

Parkside Homes and Addition,
PWA Row Houses
Bounded by Connor Avenue, East
Warren Avenue, Frankfort Road,
and Zachariah Chandler Park
Detroit
Wayne County
Michigan

HABS No. MI-409-F

HABS
MICH
82-DETRO,
63F

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Great Lakes Systems Office
1709 Jackson Street
Omaha, Nebraska 68102-2571

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63F-

PARKSIDE HOMES AND ADDITION,
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HISTORIC AMERICAN BUILDINGS SURVEY
PARKSIDE HOMES AND ADDITION,
PWA Row Houses

Location: Bounded by Connor Avenue, East Warren Avenue, Gray Avenue, and Frankfort Road, Detroit, Wayne County, Michigan

Dates of Construction: 1937-1938

Architects: Chandler Park Associates

Builder: John Griffiths & Son Construction Company of Chicago

Present Owner: City of Detroit Housing Department
2211 Orleans Street
Detroit, MI 48207

Present Use: Vacant

Significance: The row house is the most common building type found at Parkside Homes, accounting for more than half of the total dwelling units within the project. These were produced from standard PWA plans.

Historian: Charles K. Hyde, Wayne State University, Detroit, Michigan 48202, July 1996.

PARKSIDE HOMES AND ADDITION,
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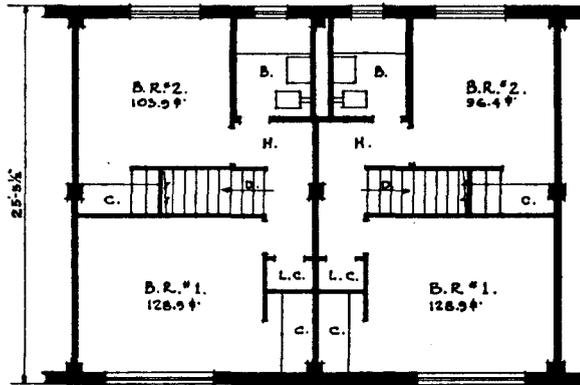
Of the total of 57 residential buildings at Parkside, 32 have only row houses and an additional 12 contain a mixture of flats and row houses in the same building. More than half the dwelling units at Parkside Homes (396 out of 775) were row houses. Originally, most had flat roofs, but hipped roofs were added in the 1970s. Building 100, at the west end of the complex, has a hipped roof with a center gable section. Four large U-shaped row houses which front on Anderdon and Gray Avenues (Buildings 503, 702, 812, and 813) have their original gabled roofs on the street-side wings.

These two-story buildings have brick veneer walls, timber frames and floor joists, and wooden floors. They are two-story brown brick buildings with steel casement windows and limestone sills. Timber shed-style awnings protect some of the entrances and there is evidence of porches extending well beyond the entrance proper. The brick pattern is stretcher bond, with occasional attempts to introduce decoration. There are quoin-like projecting panels on some walls of Building 100, and other facades have stretcher courses below the first-story and above the second-story windows.

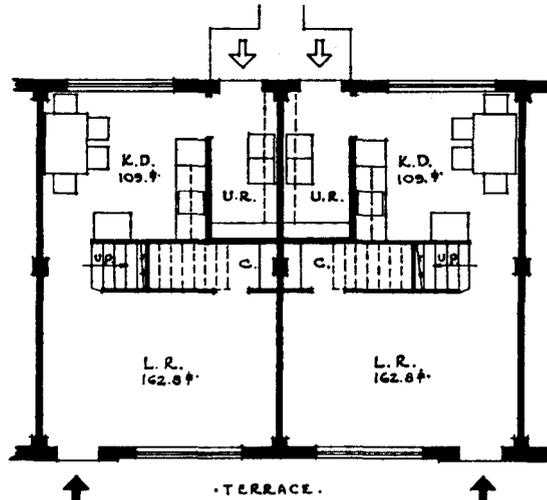
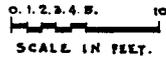
Two of the U-shaped row houses (Buildings 503 and 702) have facades on Anderdon Avenue measuring 156 feet long, but with variations in the remaining dimensions. Their longer facades are 185 feet 10 inches and 163 feet 10 inches respectively, while the shortest sides measure 101 feet 10 inches (Building 503) and 117 feet 4 inches (Building 702). The other two (Buildings 812 and 813) have facades of 102 feet, 129 feet 4 inches, and 155 feet 2 inches. These contain between 15 and 20 row houses each. The remaining row house buildings are rectangular. Twelve of these measure 195 feet 8 inches in length, 27 feet in width, and contain ten row houses each. Most of the row house dwelling units (320 out of 396) were units of 4.5 rooms, including two bedrooms. The first floor consisted of a living room, a kitchen-dining room, which counted as 1.5 rooms, and a utility room. The second floor housed two bedrooms and the bath room. The remaining 76 row houses had 3 bedrooms and 5.5 rooms total.¹

¹"Title & Drawing Schedule, Summary of Dwelling Units," Housing Project No. H-1205, Public Works Administration, Housing Division, Chandler Park Associates, George D. Mason, Chief Architect, Sheet 1, June 27, 1936.

TYPICAL DETROIT HOUSING COMMISSION
 ROW HOUSE DWELLING UNIT



· SECOND FLOOR PLAN ·



· KEY ·

- L.R.—LIVING ROOM.
- K.D.—KITCHEN-DINER.
- U.R.—UTILITY ROOM.
- B.R.—BED ROOM.
- L.C.—LINEN CLOSET.
- C.—CLOSET.
- B.—BATH ROOM.
- H.—HALL.
- D.—DOWN.

· FIRST FLOOR PLAN ·

TYPICAL
 ROW HOUSE DWELLING UNITS

2 STORY · 2 BEDROOM · 4 ROOMS ·

DETROIT HOUSING COMMISSION