

PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT GROSSE POINTE ESTATE HISTORIC DISTRICT GROSSE POINTE, MICHIGAN Adopted FEBRUARY 15, 2021

CHARGE OF THE HISTORIC DISTRICT STUDY COMMITTEE

The historic district study committee was appointed by the Grosse Pointe City Council on December 14, 2020, pursuant to PA 169 of 1970 as amended. The study committee was charged with conducting an inventory, research, and preparation of a preliminary historic district study committee report for the following areas of the city:

- Lakeland Ave from Maumee to Lake St. Clair
- University Place from Maumee to Jefferson
- Washington Road from Maumee to Jefferson
- Lincoln Road from Maumee to Jefferson
- Entirety of Rathbone Place
- Entirety of Woodland Place
- The lakefront homes and property immediately adjacent to the lakefront homes on Donovan Place, Wellington Place, Stratford Place, and Elmsleigh Place

Upon completion of the report the study committee is charged with holding a public hearing and making a recommendation to city council as to whether a historic district ordinance should be adopted, and a local historic district designated. A list of study committee members and their qualifications follows.

STUDY COMMITTEE MEMBERS

George Bailey represents the Grosse Pointe Historical Society on the committee. He is an architect and has projects in historic districts in Detroit; Columbus, OH; and Savannah, GA. He is a history aficionado and serves on the Grosse Pointe Woods Historic Commission and Planning Commission.

Kay Burt-Willson is the secretary of the Rivard Park Home Owners Association and the Vice President of Education for the Grosse Pointe Historical Society. A retired teacher she is also a Regent of the Louisa St. Clair Chapter of the Daughters of the American Revolution, and the Vice President of the Alliance Française du Grosse Pointe. She is the past secretary for the Fox Creek Questers and is an advocate of preserving Grosse Pointe's historic properties.

Brian Connors has a keen interest in the preservation of historical properties in Grosse Pointe and has lived in the Grosse Pointes all of his life. He has resided on Stratford Place in the Estate Residential District of Grosse Pointe City for over 17 years and has served on the Board of the Stratford Place Property Owners Association. He is a CPA and is a Managing Director and Shareholder at Conway MacKenzie, Inc.

Bob Lucas has been a resident Grosse Pointes for 48 years, of which 30 were in the City of Grosse Pointe. He is a realtor specializing in residential real estate for Higbie Maxon Agney, Grosse Pointes oldest realtor and a significant information resource for the Study Committee. He is a retired Certified Public Accountant and a former State Certified Property Tax Assessor. He has been a long time admirer of the beautiful older homes in the Grosse Pointes and has a strong interest in the preservation of historic homes. Higbie Maxon Agney is known for its representation of the estate houses in the Grosse Pointe communities.

Dale Scrace, Chair of the Committee is a registered architect and worked on many historic projects in his practice. He served on the Grosse Pointe City Council for 28 years, including serving as Mayor for 16 years. His involvement in the city's master planning process emphasized incorporating preservation of significant historic properties into the city's plan in 2005. The marina at Neff Park was named in his honor.

Terri Steimer has lived in Grosse Pointe City for 23 years and is a retired history teacher from Grosse Pointe North High School. Before living in Grosse Pointe, she resided in the historical community of Romeo where she lived in an historic home and was a member of the planning commission and historical society. Her sense of community and historical preservation are the factors that prompted her to serve on this committee.

Julie Jones is a lifelong resident of Grosse Pointe and a licensed Professional Engineer in the State of Michigan who specializes in building envelope systems. She has ten years of experience as an architectural engineer and the majority of her projects are historic buildings in designated historic districts.

Peter Dame, Grosse Pointe City Manager, provided staff assistance to the committee.

Kristine Kidorf, Kidorf Preservation Consulting, an architectural historian meeting the 36 CFR 61 qualifications and thirty years of preservation experience assisted the study committee in its work.

INVENTORY

The study area was initially surveyed as part of a reconnaissance level survey of the entire city undertaken by the Grosse Pointe Historical Society in 2011 and completed in 2012. A photographic inventory of the area directed for study was conducted October 2020 through January 2021. Copies of the inventory forms are located at the City of Grosse Pointe offices.

DESCRIPTION OF THE DISTRICT

The proposed district is comprised of tree-lined north-south running streets with large lot sizes giving the overall feel of a low-density, mature neighborhood with ample front, side, and rear yards. The streets south of Jefferson are cul-de-sacs ending at the lots facing Lake St. Clair. Except for Woodland

Place, which is paved in brick, all of the streets within the survey area are paved in asphalt. Most of the streets have concrete sidewalks with tree lawns except for some of the cul-de-sacs south of Jefferson. Mature trees, primarily deciduous, are located throughout the survey area. Brick and stone walls line portions of East Jefferson and indicate the boundaries of earlier estates. South of Jefferson the houses are set back on their lots, some with side facing entrances. A number of houses have circular driveways, and many have large, detached garages reminiscent of carriage houses.

The houses constructed before 1940 are primarily brick or stucco and are representative of the architectural styles popular between 1890 and 1940 including Queen Anne, Colonial Revival, and Tudor. They are generally between two- and two-and-a-half stories tall with gable roofs. Detached garages built in a size and style to represent carriage houses, constructed at the same time of the house generally match the main house in materials and architectural style. Houses constructed after 1940 are generally of the same scale and height as the pre-1940s houses but are constructed of brick and modern materials such as aluminum siding.

Many of the properties have brick and stone walls, or brick and stone posts with iron fences. These occur along East Jefferson, but also throughout the district around what was once older estates. A notable example is the wall at the north end of the former Dwyer Estate at Lakeland and Maumee.

RESOURCE LIST

Note: Non-contributing properties constructed during the period of significance have been altered and no longer retain architectural integrity.

Address	Construction Date	Architectural Style	Historic/ Original Owner	Architect/ Engineer/ Designer	Contributing Resource Non-contributing Resource
1 Donovan Pl	1916	Neo-Classical	Fremont Woodruff	George D. Mason	Contributing
8 Donovan Pl	1916	Neo-Classical	Fremont Woodruff	George D. Mason	Contributing
17300 E. Jefferson	1963	Mid-century Modern			<i>Non-contributing</i>
17315 E. Jefferson	1928	Colonial Revival	Mrs. Arthur McGraw	Charles A. Platt	Contributing
17315 E. Jefferson - wall	1928	Colonial Revival	Mrs. Arthur McGraw	Charles A. Platt	Contributing
17350 E. Jefferson – fence/posts					Contributing
E. Jefferson – south side walls between Rathbone and Dodge Place					Contributing
201 Lakeland St	1984	Neo-Mediterranean			<i>Non-contributing</i>
203 Lakeland St	1915	Prairie Style	Daniel T. Crowley	B.C. Wetzel	Contributing

203 Lakeland St. – garage	1915	Prairie Style	Daniel T. Crowley	B.C. Wetzel	Contributing
226 Lakeland St	1908	Arts & Crafts Style			Contributing
226 Lakeland St - garage	1908	Arts & Crafts Style			Contributing
230 Lakeland St	1898	Queen Anne			Contributing
230 Lakeland St - garage	1898	Queen Anne			Contributing
240 Lakeland St	1906	Prairie Style			Contributing
240 Lakeland St - garage	1906	Prairie Style			Contributing
243 Lakeland St	1915	Tudor	Joseph J. Crowley	R. E. Raseman	Contributing
246 Lakeland St	1916	Tudor			Contributing
246 Lakeland St - garage	1916	Tudor			Contributing
253 Lakeland St	1961	Neo-Colonial			<i>Non-contributing</i>
260 Lakeland St	1955	Neo-Colonial			<i>Non-contributing</i>
263 Lakeland St	1963	Neo-Colonial			<i>Non-contributing</i>
266 Lakeland St	1912	Tudor	Benjamin F. Tobin	Albert Kahn	Contributing
266 Lakeland St - garage	1912	Tudor	Benjamin F. Tobin	Albert Kahn	Contributing
273 Lakeland St	1961	Neo-Colonial			<i>Non-contributing</i>
315 Lakeland St	1929	Tudor	Dr. J. Milton Robb	George D. Mason	Contributing
315 Lakeland St - wall	1929	Tudor	Dr. J. Milton Robb	George D. Mason	Contributing
325 Lakeland St	2019	Neo-Classical			<i>Non-contributing</i>
340 Lakeland St	1925	Tudor	Arthur B. McGraw	Crombie & Stanton	Contributing
341 Lakeland St	1926	Tudor		Stratton & Snyder	Contributing
348 Lakeland St	1978	Neo-Colonial			<i>Non-contributing</i>
355 Lakeland St	1924	French Eclectic	Henry Monroe Campbell, Jr.	Crombie & Stanton	Contributing
355 Lakeland St - garage	1924	French Eclectic	Henry Monroe Campbell, Jr.	Crombie & Stanton	Contributing

355 Lakeland St - walls	1924	French Eclectic	Henry Monroe Campbell, Jr.	Crombie & Stanton	Contributing
356 Lakeland St	1957	Mid-Century Modern			<i>Non-contributing</i>
363 Lakeland St	2020	Neo-Colonial			<i>Non-contributing</i>
372 Lakeland St	1909	Colonial Revival	John M. Dwyer	George Hunt Ingraham	Contributing
379 Lakeland St	1926	Tudor	Jerome E. Keane	Hugh T. Keyes	Contributing
379 Lakeland St - walls	1926	Tudor	Jerome E. Keane	Hugh T. Keyes	Contributing
382 Lakeland St	1909	Colonial Revival	John M. Dwyer	George Hunt Ingraham	Contributing
382 Lakeland St - wall	1909	Colonial Revival	John M. Dwyer	George Hunt Ingraham	Contributing
234 Lincoln Rd	1963	Neo-Colonial			<i>Non-contributing</i>
235 Lincoln Rd	1977	Neo-Colonial			<i>Non-contributing</i>
251 Lincoln Rd	1923	Italian Renaissance	Murray W. Sales	Louis Kamper	Contributing
254 Lincoln Rd	1955	Neo-Colonial			<i>Non-contributing</i>
262 Lincoln Rd	1955	Neo-Colonial	W.S. Blakeslee	Bob Wood	<i>Non-contributing</i>
270 Lincoln Rd	1956	Neo-Colonial			<i>Non-contributing</i>
277 Lincoln Rd	1923	Neo-Classical	Murray Sales	Louis Kamper	Contributing
277 Lincoln Rd - garage	1923	Neo-Classical	Murray Sales	Louis Kamper	Contributing
282 Lincoln Rd	2014	Neo-Colonial			<i>Non-contributing</i>
283 Lincoln Rd	1924	Tudor			Contributing
283 Lincoln Rd - garage	1924	Tudor			Contributing
294 Lincoln Rd	1924	Neo-Classical		Robert O. Derrick	Contributing
294 Lincoln Rd - garage	1924	Neo-Classical		Robert O. Derrick	Contributing
295 Lincoln Rd	1951	Colonial Revival			<i>Non-contributing</i>
300 Lincoln Rd	1915	Colonial Revival	Edwin H. Brown	George W. Graves	Contributing
300 Lincoln Rd - garage	1915	Colonial Revival	Edwin H. Brown	George W. Graves	Contributing

302 Lincoln Rd	1915	Colonial Revival	Edwin H. Brown	George W. Graves	Contributing
301 Lincoln Rd	1965	Neo-Colonial			<i>Non-contributing</i>
305 Lincoln Rd	1912	Dutch Colonial Revival			Contributing
319 Lincoln Rd	1913	Tudor			Contributing
319 Lincoln Rd - garage	1913	Tudor			Contributing
330 Lincoln Rd	1910	Colonial Revival	Cameron B. Waterman	George W. Graves	Contributing
330 Lincoln Rd - garage	1910	Colonial Revival	Cameron B. Waterman	George W. Graves	Contributing
330 Lincoln Rd - wall	1910	Colonial Revival	Cameron B. Waterman	George W. Graves	Contributing
333 Lincoln Rd	1918	Colonial Revival		George W. Graves	Contributing
333 Lincoln Rd - garage	1918	Colonial Revival		George W. Graves	Contributing
17330 Maumee	1907	Colonial Revival	John M. Dwyer	George Hunt Ingraham	Contributing
17330 Maumee - garage					<i>Non-contributing</i>
17330 Maumee - walls	1907	Colonial Revival	John M. Dwyer	George Hunt Ingraham	Contributing
1 Rathbone Pl	1918	Italian Renaissance	John G. Rumney	Louis Kamper	Contributing
2 Rathbone Pl	1901	Colonial Revival			Contributing
2 Rathbone Pl - garage	1901	Colonial Revival			Contributing
3 Rathbone Pl	1956	Neo-Colonial			<i>Non-contributing</i>
4 Rathbone Pl	1911	Colonial Revival			Contributing
4 Rathbone Pl - garage	c. 1970	Neo-Colonial			<i>Non-contributing</i>
7 Rathbone Pl	1961	Neo-Colonial			<i>Non-contributing</i>
8 Rathbone Pl	1911	Colonial Revival			Contributing
10 Rathbone Pl	1969	Neo-Classical			<i>Non-contributing</i>
12 Rathbone Pl	1909	Tudor	John G. Rumney	Alpheus Chittenden	Contributing
12 Rathbone Pl – cottage/garage	1924	Tudor	John G. Rumney	Louis Kamper	Contributing

