

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received AUG 29 1985
date entered OCT 9 1985

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

1. Name

historic N/A

and/or common Residential Buildings on East Jefferson Avenue, Detroit, Michigan

2. Location

street & number E. Jefferson Avenue, Burns Drive N/A not for publication

city, town Detroit N/A vicinity of congressional district 13th

state Michigan code 26 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"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
<input checked="" type="checkbox"/> Thematic Group	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name See continuation sheets.

street & number N/A

city, town N/A N/A vicinity of state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Wayne County Assessor's Office

street & number City-County Building

city, town Detroit state Michigan

6. Representation in Existing Surveys

title Michigan State Survey Data has this property been determined eligible? yes no

date 1981 federal state county local

depository for survey records Michigan History Division

city, town Lansing state Michigan

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The East Jefferson Avenue residential thematic group contains twenty-five architecturally and historically significant residential structures located along an approximately forty-block stretch of East Jefferson Avenue, which runs parallel to the Detroit River, northeast of downtown Detroit. The single and multi-unit residences depict the development of East Jefferson Avenue, from its beginning at Woodward Avenue to Waterworks Park, as a prestigious residential street from roughly 1825 until 1930. The group includes some of Detroit's earliest surviving houses as well as some of the finest examples of pre-Depression residential architecture found in Detroit--Many designed by nationally prominent architects.

In addition to the residential development of East Jefferson Avenue, relatively modern commercial development has been integrated with the historical architectural styles of the residences. The remaining historic structures tend to be found in small clusters in areas spared from the commercial encroachment and the decline and demolition which occurred along East Jefferson Avenue in the post-war years. The twenty-five structures included in this thematic group nomination do not include several other structures which have been individually listed in the Register previously. The twenty-one structures herein nominated vary greatly in style and size; yet they are bound to the common theme of residential development and expansion, generally of a rather prestigious and upper-class nature. Through the structures in the thematic group, patterns of human habitation as well as ever-shifting preferences for architectural styles can be traced fairly steadily during the period of roughly one hundred years. The earliest of the residences--the Campau House, ca. 1835, and the Chene House, ca. 1855-- though of simple design and modest proportion in comparison to the massive, multi-unit luxury apartment buildings of the early twentieth century--the Palms or Alden Park Manor, for instance--are linked to the more imposing later structures by the fact that they were fashionable homes of the prominent and the upper class. Each of the structures represents to some extent, a "high" style of its respective historical period, and one can observe in these structures the increasing preference for historically derived and picturesque architectural styles, which peaked near the turn of the century, and then the gradual preference for restraint and classically derived styles as the important residential development came to be in the form of modern, high-rise structures.

The close juxtaposition of structures of widely varying construction dates (such as the Campau and Osburn houses) suggests that much of the land along East Jefferson Avenue was underdeveloped until a relatively late date. And, in some cases, certain styles dominate

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 7

Page 1

an immediate area--such as the Sterns and Parker houses with their Arts and Crafts and Medieval Character, or the pair of Romanesque Revival houses on one block: the Bagley and Wells houses.

The Twenty-five structures of the thematic group possess a high level of integrity. In the cases where buildings are altered, the alteration is generally in the form of interior remodeling, additions, or the replacement of deteriorated fabric. Some of the structures (especially the houses dating from the late nineteenth century) no longer serve as residences, but have been adapted for commercial or social-oriented uses. In all cases, the Jefferson Avenue facades remain essentially intact. Several of the structures have retained their status as upper-class housing; most notable among these are Indian Village Manor and Detroit Towers.

East Jefferson Avenue was once a showplace of the outstanding architectural conceptions of such important Detroit architects as Albert Kahn, Malcomson and Higginbotham, Mortimer Smith, Stratton and Baldwin, and George D. Mason. Most of the avenue's residences have been lost to severe alteration, decay or commercial encroachment and demolition. The twenty-five residential buildings of the thematic group represent the surviving outstanding residential structure on E. Jefferson Avenue which retain their integrity and have not been previously individually listed in the National Register of Historic Places.

The following nine residential structures on E. Jefferson Avenue are already listed on the National Register:

Croul-Palms House
1394 E. Jefferson Ave.

