



Historic District Study Committee
Monday, February 15, 2021
7:00 p.m.

SPECIAL NOTICE

Due to the State of Michigan Health Department orders and to minimize the spread of COVID-19, this meeting will be held electronically. Please see instructions below for participating in this ZOOM video/phone conference.

AGENDA

1. Roll Call
2. Approve minutes for January 13, 2021 meeting
3. Review Draft Answers to Frequently Asked Questions
4. Review of Draft Preliminary Committee Report
 - a. District name
 - b. District significance
 - c. District period of significance
 - d. Contributing vs. non-contributing properties
 - e. District boundaries
 - f. Consideration of preliminary report
5. Study committee next steps / Set next meeting date
6. Public Comment
7. Adjournment

INSTRUCTIONS FOR ALL PERSONS TO PARTICIPATE IN VIRTUAL MEETING

When: Feb 15, 2021 07:00 PM Eastern Time (US and Canada)
Topic: Grosse Pointe City Historic District Study Committee

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87407173057?pwd=aUp3M2FNnENwWFRDSCtSemtFUIRvQT09>

Passcode: History

Or iPhone one-tap :

US: +19292056099,,87407173057#,,,,*8840529# or +13017158592,,87407173057#,,,,*8840529#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 874 0717 3057

Passcode: 8840529

INSTRUCTIONS FOR INDIVIDUALS WITH DISABILITIES

Michigan Relay is a communications system that allows hearing persons and deaf, hard of hearing, or speech impaired persons to communicate by telephone. Dial 7-1-1 to reach Michigan Relay and have the operator then connect with Zoom conference number above. There is no additional charge to use this service.

Please contact city@grossepointecity.org at least 48 hours in advance of the meeting with any other requests for accommodations.

INSTRUCTIONS FOR PUBLIC COMMENT

The following public comment instructions are for use by members of the public during the virtual City of Grosse Pointe public meetings held using the Zoom video and phone conferencing program:

- A. During this electronic virtual meeting, individuals who wish to address the public body on any agenda may do so during the designated public comment period or during a public hearing listed on the agenda. An individual wishing to make a public comment should indicate so by using the raise hand feature on the Zoom application. This is typically found in the upper right hand corner when you click on "View Participant list". This opens a pop-out screen that includes a "Raise Hand" icon that you may use to raise a virtual hand when the chair of the meeting calls for public comments. If you are using the audio only call-in feature, you can hit *9 on the phone keypad to activate the raise hand feature.
- B. Participation in public comment period or public hearings are welcome. Individuals sharing their perspective and comments should be succinct and also respectful of others.
- C. Each speaker should begin comments by providing their name and address.
- D. Disorderly Conduct: The chair may call to order any person who is being disorderly by speaking out of order or otherwise disrupting the proceedings, failing to be germane, speaking longer than the allotted time or speaking vulgarities, engaging in hate speech, or otherwise breaching the peace.
- E. Alternatively, public comments can also be submitted by email to city@grossepointecity.org no later than 5:00 pm on the day of the meeting. All electronic comments received will be distributed to the public body in advance of the start of the meeting.

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MINUTES OF THE CITY OF GROSSE POINTE HISTORIC DISTRICT STUDY COMMITTEE
Wednesday, January 13, 2021 HELD VIRTUALLY VIA ZOOM.

Chair Dale Scrace called the meeting to order at 7:01 p.m.

ROLL CALL

Committee Members Present: Dale Scrace, Chair
George Bailey, Kay Burt-Willson, Brian Connors, Julie Jones, Bob Lucas, Terri Steimer

Committee Members Absent: None

Also Present: Pete Dame, City Manager; Kristine Kidorf, Kidorf Preservation

AGENDA

1. Introductions – Chair Scrace welcomed everyone to the first historic district study committee meeting, and asked everyone to introduce themselves.

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

Kay Burt-Willson is a resident on Rivard and active in the Grosse Pointe Historical Society. A retired teacher she has a deep interest in history and is an advocate of historic preservation.

Brian Connors has a keen interest in the preservation of historical properties in Grosse Pointe and has lived in the Grosse Pointes all of his life. He lives in the historic district study area. He is a CPA and is a Managing Director and Shareholder at Conway MacKenzie, Inc.

Bob Lucas has been a resident of the Grosse Pointes for 48 years, of which 30 were in the City of Grosse Pointe. He is a realtor specializing in residential real estate for Higbie Maxon Agney. He is a retired Certified Public Accountant and a former State Certified Property Tax Assessor. He has been a longtime admirer of the beautiful older homes in the Grosse Pointes.

Dale Scrace, Chair of the Committee is a registered architect and worked on many historic projects in his practice. He served on the Grosse Pointe City Council for 28 years, including serving as Mayor for 16 years.

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

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

Pete Dame, Grosse Pointe City Manager, provides staff assistance to the committee and previously worked in a community with historic districts.

Kristine Kidorf, principal of Kidorf Preservation Consulting, an architectural historian meeting the historic expertise qualifications required by law and has thirty years of preservation experience with multiple municipalities.

2. Review of study committee duties – Dame explained that the Historic Study Committee is a public body and subject to Open Meeting requirements including minute taking. Dame shared how the City Council requested the investigation in the summer of 2020 of whether to create a historic district in area designated as the City’s estate district as a means to prevent demolitions of original estate homes and as an added tool to preserve the character of that area.

