



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "X" in the appropriate space or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Cass-Davenport Historic District

other name / site number N/A

2. Location

street & number Bounded by Davenport, alley east of Cass, ML King Blvd., Cass, and alley west of Cass

city or town Detroit

state Michigan code MI county Wayne code 163 zip code 48201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet.)

John R. Halsey
Signature of certifying official / Title

7-30-97
Date

Michigan State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain):

Signature of the Keeper

Edson H. Beall

Date of Action

9/22/97

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
 public - local
 public - State
 public - Federal

Category of Property
(Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property
(Check only one box)

Contributing	Noncontributing	
4	0	buildings
0	0	sites
0	0	structures
0	0	objects
4	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Cass Farm Survey Area

**Number of contributing resources
previously listed in the National Register**0

6. Function or Use

Historic Functions (enter categories from instructions)DOMESTIC / multiple dwelling / apartments
COMMERCE / specialty store**Current Functions** (enter categories from instructions)DOMESTIC / multiple dwelling / apartments

7. Description

Architectural Classification
(Enter categories from instructions)LATE 19th AND EARLY 20th CENTURY REVIVALS
Tudor Revival
Classical
Beaux Arts
Italian Renaissance**Materials**
(Enter categories from instructions)foundation: BRICK; CONCRETE / reinforced
walls: BRICK; STONE / limestone, cast stone
roof: COMPOSITION; GRAVEL
other: WOOD**Narrative Description**

(Describe present and historic physical appearance of the property on one or more continuation sheets.)

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 1

NARRATIVE DESCRIPTION

The Cass-Davenport Historic District, located at the intersection of Cass Avenue and Davenport in the Cass Farm Survey Area, covers approximately 12 acres and contains four, early twentieth-century apartment buildings clustered about the intersection. Three buildings line Cass Avenue and extend to the sidewalk. The two buildings along Davenport are unevenly set back; the corner building extends to the sidewalk and the easternmost building is further setback, providing for a shallow yard. Each building exemplifies a style different from the others, from Tudor Revival to Italian Renaissance. The twentieth century revival style architecture displays a variety of design elements and craftsmanship.

The Cass-Davenport Historic District contains a grouping of four apartment buildings at the three-way intersection of Cass Avenue and Davenport. Cass Avenue, a north-south thoroughfare between the historic district and downtown Detroit, is four lanes in width with on-street parking. The Aderna Court Apartments, located on the west side of Cass, and the Naomi Apartments and Chesterfield Apartments, which are located on the east side of Cass, are set back from the street only by the concrete sidewalk. The Chesterfield Apartments turns the corner onto Davenport and again extends to the sidewalk. Davenport is a two lane, east-west street with on-street parking. The Davenport Apartments, on the south side of Davenport, is further set back from the sidewalk, with a shallow yard, enclosed by a fence, in between.

The district resources range in height from three to six stories and are all constructed of brick with limestone or cast stone details. The Davenport Apartments, constructed in 1905, was designed in the Beaux Arts styles. The Classical style Chesterfield Apartments was constructed in 1911. Constructed in 1924, the Aderna Court Apartments was designed in the Tudor Revival style and the Naomi Apartments was designed in the Italian Renaissance style.

The buildings are in good condition. Minimal alterations have been made to the building exteriors over time, with the exception of the first floors of the Aderna Court Apartments and Naomi Apartments. Currently, the Chesterfield is being rehabilitated by the Cass Corridor Neighborhood Development Corporation.

North of the district is vacant land and a two story commercial building, to the east is vacant land, to the south is Martin Luther King Blvd., and to the west is an apartment building at 470 M.L. King Blvd. separated from the district by vacant land.

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INVENTORY

The following inventory of resources within the Cass-Davenport Historic District are listed alphabetically and numerically by street. C = contributing to the district.

Cass Avenue

- 3527 Aderna Court Apartments (1924). Tudor Revival; John Bergman, architect. This large, four story, brick building with flat roof measures 67' wide along Cass Avenue by 136' deep along M.L. King Blvd. The side elevations each contain two light courts giving the building a back-to-back E-shaped footprint. The Cass Avenue facade is symmetrically arranged and vertically divided into three bays, the narrower central bay is flanked by broader bays. The stone faced first floor has been altered with the installation of brick in the north storefront, however the segmentally arched, central entrance and flanking storefront openings are still apparent. Above the entrance, the central bay projects outward, forming a three story tall oriel window that is fenestrated with bands of six narrow windows per floor and rows of Tudor-arch decorated panels in the aprons between stories. This section culminates above the parapet with a traceried gable with finials at its corners and apex. To the sides of the central bay are a variety of window arrangements. The most interesting is the oriel window between a Chicago-like window arrangement and a paired arrangement, both with stone architraves, on the second story. The identical side sections of the front facade terminate with a brick parapet wall inset with brick triple-arched masonry panels and stone coping. The side and rear elevations are devoid of architectural treatment. C
- 3550 Naomi Apartments (1924). Italian Renaissance; Pollmar and Ropes, architect, and Joseph P. Jogerst, craftsman. The overall dimensions of this large, six story, brick apartment building are 60' wide along Cass Avenue and 166' deep along M.L. King Blvd. In plan, the flat roof building resembles a side-facing I, the front at one end and an extension beyond the other; light courts are created in the middle of the north and south elevations and on either side beyond the end of the I. The first floor of the symmetrically arranged facade, containing the entrance, has been covered over. A stringcourse divides the first and second floor. Floors two through six has retained its original character. Windows are regularly arranged in pairs or single windows with a flat arch with pronounced keystones. The sixth story, above an enriched cornice frieze, is the most ornate, with enriched arched window openings and another decorative cornice above. The original parapet above the cornice has been removed. The side and rear elevations are utilitarian in design. C
- 3566 Chesterfield Apartments (1911). Classical; Baxter and O'Dell, architect. This medium size, four story, brick apartment building is nearly square in plan, measuring 70' wide along Cass Avenue and 80' deep along Davenport. The streetfront facades are symmetrically arranged. The raised basement and first story, divided by a stone stringcourse, appear rusticated as every sixth course of brick is recessed. The Cass Avenue facade features a centrally located, three story, monumental portico with square brick piers and ornamental iron railings. The portico creates porches for the second through fourth floors. Shallow wooden arches, Arts and Crafts in character, were inserted with the brick piered porches. The outer bays flanking the portico contain two groupings of paired windows on stone sills per floor. The fenestration along the side elevation is similar, however the single and paired windows vary in height. Stone stringcourses divide the first and second floors and the fourth floor from the substantial cornice. Cartouches are located at the corners of the upper stringcourse. The remaining elevations are utilitarian in design as they were originally hidden from view by adjacent buildings. C

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Davenport

- 149 Davenport Apartments (1905). Beaux Arts; Putnam and Moore, mason contractor and builder. This small, three-story, flat roof, buff brick and cast stone apartment building is nearly square in plan, measuring 50' wide by 55' deep. The building is symmetrically arranged. The ground floor and heavy water table, which connects to two ornately carved brackets flanking the entrance bearing the nameplate with "THE DAVENPORT" incised, are masonry. Above this is an egg and dart molding beneath the molded cornice with balconet outside of the central second story window, composed of a single pane with a multipaned upper window. At third story level is another balconet, this one supported on heavy brackets, and a similar window with smaller transom. The pilasters that for the window surrounds have decorative capitals that then carry a semiround arch with keystone. Massing of the building to the sides of this central ornate bay undulates because of the multisided bay windows at the corners of the front facade. They too are fenestrated with large lower panes and subdivided transoms above. Continuous sills divide the building horizontally. Metal fire escapes hang awkwardly from these bays at the side elevations. An elaborate bracketed cornice with a diamond-pattern frieze completes the composition. The side and rear elevations are utilitarian in design, with the exception of a two story, three-sided bay window on the rear bay of the east elevation. C

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

SOCIAL HISTORY

Period of Significance

1905 - 1947

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect / Builder

ARCH: Baxter & O'Dell, John Bergman, Pollmar & Ropes

BLDR: Putnam & Moore, Joseph P. Jogerst

Narrative Statement of Significance

Explain the significance of the property on one or more continuation sheets.

9. Major Bibliographical Reference

Bibliography

Detroit Historic Designation Advisory Board and Zachary and Associates. "North Cass Corridor Intensive Level Survey." Detroit: City of Detroit, August, 1995.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #:
- recorded by Historic American Engineering Record #:

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Specify repository:

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STATEMENT OF SIGNIFICANCE

The Cass-Davenport Historic District is significant as an intact group of architecturally distinguished, early twentieth century apartment buildings in the Cass Farm Survey Area. The district, now surrounded by vacant land, conveys the scale, massing, craftsmanship and materials of both the first and second phase of apartment buildings constructed in the survey area. Additionally, the buildings together reflect the change in apartment building design; from the small scale, luxurious apartment buildings of the turn of the century to the large scale, high density apartment buildings constructed between 1915 and 1930. The buildings were designed by architects and builders, some of whose work was prominent in Detroit.

