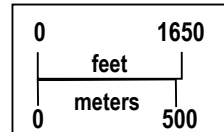
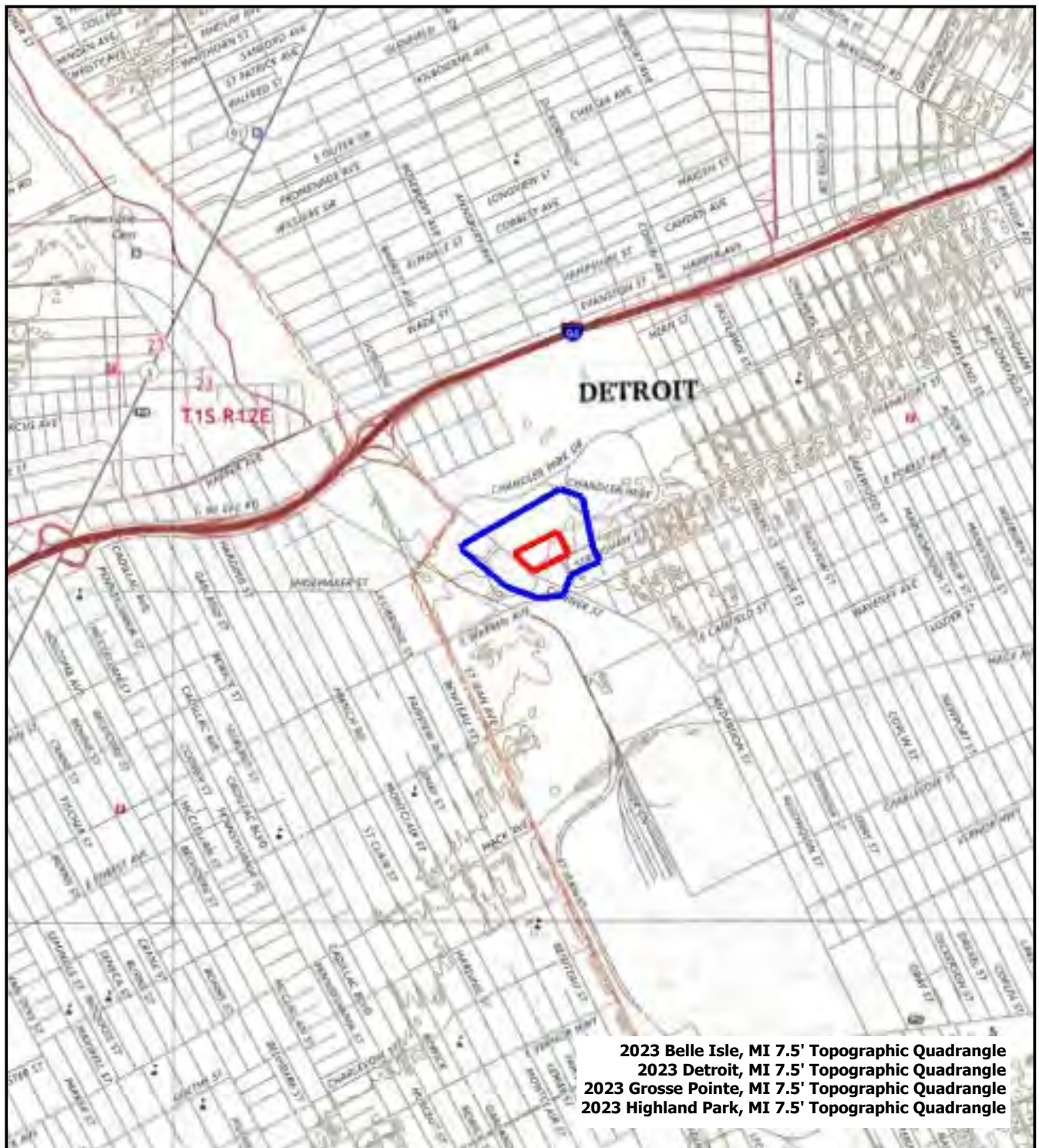
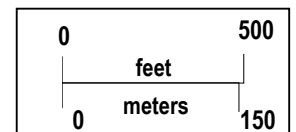
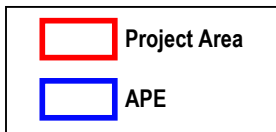


ATTACHMENT A
PROJECT LOCATION FIGURES









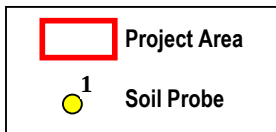


Figure A4: Soil Probe Locations
Parkside Homes, Village I, Phases 1A/1B
City of Detroit
Wayne County, MI

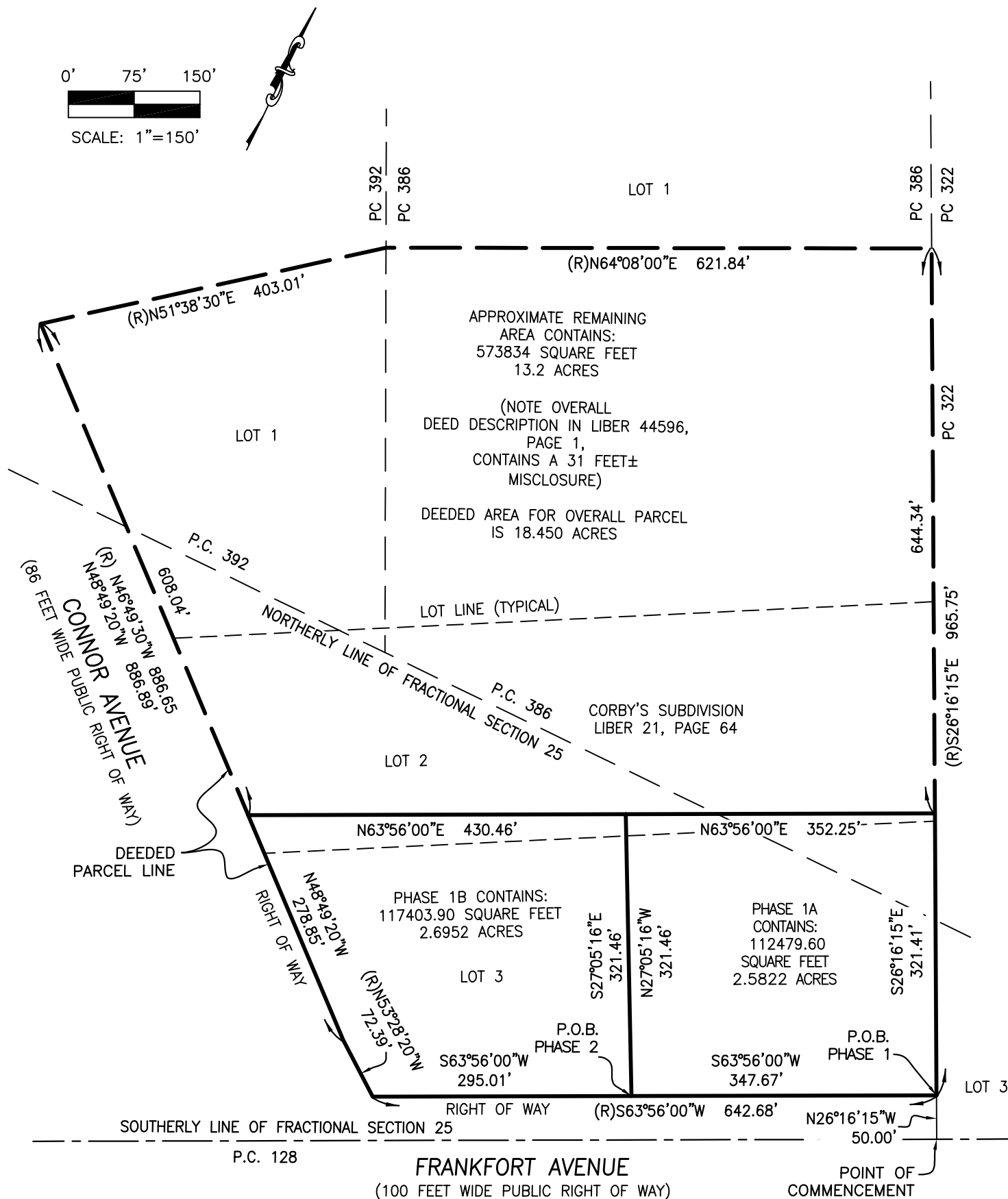
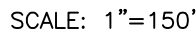


ATTACHMENT B
PRELIMINARY CONCEPTUAL SITE PLANS



LOT 2, AND PART OF LOTS 1 AND 3, COLBY'S
SUBDIVISION, A PART OF FRACTIONAL SECTION
25, T. 01S, R. 12E, AND PRIVATE CLAIMS 386
AND 392, WAYNE COUNTY, CITY OF DETROIT,
MICHIGAN.

REGISTER OF DEEDS RECORDING AREA



P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
T. = TOWNSHIP
R. = RANGE
SEC. = SECTION
R.O.W. = RIGHT OF WAY
OHUL = OVERHEAD UTILITY LINE
N = NORTH
S = SOUTH
E = EAST
W = WEST
M = MEASURED
R = RECORDED (DEED)
PID = PARCEL IDENTIFICATION NUMBER

 = DESCRIPTION LINE
 = REMAINING OVERALL PARCEL
 = ADJOINING PARCEL LINE

THE DEED RECORDED IN LIBER 44596,
PAGE 1, WAYNE COUNTY RECORDS,
CONTAINS A 31.0 FEET± MISCLOSURE

NOT ALL IMPROVEMENTS OR EASEMENTS
ARE SHOWN.

R339.17403(3) THIS DRAWING IS NOT A BOUNDARY SURVEY.

FOR: GINOSKO DEVELOPMENT CO.

FIELD BY:	DATE: 30NOV2023 R2
-----------	--------------------

DRAWN BY: GB PROJECT: S149-2023

REVIEWED BY:	SHEET 1 OF 2
--------------	--------------

GEODETIC DESIGNS INC.
2300 NORTH GRAND RIVER AVE.
LANSING, MI 48906
PH: 517-908-0008
WWW.GEODETICDESIGNS.COM



DESCRIPTION DIAGRAM

LOT 2, AND PART OF LOTS 1 AND 3, COLBY;S
SUBDIVISION, A PART OF FRACTIONAL SECTION
25, T. 01S, R. 12E, AND PRIVATE CLAIMS 386
AND 392, WAYNE COUNTY, CITY OF DETROIT,
MICHIGAN.
PARCEL TAX NO. 210462202-11

REGISTER OF DEEDS RECORDING AREA

PHASE 1A DESCRIPTION

A part of Lots 2 and 3, Colby’s Subdivision as recorded in Liber 21, Page 64, Wayne County Records, being part of Fractional Section 25, Town 1 South, Range 12 East, also part of Private Claims 386 and 392, County of Wayne, City of Detroit, and described as follows:

Commencing at the intersection of the Southerly line of Fractional Section 25 at the extended easterly line of Private Claim 386;

Thence North 26 degrees 16 minutes 15 seconds West, 50.00 feet, along the extended easterly line of Private Claim 386 to the southerly line of Frankfort Avenue (100 feet wide public right of way) and the POINT OF BEGINNING;

Thence along said southerly line, South 63 Degrees 56 Minutes 00 Seconds West, 347.67 feet;

Thence North 27 Degrees 05 Minutes 16 Seconds West, 321.46 feet;

Thence North 63 Degrees 56 Minutes 00 Seconds East, 352.25 feet, to the easterly line of Private Claim 386;

Thence along said easterly line and extension thereof, South 26 Degrees 16 Minutes 15 Seconds East, 321.41 feet, to the POINT OF BEGINNING.

Phase 1A contains 112479.60 Square Feet (2.5822 Acres), more or less.

PHASE 1B DESCRIPTION

A part of Lots 2 and 3, Colby’s Subdivision as recorded in Liber 21, Page 64, Wayne County Records, being part of Fractional Section 25, Town 1 South, Range 12 East, also part of Private Claims 386 and 392, County of Wayne, City of Detroit, and described as follows:

Commencing at the intersection of the Southerly line of Fractional Section 25 at the extended easterly line of Private Claim 386;

Thence North 26 degrees 16 minutes 15 seconds West, 50.00 feet, along the extended easterly line of Private Claim 386 to the southerly line of Frankfort Avenue (100 feet wide public right of way);

Thence along said southerly line, South 63 Degrees 56 Minutes 00 Seconds West, 347.67 feet to the POINT OF BEGINNING;

Thence continuing South 63 Degrees 56 Minutes 00 Seconds West, 295.01 feet to the easterly line of Connor Avenue;

Thence along said easterly line of said Connor Avenue the following 2 (two) courses:

- 1) North 53 Degrees 28 Minutes 20 Seconds West, 72.39 feet;
- 2) North 48 Degrees 49 Minutes 20 Seconds West (recorded as North 46 Degrees 48 Minutes 30 Seconds West), 278.85 feet;

Thence North 63 Degrees 56 Minutes 00 Seconds East, 430.46 feet;

Thence South 27 Degrees 05 Minutes 16 Seconds East, 321.41 feet, to the POINT OF BEGINNING.

Phase 1B contains 117403.90 Square Feet (2.6952 Acres), more or less.



Gilbert M Barish
GILBERT M. BARISH, P.S. #4001047942

FOR: GINOSKO DEVELOPMENT CO.

FIELD BY:	DATE: 30NOV2023 R2
DRAWN BY: GB	PROJECT: S149-2023
REVIEWED BY:	SHEET 2 OF 2

GEODETIC DESIGNS INC.
2300 NORTH GRAND RIVER AVE
LANSING, MI 48906
PH: 517-908-0008
WWW.GEODETICDESIGNS.COM



DISCLAIMER:

The plans depicted herein are schematic and intended solely for the purpose of illustrating potential housing yields. These representations are not intended to serve as finalized designs or guarantees of specific outcomes.

Please be advised that the actual development process may involve alterations, adjustments, or modifications that could deviate from the presented schematics. Factors such as zoning regulations, environmental considerations, budgetary constraints, and stakeholder input may influence the final configuration of any housing project.

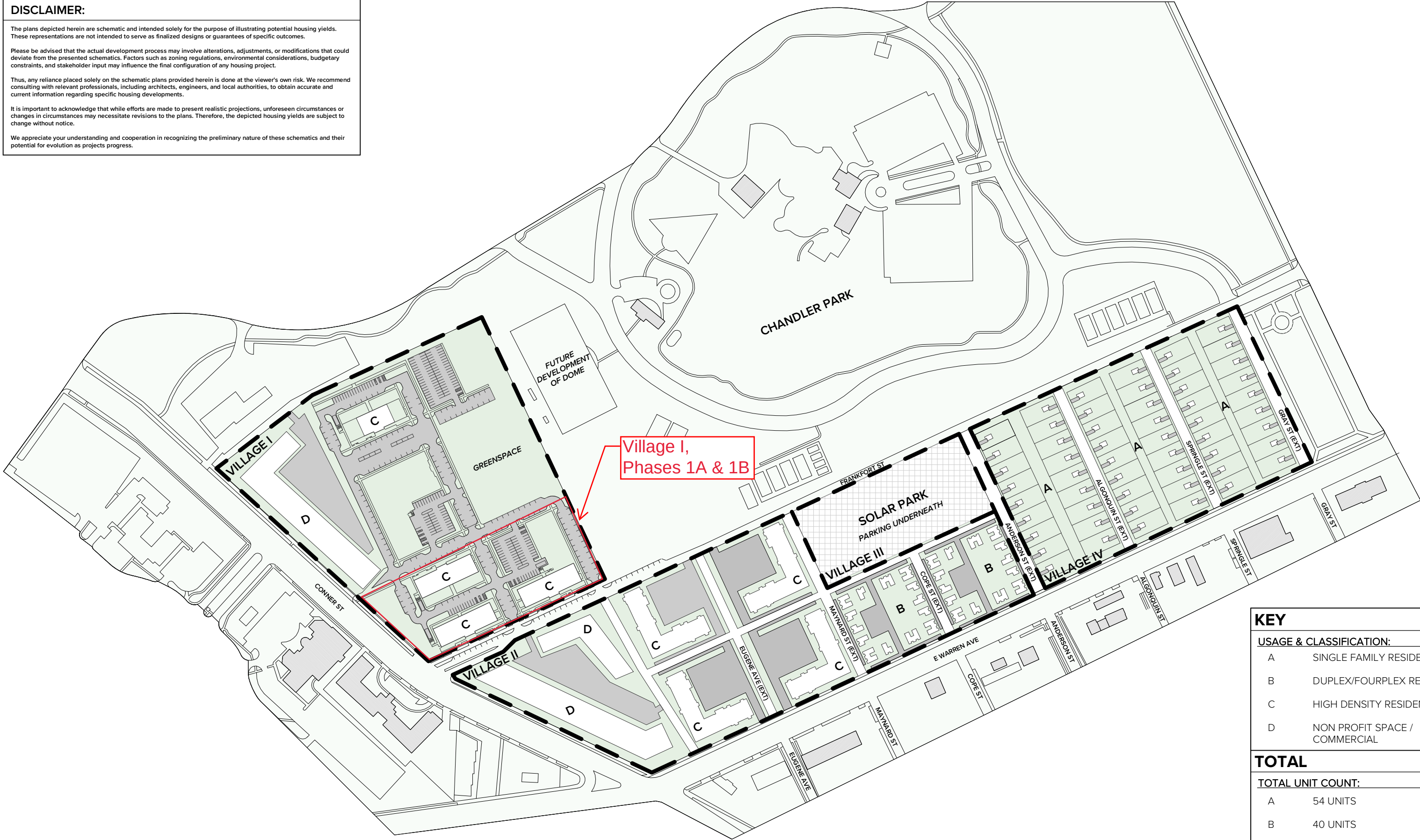
Thus, any reliance placed solely on the schematic plans provided herein is done at the viewer's own risk. We recommend consulting with relevant professionals, including architects, engineers, and local authorities, to obtain accurate and current information regarding specific housing developments.

It is important to acknowledge that while efforts are made to present realistic projections, unforeseen circumstances or changes in circumstances may necessitate revisions to the plans. Therefore, the depicted housing yields are subject to change without notice.

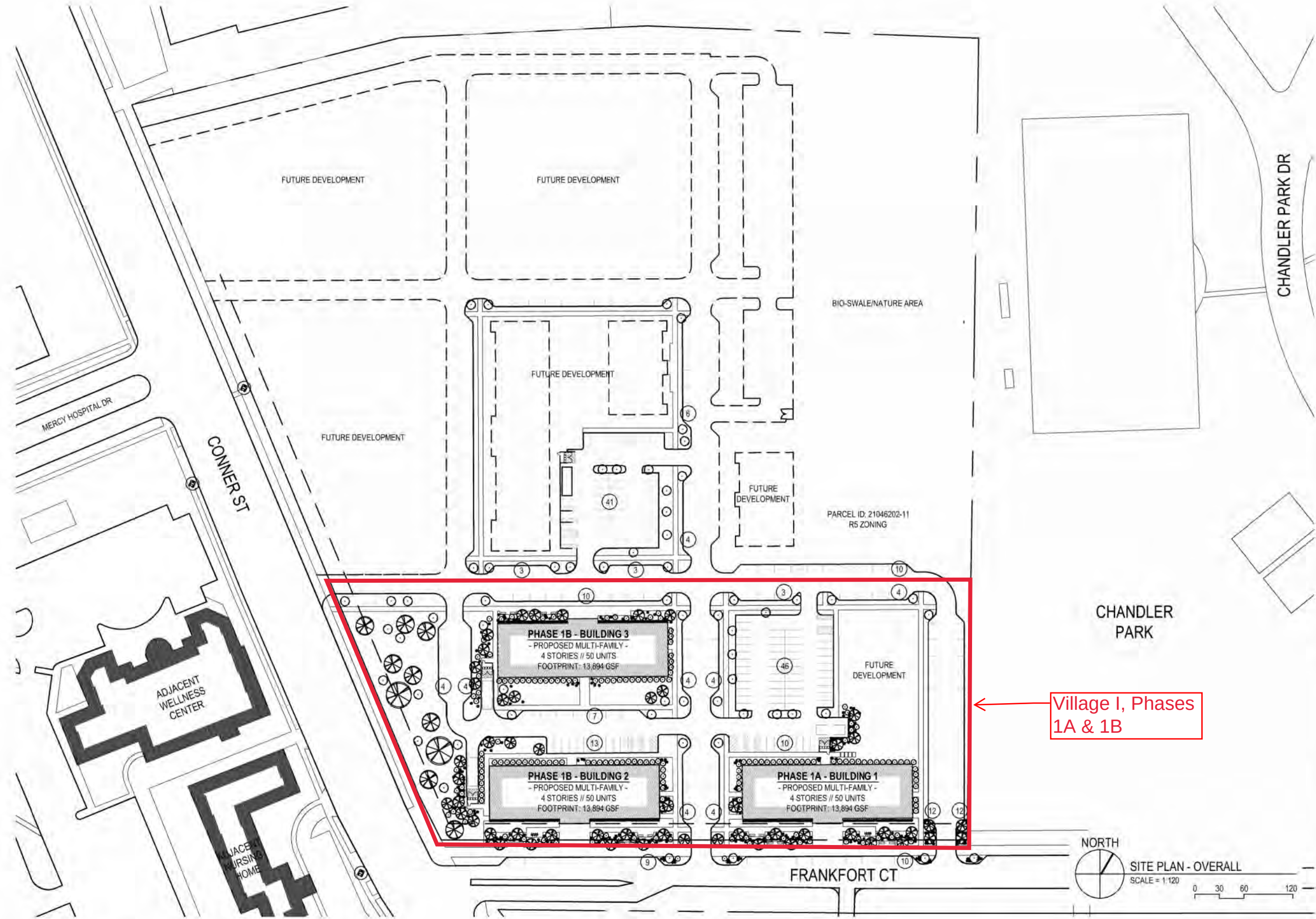
We appreciate your understanding and cooperation in recognizing the preliminary nature of these schematics and their potential for evolution as projects progress.

