

**City of Grosse Pointe**  
**Intensive Level Historic & Architectural Survey**  
**Wayne County**



December 21, 2020

Sponsored by:

The City of Grosse Pointe

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## EXECUTIVE SUMMARY

Following up on the completion of the reconnaissance level historic and architectural survey finished in 2012, the City of Grosse Pointe commissioned an intensive level survey to determine architectural and historic integrity of select areas south of Maumee, primarily in the areas with Estate zoning that overlapped with areas identified in the 2012 survey. The survey will be used by the city to study the possibility of designating local historic districts.

One hundred-and-five properties containing 156 resources were surveyed at the intensive level. There are no properties within the survey boundaries that are currently listed on the National Register of Historic Places. One property in the city, but outside of the survey area, the Lewis E. Maire Elementary School at 740 Cadieux, is listed on the State Register of Historic Sites and has a Michigan Historic Marker.

It is recommended that a historic district be created of all of the surveyed properties except the ten properties surveyed on Elmsleigh, Stratford, and Wellington Place. The proposed district would include 1 and 8 Donovan Place, all of Woodland Place, Lakeland Avenue from Lake St. Clair to Maumee, all of Rathbone Place, University from Jefferson to Maumee; Washington Road from Jefferson to Maumee, and Lincoln Road from Jefferson to Maumee.

The period of significance for the proposed district was determined by construction dates and criteria from the National Register of Historic Places. The period chosen was 1898 (the earliest construction date for those resources within the survey boundaries) to 1940. The population growth of Grosse Pointe grew only by 400 people between 1940 and 1970, and then declined after 1970. A slight majority of the buildings in the proposed district were constructed before 1940 and the properties constructed after 1940 do not have the strong architectural and historical associations as the earlier residences.

Within the proposed district, there are 100 resources including detached garages and masonry walls and fences that were found to be within the period of significance and to have enough historic value and/or architectural integrity to be deemed contributing. There were 47 resources that were deemed non-contributing due to year of construction or alterations that affected the historic integrity of the residence.

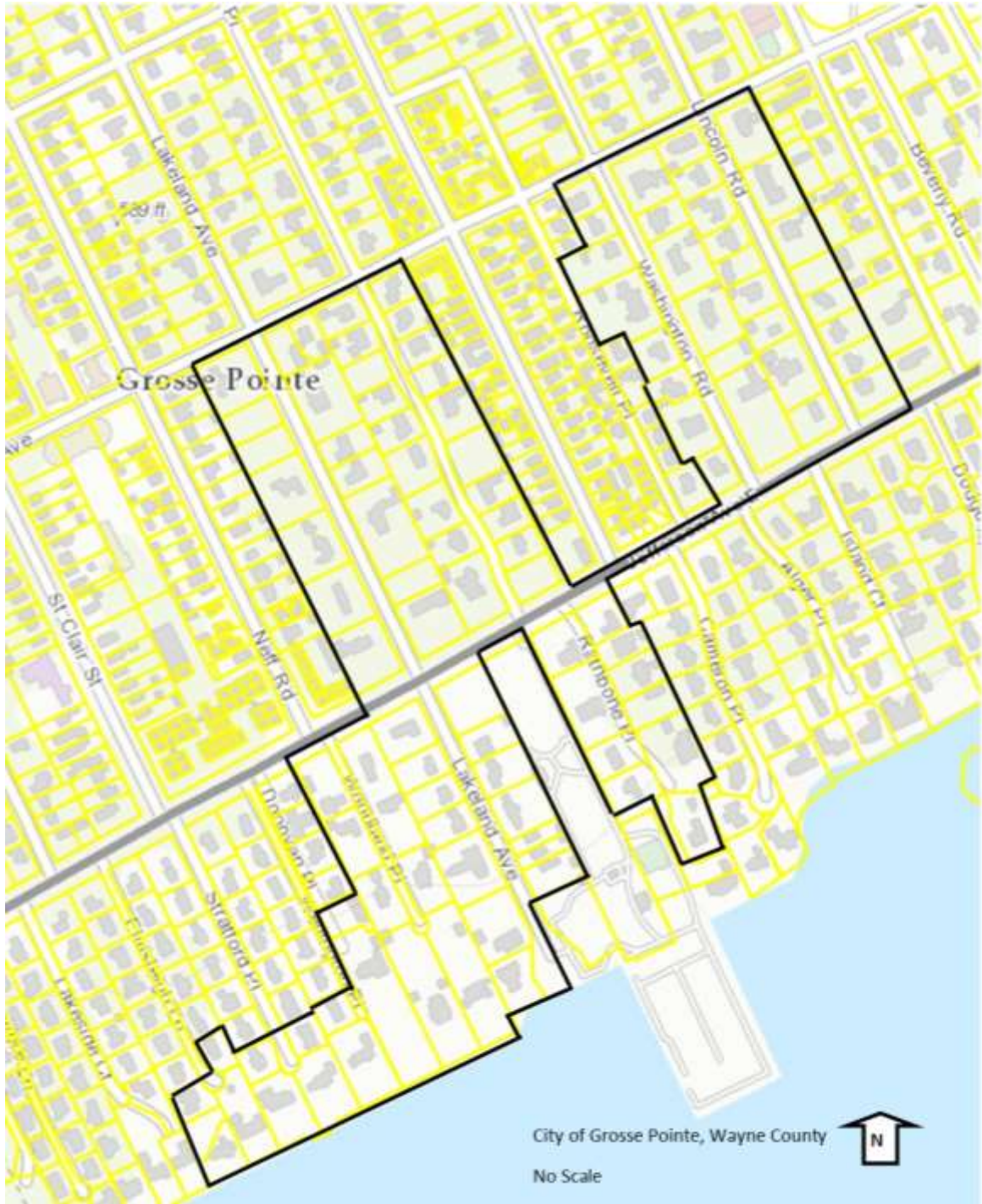


Figure 1 – Survey area

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## CREDITS AND CREDENTIALS

This survey was funded by the City of Grosse Pointe and authorized by the City Council in September 2020. Thank you to Mayor Sheila Tomkowiak and Council Members Maureen Juip, Donald Parthum Jr., John Stempfle, Terence Thomas, Christopher D. Walsh, and Daniel J. Williams. City Manager Peter J. Dame oversaw the survey on behalf of the city. Thank you to Kay Agney, owner of Higbie Maxon Agney Realtors; the Grosse Pointe Historical Society; the Grosse Pointe Architecture Facebook Group; and the homeowners who all provided histories and historic photographs of many properties.

Kristine M. Kidorf, Kidorf Preservation Consulting, oversaw the entire survey project, prepared the final survey report, and assisted with the mapping. Ms. Kidorf meets the federal qualifications under 36 CFR 61 as an architectural historian. Ms. Kidorf has a B.S. in Architecture from The Pennsylvania State University and a M.S. in Historic Preservation from the University of Vermont. Ms. Kidorf was the Environmental Review Coordinator at the Michigan State Historic Preservation Office for four and a half years, and a Historic Preservation Specialist with the City of Detroit Planning and Development Department for eight years. She has been the sole proprietor of Kidorf Preservation Consulting since April 2005. Ms. Kidorf has written numerous national register nominations for properties in Detroit, Flint, and Lansing, and has prepared many historic tax credit applications for properties in Detroit, Flint, and Lansing. Her municipal clients have included the cities of Ann Arbor, Farmington, New Baltimore, Rochester Hills and Grosse Pointe Farms. Her survey experience includes downtown Farmington, the Saugatuck Dunes, the City of Pleasant Ridge and sixty-six Pennsylvania National Guard Armories.

James Miller, Miller Preservation Services, photographically documented all residences and streetscapes, prepared all survey forms per the requirements for submission to the Michigan State Historic Preservation Office, prepared the preliminary survey report, and assisted with the mapping. Mr. Miller meets the federal qualifications under 36 CFR 61 as an architectural historian. Mr. Miller has an M.S. in Historic Preservation from Eastern Michigan University. Mr. Miller was the Historic Review Coordinator at Mannik & Smith (contracted to the City of Detroit Planning and Development Department) for five years performing Section 106 reviews for the city. Mr. Miller assisted with the research and documentation of a historic district in Saginaw, Michigan, and research and documentation of the Scott Street road widening project (Section 106) in Napoleon, OH.

## PROJECT OBJECTIVES AND METHODOLOGY

The City of Grosse Pointe has no locally designated historic districts and no properties listed in the National Register of Historic Places. One property, outside of the survey area, the Lewis E. Maire Elementary School, located at 740 Cadieux Road, is listed on the State Register of Historic Sites and has a Michigan Historical Marker. Ninety-seven properties have been recognized by the Grosse Pointe Historical Society (GPHS) with bronze historical marker plaques to signify their importance to local history or architecture. Of those ninety-seven, eight properties within the survey area have received a plaque.

The bulk of the survey was undertaken in an approximately two-month period beginning in early October 2020 through January 2021. Field work, which included photographing and taking notes about the properties within the survey area boundaries, was completed between early October and mid-December 2020.

Because of COVID-19, no in-person research at the Grosse Pointe Historical Society was able to be conducted. GPHS was subcontracted to perform some research which included available atlases, city directories, property abstracts, newspapers, and books written about Grosse Pointe history. Information was obtained electronically from the city assessor with dates of construction for the individual properties. The survey data was entered into an MS Access database from September through December 2020. The draft of the survey report was completed in mid-December 2020. Streetscape photographs and finalization of the report and database were completed in December 2020 with the final version of the report completed in January 2021.

The survey area consisted of areas north of Jefferson Avenue to Maumee Avenue and south of Jefferson Avenue to Lake St. Clair. The entire study area consisted of single-family residential buildings.

Survey data was entered into an MS Access file which was merged with the most recent versions of the Michigan State Historic Preservation Office's (MISHPO) survey form to generate electronic survey sheets. Photographs were inserted on the electronic survey sheets. The base map was created in ArcGIS using the Wayne County Parcel Map Viewer found on-line and the final maps were produced in MS Publisher.

A number of post-WWII era styles and materials are used in the MS Access survey database that are not found in *Manual for Historic and Architectural Surveys in Michigan* by the Michigan State Historic Preservation Office. The terms were taken from *A Field Guide to American Houses* by Virginia Lee McAlester and include: Neocolonial; Mid-century Modern; Neo-Mediterranean; Mansard; and Neo-French.

## DATA LOCATION

Copies of the survey will be posted on the City of Grosse Pointe's website. Electronic copies of the survey and supporting materials will be retained at the offices of the City of Grosse Pointe.

## PAST SURVEYS AND EVALUATION RESULTS

The City of Grosse Pointe does not have any locally designated historic districts. One property is individually listed in the State Register of Historic Sites. No properties within the city are listed in the National Register of Historic Places. Random properties in the city were surveyed as part of a 1985 survey conducted by GPHS. However, it was not a comprehensive survey effort in that not every house was surveyed, and the report did not meet today's standards and therefore did not provide any useful information for this survey. A reconnaissance level survey of the entire city was funded and conducted by GPHS in 2011 and 2012.

There are four criteria for acceptance in the National Register of Historic Places. The proposed district must meet at least one of the following criteria in order to be considered eligible as a historic district.

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- 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; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Further items for consideration when evaluating properties are:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

The survey found that one proposed historic district meets the criteria for listing in the National Register of Historic Places under criterion A and C. All of the properties determined to be contributing to the district do so under criterion C due to their distinctive type, period and/or the fact that they possess high artistic values. However, some also meet criterion A & B due to the original owner(s) and/or architect.

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

The survey area included the homes on Elmsleigh Lane, Stratford Place, Wellington Place, Donovan Place, Woodland Place, Lakeland Avenue, and Rathbone Place, from East Jefferson Avenue south to Lake St. Clair. The survey also reviewed all houses on Lakeland Avenue, University Place, Washington Road, and Lincoln Road between Maumee Avenue and East Jefferson Avenue. The properties surveyed on Elmsleigh Place, Stratford Place, and Wellington Place were constructed between 1951 and 1984 and do not contribute to the proposed district and are not eligible for individual listing in the National Register of Historic Places.

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 nature of the two streets between Washington and University Place, Roosevelt and Rivard, have much smaller lot sizes and a different character of houses. North of Maumee was the Grosse Pointe Colony subdivision, platted in 1915. That area of the city is recommended for future intensive level survey work.

The specific boundaries for the proposed district are:

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.

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.

