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

HABS No. MI-409

HABS
MICH
82-DETRO,
63-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Great Lakes Systems Office
1709 Jackson Street

HABS
MICH
82-DETRO
63-

HISTORIC AMERICAN BUILDINGS SURVEY
PARKSIDE HOMES AND ADDITION

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

Quad: Grosse Pointe, Michigan 1:24,000

UTM:
A: 17.336870.4695000
B: 17.337340.4694680
C: 17.338000.4695000
D: 17.337910.4695180
E: 17.337270.4694880
F: 17.337140.4695180

Dates of Construction: 1937-1938, 1940-1941

Architects: Chandler Park Associates (George D. Mason, Chief Architect), Parkside Architectural Associates (Edward A. Schilling, C. William Palmer, and Clair W. Ditchy)

Builder: John Griffiths & Son Construction Company of Chicago; 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: Parkside Homes was the first federally-funded low-income public housing project built in Detroit and in Michigan. It was an important and controversial response to Detroit's serious housing crisis of the 1930s.

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

PLANNING AND BUILDING PARKSIDE HOMES

Parkside Homes was the earliest federally-subsidized low-rent housing development built in Detroit, the first of a half-dozen projects completed in the late 1930s and early 1940s. Detroit had 5,071 publicly-owned dwelling units in 1942, the most of any American city outside of New York. Projects like Parkside were a response to Detroit's severe housing shortage and growing "slum" problem during this era. The Great Depression hit the Detroit housing industry particularly hard, reflecting the severity of the economic downturn on the Motor City. New housing construction by the private housing industry virtually stopped between 1929 and 1946. The economic uncertainties of the 1930s and wartime restrictions practically halted new construction of affordable housing.

While housing construction virtually stopped, Detroit's population grew by more than 50,000 between 1930 and 1940, with most of the increase in the late 1930s. The growth of Detroit's war production brought even greater population pressures in the early 1940s. By all measures, both the quantity and the quality of Detroit's housing stock declined substantially between 1929 and the early war years, while the demand for housing increased considerably.[1]

The initial commitment of the federal government to improve housing conditions in American cities (and create jobs) was part of the National Industrial Recovery Act of 1933, which authorized spending on slum-clearance and the construction of low-rent housing. The first program was administered by the Housing Division of the Public Works Administration. It consisted of long-term, low-interest loans to limited-dividend corporations meeting rigid financial criteria. The Housing Division approved only seven projects and in 1935, discontinued this program.[2]

Parkside Homes was the first federally-funded public housing project in Detroit, completed only a few weeks before its sister project, the Brewster Homes. The original Parkside Homes project, consisting of 775 units of low-income housing, was built by the Housing Division of the federal Public Works Administration (PWA). The National Industrial Recovery Act and the Emergency Relief Appropriations Act of 1935 provided $450 million for housing. The PWA could award a local housing agency a grant covering 45 percent of the project cost and a loan for the remaining 55 percent. At that time, only seven states, including Michigan, had allowed the creation of local housing authorities to accept federal funds. Detroit, Cleveland, and New York were the only large cities with public housing authorities.

Detroit Mayor John W. Smith created the Detroit Housing Commission on 22 November 1933 to enable the city to use a Federal Emergency Housing Corporation allocation of $3.2 million to Detroit for "slum clearance and low-cost housing" announced earlier that day. The Michigan legislature initially defeated a bill to authorize a Detroit Housing Commission in mid-December 1933, but passed an amended version in early January 1934, granting the governor the power to appoint the Commission members. With only minor changes, Governor William A. Comstock confirmed Mayor Smith's appointees. The Detroit Housing Commission spent all of 1934 conducting surveys, property assessments, and proposals for a single 50-block slum clearance project straddling Hastings Street, just east of Woodward Avenue and roughly one mile north of Detroit's central business district.[3]

Spending for the federal housing program under the PWA never approached the $450 million provided in the 1935 legislation. By mid-September 1935, the PWA had given preliminary approval to 95 projects costing nearly $265 million. The program, however, suffered a major setback when the Federal Circuit Court of Appeals in Cincinnati in July 1935 upheld a lower court's decision denying the PWA the right to condemn land for housing projects. The U.S. Supreme Court eventually concurred. Housing projects requiring blanket condemnation quickly fell by the wayside.

By November of 1935, the PWA had authorized only 51 projects which would produce 21,769 housing units at a cost of $136.2 million. This initial allotment of funds was fully-committed by March 15, 1937, and there was no additional public housing built under this program. Two of these original projects were in Detroit--Parkside Homes ($4.5 million) and Brewster Homes ($5.2 million). Parkside did not require condemnation and the Brewster parcel was already assembled by early 1935. Although first authorized by the PWA in September 1935, construction of Parkside Homes did not begin until June 1937 because of local political bickering and the redesign of the project.[4]

The Parkside project was a direct result of the Housing Commission's desire to create "racial balance" in low-income public housing within Detroit. The first public housing planned for Detroit, Brewster Homes, would be built in the Hastings Street slum clearance area and would be occupied exclusively by African-American families. In its 1935 report, the Housing Commission expressed its dilemma:

> Following its policy that it was not within its province to change the racial characteristics of the city, the Detroit Housing Commission was faced with the prospects of one housing project for low-income colored families, who form less than 8% of the population, with no provision for the accommodation of white families of the same comparative income brackets.[5]

In July 1935, the Detroit Housing Commission met in Washington with the PWA Housing Division, which promised to give Detroit white housing projects in white neighborhoods if appropriate parcels could be identified. The Commission had already selected a 10-block area south of Chandler Park on Detroit's east side as the preferred site for a white project. The land was vacant and had a single owner, so it could be purchased privately rather than taken by condemnation. The Chandler Park land cost only one-tenth the cost of land in the slum clearance area and had the added advantage of being in an industrial area with lots of jobs.[6]

In mid-September 1935, the Detroit Housing Commission announced that the federal government had taken options on land for three distinct housing projects for low-income "white-collar" workers, including property south of Chandler Park. None of the projects required slum-clearance. Mrs. Josephine Gomon, Secretary of the Housing Commission, announced a PWA commitment to build three projects that would cost $13 million and provide housing for 2,000 families. Harold L. Ickes, the PWA Administrator, officially approved the Chandler Park project in late September and allocated $4.5 million to complete it.