2/28/2024 5:56:06 PM

THIS DRAWING IS THE PROPERTY OF INFORM STUDIO. UNAUTHORIZED USE OF ANY KIND, INCLUDING USE ON OTHER PROJECTS, IS PROHIBITED.



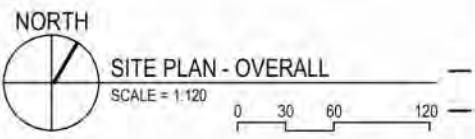
KEY	
USAGE & CLASSIFICATION:	
A	SINGLE FAMILY RESIDENCES
B	DUPLEX/FOURPLEX RESIDENCES
C	HIGH DENSITY RESIDENCES
D	NON PROFIT SPACE / COMMERCIAL
TOTAL	
TOTAL UNIT COUNT:	
A	54 UNITS
B	40 UNITS
C	386 UNITS
TOTAL: 480 UNITS	

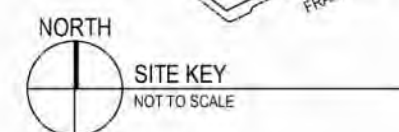
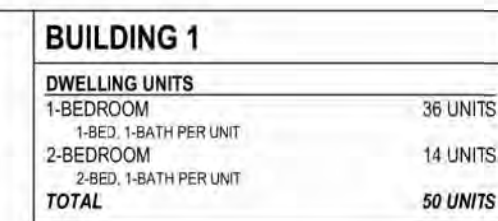


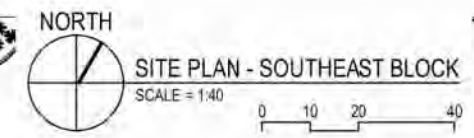
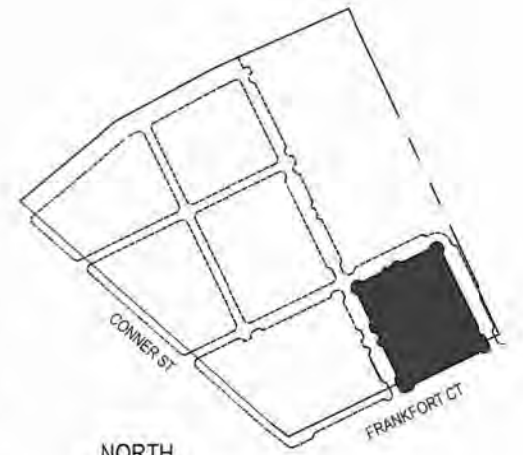
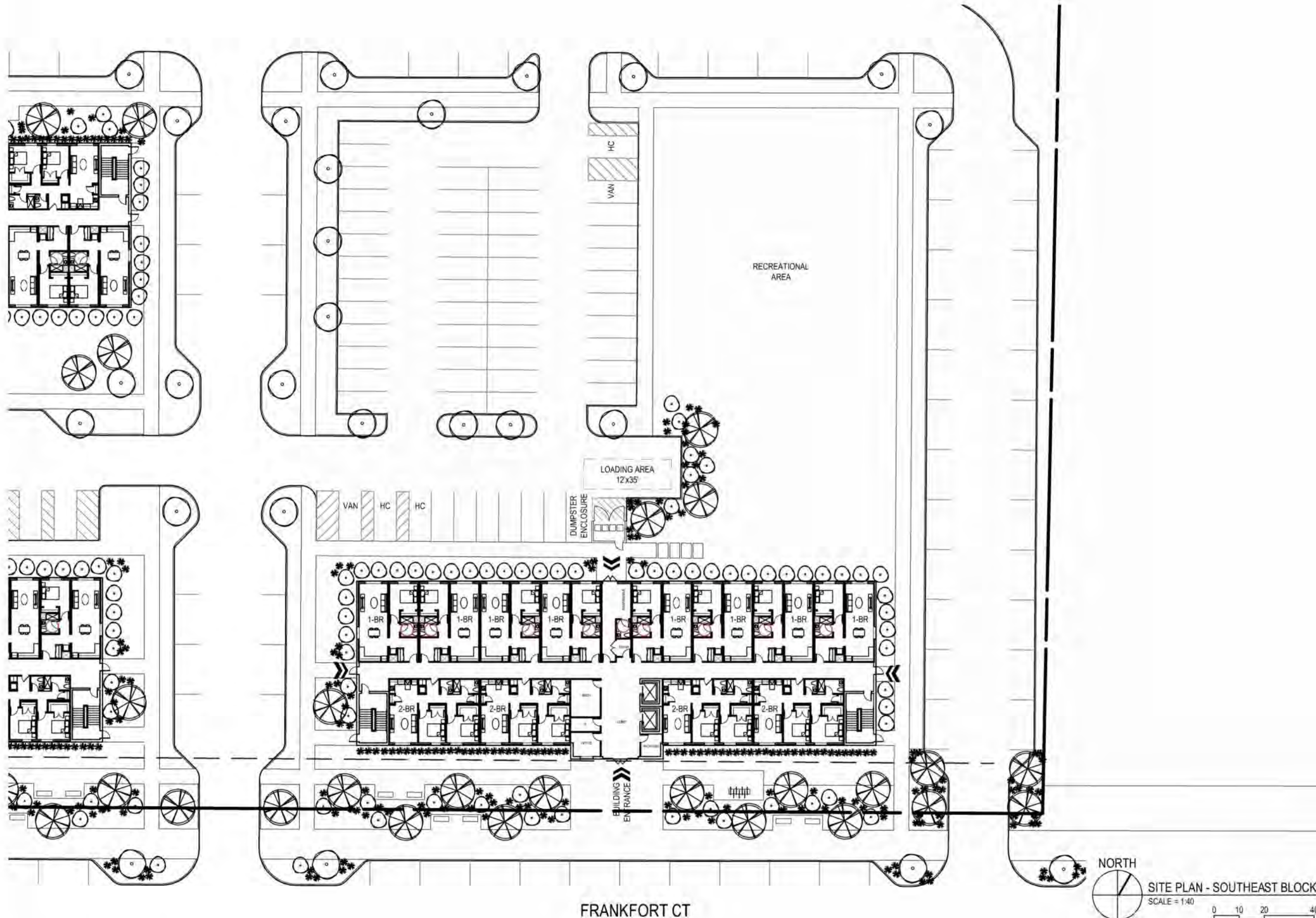
SITE INFORMATION	
PARCEL ID:	21046202-11
USAGE & CLASSIFICATION:	
PROPERTY CLASS:	202 - COMMERCIAL-VACANT
PROPERTY USE:	00004 - VACANT COMMERCIAL
ZONING:	R5
DIMENSIONS	
TOTAL ACREAGE:	13.024
LEGAL DESCRIPTION:	
E CONNER ALL THAT PT OF 1 THRU 3 CORBYS SUB L21 P64 PLATS, W C R 21/437 ALSO PT OF P C 392 ALL DESC AS FOLS BEG AT N E COR CONNER AVE & FRANKFORT AVE TH N 55D W 956.34 FT ALG E LINE CONNER AVE TH N 45D 26M E 403.01 FT TH N 57D 57M 30S E 621.85 FT TH S 32D 27M 30S E 965.75 FT TH S 57D 45M 30S W 649.25 FT ALG N LINE FRANKFORT AVE TO P O B 21/--- 18.4573 AC	

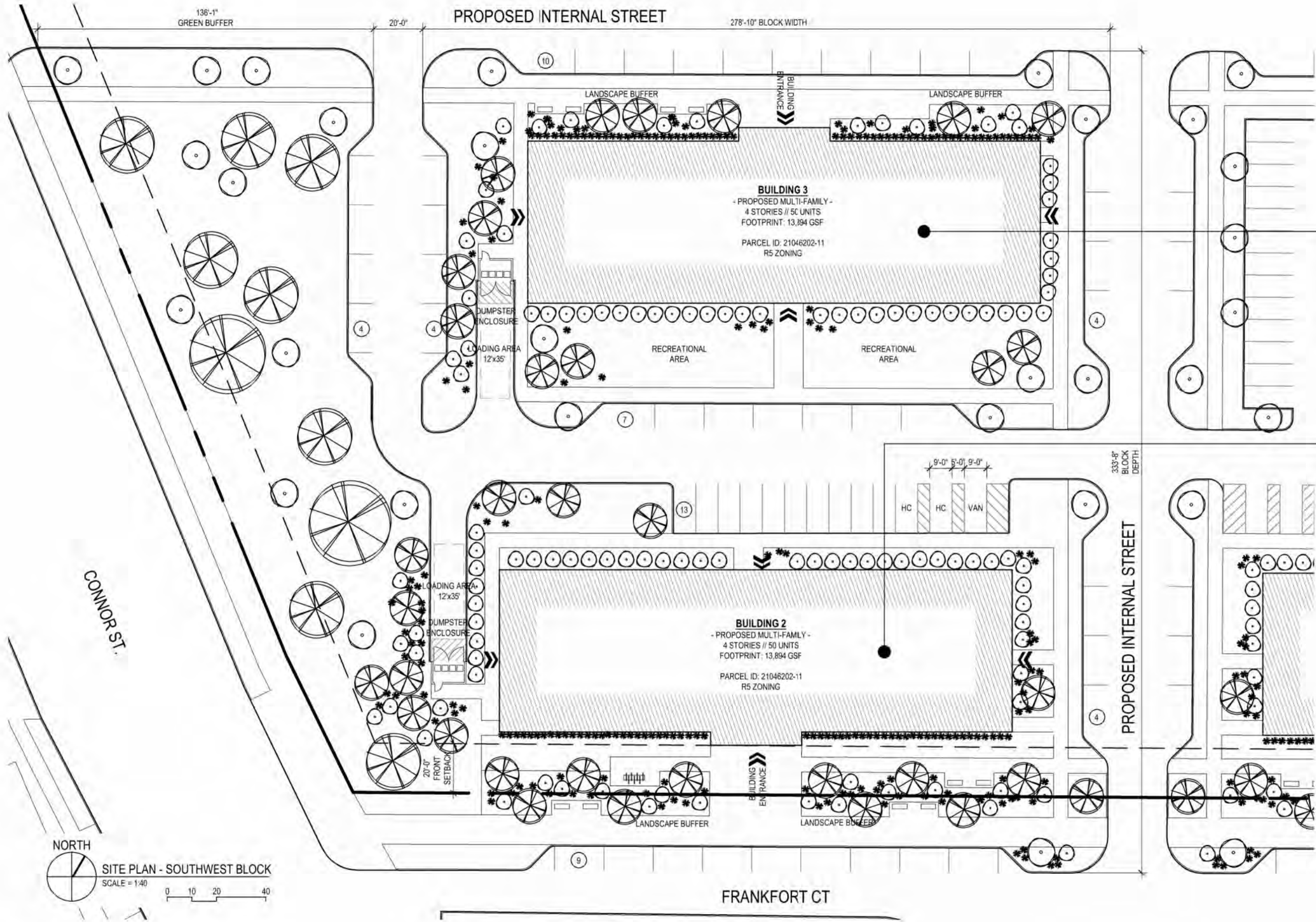
SITE CALCULATIONS	
PARKING - TOTAL SITE	
TOTAL DWELLING UNITS	150 UNITS
DETROIT ORD. 50-14-34	1.25 / UNIT
REQUIRED	188 SPACES
PROVIDED	227 SPACES
ACCESSIBLE PARKING	
TOTAL REQUIRED	7 SPACES
VAN-ACCESSIBLE REQUIRED	1 SPACE
CAR-ACCESSIBLE REQUIRED (DETROIT ORD. 50-14-182)	7 SPACES
TOTAL PROVIDED	12 SPACES
VAN ACCESSIBLE PROVIDED	4 SPACES
CAR-ACCESSIBLE PROVIDED	8 SPACES
INTERIOR LANDSCAPING	
PARKING PROVIDED	227 SPACES
(DETROIT ORD. 50-14-343)	22 SF / SPACE
REQUIRED AREA	4,994 SF
PROVIDED AREA	167,652 SF
RECREATIONAL AREA	
BUILDING GROSS AREA	155,180 SF
(DETROIT ORD. 50-14-343)	RSR - 0.085
AREA REQUIRED	13,190 SF
AREA PROVIDED	>23,000 SF*
(*PRIVATE BALCONY AREAS NOT INCLUDED)	

Village I, Phases 1A & 1B



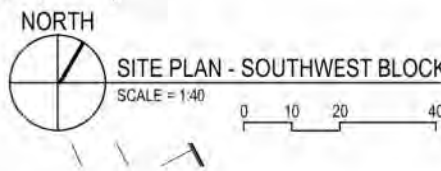
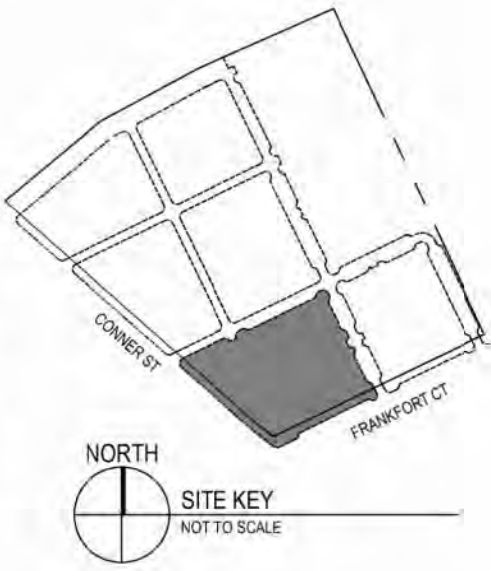


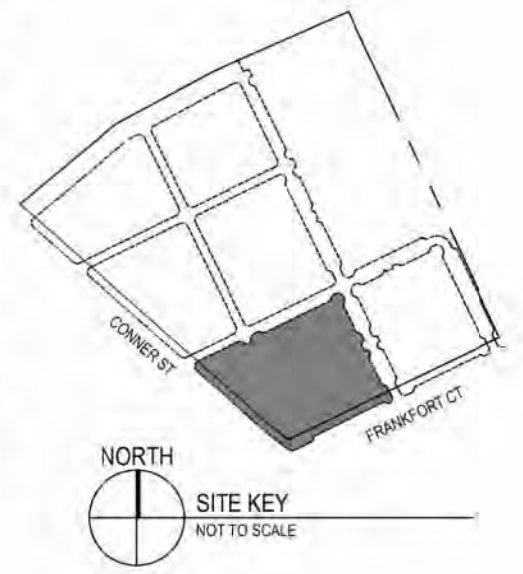
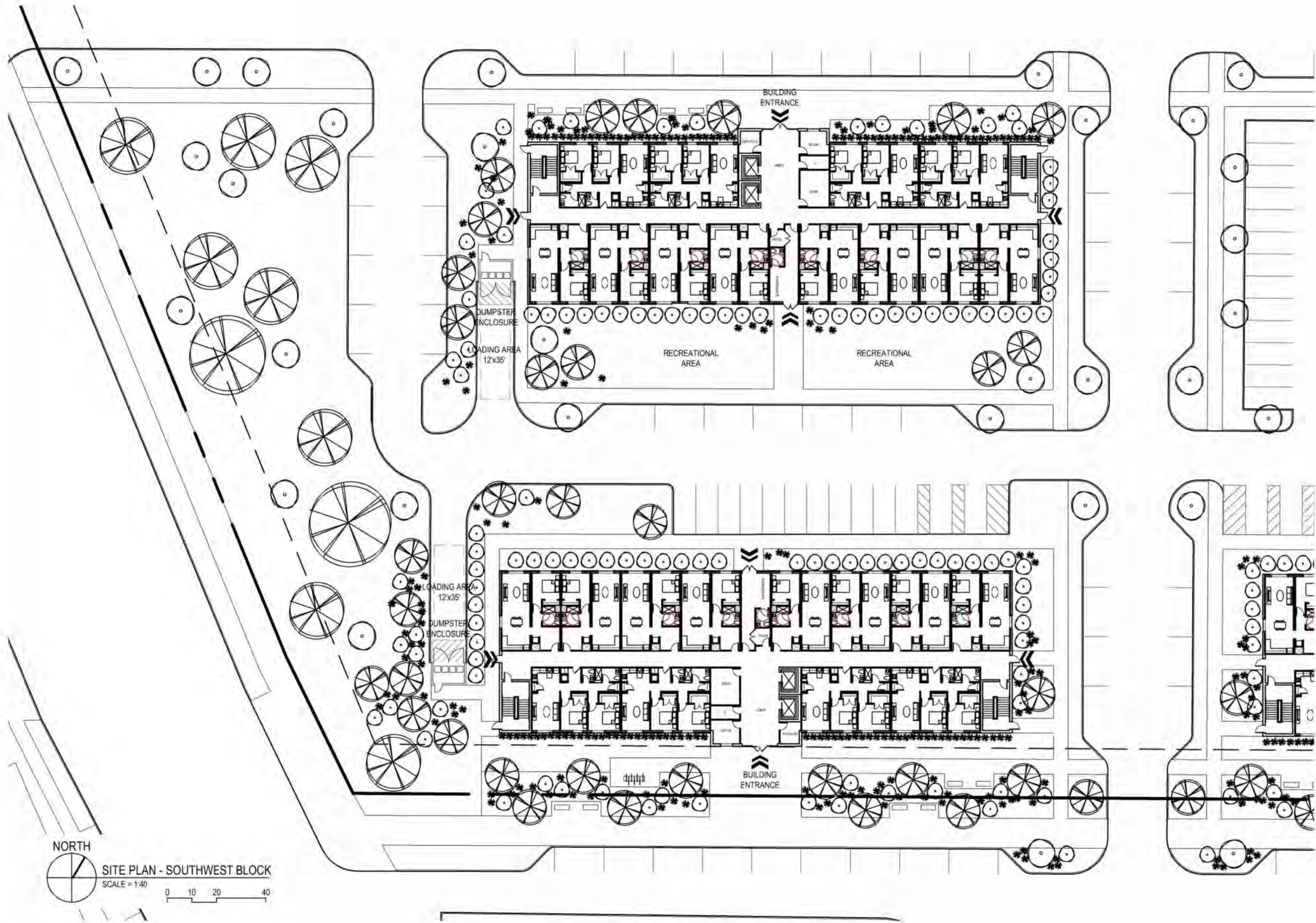




BUILDING 3	
DWELLING UNITS	
1-BEDROOM	36 UNITS
1-BED, 1-BATH PER UNIT	
2-BEDROOM	14 UNITS
2-BED, 1-BATH PER UNIT	
TOTAL	50 UNITS

BUILDING 2	
DWELLING UNITS	
1-BEDROOM	36 UNITS
1-BED, 1-BATH PER UNIT	
2-BEDROOM	14 UNITS
2-BED, 1-BATH PER UNIT	
TOTAL	50 UNITS





**ATTACHMENT C
LITERATURE REVIEW**



Table B1
Michigan State Register of Historic Sites

Site #	Site Name	City / Township	Historic Function	Current Function	Significant Date(s)	Level of Significance	Area(s) of Significance	State Register Criteria	NRHP Eligibility
P55514	Fire Station	Detroit	Government	Government	Unknown	Unknown	Architecture	Architecture	More information needed
P59478	Parkside Homes	Detroit	Domestic	Domestic	1938-	Local	Architecture	Architecture; Social	Eligible

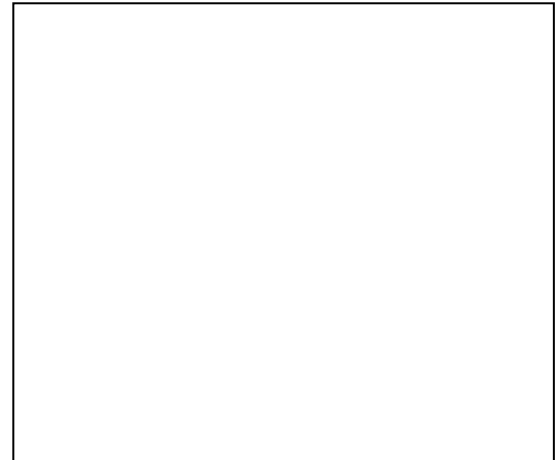
Michigan SHPO Architectural Properties Individual Property Report



Property Name	Parkside Homes
Site ID	P59478
Other Name(s)	
Resource Type	Complex
Street Address	
City/Township, State, Zip Code	Detroit, MI
County	Wayne
Lat:	Long:

Architectural Information

Significant Dates	1938
Architectural Style	
Foundation Materials	
Exterior Wall Materials	Brick
Roof Materials	
Architect	
Historic Use	DOMESTIC/multiple dwelling
Current Use	DOMESTIC/multiple dwelling



Eligibility

Current National Register Status	Eligible for Listing in the National Register of Historic Places
National Register Listed Date	
National Register Criteria	A. Yes B. No C. Yes D. No
Criteria Considerations:	a. No b. No c. No d. No e. No f. No g. No
Area(s) of Significance	
Period(s) of Significance	

Narrative Architectural Description

The Parkside Homes (1938) were designed as row housing in various unit configurations throughout the planned complex. The Parkside Homes are plotted along a central street - Stringham Court - which runs east-west and is centered through the complex. Other streets are in a grid perpendicular to Stringham Court. The boundary streets are Frankfort Street to the north and East Warren Avenue to the South; Conner Street is the western boundary and Gray Street is at the east. North of Frankfort Street is Chandler Park, one of the largest public parks in Detroit.