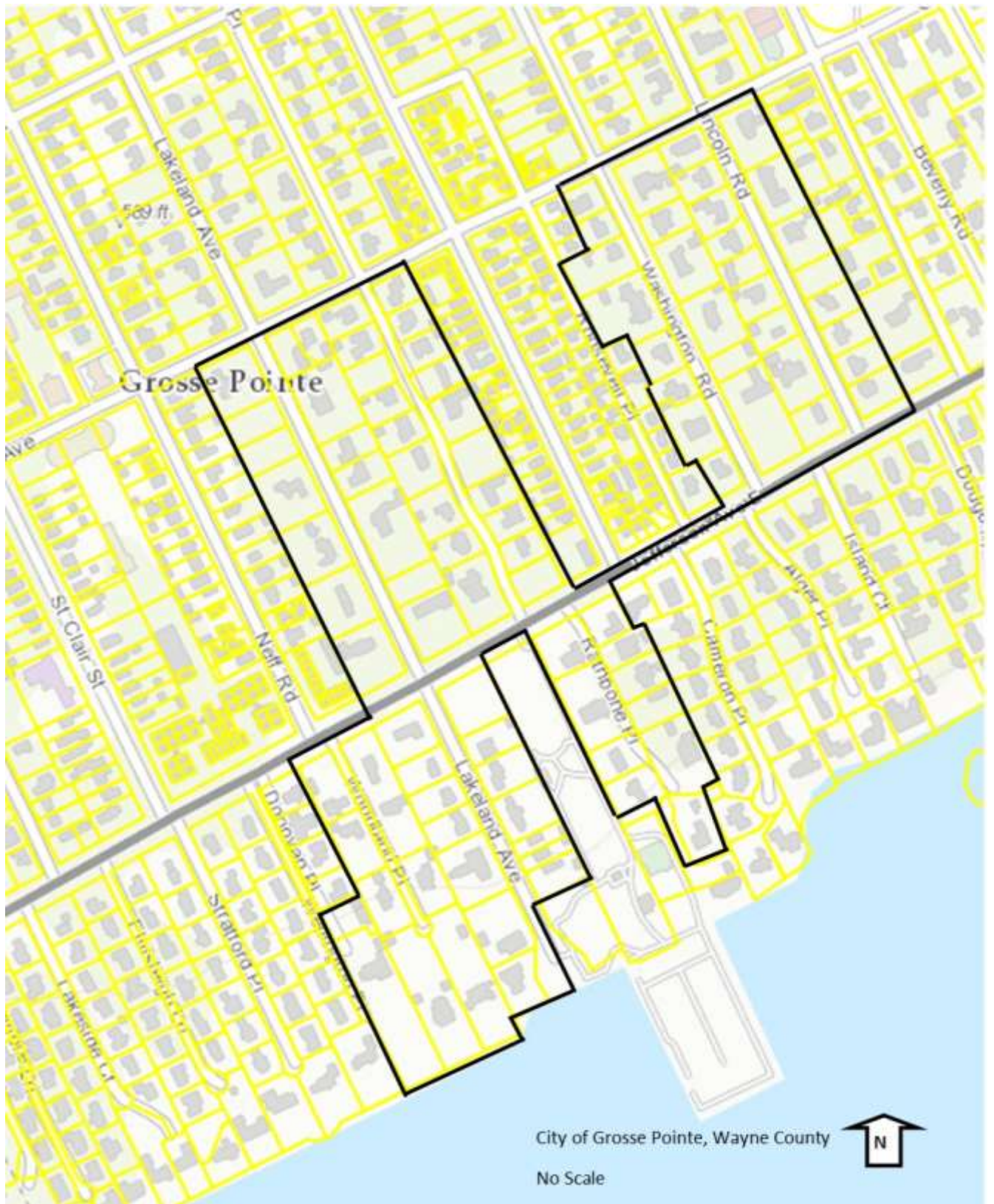


Figure 2 – Recommended historic district boundaries

## DESCRIPTIVE OVERVIEW

The City of Grosse Pointe is a small suburb (population: 5,421 as of 2010) located about eight miles east of downtown Detroit, near the east edge of Wayne County. The city is bounded by Lake St. Clair on the south, Grosse Pointe Park on the west, Detroit on the north, and Grosse Pointe Farms on the east. The east and west boundary streets, Cadieux and Fisher, run perpendicular to the lake while the Detroit border runs along Mack Avenue in a northeast direction creating a trapezoidal shaped city boundary. The city is just over one square mile in size. The topography is flat with a slight downward slope towards the lake from 590 feet to 580 feet above sea level.

The French were the first Europeans to settle the area. Early plat maps of the area show that the land was divided into ribbon farms. The boundaries of these farms correspond with some of the north-south streets through the city. Many of the street names have retained the surnames of the early landowners. The streets are asphalt with concrete curbs and sidewalks. A tree-lawn with mature trees exists on all of the north-south running streets.

The lakeshore was once a summertime destination for many Detroiters. Much of the original part time housing has been destroyed and replaced by year-round homes. Previous estates and mansions along the shoreline were demolished and subdivided in the 1960s and 1970s.

The area studied in this survey 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. With the exception of 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. 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.

## HISTORICAL OVERVIEW

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 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 1916, 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.

## THEMATIC NARRATIVES

Two historic themes are apparent in the survey area.

### Theme – Architecture

The survey area is exclusively residential. The city originally developed as a rural area, with ribbon farms running from Lake St. Clair to the north. As the population increased in the region and transportation improved, the farmhouses gave way to summer houses along the lake.

Numerous architectural styles are represented in the survey area, starting with one example of the Stick Style up through examples of post-World War II residential architecture. The primary styles in the proposed district are early-twentieth century examples of Colonial Revival, Neo-Classical, Tudor Revival, and Prairie. Less common are examples of the Dutch Colonial Revival, French Eclectic, and Arts and Crafts styles. Although houses constructed after 1940 have design references to these earlier styles, they are outside of the period of significance and do not have the strong architectural associations as the houses constructed prior to 1940.

### ***Architectural Styles Represented in the Proposed District***

#### Queen Anne

There is one example of the Queen Anne style in the proposed district, presumably one of the few remaining houses constructed as a summer cottage. The Queen Anne style was popular from 1880 until 1910 and was a popular style in resort areas at that time. First popularized by English architects the style spread across the United States through architectural pattern books, architectural magazines, and readily available pre-cut architectural details.

Representative examples in proposed district: 230 Lakeland

#### Colonial Revival

The Colonial Revival style was prominent from 1880 through 1955, the style began to gain interest with the nation's centennial in 1876 and was further popularized by New York architects McKim, Mead, and White. Like Queen Anne the popularity of the style spread across the country through periodicals and pattern books. After World War II the style became more simplified, style elements limited to entrance surrounds, cornices, and other minor details.

Representative examples in proposed district: 372 Lakeland; 300 Lincoln; 305 Lincoln; 330 Lincoln, 333 Lincoln; 293 University; 305 University; 365 University; 320 Washington; 1 Woodland Place

### Neo-Classical

Neo-Classical was prominent from 1895 until 1950 and gained popularity after the 1893 World's Columbian Exposition in Chicago. Full height porches, colonnades, and triangular pediments distinguish Neo-Classical from Colonial Revival.

Representative examples in proposed district: 1 Donovan; 277 Lincoln; 294 Lincoln; 354 University; 369 University

### Tudor Revival

Tudor Revival styles were popular from 1890 through 1940 and draw on a variety of late Medieval English building types. Steep roofs, decorative brick or stucco walls with and without half-timbering are all indicative of the style. It was most popular in the 1920s and 1930s, the period when most of the contributing houses in the proposed district were constructed. The style is popular throughout neighborhoods of the same age in Detroit and the surrounding communities.

Representative examples in proposed district: 243 Lakeland; 266 Lakeland; 315 Lakeland; 340 Lakeland; 379 Lakeland; 283 Lincoln; 335 University; 315 Washington

### Prairie

Created in Chicago in 1893 by Frank Lloyd Wright and developed further by the Chicago architects known as the Prairie School, the Prairie style proliferated in the midwestern United States from 1900 until 1920. Popularized by pattern books and popular periodicals, the style was not commonly used after World War I.

Representative examples in proposed district: 240 Lakeland; 382 Lakeland; 304 University; 333 University; 250 Washington

### **Architects Represented in the Proposed District**

Many of Detroit's most prominent businessmen moving to Grosse Pointe were doctors, lawyers, and automotive executives. They constructed homes designed by the area's prominent architects to design their homes, including George Mason, Robert O. Derrick, William B. Stratton/Dalton Snyder, Albert Kahn, Louis Kamper, Crombie & Stanton, Marcus Burrows, George W. Graves, and Hugh T. Keyes.

### 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 built three houses in the survey area: 1 Donovan in 1916, 8 Donovan in 1916 and 315 Lakeland Street in 1929.

### Robert O. Derrick

Born in Buffalo, NY in 1890 Robert Ovens Derrick graduated with an architectural degree from the University of Columbia in 1917. Soon after he arrived in Detroit and began what was to become a significant career, including designing a number of Grosse Pointe community buildings during the 1920's. Having completed his first project in the area, 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 built four houses in the survey area: 294 Lincoln Avenue in 1924, 1 Woodland Place in 1921, 2 Woodland Place in 1928, and 6 Woodland Place in 1925.

### 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 survey area: 341 Lakeland Street in 1926, 365 University Place in 1921, 4 Woodland Place in 1922, and 7 Woodland Place 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 River Rouge, Mich., 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 survey area: 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 survey area are: 1 Rathbone Place in 1918, and 285 Washington Road in 1910.

### 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 built three houses in the survey area: 340 Lakeland Street in 1925, 355 Lakeland Street in 1924, and 320 Washington Road in 1920.

#### 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](https://en.wikipedia.org/wiki/Marcus_Burrowes))

Burrowes designed 315 Washington Road in 1923.

#### 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://katiedoelle.com/historical-architecture-of-grosse-pointe-330-lincoln-aka-the-waterman-house-and-the-architect-george-william-graves/>)

He designed three magnificent houses on Lincoln Road: 300 Lincoln Road in 1910, 330 Lincoln Road in 1910, and 333 Lincoln Road in 1918.

#### 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.

### 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.

### Bob Wood

Bob Wood designed 262 Lincoln Road in 1955 for W.S. Blakeslee

### 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.

### Harlow N. Davock

Harlow Davock (1887 – 1954) was a Detroit builder. He built a number of houses in Detroit’s Indian Village neighborhood about the same time. He received patents for a number of items including a ramp structure, bathtubs, and window sash. He later moved to Birmingham and then Fort Lauderdale.

He built 304 University Place in 1917.

### Rupert W. Koch

“Mr. Koch was a graduate of the University of Michigan and spent most of his career in Ann Arbor. He was one of that city’s leading architects. Rupert Koch designed at least seven homes in the Grosse Pointe communities. His first project in the community took place in 1917 at 305 University Place. His next six projects all came in the late 1920’s and were spread across several of the Grosse Pointe communities. All of these homes were created using the Tudor architectural

approach and were roughly around 3,500 sq ft in size. This architectural style was particularly prominent throughout the Grosse Pointes during this era, with many wonderful examples created by some of the city's leading architects." (Katie Doell, *Grosse Pointe Architecture – Rupert W. Koch*, <https://www.higbiemaxon.com/blog/historical-architecture-of-grosse-pointe-rupert-w-koch.html>).

Koch designed 305 University Place in 1917.

#### Clair W. Ditchy

Ditchy was a graduate of the University of Michigan. Upon graduation he was hired by the Albert Kahn architectural firm in Detroit. After serving in France during World War I, Ditchy returned to Kahn's office, striking out on his own two years later. He taught architecture at the University of Michigan and served as President of the American Institute of Architects in 1952 & 1953.

Ditchy designed 369 University Place in 1936.

#### Smith, Hinchman, & Grylls

The firm was founded in 1853 in Ohio by self-taught architect Sheldon Smith. Two years later, he moved to Detroit. In 1903, the firm became one of the first multidisciplinary firms offering engineering as well as architecture and becoming Field, Hinchman & Smith. In 1907, it was renamed as Smith, Hinchman & Grylls, and would go by that name until 2000, when it became SmithGroup.

The firm was one of the most prolific in Detroit and is primarily known for their large 1920s era skyscrapers in downtown Detroit including the Guardian (Union Bank and Trust) Building, the Penobscot building, and the Buhl building. The firm was also responsible for a number of Detroit churches, fire stations, and school buildings. In nearby Grosse Pointe Farms the firm designed the Country Club of Detroit clubhouse in 1927.

Smith, Hinchman & Grylls designed 250 & 270 Washington Road in 1915.

#### John Scott & Company

"John Scott was born in Ipswich, England, in 1850, and when he was a small child, his family moved to Windsor, Ontario, before settling in Detroit. Scott became an architect, like his father, and joined the family business. After his father retired in 1889, the firm was renamed John Scott & Co. W. Hawkins Ferry wrote in his "The Buildings of Detroit" that Scott took in a young Albert Kahn as an apprentice, but let the budding superstar go because he did not think Kahn had a future in the business. His greatest accomplishment was the Old Wayne County Building (1902), but he also designed a number of other commercial structures and residences in the Detroit area.

In 1886, Scott designed an Arts & Craft-style home on Ferry Street, where he lived with his wife Emma Woodward. This home still stands today as part of the Inn at Ferry Street." (Historic Detroit.org, *John Scott (1850-Dec. 8, 1928)*, <https://historicdetroit.org/architects/john-scott>)

Scott designed 354 Washington Road in 1918.

### Rogers & Bonnah

“James S. Rogers was born in Alexandria, Virginia, in 1859. Having graduated from high school in Baltimore, Maryland, he attended Baltimore City College, and Massachusetts Institute of Technology. Harrie W. Bonnah was born in Port Huron, in 1885. During their time together Rogers and Bonnah worked on several significant projects together, including the Farwell Building (an eight-story, 107,000 square-foot office building), plus two large homes in Detroit’s Indian Village neighborhood – 1720 Iroquois and 1481 Seminole. They then invited another prominent architect to join the firm, Walter C. Chaffee. The trio worked on several prominent projects in Detroit, including the house for Clarence M. Burton (121 West Boston Blvd) and 1488 Burns.” (Katie Doelle, *Historical Architecture of Grosse Pointe – Welcome to 333 Washington Road*, <https://www.higbiemaxon.com/blog/historical-architecture-of-grosse-pointe-welcome-to-333-washington-road.html>)

Rogers & Bonnah designed 333 Washington Road in 1913.

### Theme – Social History

#### Subtheme – Residence Ownership

Typical of the Detroit metropolitan area, the City of Grosse Pointe responded to exponential growth going on in the City of Detroit from 1900 through about 1960. What began as rural farmland was subdivided as improved transportation modes moved people further from the center of the city, allowing them to escape urban density and manufacturing. Following the national trend of many upper-middle and middle-class Americans, single family houses on grassy lots created large residential neighborhoods that were separated from commercial and manufacturing sections. Although Grosse Pointe contains three small commercial areas, there was never any manufacturing located in the city.

Many of the people that built houses between 1900 and 1930 were wealthy and could afford the opulence of these magnificent homes. They were professionals: doctors, lawyers, and captains of industry.