William F. Harris House (Indian Village H.D.)
8335 E. Jefferson

Thomas A. Parker House
975 E. Jefferson Ave.

Mary S. Smith House (Indian Village H.D.)
8445 E. Jefferson

Charles Trowbridge House
1380 E. Jefferson Ave.

James Burgess Book, Jr. House (Indian Village H.D.)
8469 E. Jefferson

Moross House
1460 E. Jefferson

Edwin Nelson House (Indian Village H.D.)
8311 E. Jefferson Ave.

James Hamilton House (Indian Village H.D.)
8325 E. Jefferson

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 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 type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 19th-20th C. Builder/Architect See inventory sheets

Statement of Significance (in one paragraph)

The twenty-five buildings in the East Jefferson Avenue Residential Buildings Thematic Group represent the development of East Jefferson Avenue as a fashionable residential street. Some of Detroit's most distinguished residential architecture was erected along East Jefferson Avenue from roughly 1825 until about 1930. All structures are notable in architectural terms and collectively they form a stylistic continuum from the Federal style to the high-rise apartment buildings of the 1920s and 1930s. Many of the structures were designed by architects of significant local and national prominence, and those by lesser known architects reflect the prevailing styles of their individual periods of construction. Several structures are significant as well for their associations with important historical figures. The significance of these structures--remnants of what was once common along East Jefferson Avenue--is enhanced by their scarcity along East Jefferson and in the city of Detroit.

The road which is now East Jefferson Avenue was present from the earliest days of the establishment of the French outpost, Fort Ponchartrain d'troit, by Antoine de la Mothe Cadillac in 1701. Ste. Anne Street, the principal street in the fort, ran down the center of what is now Jefferson Avenue. Cadillac granted a number of tracts of land for agricultural purposes; along the Detroit River; these farms became known as the "French ribbon farms" or "Private Claims." This form of land division provided each farm with its own water right; each farm had a narrow river frontage and stretched back from the river one and one-half to three miles. An extension of Ste. Anne Street, the River Road, then no more than a crude trail, ran through these farms, following the course of the river.

A century later, Detroit was incorporated as a town and was governed by a board of trustees. In January of 1805, the territory of Michigan was created out of the Indiana Territory; Detroit was chosen as the new Territory's capitol. Two months later, President Jefferson appointed General William Hull of Massachusetts as the new governor of Michigan. Accompanying him to Detroit was Augustus Woodward of Virginia, one of three territorial judges.

Unfortunately, Detroit was destroyed completely by fire on July 11th the same year. The conflagration began in the bark of the village baker. Every building in town, save one, was burned. One result of the fire was the laying of a new plan for the city on a larger

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 8

Page 1

scale, made possible because no homes were left to interfere with the drawing of entirely new street lines. A year later, Judge Woodward recommended that Detroit be rebuilt according to a new plan which provided for wider streets. His design also consisted of a series of hexagons which could be extended indefinitely on all sides as the growth of the city necessitated.

In 1807, in the midst of the planning around Judge Augustus Woodward's new plan for Detroit, Ste. Anne Street was widened and renamed Jefferson Avenue in honor of the third president of the United States. By 1820, Jefferson Avenue was well established as the city's major thoroughfare, with many prominent citizens living on Jefferson between Randolph and Shelby. Over half of the businesses in the city were located either along or on the corners of Jefferson Avenue, which then ran from First Street east to the Witherel farm.

In 1819, many prominent citizens lived along Jefferson Avenue between Randolph and Shelby, including governor Hull, Solomon Sibley, John R. Williams, Antoine Dequindre, Louis Dequindre, Henry Hunt, Stephen Mark, Peter Denoyers, DeGarmo Jones, Barnabas Campau, Joseph Campau, Dennis Campau, Oliver Newberry, Porter Audrian, Oliver Miller, and John McDonnell. With few exceptions, most residences were one-story wooden dwellings. Governor Hull's residence, built in 1807 by Benjamin Woodworth, was the only brick house in town until 1820.

The city of Detroit experienced rapid growth from the middle of the nineteenth century and with this growth came various improvements of public facilities. Iron water pipes were laid in Jefferson Avenue in 1838, the first in Detroit. In 1847 the first regularly scheduled horse-drawn omnibus line began operating on the avenue. Two years later, Jefferson Avenue was paved with cobblestones between Third and Brush Streets. In 1851 a plank toll road was laid out by the Plank Road Company on Jefferson leading nine miles east out of Detroit. The Detroit City Railway was incorporated in 1863 to operate the Jefferson Avenue line; this horse-drawn street car line was electrified in 1892. The first electric arc street lighting was installed on Jefferson Avenue in 1883, and Jefferson was one of the four Detroit streets paved with asphalt by 1892.

In the last half of the nineteenth century, prestigious homes designed in a variety of architectural styles, including Gothic Revival, Richardsonian Romanesque, Italianate, and Queen Anne, appeared on Jefferson Avenue. A brief news article appearing in the

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 8

Page 2

Advertiser & Tribune on April 12, 1868 reported that several very handsome residences were under construction. The owners were T.A. Parker, Theodore J. Campau, G. Doeltz, A. Lederle, Fuller, Charles Ducharme, Gordon Campbell, James D. Wier, and Charles Stange. The construction costs ranged from \$8,000 to \$25,000.

Outstanding homes from this period include the Gothic Revival Parker House (1863) at 975 E. Jefferson designed by Gordon W. Lloyd and built for Thomas A. Parker, a wholesale grocer; the Croul House (1881) at 1394 E. Jefferson (currently listed in the Register), the most spectacular Queen Anne home on Jefferson, executed by the firm of William Scott and Company; and the William H. Wells House (1889) at 2981 E. Jefferson, a splendid Romanesque Revival home designed by William Henry Miller, Cornell University's first student of architecture.

The street car made possible the metropolitan suburb and brought about a general outward shift of population. It merged the peripheral town and the center city. Although the industries of Detroit were varied, the city's remarkable growth since 1900 was mainly attributable to the automobile. With the advent of the "horseless carriage" came the first wave of suburbanization. As a result, by 1915 the size of Detroit was increased to 46 square miles, almost double the size in 1900. In 1902, William E. Metzger opened the first independent automobile dealership in the country at the corner of Jefferson and Bates Streets (now DuMouchelle Art Gallery) downtown creating the beginning of "Automobile Row" which ran eastward from Woodward to Beaubien. Within those three blocks could be found more automobile retail sales agencies than all the city's other auto-sales outlets combined. Jefferson Avenue was in the heart of the automobile district.

In the second decade of the twentieth century the thoroughfare was deserted by the families who had led the city's social, political and business life. Business and industrial encroachment began driving out the stately mansions and elegant houses. East Jefferson Avenue was gradually transformed into an industrial giant--with companies such as the U.S. Rubber Company, the Michigan Stove Company, and the Detroit Boat Company--with much commercial development.

However, the tremendous growth in population following the automobile industry boom also created a demand for luxury apartments with a view of the river. Millions of dollars were poured into apartment building in the "Gold Coast," extending roughly from Belle

**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 8

Page 3

Isle Bridge eastward to Waterworks Park. The Indian Village Manor, Alden Park Towers, and the Detroit Towers were built during the 1920s to 1930s to serve that need. Two common features of the apartment buildings along the "Gold Coast" are that the later they were built, the higher and the farther from the central business district they are. In sum, there are really two Jefferson Avenues on the east side; one is the horizontal industrial/strip commercial thoroughfare toward the downtown with its scattering of old homes and early apartment blocks, the other the vertical highrise area to the east.

**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 9

Page 1

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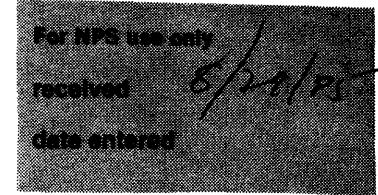
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United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