The original rowhouses that remain in the Parkside housing complex are two-story, red brick clad, with minimal decoration. The roofs are hipped asphalt shingled with widely overhanging eaves. A recent renovation added hipped roofs on the porches and buildings are finished with grey asphalt shingles. The windows have all been replaced with white vinyl double-hung paired sets of windows. There are cast concrete sills. Some units' first-floor windows have been replaced with a bay window of new white vinyl windows and grey asphalt shingles on the gabled roof. The units are built on a slab and do not have basements.

The front entrances of the units have been altered and are now a red brick enclosed entryway with metal panel sidelight covering - many units have different colors on the panels. The porch enclosures have red brick siding, asphalt shingled hipped roof, and a concrete landing with black wrought iron guardrail. The brick is laid in a running-bond pattern. The front doors are mostly white metal paneled doors with a rounded half-arch window. There is a wrought iron security door on each unit. Many of the entry doors have been replaced with metal security doors, and

many have been painted different colors. There is evidence of brick replacement/repair and infill of some windows on some units. There are white aluminum gutters and downspouts on all of the buildings. Some units have a partial basement and utility access at the end of the unit. The rear side of units have concrete patios and are accessed by a rear door. The unit patios are separated by wood privacy fencing. The new name of the complex is "The Villages at Parkside." There is very little landscaping on the site, which is divided by a fence from Chandler Park which is adjacent to the north. The entire complex is surrounded by a black wrought iron fence. A large open space at the center of the complex, where a portion of the original development was demolished, is surrounded by a barbed-wire fence. Parking is interspersed throughout the Parkside complex, and some streets allow for parking in front of the units. There is street lighting and sidewalks around the complex.

Statement of Significance

Parkside Homes (1938) are eligible for listing in the National Register under National Register criterion A and C. Parkside is Detroit's only remaining PWA project. The development was designed and planned by a committee of 26 architects, with George D. Mason as the chairman and chief architect. Mason was also the Chief Architect for DHC projects that have since been demolished: the Brewster Homes (1938) and the Herman Gardens project (1942). Opposition to the project, led by City Councilman William P. Bradley, claimed that government-subsidized housing was an affront to private enterprise.

Site Assessments

Site Assessment	Site Assessment Date	Assessment Made By	Argus Assessment Made By
determined NR eligible by staff	10/2/2018	Kathrine Kolokithas	

References

Savage, Rebecca Binno, Historical Context and Intensive Level Survey for Multi-Family Public Housing, Detroit, Michigan, Wayne County, City of Detroit, Buildings, Safety Engineering and Environmental Department - Environmental Affairs, 2018

ATTACHMENT D
HISTORIC MAPS





Project Area





Project Area

Figure D2
 1855 Wayne County Map
 (Farmer 1855)



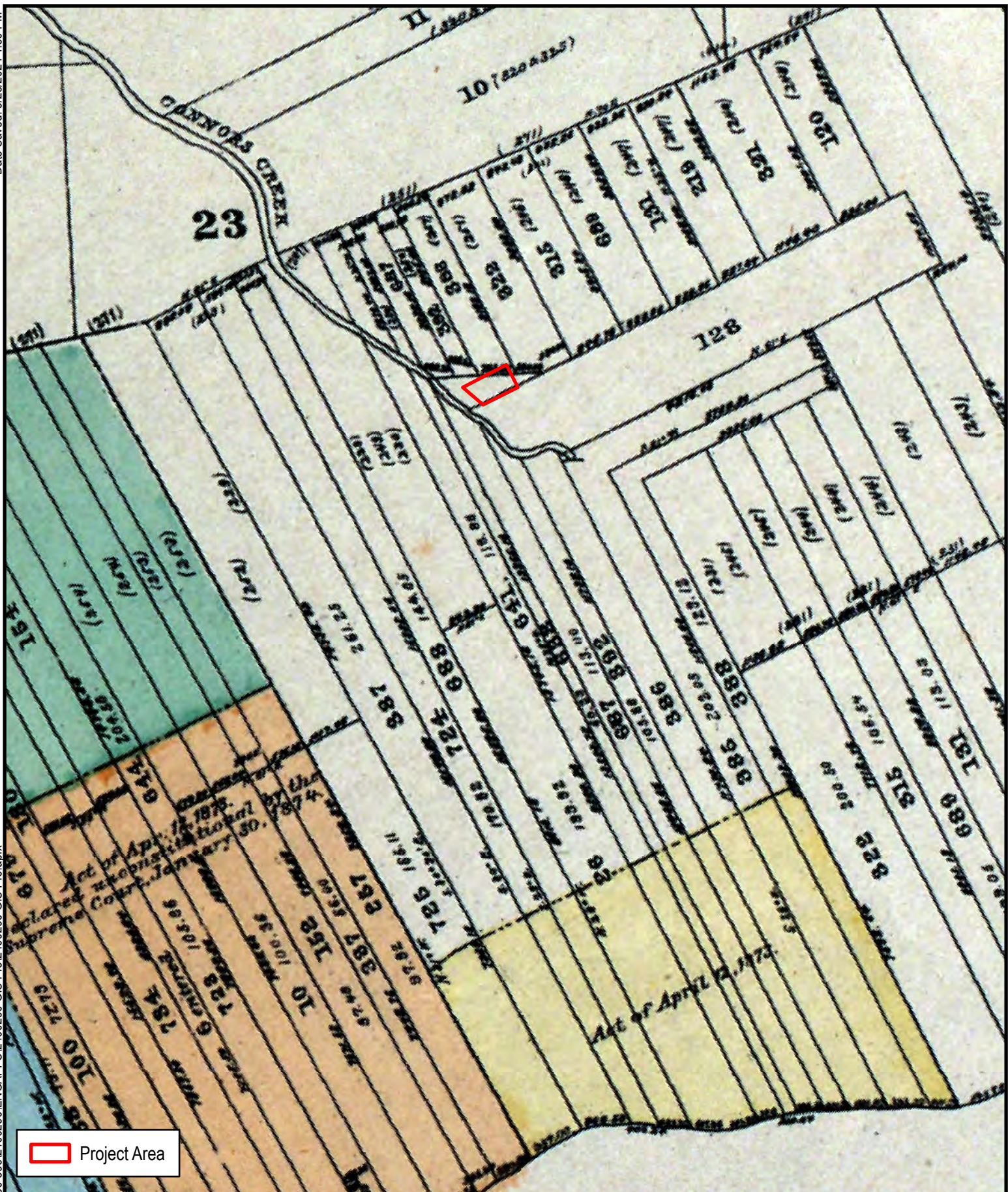
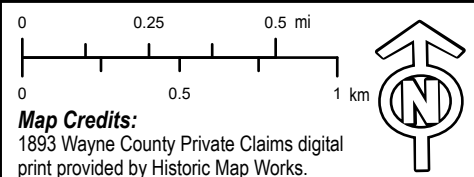
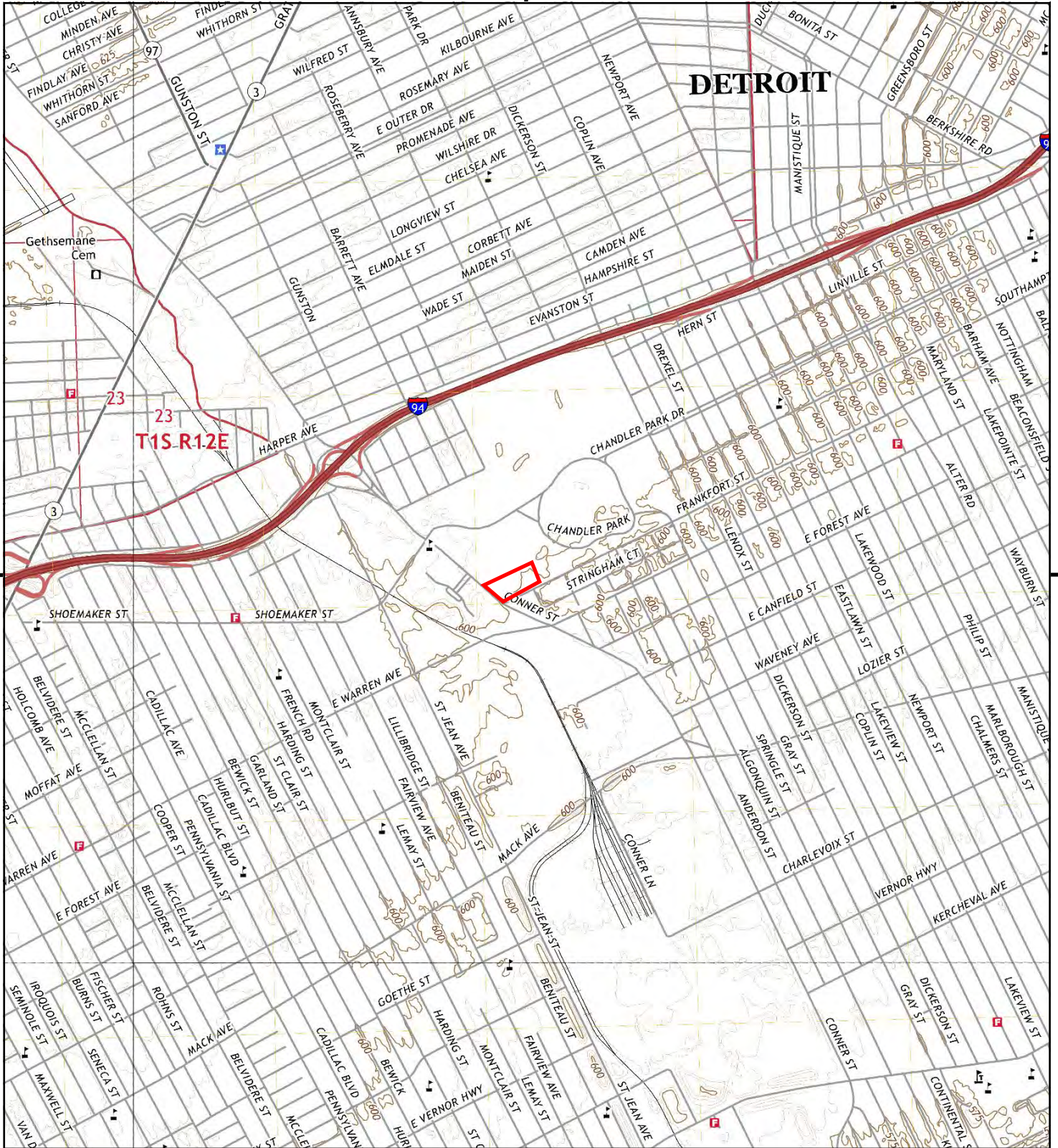
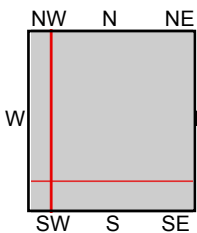
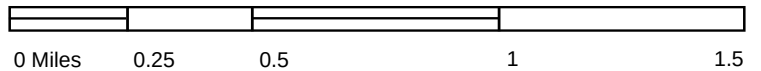


Figure D3
1883 Private Claims Map
City of Detroit
(Sauer 1893)





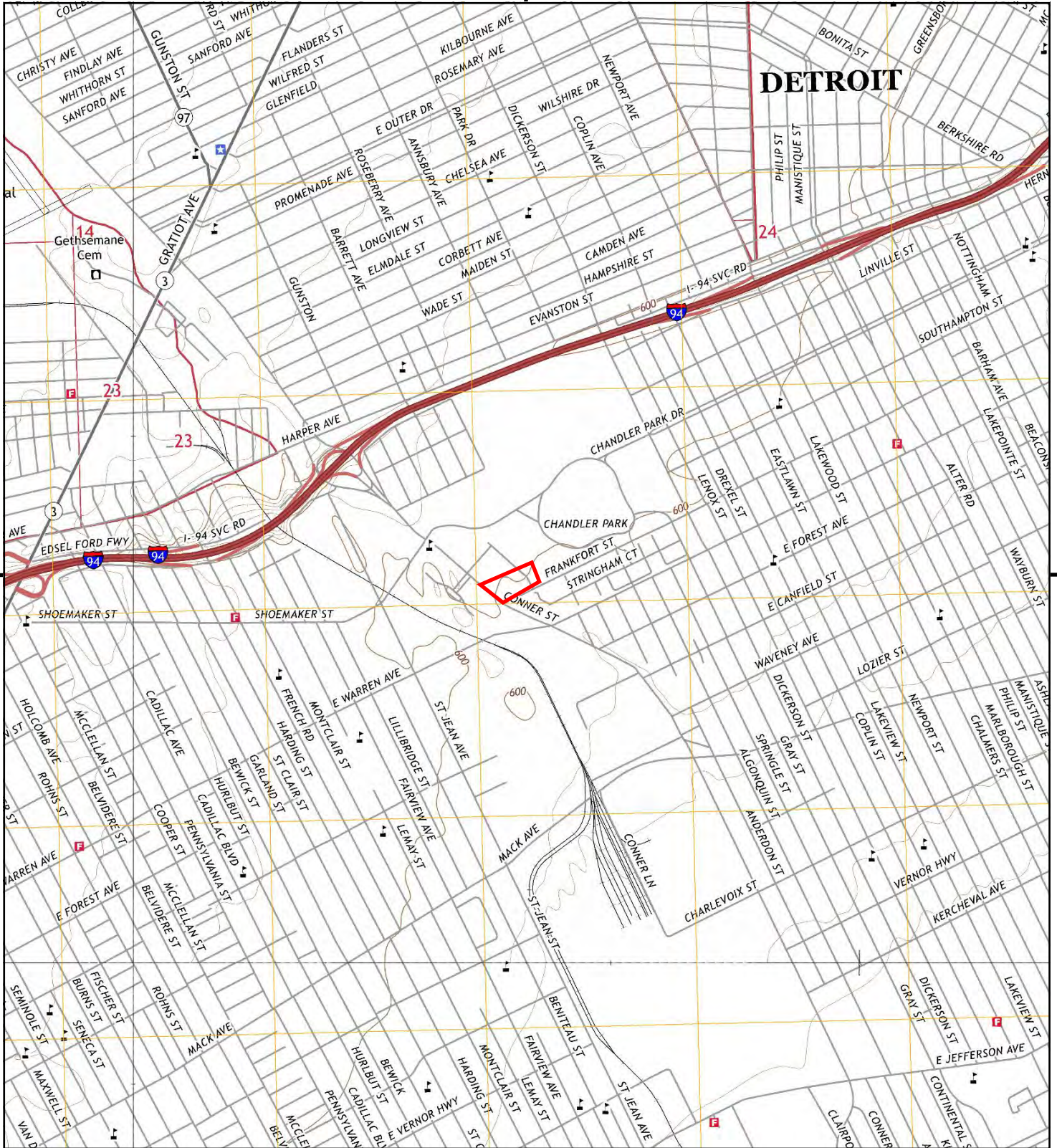
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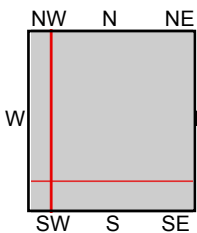
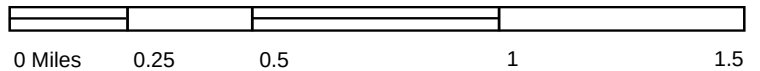
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S, Belle Isle, 2019, 7.5-minute
SW, Detroit, 2019, 7.5-minute
NW, Highland Park, 2019, 7.5-minute

SITE NAME: 23-3579
ADDRESS: 5250 Conner Street
Detroit, MI 48213
CLIENT: Triterra





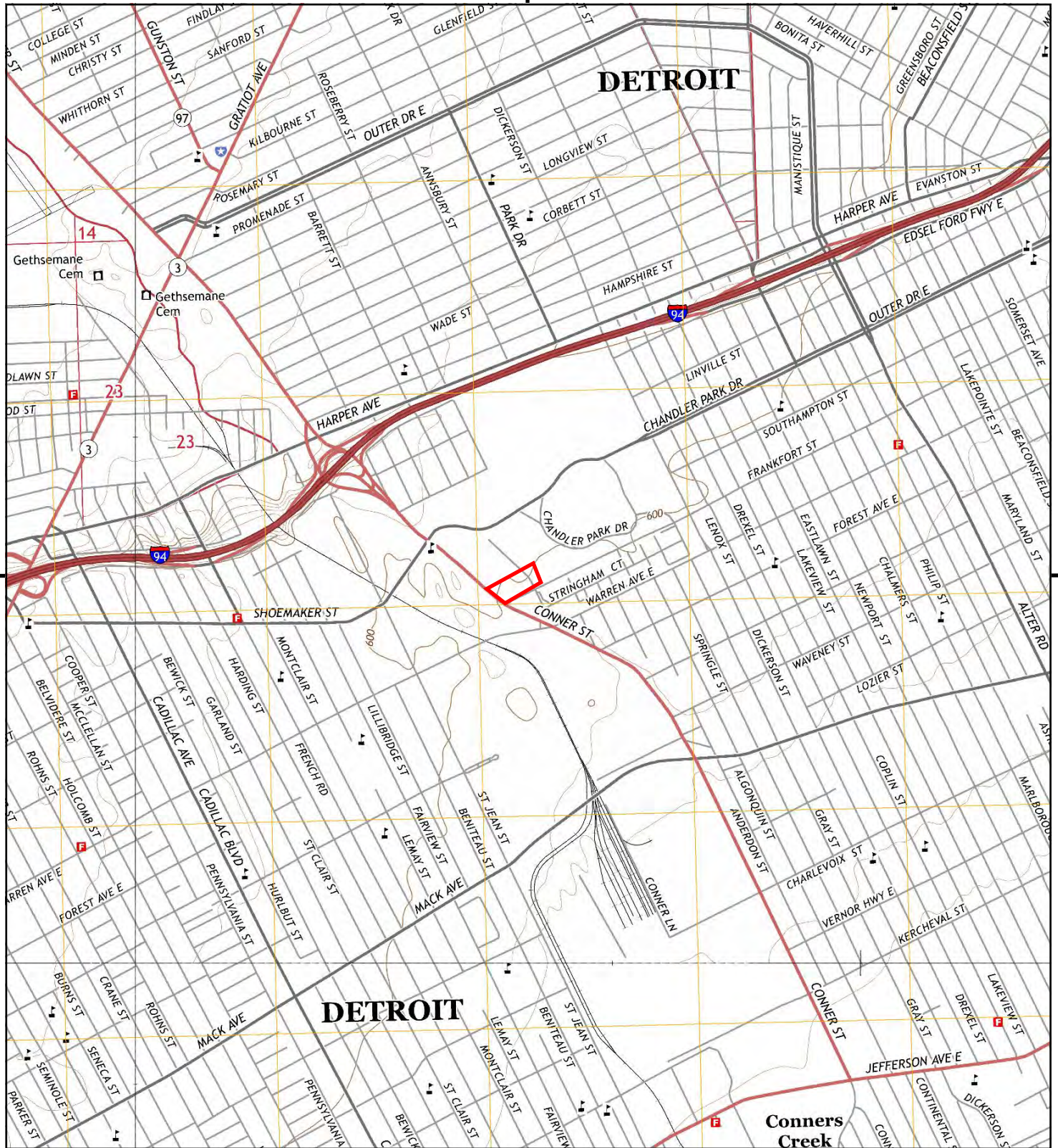
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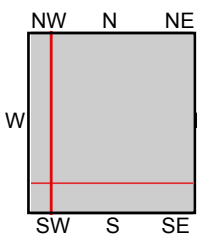
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NW, Highland Park, 2017, 7.5-minute

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ADDRESS: 5250 Conner Street
Detroit, MI 48213
CLIENT: Triterra