Note: Much of the information below was taken from various posts and blogs written by Katie Doelle for Higbie, Maxon Agney Realtors, the original documents can be found at this website: <https://www.higbiemaxon.com/blog/historical-architecture-of-grosse-pointe-detroits-premier-architect-louis-kamper.html#>

George D. Mason completed his design for the Fremont Woodruff House at (what is now) 1 & 8 Donovan Place for property that Woodruff owned on East Jefferson Avenue. Woodruff was a lawyer in the offices of Frank H. Canfield. He also had holdings in real estate and mining operations.

Mason also designed the house at 315 Lakeland Street for Dr. James Milton Robb in 1929. Robb was the house surgeon at Harper Hospital.

Robert O. Derrick designed 294 Lincoln Road in 1924 for Frederick W. Hodges, director of the American Radiator Company. Life-long friend of Detroit City Council President John Lodge and other early automotive pioneers. Hodges was the former president of the Detroit Lubricator Company.

1 Woodland Place was completed in 1921 by the Detroit firm of Brown, Derrick and Preston. The residence was built for Dr. Walter R. Parker, well known in the field of ophthalmology and treatment of diseases of the eye. He was a consultant at Harper Hospital and Women's Hospital and was professor emeritus of the medical school at the University of Michigan.

Derrick designed 2 Woodland Place in 1928 for the wife of Frank Woodman Eddy – a prominent businessman in Detroit who had made his fortune from chemical and rubber manufacturing. Mr. Eddy was also the first president of the Detroit Athletic Club in 1887.

Designed in 1922 by Dalton & Snyder, 4 Woodland Place was the home of John R. Russell (Vice President Russell Wheel & Foundry Co.).

7 Woodland Place was designed by William B. Stratton and completed in 1909 as a summer home for the Hazen S. Pingree family. Hazen S. Pingree was a four-term mayor of Detroit, a successful businessman, and the 24th Governor of the State of Michigan. He died prior to the completion of the home.

Albert Kahn designed 'Rosecroft' at 266 Lakeland Street for Benjamin F. Tobin in 1912. Tobin was president of the Continental Motors Corporation. Continental was a manufacturer of internal combustion engines and supplied to many independent automobile manufacturers.

Louis Kamper designed 251 Lincoln in 1923 for Murray W. Sales. The house was named 'Edgeroad' and originally had 17743 Jefferson Avenue as its address. Mr. Sales was co-founder and former president of the Murray W. Sales Co., a wholesale plumbing firm. He also was a director of the Michigan Bell Telephone Co., Manufacturers National Bank, Michigan Consolidated Gas Co., National Steel Corp., the Detroit Steel Products Co. and was also a trustee of Grace Hospital.

1 Rathbone Place was designed by Kamper in 1918 for John G. Rumney. Rumney began his career as a salesman for Ducharme Fletcher & Company - dealers in wholesale hardware. He then took the position of treasurer at the Hart Manufacturing Company, a position he held for eight years. Between 1888 and 1896 he relocated to Helena, Montana to work in the cattle and real estate business. He returned to Michigan to take the position as manager at the Kalamazoo Spring & Axle Company. In 1904 Mr. Rumney became manager at the Detroit Steel Products Company, ten years later he became the company's president. Under his watch the organization became one of the best-known companies of its kind in the country. In addition, he also held the position of president at numerous companies in Detroit, Helena, Montana, and Toronto, Ontario, Canada.

Crombie & Stanton designed 340 Lakeland Street in 1925 for Dr. Arthur B. McGraw, associate surgeon at Henry Ford Hospital. Graduated from Yale in 1915 and Columbia in 1921, McGraw

became one of the country's foremost students of cancer. He was associated with Henry Ford Hospital for 33 years and lived at this address until his death in 1954.

The firm of Crombie & Stanton designed 355 Lakeland Street in 1924 for Henry Munroe Campbell, Jr., a Detroit lawyer and graduate of the University of Michigan and the Harvard law school (his father, Henry Munroe Campbell was a Michigan Supreme Court Justice). Henry was also President of the Society of Arts and Crafts based out of Boston, MA. The Campbell family owned the house until 1951. It was purchased in 1952 by Ford Ballantyne, the president of the Wyandotte Chemical Company. Ballantyne owned the house until his death in 1963. In 1976 the residence was acquired by Tom & Diane Schoenith, owners of the famous Roostertail restaurant in Detroit. The Schoenith's owned the house until 2011.

Crombie & Stanton designed 320 Washington Road in 1920 for James S. Holden. James Stansbury Holden was a prominent Detroit real estate man, banker and philanthropist, president and director of the James S. Holden Co. and Grand Lawn Cemetery, Detroit, and held executive positions with Holden Reaume Co., Parke-Davis and Co., Detroit Edison Co., Burroughs Adding Machine Co., and the National Bank of Detroit, among other concerns.

Marcus Burrowes designed 315 Washington Road in 1923 for Ralph Harmon Booth. Booth occupied a distinguished place in the publishing world in the United States, being editor and publisher of a chain of newspapers in many of the larger cities of Michigan. He served as United States Minister to Denmark for about two years, until his death in 1931.

300 Lincoln Road (original address was 16810 E. Jefferson) was built in 1910 for Mr. and Mrs. Edwin Hewitt Brown, a prominent family in the community. Mr. Brown was a senior manager in the Detroit office of the Aluminum Company of America. He then took the position of vice president and treasurer of The General Aluminum and Brass Castings Company of Detroit. Mrs. Brown served with the rank of major in the canteen of the Army and Navy Club of Detroit during the First World War.

330 Lincoln Road was constructed in 1910 for Cameron B. Waterman. Waterman was a lawyer and inventor of the outboard motor. Prior to becoming a lawyer Waterman had made sketches for a detachable rowboat motor and had put them away for "future use". In 1906, his ideas became reality and the world's first outboard motor was born, leaving a legacy that has lasted over 100 years. Despite his new invention Waterman continued to practice law, but always maintained a keen interest in inventing.

333 Lincoln Road was built in 1918 for Fanny Judson (Knight) Butler, widow of William Addison Butler Jr. Born in 1847, Mr. Butler was a prominent banker in Detroit, and president of the Mechanics' Bank in Detroit. He married Fanny Judson Knight in 1876. Fanny was born in Elkhart, Indiana in 1849. Upon his graduation from the University of Michigan, Butler became associated with the banking house of his father. He was a director of the Detroit Trust Company, the Detroit Fire and Marine Insurance Company and the Oak Grove Sanitarium in Flint.



203 Lakeland was constructed in 1915 for Daniel T. Crowley, the secretary of Crowley, Milner & Company (later Crowley Department Store) and the Peninsular Stove Company and designed by B.C. Wetzel & Company.

243 Lakeland was constructed for Joseph J. Crowley. His daughter Katherine Crowley Travis and her family lived in the house at least until the 1960s. She was the daughter of Joseph J. Crowley, of the Crowley's Department Stores where she worked until her retirement in 1960. She was married to prominent attorney Dehull Norman Travis. Later the house was owned by Lorenzo "Red" Browning, the president of his family's companies, T.T. Browning Steamship Company and Boblo Island. He served on the Grosse Pointe City Council from 1970, and mayor of the city from 1983, until his death in 1994.

379 Lakeland Street was constructed in 1926 for Jerome E. Keane, an investment banker. Keane was a director of the Guardian Detroit Union Group (Inc.), director of Guardian Detroit Bank, director of Guardian Trust Co., and director of the Sutherland Paper Co.

5 Woodland Place was constructed in 1928 for Hugh McMillan. McMillan was vice-president and general manager of the Michigan Car Company and of the Detroit Car Wheel Company, manufacturers for the railroad industry.

372 Lakeland Street was built in 1909 for John M. Dwyer. Dwyer was the son of Jeremiah Dwyer, founder of J. Dwyer and Bros. Co. (which later became the Detroit Stove Works). Jeremiah Dwyer later founded the Michigan Stove Co.; John served as president for a number of years. He was also a director of the Detroit Trust Company and chairman of the executive board of the Detroit Savings Bank.

281 University Place was built in 1918 for Harold Palmer. Harold Palmer (formerly Higinio Costellar Poblacion) was born in Spain, in 1887. The Palmer Family (Senator Thomas W. Palmer and his wife, Mrs. Elizabeth Merrill Palmer) adopted him in 1890, aged three, while they were in Spain. Harold Palmer grew up in Detroit and graduated from Cornell with a degree in law. Upon returning to Detroit, he became an attorney, where he handled legal issues in the senator's office. Harold Palmer married Winifred Corbett, and together they had two children. In 1937, having sold their home - 281 University – the family moved to Massachusetts.

365 University was built in 1921 for Charles Bagley DuCharme, part of a well-known Detroit family. Charles Bagley DuCharme was born in Detroit, in 1883. His father, Charles A. DuCharme, was a wealthy Detroit hardware dealer, and former president of the Michigan Stove Company. Having graduated, from the University of Michigan, in 1906, Charles began working for his father, at the Michigan Stove Company, in various departments of the business, before taking the position of secretary. In 1911 he married Isabel Bradbeer, and together they had three children: Charles A. (II); Jerome Croul; and Isabel.

250 Washington Road was designed in 1915 for Edward P. Hammond, a graduate of the University of Michigan. He was the treasurer of the Federal Motor Truck Co. in Detroit and President of the Gemmer Manufacturing Co. (which made steering gears for the automotive

industry). 270 Washington Road was the carriage house for 250 Washington Road, and was completed in 1915 as well.

The residence at 333 Washington was built in 1913 for William B. Colburn. Mr. Colburn was the secretary and treasurer of the Detroit Motorbus Company. Prior to moving to Grosse Pointe Mr. Colburn, and his wife Gail K. Waldron resided at 1001 Seminole, Indian Village, which was built in 1896.

### HISTORIC INTEGRITY

As a historically and architecturally significant resource, the Grosse Pointe Historic District retains the critical aspects of integrity that are essential to convey its significance. In terms of location and setting, the district remains in the physical location where the settlement was first established and where the events associated with the city's development occurred. The district's spatial order has evolved over time, from the French ribbon farms, to the grand estates, and finally to neighborhoods, and directly reflects the history and development of Grosse Pointe. The early summer houses were replaced by permanent suburban homes, many architect designed, on large lots. As housing development trends began to change in the early 20th century, estate-sized lots were subdivided into several smaller lots, especially at the lakefront.

Within the Period of Significance (1898-1940), the district also retains the integrity of design, material, and workmanship. The residential buildings in the district were designed in the architectural styles then popular, which were selected for symbolic or evocative value, and were executed with the highest-quality building materials and details. Later 20th-century buildings incorporate less well-defined modern styles or vernacular types. Brick is the predominant building material, while the mid-century and later buildings featuring more recent materials such as aluminum siding. Intact early 20th-century building details include bracketed and pedimented hoodmolds, brick corbelling, and limestone columns and lintels. Aluminum and plate glass are materials of more modern occurrence. Together, these elements express and are directly associated with the development of Grosse Pointe and its evolution from ribbon farms, to summer homes, and finally as the larger lot residential neighborhood of the City of Grosse Pointe.

Each resource within the district was evaluated to determine if it retains the historic associations or architectural qualities that contributes to the district's significance. Resources were determined to be contributing or non-contributing, depending primarily on the physical aspects of their integrity, since location and setting are assumed. A resource is contributing if it was present during the period of significance, relates to the significance of the district, and possesses historic integrity. If, due to alterations, additions, or other changes, it no longer possesses historic integrity, it is non-contributing. Regardless of integrity, resources that were constructed outside the period of significance are non-contributing. Within the proposed district, there are 100 contributing and 47 non-contributing resources.

All properties in the district are residential buildings, some with associated outbuildings such as garages and masonry walls and fences. Some of the residences in the district are second- or third-generation replacements that have, if installed during the period of significance, assumed significance in their own right. If so, and if the upper façade fenestration and materials are still distinguishable (even if windows have been replaced), it is a contributing resource. Loss of one original facet is not reason alone for a resource to be non-contributing. However, if all historic fabric has been removed from the façade, windows removed, the height/roofline of the building is significantly altered, permanent new siding applied, and there are no visible historic features, it is non-contributing.