Kristine Kidorf used a powerpoint slide presentation, which Kidorf stated would be posted on the City website for reference, to explain the duties of the Historic District Study Committee, as set out in Michigan law for establishment of historic districts. After an intensive level survey is conducted collecting data and pictures for each property in the study area, the committee issues a preliminary report. The preliminary report of the study committee is circulated for comment and a public hearing would be held on it not less than 60 days after its approval. After consideration of public comment, then the Historic District Study Committee makes a recommendation on creating a district to City Council in a final committee report.

3. Review of Draft Intensive Level Survey Report – Kidorf continued to use the powerpoint slide presentation to review the results of the collection of data so far in the draft intensive level survey report. She stated that a few properties in the study area were missing with addresses on Maumee and Jefferson needed to be added. She noted that several streets in the study area set by Council are not eligible to be included in a district including Stratford, Wellington and Elmsleigh due to the newer age of those developments. Using three Secretary of Interior criteria for historic districts, the draft intensive survey report demonstrates a significant portion of the study area could qualify for historic district status. 56 of 92 homes would contribute to a potential historic district – with Kidorf noting those numbers will change after updating the draft survey. The draft intensive survey report and presentation outlined an eligible district between Maumee and Lake St. Clair and from Lakeland to Lincoln using a period of significance from 1898 to 1940. The district would meet the criteria for 1) the association of the homes with the early development of Grosse Pointe, 2) the association of the residences with key figures in the development of Detroit and Grosse Pointe, and, 3) the significant number of those properties were the original large homes designed by many noted architects. Kidorf noted that the potential border of Maumee on the north related to the later platting of those properties known as the Grosse Pointe Colony.

Committee member Connors asked if there was a minimum of properties that needed to be contributing to a district versus non-contributing. Kidorf replied that there is no set rule but it is best to have at least a majority of resources in the district be considered contributing.

4. Study committee next steps - Kidorf pointed out areas in the reports and survey data where she sought any additional information Study Committee members had or could research to add to and correct information. Specifically, Kidorf mentioned any details to add to the survey sheets on important people who may have lived in the homes being reviewed, about 2 properties on Lakeland south of Jefferson, walls on Jefferson and Maumee, and about changes to 333 Washington. She also asked for detailed biographical information from each member.
5. Set next meeting date – The Committee set Monday, February 15, 2021 at 7 pm as the next meeting.

PUBLIC COMMENT - Before public comment, Chair Scrace noted that this was the first, organizational meeting. Comments, concerns and questions are appreciated and would be considered by the Committee. Scrace also pointed out that a FAQ section already has started on the City website. Dame noted answers would be added to the FAQ as more questions are raised.

Larry Dowers, 243 Lakeland has information to share on 243 Lakeland and 203 Lakeland. Suggests finding way to engage residents about the district.

Benjamin Gravel, resident on St. Clair, founder of the Grosse Pointe Architecture group on Facebook, has lots of information that could add to the intensive level survey.

Karen Yoo, 340 Lakeland, submitted questions to be answered, and concerned residents were asked before beginning the study.

George Yoo, 340 Lakeland, expressed concern on undue burden on homeowners and whether enough homes contribute to qualify for district.

Rick Ruffner, 355 Lakeland, asked about role of residents in district decision, whether City could just alternatively require architect to be on building projects, and whether City would provide historic building contractor resources.

Cat Ruffner, 355 Lakeland, wants to be sure everyone is notified and let everyone be involved.

Peter Huebner, 341 Lakeland, concerned that a historic district infringes on property rights, and concerned about how style requirements can be legislated with some many architectural types within the area.

Cassandra Brown, 334 Lakeland, concerned that it would have made it more difficult and costly to do the rehab on their house that was on the market for 17 months and in the manner they did it with a different driveway and garage. Also expressed concerns about finding contractors to work on old houses.

ADJOURNMENT

The meeting of the Committee was adjourned at approximately 8:29 p.m.

Minutes Submitted by:

Peter J. Dame, City of Grosse Pointe City Manager

FREQUENTLY ASKED QUESTIONS ABOUT HISTORIC DISTRICTS

WHAT IS A LOCAL HISTORIC DISTRICT?

A local historic district is a historically significant area that is protected by a historic district ordinance. The local unit of government appoints a historic district commission to review proposed work to the exterior of resources in the district to determine if the work meets the Secretary of the Interior's Standards and Guidelines for Rehabilitation. Designating an area as a local historic district is one of the few ways a community can preserve the historic character of a neighborhood and provide protection for its historic resources. Creating a historic district is the only means a municipality in Michigan has to prevent the demolition of historic buildings. [CLICK HERE](#) to learn more.

WHAT IS THE PROCESS FOR CREATING A LOCAL HISTORIC DISTRICT?