14 Rathbone Pl	1971	Neo-Colonial			<i>Non-contributing</i>
14 Rathbone Pl - wall					Contributing
15 Rathbone Pl	2003	Neo-French			<i>Non-contributing</i>
15 Rathbone Pl – Fence					Contributing
281 University Pl	1918	Italian Renaissance	Harold Palmer	Charles Kotting	Contributing
281 University Pl - garage	1918	Italian Renaissance	Harold Palmer	Charles Kotting	Contributing
281 University Pl - wall	1918	Italian Renaissance	Harold Palmer	Charles Kotting	Contributing
293 University Pl	1912	Colonial Revival			Contributing
293 University Pl - garage	1912	Colonial Revival			Contributing
298 University Pl	1979	Neo-Colonial			<i>Non-contributing</i>
302 University Pl	1997	Neo-Colonial			<i>Non-contributing</i>
304 University Pl	1917	Prairie Style		Harlow N. Davock	Contributing
304 University Pl - garage	1917	Prairie Style		Harlow N. Davock	Contributing
305 University Pl	1917	Colonial Revival		Rupert W. Koch	Contributing
305 University Pl - garage	1917	Colonial Revival		Rupert W. Koch	Contributing
314 University Pl	2018	Neo-Colonial			<i>Non-contributing</i>
325 University Pl	1916	Prairie Style			Contributing
333 University Pl	1913	Craftsman			Contributing
333 University Pl - garage	1913	Craftsman			Contributing
334 University Pl	1915	Prairie			Contributing
334 University Pl - garage	c. 2020				<i>Non-contributing</i>
344 University Pl	1959	Neo-Colonial			<i>Non-contributing</i>
345 University Pl	1914	Tudor			Contributing
345 University Pl – garage	c. 1990				<i>Non-contributing</i>

354 University Pl	1914	Neo-Classical			Contributing
354 University Pl - garage	1914	Neo-Classical			Contributing
364 University Pl	1911	Colonial Revival			Contributing
365 University Pl	1921	Colonial Revival	Charles Bagley DuCharme	William B. Stratton	Contributing
365 University Pl - garage	1921	Colonial Revival	Charles Bagley DuCharme	William B. Stratton	Contributing
369 University Pl	1936	Neo-Classical		Clair W. Ditchy	Contributing
369 University Pl - garage	1936	Neo-Classical		Clair W. Ditchy	Contributing
374 University Pl	1955	Neo-Colonial			<i>Non-contributing</i>
250 Washington Rd	1915	Prairie	Edward P. Hammond	Smith, Hinchman, & Grylls	Contributing
270 Washington Rd	1915, c. 2000	Prairie	Edward P. Hammond	Smith, Hinchman, & Grylls	<i>Non-contributing</i>
281 Washington Rd	1979	Neo-Colonial			<i>Non-contributing</i>
285 Washington Rd	1910	Italian Renaissance		Louis Kamper	Contributing
285 Washington Rd - garage	1910	Italian Renaissance		Louis Kamper	Contributing
295 Washington Rd	1959	Neo-Colonial			<i>Non-contributing</i>
300 Washington Rd	1919	Colonial Revival			Contributing
300 Washington Rd - garage	1919	Colonial Revival			Contributing
305 Washington Rd	1977	Neo-Colonial			<i>Non-contributing</i>
315 Washington Rd	1923	Tudor	Ralph Harmon Booth	Marcus Burrowes	Contributing
315 Washington Rd - garage	1923	Tudor	Ralph Harmon Booth	Marcus Burrowes	Contributing
320 Washington Rd	1920	Colonial Revival	James S. Holden	Crombie & Stanton	Contributing
320 Washington Rd - garage	1920	Colonial Revival	James S. Holden	Crombie & Stanton	Contributing
333 Washington Rd	1912	French Eclectic	William B. Colburn	Rogers & Bonnah	<i>Non-contributing</i>
333 Washington Rd - garage	unknown				<i>Non-contributing</i>

344 Washington Rd	1996	Colonial Revival			<i>Non-contributing</i>
354 Washington Rd	1918	Colonial Revival		John Scott & Company	Contributing
354 Washington Rd - garage	1918	Colonial Revival		John Scott & Company	Contributing
355 Washington Rd	1958	Neo-Colonial			<i>Non-contributing</i>
359 Washington Rd	1953	Mid-Century Modern			<i>Non-contributing</i>
1 Woodland Pl	1921	Colonial Revival	Dr. Walter R. Parker	Robert O. Derrick	Contributing
1 Woodland Pl - garage	c. 1990				<i>Non-contributing</i>
1 Woodland Pl - garage	c. 1990				<i>Non-contributing</i>
2 Woodland Pl	1928	Neo-Classical	Mrs. Frank Woodman Eddy	Robert O. Derrick	Contributing
2 Woodland Pl - garage	1928	Neo-Classical	Mrs. Frank Woodman Eddy	Robert O. Derrick	Contributing
3 Woodland Pl	1959	French Eclectic			<i>Non-contributing</i>
4 Woodland Pl	1922	Tudor	John R. Russell	William B. Stratton	Contributing
4 Woodland Pl – garage	c. 1990				<i>Non-contributing</i>
5 Woodland Pl	1928	Tudor	Hugh McMillan	Hugh T. Keyes	Contributing
6 Woodland Pl	1925	Tudor		Robert O. Derrick	Contributing
7 Woodland Pl	1909, 1935	Dutch Colonial Revival	Francis A. Pingree	William B. Stratton	Contributing
7 Woodland Pl - garage	1935	Dutch Colonial Revival	Francis A. Pingree	Hugh T. Keyes	Contributing
7 Woodland Pl – wall	1909				Contributing
8 Woodland Pl	1985	Neo-Colonial			<i>Non-contributing</i>

COUNT OF HISTORIC AND NON-HISTORIC RESOURCES

There are a total of 147 resources in the district, 101 resources contribute to the district, 46 are non-contributing. Sixty-eight percent of the properties contribute to the district. The resource count includes detached garages and significant walls. A resource is defined as a building, structure, or object. A parcel or property can contain more than one resource.

BOUNDARY DESCRIPTION

South of Jefferson Avenue to Lake St. Clair, to include:

The east and west sides of Rathbone Place (excluding 1 Martin Place).

The east and west sides of Lakeland Avenue (excluding Neff Park).

The east and west sides of Woodland Place.

The east side of Donovan Place, numbers 1 & 8 only.

The walls on the south side of Jefferson between Rathbone and Dodge Place.

North of Jefferson Avenue to Maumee Avenue, to include:

The east and west sides of Lincoln Road.

The east and west sides of Washington Road.

The east and west sides of University Place.

The east and west sides of Lakeland Avenue.

BOUNDARY JUSTIFICATION

The district boundaries were chosen as the area contains a concentration of large houses on large lots constructed between 1898 and 1940. The houses facing the lake on Elmsleigh Lane, Stratford Place, and Wellington Place that were included in the survey contain homes constructed after 1940 and do not fit into the period of significance for the proposed district. The character of the two streets between Washington and University Place, Roosevelt and Rivard, have much smaller lot sizes and house sizes and styles that are dissimilar to those found in the proposed district. North of Maumee was the Grosse Pointe Colony subdivision, platted in 1915.

HISTORY OF THE DISTRICT

The area which currently comprises the City of Grosse Pointe was originally made up of a low marshy area on Lake St. Clair, northeast of the small outpost of Fort Pontchartrain du Detroit. French 'habitants' became the first non-native American settlers in the area by the mid-18th century. They were joined by additional French families after the 1760 surrender of Detroit to the British after the French and Indian War. Property was divided into long narrow strips of land, known as "ribbon farms", each with about 500-800 feet of shorefront and extending inland about 1.5 miles (Socia & Berschback, 7).

In 1796, the United States took possession of Detroit, and a Land Board was established, which determined the ownership of all private claims out to Gaukler Pointe, the northern edge of modern-day Grosse Pointe Shores.

Even though the land was now officially American soil, the French habitant culture thrived for many years, with most ribbon farms containing a house and orchard near the water's edge.

As Detroit grew, its wealthy citizens sought refuge from the city and began to build large summer homes along the shores of Lake St. Clair. In 1846, Edmund A. Brush built one of the first summer estates in the area. That same year, all the land north and east of Waterworks Park was organized into Grosse Pointe Township.

In 1879, Grosse Pointe Village was established as the first municipality of Grosse Pointe Township, between the borders of Fisher Road and Weir Lane (near present day Cook Road). The area continued to boom as a summer resort, especially with the introduction in 1887 of a railway along Jefferson from the Waterworks to Fisher Road. Two years later, the western boundary of the village was extended from Fisher Road to Cadieux Road. In 1893 the area was split into two separate villages, the borders of the new Village of Grosse Pointe Farms were Fisher Road to Weir Lane, while the Village of Grosse Pointe borders were Cadieux Road to Fisher Road.

As the wealthy continued to build mansions along the lake, residential areas also grew inland. Roads were laid down along the original boundaries of the ribbon farms, sometimes maintaining the names of the original landowners. Certain streets, such as Notre Dame, contained tightly spaced dwellings built for the many service workers who maintained the vast estates. Several pairs of cinder-block cottages between St. Clair and Neff provided another source of low-cost housing to workers in Grosse Pointe. They were built between 1912-1913 through the charity work of Mary Mannering, a former actress and the wife of Frederick Wadsworth, the owner of a real estate company which also owned the land. Each house cost about \$1,500 to build and was rented for \$25 a month. At least one Mannering cottage survives today at 548 St. Clair Avenue at the southeast corner of St. Paul Street.

Subdivisions

The first subdivision, St. Clair Park, was platted in 1891 by Frank E. and Francis G. Snow which created St. Clair Avenue from Jefferson to Mack. That same year the Neff Estate was platted with lots from Jefferson to Mack. The subdivision of Elm Park was created in 1901 when Joseph A. Berry platted his property (part of the Rivard ribbon farm) from Jefferson Avenue to Charles Avenue, creating lots on Lincoln and Washington. The majority of the city was platted into subdivisions by 1918, with the largest taking place in 1915, Grosse Pointe Colony. The Village Homes and Land Company recorded the subdivision which included the south side of Mack from University Place to Washington Road; Washington and Lincoln from Mack to Charlevoix; University from Mack to Goethe; and Rivard, Washington and Lincoln from Charlevoix to

Charles Street. Kercheval is shown as a boulevard. The listed officers for the Village Homes and Land Company were Frank W. Hubbard and Luther S. Trowbridge.

Although just under four-fifths of the city was subdivided by 1918 not many houses had been constructed. South of Jefferson there were large estate houses along the lakeshore, with a number of large buildings shown on the Otsihetact Subdivision (now Rathbone Place) between Rivard and University. John M. Dwyer platted his estate in 1919, creating the Lakeland Court Subdivision and Lakeland Avenue, which was divided into lots with houses from Jefferson Avenue to Maumee Avenue. North of Jefferson most streets have houses up to Maumee. North of Maumee the only streets with a large number of houses, mostly of frame construction, are St. Clair and Notre Dame.

Transportation and Growth

The growth of city population was aided by the ease of access to public transportation. In addition to the early Jefferson streetcars, another line known as the East Detroit and Grosse Pointe Electric Railway was built in 1887. It ran north from Waterworks Park in Detroit to Mack Avenue, continued east until St. Clair Street, and took St. Clair through Grosse Pointe to Jefferson, ending at Fisher. However, the line was never successful, although it was helpful in the development of Grosse Pointe. Three years later, the "Interurban" opened, running from Detroit along Jefferson to Fisher Road, and up Fisher to what is now Grosse Pointe Boulevard, due to protests of lakeshore residents in the Farms. Initially owned by the Detroit, Lake Shore and Mt. Clemens Railway, the line operated under the Detroit United Railway from 1901 until 1928, when the streetcars were discontinued.

The increasing prevalence of automobile ownership further contributed to the growth of the city. Traveling to Detroit, which had taken a few hours by carriage, was now a fairly easy trip by rail or car. As such, areas that had once been the exclusive domain of summer homes now attracted upper class families who commuted between Detroit and Grosse Pointe. Reflecting this change, many of the houses in Grosse Pointe, were built in the 1920s and 1930s.

As the village grew, more services and amenities were introduced. Telephone service in Grosse Pointe began in 1909 when the Home Telephone Company opened their first branch outside of Detroit. The company's building at 35 Fisher Road still stands today as a private residence. In 1912, the Neighborhood Club was established by local estate owners in order to provide entertainment and social services to the villagers. The organization is still an active part of the community and, in 2013, constructed their third community center, replacing two earlier buildings. The original building constructed in 1927 was across Waterloo Street from the 1968 and 2013 replacement buildings.

Commercial areas also began to develop, especially along Kercheval Avenue between Neff and Cadieux. Known as "the Village", it became the first and only true 'downtown' area. As Kercheval was not paved until 1930, the Village businesses began in clapboard homes that happened to be near Kercheval, not necessarily facing it. The early businesses included a

restaurant, bicycle and shoe repair shop and a mortuary. In the 1920s the first brick “commercial” buildings were built in the district. Three early buildings that survive fairly intact are on the north side of Kercheval east of Notre Dame. These buildings were developed by the Verfaillies and Huvaere families who lived in apartments above the stores for a time.

In 1934, the Village of Grosse Pointe was the first of the Grosse Pointes to be incorporated as a city. Residents today commonly refer to the City of Grosse Pointe as just “the City.” At the conclusion of World War II in 1945 Grosse Pointe, similarly to the rest of the Detroit metropolitan area and the United States, there were severe housing shortages due to the number of returning veterans anxious to start families. Home loans with favorable mortgage rates were available to veterans. This created an opportunity for developers that could quickly construct mass produced affordable housing that met the federal requirements. This type of development took place on a smaller scale in Grosse Pointe. Vacant lots and other large estates or lots were subdivided for infill housing. In 1951 a number of buildings were demolished for Grosse Pointe Manor, a large apartment complex between Cadieux and Notre Dame. In 1957 the Staelens estate was subdivided into what became Lakeland Court. The trend of infill building has continued to the present time. The city continues to house middle and upper-middle class families in primarily single-family houses on tree-lined streets.

SIGNIFICANCE OF THE DISTRICT

Per PA 169 of 1970 as amended, and further guidance from Michigan’s State Historic Preservation Office, local historic district study committees are to be guided by the criteria for listing in the National Register of Historic Places when evaluating whether a potential historic district has the significance worthy of designation.

The proposed Grosse Pointe Historic District is significant under National Register criteria A, B, and C, for its association with early twentieth century residential development in Grosse Pointe. The district represents the period of city history during which the city transitioned from summer cottages to large houses designed and constructed for Detroiters moving to Grosse Pointe from the city. A number of the properties were designed by prominent architects and are associated with families important to Detroit and Grosse Pointe history. The proposed district is differentiated from the rest of Grosse Pointe due to the large lot and house sizes.

The National Register of Historic Places Criteria

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history.

- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The proposed district is significant under criteria A for its association with the early development of Grosse Pointe and the residences constructed when the city was being developed as a suburb of Detroit. There is one resource in the proposed district that likely remains from when the area had popular summer homes, 226 Lakeland appears to be the oldest house in the district.

The community that developed on the streets within the proposed district was comprised of wealthy, tight knit families, most of whom were involved with local society events, particularly the wives and children of the businessmen and professionals who were the original owners. Many of the families lived in these houses in the latter portions of their lives, most having moved from Detroit after achieving successful careers. Many families are descended from or related to early Detroit residents and landholders in the area.

The proposed district is significant under criteria B for its association with a number of the early residents of the district who were important to the history of Grosse Pointe, Detroit, and southeast Michigan. Many of the original owners constructed large architect-designed homes that served the needs of their families and affluent lifestyles.

A number of prominent families originally built the houses within the district. Several families had siblings or multiple generations such as the Crowleys, McGraws, and Dwyers that constructed homes adjacent to each other. The following are a few examples of this trend.

Crowley – Daniel T. Crowley and his wife Mary, nee Dwyer, constructed 203 Lakeland in 1915. That same year his brother Joseph J. Crowley and his wife Jennie, nee Flynn, constructed a house directly to the north at 243 Lakeland. The Crowley brothers, along with a third brother William, and William Milner founded Crowley Milner and Company in 1909 in Detroit. Known as Crowley’s Department Store, the family built a successful department store chain that was popular in the Detroit area until its closure in 1999. The family sold their stock in company in 1985. Joseph’s daughter Katherine lived in 243 Lakeland with her husband, prominent attorney Dehull Norman Travis until the family sold the property in the 1960s.

McGraw – Dr. Arthur B. McGraw and his wife Leola built the house at 340 Lakeland in 1925. Dr. Arthur McGraw was an associate surgeon at Henry Ford Hospital and specialized in cancer treatment. Dr. McGraw’s mother, Grace Ingersoll McGraw, built the house directly to the south, 17315 E. Jefferson in 1928. The elder Mrs. McGraw was the widow of Arthur McGraw, a Detroit furniture manufacturer and capitalist with a connection to Parke, Davis, and Company. Grace McGraw was one of the founders of the Detroit Symphony Orchestra and was a member of the national YWCA board, the Daughters of the American Revolution, and the Colonial Dames of America. In 1941 she hosted a tea for the debut of her granddaughter, Sarah Edma McGraw. The *Detroit Free Press* article on June 19, 1941 described the event as, “All the shiny black limousines and all the fine old names in town turned out for the tea earlier in the afternoon at which Mrs. Arthur McGraw presented her granddaughter Sarah Edma. It was a rare

occasion for the ultra-conservative McGraw clan, which has always preferred anonymity and good works to social doings and the headlines.”

Dwyer – John M. Dwyer and his wife Anna built 372 Lakeland in 1907-1909. Originally part of a mile-long estate that stretched from East Jefferson to Mack, the house originally faced Jefferson and was turned ninety degrees after Lakeland was platted in 1919 by the Dwyers. In 1926 Jerome E. Keane built 379 Lakeland across the street from the Dwyers. Kean married their daughter Annette D. Dwyer in 1923. John M. Dwyer was the vice president of the Peninsula Stove Company and a director of the Detroit Savings Bank. He is responsible for at least one subdivision in Detroit. Jerome Keane was an investment banker.

Examples of other prominent families that built homes in the proposed district include:

Booth – Ralph Harmon Booth and his wife Mary, nee Batterman, built 315 Washington in 1923. Ralph Booth was founder, editor and publisher of the Booth newspaper chain and was one of the founders of the Detroit Institute of Arts. He served as the U.S. Ambassador to Denmark from 1929 until his death there in 1931. The couple were avid art collectors and donated their collections to the Detroit Institute of Arts as well as the National Gallery of Art in Washington D.C. Mary Booth lived at 315 Washington until her death in 1951.

DuCharme – Charles Bagley DuCharme and his wife Isabel nee Bradbeer, constructed 365 University in 1921. Charles DuCharme initially worked for his father Charles A. DuCharme at the Michigan Stove Company. His father was the financial backer of the Detroit Stove works founded by Jeremiah and James Dwyer in 1864. In 1925 the Michigan Stove Company and Detroit Stove Works merged to become the Detroit-Michigan Stove Company.