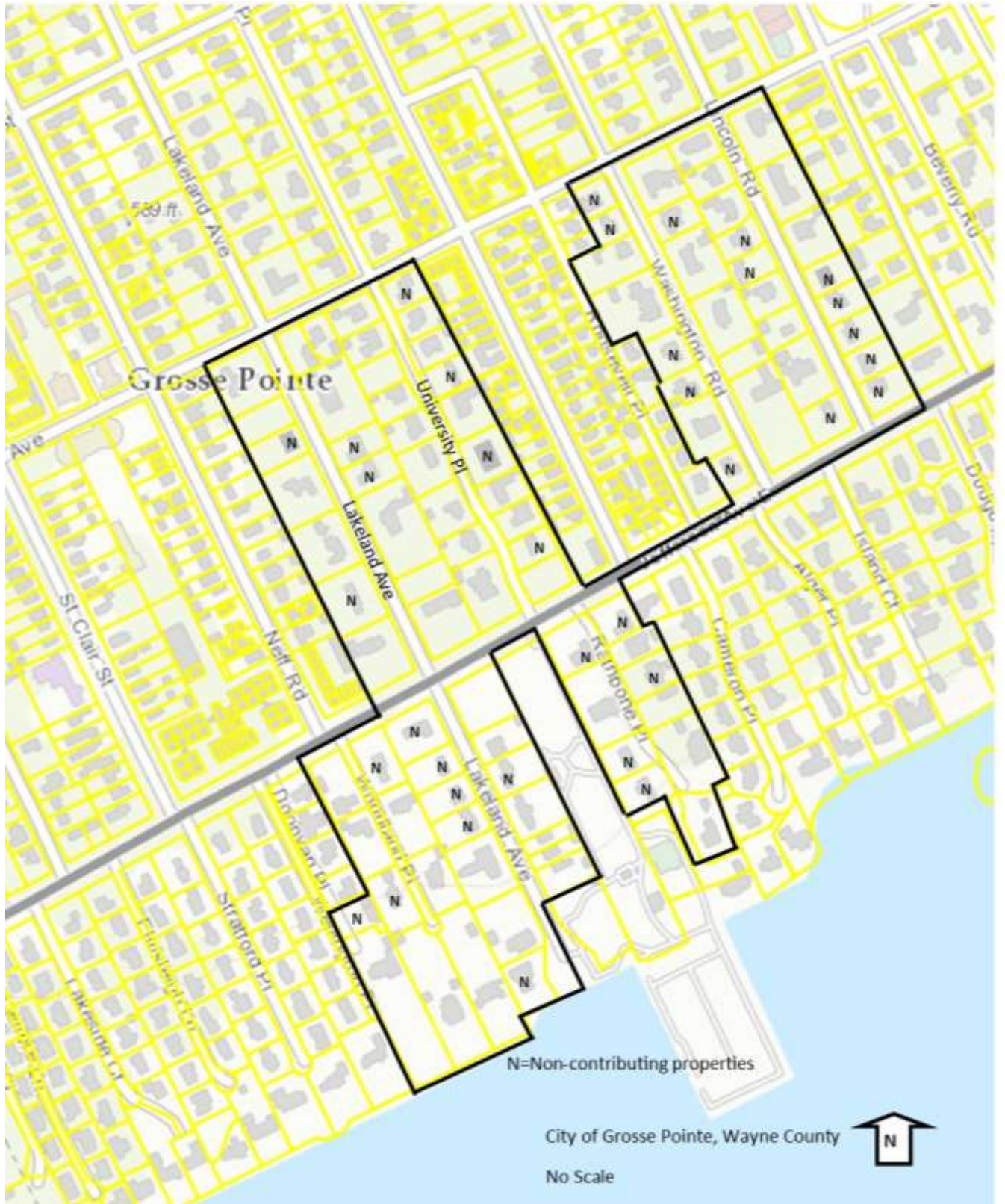


Figure 3 – Proposed district with non-contributing properties marked with an N

## RESOURCE DESCRIPTIONS

The following is a block-by-block description of resources within the survey area, starting with the addresses south of Jefferson Avenue and then those to the north. The attached Property Information Spreadsheet provides a complete list of each building in the district and its contributing/non-contributing status. In the discussion below, buildings are assumed to be contributing resources unless otherwise indicated. Note that information on garages and walls are included on the survey sheets but not necessarily included here.

### **Elmsleigh Lane – South of Jefferson Avenue (100 Block)**

**Elmsleigh Lane (1, 2, 3 & 7)** has relatively modern resources (1971-1984) that do not meet the criterion of 50 years as specified in the Secretary of Interior's Standards. *These buildings fall outside the district's period of significance, would be non-contributing, and are not recommended for inclusion in the proposed district.*

### **Stratford Place – South of Jefferson Avenue (100 Block)**

Built in 1966, **1 Stratford Place** is a two-story neo-French residence with a shallow pitched hip roof, with a hip roofed single story extension off the north-west side of the house. All windows are casement and appear in ribbons of two or four.

The residence at **2 Stratford Place** appears to be recently demolished. It is now a vacant lot, therefore is not eligible.

The two-story, brick neo-Colonial at **3 Stratford Place** was constructed in 1964. It has a symmetrical façade with three evenly spaced gable dormers and original windows on the lower floor. A dominant frieze board is directly below the eave and features a row of dentils.

Built in 1963, **4 Stratford Place** is a two-story neo-Colonial gable ell design. The upper story has two large windows, each centered on a through-the-cornice wall dormer. Large windows dominate the lower level with a bay and a panel of three on the southeast end of the house.

*These buildings fall outside the district's period of significance, would be non-contributing, and are not recommended for inclusion in the proposed district.*

### **Wellington Place – South of Jefferson Avenue (100 Block)**

Built in 1951, **1 Wellington Place** is a two-story neo-Colonial with a side gabled roof. All windows appear to be original double-hung with decorative louvered shutters.

The residence at **3 Wellington Place** is a neo-Classical built in 1965. It features a shallow pitched hip roof and a projecting flat roofed porch. The porch has a simple wooden balustrade and is supported by wooden columns.

*These buildings fall outside the district's period of significance, would be non-contributing, and are not recommended for inclusion in the proposed district.*

#### **Donovan Place – South of Jefferson Avenue (100 Block)**

The Neo-Classical residence at **1 Donovan Place** was built in 1916 and appears to be relatively intact. The lot stretched from Jefferson Avenue to Lake St. Clair until 1975, at which time it was purchased by a lawyer by the name of Frank Donovan. The lot was split into several parcels with the original house occupying the largest of the parcels (see below – 8 Donovan). The house was designed by George D. Mason for Freemont Woodruff, a Detroit lawyer. This was Mason's first foray in the design of a neo-Classical or French Eclectic style of building. Windows appear to have been replaced and a three-stall garage added off the main house. The overall character of the house remains, with the massive stone front entrance and graceful metal balconet.

The hip roofed residence at **8 Donovan Place** is the original carriage house of 1 Donovan Place. It was sold separately from the main house in 1975 as part of Frank Donovan's division of the lot. There have been extensive alterations made to the building since 1975, so it *falls outside the district's period of significance and is non-contributing.*

#### **Woodland Place – South of Jefferson Avenue (100 Block)**

Built in 1918, the residence at **1 Woodland Place** was designed by Robert O. Derrick of Brown, Derrick and Preston for Dr. Walter R. Parker. The first of Derrick's three homes on Woodland Place this Colonial Revival brick residence has an asphalt shingled hip roof. The main elevation features a solitary 6-over-9 double hung window and decorative metal balconet centered above the front entrance. There are louvered shutters and limestone panels with cherubs and swags on either side. The doorway is slightly recessed within a limestone block round arched entrance. The door has full length sidelights and topped with a fanlight. The balconet features a simple unadorned entablature that is supported by three limestone ancones or corbels, the central one decorated with acanthus leaves. A 4-over-4 double hung window is on either side of the doorway. These windows have limestone cornices, and each is supported by two small limestone corbels. The west end of the house has a double round arched window with limestone hoods, separated by an ionic pilaster. Two large brick chimneys are visible. All visible windows appear to be double hung. Gutters and downspouts appear to be copper with rainwater heads.

The two-story residence at **2 Woodland Place** was built in 1928. Designed by Robert O. Derrick for Mrs. Frank Woodman Eddy this was Derrick's third house on Woodland Street. This predominantly brick two-story Colonial Revival has a slate hipped roof with multiple shed roofed dormers and a brick parapet with enclosed gutters. A wide frieze board is directly below the gutters. There are six 6-over-6 double hung windows with louvered shutters on the second floor. There are three French doors with transoms that provide access to the flat roofed front porch. A triple brick string course separates the two floors of the house. The lower story has four 6-over-9 windows with shutters. The porch is supported by two boxed wooden posts. A

decorative metal balustrade encircles the porch roof. An inset secondary entrance is featured on the north end of the house, covered by a metal shed roof.

Built in 1959, this French Eclectic design at **3 Woodland Place** features a hip roof with three segmental dormers. The central part of the house has a segmental arched brick portico. The main door has three sidelights on each side with a fan light above. A shed roof covers the portico. There are wings on both the north and south ends of the house. Each wing has a pyramidal roof. Windows, where visible, appear to be double hung. The dormers are covered with horizontal siding. *This house falls outside the district's period of significance and is non-contributing.*

Built in 1922, **4 Woodland Place** was designed by William B. Stratton and Dalton Snyder. A Prairie style residence with a slate hip roof with flared eaves and hip roof dormers. Built in an irregular form, the main elevation appears as an ell, with a two-story flat roof pavilion projecting from the corner of the ell. The pavilion features several double-hung windows. A flat roof portico is adjacent to the pavilion and features limestone details around the two openings to the porch interior. The limestone pilasters and lintel feature a lozenge or shield in each corner of the openings and a rosette in the center. Windows appear to be double hung with louvered shutters. This was Stratton's second project on Woodland Place (number 7 being his first).

Designed by Hugh T. Keyes in 1928 for Hugh McMillan, **5 Woodland Place** was Keyes' first project on Woodland Place. A brick Tudor with an asphalt shingled hip roof with flared eaves. The elevation facing the road (east) has a massive brick chimney, two shed roofed wall dormers and copper downspouts and gutters with rainwater heads. Windows appear to be metal casement. The northern façade features a projecting side gable with a large arch topped window and shutters. The main entrance is recessed in a shed roofed projection. A second massive chimney adorns this façade as well where the side gable and main body of the house meet. A secondary entrance is on the other side of the side gable. The house forms an ell at this point and has an asphalt shingled gable roof, underneath which is the garage. Like Keyes' design at 379 Lakeland, this house also features brick corbels in the gable eaves.

Built in 1925, **6 Woodland Place** was designed by Robert O. Derrick, his second project on Woodland Place. A two-story Tudor with a forward-facing asphalt shingled gable. A massive chimney with stepped sides adorns the main elevation. The northern façade features two gabled wall dormers with a ribbon of three casement windows set in limestone underneath each gable. Farther along the façade is a hip roof wall dormer and a gable dormer. The gable dormer has a carved relief in a floral motif in the tympanum. Below the gable dormer is an oriel window supported by two brackets. The lower level has a ribbon of four casement windows on the west end of the façade under the oriel window. There is an arched opening where the main entrance is located. A stepped limestone string course provides visual separation between the upper and lower levels. Gutters and downspouts appear to be replacements.

Also known as the Parker/Mills house, **7 Woodland Place** was the first home to be built on Woodland Place. It was designed by William B. Stratton and completed in 1909 as a summer home for the widow and family of Hazen S. Pingree family. Hazen S. Pingree was a four-term

mayor of Detroit, a successful businessman, and the 24th Governor of the State of Michigan. He died prior to the completion of the home. The house is a Dutch Colonial Revival with a side gambrel roof with flared eaves that features two hip roof dormers with an arch topped dormer between the two. The east elevation features several double-hung windows and an arched window in the gable. A line of brackets exists under the overhanging eaves of the main roof. The lower level of the house is brick with a prominent brick archway leading to the main entrance. A large brick chimney is evident on the southern elevation. The northern façade features a projection that joins the 1935 addition to the main house (the two-story addition was designed by Hugh T. Keyes to turn the house in to a year-round home). The addition is covered by a mansard roof. The second story features many arch topped double-hung windows underneath which a lattice pattern extends to the eaves. The main floor is brick with many double-hung windows. The north facade is bowed outwards on the north end. There is a brick carriage house of complimentary design along the west end of the main house. This was Keyes' first project on Woodland Place and led to his commission for 4 Woodland.

The house at **8 Woodland Place** was built in 1985, therefore it falls outside the district's period of significance and is non-contributing.

### **Lakeland Street – South of Jefferson Avenue (200 Block)**

The house at **201 Lakeland Street** is a two-story neo-Mediterranean constructed of concrete built in 1984. The tiled hip roof is pierced with large skylights. Multiple types and shapes of windows are visible on the façade. *This building falls outside of the district's period of significance and is non-contributing.*

The residence at **203 Lakeland Street**, built in 1913, is a two-story Craftsman styled house built of light-colored brick. The principal hip roof is covered with slate and has a considerable overhang at the eaves with exposed rafter tails. A hip roof porch is on either side of the main entrance. An historic photo of this house shows that the porches on the south side of the house were added sometime after 1947 but no building records exist that document exactly when this took place. There is a matching garage to the northwest of the house.

A two-story Arts & Crafts styled house built in 1908 is found at **226 Lakeland Street**. Built of brick (covered in stucco on the top floor), the cross-gabled house has a brick porch with wing walls and a gabled roof supported by square wooden posts. There is a matching garage at the rear of the house.

The Queen Anne styled residence at **230 Lakeland Street** was constructed in 1898. The house is covered in wood horizontal siding and most style elements appear to be original to the house. The wrap around porch has a spindled balustrade and is supported by eight wooden posts that feature scrolled brackets. There is a matching garage at the rear of the house. Windows, gutters, and downspouts appear to have been replaced at some time in the past, but this does not detract from the aesthetic qualities of the house.



A 1 ½ story Prairie style house built in 1906, **240 Lakeland Street** features the hip roof and exposed rafter tails indicative of this style of architectural. Built of brick, the residence has hip roofed dormers on all faces of the roof as well as a polygonal brick portico in front. A similar styled garage is at the rear of the house.

The house at **243 Lakeland Street** was built in 1915 and is a Tudor asymmetric home with a slate hip roof and three shed roof dormers. The main entry is flanked by a Tudor limestone archway surmounted by a floral engraved lintel with a shield and rosettes. There is an open gable roof with wood scroll brackets on either side of the doorway with a square vergeboard with a simple pendant. A two-story brick bay window has limestone casement detail with tabs and a parapet roof. In all, there is a heavy use of limestone for all window enclosures. A two-story flat roofed sleeping porch is featured on the southeast façade, the floors are separated by a limestone string course.

A symmetrical brick side gabled Tudor residence built in 1916 is at **246 Lakeland Street**. Two projecting gables have a ribbon of five casement windows, with transoms on both the first and second floors, and an arched gable window. A brick flat arch extends across the second-floor windows and a boxed ledge supported by corbels is between the two floors. A side gabled wing projects from both ends of the house and each feature two gabled dormers. All gable eaves are decorated with limestone tabs. Below the eaves are three double casement windows set between brick pilasters. The main entrance is covered by a semi-circular arched roof, supported by four Tuscan pillars topped by boxed capitals and dentils. Directly above the main door and transom windows is a sunburst pediment. A garage is located at the rear of the house.