Opposition to public housing in general and to the Chandler Park site in particular emerged right after the initial announcement of the federal government's plans and continued into the early 1940s. The Detroit Real Estate Board opposed public housing in principle and argued that it undercut property values throughout the city by creating artificially low rents. They also argued that the federal government was unfairly competing with the private building industry. During the fall of 1935, property owners near Chandler Park objected to the project on the grounds that it would lower the value of their homes and cause neighborhood decline.[7]

The most important opposition to Parkside was that expressed by the Detroit Common Council. The PWA did not need Common Council approval for the project, but the agency was reluctant to proceed with any project where there was strong local political opposition. Councilman Fred W. Castator, who introduced a resolution opposing the Chandler Park project, was not opposed to slum clearance projects in principle, but thought that the Chandler Park project was an unfair federal intrusion into the private sector and "foreign to our theory and system of government." Other council members opposed all public housing regardless of its location. The Council delayed voting on this resolution several times and Castator withdrew his resolution in mid-November. He and other councilmen had received citizen petitions in favor of the project and the two major labor organizations--the Detroit and Wayne County Federation of Labor and the Detroit Building Trades Council--endorsed the federal public housing program. The PWA had strongly hinted that it would withdraw the $4.5 million and award the funds to another city if the Detroit Common Council adopted this resolution.[8]

The PWA formally committed the funds to the project in mid-November 1935 and acquired the 31-acre site from a single seller, the Jefferson Park Land Company, for $170,000. A group of twenty-six Detroit architects and engineers working together as "Chandler Park Associates" developed the plans. The distinguished Detroit architect George D. Mason signed the plans as "Chief Architect." However, the Detroit Common Council approved, by a 5-3 vote, a resolution condemning the project, essentially the same resolution they had tabled two weeks earlier. At the same time, the Chandler Park District Improvement Association planned court action to stop the project. The PWA housing director, A.R. Clas, suggested that the government might drop the project if the city would buy back the site. A week after the Common Council approved its resolution, Detroit's Mayor James Couzens vetoed the measure and the Council failed to override his veto. The Common Council sabotaged the Chandler Park project for the rest of 1935 and infuriated the PWA. In early December, the City Plan Commission agreed to vacate six city streets within the project area, but in mid-December, the Council refused to endorse the closings. Since this was an undeveloped area, these streets had never been opened in the first place.[9]

Tiring of Detroit's uncooperative attitude toward public housing, the PWA's A.R. Clas threatened to retaliate by withdrawing all PWA funding for Detroit, including funds for slum clearance and a sewage treatment plant. The Detroit and Wayne County Federation of Labor threatened to recall the Council members who kept blocking the project. The stalemate ended when Robert G. Ewald, a new Councilman elected to replace a deceased member in mid-December 1935, promised to support the street closures, assuring a 5-4 majority. When Ewald took office in early January 1936, the Council voted to vacate the six streets.[10]

The bidding process also delayed construction. On 12 January 1936, the PWA awarded a contract to excavate the building foundations to Richard C. Schultz and Son, in the amount of $147,946, but less than a month later, they rejected all bids as too high. In June 1936, the PWA awarded the foundation contract to Walbridge & Aldinger, for $154,150, an even higher bid. The PWA asked for bids for project construction in August 1936, but did not open them until October 20th, after several contractors submitted proposals late.

The project was first dubbed "Parkside" during the summer of 1936. The Detroit firm of Bryant & Detwiler submitted a low bid of $4,013,000, but Harold L. Ickes, the director of the PWA, rejected all bids for Parkside and the Brewster project as too high. For Parkside, he asked the PWA to redesign the project before soliciting new bids for the work.[11]

In mid-June 1937, the PWA finally awarded the Parkside construction contract to the John Griffiths & Son Construction Company of Chicago, which had submitted the low bid of $3,466,000. The savings came from redesigning the complex to have a single central heating plant, rather than furnaces in each of the 56 residential buildings, which was the original plan. The PWA also accepted a bid for the Brewster homes which was nearly $800,000 below the previous low bid. Construction at Parkside began in mid-July 1937 and in January 1938, the U.S. Housing Authority optimistically predicted that the first units would be completed and occupied in May. The first tenants, however, did not occupy Parkside until mid-October. In the meantime, the Detroit Housing Commission was deluged with applications for housing there. By mid-June 1938, the Commission had already received 3,591 applications for the 775 available units.[12]

With construction at Parkside nearing completion, the Detroit Housing Commission took over management of the complex through a lease with the U.S. Housing Authority, effective 28 September 1938. The Commission named Eugene P. Oppermann, Assistant Manager of the Parklawn Project in Milwaukee, as Resident Manager for Parkside, effective 3 August 1938. One of his major responsibilities was supervising tenant selection, a daunting task. By the end of 1938, there were 5,951 applications for Parkside's 775 units.[13]

Neighborhood opposition to the project did not diminish as Parkside Homes neared completion. In August 1938, officers of the Chandler Park Protective Association complained about the barracks-like appearance of the buildings and called the project a potential slum. Carl Bradt, the secretary of the Detroit Housing Commission, conceded that Parkside "doesn't look like the Taj Mahal." He claimed that landscaping will improve Parkside's appearance, but "it really is inexcusably plain. With better designing, it could have been made much more attractive at no added cost."[14]

Residents began moving into the project on 15 October 1938. The first tenants selected were William and Dorothy Leighton and their two children. Leighton had a steady job for three years as a stockroom worker for the same employer and the family had lived in substandard housing. The first family to move into Parkside was a young couple with a 4-year old child (the Walter J. Martins). The husband worked for the Dodge Motor Car Company, had an excellent credit record, and had stayed off welfare throughout the depression.[15]

Nathan S. Straus, the United States Housing Authority administrator, came to Detroit on 2 November 1938 to dedicate the Parkside and Brewster projects. During his visit, Straus sharply criticized the Housing Commission for the slow pace of construction and tenant selection. At the time, the Commission had picked only 111 families to live at Parkside. Straus also criticized the design of Parkside, arguing that too much space was devoted to lawns and too little to play areas and gardens. He also decried the lack of sufficient baby buggy storage space. Much of the lawn space was taken up by the central pedestrian spine of the complex, named the Joseph S. Stringham Court after the late City Engineer.[16]

The placement of tenants at Parkside accelerated after the visit of Straus. By 21 December 1938, some 539 tenants had moved into Parkside, more than two-thirds of total capacity. The Commission released survey statistics on the Parkside residents collected in early May 1939. The project had 775 families consisting of 1,500 adults and 1,286 children, for a total population of 2,786. Family incomes ranged from $411 per year to $1,884, with the highest income supporting a family of six. Only 42 tenants depended entirely on public aid, with most of them receiving old age pensions or widow's pensions. Another 75 tenants received some form of public or private aid to supplement their incomes. The tenants represented 97 trades and professions, including numerous skilled trades such as machinists and welders. The most common occupation was that of (automobile) "assembler" and two-thirds of the wage-earners worked at auto-related jobs. Families identifying themselves as English, German, or Irish accounted for 462 of the 775 families at Parkside.