dnr-11

Name East Jefferson Avenue Residential TR
State Wayne County, MICHIGAN

Comm. accept 10/9/85

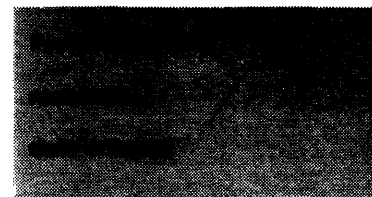
Nomination/Type of Review

Date/Signature

- | | | | |
|---|---|------------|--|
| 1. Berman Apartments-Indian Village Manor | Substantive Review
DOE/OWNER OBJECTION | for Keeper | Determined Eligible
Eligible Patrick Andrus 10/9/85 |
| 2. Chalfonte Apartments | Substantive Review
DOE/OWNER OBJECTION | for Keeper | Determined Eligible
Eligible Patrick Andrus 10/9/85 |
| 3. Detroit Towers | Substantive Review
DOE/OWNER OBJECTION | for Keeper | Determined Eligible
Eligible Patrick Andrus 10/9/85 |
| 4. Double House | Substantive Review
DOE/OWNER OBJECTION | for Keeper | Determined Eligible
Eligible Patrick Andrus 10/9/85 |
| 5. McMillan, Philip, House | Substantive Review
DOE/OWNER OBJECTION | for Keeper | Determined Eligible
Eligible Patrick Andrus 10/9/85 |
| 6. Osborn, Frank A., House | Substantive Review
DOE/OWNER OBJECTION | for Keeper | Determined Eligible
Eligible Patrick Andrus 10/9/85 |
| 7. Thayer, Ella, House | Substantive Review
DOE/OWNER OBJECTION | for Keeper | Determined Eligible
Eligible Patrick Andrus 10/9/85 |
| 8. Alden Park Towers | Entered in the National Register | for Keeper | Attest
<i>Andrew Byers 10/9/85</i> |
| 9. Bagley, John N., House | Entered in the National Register | for Keeper | Attest
<i>Andrew Byers 10/9/85</i> |
| 10. Campau, Joseph, House | Entered in the National Register | for Keeper | Attest
<i>Andrew Byers 10/9/85</i> |

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

Name East Jefferson Avenue Residential TR
State Wayne County, MICHIGAN

Nomination/Type of Review

Date/Signature

11. Chene, Alexander, House

Entered in the
National Register

Keeper

Delores Byers 10/9/85

Attest

12. Garden Court Apartments

Entered in the
National Register

Keeper

Delores Byers 10/9/85

Attest

13. Hibbard Apartment Building

Entered in the
National Register

Keeper

Delores Byers 10/9/85

Attest

14. Jefferson Hall

Entered in the
National Register

Keeper

Delores Byers 10/9/85

Attest

15. Kean, The

Entered in the
National Register

Keeper

Delores Byers 10/9/85

Attest

16. Manchester Apartments

Entered in the
National Register

Keeper

Delores Byers 10/9/85

Attest

17. Palms, The

Entered in the
National Register

Keeper

Delores Byers 10/9/85

Attest

18. Parker, Arthur M., House

Entered in the
National Register

Keeper

Delores Byers 10/9/85

Attest

19. Pasadena Apartments

Entered in the
National Register

Keeper

Delores Byers 10/9/85

Attest

20. Ponchartrain Apartments

Entered in the
National Register

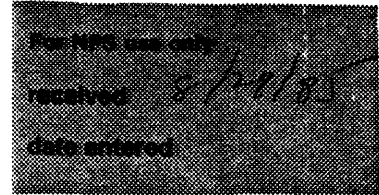
Keeper

Delores Byers 10/9/85

Attest

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

Name East Jefferson Avenue Residential TR
State Wayne County, MICHIGAN

Nomination/Type of Review

Date/Signature

21. Somerset Apartments

Entered in the
National Register

Keeper

Albion Byers 10/9/85

Attest

22. Stearns, Frederick K., House

Entered in the
National Register

Keeper

Albion Byers 10/9/85

Attest

23. Walker, Franklin H., House

Entered in the
National Register

Keeper

Albion Byers 10/9/85

Attest

24. Wells, William H., House

Entered in the
National Register

Keeper

Albion Byers 10/9/85

Attest

25. Whittier Hotel

Entered in the
National Register

Keeper

Albion Byers 10/9/85

Attest

26. ChateauFrontenac Apartments

Entered in the
National Register

Keeper

2/28/91

Attest

27.

Keeper

Attest

28.

Keeper

Attest

29.

Keeper

Attest

30.

Keeper

Attest