A neo-Colonial built in 1961 is at **253 Lakeland Street**. The house is a two-story side gabled residence with boxed cornice returns. Mostly brick construction with the second floor of the façade covered in aluminum siding. A good example of the post-WWII housing boom and its use of new building materials (namely aluminum siding). *This house falls outside the district's period of significance and is non-contributing.*

The 1 ½ story neo-Colonial at **260 Lakeland Street** constructed in 1955 is side gabled with an attached hip roofed two-car garage. New construction items like large picture windows and aluminum siding are present in this post-WWII home. It appears that all windows were replaced at some point after 1965. *This house falls outside the district's period of significance and is non-contributing.*

A two-story neo-Colonial at **263 Lakeland Street** constructed in 1963 is side gabled with an attached gable roofed two-car garage. New construction items like large picture windows and aluminum siding are present in this post-WWII home. House appears to be relatively intact. *This house falls outside the district's period of significance and is non-contributing.*

The house at **266 Lakeland Street** is a Tudor residence with a gable-on-hip roof. Named 'Rosecroft' by the owner, this house was designed in 1912 by Albert Kahn for Benjamin F. Tobin (President of Continental Motors Corporation). The lower level is brick with a limestone string course separating it from the stucco upper level. Faux exposed rafter tails appear under the eaves of a side gable-on-hip roof with a forward-facing cross gable. The central main

entrance features an arched broken pediment of limestone supported by rectangular limestone pilasters finished in a rusticated fashion. The pediment features a limestone shield with “B.F.T.” embossed and surmounted by ribboned rosettes with stylized fruit. The forward-facing cross gable has the faux half-timbering expected in this style of house and projects slightly from the main body of the house. There is a matching garage at the northeast corner of the property.

A neo-Colonial built in 1961, the brick house at **273 Lakeland Street** has a hip-on-hip roof. Windows are typically double hung, with the upper floor having a 4-over-4 pattern and the lower floor having floor to ceiling windows in a 6-over-6 pattern, with the front façade sporting louvered shutters. The main entry features channeled wood pilasters topped by a slightly protruding entablature. The entablature features a segmented arch on the frieze board. The second wing of the house sets back slightly from the main but exhibits the same window/shutter and quoin pattern as the main. A one-story hip roof garage projects from the northeast façade, again having the same window/shutter and quoin pattern as the main house. ***This house falls outside the district’s period of significance and is non-contributing.***

**17300 E. Jefferson** - Constructed in 1963 - Two-story tall shallow pitched side gable house with an attached one-story garage. The first floor and garage are clad in dark gray brick, the upper story in vertical wood siding. The windows are all wide aluminum slider windows. The central entrance is recessed, as are the two window openings to the west of the front door. The third first floor window is to the east of the front door. At the second floor there are three matching window openings. At the west end of the façade there is a two-story tall glass wall subdivided by thick muntins. The garage opens to the west end and there are no windows on the north façade. The east elevation facing Lakeland has a single window at both the first and second floors. ***This house falls outside the district’s period of significance and is non-contributing.***

#### **Rathbone Place – South of Jefferson Avenue (100 Block)**

The two-story brick Italian Renaissance style residence at **1 Rathbone Place** was designed by Louis Kamper in 1918. The shallow hip roof is covered with asphalt shingles and wood brackets line the eaves. There is a hip roof wall dormer that projects from the main elevation. It features a limestone trimmed arched entry that leads to the main entrance. The second floor features a balcony with a simple metal balustrade recessed under the main roof. The main body of the house has a symmetrical western façade that features two limestone balconettes supported by brackets. A limestone balcony is in the center of the western façade. The balconettes and the balcony all have limestone balustrades. The roof line above the balcony is set back and features two shed roof dormers, each with two windows. Beneath the balcony is a colonnade of three arches supported by tapered stone columns. There is a rosette on either side of the central arch.

The residence at **2 Rathbone Place** is a two-story Colonial Revival built in 1901 with an asphalt shingled side gable roof. There is a massive rubble stone chimney on the south facade. A shed roof projects from the front of the house and covers a bay window and the main entrance. There is also an intersecting gable with a broken pediment supported by two tapered wooden columns. A projecting cross gable extends from the west façade and features full length shed roof dormers on either side with three double hung windows. The cross gable four double hung windows and

a gable vent. All windows appear to be double hung with louvered shutters. House appears to be clad in aluminum siding or clapboards. The cross gable features another massive rubble stone chimney. The property also features a three-car garage designed in a Cape Cod style with boxed cornice returns, three separate garage doors and a gable dormer above each door.

A two-story side gabled asphalt shingled house at **3 Rathbone Place** was built in 1956. It features four gable dormers and wood shingle siding on the upper level. The lower level is brick in a running bond pattern. A full length shed roof porch covers a three-quarter length front porch with the roof supported by four square wooden posts. The porch frieze features decorative segmental arches. The eastern façade features a metal balconet on the second floor and a louvered vent in the gable. The western façade features a one-story side gabled garage with a louver in the center of the roof. The original door has been replaced with a contemporary door with sidelights and storm door. *This house falls outside the district's period of significance and is non-contributing.*

The Colonial Revival style house at **4 Rathbone Place** was built in 1911. It has an asphalt shingled hip roof with two eyebrow dormers on either side of a central gable dormer. The gable dormer is covered with horizontal siding with an octagonal louvered vent in the center. The symmetry continues below the roofline with two-story bay windows on either side of a slightly projecting pavilion that features the main entrance. There is a ribbon of three windows flanked by louvered shutters in the upper story of the pavilion. Below that is the front door between twin pilasters crowned with boxed cornices. There are sidelights on either side of the door and four transom windows above it. In the center between the transom windows is a lantern-shaped decoration. The top of the door has a semi-ogee shape to it. The house appears to be covered in horizontal siding and windows appear to be double hung.

Built in 1961, **7 Rathbone Place** is a two-story neo-Colonial with an asphalt shingled hip roof. It has a slightly overhanging projecting cross gable with boxed returns. The upper floor has evenly spaced casement windows with louvered shutters. The upper is covered in white horizontal siding. The lower floor is brick laid in a running bond pattern. A shed roof extends from the main body of the house and provides cover for two windows with shutters and the French door main entry. The porch roof is supported by a pilaster at each end and in the middle by two square posts. The length of the porch has a scalloped frieze board. There is a bay window covered by an awning under the cross gable. The east façade has a side gabled two car garage attached to the main house. A wooden plank fence was removed from the porch roof at some point in the past. *This house falls outside the district's period of significance and is non-contributing.*

A two-story asphalt shingled gable front Colonial Revival style house with boxed cornice returns is featured at **8 Rathbone Place**. This house, built in 1911, originally was the carriage house for #4 Rathbone. A smaller gable projects from the main elevation. The eastern façade features a row of four windows on the upper floor and a series of three round top arches on the lower story. The main entrance is located in front of the arches. The projecting gable has a small square window and a door that leads out to a full width balcony with a white balustrade square posts and spindles. Below the balcony on the lower floor are two square windows. All windows appear to

be double-hung and most are flanked by louvered shutters. A massive rectangular chimney bisects the projecting gable.

The residence at **10 Rathbone Place** was moved to this location from McDougall Street in Detroit in the 1960s (probably 1969). It is a two-story asphalt shingled gable front Neo-Classical house with two side wings. The pediment in the gable has a raking cornice with modillions and a row of dentils underneath. The tympanum features horizontal siding and a circular window surrounded by a decorative laurel wreath. The wide entablature of the house continues the decorative nature of the pediment by repeating the band of modillions on the cornice with dentils directly below and a row of cabling at the bottom of the frieze board. There are four two-story Ionic columns that support the gable. The main entrance and single-story side wings repeat the pattern of Ionic columns and dentils. Three tall brick chimneys are evident. ***This house falls outside the district's period of significance and is non-contributing.***

Built in 1909, **12 Rathbone Place** is a two-story Tudor residence with a gable front with a brick lower and stucco upper. A two-story gable roof dormer with exposed rafter tails projects from the southern elevation of the house. It features a gable window, a double window on the second story and a ribbon of five windows with limestone trim on the lower story. The main body of the house has a gable vent and a gable window, plus two windows on the second floor and a ribbon of three and a single window on the lower story. There is a gable dormer and a gable wall dormer on the western façade. There are three large brick chimneys with simple chimney caps.

Built in 1971, **14 Rathbone Place** is a two-story asphalt shingled side gable house with a forward projecting cross gable wall dormer. The main roof has three small skylights near the crown and a small brick chimney on the west end of the roof. The main elevation shows two large double-hung windows with louvered shutters on the shingle sided second floor. The lower floor has a single large double-hung window with shutters. The recessed main entrance is on the west end of the main elevation and is flanked by fluted pilasters with a simple cornice. The wall dormer is shingle sided and has an oval vent in the apex. A one story two car garage projects in line with the wall dormer. This building falls outside of the district's period of significance and is non-contributing. ***This house falls outside the district's period of significance and is non-contributing.***

The residence at **15 Rathbone Place** is a story-and-a-half brick neo-French house built in 2003. The eastern façade features a projecting two-story brick bay with large windows crowned by a conical roof. The main elevation has a hip roof with a projecting pavilion with two pyramidal roofs. There is a one-story brick bay with a conical roof on the eastern end of the main elevation. The western end of the main elevation has a three-bay garage and the main entrance. Two skylights are on the roof above the garage. All roof surfaces are covered in asphalt shingles and the windows appear to be either double-hung or casement. ***This house falls outside the district's period of significance and is non-contributing.***

### **Lakeland Street – North of Jefferson Avenue (300 Block)**

**17315 E. Jefferson constructed in 1925** - Two-story hip roof house clad in red brick with limestone and wood trim. The footprint is comprised of a main block at the west end with a wing and pavilion extending to the east. The entrance comprised of double doors below a transom and topped with a projecting door hood supporting an iron railing is centered in the main building block. A tall double-hung window is above the door. Three window bays flank both sides of the entrance, each bay contains an eight-over-twelve window at the first and second floors. The window openings have limestone keystones in the splayed brick lintels. Three gable-front dormers containing diamond pane casement windows project from the roof. Both ends of the main block have massive end chimneys with limestone chimney pots. The wing has three bays of matching windows at the first and second floors. The pavilion projects forward and has a recessed enclosed porch at the first floor and matching windows at the second floor. A round dormer projects from the center of the roof.

There is a tall brick wall with stone caps on the piers and a decorative iron gate on the south edge of the property along Jefferson Avenue. The wall and gate contribute to the property.

The Tudor residence at **315 Lakeland Street** was designed by George D. Mason for Dr. J. Milton Robb in 1929. The main part of the house is brick laid in a Flemish pattern. A two-story bay window sits atop a brick base with limestone quoining. The metal windows of the bay on the main level are in a 3-over-5 pattern with 3-over-2 transom windows, while the upper-level windows are in a 3-over-4 pattern. In the center between the two levels of windows is an embossed vignette with a vase and stylized flowering plants, while the two sides of the bay have just the plants featured as a vignette. Each corner of the bay has embossed cabling. Capping the bay window is a scalloped copper roof with a lace edge. Gutters and downspouts are also copper with some having rainwater heads. The forward-facing gable is stucco and features a small gable window (now with metal louvers) and a gable vent at the apex. The frieze board that separates the brick from the stucco features a band of rosettes. All roof surfaces are slate. The flat-roofed two-story main entrance is set back from the façade and at an angle to the main body of the house. The area around the entrance door is built of limestone blocks, with the entrance itself recessed in a carved composite arch. On either side of the doorway are vases with flowers carved out of limestone. The area above the arch is covered in stucco with limestone tabs and features a narrow rectangular leaded glass window just below the roof. In front of the main entrance is a massive limestone double chimney topped with brick chimney pots. The side of the first cross gable is faced with stucco and features three embossed columns in a stepped pattern. The second cross gable features the faux half-timbering indicative of the style of the house. The gable is covered with stucco and features a rectangular gable window flanked by vignettes of a lion rampant. The wall on the south edge of the property along E. Jefferson is a contributing resource.

The house at **325 Lakeland Street** is new construction (2019), therefore *it falls outside the district's period of significance and is non-contributing.*

Designed in 1925 for Dr. Arthur B. McGraw by the firm of Crombie & Stanton, **340 Lakeland Street** is a brick two-story Tudor side gabled residence with a flared-eave slate roof. The main elevation has a projecting cross gable that features a two-story flat roofed bay window with limestone sills and lintels. A second two-story flat roofed bay window is featured on the west façade. A single-story bay window capped with slate is on the northern end of the main elevation. Most windows appear to be metal casements and are regularly found in ribbons of three with decorative brick casings. The main entrance is recessed in a series of five brick arches laid in a step pattern. There is a stone string course between the first and second story and then again in the forward-facing cross gable. This grooved string course depicts opposing triangles and wraps around the entire house. Five massive brick chimneys with decorative brick chimney pots are visible on the main elevation. There appears to be a second cross gable projecting from the rear of the house that has a cross gable dormer and a hip roof dormer.

The residence at **341 Lakeland Street** is a two-story side gabled Tudor built in 1926 and composed of limestone with a slate roof. There are two hip roof cross gables on either side of a massive projecting brick & limestone chimney off-center on the main elevation. The upper floor of each cross gable has a ribbon of five metal casement windows. The main floor also features the five window ribbons, but they are recessed and also feature limestone lintels and round arched transoms. A limestone string course wraps around the house below the upper story windows. The southeast façade has a ribbon of three gable windows, an iron balcony supported by brackets, a two-story sleeping porch and ribbons of three windows with the round arched transoms. All windows appear to be metal. The house features copper gutters and downspouts with rainwater heads. The round arched main entrance is on the north end of the main façade and features limestone architrave trim and keystone. The door itself is of a wooden batten style. A covered extension of the house connects to a carriage house that has been converted into a garage. The extension has a slate roof and features a bay window and a batten door. The garage has a dormer with three double windows and a shed roof.