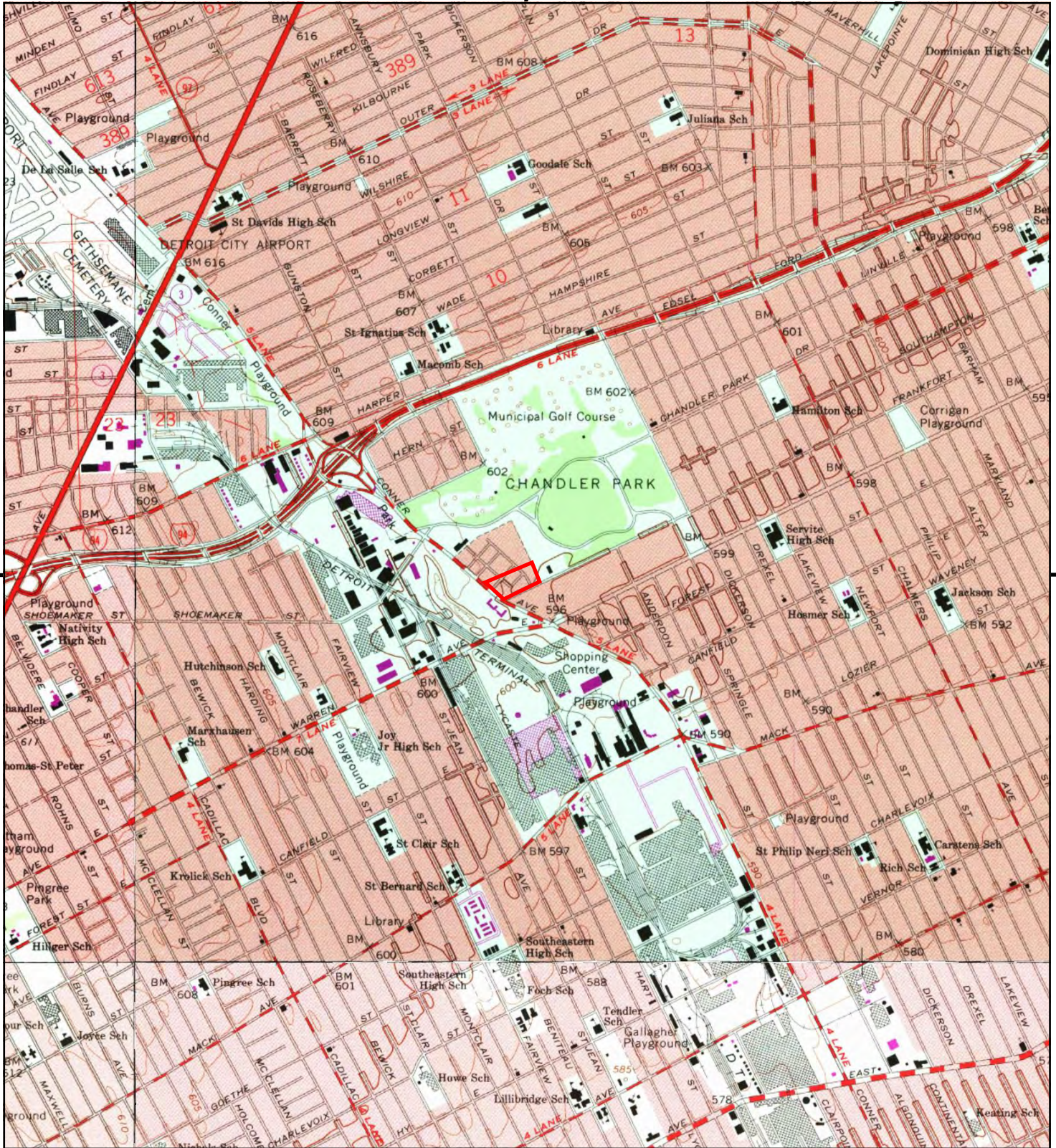
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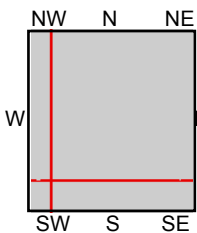
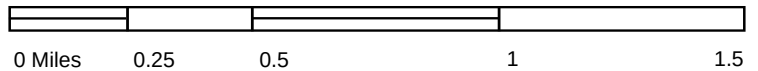
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NW, Highland Park, 2014, 7.5-minute

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ADDRESS: 5250 Conner Street
Detroit, MI 48213
CLIENT: Triterra





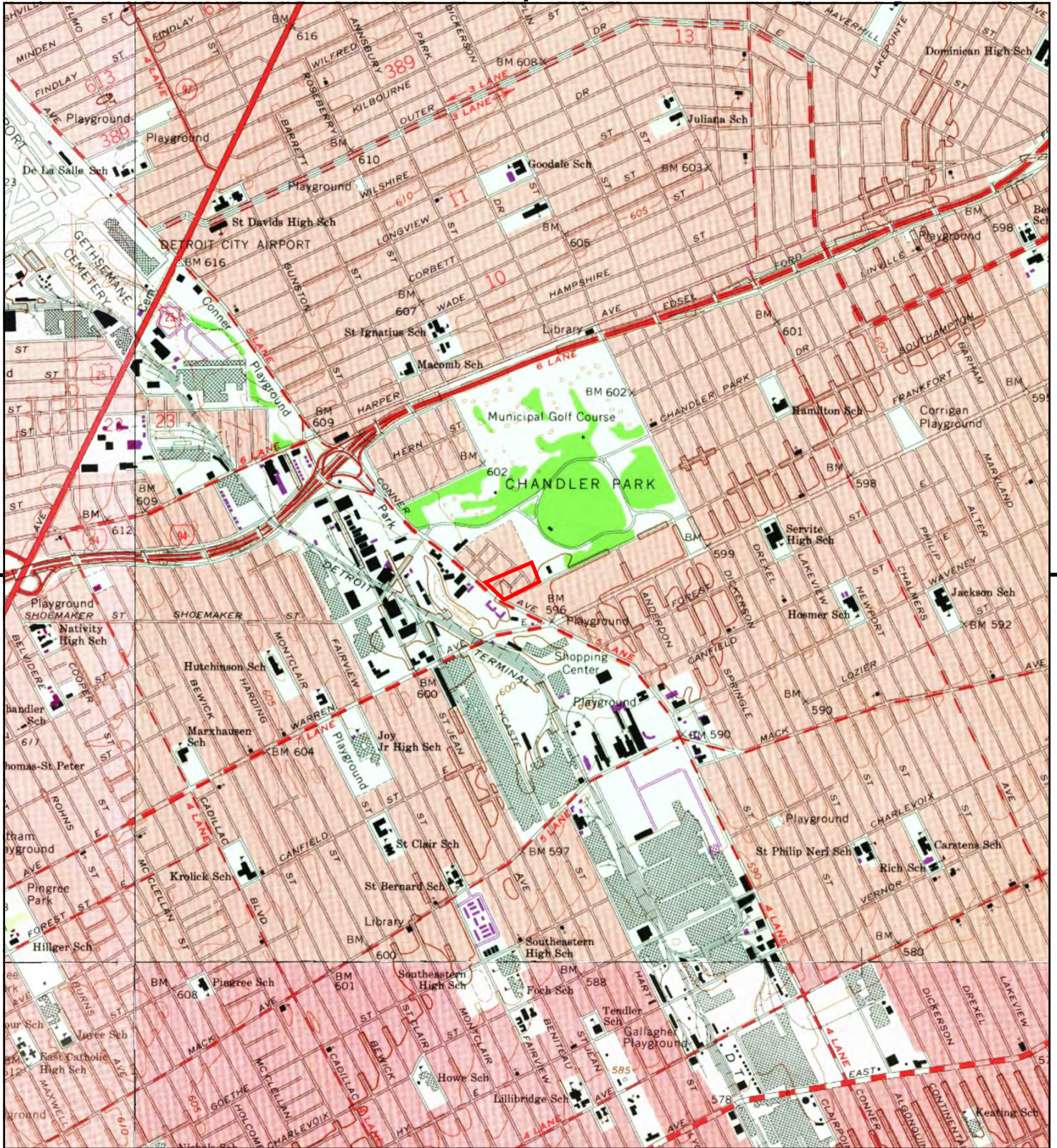
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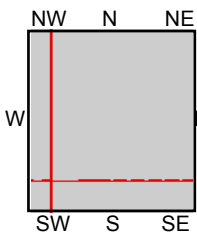
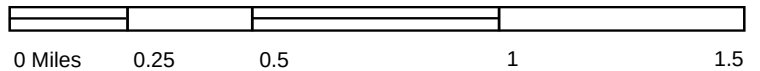
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ADDRESS: 5250 Conner Street
Detroit, MI 48213
CLIENT: Triterra





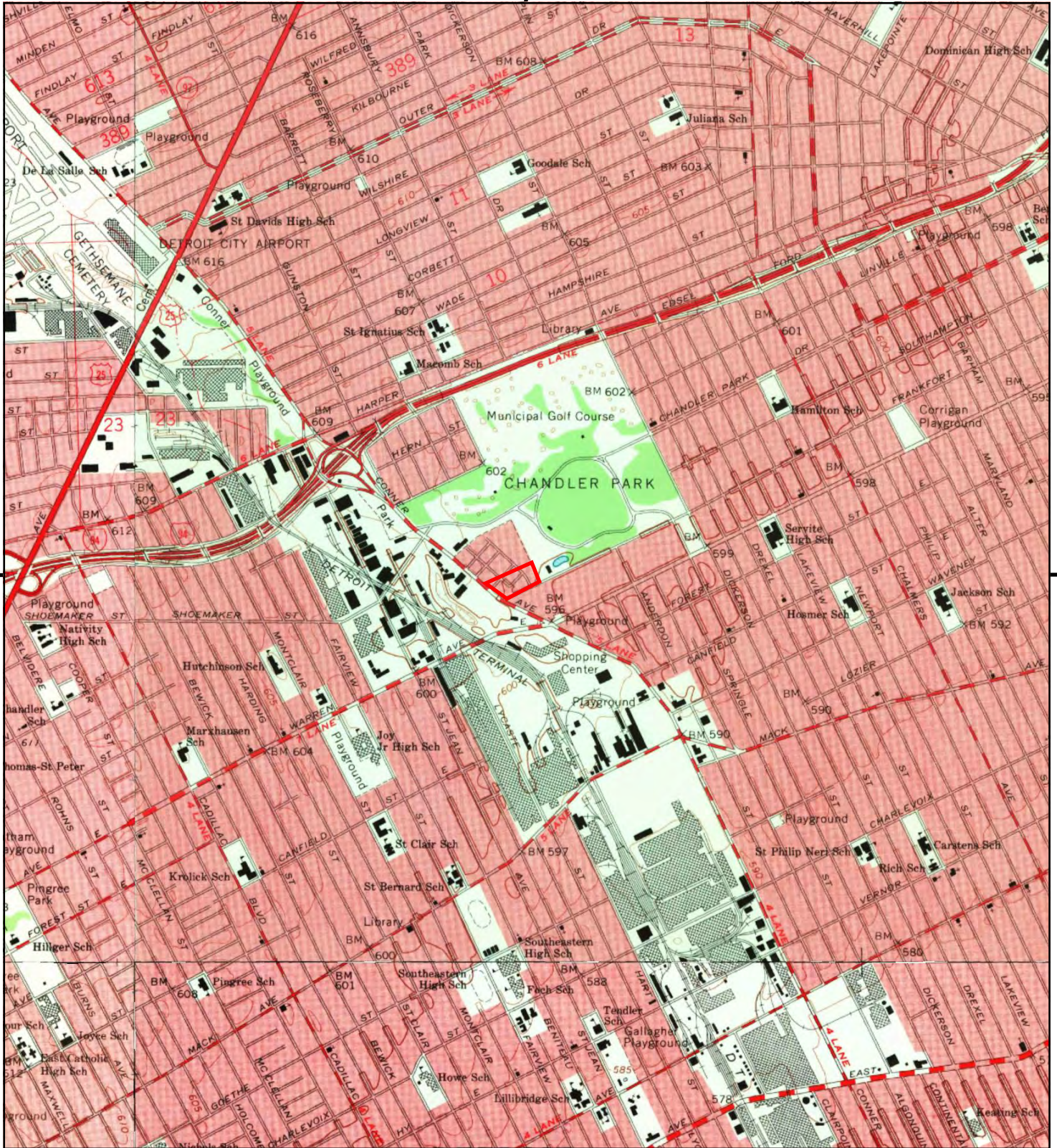
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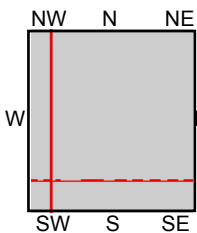
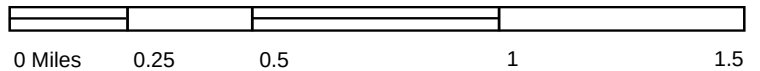
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Detroit, MI 48213
CLIENT: Triterra





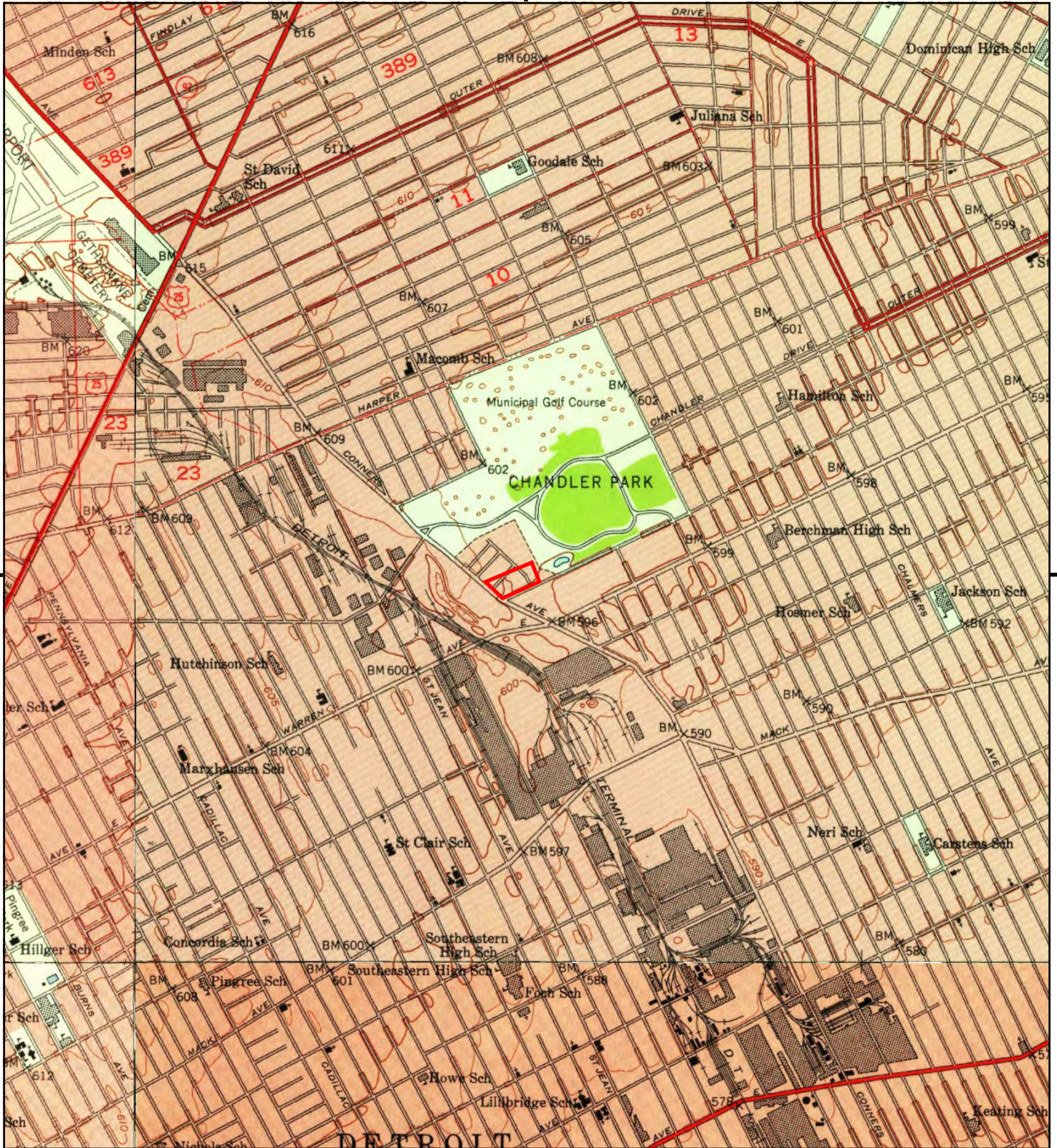
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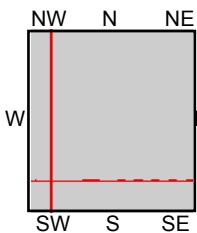
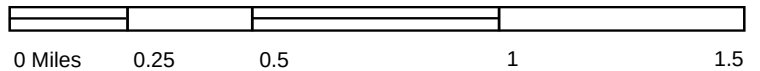
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Detroit, MI 48213
CLIENT: Triterra





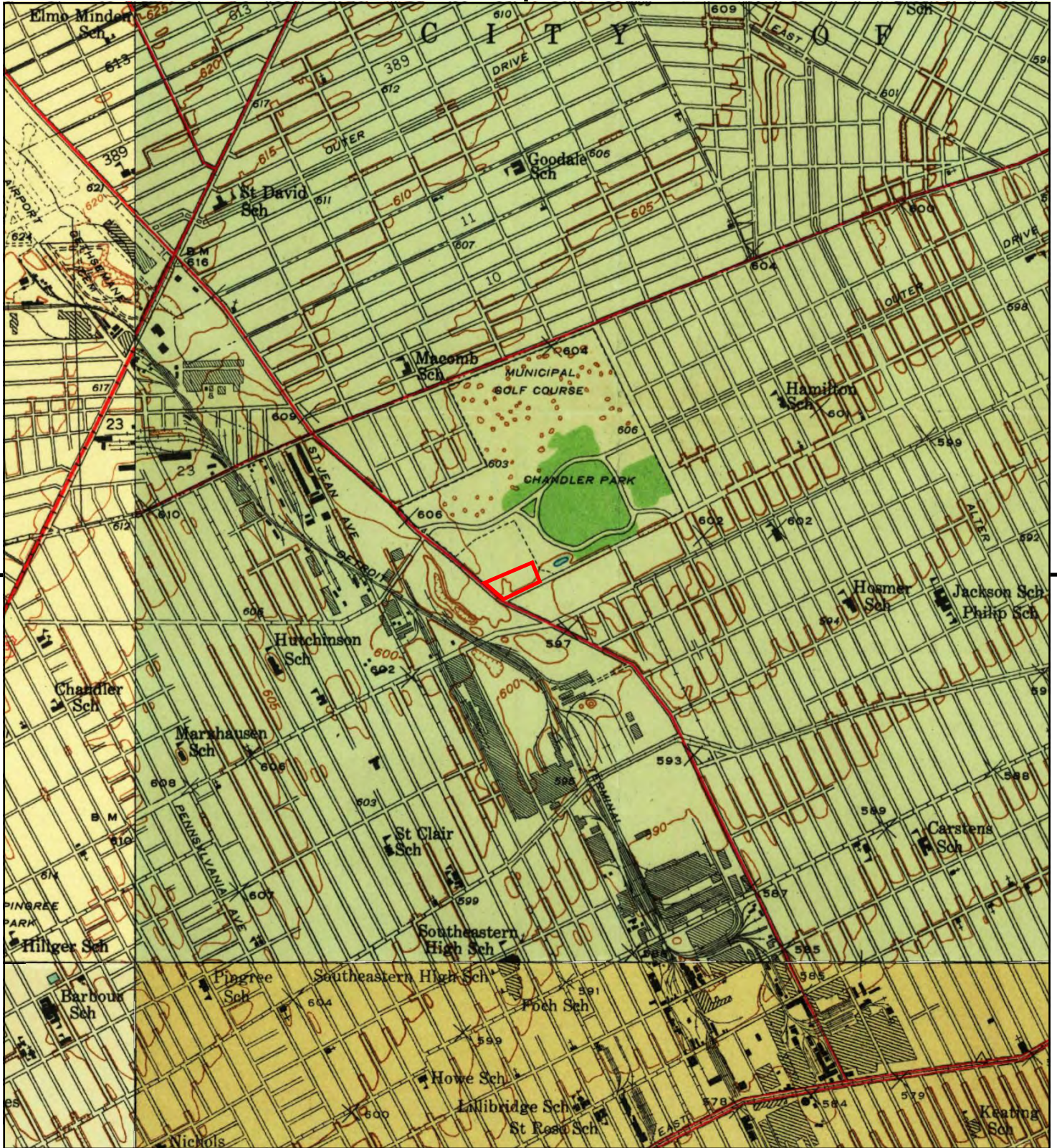
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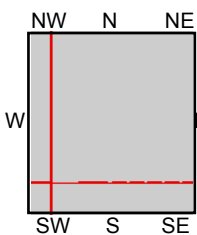
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S, Belle Isle, 1952, 7.5-minute
SW, Detroit, 1952, 7.5-minute
NW, Highland Park, 1952, 7.5-minute

SITE NAME: 23-3579
ADDRESS: 5250 Conner Street
Detroit, MI 48213
CLIENT: Triterra





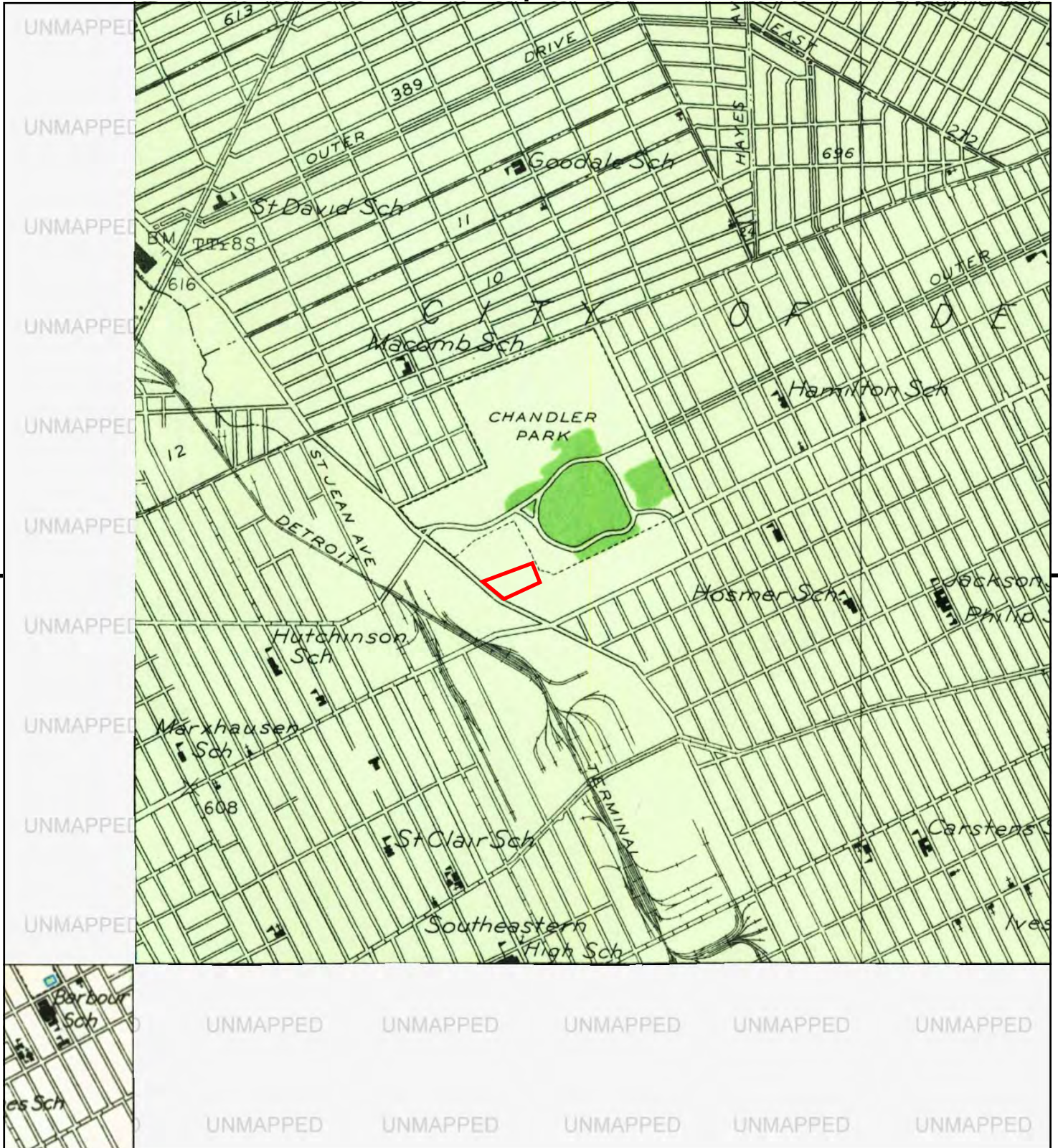
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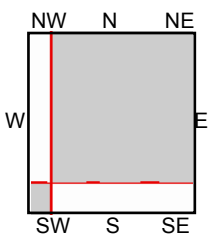
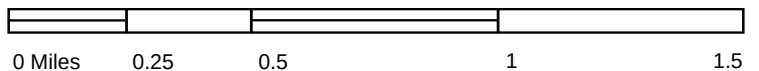
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 S, Belle Isle, 1938, 7.5-minute
 SW, Detroit, 1940, 7.5-minute
 NW, Highland Park, 1940, 7.5-minute

SITE NAME: 23-3579
 ADDRESS: 5250 Conner Street
 Detroit, MI 48213
 CLIENT: Triterra





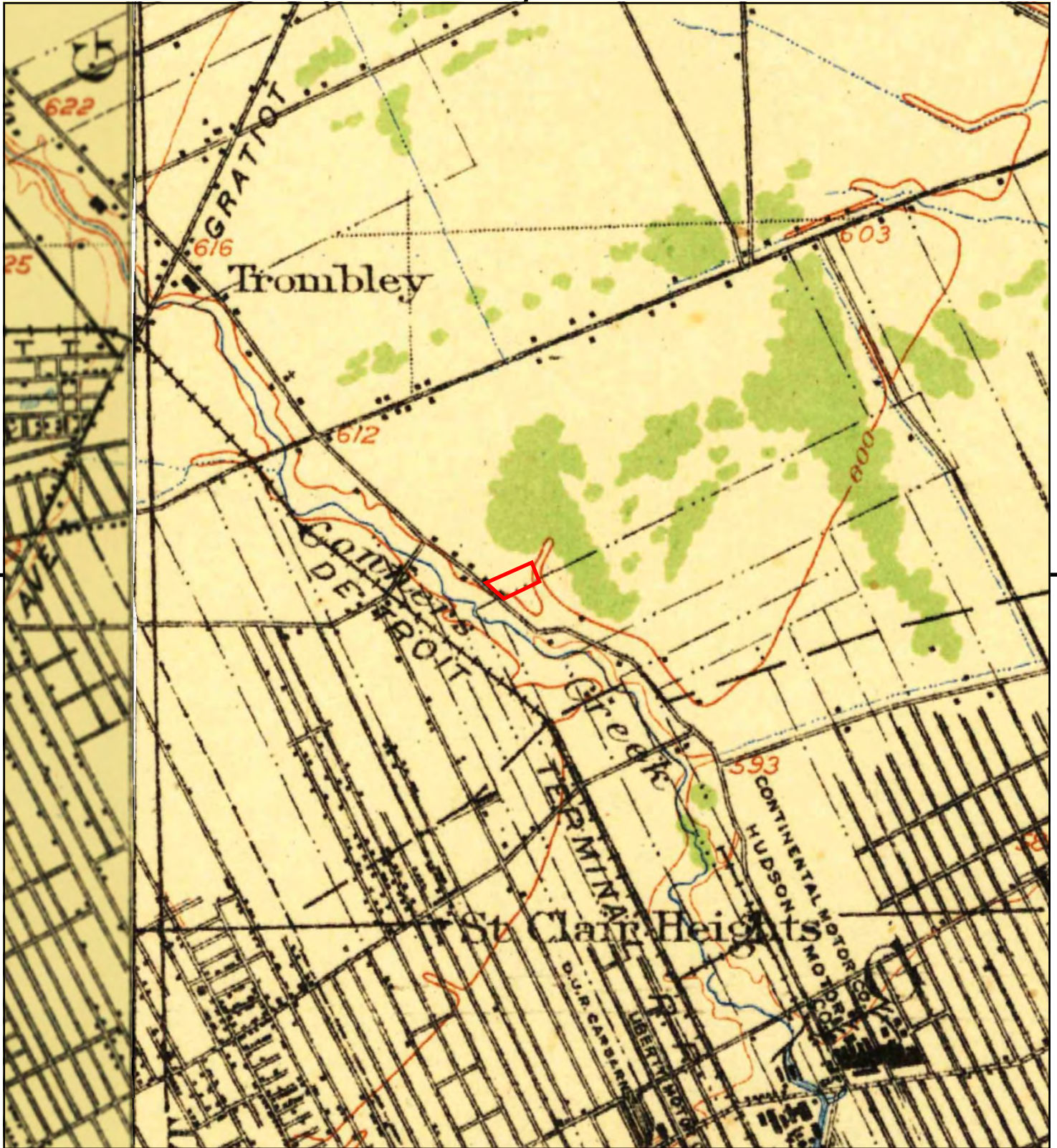
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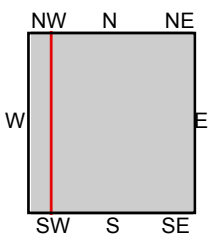
TP, Grosse Pointe, 1936, 7.5-minute
SW, DETROIT, 1936, 7.5-minute

SITE NAME: 23-3579
ADDRESS: 5250 Conner Street
Detroit, MI 48213
CLIENT: Triterra





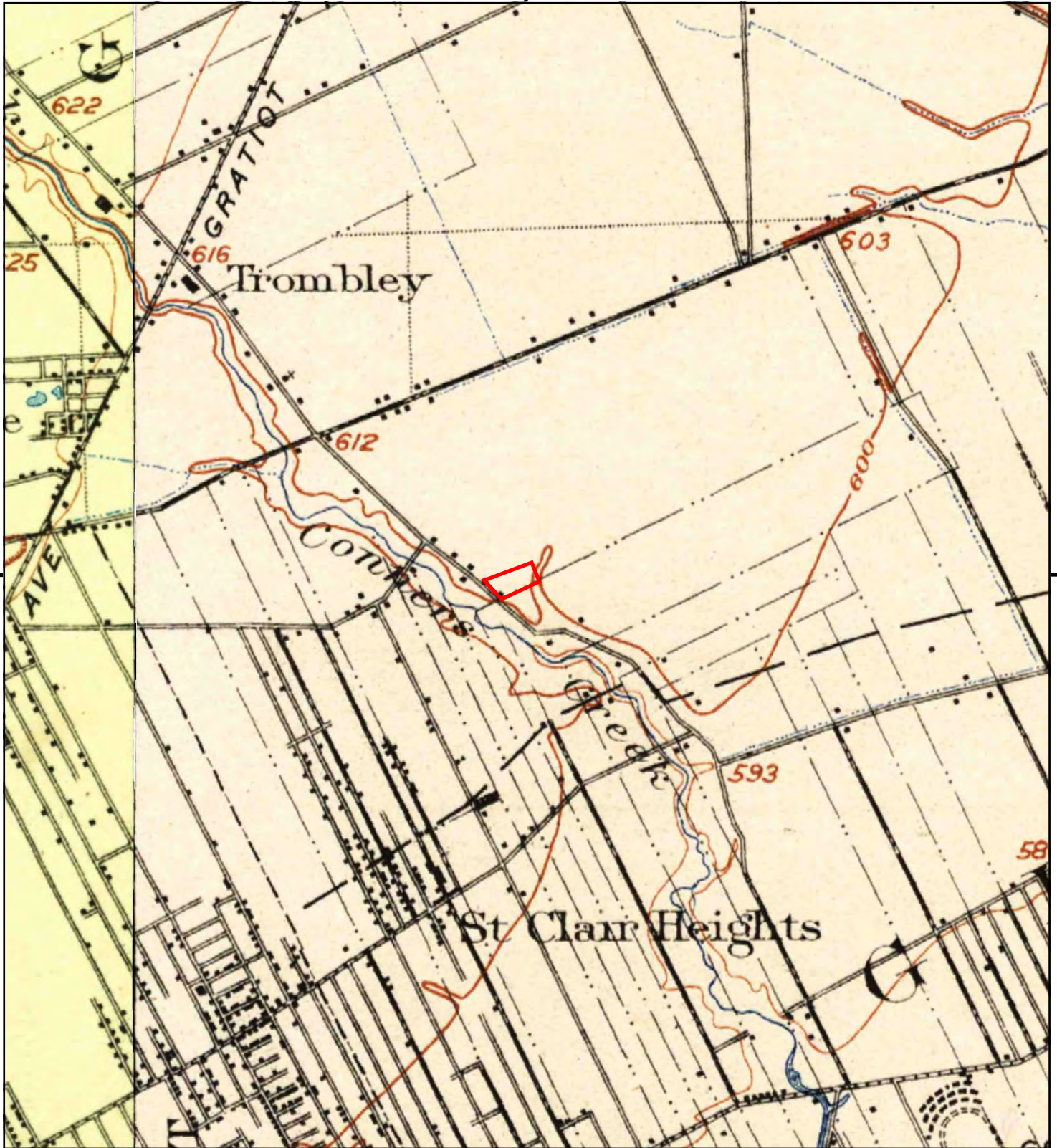
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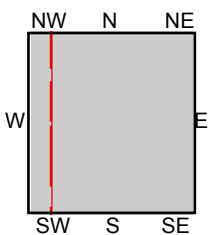
TP, Grosse Pointe, 1918, 15-minute
W, DETROIT, 1918, 15-minute

SITE NAME: 23-3579
ADDRESS: 5250 Conner Street
Detroit, MI 48213
CLIENT: Triterra





This report includes information from the following map sheet(s).



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W, Detroit, 1905, 15-minute

SITE NAME: 23-3579
ADDRESS: 5250 Conner Street
Detroit, MI 48213
CLIENT: Triterra

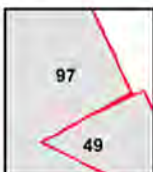




Site Name: 23-3579
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City, ST, ZIP: Detroit, MI 48213
Client: Tristar
EDR Inquiry: 7506222.3
Order Date: 11/09/2003
Certification #: C60E-4428-AE78
Copyright: 2002



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Outlined areas indicate map sheets within the collection.



Volume 19, Sheet 49
Volume 19, Sheet 97

0 Feet 150 300 600



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Certification # C60E-4428-AE78

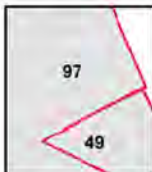




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Drawn Date: 11/09/2003
Certification #: C60E-4428-AE78
Copyright: 1991



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Outlined areas indicate map sheets within the collection.



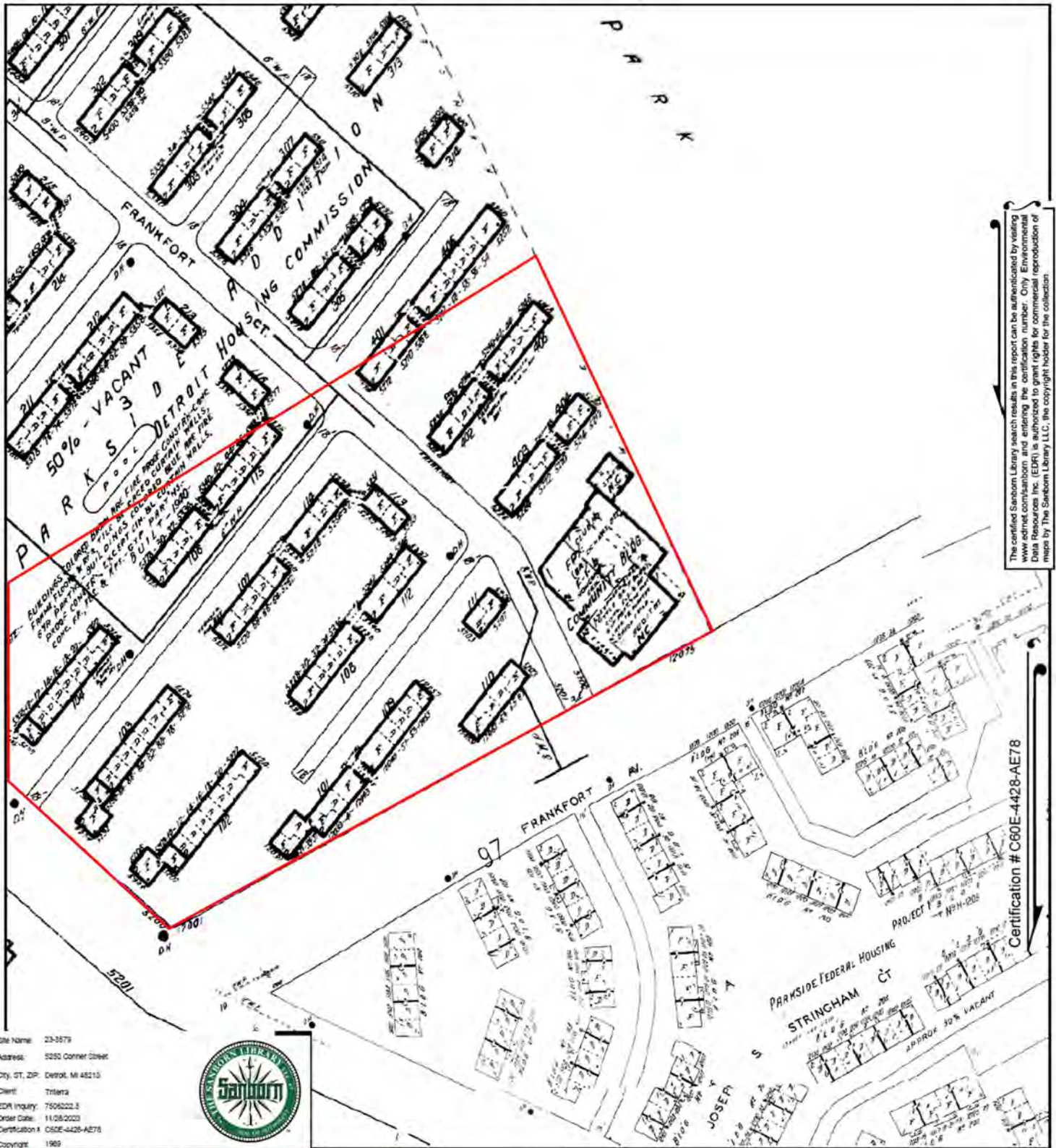
Volume 19, Sheet 49
Volume 19, Sheet 97

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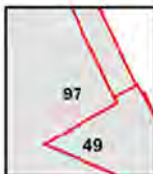
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Site Name: 23-3579
 Address: 5250 Corner Street
 City, ST, ZIP: Detroit, MI 48215
 Client: Tristara
 EDR Inquiry: 7506222.3
 Order Date: 11/08/2023
 Certification #: C60E-4428-AE78
 Copyright: 1989



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 Outlined areas indicate map sheets within the collection.



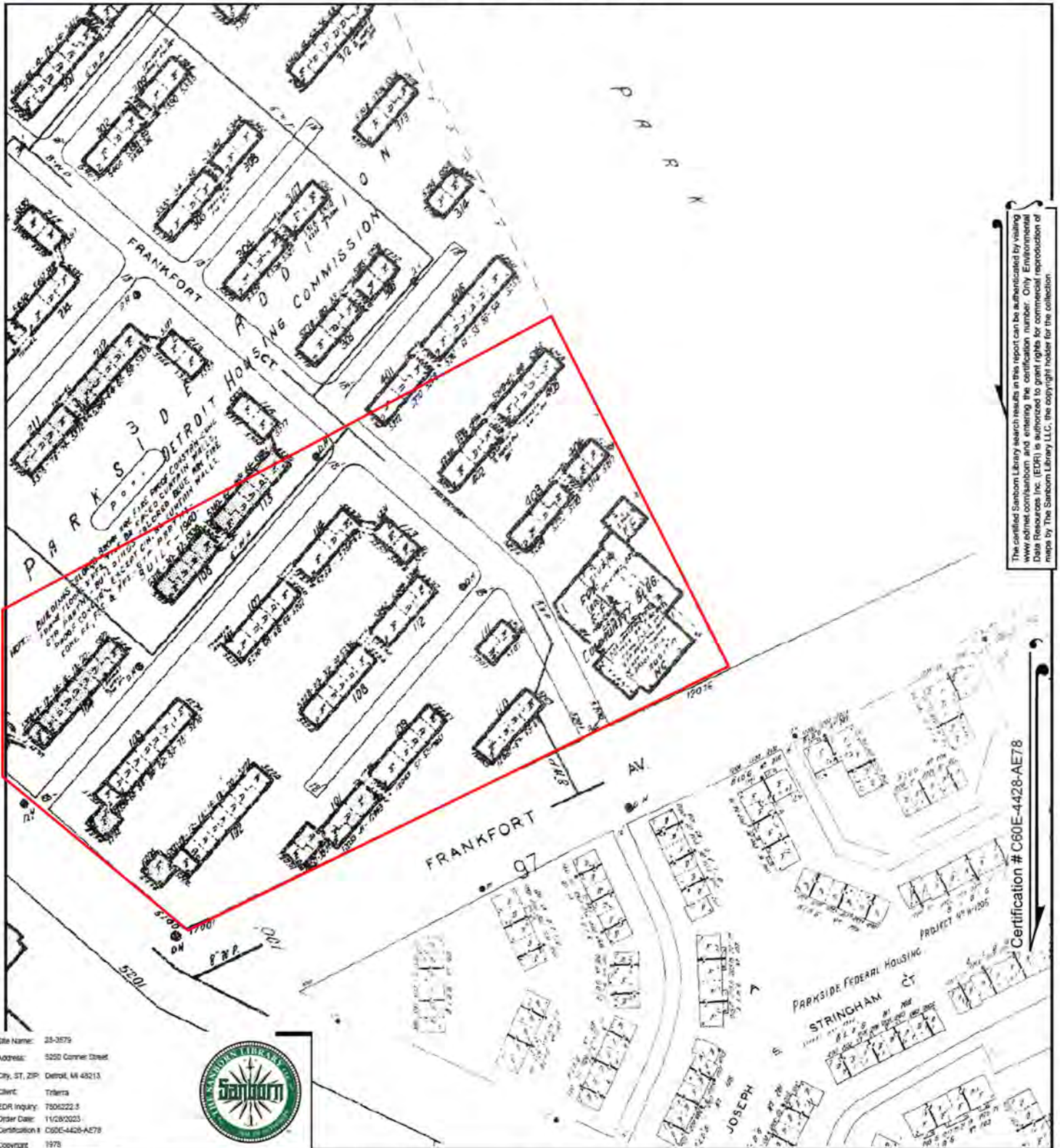
Volume 19, Sheet 49
 Volume 19, Sheet 97
 Volume 19, Sheet 97
 Volume 19, Sheet 49