The process is governed by state law, PA 169 of 1970 as amended. The steps are as follows:

- 1) City Council appoints a historic district study committee and directs them to study the area of the city that Council thinks should be a historic district.
- 2) The study committee conducts an inventory (intensive level survey) of the study area; researches the history to determine the historic significance of the area; and evaluates whether a district should be created and if so what the boundaries of the district should be.
- 3) The information in step 2 is presented in the Preliminary Historic District Study Committee Report which the committee then adopts and transmits to the State Historic Preservation Office and the Planning Commission for comments.
- 4) Not less than 60 days after the Preliminary Report is transmitted the study committee holds a public hearing.
- 5) After the public hearing the study committee completes a Final Historic District Study Committee Report and adopts the report.
- 6) The committee recommends to City Council whether or not a district should be created and submits their adopted Final Report to Council.
- 7) City Council considers the committee recommendation and whether or not to adopt an ordinance creating the district using the same procedures when considering creating other ordinances.

WHAT IS THE ROLE OF THE HISTORIC DISTRICT STUDY COMMITTEE? HOW WAS THE COMMITTEE CREATED?

After a public invitation for citizens to apply, the Grosse Pointe Historic District Study Committee was appointed by City Council. It is comprised of Grosse Pointe area residents including architects and a representative of the Grosse Pointe Historical Society as required by law. Its directive is to take an inventory and research the history of the study area to determine whether or not the area meets the criteria for a designated historic district. In accordance with state law the study committee is using the National Register of Historic Places criteria for inventorying and evaluating the potential district. The study committee will make a recommendation to City Council as to whether or not a district should be designated.

WHO DECIDES WHETHER A HISTORIC DISTRICT IS CREATED?

The elected governing body of a municipality makes the final decision. In the City of Grosse Pointe the governing board is the City Council.

DO HISTORIC DISTRICTS REDUCE HOME VALUES?

No. Historic Districts have generally been found to preserve and enhance property values. The Michigan Historic Preservation Network has studies by the State of Michigan that show property values increase in historic districts. [CLICK HERE](#) to view these publications.

Forbes Magazine offers an article from Aug 20, 2018 with additional citations on the subject. [CLICK HERE](#) to access a copy of this article.

IS THERE FINANCIAL ASSISTANCE FOR THE COST OF PRESERVATION PROJECTS?

Yes, but financial assistance is available only for work on properties found within a locally designated historic district. The Michigan State Historic Tax Credit, recently reinstated, allows approved rehabilitation work compliant with historic preservation standards to receive a credit from Michigan income taxes. The new law now provides a 25% tax credit for eligible work that can be deducted from Michigan income taxes as financial assistance to the owners of properties in a local historic district.

WILL A HISTORIC DISTRICT IMPACT MY PROPERTY TAXES?

No. Historic districts are not assessed any differently than other properties. Historic district designation does not change assessing or taxation laws and procedures. Under

state law, City tax rates cannot be higher or lower in a historic district, or any other neighborhood for that matter, than any other residential properties. The presence of a Historic district does not change assessing or taxation laws and procedures. If property values in any area of the City increases higher than the rate of inflation, the Headlee Amendment/Proposal A to the State Constitution guarantees that taxable values are capped at the rate of inflation.

HOW WAS THE CURRENT STUDY AREA CHOSEN?

In the summer of 2020, the City Council chose the study areas focused on the are the City previously zoned as Estate Residential combined with similar, adjacent areas that showed potential for inclusion in a historic district in a 2012 city-wide historic reconnaissance level survey. Estate Residential zoning was created after the City's Master Plan in 2005 called for initiatives to preserve the remaining original large estates. The Estate district contains the largest homes that are considered the most recognizable attributes of Grosse Pointe's tradition and history and also the most at risk to demolition due to size cost of maintaining such large homes. During the summer of 2020 there were several properties for sale or recently sold that were felt to demonstrate a risk to that goal of preservation. The Council also expressed concerned about recent and potential new home construction in the City that lacked the character of its long-standing homes. The Council approved a temporary moratorium on demolition and construction in the estate district at that time and extended that moratorium in January of 2021 to allow consideration of this historic district study process as a potential tool to further the goal of the City's Master Plan.

WHAT ABOUT THE OTHER AREAS OF THE CITY THAT MIGHT BE HISTORIC?

It is impractical and financially infeasible to intensively survey the entire city at one time. City Council may decide to direct the study of additional areas of the city in the future. The 2012 city-wide reconnaissance survey did make recommendations of additional areas worthy of study should City Council wish to do so.

HOW CAN AN AREA WITH MANY DIFFERENT ARCHITECTURAL STYLES BE HISTORIC?

It is common for historic districts to have multiple styles of architecture in them. The history of communities are represented through the built environment and it is typical for there to be a variety of architectural styles and buildings that when taken as a whole tell the story of a community. In order to be designated of the district must meet one or more of several criteria need to be listed as in the National Register of Historic Places.

ARE LOCAL REALTORS BEING CONSULTED ABOUT THE PROPOSED HISTORIC DISTRICT?

The City Council selected a realtor to be a member of the historic district study committee in order to ensure that perspective from realtors is considered.

HOW ARE RESIDENTS OF THE STUDY AREA INVOLVED AND APPRISED ABOUT THE PROCESS?

A letter was sent to all property owners in the study area in October 2020 advising the of the start of the survey and consideration of a local historic district. The letter invited attendance at an informational kickoff meeting held on October 20, 2020. As indicated at that first meeting, the City established a section of the City's website devoted to this process so that people who may not be able to attend the meetings could continue to stay informed throughout. In addition, The Grosse Pointe News and Grosse Pointe Times have written several articles on the topic, and the City has included information in its weekly informational eblasts that anyone can sign up for on the website.

Notices will be sent again to property owners ahead of the official and required public hearing held by the Study Committee, and also before the City Council after the Study Committee's recommendation. Public hearings are the formal opportunity for any member of the public to register their opinion on the record for consideration.

Prior to a public hearing, at a date to be determined in March, the City will schedule another informational meeting intended for residents of the area. This meeting is an opportunity for residents to learn about historic districts and how they work.

All meetings of the City Council and Study Committee are public with an opportunity for public comments. Any resident can provide their point of view during the public comment period of all Study Committee and City Council meetings.

WHAT IS THE ROLE OF THE KIDORF PRESERVATION HIRED IN THE STUDY COMMITTEE/LOCAL DESIGNATION PROCESS?

Kristine Kidorf of Kidorf Preservation, was contracted by the City to provide technical expertise to the city and the committee regarding the National Register Criteria, state law, the local designation process, and architectural history. Kidorf Preservation has assisted the Study Committee in compiling the required intensive level survey. The consultant does not influence the decision of the study committee or City Council.

HOW DOES THIS CHANGE THE CITY APPROVAL PROCESS IF THE CITY COUNCIL APPROVES CREATING A HISTORIC DISTRICT?

First the City Council would have to appoint members to a Historic Preservation Commission ("Commission"). The Historic District Commission which is comprised of city residents serve for three-year terms (staggered initially).

After a district is approved, the Commission would implement procedures for reviewing external alterations to properties within the historic district through adoption of Secretary of Interior standards and any Grosse Pointe specific design guidelines.

When a property owner in a historic district has exterior work contemplated, an applicant will submit the paperwork to the City for review. If it does not trigger a historic preservation review or if it is minor work in compliance with the standards, City staff can approve the permits within days. If it is a more significant project, the plan would be submitted to the Historic Commission for review.

WHAT CRITERIA WILL THE COMMISSION USE WHEN REVIEWING WORK?

The Commission will primarily use The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, found here: <https://www.nps.gov/tps/standards/rehabilitation.htm>. Using these criteria will ensure consistency of decisions throughout the district. Locally developed design guidelines will also be used once developed and approved. Design guidelines address building components, materials, and neighborhood context in order to accommodate the architectural styles found in the district. The guidelines may address specific architectural styles as well.

HOW QUICKLY WILL REVIEWS HAPPEN?

Commissions typically delegate a list of minor work items to city staff to review and approve for issuance of permits. Those items can be reviewed in a few days or less. Commissions normally consider applications monthly and make decisions at that the public meetings. Under the law, commissions may not take more than 60 days to act on a complete application.

DO ALL PROPERTIES IN THE DISTRICT HAVE TO GO THROUGH THE REVIEW PROCESS EVEN IF THEY ARE NEWER? WILL NEW CONSTRUCTION ON VACANT LOTS HAVE TO BE REVIEWED? IS WORK IN BACK YARDS REVIEWED?

Yes. Exterior work on ALL properties within the district, regardless of contributing or non-contributing status, front or back yards, will be reviewed by the Historic District Commission to ensure that the proposed work is compatible with the character of the district.

WILL BASIC MAINTENANCE BE REVIEWED?

No, as long as maintenance consists of repair and will not change the material, configuration, or appearance of a property it does not need to be reviewed. For example, tuckpointing with mortar that matches the existing mortar will not need to be reviewed.

ARE INTERIOR CHANGES REVIEWED?

No, interior remodeling is not under the purview of a historic district. Changes to exterior openings that affect the exterior appearance that might be desired as a consequence of an interior remodeling are reviewed. For example, due to a kitchen remodeling, an exterior door or window might be moved. Only the door or window change would be reviewed, not the entire kitchen remodeling.

IS EXTERIOR PAINTING REVIEWED AND ARE THERE PAINTING RESTRICTIONS? WILL PAINT COLORS BE REGULATED?

Paint colors are not reviewed unless specified in the enacting historic preservation ordinance. Neither the City or nor its historic preservation expert recommend that an ordinance regulating paint color be adopted. Repainting painted surfaces such as wood trim would not be reviewed. Whether to paint would only be reviewed if a property owner is proposing to paint a surface that was not previously painted like brick.

WHAT ARE THE RESTRICTIONS FOR POOLS, AWNINGS, VINYL SIDING, LANDSCAPING, TREE REMOVAL, RAILINGS?

Guidance/restrictions on some specific types of work can be addressed in design guidelines adopted by the Historic Commission when it is established. Prior to guidelines being approved all work will be reviewed on a case-by-case basis to determine if the specific project will meet *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. For example, vinyl siding might be appropriate on some properties but not others depending on the existing conditions, age and history of the property.

DO I HAVE TO RESTORE MY HOUSE BACK TO THE WAY IT WAS WHEN IT WAS ORIGINALLY BUILT?

No, the purpose of local historic district designation is to retain as much of the original historic material that existed in the district at the time the district was established while still allowing for modern living.

HOW CAN THE SAME STANDARDS BE APPLIED TO DIFFERENT STYLES OF BUILDINGS?

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings are craft in a manner that is meant to be applied to a variety of historic properties of different architectural styles. This ensures that changes to historic properties preserve historic fabric so that there is an accurate representation of the history the properties convey.

WHAT IF I WANT TO BUILD AN ADDITION, A NEW GARAGE OR AN APARTMENT ON TOP OF OUR GARAGE?

Creation of a historic district does not change any allowable use or construction as permitted in the City building and zoning code. The proposed accessory dwelling unit, for example, would need to meet all requirements of the underlying zoning. This would determine, among other things, whether the use itself is allowed and the permitted maximum height for the structure. All new buildings would need to meet zoning and building requirements such as setback as found in City codes.

Being in a historic district submits those types of projects to the additional review of whether they meet *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

WHAT IF I WANT TO COMBINE OR SPLIT LOTS?

Creation of a historic district does not change whether or not you can split or combine a lot. Land Divisions and Combinations are governed by the State Land Division Act and Section 70-11 of the City's Code of Ordinances. Properties zoned Estate Residential have additional requirements to maintain minimum lot sizes. The City would evaluate and approve or deny and approved/denied based on these existing criteria.

WHAT HAPPENS IF EXTERIOR CHANGES ARE MADE WITHOUT THE COMMISSION'S APPROVAL?

The requirements of a historic district are an added layer to the existing building permit process. The City's Building Inspector is in charge of ensuring compliance with City construction requirements including any added historic preservation requirements.

WILL THERE BE INSPECTIONS AND WHO WILL INSPECT WORK?

Inspections will be conducted by the City's Building Inspector as part of the permit process.

IS THERE A WAY TO APPEAL THE DECISION OF THE HISTORIC DISTRICT COMMISSION?

If an applicant does not agree with the commission's decision, the applicant can appeal to the State Historic Preservation Review Board and ultimately to the circuit court. Non-applicants that do not agree with a commission's decision can appeal directly to circuit court.

ARE COSTS OF HISTORIC PRESERVATION REQUIREMENTS TAKEN INTO CONSIDERATION?

Yes. The Secretary of the Interior Standards for historic preservation review have this introductory paragraph:

The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

The State Historic Preservation Office (SHPO) also offers guidance about economic hardship that the Commissions use when evaluating applications. Please [CLICK HERE](#) to view the State Historic Preservation Office Guidance on Economic Hardship and Feasibility Considerations. In addition, the Secretary of Interior's standards reference the need for "reasonable" application of the standards.

CAN A HISTORIC PROPERTY EVER BE DEMOLISHED?

Demolition of a historic property within a historic district can be permitted under certain circumstances. Here is a sample of criteria that can be used to issue a *Notice to Proceed* by the commission: [CLICK HERE](#) to view a Sample Notice to Proceed.

CAN THE CITY PROVIDE TECHNICAL RESOURCES OR GUIDANCE TO PROPERTY OWNERS SUCH AS A LIST OF CONTRACTORS?

Yes. Two non-profit organizations provide lists of contractors, the Michigan Historic Preservation Network and Brick and Beam Detroit (see below).

In addition, Historic District Commission members and staff will have experience with historic properties and construction and will be able to offer guidance to applicants to make the review process as easy as possible.

The Michigan Historic Preservation Network (MHPN) has access to the historic resource council directory that contains listings for contractors and other preservation experts. [CLICK HERE](#) to access this resource.

Brick and Beam is a community for building rehabbers of all levels and aims to support rehab in Detroit by sharing knowledge, building talent, and providing access to resources you might need. [CLICK HERE](#) for a network of those that are doing home rehabilitation in the Detroit area and an additional list of contractors.

WHERE CAN I LEARN MORE ABOUT HISTORIC PRESERVATION?

Michigan's State Historic Preservation Office (SHPO) provides articles and educational materials that offer guidance, context, and background about Michigan's historic resources. [CLICK HERE](#) to access additional resources and general publications about preservation.

PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT GROSSE POINTE ESTATE HISTORIC DISTRICT GROSSE POINTE, MICHIGAN DRAFT- FEBRUARY 2021

CHARGE OF THE HISTORIC DISTRICT STUDY COMMITTEE

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

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

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

STUDY COMMITTEE MEMBERS

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

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

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

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

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

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

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

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

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

INVENTORY

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

DESCRIPTION OF THE DISTRICT

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

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

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

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

RESOURCE LIST

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

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

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

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

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

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

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

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

COUNT OF HISTORIC AND NON-HISTORIC RESOURCES

There are a total of 147 resources in the district, 100 resources contribute to the district, 47 are non-contributing. Sixty-eight percent of the properties contribute to the district. The resource count includes detached garages and significant walls. A resource is defined as a building, structure, or object. A parcel or property can contain more than one resource.

BOUNDARY DESCRIPTION

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

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

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

The east and west sides of Woodland Place.

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

North of Jefferson Avenue to Maumee Avenue, to include:

The east and west sides of Lincoln Road.

The east and west sides of Washington Road.

The east and west sides of University Place.

The east and west sides of Lakeland Avenue.

BOUNDARY JUSTIFICATION

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

HISTORY OF THE DISTRICT

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

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

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

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

SIGNIFICANCE OF THE DISTRICT

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

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

The National Register of Historic Places Criteria

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

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

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

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

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

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

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

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

Dwyer – John M. Dwyer and his wife Anna built 372 Lakeland in 1907-1909. Originally part of a mile-long estate that stretched from East Jefferson to Mack, the house originally faced Jefferson and was turned ninety degrees after Lakeland was platted in 1919 by the Dwyers. In 1926 Jerome E. Keane built 379 Lakeland across the street from the Dwyers. Keane married their daughter Annette D. Dwyer in

1923. John M. Dwyer was the vice president of the Peninsula Stove Company and a director of the Detroit Savings Bank. He is responsible for at least one subdivision in Detroit. Jerome Keane was an investment banker.

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

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

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

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

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

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

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

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

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

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

Marcus Burrowes

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

Burrowes designed 315 Washington Road in 1923.

Crombie & Stanton

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

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

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

Robert O. Derrick

Born in Buffalo, NY in 1890 Robert Ovens Derrick graduated with an architectural degree from the University of Columbia in 1917. Shortly after he arrived in the Metro Detroit area to begin what was to become a significant career in shaping the architectural scene of Grosse Pointe during the 1920's. Having completed his first project in the community, the 'Little Club' in 1923, Derrick went on to design over twenty-five homes in the Grosse Pointe Communities, along with several community buildings.

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

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

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

George W. Graves

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

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

George Hunt Ingraham

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

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

Albert Kahn

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

Kahn's father, a rabbi, brought his family to the United States in 1881. Kahn had little schooling but was taken on as a student by George D. Mason, a leading Michigan architect. Following this apprenticeship, Kahn traveled for a year in Europe on a scholarship won in a competition sponsored by American Architect magazine. After working with various Detroit architects, Kahn established his own firm (1902), which developed into one of the largest in architectural history. In 1904 he was given his first commission for an auto factory by the Packard Motor Car Company. Kahn's design, using a reinforced concrete frame, represented an innovative departure from traditional masonry factory construction and helped establish his reputation. In subsequent structures, he originated the prototypical modern factory building, a rapidly and inexpensively built steel-frame structure that has an unobstructed floor plan and large windows and skylights and in which all production takes place under one roof and on one floor.

Kahn was the principal architect for most of the large American automobile companies for 30 years. His firm designed more than a thousand projects for Ford, among them the fabrication and assembly plant in 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 proposed district: 266 Lakeland Street in 1912.

Louis Kamper

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

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

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

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

Hugh T. Keyes

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

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

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

Charles Kotting

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

Kotting designed 281 University Place in 1918.

George D. Mason

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

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

Charles A. Platt

Charles Adams Platt (1861-1933) was a nationally prominent architect based in New York City. He began his career as an artist, studying in New York and then taking up the art of etching under Philadelphia painter and printmaker Stephen Parrish. After a five-year trip to Europe, studying and painting, he returned to New York. In 1892 he took his brother, William Platt, who was studying to be a landscape architect under Frederick Law Olmsted, on a trip to Italy where they documented the gardens and villas.

This trip heavily influenced Platt's work to design country houses that were integrated with their gardens and landscapes. Platt's most noted work in the Grosse Pointes is the Alger House completed in 1910 (now the Grosse Pointe War Memorial).

Charles Platt designed 17315 E. Jefferson in 1928.

William B. Stratton/Dalton Snyder

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

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

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

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

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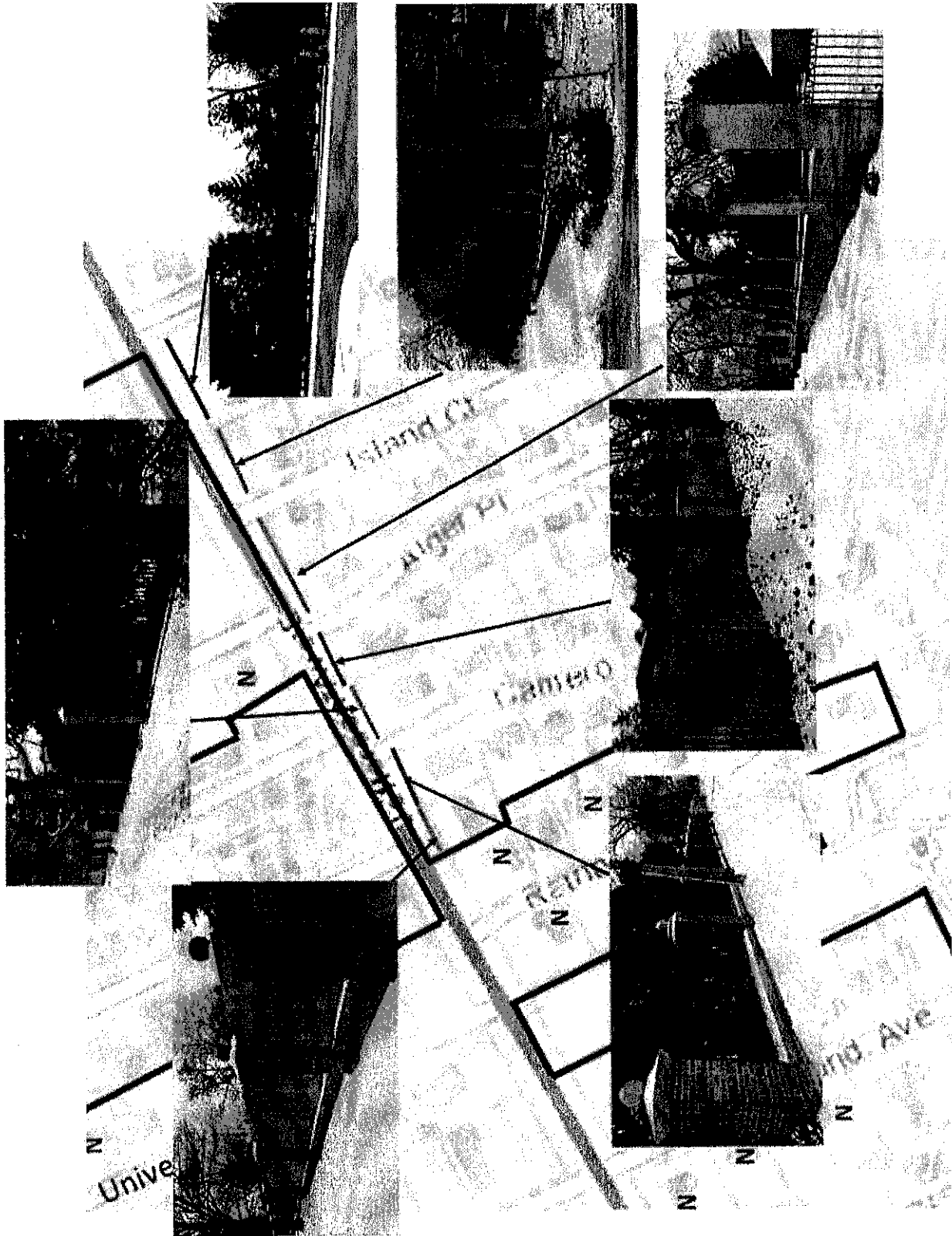
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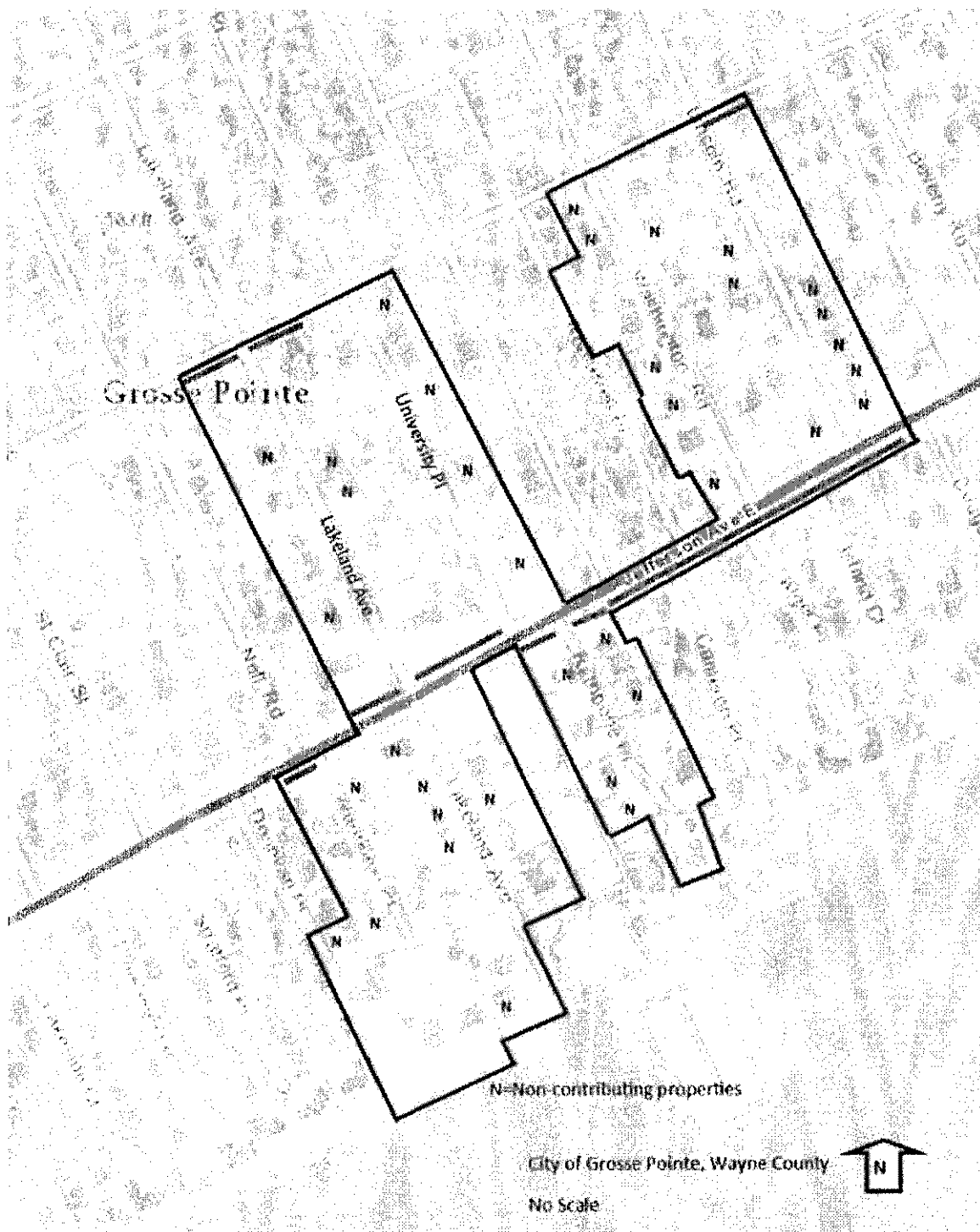
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MAP OF THE PROPOSED DISTRICT



Non-contributing properties marked with an "N"

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

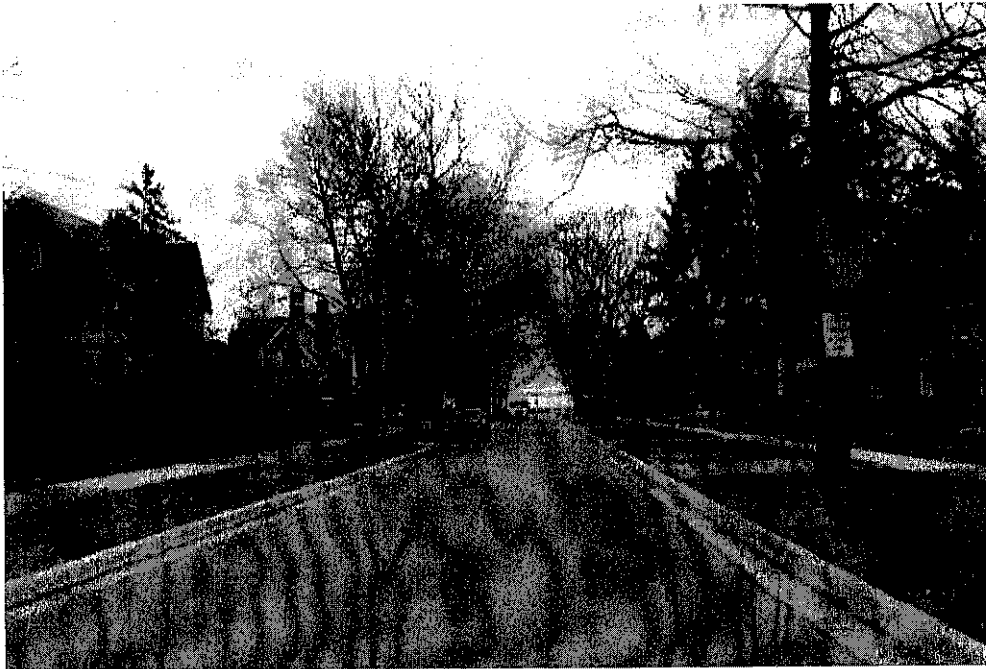
STREETSCAPE PHOTOGRAPHS



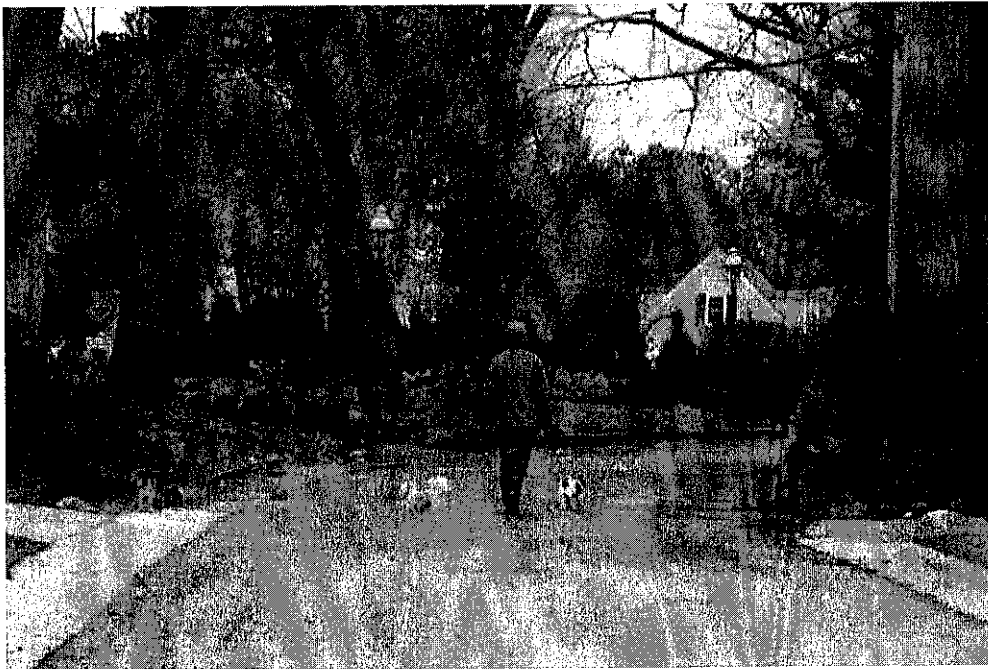
Looking south on Donovan Place



Looking south on Woodland Place



Looking south on Lakeland Avenue



Looking south on Rathbone Place



Looking north on Lakeland Avenue



Looking south on Lakeland from near Maumee



Looking south on University Place from near Maumee



Looking north on University Place from near Jefferson



Looking north on Washington Road



Looking north on Lincoln Road