The building at **348 Lakeland Street** was built in 1978, *therefore it falls outside the district's period of significance and is non-contributing.*

Designed by the firm of Crombie & Stanton in 1924 for Henry Munroe Campbell, Jr., **355 Lakeland Street** is a French Eclectic 28 room, 12,000 square foot residence that features a slate hip roof with flared eaves and a limestone string course. Limestone pilasters with leaf capitals flank the main entrance and support an arched pediment. All windows appear to be double hung with the upper windows are in a 6-over-6 pattern and the lower windows 4-over-6 and are framed and tabbed with limestone. Date of construction varies by record but is believed to have occurred between 1924 and 1927. The original owner was Henry Munroe Campbell, Jr., a Detroit lawyer and graduate of the University of Michigan and the Harvard law school (his father, Henry Munroe Campbell was a Michigan Supreme Court Justice). Henry was also President of the Society of Arts and Crafts based out of Boston, MA. The Campbell family owned the house until 1951. It was purchased in 1952 by Ford Ballantyne, the president of the Wyandotte Chemical Company. Ballantyne owned the house until his death in 1963. In 1976

the residence was acquired by Tom & Diane Schoenith, owners of the famous Roostertail restaurant in Detroit. The Schoenith's owned the house until 2011.

A brick Mid-Century Modern style house built in 1957, **356 Lakeland Street** features a low-pitched, asphalt shingled hip roof. The front elevation features a three-quarter length balcony with exposed joists. The balcony features four square posts with a sliding glass door and a simple balustrade of four horizontal members. A second sliding glass door is on the west end of the main elevation. The off-centered front entry is surrounded by wide plain pilasters with a similar lintel as a header. With the exception of the main entrance, all windows and doors appear to be sliders. A gabled two car garage projects from the front of the main elevation and features exposed rafters. *This house falls outside the district's period of significance and is non-contributing.*

The building at **363 Lakeland Street** is new construction (2020), therefore it *falls outside the district's period of significance and is non-contributing.*

Built in 1909 and known as the Dwyer Estate, **372 Lakeland Street** originally faced Jefferson Avenue. When Dwyer platted his estate, he had the house rotated 90 degrees and moved north approximately 100 ft when creating Lakeland Avenue. The house is a two-story brick Colonial Revival built in 1909, the hip roof is covered in slate and features four symmetrical hip roofed dormers with tall 12 light casement windows. The dormers flank a central gable wall dormer with modillions and a roundel or oculus window with spiderweb muntins draped in a garland. Below the pediment is a semi-circular porch supported by four Doric columns and two Doric pilasters. The porch roof is flat with a balustrade of square columns and turned spindles. The frieze features a row of dentils while the entablature has modillions. Above the porch is a large 8-over-8 window framed in limestone and flanked by two smaller windows with decorative limestone embellishments. Under the porch, the main entrance is topped with a broken pediment over an arched spiderweb window. The corners of the house all feature brick quoins. Windows are double hung in a 6-over-6 pattern. The house has copper gutters and downspouts with rainwater heads. Four massive brick chimneys are very prominent, with one on each end of the main elevation, one in the west wing and one on the rear of the house. The hip roofed west wing features a secondary entrance covered with a flat roof balcony with square posts and turned spindles, supported by several square pillars. The enclosure itself has double hung windows and a lattice. The space above the balcony has two more oculus windows with the spiderweb muntins.

Designed in 1926 by Hugh T. Keyes for Jerome E. Keane, **379 Lakeland Street** is also known as part of the Dwyer Estate. A brick Tudor built in 1926, this house has a front facing gable with the roof covered in slate. The main gable features a louvered vent in the apex. The second floor has a double window and a triple window both with brick sills. There is a decorative segmented arch above the triple window that is composed of three courses of brick. There is a brick wing wall that extends to surround the property. The northern façade has a projecting cross gable with a parapet wall. The cross-gable features a large 3-over-3 window above three recessed windows. The main entrance projects from the house and is covered by a shed roof and is framed in limestone. The wall above the main entrance has the half-timbering indicative of this style with

the half-timbering filled with bricks laid in a herringbone pattern (this pattern is repeated in the sidewalk and driveway). Four massive brick chimneys are evident. Keyes experimented with brick corbels which can be seen in the gable eaves. The wall to the north along Maumee is a contributing resource.

Built in 1909, the two-story brick Prairie-style house at **382 Lakeland Street** was originally the guest house for 372 Lakeland and features a slate hip roof. The roof on each face of the house is pierced by hip roof wall dormers with 6-over-6 double hung windows. The brick is laid in a Flemish bond pattern. The lower story features several 6-over-6 double-hung windows with a decorative brick lintel. Gutters and downspouts appear to be copper with rainwater heads. The western façade features main entrance under a hip roof cross gable that is supported by Doric columns. The western façade also features a shed roof dormer with a ribbon of six windows. Massive brick chimneys are visible on either end of the house. All windows on the western façade have limestone sills. The wall along the north property line at Maumee is a contributing resource.

**17330 Maumee – constructed in 1907, carriage house for 372 Lakeland** - One-and-a-half story brick house with hip roof punctuated by numerous hip roof wall dormers on all four sides. West elevation has a central entrance porch supported by Ionic columns. An added central entrance on the east elevation has brick side walls supporting a gable roof. The wall surrounding the door and sidelights is faced in smooth limestone. Windows are six-over-six throughout.

There is a brick wall with a gable cap on the walls and piers and iron gate along the north edge and partially along the west lot line that contributes to the property.

A detached one-story tall two-car garage sits to the west of the house and faces north to Maumee. The garage is newer and has a tall hip roof. It does not contribute to the district.

### **University Place – North of Jefferson Avenue (200-300 Block)**

There is a two-story symmetrical brick Italian Renaissance residence at **281 University Place**. Built in 1909, it has a slate hip roof with three hip roof dormers. The sides of the dormers are covered in slate and each has a double casement window. The second story of the main elevation has five double-hung windows with limestone sills, lintels, and tabs. The first story has a triple Palladian window motif with the center being a door rather than a window. The windows and door are framed with limestone pilasters, columns, and hoods with keystones. The pilasters support a triple string course of limestone, above which is a wide limestone frieze with dentils, topped by a limestone cornice. A projecting wing with pyramidal roof is on either side of the center massing and feature a pair of double-hung windows on the second story. The first story of each wing features two round arched windows with fan lights, with limestone trim. The corners of the house feature limestone quoins. The western elevation has a two-story projecting bay with a pyramidal roof that features window fenestration in the same pattern as the wings. Between the bay and the main house is a massive three stack chimney. A carriage house with a slate hip roof is behind the main house that features a shed roof dormer with three windows. The garage



has a gable roofed extension on the eastern elevation that features a shed roof dormer. There are four bays in the garage.

The home at **293 University Place** is a Colonial Revival. Built in 1912, it has symmetrical patterning, and features a two-story slate hip roof. Two gable roof dormers flank a central arch roof dormer, all featuring 6-over-6 double-hung windows. The large overhang of the roof features exposed rafter tails. The upper story has four 6-over-6 double-hung windows with louvered shutters. The lower story has four 9-over-9 double-hung windows with solid shutters featuring crescent cutouts. The central door is covered by a large semi-circular portico supported by 6 columns. The cornice of the portico features modillions and a balustrade with four posts and turned spindles. Above the portico is a bow window with four eight-paned windows. A projecting wing off the south end features many floor-to-ceiling windows, a cornice with modillions and a balustrade similar to the one on the portico. The entire house is covered in brick in a Flemish bond pattern. There is a matching detached garage.

Built in 1979, the house at **298 University Place falls outside the district's period of significance and is non-contributing.**

Built in 1997, the house at **302 University Place falls outside the district's period of significance and is non-contributing.**

A symmetrical two-story asphalt shingled hip roof Prairie Style residence can be found at **304 University Place**. Built in 1917, there are two double window shed roof dormers that flank a single window shed roof dormer. There are exposed rafter tails on the open overhanging eaves. The second floor features a centered row of three double hung windows. A single 6-over-1 double hung window is on either side of this ribbon. Farther out there is a pair of 6-over-1 double-hung windows. All second-floor windows feature limestone sills and louvered shutters. The entrance is centered on the main elevation and surrounded by limestone pilasters and lintel with tabs. The door features sixteen small windows above three panels. There are small 12-paned windows on either side of the door. There is also a bay window on either side of the door. Each bay has four 6-over-1 windows under a flared hip roof. A wing on the south end has eight 6-over-1 windows (four on each floor). There are two large chimneys visible, one on each end.

Also built in 1917, **305 University Place** is a brick two-story Colonial Revival. It has an asphalt shingled side gable roof with boxed cornice returns and three gable dormers. Each dormer has one 6-over-6 double-hung window. Under the eave is a row of modillions. A built-in gutter system is visible along the edge of the roof. The asymmetrical façade features three 4-over-4 double-hung windows on the upper floor on the south end of the building while the lower floor features multi-paned casement windows. All six of these windows have limestone sills and keystones and are flanked by louvered shutters on the upper floor and solid shutters with a fleur-de-lis cutout in the lowers. A large cornice with modillions above the main entry is supported by four pilasters and two wooden columns. There is a decorative metal balustrade atop the cornice. The front door has side lights and transom windows. The area from the cornice to the upper soffit features a flat bay of three windows with pilasters. The area above the pilasters features a round arch, a segmental arch, a keystone, and some decorative flourishes. The south elevation

has a large brick chimney, a gable window, and a two-story projecting sleeping porch. The upper story has eight 3-paned windows on the west wall and the south side has six. Each side also features three pilasters. A large cornice features a row of modillions. The lower story is made out of brick and has the same window pattern.

Built in 2018, the house at **314 University Place** falls *outside the district's period of significance and is non-contributing*.

Built in 1916, the Prairie-style house at **325 University Place** has an asphalt shingled low pitched hip roof with two shed roof dormers. Each dormer features three 6-over-1 double-hung windows. The wide eaves cover a slightly off-center portico supported by four Ionic columns and pilasters with the whole being topped with a metal spindle balustrade. Above the portico is a ribbon of three windows of varying widths. On the north end of the facade are two 6-over-1 double-hung windows on the upper and lower stories. On the south end are three of the same. Large chimneys are at either end of the house. A large two-story sleeping porch projects from the south elevation and is covered by a hip roof. Twelve 6-over-6 double hung windows with transoms are visible on the lower story. The upper story has the more common 6-over-1 windows. The house is covered in stucco and features a massive chimney at each end of the house. An attached two-story garage projects at an angle from the north end of the house.

The house at **333 University Place** is a symmetrical two-story asphalt shingled hip roof Prairie Style with some Craftsman elements. Built in 1913, it features two shed roof dormers each with a ribbon of three 6-over-1 double-hung windows. The south end of the facade features a double window and a single window on the upper floor. The lower floor has two large casement windows with Craftsman styling. A gable front portico is supported by two square pillars. There is a ribbon of three 6-over-1 windows above the portico above a single paned window on either side of the portico. There are four evenly spaced 6-over-1 double hung windows on the upper floor of the north end of the façade and six of the Craftsman-styled casement windows on the lower floor. The multi-paned main entrance door is Craftsman influenced with side lights and transom. The stucco covered house features a massive chimney on the south end of the house.

Built in 1915, the house at **334 University Place** is a brick two-story asphalt shingled hip roof Prairie style residence with exposed rafter tails. The south half of the facade features a double 6-over-1 double-hung window with a stone sill. Below that is a three-window brick bay with a copper roof. There is a ribbon of three tall casement windows with a stone sill on the top floor in the center of the main elevation. Below that is a small single 6-over-1 double-hung window with a stone sill. Slightly off-center on the upper level is a double 6-over-1 double-hung window with a stone sill. Directly below that is the main entrance, which is covered by a broken pediment supported by two columns and two pilasters. There are sidelights on either side of the door with a transom fanlight above. The south end features a projecting sleeping porch with large windows and a flat roof. There is a brick chimney currently under repair on each end of the house. The detached garage behind the house is newer and is a non-contributing resource.

The residence at **344 University Place** was built in 1959. It is a brick two-story neo-Colonial with a side gable roof with flared eaves. There are two auxiliary wings, one on each end of the

main house block. There are two through-the-cornice gable dormers on the second story of the main elevation with 6-over-6 double-hung windows with stone sills directly beneath. The same window configuration occurs in the upper stories of both wings. The main body of the house features a belt course between the two stories. The lower level of the house features the main entry, surrounded by a wide casing and sidelights, plus a large 9-over-9 window. The lower level of each wing features a 9-over-9 double hung window with hood mold. All of the windows on the main façade are flanked by solid shutters. There is a side gabled two-car garage projecting from the south end of the house. *This house falls outside the district's period of significance and is non-contributing.*

Built in 1914, the house at **345 University Place** is a two-story asphalt shingled hip roof Tudor. A projecting forward-facing half-timbered overhanging cross gable is featured on the north end of the facade. The frieze board on the gable features a shield and is supported by four brackets. Directly below the shield is a ribbon of four casement windows with transoms. The overhanging cornice features a band of pearl molding followed by a row of modillions and false rafter tails. The main entrance is recessed under the overhang, with two wooden columns providing support. The center of the house features a dominant two-story bay window with a conical roof. All ten windows in the bay appear to be casement. A recessed wing on the south end of the house features a row of four casement windows in both the upper and lower floors, with the lowers having transoms. Wall covering is stucco. There is a newer detached garage that is a non-contributing resource.