To be eligible to move to Parkside, families had to be living in substandard housing, have a permanent job, and a good credit rating. "Substandard" meant that their housing was either overcrowded or lacking amenities like running water or inside plumbing. Family income had to be less than five times the rent the family would pay in public housing. In addition, the resident had to be a U.S. citizen and live in Detroit for at least a year. The appeal of Parkside to someone living in a slum is easy to understand. These were inexpensive modern dwellings, with central steam heat, an electric refrigerator and range, and a modern bathroom.[17]

Parkside was open for less than a year before the project began getting high praise from outside observers for the outstanding living conditions there, in part created by voluntary organizations of residents. The Parkside Mother's Club opened a nursery school and offered both adult education and children's programs. The Parkside Recreation Association organized a wide variety of athletic instruction, sports competitions, and social activities for young and old alike. They sponsored baseball, softball, bowling, tennis, and boxing competitions. They established Boy and Girl Scout troops. The Parkside Cooperative Society operated cooperative businesses, including a gasoline station, a milk and baked goods delivery service, and a cooperative canning guild. Members enjoyed discounts at area stores. A Good Neighbors' Association assisted people in need within Parkside, particularly around holidays. The tenants also published a project newspaper, The Parksider, every two weeks.[18]

The rapid growth of these various clubs and interest groups involving thousands of residents was remarkable in light of the lack of suitable meeting facilities. In addition to the project's 775 dwelling units, Parkside Homes had only four social rooms and two recreational rooms scattered throughout the project. The largest of these rooms had a capacity of only 75. The problem was eased with the construction of a community building on Frankfort Road, at the southeast corner of the Parkside Addition in 1940. The new facility included a large assembly hall with a stage, club rooms, day nursery room, and a kitchen. The Detroit Recreation Department provided personnel and ran the programs. The original common rooms in Parkside Homes were converted into housing, because after 1940, Parkside had 779 dwelling units.[19]

Parkside residents developed a strong community identity and planned numerous community events. They celebrated Fathers' Day 1939 with a parade of Dads pushing baby carriages, complete with marching bands, followed by a day of various father-son competitions. A year later, the community marked Father's Day by dedicating a new flagpole and raising a community flag. Residents celebrated the first anniversary of Parkside with a two-day celebration on October 14-15, 1939. Councilman Henry S. Sweeny dedicated a bronze tablet explaining how Parkside came into existence and residents spoke about the way that Parkside had changed their lives. The bronze tablet was placed on the west side of the south facade of the Administration Building on East Warren Avenue, but it is no longer extant. On the second anniversary of the project (September 1940), the residents sponsored a yard and garden contest. In May 1941, Detroit Mayor Edward J. Jeffries, Jr. crowned Lois Lundby "Queen of Parkside Homes" at Parkside's third annual Spring Frolic.[20]

Community attitudes toward low-income housing changed as a result of the Parkside experience. Eugene P. Oppermann, Parkside Homes manager, proudly noted that during the first full year of operation, there was not a single fire or police call to the project. Even Thomas P. Dahahey, a real estate broker who had been a severe critic of public housing, had a change of heart. He was appointed president of the Detroit Housing Commission and became a strong advocate of low-income housing.[21]

PARKSIDE ADDITION

The Parkside Addition, consisting of 355 housing units which opened in 1940, was built under the provisions of the U.S. Housing Act of 1937, also known as the Wagner-Steagall Housing Act. Senator Robert F. Wagner of New York co-sponsored the legislation with Henry Steagall, Chairman of the House Committee on Banking and Currency, and the bill easily passed both houses of Congress. The Wagner-Steagall Act created the United States Housing Authority (USHA), which loaned money to local housing authorities to clear slums and build low-income housing. The local housing authority had to pay 10 percent of the cost of the project and the USHA provided a low-interest sixty-year loan for the balance. Congress provided $800 million for these loans. The USHA also made up any difference between rent collected (one-fifth of tenants' income) and the actual operating costs of the housing.[22]

The Detroit Housing Commission planned to build additional low-cost housing with USHA funds on a parcel of 18.5 acres just north of the original Parkside Homes and east of Connor. On 27 April 1938, the Commission selected the architects for the Parkside Addition--Edward A. Schilling, C. William Palmer, and Clair W. Ditchy. Nelson Blood Hubbard was to serve as the mechanical engineer for the project and Raymond B. Wilcox as the landscape architect. The architects and engineers formed Parkside Architectural Associates to plan the project. The Detroit Common Council approved plans for the Addition on 11 May 1938 and President Roosevelt approved the federal loan for the project in early June.[23]

By mid-September 1938, when the original Parkside project was being occupied, the Commission had already taken options to buy the properties by private sale from multiple owners at a price of $128,740. Four individuals owned most of the property, but the fifth parcel had thirty-eight individual owners. The Detroit Common Council, however, by a unanimous vote, refused to approve the sale and insisted that the Housing Commission acquire the land by condemnation. The Council argued that the city would save money through condemnation and that private sales looked bad.[24]

The Parkside Addition condemnation case went to a Detroit jury in early December 1938, with testimony placing value of the parcels between $48,610 and $145,395. The jury quickly awarded the landowners a total of only $67,723 (roughly $3,760 per acre) and saved the city $61,000. Three of the five landowners appealed the verdict to the Michigan Supreme Court, arguing that Judge Edward J. Jeffries, father of the Detroit City Council President of the same name, had prejudiced the jury. The Michigan Supreme Court agreed and ordered a new trial. The resulting verdict, rendered in February 1940, gave the landowners $5,560 per acre.[25]

The Detroit Common Council severely criticized the Housing Commission's real estate purchase practices regarding the Parkside Addition and other projects. The Housing Commission signed options to buy the lands and then ordered appraisals. When the appraisals came in well below the option prices, the Commission ordered new appraisals. Ward S. VanDeusen, president of the Detroit Real Estate Board and hardly a disinterested party, did several of these. Carl L. Bradt, the Housing Commission secretary, argued that they were merely following policies dictated by the USHA, including the signing of options without prior appraisals. The USHA administrator in charge of land purchases, Tudor Morsell, admitted responsibility for these option agreements.[26]

In mid-December 1939, the Detroit Housing Commission awarded a contract for roughly half of the Parkside Addition (172 dwelling units) to O.W. Burke Company of Detroit, which submitted a bid of $767,480. The project was split into two separate bids to enable construction to begin at once on the property that the city acquired as a result of the first trial, roughly one-half of the total acreage. Following the second condemnation trial, the Commission awarded a second contract in May 1940 to the Bryant and Detwiler Company of Detroit, in the amount of $866,158, for the remainder of the work (183 units). Families began occupying the Parkside Addition starting in mid-December 1940 and the first segment was finished in 11 January 1941. By mid-May 1941, the Addition had 166 resident families. Bryant and Detwiler finished the second section on 13 September 1941, but it was not fully occupied until 31 January 1942, three and one-half years after the initial federal approval for funding.[27]

FROM THE SECOND WORLD WAR TO THE RECENT PAST

Detroit's severe housing shortage continued after the Second World War, exacerbated by the return of tens of thousands of veterans and their desire to get married and begin families. As a result, Parkside and other Detroit public housing projects had long waiting lists of applicants wanting to live there. The Housing Commission moved to evict tenants who earned too much income to qualify for public housing. In June 1947, Charles Edgecomb, the Detroit Housing Commission director, ordered elderly women living alone at Parkside to either double-up with another senior citizen or move out of the project, to free space for veterans needing housing. Twenty-one of the women, ranging in age from 65 to their 80's, agreed to do so, saving themselves a good deal of money and gaining companionship at the same time.[28]

Two significant changes effected Parkside in the early 1950s. In January 1953, the federal Public Housing Administration transferred ownership of both the Parkside and Brewster projects to the City of Detroit, some fifteen years after they were built. More important, the Housing Commission's historic practice of limiting each housing project to a single race also came to an end. The Commission voluntarily moved toward ending its segregation practices in April 1952, when it started to operate the Jeffries Homes on a racially-integrated basis. The remaining seven low-income projects (four white and three African-American) kept the customary system of segregation. A group of African-American applicants for Detroit public housing filed a suit in Federal court in 1950 against the Detroit Housing Commission, alleging unfair treatment because of the Commission's race-based placement policies. On 23 June 1954, the Federal District Court issued an injunction prohibiting the Housing Commission from denying applicants housing based on race and from maintaining segregated housing projects. The Commission was granted a temporary stay of the order while appealing the decision, but nevertheless went ahead to develop plans to desegregate Detroit's public housing system.[29]

Physical changes to Parkside were minimal in the fifty years following the Second World War. Routine maintenance was the rule during the early years. The Housing Commission had the building exteriors repainted in 1944 at a cost of $29,422 and contracted to paint the interiors of 746 units in January 1948 at a cost of $69,700. In the mid-1950s, the Parkside management converted one of the six retail stores adjoining the Administration Building into interview rooms for prospective tenants. On 29 July 1954, the Housing Commission approved a plan to convert 80 one-bedroom units at Parkside into 40 three-bedroom units, at a cost of roughly $450 per conversion. Leaking flat roofs in several buildings in the far eastern section of the original project were replaced with new hipped roofs beginning in 1971. The supply of steam for heating and hot water for the Parkside Addition had proved unreliable from the start, because of the great distances between the central heating plant and the Addition. In the early 1970s, the Detroit Housing Department installed twelve independent steam boilers in the basements of every fifth building in the Addition, creating twelve heating zones and ending the dependence on the central heating plant.[30]

The demographics of the residents also changed considerably over time. The aging of the population was one trend. In September 1966, the Housing Commission announced the continuation of a one-year pilot program to provide regular visits and assistance to roughly 450 seniors at Parkside. The program, begun by Volunteers in Service to America (VISTA), workers, would continue with the help of the UAW Retired Workers Center, the United Community Services, and a committee of volunteers living in or near Parkside.[31]

In May 1969, the Detroit Board of Education planned to build a temporary elementary school to serve 325 Parkside children in Kindergarten through the third grade who were attending the overcrowded Hamilton Elementary School nearby. Parkside mothers opposed this plan, arguing that it would produce an all-black school. At the time of the proposal, the Hamilton School was roughly 60 percent black and 40 percent white. Housing Department officials Conrad Mallet and Ronald Hewitt, both African-American, supported the Board of Education plan and argued that the Hamilton School student body would soon be entirely African-American no matter what the Board of Education did.[32]

Parkside and most other Detroit public housing projects suffered catastrophic declines in occupancy following changes in federal law regarding rents that occurred in 1975. Prior to that time, the maximum rents a family on public assistance was required to pay was 25 percent of its income. If a family had a larger housing allowance included in its welfare grant, the family could keep the difference. Typically, families in those circumstances received $140 a month for housing and utilities, but had to pay only $70 a month for their public housing. Under the new law, they had to turn over their entire housing and utility grant to the housing project. Families not receiving public assistant continued to pay $70 a month for the same housing. Tenants at Herman Gardens organized a rent strike to protest the new policy and the strike spread to other housing projects. When the Detroit Housing Department evicted families for non-payment of rent, many of the protesters retaliated by vandalizing and even fire-bombing their apartments.

To make matters worse, federal cutbacks in aid to local housing authorities forced the Detroit Housing Department to practically eliminate its security forces. The Detroit Police Department could not fill the vacuum and crime escalated as a result. Taken together, these changes were devastating for Parkside and other Detroit housing projects. In November 1975, Parkside had nine vacant units (of a total of 1,086), but by July 1978, one-fourth of the units were empty and many were no longer liveable. One-fourth of Detroit's entire public housing stock of 10,200 units was empty in July 1978, despite a long list of 4,000 families waiting for public housing. Parkside never recovered from the damage.[33]

Parkside experienced further deterioration and depopulation through the 1980s and was 84 percent vacant in late 1991, when Detroit Mayor Coleman Young announced a plan to raze most of the project. He proposed to demolish 737 housing units at Parkside and build 260 replacement units at a cost of $26.2 million. Several Detroit City Council members publicly criticized Young's approach and argued instead for rehabilitation. The Detroit office of the federal Department of Housing and Urban Development (HUD) seemed to agree with the Mayor's approach. Joann Adams, one of HUD's housing experts, argued that rehabilitation would be prohibitively expensive and therefore was not realistic.[34]

HUD then quickly reversed its position. Elmore Binford, the head of HUD's Kansas City office, visited Detroit in mid-December 1991 and argued that the vacant housing units at the Parkside Addition could be rehabilitated within 45 days at minimal cost. Parkside residents complained that the Detroit Housing Department (DHD) was pressuring them to leave their apartments. In January 1992, HUD ordered the DHD to stop harassing Parkside residents. Shortly thereafter, the Detroit City Council voted (6-3) to demolish Parkside. Harry Hagood, the city's development director, promised to provide 737 new or renovated apartments to replace those lost at Parkside, but admitted to having funds to build only 100. Parkside residents objected to demolition, which was postponed.[35]

In mid-March 1992, HUD vetoed Detroit's demolition plans. The federal agency argued that the buildings at Parkside were structurally sound and that the Detroit Housing Department deliberately inflated estimates of rehabilitation costs to guarantee demolition. At the same time, Up and Out of Poverty Now, a housing activist group, moved homeless people into vacant units at Parkside and criticized HUD Secretary Jack Kemp for ignoring the homeless.[36]

The Parkside Homes rehabilitation project currently underway grew out of a study of alternative development strategies carried out in 1992 by the On-Site Insight Company (OSI). The following year, HUD awarded OSI and the DHD a $500,000 planning grant through HUD's Hope VI (Urban Revitalization Demonstration) program. In October 1994, the DHD asked for proposals to develop a rehabilitation plan for Parkside and in January 1995 awarded the contract to Capital Needs Unlimited, based in Boston. In April 1995, the Detroit Housing Department gave the same firm a contract to implement the rehabilitation plan.

The Phoenix Residential Corporation, a private investment firm, made a last-minute proposal to rehabilitate 240 housing units at Parkside. Phoenix planned to use $8.5 million in loans from the AFL-CIO, $12 million in investor equity, and federal assistance to tenants to fund the project. After only fifteen years, the loans would be retired and the DHD would own the property. The Detroit Housing Department rejected the Phoenix proposal, questioning the group's financial strength and its lack of experience.[37]

THE DESIGN OF LOW-RENT PUBLIC HOUSING

The original Parkside Homes and the Parkside Addition were designed by partnerships of architects formed specifically to plan a single project. A group calling itself Chandler Park Associates, with George D. Mason as Chief Architect, designed Parkside Homes. Mason was the dean of Detroit architects in the 1930s, having worked in the field since 1881, when he was twenty-three. He and Zacharias Rice worked together as the firm of Mason and Rice for more than two decades. Mason later formed a partnership with Albert Kahn and also worked under his own name. Among many projects, Mason designed hotels, railroad stations, churches, apartment houses, and factories. His major work at the end of his career was in public housing. In addition to his work at Parkside Homes, he was also the Chief Architect for the Brewster Homes (1938) and the Herman Gardens project (1942).[38]

The architects of Parkside Homes did not work with their client, the Housing Division of the PWA, in the way independent architects normally would. Because the PWA's purpose was to create jobs, it made agreements with groups of architects from the project city, not with an individual. The architects prepared plans and specifications, but did not oversee construction, which remained under the control of the Housing Division. Because most architects were not familiar with low-rent housing projects, the Housing Division hired consultants to establish standards and guidelines to assist the local architects. The Housing Division established the minimum standards for planning and arranging the housing units and provided architects a series of standard plans to consider. Minimum room sizes, window openings, and other features were specified in detail.[39]

The PWA developed a series of "sample" plans to serve as general guides to design. These included basic floorplans for apartments, flats, and row houses ranging in size from efficiencies with no separate bedrooms to four-bedroom apartments. By early 1935, the PWA had already developed thirty-seven distinct "plan units" which could be used in various configurations depending on the building footprint. They also assisted local architects in site planning.[40]

DESCRIPTION

Parkside Homes is situated on a long, thin rectangular property, bounded by Frankfort Road on the North, East Warren Avenue on the south, Conner Avenue on the west and Gray Avenue on the east. It is bisected by Joseph S. Stringham Court, an open area with sidewalks extending east and west. With the exception of Anderdon Avenue, there are no through streets within Parkside Homes, and very little parking is provided within the complex. Paved areas within Parkside were designed to serve as playgrounds and as clothes drying yards. Nine small buildings to hold baby carriages were scattered throughout the complex, but none have survived.

Parkside Homes consists of 57 residential buildings, an administration building (with stores), and a central heating plant. Except for three-story apartment houses, Parkside has two-story buildings throughout. Most of them are rectangular, although the complex includes seven L-shaped buildings, four U-shaped structures, two C-shaped buildings and two apartment houses with multiple wings. Two-story buildings have brick veneer walls, timber joists and roof supports, and wooden floors, while three-story structures have solid masonry walls with concrete floors and were therefor fireproof.

Six buildings contain only apartments; seven buildings have nothing but flats; thirty-two are comprised of row houses; and twelve buildings contain a mixture of row houses and flats. The apartment buildings are all clustered together in the north central section of Parkside, while the remaining building types are intermixed throughout the rest of the complex. The buildings are identified by use below:

APARTMENTS	-	Buildings 401, 402, 403, 602, 603, 701
FLATS	-	Buildings 106, 107, 203, 206, 207, 806, 807
ROW HOUSES	-	Buildings 100-103, 105, 108, 201, 202, 204, 205, 210, 211, 301, 303-308, 501 503, 504, 702-706, 810-814
MIXED USE	-	Buildings 104, 208, 209, 212, 302, 801-805, 808, 809

Parkside Homes offered a variety of different sized housing units and arrangements of rooms, summarized below:

	ROW HOUSES	APART-MENTS	FLATS	TOTAL
2 ROOMS	-	48	-	48
3 ROOMS (1 BR)	-	161	92	253
4 ROOMS (2 BR)	-	40	38	78
4.5 ROOMS (2 BR)	320	-	-	320
5.5 ROOMS (3 BR)	76	-	-	76
TOTAL LIVING UNITS	396	249	130	775

A combined kitchen and dining room was counted as 1.5 rooms. An examination of the project blueprints reveals the extend of standardization used by Chandler Park Associates in creating Parkside Homes. There were 30 distinct row house designs used at Parkside, but only 6 standard Housing Division designs accounted for 278 of the row house dwelling units. The architects used eleven standard apartment designs from the PWA to produce 249 living units and four standard PWA designs for flats to generate 130 units.[41]

Parkside buildings were placed close together and created a dense living pattern for a low-rise development. Parkside Homes had 25 dwelling units per acre and buildings occupied 30 percent of the site. An asymmetrical configuration of buildings on the site produced some variety, but Parkside always had a barracks-like appearance in part because the buildings were finished in dark red brick and almost had flat roofs. All the residential buildings now have hipped roofs added in the 1970s, except for the six apartment buildings and two row houses (503 and 702), which retained their original flat roofs. Similar buildings, such as apartment houses and row houses were all clustered together, further reducing variety, especially from the surrounding streets.

Parkside Addition was planned with the view of avoiding the monotony of the original Parkside Homes and producing more comfortable living environments, but the design was only partly successful in achieving these goals. The Addition sits on a smaller, more compact, nearly square parcel, and has a lower density than the original Parkside Homes. Buildings take up 16.4 percent of the site and there are 19.2 dwelling units per acre. However, most of the space not taken by buildings is devoted to driveways crisscrossing the project and thirteen small parking lots scattered throughout the complex.

There are pedestrian walkways between buildings and a large open pedestrian mall, roughly 120 feet wide and 340 feet long, extending east to west through the center of the Addition. This was originally equipped with a "spray pool" in its center, but no evidence of the pool has survived. Similar "pools" were designed into the playgrounds of other Detroit public housing projects and presumably were intended to cool off children during the summer months. A Community Building was included on the Addition, correcting one of the chief shortcomings of the original Parkside Homes.

The buildings are almost exclusively two-story, rectangular structures with reinforced concrete frames, which reduced maintenance and insurance costs. They originally had flat roofs, but about half the buildings have timber-framed gabled roofs added in 1995. To produce more variety in exterior appearance, the buildings had walls of brick or concrete cinder block. The cinder block was covered in white stucco, which over time has been painted in various pastel shades.

The individual rectangular buildings vary in length, but they are arranged end-to-end in parallel lines on the identical alignment, much like soldiers in formation. Despite the intent of the architects to eliminate the stark, monotonous appearance of the original Parkside project, the Addition is even less interesting visually. The overall layout followed "the principle of scientific orientation," with the buildings aligned 30 degrees east of north. This allowed the residents to enjoy the benefits of the morning sun in winter while blocking off the hot afternoon sun in summer. Each flat or row house had windows on both sides of the building, allowing for excellent cross-ventilation.[42]

Parkside Addition was designed with proportionately more large flats and row houses (2 and 3 bedroom) than the original Parkside Homes. The distribution of living units is given below:[43]

PARKSIDE ADDITION DWELLING UNITS

	ROW HOUSES	FLATS	TOTAL
2.5 ROOMS	-	8	8
3.5 ROOMS (1 BR)	-	136	136
4.5 ROOMS (2 BR)	95	44	139
5.5 ROOMS (3 BR)	-	34	34
6 ROOMS (3 BR)	38	-	38
TOTAL LIVING UNITS	133	222	355

The distribution of dwelling units is difficult to describe because flats and row houses are routinely intermixed in a single building. The exceptions to this rule are few. Parkside Addition has 55 buildings, with ten of these (Buildings 105, 113, 116, 201, 213, 215, 218, 306, 314, and 404) containing four one-bedroom flats. Three buildings (307, 308, 309) contain four two-bedroom flats. The remaining forty-two buildings have flats and row houses together, with the number of rooms in a single building ranging between thirteen and forty-seven. Taking into account the various size flats and row houses in the complex, there are fourteen different building configurations. The most common type includes either one or two pair of flats, with the entrance to the second story flat on the end of the building, combined with one or two row houses in the middle. One of the ironies of the design of the Addition is that while the size and arrangement of the dwelling units within each building varies widely, the buildings all look virtually the same.

Parkside Homes has not fared well over the past two decades, with increasing abandonment, vandalism, and crime. The eastern third of the original Parkside was entirely abandoned in 1985 and the remaining sections in 1994. The buildings which remain are heavily-damaged hulks, many with severe water damage from long-leaking roofs and others with serious fire damage. Most doors and windows are broken out and most of the buildings have recently served as shelters to four-legged, six-legged, and winged creatures. They have all been thoroughly vandalized and stripped of plumbing fixtures, light fixtures, and wiring. The buildings have lost all integrity in terms of interior fabric. The exteriors are also heavily-damaged with decaying brickwork and signs of vandalism. The aluminum awnings over most of the entrance doorways were stolen for their scrap value. In addition, the entire Parkside Homes complex is badly overgrown with scrub trees, shrubs, and waist-tall grass.

Parkside Addition has survived slightly more intact, but is also in a badly-decayed state. Overall, the Addition is about half occupied, with almost all of the units north of Frankfort Court entirely vacant. Most of the abandoned units still have intact bathroom fixtures, unlike the situation in the original project. The reinforced concrete frames have minimized serious structural damage in the Addition.

The planned rehabilitation of Parkside will include the demolition of roughly two-thirds of the existing buildings. A small number of new townhouses will fill in some of the empty spaces created by demolition. The buildings that survive will have reconfigured interiors, resulting in much larger rooms, more closet and storage space, and fewer units. Two-story townhouses will have in-unit furnaces for heat and hot water. A central heating, ventilating, and air conditioning generator will service the surviving three-story apartment buildings designed for seniors. Overall, Parkside will be less-densely occupied, with convenient parking provided for all buildings.

NOTES

[1]Joseph Thomas Sugrue, The Origins of the Urban Crisis: Race, Industrial Decline, and Housing in Detroit, 1940-1960. Ph.D. Thesis, Harvard University, 1992, 152-154; Joe T. Darden, Richard Child Hill, June Thomas, and Richard Thomas, Detroit: Race and Uneven Development (Philadelphia: Temple University Press, 1987), 155; and Sidney Glazer, Detroit: A Study in Urban Development (New York; Bookman Associates, 1965), 129.

[2]Michael W. Straus and Talbot Wegg, Housing Comes of Age (New York: Oxford University Press, 1938), 34, 42-43.

[3]Detroit Housing Commission, First Annual Report (1933-1934), 9-23. The commission members who served for most of 1934 were Dr. C. Stuart Wilson (Chairman), Duncan Moore, Anthony J. Rathnaw, Mrs. Charles E. George, and Walter H. Blucher. The only full-time staff member was Josephine Gomon, who served as the commission's Secretary and as the Director in 1935 and 1936.

[4]Urban Housing: The Story of the P.W.A. Housing Division, 1933-1936 (Washington, D.C.: Federal Emergency Administration of Public Works, 1936), 37; Michael W. Straus and Talbot Wegg, Housing Comes of Age, 87-90; Mark I. Gelfand, A Nation of Cities: The Federal Government and Urban America, 1933-1965 (New York: Oxford University Press, 1975), 59-61; Timothy McDonnell, The Wagner Housing Act (Chicago: Loyola University Press, 1957), 42-49; and Gwendolyn Wright, Building the Dream: The Social History of Housing in America (Cambridge, MA: MIT Press, 1981), 225.

[5]Detroit Housing Commission, Second Annual Report (1935), 10.

[6]Ibid., 11, 61-67.

[7]"New Housing Opposed: White-Collar Homes Proposed Now," Detroit News, 11 September 1935, p. 31; "Chandler Park Housing Project Given Ickes' Approval," Detroit News, 27 September 1935, p. 2; and "Realtors Protest Housing Project," Detroit News, 26 November 1935, p. 5.

[8]"Housing Site Shift Sought: Councilmen Opposed to Chandler Park Plan," Detroit News, 23 October 1935, p. 9; "Council Resolution Hits U.S. $4,500,000 Housing Project Here--Denounced As Unfair: Vote Will Be Taken at Tuesday Meeting," Detroit News, 8 November 1935, p. 2: "Pitched Battle in Prospect Over White-Collar Housing," Detroit News, 10 November 1935, p. 10; "Tempest Over Housing Dies: Castator Halts Fight on Chandler Park," Detroit News, 13 November 1935, p. 17; and "Labor Indorses Chandler Park Housing Plans," Detroit News, 15 November 1935, p. 5.

[9]"U.S. to Proceed With the Chandler Park Housing Project: Purchase Ordered, Space Is Provided for 785 Families," Detroit News, 14 November 1935, p. 2; "Park Housing Start Is Set: Will Begin in January, Says Mrs. Gomon," Detroit News, 22 November 1935, p. 26; "Housing Project Speeded: Chandler Park Plan Protested Again," Detroit News, 27 November 1935, p. 1; "Chandler Project in Air Again: PWA Hesitates at Action of Council," Detroit News, 28 November 1935, p. 1; "Why Bradley Fights White-Collar Housing: Councilman Calls It Unfair to Taxpayers and Homeowners," Detroit News, 2 December 1935, p. 4; "Another Vote Seen: Bradley and Engel to Reconsider," Detroit News, 3 December 1935, p. 4; and "Park Housing to Go Ahead: Council Drops Fight; Suit Only Threat," Detroit News, 4 December 1935, pp. 1, 2; and "Council Gets Request to Close Streets For Housing: Vacating of Six Asked, Plan Commission's Approval Given," Detroit News, 6 December 1935, p. 4.

[10]"PW Threat Perils Aid For Detroit: Assails Council For Balking Housing," Detroit News, 11 December 1935, pp. 1, 4; Blair Moody, "PWA Assails Councilmen: Housing Foes Viewed as Unrepresentative," Detroit News, 12 December 1935, p. 8; "5 Pledged to Housing in Council: Ewald to Turn Tide in January," Detroit News, 13 December 1935, pp. 1, 4; "Recall Threat Fades in Face of Vote Pledge," Detroit News, 13 December 1935, p. 4; "Park Housing Action Waits: PWA Holds It Open Till Council Votes," Detroit News, 17 December 1935, p. 2; and "Park Housing Start Urged: Mrs. Gomon in East, Asks Project Be Rushed," Detroit News, 8 January 1936, p. 9.

[11]Detroit Housing Commission, Third Annual Report (1936), 2-4 and Donald Slutz, "City Housing Projects Stop: Bids Rejected, Parkside Re-Design Ordered," Detroit News, 11 November 1936, p. 15.

[12]"Parkside Housing Contract Awarded," Detroit News, 19 June 1937, p. 1; "Parkside Housing Start Approved," Detroit News, 10 July 1937, p. 20; "Housing Units Ready in May: Rest of Projects to be Finished by Fall," Detroit News, 21 January 1938, p. 8; and Donald Slutz, "Demand For Parkside Homes Exceeds Supply by 5 to 1," Detroit News, 9 June 1938, pp. 1, 2.

[13]Detroit Housing Commission, Fifth Annual Report (1938), 55-58.

[14]"Park Housing Held Eyesore: Chandler District Says Fears Are Realized," Detroit News, 1 August 1938, p. 6.

[15]" 'Typical Family' Is Chosen First Tenant of Parkside," Detroit News, 24 September 1938, p. 4 and "Families Begin Migration to New Housing Projects," Detroit News, 16 October 1938, pp. 1, 5.

[16]"Straus Flails City Officials: Criticism and Politics Packed in Visit," Detroit News, 3 November 1938, p. 4. Joseph Strong Stringham (1870-1937) was a mining engineer who had worked for the City Engineering Department since 1924, when he began as a research engineer. He was appointed City Engineer in 1931 and held that post until his death in 1937. For more details of Stringham's life, see his obituary, Detroit News, 2 April 1937.

[17]Detroit Housing Commission, Fifth Annual Report (1938), 57 and "775 Families Occupy Residential Units: Details on Incomes, Occupations, Nationalities Reveal Dwellers as Typical American Group," Detroit News, 28 May 1939, pp. 12, 13.

[18]Marguerite Gahagan, "Parkside Homes Become Busy Cooperative Village," Detroit News, 18 June 1939, p. 4; "Women of Parkside Find Canning Guild Is Fun," Detroit News, 6 June 1940, p. 37; and Detroit Housing Commission, Sixth Annual Report (1939), 57-60.

[19]Detroit Housing Commission, Seventh Annual Report (1939), 31, 57.

[20]Donald Slutz, "Parkside Passes Year Test of New Deign For Living," Detroit News, 16 October 1939. p. 9; "Parkside Papas Parade to Celebrate Their Day," Detroit News, 19 June 1939, p. 4; "Parkside Colony Raises Flagpole," Detroit News, 17 June 1940, p. 19; "Prize Gardens Merit Praises: Judges Make Awards for Parkside Homes Winners," Detroit News, 15 September 1940, Section 4, p. 13; and "Crowned by Mayor," Detroit News, 17 May 1941, p. 3.

[21]Donald Slutz, "Parkside Passes Year Test of New Design For Living," Detroit News, 16 October 1939, p. 9.

[22]Gelfand, A Nation of Cities: The Federal Government and Urban America, 1933-1965, 62-65 and Wright, Building the Dream, 227. For a detailed history of the passage of the 1937 act, see McDonnell, The Wagner Housing Act.

[23]Detroit Housing Commission, Fifth Annual Report (1938), 9-10 and Seventh Annual Report (1940/41), 32.

[24]"Council Balks Housing Deal: Refuses to O.K. Contracts for Parkside Addition," Detroit News, 13 September 1938, pp. 1, 2 and Blair Moody, "City Housing Aid Periled: Delay May Cost Part of $25,000,000 Fund," Detroit News, 16 September 1938, p. 33.

[25]Donald Slutz, "Jury to Price Housing Site: Has $100,000 Latitude on Parkside Annex," Detroit News, 6 December 1938, p. 21; "Saves $61,000 for Housing: Jury Cuts Housing Site Price to $67,723," Detroit News, 10 December 1938, p. 7; "Housing Suit Move Balked: Judge Jeffries Denies Plea For Retrial," Detroit News, 19 December 1938, p. 9; "Housing Condemnation Award to Be Appealed," Detroit News, 29 December 1938, p. 10; "Housing Suit Decision Void: Judge Rebuked for Wit by High Court," Detroit News, 7 September 1939, p. 40; and "Jury Allots $49,500 for Parkside Housing," Detroit News, 1 February 1940, p. 6.

[26]"City Housing Chiefs Reply: 'Novel' Buying Methods Are Laid to FHA," Detroit News, 4 March 1939, p. 15; "Council Calls Housing Meeting: Controversy Over Options Brought Into Open," Detroit News, 6 March 1939, p. 2; and "U.S. Housing Bid Explained: Need for Council's O.K. Not Known by Morsell," Detroit News, 7 March 1939, p. 8.

[27]"O.W. Burke Low on Parkside Unit," Detroit News, 19 December 1939, p. 9; "Parkside Housing Units to be Completed December 1," Detroit News, 24 November 1940, p. 2; "First 2 Families Occupy Parkside Homes Addition," Detroit News, 24 December 1940, p. 5; Karl Seiffert, "City Housing Program Moves Steadily Along: 166 Families Now in New Parkside Homes Annex; Plan Goes on in Spite of Council, Herman Gardens Scandal," Detroit News, 13 May 1941, p. 3; Detroit Housing Commission, Sixth Annual Report (1939), 31; and Detroit Housing Commission, Seventh Annual Report (1940/41), 49.

[28]Detroit Housing Commission, Twelfth Annual Report (1946-1948), 13 and Garnet Warfel, "Housing Cloud Becomes a Sunny Ray: 21 Elderly Women Find Doubling-Up a Fine Command," Detroit News, 29 June 1947, Section 1, p. 9.

[29]Detroit Housing Commission, Seventeenth Annual Report (1953), 6; "City to Take Over Two Housing Projects," Detroit News, 9 January 1953, p. 12; and Detroit Housing Commission, Eighteenth Annual Report (1953/1954), 12-13.

[30]"Parkside and Truth Homes to Be Painted," Detroit News, 13 June 1944, p. 21; "Bid Cut $3,950 After Gift Expose," Detroit News, 9 January 1948, p. 9; Detroit Housing Commission, Nineteenth Annual Report, 6, 23; and "$91,410 Contract Awarded by Detroit Housing Commission to Install New Roofs in Old Section of Parkside Homes Near Gray and East Warren," Detroit News, 22 March 1971, p. B-1.

[31]"Aid to Aged Offered in Housing Project," Detroit News, 18 September 1966, p. A-20.

[32]Berl Falbaum, "Parkside School Bid Is Rejected," Detroit News, 15 May 1969, p. A-20.

[33]Don Ball, "Better Security Called Key to Saving Public Housing," Detroit News, 13 July 1978, pp. A-1, A-6.

[34]Kim Trent, "Critics Denounce Plan to Raze Detroit Public Housing Units," Detroit News, 27 November 1991, B-1 and Kim Trent, "Low-Income Units Should be Repaired, Not Razed, Some Council Members Say," Detroit News, 3 December 1991, pp. B-1, B-2.

[35]Valerie Basheda, "HUD Official: Units for Homeless in 'Good Shape,' " Detroit News, 11 December 1991, p. B-2; Kim Trent, "HUD to City: Leave Parkside Residents Alone," Detroit News, 10 January 1992, p. B-1; Kim Trent, "Council Has the Votes to Tear Down Parkside Units," Detroit News, 14 January 1992, p. D-8; and Vivian S. Toy, "City Council Approved Plan to Raze Parkside Homes," Detroit News, 16 January 1992, p. B-3.

[36]Kim Trent, "HUD Rejects City's Plan to Raze Parkside," Detroit News, 10 March 1992, pp. B-1, B-5 and Kim Trent and Brenda Ingersoll, "Kemp Criticized for 'Ignoring' Parkside," Detroit News, 17 March 1992, p. A-9.

[37]Phil Linsalata, "Detroit Rejects Housing Proposal: City Officials Say They Doubted Firm Could Fix Public Project Privately," Detroit News, 8 November 1995, pp. A-1, A-4 and Phil Linsalata, "City Official Cool to Renovation Plan For Parkside," Detroit News, 8 November 1995, p. A-4.

[38]Kathryn Bishop Eckert, Buildings of Michigan (New York: Oxford University Press, 1993), 38, 45, 79, 82, 83, 92, 108, 155, 399, 500, 550 and W. Hawkins Ferry, The Buildings of Detroit: A History (Detroit: Wayne State University Press, 1968), 370.

[39]Urban Housing: The Story of the PWA Housing Division, 1933-1936 (Washington, D.C.: Federal Emergency Administration of Public Works, 1936), 41 and Colonel Horatio B. Hackett, