Expressway service drive. Nevertheless, the few structures that make up the Frederick Street Historic District--Dunbar Hospital, for example--serve as a reminder of the area's once thriving Black residential and business community.

Within the UCC, the buildings belonging to the East Ferry Avenue Historic District (two blocks of which are on the National Register) present an intact neighborhood of elegant single-family structures, many originally constructed in the 1880s and 1890s. Comparable is the one block West Canfield Historic District, much farther south between Second and Third Avenues, whose residences appeared in the 1870s.

8. Significance

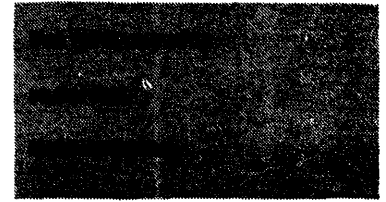
Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input checked="" type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		Housing
Specific dates	See inventory	Builder/Architect	See inventory	Performing Arts

Statement of Significance (in one paragraph)

See attached continuation sheets.

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number

Page 8

HISTORICAL OVERVIEW OF THE UNIVERSITY-CULTURAL CENTER

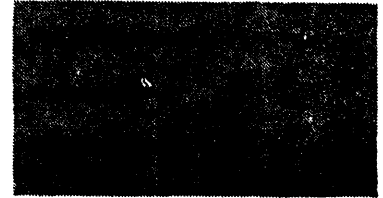
One of the major themes that has marked the history of the University-Cultural Center has been the movement away from a mix of residential, commercial, and institutional activities and structures to a situation characterized by an imbalance created primarily by the tremendous physical growth of large institutions, especially Wayne State University. From the mid-19th century to about 1920, upper-class families settled in the UCC. Attracted to the openness and semi-suburban quality to the area, these families had residences constructed by prominent Detroit builders and architects. Commercialization began to penetrate the UCC after the turn of the century, reaching a high level of development during the 1920s with the construction of several twelve-story luxury apartments and apartment hotels within the core of the UCC. Institutional growth also began early on in the UCC. In 1896, Central High School was built at the corner of Cass and Warren. In the 1900s and 1910s, educational and artistic-oriented institutions began to favor the UCC as an ideal location in which to erect new structures. The Detroit Public Library (completed in 1921) and the Detroit Institute of Arts (1927) represent this phase in institutional building in the UCC. Altogether, residential, commercial, and institutional activities and structures maintained a mutually beneficial relationship with each other--one of the factors that made the UCC a choice location for upper-class residential living, commercial opportunities, and the siting of cultural institutions.

Beginning in the 1940s, the balance among the three sectors gave way to an increasing monopolization of space by large and expanding institutions. Since 1941, Wayne (State) University has led the way in developing the UCC as a select realm for institutional growth which was backed with the approval of the City Plan Commission and the City Administration. Changes in Federal law in the 1950s and 1960s, especially in the financing of Urban Renewal projects, became an important funding vehicle enabling UCC institutions to expand their size and giving them, in the process, a predominant voice in many aspects of the utilization of space within the UCC.

The eleven buildings offered in this nomination each reflect some aspect of the first phase in the history of the UCC. The Thomas Sprague House (1884) and the Samuel Smith House (1889) recall the original settlement of the UCC by upper-class families. The James Joy House (1897) reflects the movement of upper-class residences along the side streets connected to Woodward Avenue. The Linsell (1904), Rands (1912), Jacob (1915) and Strasburg (1915) houses were among the first upper-class residences constructed on what later became the main campus of Wayne State University.

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number

Page 9

Commercial development in the UCC can also be seen in the history of a number of the nominated buildings.

Cass Motor Sales (1928) was built at a time of intense commercial development along Cass Avenue, much of it related to the automobile. The Gleaners' Temple (1908-10) at the corner of Woodward and W. Palmer was the national headquarters for the Ancient Order of the Gleaners, a fraternal benefit society serving rural residents. The Verona Apartments (1896) and Webster Hall Hotel (1924) were two different versions of the same phenomenon: the development of large, multiple-unit buildings catering to an upper-class segment of the population.

Due to changes in ownership and use, several of the nominated buildings became converted to educational or cultural purposes. Thus, the Smith and Strasburg houses functioned as music or dance schools before they were acquired by the Board of Education and Wayne State University. Other structures, in addition however, became fully converted to an institutional purpose after their acquisition by the Board of Education for Wayne University. These include the Linsell, Rands, Jacob, and Joy houses. Webster (Mackenzie) Hall, most notably, underwent the transformation from a commercial enterprise to a dormitory, student center, and then finally academic and administrative offices for Wayne State University.

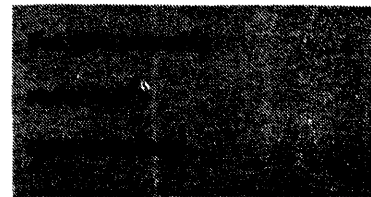
After the Civil War, the Park Lots along Woodward that the City had earlier platted and sold to private developers became attractive sites for well-designed and expensive upper-class homes and churches. Families settled along Woodward in the University-Cultural Center between the 1860s and 1890s. In 1876, C.R. Mabley's house was built at W. Palmer (then Holden) and Woodward. Colonel Frank J. Hecker's mansion went up nearly across the street from Mabley in 1888-91. The home of David C. Whitney Jr. appeared on Woodward at W. Canfield in 1894.

In the UCC, residential development on streets off of Woodward occurred in the 1880s and 1890s. The first block of E. Ferry was subdivided into lots in the mid-1880s, the first house going up in 1886-87. Between Woodward and Cass, the Verona Apartment building was virtually the only structure on W. Ferry when it was completed in 1896. One of the earliest houses built between Woodward and Cass was for lumberman Ellias Flynn (1886) at 61 Putnam.

West of Cass, however, the large tract of property owned by Matilda Cass Ledyard, the daughter of former Michigan governor Lewis Cass, remained undeveloped and unplatted until 1892 when she organized a joint stock company, the Cass Farm Company, Ltd., involving some of Detroit's wealthiest businessmen. Before the subdivision of this portion of the Cass Farm, the land west of Cass

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number

Page 10

Avenue had been put to recreational uses. In 1875, the Detroit Free Press commented on the Cass Avenue Driving Park (located north of Putnam between Cass and Second). One reached the large skating park and the one-half mile horse track by passing through a main gate entrance "bordered with shade trees, a handsome gate, over which is an ornamented arch, and at the sides are the office and the ladies' parlor." In the 1880s and 1890s, the State Fair grounds were located in the area between Putnam and Holden, Cass and Third.

In 1893, the Cass Farm Company, Ltd., began to dispose of large tracts of property. The land involved was located principally between Cass and Second from Hancock to the Railway tracks; and north of W. Kirby it extended to Third Avenue. The company expended several hundred thousand dollars to develop the land tracts by constructing sewers and planting trees. Lot purchasers had to agree to erect only stone or brick buildings of at least \$6,000 in value. By 1895, the lot for the new Central High School had been sold for \$130,000. The block between Warren and Putnam, Cass and Second, went to James L. Gearing & Sons also for \$130,000.

Still, residential building east of Second (on what subsequently became the main campus of Wayne State University) did not begin in full until after 1908. Frederick Linsell's house, built in 1904 at the corner of Second and Putnam, must have been among the first houses in the area. A sample of building permits issued for Cass, W. Ferry, W. Kirby, and Merrick indicates that over 90% of homes built on these streets were constructed between 1909 and 1915. Most of the homes were two story, brick structures, with basements. A survey of building permits covering forty residences constructed (many with garages) between 1904 and 1916 shows approximate costs ranging from as low as \$3,500 to a high of \$22,000. The Max Jacob House (\$19,800) and the Strasburg House (\$16,000) were among the most expensive properties constructed in the area. The average cost, however, was about \$8,000.

One of the sources of wealth for the first residents of the University-Cultural Center stemmed from the development of lumbering and mining in northern Michigan and railroad promotion. Samuel Smith and Ellias Flynn made their fortunes in lumber and mining, the Joy family in railroads, and Colonel Hecker and Charles Freer in the construction of railway cars. They and others typically had important investments in real estate, both in Detroit and elsewhere. Some converted their fortunes into capital for the early automobile industry, as did Samuel Smith for Oldsmobile and the Joy family with Packard. William C. Rands made the not too uncommon move from bicycle manufacturing to supplying parts to automobile firms. By 1910, Detroit was well on its way to becoming the automobile capital of the world. The Milwaukee Junction industrial district located due north of the residential area under consideration proved a fertile ground for the development of modern automobile factories. In 1908,

United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number

Page 16

GENERAL BIBLIOGRAPHY

A. PRIMARY SOURCES

Collections of Primary Materials:

Crane, Salmon. Papers, Notebooks and Daybooks, 1838-1883. Ann Arbor: Bentley Historical Collection, University of Michigan.

First of American Title Insurance Co., Adrian:

Tract Books

Lenawee County Records:

Deed and Land Records

County Tax Assessment Rolls

Maps and Atlases:

c. 1863 (birdseye), 1874, 1893, 1916

Sanborn Insurance Maps 1888, 1893, 1899, 1907

Michigan State Gazetteers:

1856, 1863-64, 1867, 1877, 1881, 1887-88, 1891, 1897, 1903, 1911.

Newspapers:

Tecumseh Herald

Tecumseh Area Historical Society:

Inventory forms for Tecumseh Landmark status. 1978 to present.

Tecumseh City Records:

Cemetery Records

Tax Assessment Rolls

Village Directories:

1869, 1883, 1900, 1915 and 1930.

B. SECONDARY SOURCES

Bonner, Richard Illensen, Memoirs of Lenawee County, Michigan, Vol. 1 & 2, Madison, Wisconsin: Western Historical Association, 1909.

Chapman Brothers, Portrait and Biographical Album of Lenawee County Michigan, Chicago: Chapman Bros., 1888.

Knapp, John I. and Bonner, R. I., Illustrated History and Biographical Record of Lenawee County, Michigan, Adrian, Michigan: The Times Printing Co., 1903

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number

Page 17

Moore, Deborah, City of Tecumseh, Michigan Sesquicentennial 1824-1784, Tecumseh, Michigan, 1974.

Reed, Charles H. and Smith, Joseph H., Tecumseh, Michigan - Historical, Biographical, Descriptive, Tecumseh, Michigan; Reed and Smith, 1895.

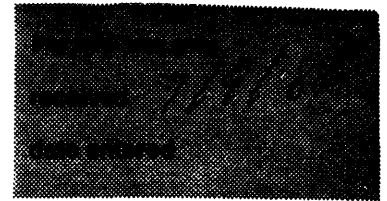
Tecumseh, Michigan Celebration Committee, Tecumseh's 125 Years of Progress, Tecumseh, Michigan: Harrington and Keehl, 1949.

Waldron, Clara M., One Hundred Years - A Country Town, Tecumseh, Michigan: Thomas A. Riordan, 1968.

Whitney, W. A. and Bonner, R. I., History and Biographical Record of Lenawee County, Michigan, Adrian, Michigan, Willard Stearns: Printer, Vol. 1-1879, Vol. 2-1880.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page 1 of 1

Multiple Resource Area
Thematic Group

dnr-11

Name Tecumseh Multiple Resource Area
State Lenawee County, MICHIGAN

Nomination/Type of Review

- | | Substantive Review | | Date/Signature |
|--|----------------------------------|------------|----------------------------------|
| 1. Adams, Peter R., House | Substantive Review | for Keeper | Eligible Patrick Andrews 8/13/86 |
| | DOE/OWNER OBJECTION | | |
| | | Attest | _____ |
| 2. Brookside Cemetery | Substantive Review | for Keeper | accept Patrick Andrews 8/13/86 |
| | | Attest | _____ |
| 3. Catlin, Dr. Samuel, House | Entered in the National Register | for Keeper | Delores Byers 8/13/86 |
| | | Attest | _____ |
| 4. Hall, Joseph E., House | Entered in the National Register | for Keeper | Delores Byers 8/13/86 |
| | | Attest | _____ |
| 5. Hayden, William, House | Entered in the National Register | for Keeper | Delores Byers 8/13/86 |
| | | Attest | _____ |
| 6. Kempf, George J., House | Entered in the National Register | for Keeper | Delores Byers 8/13/86 |
| | | Attest | _____ |
| 7. St. Elizabeth's Church | Entered in the National Register | for Keeper | Delores Byers 8/13/86 |
| | | Attest | _____ |
| 8. Sparks, G. P., House | Entered in the National Register | for Keeper | Delores Byers 8/13/86 |
| | | Attest | _____ |
| 9. Temple, Samuel W., House | Entered in the National Register | for Keeper | Delores Byers 8/13/86 |
| | | Attest | _____ |
| 10. Tecumseh Historic District (Boundary Increase) | Substantive Review | Keeper | Return P. Andrews 8/13 S |
| | | Attest | _____ |