Also built in 1914, the house at **354 University Place** is a two-story Neo-Classical residence with an asphalt shingled mansard roof. The north elevation features a shed roof dormer with four 6-over-1 double-hung windows. The cornice features a row of modillions. The west façade features three 6-over-1 double-hung windows on the upper level, while the lower level has two pair of 6-over-1 windows and three casement windows with transoms. The upper-level windows have solid shutters with a maple leaf cutout in the top panels. The edges of the house feature brick quoining. Gutters and downspouts appear to be copper with rainwater heads. The main entry is on the north elevation, framed in brick with a brick segmental arch hood. Two massive brick chimneys are featured on the north elevation of the house. There is a matching detached garage that contributes to the district.

A two-story Colonial Revival, the house at **364 University Place** was built in 1911. The asphalt shingled side gable roof features three evenly spaced hip roof dormers. Each dormer has a 6-over-6 double-hung window and is covered in horizontal siding. The north end of the facade features a two-story bay window with a flat roof. The upper windows in the bay are 4-over-4 double-hung and the lowers are 6-over-6. The center portion of the house is dominated by a shallow gable roofed porch that leads to a segmental arched front door. A one-story bay window is on the south end of the facade with three 12-over-16 windows. There is a single 9-over-9 window on a one-story tall hip roof ell on the south end of the house. Two large chimneys are visible, one at each end. The upper story is covered in stucco, while the lower is covered in brick.

Built in 1921, the house at **365 University Place** is a symmetrical brick two-story Colonial Revival. It has an asphalt shingled side gable roof with flared eaves. The second story features six 6-over-6 double-hung windows with stone sills. There is a smaller 4-over-4 window in the center. A brick string course is immediately below the windows. The lower floor features two 6-over-9 double-hung windows and a smaller 6-pane window on either side of the main entry. All windows are flanked with louvered shutters. The front entrance is framed by a wide casing with pilasters and an overhanging cornice. There are three small transoms above the front door. A large brick chimney is visible on the west end of the house. A matching detached garage contributes to the district.

The house at **369 University Place** was built in 1936. A two-story brick Neo-Classical with an asphalt shingled side gable roof. The roof overhangs a full-width front porch which is supported by seven boxed pillars. The upper floor has four evenly spaced 6-over-6 double hung windows with louvered shutters. The lower floor has three 6-over-9 double hung windows on the south end of the facade and two on the north end. The façade also features an off-center front door with side lights and spiderweb fanlight. Two downspouts on the main elevation are encased in the roof support posts. The south elevation has a large brick chimney and features horizontal siding in the gable. A matching detached garage faces Maumee and contributes to the district.

The neo-Colonial house at **374 University Place** was built in 1956. This brick two-story home features an asphalt shingled overhanging side gable roof. The symmetrical main elevation has three evenly spaced 4-over-4 double-hung windows with louvered shutters. A shed roof divides the upper from the lower level and is suspended by four boxed wooden posts. The upper level is covered by horizontal siding. The lower-level features two 9-over-9 double-hung windows with louvered shutters. A central door with sidelight is surrounded by fluted pilasters and lintel. The north end of the house features a projecting story-and-a-half side gable extension, with the upper half covered in horizontal siding and the lower in brick. A side gabled garage further extends from this feature. A small vestibule projects from the main extension and features a simple side entrance on the north side and an octagonal window on the west side. The vestibule is covered by a shed roof. There is a large brick chimney on the south elevation. *This house falls outside the district's period of significance and is non-contributing.*

### **Washington Road – North of Jefferson Avenue**

Built in 1915, the house at **250 Washington Road** is a two-story asphalt shingled hip roof residence that features four shed roof dormers with a row of three windows each on the symmetrical east facade. The second story has ten 6-over-1 double-hung windows on the second floor. The first floor has eight floor-to-ceiling 8-over-6 windows. The dominant feature on the west façade is a windowed vestibule that projects from the main house. The vestibule features the same 8-over-6 windows on each side plus the main door with transom and side lights. It is crowned with a cornice with a row of modillions and a decorative metal balustrade. There is an access door to the balcony on the second floor. Three large brick chimneys are visible.

Also built in 1915, the residence at **270 Washington Road** is a cut stone two-story asphalt shingled side gable Colonial Revival with exposed rafter tails and flared eaves. The house was originally the carriage house for 250 Washington Road. The main façade shows a line of eight 8-over-8 double-hung windows on the second floor and a single, two doubles and a French door on the main level. A full-length hip roof porch is supported by seven wooden posts. There is a shed roof dormer on the rear of the house. There is a louver in the middle of the roof with a ball and a bird on top of it. *This house was completely remodeled about 2012 outside the district's period of significance. It no longer retains its historic appearance and is non-contributing.*

Built in 1978, the house at **281 Washington Road** falls *outside the district's period of significance and is non-contributing.*

Designed by Louis Kamper in 1918, the house at **285 Washington Road** is an asphalt shingled hip roof Italian Renaissance style with wide overhanging eaves supported by elaborate brackets. There is a shed roof dormer with a ribbon of three double-hung windows on the east elevation. The upper floor has five double-hung windows with limestone lintels and sills placed symmetrically above the main entrance. The lower level has a row of three pair of French doors with transoms and a balconet with metal decorative balustrade. There is a pergola-like structure projecting from the façade above the French doors. Two double-hung windows with limestone lintels and sills are on the opposite side of the door. Two French doors are recessed in a round arched casing between two Doric columns supporting a large cornice. A round arched window with a corresponding row of arched side lights is above the door. The French door/transom/balconet/pergola combination is repeated on the east end of the south elevation. There is a conical roof on a two-story bay window with wide overhanging eave and brackets centrally located on the south elevation. The upper bay has double-hung windows while the lower has French doors with round arched fan lights. A massive portico supported by eight Doric columns covers this side entry. There is a low spindled balustrade around the outside of the porch. There is a matching two-story tall detached garage that contributes to the district.

A residence built in 1959 at **295 Washington Road** has an asphalt shingled triple hip roof brick neo-Colonial brick quoins on the corners. The two-story house has a line of modillions runs under the entire roofline. All windows visible are double hung with louvered shutters. A balconet with metal balustrade is featured in two places on the north face of two wings of the house. A two-car garage is located on the north elevation of the ground floor. A segmental arched pair of doors is crowned by a row of bricks in the center of the north wing. A large chimney is on the north end. *This house falls outside the district's period of significance and is non-contributing.*

A two-story Colonial Revival built in 1919 at **300 Washington Road** has an asphalt shingled hip roof with overhanging eaves. A two-story round tower with a conical roof is the dominant feature of the main elevation. The tower features 4-over-4 windows that feature segmental arches. The main entrance is next to the tower and features an overhanging cornice supported by brackets. The rectangular door has a transom window above it. Next to the main entry is a slightly protruding pavilion with a metal roof and four windows. All visible windows appear to

be double hung. Three massive chimneys are visible. A matching detached garage contributes to the district.

Built in 1977, the house at **305 Washington Road** falls *outside the district's period of significance and is non-contributing*.

The house at **315 Washington Road** was built in 1923 for Ralph Harmon Booth, president of Booth newspapers, by Marcus Burrowes. The rose garden and terraces were designed by Leonard B. Willeke in the 1940's. The house itself is a two-story Tudor with a slate hip roof. The main elevation has two projecting gable wall dormers with a gable window and a band of five casement windows with transoms on both the first and second floors. Between the two wall dormers are two shed roof dormers. The main entrance is centered between the roof dormers and features an impressive limestone surround, with twisted baroque columns and a central bracket supporting a massive cornice. The cornice features four rosettes on the frieze. Directly above the main entrance is a collection of nine windows with nine panes each. A large brick chimney is visible on the south end with another in the northwest corner. A massive brick stack of chimneys rises above the north end of the house. Gutters and downspouts appear to be copper with rainwater heads. All visible windows are leaded glass with limestone sills, casings, and lintels. A brick wing with a side gable projects from the north end of the house and features a front facing gable wall dormer with several windows. There is a matching garage that contributes to the district. The brick and stone wall contributes to the district.

A house built in 1920 at **320 Washington Road** is a symmetrical Colonial Revival house with a slate hip roof with flared eaves. Two pyramidal roof cross gables project from the main elevation. Each cross gable has a row of dentils on the frieze. Windows appear to be double-hung in a 6-over-6 pattern on the upper story and 6-over-9 on the lower. There is a brick belt course and brick quoins on the corners. The central part of the house features a row of dentils on the frieze plus an upper and a lower window on either side of the main entry. The four panel round arched door features a sunburst pattern in the arch. The door is recessed from pilasters topped with a round arch with a keystone bracket. Two columns support a wide cornice with the row of dentils. A 6-over-6 window framed in limestone is above the cornice. There is a limestone hood over the top of the window limestone tabs along the sides. Three massive brick chimneys are visible. The matching detached garage contributes to the district. A wall on the north property line contributes to the district.

A two-story French Eclectic house at **333 Washington Road** was designed by Rogers & Bonnah in 1913 for William B. Colburn. Colburn was secretary and treasurer of the Detroit Motorbus Company. The house features a slate hip roof and a shed roof dormer with a ribbon of three casement windows. The main walls are covered in stucco with the dormer being clad in horizontal siding. A two-story flat roof bay window projects from the south end of the facade. The main door is next to the bay and has a simple lintel and balcony with a metal balustrade. French doors with transoms at the second floor provide access to the balcony. A wide one-story bay topped with a metal roof is on the northwest end of the building. There are three casement windows directly above the bay. Two brick chimneys are visible. The roofline of this house was

significantly altered after 1965. *Due to a lack of integrity this house and detached garage do not contribute to the district.*

Built in 1996, the house at **344 Washington Road** falls *outside the district's period of significance and is non-contributing.*

Built in 1918, **354 Washington Road** is a brick side gabled Colonial Revival with an asphalt shingled roof, boxed cornice returns, and four gable dormers with 6-over-1 windows. There are parapet walls with chimneys on either end of the house. Visible windows are 6-over-1 or 8-over-1, all double-hung, most with louvered shutters. The cornice of the main roofline has small brackets and a wide frieze. There is a portico supported by four wooden columns over a concrete stoop. There is a matching detached garage facing Maumee that contributes to the district. The brick wall/fence on the north property line contributes to the district.

The house at **355 Washington Road** was built in 1958. It is a two-story side gabled neo-Colonial with asphalt shingles that has two “through the cornice” gabled dormers with 6-over-6 double hung windows. A cross gable projects off the front of the house. A pair of large double hung windows is below the cross gable. A front porch is covered by a shed roof supported by three boxed posts and covers the main entrance and a large window with shutters. Wall covering on the lower level is brick with the upper level covered in wooden shingles. An attached garage off the north end has a side gable and a large gable wall dormer with two windows. A shed roof supported by brackets is above the garage door. *This house falls outside the district's period of significance and is non-contributing.*

The Mid-Century Modern house at **359 Washington Road** was built in 1953. A story-and-a-half side gabled asphalt shingled Mid-Century Modern residence with a large brick chimney slightly off-center of the main elevation. Two shed dormers with 6-over-6 double hung windows and horizontal siding are on the southern end of the roof. The house is covered in brick up to the roof line, then covered in horizontal siding in the gables. The main elevation features a pair of projecting forward facing gables, with the smaller (more prominent) having a gable window with shutters and three tall sliding windows framed by pilasters on the main level. This gable is covered with horizontal siding and features the main entrance to the house on the northern side. The second, taller gable is covered in horizontal siding down to roughly knee high, then switches to brick. The north elevation has a ribbon of three double hung windows in the gable and two bay windows with conical roofs. *This house falls outside the district's period of significance and is non-contributing.*

### **Lincoln Road – North of Jefferson Avenue**

A residence at **234 Lincoln Road**, built in 1963, is a two-story asphalt shingled hip roof neo-Colonial with a projecting gable front. The gable features a simple raking cornice with vertical planking in the tympanum. The gable is supported by four boxed wooden posts. There is a line of brick dentils below the cornice of the main roof. The house is constructed of brick in a running bond pattern. Windows are double hung, with those on the main elevation flanked by

louvered shutters. The south elevation has two windows on the upper floor and two garage doors on the lower level. A large brick chimney is featured on the northern elevation. *This house falls outside the district's period of significance and is non-contributing.*

The house at **235 Lincoln Road** falls *outside the district's period of significance and is non-contributing.*

Louis Kamper designed **251 Lincoln Road** for Murray Sales in 1923. The house was named Edgeroad and originally had a Jefferson Avenue address which is reflected in the south facing facade. The house is a three-story flat roofed Italian Renaissance residence, is symmetrical with a square center mass and a two-story wing to either side. There is a string course visible between the first and second floor and another between the second and third floor. Third floor windows are 12-over-12, second floor are 8-over-12, and first floor are 12-over-16, all appearing to be double-hung. The main entrance is recessed under a porch composed of a broken pediment supported by square wooden posts. The sides of the porch are a lattice, with a central bulls-eye pattern with an open center. The west end of the building features a square extension projecting from the main elevation, also featuring 12-over-16 windows. This part of the building features a rather plain entablature and is surmounted by a balustrade of square posts and spindles.