Palmer – Harold Palmer was the adopted son of Senator Thomas W. and Elizabeth Merrill Palmer of Detroit. He and his wife Winifred, nee Corbett, built 281 University in 1918. Harold Palmer was an attorney and worked for his father. They lived in the house until 1937.

Pingree – Frances A. Pingree, nee Gilbert, the widow of Hazen S. Pingree (1840-1901), built 7 Woodland Place in 1909 as a summer house. Designed by William Buck Stratton, the house was enlarged by the Pingree family in 1935 with a design by Hugh T. Keyes. Hazen S. Pingree was a four-term mayor of Detroit and the 24th governor of the State of Michigan. He established a successful shoe manufacturing company in Detroit. Pingree family descendants lived in the home until 1976.

Rumney – John Gaine Rumney and his wife Mary Elizabeth nee Pittman built 12 Rathbone Place in 1909 and then in 1918 built 1 Rathbone. They owned 12 Rathbone at least until 1922. John Rumney worked as a hardware salesman before becoming treasurer of Hart Manufacturing Company. In 1904 he founded Detroit Steel Products Company, a manufacturer of steel springs. In 1907 they began manufacturing “Fenestra” windows, becoming one of the earliest American companies to manufacture steel windows. By the mid-1920s Detroit Springs were standard equipment in over sixty models of cars.

Waterman – Cameron Beach Waterman (1878-1955) and his wife Lois, nee Miller, constructed 330 Lincoln in 1910. Cameron Waterman obtained a law degree from Yale and invented the first gasoline powered outboard boat motor. He patented the motor design in 1905 and backed by his father, began the Waterman Out-Board Motor Company to produce the motors in 1906. He sold the company in 1917 and continued his practice as a patent attorney.

Other prominent families that constructed homes in the district include Fremont Woodruff (1 & 8 Donovan Place, 1916); Dr. Walter R. Parker (1 Woodland Place, 1918); Murray Sales (251 Lincoln, 1923); William B. Colburn (333 Washington, 1913); Edward P. Hammond (250 & 270 Washington, 1915); James Holden (320 Washington, 1920); Henry M. Campbell Jr. (355 Lakeland, 1924); and Dr. J. Milton Robb (315 Lakeland, 1929).

The proposed district is significant under criteria C for its association with prominent Detroit architects. At least thirty-five of the contributing resources were designed by noted architects including George Mason; Albert Kahn; Smith, Hinchman & Grylls; Charles Platt; and Robert Derrick among others. While perhaps all are not the most notable designs by these architects, the collection of so many architect-designed houses in the proposed district points to the importance of the original owners and defines the built environment of the proposed district. The architectural styles represented are the popular styles in the period of significance and include Colonial Revival, Tudor Revival, Prairie, and Neo-Classical. Houses constructed in the district after 1940 are compatible in style, scale, and materials to the earlier houses.

Some of the more prominent architects that designed houses in the district include:

Marcus Burrowes

“Marcus R. Burrowes (1874–1953) was a notable Detroit architect. He served one year in the position of president of the Michigan Society of Architects and was a fellow of the American Institute of Architects (AIA). He was widely known in southeast Michigan, especially during the second and third decades of the twentieth century, for his re-creation of English Revival style buildings.” (Wikipedia, *Marcus Burrowes*, https://en.wikipedia.org/wiki/Marcus_Burrowes)

Burrowes designed 315 Washington Road in 1923.

Crombie & Stanton

Charles H. Crombie was born October 11, 1891. He received an A. B. in Architecture from Harvard University in 1914. He worked as a draftsman in the office of George Hunt Ingraham Boston, MA for two years. Curiously, Ingraham had worked in Detroit for a short period. Crombie arrived in Detroit around 1916 and worked as a draftsman in the office of Marcus R. Burrowes.

Henry F. Stanton was a faculty member of University of Michigan and master of exquisite brickwork. He was a diverse designer and was particularly adept at switching scale between large and much smaller residential projects. In 1923 his work was featured in a book entitled *500 Small Houses of the Twenties*. Two years later, in 1925 he had turned his attention to the other end of the scale designing a 9,500 sq ft residence at 340 Lakeland in Grosse Pointe. Many of his residential projects were created in partnership with other noted architects, including Charles Crombie and Charles Kotting.

Crombie & Stanton designed three houses in the proposed district: 340 Lakeland Street in 1925, 355 Lakeland Street in 1924, and 320 Washington Road in 1920.

Robert O. Derrick

Born in Buffalo, NY in 1890 Robert Ovens Derrick graduated with an architectural degree from the University of Columbia in 1917. Shortly after he arrived in the Metro Detroit area to begin what was to

become a significant career in shaping the architectural scene of Grosse Pointe during the 1920's. Having completed his first project in the community, the 'Little Club' in 1923, Derrick went on to design over twenty-five homes in the Grosse Pointe Communities, along with several community buildings.

Derrick was also part of the firm Brown, Derrick and Preston. Robert O. Derrick was admitted to the firm as a partner in 1921 and held the title of Vice-President.

Derrick lived and worked in Grosse Pointe, residing with his family at 407 Lincoln. He received many commissions by prominent businessmen in Metro Detroit who were looking to relocate their families out of the city to the increasingly popular distinguished suburb of Grosse Pointe. Derrick's most productive and defining era occurred between 1923 and 1931, during which he worked in an array of architectural styles.

Robert O. Derrick designed four houses in the proposed district: 294 Lincoln Avenue in 1924, 1 Woodland Place in 1921, 2 Woodland Place in 1928, and 6 Woodland Place in 1925.

George W. Graves

"Graves was born in Buffalo, New York in 1876. After attending schools in Buffalo, he later graduated from Buffalo Preparatory College with degrees in architecture and engineering. In 1906, Graves moved to Chicago where he resided for two years working as the head of the architectural department of the American Radiator Company. From there he moved to Detroit and was employed for nearly twenty years at an architectural and engineering practice." (Katie Doelle, *Historical Architecture of Grosse Pointe – 330 Lincoln, aka the Waterman House, and the architect George William Graves*, <https://katedoelle.com/historical-architecture-of-grosse-pointe-330-lincoln-aka-the-waterman-house-and-the-architect-george-william-graves/>)

Graves designed three houses in the proposed district, all on Lincoln Road: 300 Lincoln Road in 1910, 330 Lincoln Road in 1910, and 333 Lincoln Road in 1918.

George Hunt Ingraham

George Hunt Ingraham was a Boston architect that spent a few years in Detroit (it is believed 1907-1910).

He designed 372 Lakeland Street and 17330 Maumee and possibly 382 Lakeland Street in 1909.