0 Feet 150 300 600



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Certification # C60E-4428-AE78



Site Name: 23-3579
 Address: 5250 Corner Street
 City, ST, ZIP: Detroit, MI 48213
 Client: Trileta
 EDR Inquiry: 7506222-3
 Order Date: 11/28/2023
 Certification #: C60E-4428-AE78
 Copyright: 1978



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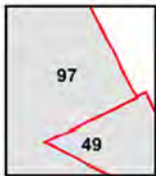
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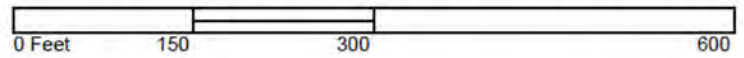
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Address: 5250 Corner Street
City, ST, ZIP: Detroit, MI 48213
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EDR Inquiry: 7506222.3
Order Date: 11/29/2023
Certification: C60E-4428-AE78
Copyright: 1957



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



Volume 19, Sheet 97
Volume 19, Sheet 49





Site Name: 23-3579
 Address: 5250 Conner Street
 City, ST, ZIP: Detroit, MI 48213
 Client: Triller
 EDR Inquiry: 7506222.3
 Order Date: 11/09/2023
 Certification #: C60E-4428-AE78
 Copyright: 1952



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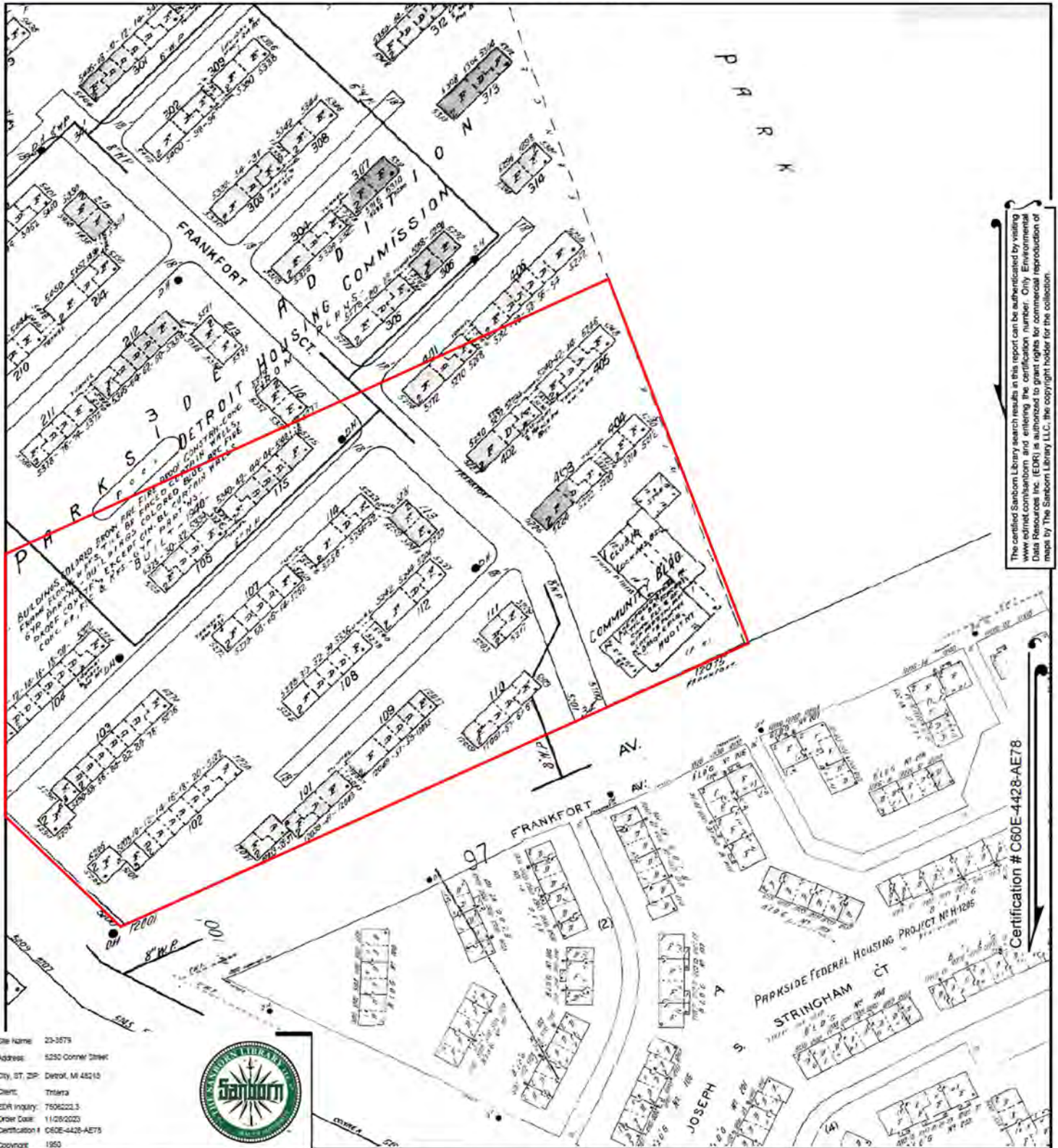
Volume 19, Sheet 49
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Certification #C60E-4428-AE78



Site Name: 23-3579
Address: 5250 Corner Street
City, ST, ZIP: Detroit, MI 48210
Client: Tristara
EDR Inquiry: 7506222.3
Order Date: 11/29/2023
Certification #: C60E-4428-AE78
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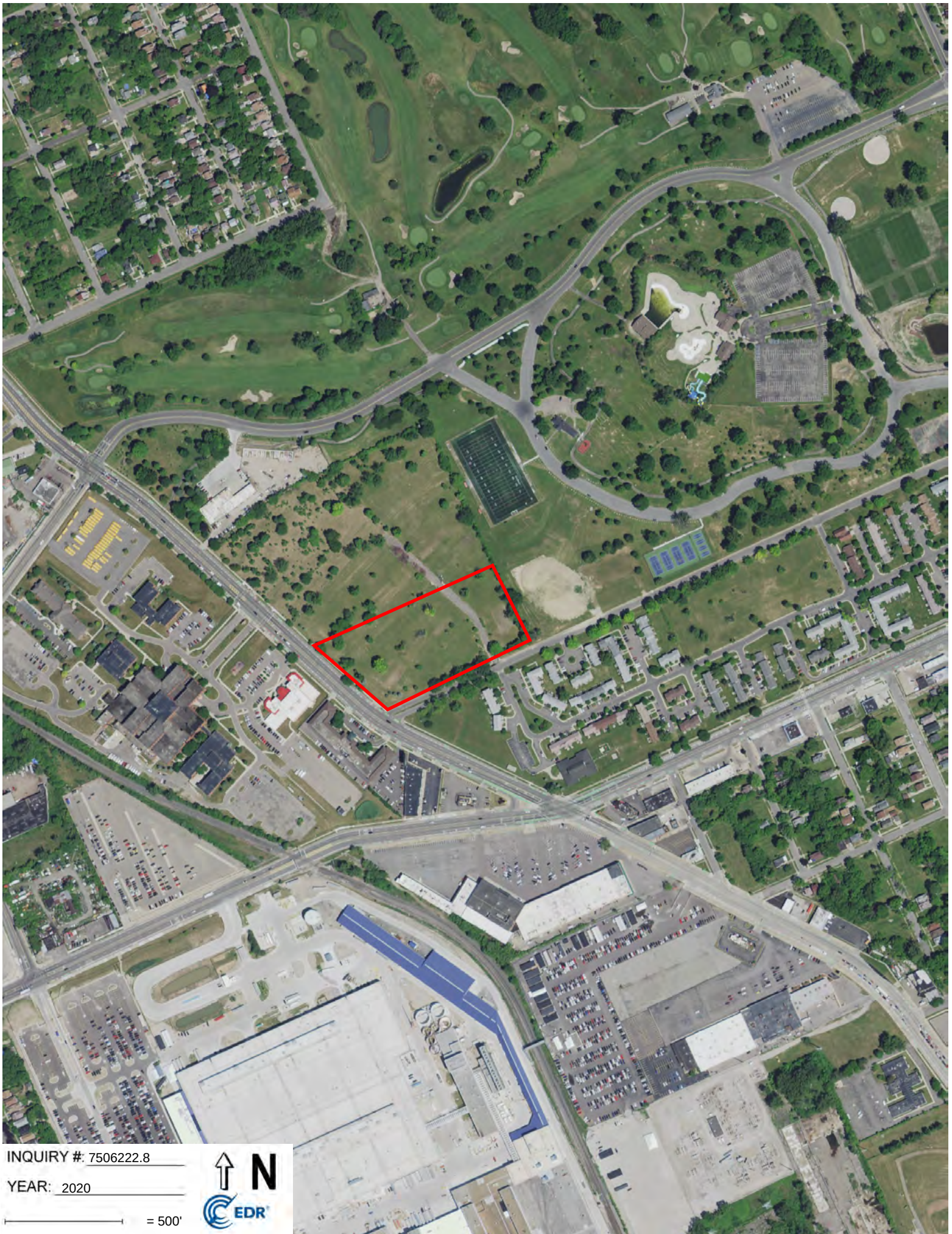
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Certification # C60E-4428-AE78



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YEAR: 2020

— = 500'





INQUIRY #: 7506222.8

YEAR: 2016

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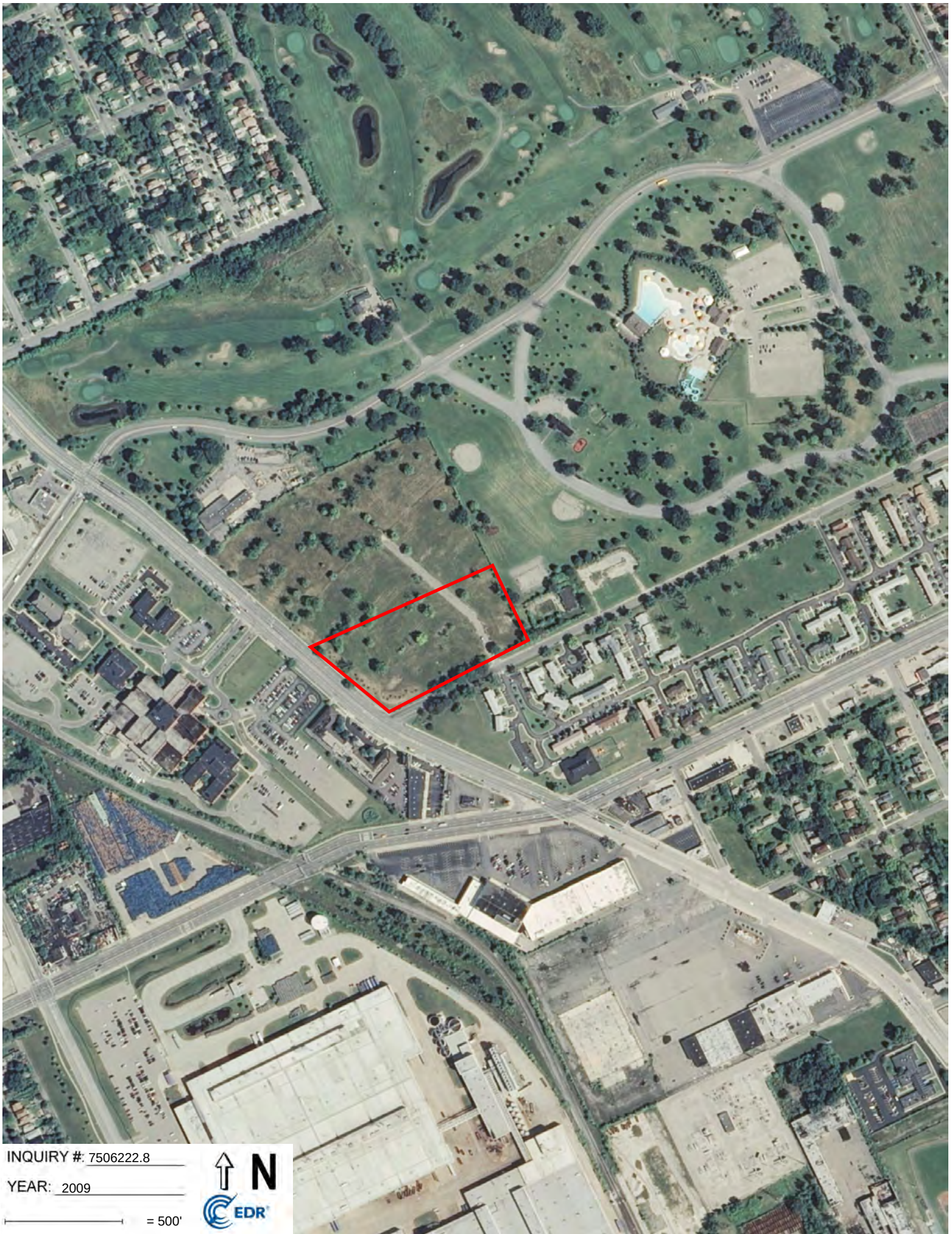


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YEAR: 2012

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YEAR: 2009

— = 500'





INQUIRY #: 7506222.8

YEAR: 2005

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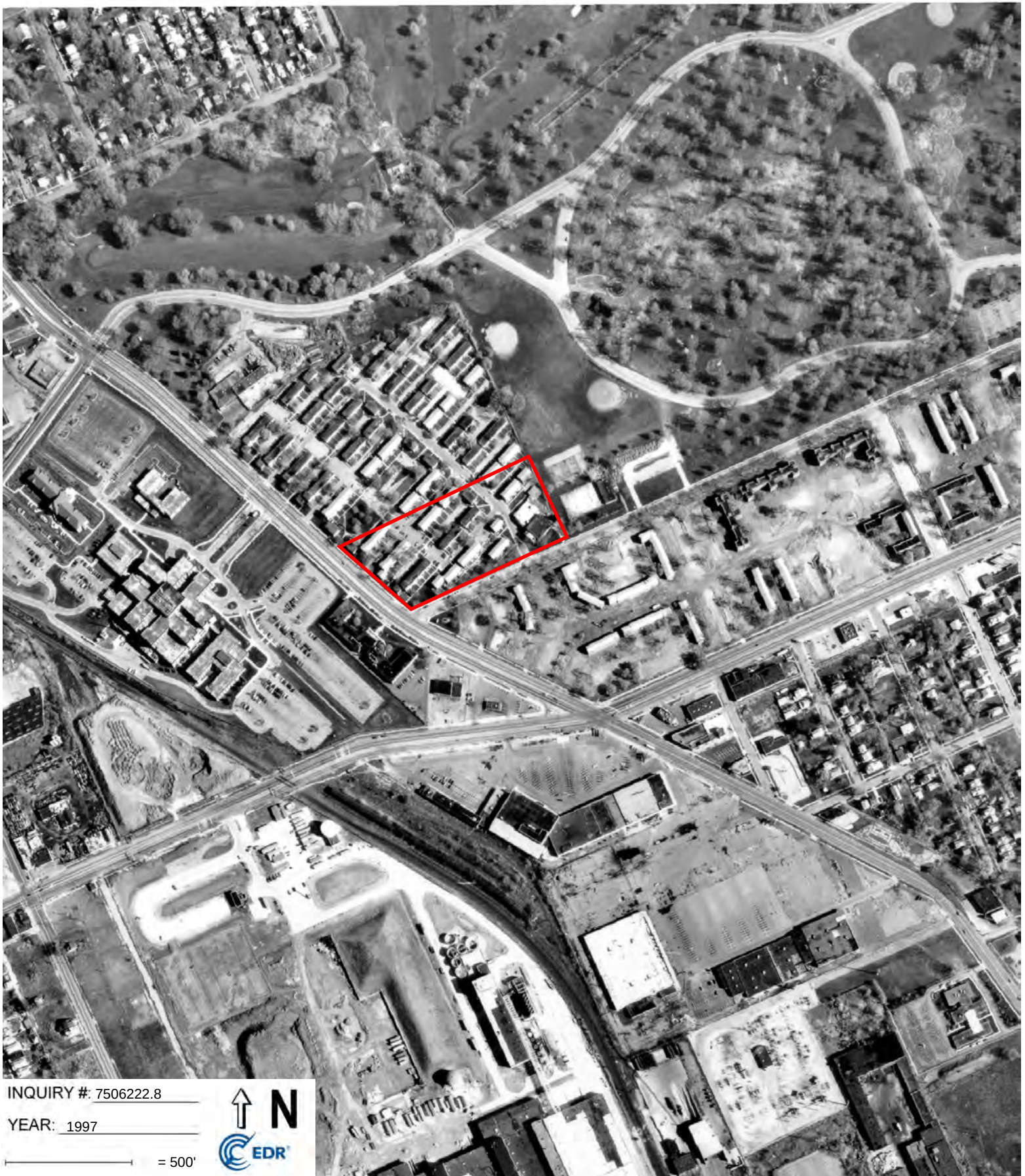


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YEAR: 1999

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YEAR: 1997

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INQUIRY #: 7506222.8

YEAR: 1987

— = 500'





INQUIRY #: 7506222.8

YEAR: 1981

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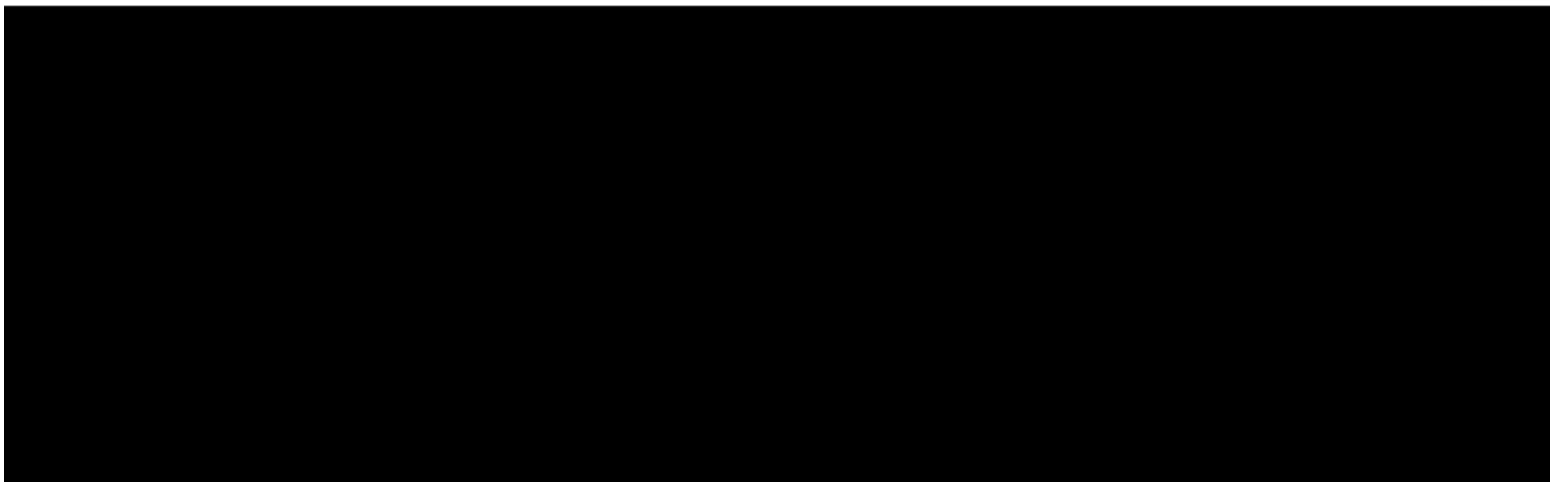