A residence at **254 Lincoln Road**, built in 1955, is a two-story asphalt shingled side gable neo-Colonial residence. The upper floor is covered with horizontal siding and has three gable wall dormers with 6-over-6 double-hung windows and louvered shutters. A full length shed roof supported by turned wooden posts covers the front porch. A scalloped fascia board runs the length of the porch. The porch area features a double 9-over-9 window and a French door as the main entry. The southern end of the facade has a bay window topped with a conical metal roof. The bottom floor of the house is brick in a running bond pattern. A single-story garage extends from the north end, in line with the house. *This house falls outside the district's period of significance and is non-contributing.*

Also built in 1955, the house at **262 Lincoln Road** is a brick two-story asphalt roofed side gable neo-Colonial residence with a projecting front facing cross gable. All roof corners feature boxed cornice returns. The side gable has a vent at the apex and a couple of double hung windows. The cross gable has a 4-over-4 window on the second floor and a single large window on the first floor. The main elevation features two 6-over-6 windows above a shed roof that covers the main entrance and porch. The roof is supported by boxed wooden posts. Simple pilasters and lintel frame the French doors. A single-story garage extends from the north end of the house. The garage has a side gabled roof, two 6-over-6 windows and a louver. *This house falls outside the district's period of significance and is non-contributing.*

Built in 1956, the residence at **270 Lincoln Road** is a brick two-story asphalt roofed side gable neo-Colonial residence with a projecting front facing cross gable. All roof corners feature boxed cornice returns. The side gable has a vent at the apex and a couple of windows. The cross gable has a 6-over-6 window on the second floor and a single large window on the first floor. The main elevation features two 6-over-6 windows above a shed roof that covers the main entrance and porch. The roof is supported by boxed wooden posts and has a scalloped frieze board that



runs the length. A single-story garage extends from the south end of the house. The garage has a side gabled roof, two 6-over-6 windows and a louver. The upper floor is covered with aluminum siding. *This house falls outside the district's period of significance and is non-contributing.*

The house at **277 Lincoln Road** was built in 1923 as the carriage house for the Murray Sales house at 251 Lincoln Road designed by Louis Kamper. A two-story flat roofed Neo-Classical house, it features a spindled parapet wall above a simple cornice. The second floor features a single casement window, a ribbon of three casement windows in the center, and an access door to the flat roof over the first floor. This flat roof features a spindled balustrade. The first floor has a single casement window on either side of the main entrance French doors. There is a matching detached garage that contributes to the district.

The house at **282 Lincoln Road** is new construction (built in 2014), therefore it *falls outside the district's period of significance and is non-contributing.*

The residence located at **283 Lincoln Road** built in 1924 is a Tudor residence with an intersecting forward facing gable with exposed rafter tails. The side gable portion of the house features a large brick chimney on the southern end of the building and a shed roof dormer with a ribbon of four windows. A similar set of windows with transoms is on the first floor under the eave. Gutters and downspouts with rainwater heads are visible. The cross gable has a gable window, two pair of windows on the second floor and several windows on the first floor, plus the main entry. The faux half-timbering is evident on this part of the house. The first floor and side gable are brick in a running bond pattern. The main entrance is framed in limestone, with limestone tabs, lintel, and compound arch. A matching detached garage contributes to the district.

Another house built in 1924, **294 Lincoln Road** is a two-story brick Neo-Classical residence with an asphalt shingled side gable roof with boxed cornice returns and three arch top roof dormers. Each dormer is covered in horizontal siding and have paired 6-over-6 double-hung windows. The eave has a row of modillions and a wide fascia board. The symmetrical main façade two 8-over-8 windows on either side of the recessed main entrance. Two-story Doric columns support the roof in the center and are flanked by Doric pilasters. Each window has a limestone sill and a brick lintel with a limestone keystone. The first floor has the same arrangement of windows; however, the windows are set within round arches with limestone keystones. The bricks within the arches are headers or set edgewise. The front door has sidelights on either side and is surrounded by Doric pilasters supporting a simple lintel. Above the door is a large arched window. There are massive brick chimneys on either end of the house. A matching detached garage contributes to the district.

The residence at **295 Lincoln Road** is a one and a half story asphalt shingled side gable Colonial Revival style house built in 1951. The main roof features a three windowed gable-on-shed dormer with columned pilasters. The sides of the dormer are covered with horizontal siding. A partial length porch is recessed under the main roof, supported by two brick pillars. A gable front projection with a metal roofed bay window is near the center of the facade. To the south

there is a shed roof dormer with two windows. This dormer also features the columned pilasters. Large brick chimneys are on each end of the house. A forward-facing gabled garage is located on the north end of the house. *This house falls outside the district's period of significance and is non-contributing.*

The original address for this Colonial Revival house was 16810 E. Jefferson. Built for Mr. and Mrs. Edwin Hewitt Brown by George W. Graves in 1915, it is now known as **300 Lincoln Road**. It is an asphalt shingled hip roof Colonial Revival residence with four prominent gable dormers featuring double-hung windows. The north end of the house is canted on a forty-five-degree angle to the main house block and has a gable front dormer. A portico with a wide cornice and entablature is supported by six columns. The six paneled main entrance door is recessed under the portico with side lights on either side and three small transom windows. The façade has double-hung and casement windows, most with paneled shutters. The eaves show copper gutters and downspouts with rainwater heads. The addition on the south end features numerous 9-over-9 double-hung windows. There are two detached buildings not visible but contribute to the district.

Built in 1965, **301 Lincoln Road** is a brick two-story asphalt shingled side gable symmetrical neo-Colonial. A row of dentils is visible below the eave. The upper floor has five 6-over-6 double-hung windows while the lower floor has four 6-over-9 double-hung windows. All of the windows on the main façade feature louvered shutters. The central main entry is covered by a pedimented portico supported by two tapered columns. The portico's tympanum and cornice both feature a row of dentils. There is a side gabled garage extending from the north end with two gabled dormers and the same dentil pattern below the eave. *This house falls outside the district's period of significance and is non-contributing.*

A two-story asphalt shingled gambrel roof Dutch Colonial Revival house built in 1912, **305 Lincoln Road** features a central eyebrow dormer and flared eaves. The eave is supported by brackets. On the second story, the south end of the facade features a double double-hung window, with the upper being 4-over-4 with a plain lower. The center has a band of two casement windows with solid shutters, with the shutters featuring a crescent cutout near the top. The north end of the facade features a two-story bay window. The wall covering on the upper story of the house is shingles. The main entry is protected by a portico that features a broken segmental pediment with a pineapple decoration. The pediment is supported by two wooden columns and a simple entablature. The doorway has a ribbon of five sidelights on each side. A one-story sleeping porch with a flat roof and simple columns projects from the south end of the house.

Built in 1913, **319 Lincoln Road** is a symmetrical Tudor style two-story asphalt shingled side gable roof featuring two gable wall dormers with parapet walls. The main roof has exposed rafter tails. Each wall dormer has eight 9-over-9 (four top, four bottom). A string course is directly below the upper floor windows. Between the two dormers is a recessed balcony covered by the main roof and featuring two 12-over-12 double-hung windows. A small 4-over-4 double-hung window is on either side of the entrance door. The door has a vertical column of lozenge

windows on either side. A decorative lintel supported by brackets is above the door. The detached garage contributes to the district.

The house at **330 Lincoln Road**, built in 1910, is a symmetrical two-story asphalt shingled side gable Colonial Revival with a gable dormer on either side of an arched top dormer. All three dormers feature broken pediments. The two gable dormers feature double-hung windows while the arched top dormer in the center has casement windows. The main entrance is covered by a projecting balcony with a decorative metal balustrade. The entablature features modillions on the frieze and is supported by two simple wooden columns. Both the upper and lower stories have two 8-over-1 double-hung windows with louvered shutters on either side of the balcony. There are two small 6-over-1 windows on the balcony. Both ends of the house feature a smaller projecting gable with wide eaves over the additions discussed below. The ell projecting from the south end of the house has eight paned casement windows in the upper floor and twenty-one paned windows on the lower floor.

Designed by George W. Graves in 1918, **333 Lincoln Road** is a Colonial Revival with a slate hip roof and exposed rafter tails. There is one gable wall dormer on the east elevation and two gable wall dormers on the north facade. Each dormer has an arch top casement window with limestone details, including a rondel below the window and keystone. There are four 6-over-1 double-hung windows on the upper level and four 8-over-1 windows (all with limestone sills) on the lower level of the east elevation. The north façade features a large two-story oriel window framed with limestone. The slightly off-centered main entrance is recessed in a limestone frame with a simple entablature and pediment. The house is covered in brick in a common bond pattern. A massive chimney is on the south side of the house and a second, smaller chimney is located on west end of the house. The matching detached garage facing Maumee contributes to the district.

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# List of Surveyed Properties

Address	Construction Date	Architectural Style	Historic/ Original Owner	Architect/ Engineer/ Designer	Contributing or Non-contributing
1 Donovan Pl	1916	Neo-Classical	Fremont Woodruff	George D. Mason	Contributing
8 Donovan Pl	1916	Neo-Classical	Fremont Woodruff	George D. Mason	<i>Non-contributing</i>
1 Elmsleigh Ln	1984	French Eclectic			<i>Non-contributing</i>
2 Elmsleigh Ln	1971	Neo-Colonial			<i>Non-contributing</i>
3 Elmsleigh Ln	1980	Post-Modern			<i>Non-contributing</i>
7 Elmsleigh Ln	1983	Neo-Classical			<i>Non-contributing</i>
17300 E. Jefferson	1963	Mid-century Modern			<i>Non-contributing</i>
17315 E. Jefferson	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			Contributing
226 Lakeland St	1908	Arts & Crafts Style			Contributing
230 Lakeland St	1898	Queen Anne			Contributing
240 Lakeland St	1906	Prairie Style			Contributing
243 Lakeland St	1915	Tudor			Contributing
246 Lakeland St	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
273 Lakeland St	1961	Neo-Colonial			<i>Non-contributing</i>
315 Lakeland St	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
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
382 Lakeland St	1909	Prairie Style			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		Louis Kamper	Contributing
282 Lincoln Rd	2014	Neo-Colonial			<i>Non-contributing</i>
283 Lincoln Rd	1924	Tudor			Contributing
294 Lincoln Rd	1924	Neo-Classical		Robert O. Derrick	Contributing
295 Lincoln Rd	1951	Colonial Revival			<i>Non-contributing</i>

300 Lincoln Rd	1910	Colonial Revival		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
330 Lincoln Rd	1910	Colonial Revival	Cameron B. Waterman	George W. Graves	Contributing
333 Lincoln Rd	1918	Colonial Revival		George W. Graves	Contributing
17330 Maumee	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
3 Rathbone Pl	1956	Neo-Colonial			<i>Non-contributing</i>
4 Rathbone Pl	1911	Colonial Revival			Contributing
7 Rathbone Pl	1961	Neo-Colonial			<i>Non-contributing</i>
8 Rathbone Pl	1930	Colonial Revival			Contributing
10 Rathbone Pl	1969	Neo-Classical			<i>Non-contributing</i>
12 Rathbone Pl	1909	Tudor			Contributing
14 Rathbone Pl	1971	Neo-Colonial			<i>Non-contributing</i>
15 Rathbone Pl	2003	Neo-French			<i>Non-contributing</i>
1 Stratford Pl	1966	Neo-French			<i>Non-contributing</i>
2 Stratford Pl	vacant lot				<i>Non-contributing</i>
3 Stratford Pl	1964	Neo-Colonial			<i>Non-contributing</i>
4 Stratford Pl	1963	Neo-Colonial			<i>Non-contributing</i>
281 University Pl	1918	Italian Renaissance	Harold Palmer	Charles Kotting	Contributing
293 University Pl	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
305 University Pl	1917	Colonial Revival		Rupert W. Koch	Contributing
314 University Pl	2018	Colonial Revival			<i>Non-contributing</i>
325 University Pl	1916	Prairie Style			Contributing
333 University Pl	1913	Craftsman			Contributing
334 University Pl	1915	Prairie			Contributing
344 University Pl	1959	Neo-Colonial			<i>Non-contributing</i>
345 University Pl	1914	Tudor			Contributing
354 University Pl	1914	Neo-Classical			Contributing
364 University Pl	1911	Colonial Revival			Contributing
365 University Pl	1921	Colonial Revival	Charles Bagley DuCharme	William B. Stratton	Contributing
369 University Pl	1936	Neo-Classical		Clair W. Ditchy	Contributing
374 University Pl	1955	Neo-Colonial			<i>Non-contributing</i>
250 Washington Rd	1915	Colonial Revival	Edward P. Hammond	Smith, Hinchman, & Grylls	Contributing
270 Washington Rd	1915	Colonial Revival		Smith, Hinchman, & Grylls	Contributing
281 Washington Rd	1979	Neo-Colonial			<i>Non-contributing</i>
285 Washington Rd	1910	Italian Renaissance		Louis Kamper	Contributing
295 Washington Rd	1959	Neo-Colonial			<i>Non-contributing</i>
300 Washington Rd	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
320 Washington Rd	1920	Colonial Revival		Crombie & Stanton	Contributing
333 Washington Rd	1912	French Eclectic	William B. Colburn	Rogers & Bonnah	Contributing
344 Washington Rd	1996	Colonial Revival			<i>Non-contributing</i>

354 Washington Rd	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 Wellington Pl	1951	Neo-Colonial			<i>Non-contributing</i>
3 Wellington Pl	1965	Neo-Classical			<i>Non-contributing</i>
1 Woodland Pl	1921	Colonial Revival	Dr. Walter R. Parker	Robert O. Derrick	Contributing
2 Woodland Pl	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	Prairie Style	John R. Russell	William B. Stratton	Contributing
5 Woodland Pl	1928	Tudor	Hugh McMillan	Hugh T. Keyes	Contributing
6 Woodland Pl	1925	Tudor		Robert O. Derrick	Contributing
7 Woodland Pl	1909	Dutch Colonial Revival	Francis A. Pingree	William B. Stratton	Contributing
8 Woodland Pl	1985	Neo-Colonial			<i>Non-contributing</i>

**Streetscapes of study area**



Looking south on Elmsleigh Lane



Looking north on Elmsleigh Lane



Looking south on Stratford Place



Looking south on Wellington Place



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 north on University Place from East Jefferson Avenue



Looking north on University Place





Looking north on Washington Road



Looking north on Lincoln Road