Albert Kahn

Albert Kahn was an industrial architect and planner known for his designs of American automobile factories. In his time, he was considered the world's foremost industrial architect and the "father of modern factory design."

Kahn's father, a rabbi, brought his family to the United States in 1881. Kahn had little schooling but was taken on as a student by George D. Mason, a leading Michigan architect. Following this apprenticeship, Kahn traveled for a year in Europe on a scholarship won in a competition sponsored by American Architect magazine. After working with various Detroit architects, Kahn established his own firm (1902), which developed into one of the largest in architectural history. In 1904 he was given his first commission for an auto factory by the Packard Motor Car Company. Kahn's design, using a reinforced concrete frame, represented an innovative departure from traditional masonry factory construction and

helped establish his reputation. In subsequent structures, he originated the prototypical modern factory building, a rapidly and inexpensively built steel-frame structure that has an unobstructed floor plan and large windows and skylights and in which all production takes place under one roof and on one floor.

Kahn was the principal architect for most of the large American automobile companies for 30 years. His firm designed more than a thousand projects for Ford, among them the fabrication and assembly plant in Dearborn, Michigan, one of the largest industrial complexes in the world.

While known for his industrial work Kahn also designed houses for many of the same clients including his own house on Mack Avenue in Detroit. His other residential designs include the George C. Booth House on the Cranbrook Campus in Bloomfield Hills (1907); the Horace E. Dodge House in Grosse Pointe (1910-demolished); and the Edsel and Eleanor Ford House in Grosse Pointe Shores (1926).

Kahn designed one home in the proposed district: 266 Lakeland Street in 1912.

Louis Kamper

“Louis Kamper was born in Bavaria, Germany, and emigrated to the U.S. with his family in 1880. Upon his arrival, he began working as an apprentice architect for the legendary firm McKim, Mead & White in New York City.

During his years there, he learned of the burgeoning market in Detroit’s architectural and construction industry, and in 1888, he moved to Detroit to start another chapter in his career. Kamper quickly established himself in Detroit’s architectural community, and he joined the firm of Scott & Scott the same year he arrived in Detroit. The young architect wasted little time showing his skills and potential with one of his first commissions for Scott & Scott: the Col. Frank J. Hecker House (1889-92). In late 1888 or early 1889, the Scotts made Kamper a partner, forming the firm Scott, Kamper & Scott. The Hecker project was the new firm’s first major commission and Kamper’s first large-scale Detroit project.

While Kamper may be known primarily for his large developments in Detroit, he designed several residences in Grosse Pointe. “(Katie Doelle, *Historical Architecture of Grosse Pointe – Detroit’s Premier Architect – Louis Kamper*, <https://www.higbiemaxon.com/blog/historical-architecture-of-grosse-pointe-detroits-premier-architect-louis-kamper.html>)

Houses designed in the proposed district: 1 Rathbone Place in 1918, and 285 Washington Road in 1910.

Hugh T. Keyes

“Early on in his career Keyes spent time in Europe, traveling in England, France, Italy and Switzerland gathering inspiration - evident in much of his work throughout his career. Many of his designs were known for being ‘built for the ages’; and as the architectural world around him evolved, so did his designs, adapted to his own personal style.

Keyes played a significant part in the Art Deco, and mid-century modern architectural movement in Detroit. However, prior to 1930 his style was quite different to the curves, glass walls, and the clean white brick façades found in his more modern projects.” (Katie Doelle, *Historical Architecture of Grosse Pointe – Hugh T. Keyes, The Versatile Architect*, <https://www.higbiemaxon.com/blog/historical-architecture-of-grosse-pointe-hugh-t-keyes-the-versatile-architect.html>)

Keyes designed two homes in the survey area: 379 Lakeland Street in 1926, and 5 Woodland Place in 1928.

Charles Kotting

“Charles Kotting was one of the most prestigious architects in the city of Detroit during the early 20th century. He was born in Holland, in 1865, and worked on both commercial buildings and residential projects throughout Metro Detroit. Having completed his architectural studies in Amsterdam, Kotting moved to Detroit at the age of 24. He joined the noted firm of Mason and Rice, where he stayed for thirteen years. In 1903, he teamed up with fellow architect Alphas Chittenden. During their 13 years together, they created several ‘landmark’ buildings in Detroit including the Detroit Boat Club’s building on Belle Isle, the office building at the Detroit Stove Works plant, along with some very grand homes in Grosse Pointe. He designed many houses in Michigan and served as treasurer and president of the Michigan Chapter of the American Institute of Architects.” (Katie Doell, *Historical Architecture of Grosse Pointe – Welcome to 281 University*, <https://www.higbiemaxon.com/blog/historical-architecture-of-grosse-pointe-welcome-to-281-university.html>)

Kotting designed 281 University Place in 1918.

George D. Mason

The Fremont Woodruff house at 1 Donovan Place (originally 17160 East Jefferson) was designed by the prominent Detroit architect, George D Mason (1856--1948). Mason came to Detroit with his parents in 1870 from Syracuse, New York. In 1875, without any formal training, he began work in the office of architect Henry T. Brush. By working on numerous projects, including the old Public Library, he learned the trade well enough that in 1878 he went into partnership with Zachariah Rice, a family friend. Their first project was a stable for Thomas Berry of the Berry Paint and Varnish Company. Although only in their early twenties, the two young men received one of Detroit's major architectural commissions, the D.M. Ferry and Company office and warehouse building, in 1881; it was destroyed by fire in 1886. In 1882, the firm designed one of the first substantial year-round large houses in Grosse Pointe, the Joseph H. Berry house (also demolished). Reminiscent of the Watts Sherman house in Newport, Rhode Island, the house was designed in the Queen Anne style with extensive detailing and romantic whimsicality. George D. Mason was the creative force behind Mason and Rice, which grew to be one of the major architectural firms in the state. In 1887 they designed the Grand Hotel on Mackinac Island. The firm continued to design magnificent homes throughout the late 1800s in Detroit and Grosse Pointe. Their list of clients included many prominent Detroiters such as the newspapermen James E. Scripps and George Gough Booth. Mason and Rice separated in 1900 and Mason briefly became a partner with his former apprentice, Albert Kahn. After that partnership dissolved, the firm operated as George D. Mason and Company until Mason's death. In his later years Mason was considered the dean of Detroit architecture. He was responsible for the design of many Detroit landmark buildings including the Detroit Masonic Temple and the Century Club/Gem Theatre.

George Mason designed three houses in the proposed district: 1 Donovan in 1916, 8 Donovan in 1916 and 315 Lakeland Street in 1929.

