

Parkside Homes and Addition,  
WW II Era Building Type 1  
Bounded by Connor Avenue, Frankfort  
Road, and Zachariah Chandler Park  
Detroit  
Wayne County  
Michigan

HABS No. MI-409-H

HABS  
MICH  
82-DETRO,  
63H-

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

HABS  
MICH  
S2-DETRO,  
63H-

PARKSIDE HOMES AND ADDITION,  
WW II Era Building Type 1  
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HISTORIC AMERICAN BUILDINGS SURVEY  
PARKSIDE HOMES AND ADDITION,  
WW II Era Building Type 1

Location: Bounded by Connor Avenue, Frankfort Road,  
and Zachariah Chandler Park,  
Detroit, Wayne County, Michigan

Dates of  
Construction: 1940-1941

Architects: Parkside Architectural Associates (Edward A.  
Schilling, C. William Palmer, and Clair W.  
Ditchy)

Builder: O.W. Burke Company of Detroit; Bryant and  
Detwiler Company of Detroit

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

Present Use: Residential, primarily vacant

Significance: One of the few distinct building types found  
in the Parkside Addition are those consisting  
exclusively of one- or two-bedroom flats.  
There are thirteen buildings of this type out  
a total of fifty-five in the Addition.

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

PARKSIDE HOMES AND ADDITION,  
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Nearly two-thirds of the dwelling units in the Parkside Addition are flats ranging in size from 2.5 rooms (no bedrooms) to 6 rooms (3 bedrooms). The majority of the flats are incorporated into buildings which also have row house units. However, thirteen of the 55 buildings found at the Parkside Addition have nothing except flats. Ten of these (Buildings 105, 113, 116, 201, 213, 215, 218, 306, 314, and 404) contain four one-bedroom flats, while three others (Buildings 307, 308, 309) hold four two-bedroom flats.

These are all rectangular buildings which originally had flat roofs, but a majority of them now have end-gabled roofs. Both flat and gabled roofs have widely-overhanging eaves. They all have reinforced concrete frames, floors, and roofs, but roughly half of them have solid brown brick bearing walls and the rest were finished in cinder block covered with stucco. The buildings with four one-bedroom flats are 25 feet 9.50 inches wide and 48 feet 1.50 inches long, which those with four two-bedroom units are the same width, but 57 feet 6.50 inches in length.

Both building types (brick and stucco) have entrances at each end to serve the second floor flats. They both have steel casement windows with limestone sills on all windows and limestone lintels above those on the first story. On both building types there is a header course above the second story windows which continues around all four sides of the buildings. In both buildings types, the mullions which separate windows from two adjacent units are brick. Some of the first-floor flats have windows on the ends of the buildings, but none of the second floor flats have them. To partially compensate, the set of windows serving the living rooms of the second floor units are larger than their counterparts on the first floor.

On the buildings finished in stucco, the door casings are finished in brick. On the buildings finished in brick, the work is done in common or American bond, with five courses of stretchers interrupted by a single course of headers. All the buildings entrances have pitched sheet metal awnings dating from the 1970s.