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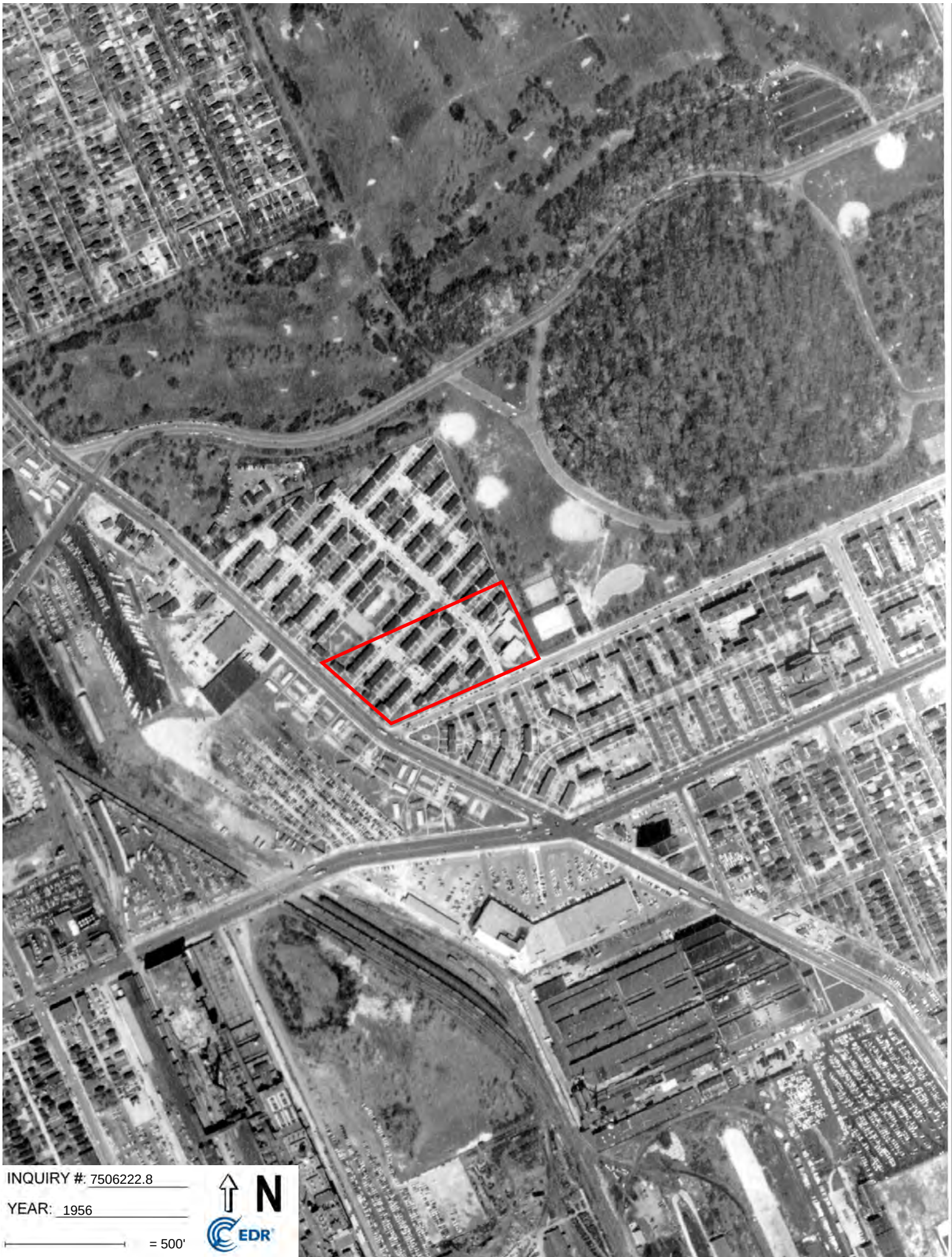


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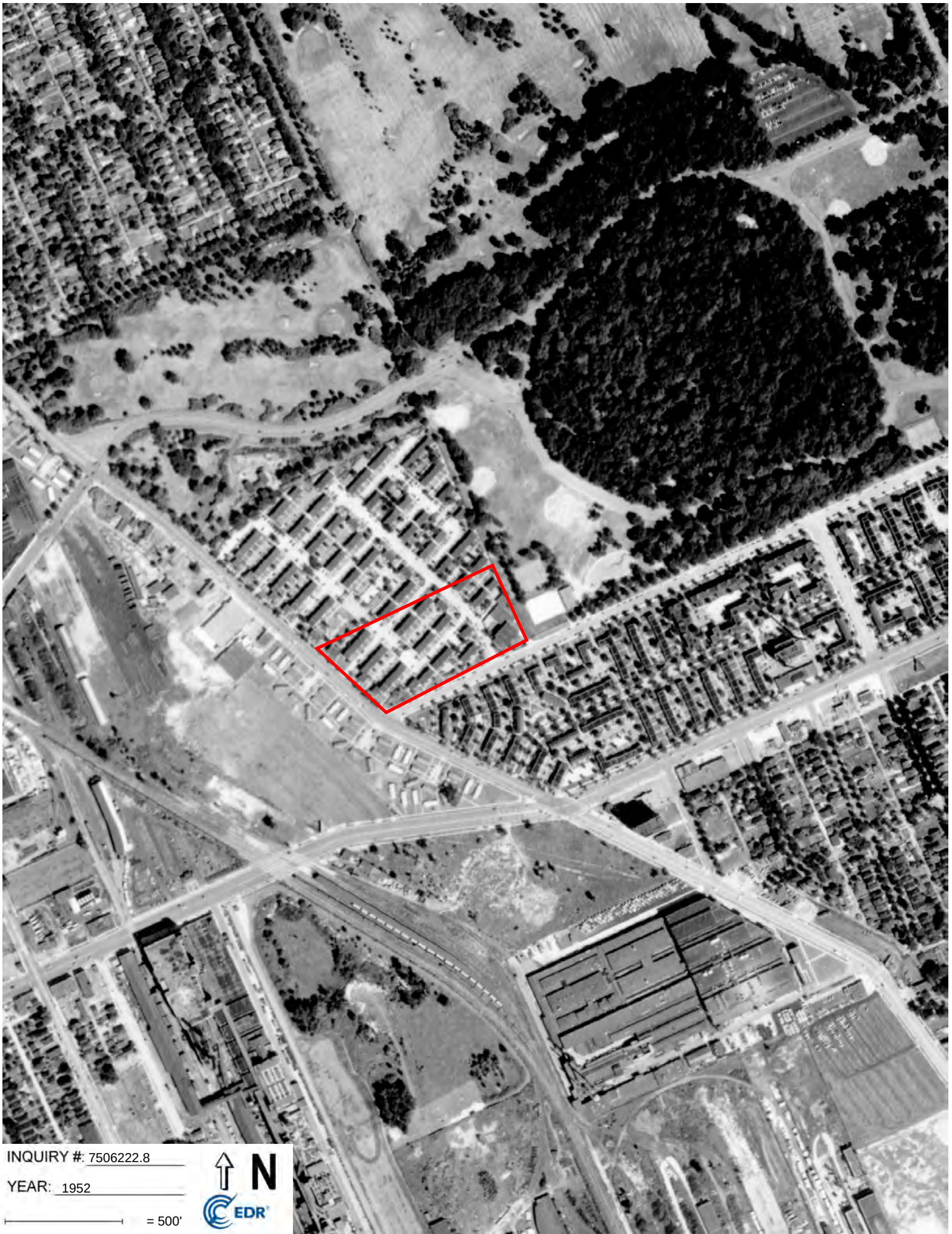


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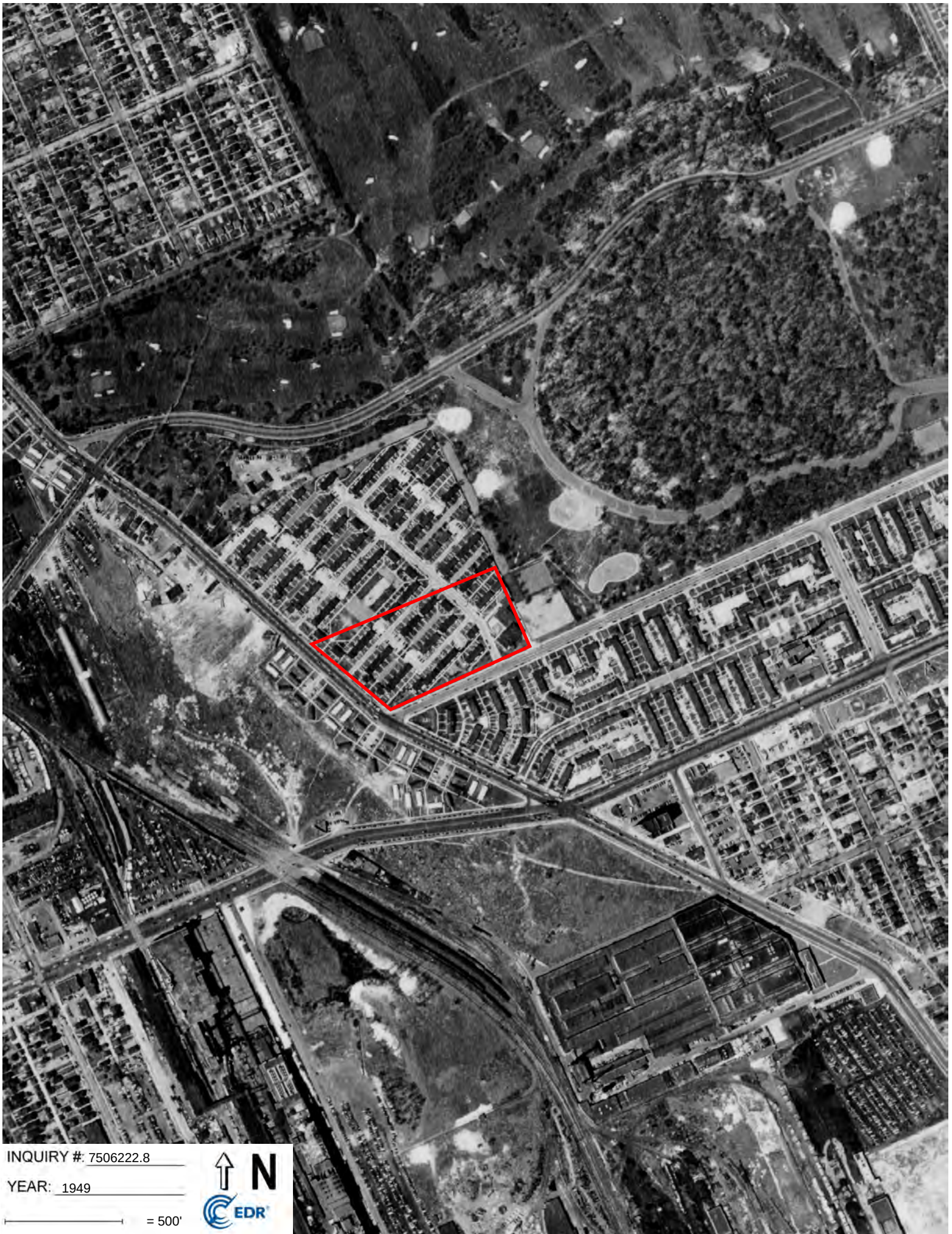


INQUIRY #: 7506222.8

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YEAR: 1949

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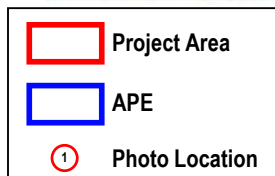
YEAR: 1937

— = 500'



ATTACHMENT E
PHOTOLOG





**Figure E1
Photo Key**





Photo 1: 5555 Conner Street, built 1985, facing southwest.



Photo 2: 5575 Conner Street, built c. 1985, facing northeast.



Photo 3: Project Area overview from Conner Street, facing east.



Photo 4: 5405 Conner Street, built 2010, facing east.



Photo 5: 5201 Conner Street, built 1969, facing south.



Photo 6: 5201 Conner Street, built 1969, facing west.



Photo 7: 11919 E Warren Avenue, built 2001, facing southwest.



Photo 8: Overview of APE from south side of Conner Street, facing northwest.



Photo 9: 12200 Chandler Park Drive, built c. 1920, facing east.



Photo 10: 12200 Chandler Park Drive, built c. 1920, facing south.



Photo 11: Overview of APE from athletic field, facing south.



Photo 12: Overview of APE from Frankfort Street, facing west.



Photo 13: Parkside Homes Apartment Building 12330, built c. 2000, facing north.



Photo 14: Parkside Homes Apartment Building 12318, built 1938, facing northwest.



Photo 15: Parkside Homes Apartment Building 12254, built c. 1998, facing southeast.



Photo 16: Parkside Homes Apartment Building 12246, built c. 1998, facing south.



Photo 17: Parkside Homes Apartment Building 12232, built c. 1998, facing south.



Photo 18: Parkside Homes Apartment Building 12130, built 1938, facing southeast.



Photo 19: Parkside Homes Apartment Building 12128, built 1938, facing southeast.



Photo 20: Parkside Homes Apartment Building 12160-12170, built 1938, facing southeast.



Photo 21: Parkside Homes Apartment Building 12054-12058, built 1938, facing northwest.



Photo 22: Parkside Homes Apartment Building 12060-12068, built 1938, facing northwest.



Photo 23: Overview of apartment buildings in the APE from Frankfort Street, facing southwest.



Photo 24: Overview of apartment buildings in the APE from Frankfort Street, facing southeast.



Photo 25: Overview of Project Area from Frankfort Street, facing northwest.



Photo 26: Overview of Project Area, including the APE in the background, facing west.



Photo 27: Overview of Project Area, including the APE in the background, facing southwest.



Photo 28: Overview of the Project Area and APE from within Project Area, facing south.



Photo 29: Overview of the Project Area and APE from within Project Area, facing southeast.



Photo 30: Overview of the Project Area and APE from within Project Area, facing east.



Photo 31: Overview of the Project Area and APE from within Project Area, facing east-northeast.



Photo 32: Overview of the Project Area and APE from within Project Area, facing east.



Photo 33: Electrical transforms within Project Area, facing northeast.



Photo 34: Overview of Project Area from Conner Street, facing east-northeast.



Photo 35: Overview of Project Area from Conner Street, including Frankfort Street, facing east.



Photo 36: Overview of Project Area from Conner St., including the Villages at Parkside, facing east-southeast.



Photo 37: Ground surface within the Project Area, facing northwest.



Photo 38: Soil Probe #2, taken near eastern end of the Project Area.



Photo 39: Soil Probe #5, taken near western end of the Project Area.

ATTACHMENT F
ARCHITECTURAL PROPERTIES IDENTIFICATION TABLE AND FORMS



Table F1
Above-Ground Properties Documentation Table

Address (Street number, Street name, City, County)	Date of Construction/Alterations	Architect	Building style	Materials	Window types	Current Conditions	Historic Integrity	NRHP Criteria	Area of Significance	Period of Significance	NRHP Eligibility Recommendation (eligible, not eligible)	Statement of Significance (provide justification for NRHP eligibility recommendation)	SRHS #	Report Photo #	Photograph Thumbnail
12200 Chandler Park Drive, Detroit, Wayne County	c.1920	Unknown	Tudor Revival	Brick, Limestone	Glass Block	Good	Good	A, C	Recreation and Entertainment, Architecture	1920	Eligible	An well-preserved and exceptional example of an early twentieth century "comfort station" and part of Detroit's historic park infrastructure. This structure is recommended eligible for the NRHP under Criterion A for its association with recreation and entertainment in the city of Detroit, as well as under Criterion C for its Tudor Revival style of architecture. Based on a site visit, the structure would not be eligible as part of a larger historic district.		9	
5201 Conner Street, Detroit, Wayne County	1969	Unknown	Modern/Altered	Brick, wood, limestone	Single pane fixed aluminum, aluminum sliders	Good	Poor	NA	NA	NA	Not Eligible.	Altered and unexceptional example of a mid twentieth century health care building. There are no known significant associations with important people or events that would justify the building being NRHP-eligible. Additionally, based on research and a site visit, the building would not be eligible as part of a larger historic district.		6	
Parkside Homes, 12330 Banneker Court, Detroit, Wayne County	c.2000	Nathan Johnson	New Traditional	Brick veneer, vinyl	1/1 double hung vinyl	Good	Fair	A	Social history	1938	Eligible/Not Contributing	Non contributing resource within State Register-listed Parkside Homes district previously determined eligible for the NRHP under Criterion C for architecture. Recommended eligible for the NRHP as a district under Criterion A for Social History as part of the Parkside Homes apartment complex, Detroit (and Michigan's) first federally-funded public housing project for white working-class families.	P59478	13	
Parkside Homes, 12318 Banneker Court, Detroit, Wayne County	1938; 1971; 1996	George D. Mason, Chandler Park Associates; Nathan Johnson	Art Deco (altered)	Brick	1/1 double hung vinyl	Good	Fair	A	Social history	1938	Eligible	Previously determined eligible for the NRHP under Criterion C for architecture. Highly altered from original architectural style through replacement of original materials and changes to original fenestration design, and replacement of original flat roof with hipped roof in 1971. Recommended eligible for the NRHP as a district under Criterion A for Social History as part of the Parkside Homes apartment complex, Detroit (and Michigan's) first federally-funded public housing project for white working-class families.	P59478	14	 
Parkside Homes, 12254 Frankfort Street, Detroit, Wayne County	c.1998	Nathan Johnson	New Traditional	Brick veneer, vinyl	1/1 double hung vinyl, single pane fixed vinyl	Good	Fair	A	Social history	1938	Eligible/Not Contributing	Non contributing resource within State Register-listed Parkside Homes district previously determined eligible for the NRHP under Criterion C for architecture. Recommended eligible for the NRHP as a district under Criterion A for Social History as part of the Parkside Homes apartment complex, Detroit (and Michigan's) first federally-funded public housing project for white working-class families.	P59478	15	
Parkside Homes, 12246 Frankfort Street, Detroit, Wayne County	c.1998	Nathan Johnson	New Traditional	Brick veneer, vinyl	1/1 double hung vinyl, single pane fixed vinyl	Good	Fair	A	Social history	1938	Eligible/Not Contributing	Non contributing resource within State Register-listed Parkside Homes district previously determined eligible for the NRHP under Criterion C for architecture. Recommended eligible for the NRHP as a district under Criterion A for Social History as part of the Parkside Homes apartment complex, Detroit (and Michigan's) first federally-funded public housing project for white working-class families.	P59478	16	

Table F1
Above-Ground Properties Documentation Table

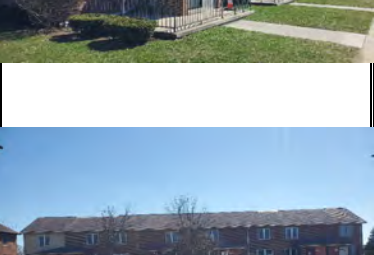
Address (Street number, Street name, City, County)	Date of Construction/Alterations	Architect	Building style	Materials	Window types	Current Conditions	Historic Integrity	NRHP Criteria	Area of Significance	Period of Significance	NRHP Eligibility Recommendation (eligible, not eligible)	Statement of Significance (provide justification for NRHP eligibility recommendation)	SRHS #	Report Photo #	Photograph Thumbnail
Parkside Homes, 12232 Frankfort Street, Detroit, Wayne County	c.1998	Nathan Johnson	New Traditional	Brick veneer, vinyl	1/1 double hung vinyl, single pane fixed vinyl	Good	Fair	A	Social history	1938	Eligible/Not Contributing	Non contributing resource within State Register-listed Parkside Homes district previously determined eligible for the NRHP under Criterion C for architecture. Recommended eligible for the NRHP as a district under Criterion A for Social History as part of the Parkside Homes apartment complex, Detroit (and Michigan's) first federally-funded public housing project for white working-class families.	P59478	17	
Parkside Homes, 12130 Stringham Court, Detroit, Wayne County	1938; 1971; 1996	George D. Mason, Chandler Park Associates; Nathan Johnson	Art Deco (altered)	Brick	1/1 double hung vinyl, single pane fixed vinyl	Good	Fair	A	Social history	1938	Eligible	Previously determined eligible for the NRHP under Criterion C for architecture. Highly altered from original architectural style through replacement of original materials and changes to original fenestration design, and replacement of original flat roof with hipped roof in 1971. Recommended eligible for the NRHP as a district under Criterion A for Social History as part of the Parkside Homes apartment complex, Detroit (and Michigan's) first federally-funded public housing project for white working-class families.	P59478	18	
Parkside Homes, 12128 Stringham Court, Detroit, Wayne County	1938; 1971; 1996	George D. Mason, Chandler Park Associates; Nathan Johnson	Art Deco (altered)	Brick	1/1 double hung vinyl	Good	Fair	A	Social history	1938	Eligible	Previously determined eligible for the NRHP under Criterion C for architecture. Highly altered from original architectural style through replacement of original materials and changes to original fenestration design, and replacement of original flat roof with hipped roof in 1971. Recommended eligible for the NRHP as a district under Criterion A for Social History as part of the Parkside Homes apartment complex, Detroit (and Michigan's) first public housing complex for white working-class families.	P59478	19	
Parkside Homes, 12160-12170 Stringham Court, Detoit, Wayne County	1938; 1996	George D. Mason, Chandler Park Associates; Nathan Johnson	Art Deco (altered)	Brick	1/1 double hung vinyl	Good	Fair	A	Social history	1938	Eligible	Previously determined eligible for the NRHP under Criterion C for architecture. Highly altered from original architectural style through replacement of original materials and changes to original fenestration design. Recommended eligible for the NRHP as a district under Criterion A for Social History as part of the Parkside Homes apartment complex, Detroit (and Michigan's) first federally-funded public housing project for white working-class families.	P59478	20	
Parkside Homes, 12054-12058 Stringham Court, Detroit, Wayne County	1938; 1971; 1996	George D. Mason, Chandler Park Associates; Nathan Johnson	Art Deco (altered)	Brick	1/1 double hung vinyl	Good	Fair	A	Social history	1938	Eligible	Previously determined eligible for the NRHP under Criterion C for architecture. Highly altered from original architectural style through replacement of original materials and changes to original fenestration design, and replacement of original flat roof with hipped roof in 1971. Recommended eligible for the NRHP as a district under Criterion A for Social History as part of the Parkside Homes apartment complex, Detroit (and Michigan's) first federally-funded public housing project for white working-class families.	P59478	21	
Parkside Homes, 12060-12068 Stringham Court, Detroit, Wayne County	1938; 1971; 1996	George D. Mason, Chandler Park Associates; Nathan Johnson	Art Deco (altered)	Brick	1/1 double hung vinyl	Good	Fair	A	Social history	1938	Eligible	Previously determined eligible for the NRHP under Criterion C for architecture. Highly altered from original architectural style through replacement of original materials and changes to original fenestration design, and replacement of original flat roof with hipped roof in 1971. Recommended eligible for the NRHP as a district under Criterion A for Social History as part of the Parkside Homes apartment complex, Detroit (and Michigan's) first federally-funded public housing project for white working-class families.	P59478	22	

Table F1
Above-Ground Properties Documentation Table

Address (Street number, Street name, City, County)	Date of Construction/Alterations	Architect	Building style	Materials	Window types	Current Conditions	Historic Integrity	NRHP Criteria	Area of Significance	Period of Significance	NRHP Eligibility Recommendation (eligible, not eligible)	Statement of Significance (provide justification for NRHP eligibility recommendation)	SRHS #	Report Photo #	Photograph Thumbnail
11965 E Warren Avenue, Detroit, Wayne County	1979	Unknown	Commercial fast food	Brick, metal panel	Fixed commercial glass	Fair	Fair	NA	NA	NA	Not Eligible.	Unexceptional example of a late twentieth century fast food restaurant building. There are no known significant associations with important people or events that would justify the building being NRHP-eligible. Additionally, based on research and a site visit, the building would not be eligible as part of a larger historic district.		8	

Michigan SHPO Architectural District/Complex Identification Form



District Overview and Location

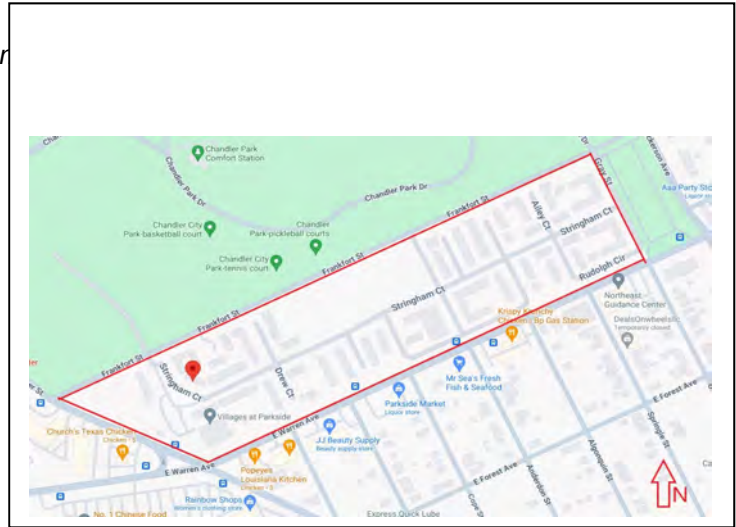
District/Complex Historic Name	Parkside Homes Public Housing Project		
Current/Common Name	Villages at Parkside		
Roughly bounded by streets	Frankfort Street, Gray Street, E Warren Avenue, Conner Street		
City, State, Zip Code(s)	Detroit, Michigan, 48213		
County	Wayne County		
Total Acres in the District	32.5 Acres		
Ownership	Private ☐	Public-Local ☒	Public-State ☐ Public-Federal ☐

District/Complex Type

Commercial ☐	Rural/Farm Complex ☐
Residential ☒	Other ☐
Industrial ☐	

District/Complex Information

Total Number of Resources	43
Contributing Resources	22
Non-Contributing Resources	21
Significant Dates	1938
For complexes provide a list of resources: 42 individual apartment buildings 1 c.2000 community building	



National Register Eligibility

Is the district listed in the National Register?	Yes ☐	No ☒	If yes, provide:	Date Listed:	NRIS #:
<i>If not already listed, complete the information below:</i>					
Eligible Under:	Criterion A ☒	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐	e. ☐ f. ☐ g. ☐
Not Eligible ☐					
Area(s) of Significance	Social History, Architecture				
Period(s) Significance	1938				
Integrity – Does the district/complex possess integrity in all or some of the 7 aspects?					
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):	
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒ Association ☒
Condition of District?	Good ☐	Fair ☒	Poor ☐		
Threats to Resource?	None				

Survey Date	3/28/2024	Recorded By	Mollie Olinyk
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Narrative District/Complex Description

Provide a detailed description of the district/complex, including general character of the district/complex, types of buildings and structures including outbuildings and bridges, and the qualities distinguishing the district/complex from its surroundings. This is required for all districts/complexes.

Parkside Homes is a public housing apartment complex located at the northeast intersection of Conner Street and E Warren Avenue in east Detroit. Constructed in 1938, there were originally 57 residential buildings, an administration building with commercial space, and a central heating plant laid out on a linear grid over almost 33 acres. Sections of the complex are no longer extant as the condition of the buildings deteriorated over time due to neglect and abandonment, and today there are 42 extant apartment buildings remaining – a mix of historic buildings and new infill - along with a contemporary community building constructed c.2000. The majority of existing apartment buildings are two stories tall and rectangular in plan, although there remain a few buildings with L-shaped footprints and C-shaped footprints. Original flat roofs were replaced with hipped roofs in 1971, and in the mid-1990s, many original buildings were further converted to side gable roofs sheathed in asphalt shingles. In the mid-1990s, the most deteriorated of the structures were demolished, and infill apartment buildings were constructed. The original style reflected Art Deco influence, with a linear emphasis exhibited through continuous limestone sills, rows of brick corbelling, deep eaves and bands of metal, divided lite windows. Buildings were originally clad in brick, or smooth, painted stucco. The original design evolved with each renovation event, and many of the apartment buildings currently reflect a simplified modern style, with flat brick exteriors, limestone sills, low pitched hipped roofs and hipped roof entrance vestibules with brick wingwalls. Many window openings and pedestrian entrances on the original buildings have been bricked over/eliminated. Mid-90s infill buildings were designed in the New Traditional style, with some Colonial Revival influences including side gabled roofs, pedimented gabled porch roofs, simplified support columns, and both brick veneer and replacement siding as cladding. All buildings regardless of style have one-over-one double hung vinyl replacement windows, with some single-pane fixed vinyl windows included in contemporary bay window units.

Parkside Addition, a sister complex to Parkside Homes constructed in 1940-41 on the northeast corner of Frankfort Street and Conner Street, was demolished c.2000 in an effort to eradicate blight in east Detroit.

History of the District/Complex

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and recommended for other identification efforts.

Parkside Homes was the first federally funded and subsidized low-rent public housing project in Detroit (and Michigan) intended for white, low-income, working families. The project was constructed in 1938 in response to the unprecedented population growth during the 1930s and growing problem of substandard housing and “slums” in Detroit. Parkside Homes was constructed simultaneously with the Brewster-Douglass public housing project between Brush Park and Eastern Market, the first low-income public housing project in the nation intended for African Americans. The creation of the Detroit Housing Commission in 1933 had allowed the city to receive and allocate federal funding, one of only three large cities in the nation with local housing authorities able to take on the effort.

The original Parkside Homes complex was funded by the Public Works Administration at a cost of \$4.5 million and included a plan for 775 units with a cost-savings from the construction of a centralized heating plant rather than individual furnaces. Land that did not require the clearing of slums was preferred, and the open tract south of Chandler Park was ideal. There was some opposition to the project, as the real estate industry and private homeowners expressed concerns that low-income housing would lower local property values. Neighborhood opposition continued throughout construction and beyond completion.

Capacity at Parkside Homes was 2/3 filled within the first two months of opening. Original quality of life was considered outstanding, with modern kitchens and bathrooms and access to childcare and other essential amenities. There was a Parkside Recreation Association that organized athletic and social events for residents, and a Parkside Cooperative Society operated co-op businesses including gasoline station, milk and baked goods delivery services, and a canning guild. A neighborhood society ensured care for those in need, and the community even published their own newspaper. Neighborhood opposition to public low-income housing began to wane.

Continued housing needs prompted the 1940 construction of Parkside Addition, 355 housing units located across Frankfort Street from Parkside Homes.

Throughout the 1940s, 50s and 60s the projects were well maintained, and beginning in 1970 alterations were made to ensure continued quality. Leaking flat roofs were replaced with hipped roofs, and the central heating plant

was replaced by steam boilers installed in every 5th building, creating heating zones that proved more dependable than one centralized operation. Population demographics were beginning to shift in the late 1960s and early 1970s as residents were aging, and the homeowners and tenants in the surrounding neighborhoods were increasingly African American. Changes to federal laws in 1975 regarding rents and aid to local housing authorities were catastrophic for Parkside Homes, beginning two decades of disinvestment and abandonment. In the 1990s, Parkside Homes was vacated to clear out the crime and disinvestment that had become pervasive, and in 1996 a major renovation effort was begun by Nathan Johnson, one of Michigan's first African American Architects. Buildings in the worst condition were torn down and replaced with contemporary apartment buildings as infill.

Parkside Addition was demolished c.2000, and Parkside Homes was renovated and became the Villages at Parkside.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the district/complex's eligibility for the National Register, including an evaluation under the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all districts/complexes.

As a district, Parkside Homes is eligible for the National Register under criterion A for Social History. It is significant as the first federally subsidized low-income public housing project in Detroit intended for white, working-class families, constructed simultaneously with the Brewster-Douglass Homes, the first federally subsidized low-income public housing project in the nation intended for African American working-class families in Detroit. While several of the resources within the district are contemporary infill, and the original extant buildings have been significantly altered through replacement of original materials and changes to original design, there remains enough integrity of location, setting, feeling, and association to represent the historic significance of the district. The district is listed on the State Register of Historic Sites under Criterion C for architecture (P59478). Much of the original architectural integrity has been compromised, and it is difficult to understand the original design and appreciate the original materials that are no longer apparent or present. The district is not recommended eligible for the National Register of Historic Places under Criterion C for architecture.

No information on associations with significant people was found that would rise to a recommendation for eligibility under Criterion B, and it is unlikely that the district will reveal any additional information that will further our understanding of human history, and is thus not eligible under Criterion D.

References

List references used to research and evaluate the district/complex.

Capital Needs Unlimited
1995-1996 *Parkside Homes Records*. Walter P. Reuther Library, Archives of Labor and Urban Affairs. Wayne State University, Detroit. Digitally accessed April 5, 2024.
<https://archives.wayne.edu/repositories/2/resources/2922>

Hyde, Charles K.
1996 *Historic American Buildings Survey: Parkside Homes and Addition*. Wayne State University, Detroit. 1996. Digitally accessed April 3, 2024. <https://tile.loc.gov/storage-services/master/pnp/habshaer/mi/mi0400/mi0460/data/mi0460data.pdf>

USDA/NAIP
2020 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 2020.

USDA/NAIP
2016 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 2016.

USDA/NAIP
2012 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 2012.

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2009 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 2009.

USDA/NAIP

2005 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 2005.

USGS/DOQQ

1999 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 1999.

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1997 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 1997.

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1987 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 1987.

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1981 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 1981.

USDA

1973 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 1973.

DTE

1967 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 1967.

DTE

1961 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 1961.

DTE

1956 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 1956.

DTE

1952 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 1952.

DTE

1949 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 1949.

USDA

1937 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 1937.

District Inventory

Complete this form for the district as well as individual Michigan SHPO Architectural Resource Identification Form for each individual address.

STREET ADDRESS	CITY/TOWNSHIP	COUNTY	YEAR BUILT	CONTRIBUTING ? (YES OR NO)
12318 Banneker Court	Detroit	Wayne County	1938	Yes
12130 Stringham Court	Detroit	Wayne County	1938	Yes
12128 Stringham Court	Detroit	Wayne County	1938	Yes
12160-12170 Stringham Court	Detroit	Wayne County	1938	Yes
12054-12058 Stringham Court	Detroit	Wayne County	1938	Yes
12060-12068 Stringham Court	Detroit	Wayne County	1938	Yes
12200-12216 Stringham Court	Detroit	Wayne County	1938	Yes
12201-12217 Stringham Court	Detroit	Wayne County	1938	Yes
12315 Drew Court	Detroit	Wayne County	1938	Yes
12383 Drew Court	Detroit	Wayne County	1938	Yes
12427 Matzeliger Court	Detroit	Wayne County	1938	Yes
5013 Anderdon Avenue	Detroit	Wayne County	1938	Yes

5014 Anderdon Avenue	Detroit	Wayne County	1938	Yes
12637 Mc Coy Circle	Detroit	Wayne County	1938	Yes
12727 Rudolph Circle	Detroit	Wayne County	1938	Yes
12759 Rudolph Circle	Detroit	Wayne County	1938	Yes
5013 Gray Street	Detroit	Wayne County	1938	Yes
5073 Gray Street	Detroit	Wayne County	1938	Yes
12802 Ailey Court	Detroit	Wayne County	1938	Yes
12718 Ailey Court	Detroit	Wayne County	1938	Yes
12644 Woodson Court	Detroit	Wayne County	1938	Yes
12626 Gillespie Court	Detroit	Wayne County	1938	Yes
5000 Conner Street	Detroit	Wayne County	c.2000	No
12232 Frankfort Street	Detroit	Wayne County	c.1998	No
12246 Frankfort Street	Detroit	Wayne County	c.1998	No
12254 Frankfort Street	Detroit	Wayne County	c.1998	No
12330 Banneker Court	Detroit	Wayne County	c.2000	No
12301-12307 Stringham Court	Detroit	Wayne County	c.1998	No
12343-12353 Stringham Court	Detroit	Wayne County	c.1998	No
12360 Drew Court	Detroit	Wayne County	c.1998	No
12427 Matzeliger Court	Detroit	Wayne County	c.1998	No
12449 Mc Coy Circle	Detroit	Wayne County	c.1998	No
12543 Mc Coy Circle	Detroit	Wayne County	c.1998	No
12643 Mc Coy Circle	Detroit	Wayne County	c.1998	No
12652-12658 Stringham Court	Detroit	Wayne County	c.1998	No
12741-12811 Stringham Court	Detroit	Wayne County	c.1998	No
12765 Rudolph Circle	Detroit	Wayne County	c.1998	No
12745 Stringham Court	Detroit	Wayne County	c.1998	No
12804 Frankfort Street	Detroit	Wayne County	c.1998	No
12705-12724 Stringham Court	Detroit	Wayne County	c.1998	No
12674-12658 Woodson Court	Detroit	Wayne County	c.1998	No
5030 Anderdon Avenue	Detroit	Wayne County	c.1998	No
12600 Frankfort Street	Detroit	Wayne County	c.1998	No

*Use additional sheets as necessary

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	12200 Chandler Park Drive				
City/Township, State, Zip Code	Detroit, Michigan 48213				
County	Wayne				
Assessor's Parcel #	21004019-53				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.393538	Long: -82.976155			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

Building ☐ select sub-type below	Structure ☐
Commercial ☐	Object ☐
Residential ☐	
Industrial ☐	
Other ☒	

Architectural Information

Construction Date	c.1920
Architectural Style	Tudor Revival
Building Form	Side-facing T (irregular)
Roof Form	Cross Gable
Roof Materials	Asphalt shingle
Exterior Wall Materials	Brick
Foundation Materials	Concrete slab
Window Materials	Glass block
Window Type	Fixed
Outbuildings	Yes ☐ No ☒
Number/Type:	



Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	
Not Eligible ☐				
Area(s) of Significance	Recreation and Entertainment, Architecture			
Period(s) of Significance	1920			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name	Chandler Park Comfort Station			
Current/Common Name	Comfort Station			
Historic/Original Owner	Chandler Park/City of Detroit			
Historic Building Use	Comfort station			
Current Building Use	Comfort station			
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	3/28/2024	Recorded By	Mollie Olinyk	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The comfort station in Chandler Park was constructed c.1920, near the center of park grounds along Chandler Park Drive. It is a side facing, single story structure constructed of brick with limestone accents on a concrete slab. The hipped roof has flared edges and deep overhanging eaves, and the large front gable projects over an open vestibule accessed through a large front-facing one-and-one-half story arch on the main (east) facade, or through one of three squared lintel arches at the sides. The molding of the front gable is clad in metal flashing, and the sides of the gable extend down below the plane of the main roof and are slightly flared at the eaves, asymmetrically more so on the north side than the south side. The lower sections of the front archway are inlaid with limestone quoining, as are the corners of the lintel arches. A large limestone keystone is set at the peak of the arch, directly below the center of the front gable end. Scored clay panels are inlaid at the peak of the gable end, as well as in a decorative pattern surrounding the rounded section of the front arch, and linear clay elements are set into the corners of the front gable where it meets the eaves. The arch is further defined by rows of header bricks, and the walls are set into courses with a Flemish Bond and include some decorative protrusions of rough pieces of glazed brick set erratically throughout the façade. A narrow vertical limestone window opening is set into the wall adjacent to (north of) the front arch and topped with a partial quatrefoil ornament. Windows on the east façade (main elevation) are single, fixed, glass block units surrounded by limestone quoining, sills and lintels, while the window openings on the west elevation are set in bands of four and have been infilled, with the limestone surrounds still present.

The north end of the building is an enclosed restroom wing, while the south side of the building is an open-air pavilion supported by squared brick columns. A front gabled wall dormer extends from the center of the west elevation. A narrow, vertical window opening (enclosed) with limestone surround is located in the west gable end, above a single pedestrian entrance with a single-panel metal security door and limestone surround. A single infilled window opening with limestone surround is located on either side of the pedestrian door.

A decorative interior brick chimney stack rises from the south plane of the gable on the western wall dormer.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The comfort station at Chandler Park was likely constructed c.1920, shortly following annexation of the formerly Grosse Pointe-owned recreation area by Detroit and official establishment of Chandler Park in 1917. The Tudor Revival style of architecture used is similar to the styles used in other park infrastructure constructed around Detroit during this era, including buildings at Belle Isle, and the Chandler Park comfort station is a unique example of design and decorative finishes to enhance the style.

Chandler Park is one of Detroit's largest city parks, at just over 200 acres in size. It remains a frequently used public resource and has continuously offered diverse recreational opportunities to the surrounding neighborhood into present day.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The comfort station at Chandler Park is recommended eligible for the NRHP under Criterion A for its association with recreation and entertainment as an iconic fixture within one of the city of Detroit's largest public parks. It is also being recommended as eligible for the NRHP under Criterion C for architecture. It is an excellent and intact

example of Tudor Revival architecture, exhibiting elements of original design and materials that set it apart from other contemporary examples. No information was found to connect the building with any significant persons, and it is therefore not being recommended as eligible under Criterion B. Neither is the building likely to provide any additional information that would enhance our understanding of human history, and is therefore not recommended eligible for the NRHP under Criterion D.

References

List references used to research and evaluate the individual property.

Baqui, Omar Abdel

2017 *5 fascinating facts about Detroit's Chandler Park*. Detroit Free Press, Detroit. July 28, 2017. Digitally Accessed April 5, 2024. <https://www.freep.com/story/news/local/michigan/detroit/2017/07/29/detroit-chandler-park-facts/522093001/>

Cavanaugh, Kelli

2011 *Common ground: Coalition of activists say cooperation is key to saving Detroit parks*. Model D: Detroit. April 16, 2011. Digitally accessed April 5, 2024. https://www.mlive.com/news/detroit/2011/04/common_ground_coalition_of_act.html

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2024 *Detroit's Regional Parks*. Detroit Department of Parks and Recreation, Detroit. Digitally accessed April 5, 2024. <https://detroitmi.gov/departments/detroit-parks-recreation/parks-and-greenways/regional-parks>

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USDA/NAIP

2016 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 2016.

USDA/NAIP

2012 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 2012.

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2009 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 2009.

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1967 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 1967.

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DTE

1956 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 1956.

DTE

1952 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 1952.

DTE

1949 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 1949.

USDA

1937 Site: 5250 Conner Street, Detroit. EDR Aerials: Flight year 1937.

ATTACHMENT G
SOIL PROBE RESULTS



Table G1
Soil Probe Results

Probe #	Soil Profile	Notes
1	10YR 4/4 sandy loam, 0-10 cm; 10YR 4/4 sandy loam mottled with 10YR 5/3 sand, 10-30 cm.	
2	10YR 4/4 sandy loam mottled with 10YR 5/3 and 10YR 6/4 clay loam; 0-20 cm.	Disturbed.
3	10YR 4/4 sandy loam mottled with 10YR 5/3 and 10YR 6/4 clay loam; 0-30 cm.	Disturbed.
4	10YR 4/4 sandy loam mottled with 10YR 5/3 and 10YR 6/4 clay loam; 0-20 cm.	Disturbed; impasse at 20 cm below the ground surface.
5	10YR 4/4 sandy loam mottled with 10YR 5/3 and 10YR 6/4 clay loam; 0-30 cm.	Disturbed.
6	10YR 4/4 sandy loam mottled with 10YR 5/3 and 10YR 6/4 clay loam; 0-30 cm.	Disturbed.
7	10YR 4/4 sandy loam mottled with 10YR 5/3 and 10YR 6/4 clay loam; 0-20 cm.	Disturbed; impasse (likely asphalt) at 20 cm below the ground surface.
8	10YR 4/4 sandy loam mottled with 10YR 5/3 and 10YR 6/4 clay loam; 0-10 cm.	Disturbed; impasse (likely gravel) at 10 cm below the ground surface.