Charles A. Platt

Charles Adams Platt (1861-1933) was a nationally prominent architect based in New York City. He began his career as an artist, studying in New York and then taking up the art of etching under Philadelphia painter and printmaker Stephen Parrish. After a five-year trip to Europe, studying and painting, he returned to New York. In 1892 he took his brother, William Platt, who was studying to be a landscape architect under Frederick Law Olmsted, on a trip to Italy where they documented the gardens and villas. This trip heavily influenced Platt's work to design country houses that were integrated with their gardens and landscapes. Platt's most noted work in the Grosse Pointes is the Alger House completed in 1910 (now the Grosse Pointe War Memorial).

Charles Platt designed 17315 E. Jefferson in 1928.

William B. Stratton/Dalton Snyder

Having already enjoyed a stellar career, Stratton had partnered with a number of talented designers, and became one of the most sought-after architects in Detroit. During this stage of his career, he started working with Dalton J. V. Snyder. The partnership began around 1915, and together they designed many magnificent homes in Grosse Pointe.

William Buck Stratton, born in Ithaca, New York in 1865, was an innovative designer and has often been described as having a vigorous creative imagination with a diverse range and aptitude for switching between architectural styles. He was at the forefront of the latest trends in commercial and residential design, which allowed him to create buildings that were ahead of their time.

Dalton J. Snyder was born Dalton J. Von Schneider, in 1880. Mr. Snyder was an extremely talented designer in his own right and had a productive career. His work covered a broad-spectrum of projects, including several prestigious residences, in Grosse Pointe and Detroit's Indian Village neighborhood. He also completed a number of commercial buildings, including the Women's City Club, Ford Hospital, and Maybury Sanitarium, along with several movie theaters (in association with Stratton) in Detroit (the Center Theater, Home Theater, Jewel Theater, and the Rosedale Theater). Dalton Snyder lived in Grosse Pointe Farms, having designed his own home, 255 Lewiston, which was completed in 1929.

Stratton (solo or with Snyder as his partner) designed four homes in the proposed district: 341 Lakeland Street in 1926, 365 University Place in 1921, 4 Woodland Place in 1922, and 7 Woodland Place in 1909.

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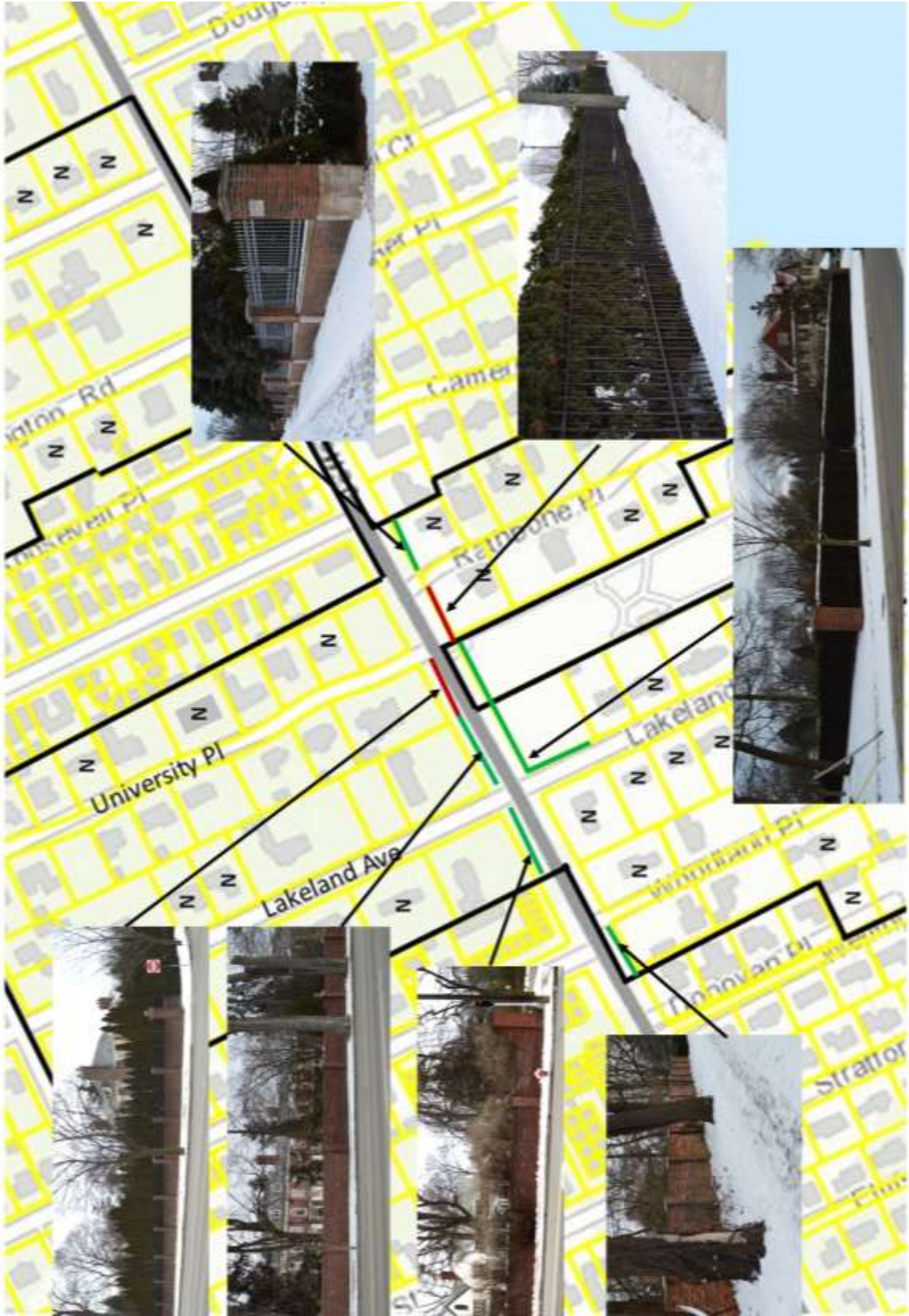
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FENCE AND WALL LOCATIONS ALONG E. JEFFERSON





MAP OF THE PROPOSED DISTRICT



Non-contributing properties marked with an “N”

Green line denotes contributing fence/wall/posts on the south side of East Jefferson

STREETSCAPE PHOTOGRAPHS



Looking south on Donovan Place



Looking south on Woodland Place



Looking south on Lakeland Avenue



Looking south on Rathbone Place



Looking north on Lakeland Avenue



Looking south on Lakeland from near Maumee



Looking south on University Place from near Maumee



Looking north on University Place from near Jefferson



Looking north on Washington Road



Looking north on Lincoln Road