Two of the four apartment buildings, the Davenport Apartment Building at 149 Davenport and the Chesterfield Apartments at 3566 Cass Avenue, were constructed during the first phase of apartment building construction within the Cass Farm Survey Area. Both buildings exhibit the common characteristics of this period. The small scale buildings originally contained a small number of spacious apartments. Additionally, the architectural elements of the small scale building were incorporated into the structural design of the building. Design elements were typically applied only to the facade during the second phase. The design and style of the first phase apartment buildings reflected the aesthetic and living requirements of the primarily upper and upper-middle class professional residents.

Theodore F. Shotwell was responsible for the construction of both apartment buildings. Mr. Shotwell was a lawyer who invested in and developed several parcels of real estate in and around the Cass Farm Survey Area. Shotwell purchased the land for the buildings in 1905 and commissioned the masonry contracting and building firm of Putnam & Moore to erect the Beaux Art style, seven unit, Davenport Apartment building at 149 Davenport. Shotwell was issued Detroit Building Permit #664 on May 6, 1905. The estimated cost of construction was \$10,500. Tenants residing in the building in 1907 included Charles Cook, a lawyer; George H. Waltensperger, the president and general manager of a publishing company, and a number of widows.

Six years later, Shotwell began construction of the Chesterfield. Mr. Shotwell was issued Detroit Building Permit #2746 on July 28, 1911 for the Classical, four story Chesterfield Apartments. The estimated cost of construction was \$26,000. Among the earliest residents of the Chesterfield were Joel L. Stockard, a representative with Alerton, Green & King, investments; William Wreaks, an agent with the consulting electrical engineering and manufacturing firm; and James M. Donahue, a jeweler. A number of widows also lived in the building.

With the advent of the automotive industry at the turn of the century, Detroit became the fastest growing city in the United States. This rapid growth created a massive housing demand in the city which was met with the construction of the second phase apartment buildings. The Cass Farm Survey Area, because of its proximity to downtown Detroit, transportation routes and jobs, became place to fulfill temporary and transient housing needs. Both constructed in 1924, the Aderna Court Apartments at 3527 Cass and the Naomi Apartments at 3550 Cass are fine examples of this phase apartment buildings. The apartments were large scale, occupying the full depth of their lots, with a high density of apartment units including one-room efficiencies and two to four room suites. The buildings were designed in popular architectural styles of the day, however the detail was applied to the facade; the side and rear elevations were utilitarian in design as adjacent buildings hid most of the elevations from view. The unornamented elevations were also a cost savings. Tenants of these apartment buildings were typically working class residents.

The Aderna Court Apartments, designed in the Tudor Revival style, was designed by architect John Bergman. He was issued Detroit Building Permit #29637 on March 5, 1924 to construct the building at an estimated cost of \$119,000. The original owners of the building were John and George Pouroujalian. The building, with commercial space on the first floor, contained a number of small businesses through the 1940s

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including: Gray Beauty Shoppe, Glen's Hand Laundry, the Aderna Court Tavern, and the Kibitzer Bar Beer Garden.

Detroit Building Permit #39355 was issued on June 2, 1924 for the construction of the Italian Renaissance style Naomi Apartments. The plans and specifications were drawn up by Joseph P. Jogerst, a draftsman; Pollmar and Ropes were the registered architects. The total valuation of the Naomi Apartments upon completion in 1924 was \$447,000. Among the early occupants were Arthur S. Harbaugh, a salesman; Manfred Kleiner, manufacturer and importer of artificial flowers, wholesale and retail store and window decorations, and many other salesmen, clerks, and automobile mechanics.

Of the architects represented in the Cass-Davenport Historic District, Baxter & O'Dell, specialists in apartment building work during the early twentieth century, were the most prolific in the Cass Farm Survey Area. Frank G. Baxter and H. Augustus O'Dell were draftsmen with the architectural firm of Rogers and Mac Farlane before establishing their own firm around 1901. They added a partner in 1911 to become Baxter, O'Dell and Halpin. Among their commissions were ten apartment buildings, designed between 1903 and 1918, in the Cass Farm Survey Area. They also designed the T.B. Rayl Building on the corner of Woodward and Grand River, Webster Hall at Wayne State University, the Stock Exchange Building, and residences in Detroit and Bloomfield Hills. The firm evolved into O'Dell, Hewlett & Luckenback, which is still in existence today.

The other firms were also responsible for the design of other residential buildings within the survey area. The architectural firm of Pollmar and Ropes were responsible for the design of five apartment buildings, between 1908 and 1912, in the Cass Farm Survey Area. Putnam and Moore, mason contractors and builders, designed a single family residence on Cass Avenue in 1906. J.P. Jogerst designed the Selden Lodge at 627-35 Selden in 1927.

The Cass-Davenport Historic District includes architecturally significant apartment buildings that together reflect the apartment building design in Detroit between 1905 and 1930. As the district is surrounded by vacant land and new development is occurring within close proximity, the historic district can be an influence in the design (scale, height, materials, and architectural elements) of buildings constructed in the future.

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CONTINUATION SHEET**

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BIBLIOGRAPHY

American Loan & Trust Company. Mortgage Bond Sale. May 15, 1924.

City of Detroit Building and Safety Engineering Department, Building Permit Card Index:

Permit #664, May 6, 1905.

Permit #2736, July 28, 1911.

Permit #39355, June 2, 1924.

Permit #29637, March 5, 1924.

Goldstein, Deborah. "3566 Cass, Chesterfield Apartments." City of Detroit Historic Designation Advisory Board Report.

Polk, R.L. Detroit City Directory. R.L. Polk, Publishers: Detroit, various years.

10. Geographical Data

1 1/2

Acreage of property: approximately 25 acres**UTM References**

(Place additional UTM references on a continuation sheet.)

1	17	330220	4690060	3			
	Zone	Easting	Northing	Zone	Easting	Northing	
2				4			
	Zone	Easting	Northing	Zone	Easting	Northing	

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared by

Gretchen Griner, Associate

name/title

Zachary and Associates, Inc.

organization

February, 1997

date

422 West Congress, Suite 320

street & number

(313) 963-1410

telephone

Detroit

city or town

Michigan

state

48226

zip code

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items**

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

N/A

name

N/A

N/A

street & number

telephone

N/A

N/A

N/A

city or town

state

zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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VERBAL BOUNDARY DESCRIPTION

Beginning at the intersection of Davenport and the centerline of the north-south alley located east of and parallel to Cass Avenue; thence south along the centerline of said alley to its intersection with the centerline of Martin Luther King Blvd.; thence west along the said centerline to its intersection with the centerline of Cass; thence north along said centerline to its intersection with the southerly property line, extended east and west, of 3527 Cass; thence west along said extended property line to its intersection with the alley west of and parallel to Cass; thence north along the centerline of said alley to its intersection with the northerly property line, extended east and west, of 3527 Cass; thence east along said extended property boundary line to its intersection with the centerline of Cass; thence north along said centerline to its intersection with the centerline of Davenport; thence east along the centerline of Davenport to the point of beginning.

BOUNDARY JUSTIFICATION

The Cass-Davenport Historic District includes four architecturally significant apartment buildings constructed between 1905 and 1924. The district represents the scale, massing, design, and craftsmanship of apartment building constructed during the first and second phases of apartment building construction. The district excludes the vacant land surrounding the district and a non-contributing building north of 3527 Cass Avenue.

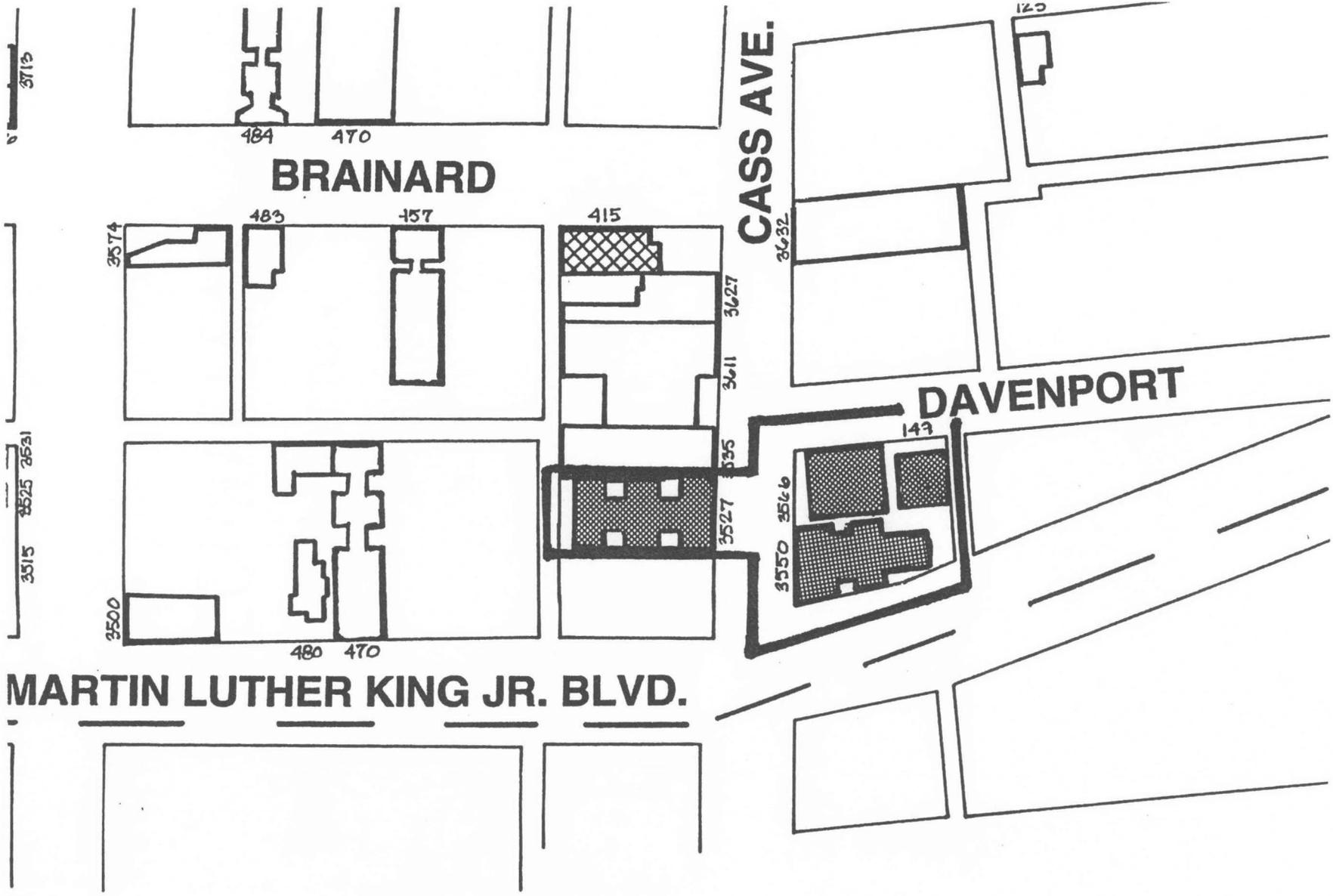
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Additional Documentation - Page 1

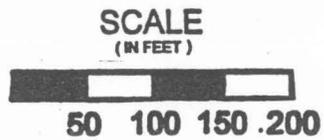
Photographs of the Cass-Davenport Historic District

<u>Photo #</u>	<u>Description</u>
1	149 Davenport and 3566 Cass Avenue: Cass-Davenport Historic District Detroit, Wayne County, Michigan Gretchen Griner February 11, 1997 University Cultural Center Association (UCCA) South side of Davenport including the Davenport Apartments (149 Davenport) and the Chesterfield Apartments (3566 Cass Avenue). Negative #: 1-1
2	3527 Cass Avenue: Cass-Davenport Historic District Detroit, Wayne County, Michigan Gretchen Griner February 11, 1997 UCCA West side of Cass Avenue including the Aderna Court Apartments (3527 Cass). Negative #: 1-2
3	3566 and 3550 Cass Avenue: Cass-Davenport Historic District Detroit, Wayne County, Michigan Gretchen Griner February 11, 1997 UCCA East side of Cass Avenue including the Chesterfield Apartments (3566 Cass) and Naomi Apartments (3550 Cass). Negative #: 1-8



↑ North

Sketch Map of the Cass-Davenport Historic District
 Detroit, Wayne County, Michigan



- NATIONAL REGISTER
- CONTRIBUTING BUILDINGS
- NON-CONTRIBUTING BUILDINGS
- INDIVIDUALLY ELIGIBLE / THEMATIC

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Cass--Davenport Historic District

MULTIPLE NAME: Cass Farm MPS

STATE & COUNTY: MICHIGAN, Wayne

DATE RECEIVED: 8/08/97 DATE OF PENDING LIST: 8/18/97
DATE OF 16TH DAY: 9/03/97 DATE OF 45TH DAY: 9/22/97
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 97001100

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9/22/97 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



149 DAVENPORT # 3566 CASS- DETROIT, WAYNE, MI



3527 CASS- DETROIT, WAYNE, MI



3566 & 3550 CASS - DETROIT, WAYNE, MI

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64500270