

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

HABS No. MI-409-G

HABS
MICH
82-DETRO,
63G-

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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PARKSIDE HOMES AND ADDITION,
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HISTORIC AMERICAN BUILDINGS SURVEY
PARKSIDE HOMES AND ADDITION,
PWA Flat Buildings

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: Flats were the least common dwelling unit type at Parkside Homes, accounting for less than one-fifth of the dwelling units. Three-quarters of the units provided only one bedroom and the remainder had two. The floorplans were derived directly from the standard PWA plans developed in the mid-1930s.

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

PARKSIDE HOMES AND ADDITION,
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Flats are the least common type of dwelling unit found at Parkside. Flats are located in two-story buildings only. A mere seven buildings (106, 107, 203, 206, 207, 806, 807) are devoted exclusively to flats, while another twelve (104, 208, 209, 212, 302, 801-805, 808, 809) have a combination of flats and row houses in a single building.

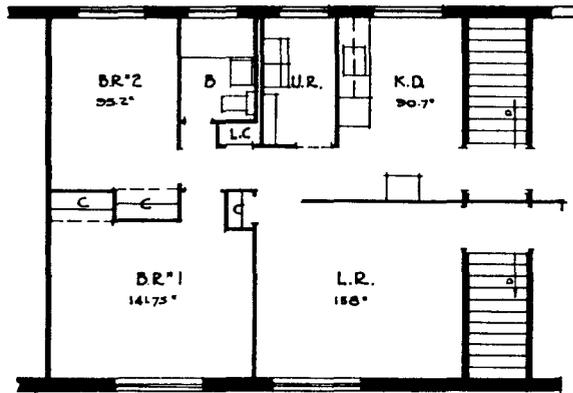
These two-story structures have brick veneer walls, timber frames and floor joists, and wooden floors. They are stark brown brick buildings with steel casement windows and limestone sills. Originally all flat-roofed, they now have gabled and hipped roofs. Both roof types have wide overhanging eaves. These brown brick buildings use the stretcher bond as the brick bonding pattern. They also employ single stretcher courses below the first story windows and the below the second story windows as well, to visually separate the two floors.

The most interesting architectural feature of the flat buildings are the covered entries for the paired entry doors, one leading to the first floor flat and the other to stairways up to the flat on the second floor. Some of the buildings have covered, but otherwise open wooden entry porches with shed roofs. Other flat buildings have entries with brick walls and either front-gabled or shed roofs. Those with front-gabled roofs also have an attached open porch as well. Most of the porch roofs feature scallop moldings executed in wood.

The floor plans of the flats at Parkside, limited to three-room (one bedroom) and four-room (two bedroom) units, are directly derived from the standard PWA plans developed by 1935 and promoted by the PWA.¹

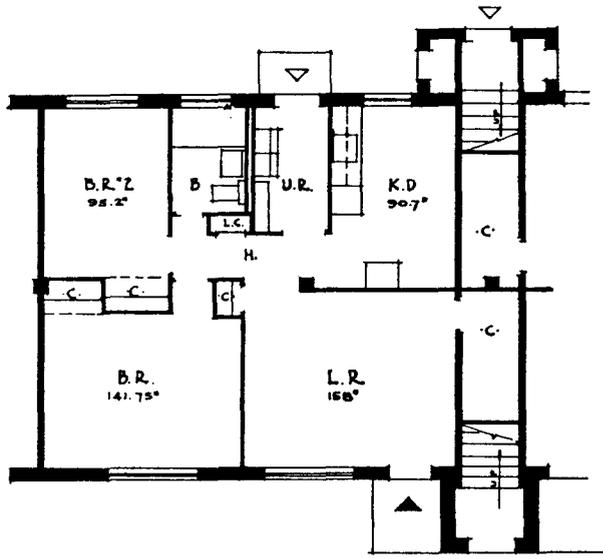
¹"Plan Units for Low-Rent Housing Developed by the Technical Staff and the Housing Consultants of the PWA Housing Division," American Architect 146 (February 1935), 27.

TYPICAL DETROIT HOUSING COMMISSION
FLAT-TYPE DWELLING UNITS



SECOND FLOOR PLAN.

0 1 2 3 4 5
SCALE IN FEET



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

FIRST FLOOR PLAN.

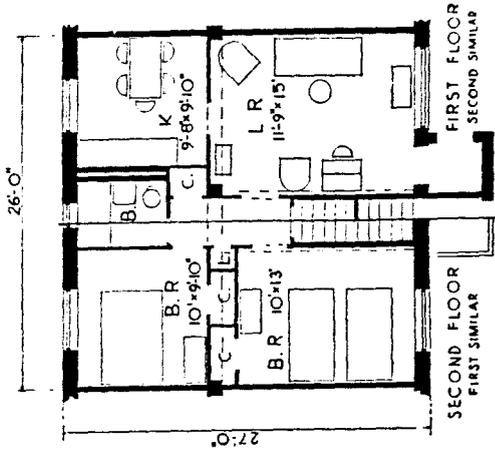
TYPICAL
FLAT-TYPE DWELLING UNITS.

2 STORY · 2 BEDROOM · 4 ROOMS

DETROIT HOUSING COMMISSION

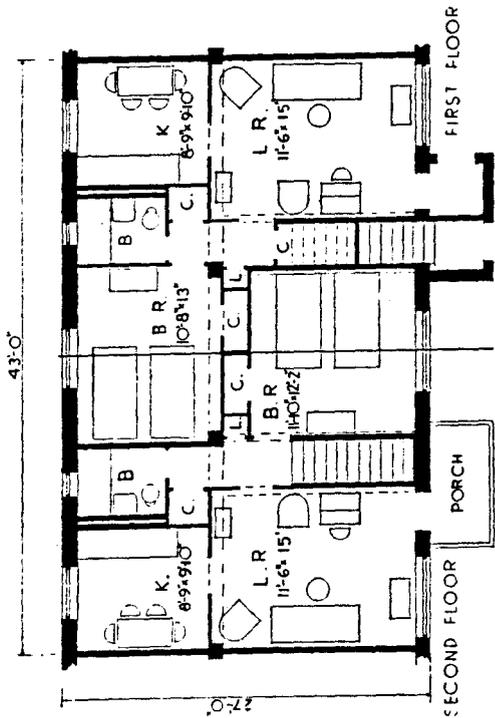
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TYPICAL PWA STANDARD PLAN UNITS



33

FOUR ROOM FLAT
Total gross area per unit - 729 sq ft
Average gross area per room - 182 sq ft



32

THREE ROOM FLATS
Total gross area per unit - 1188 sq ft
Average gross area per room - 198 sq ft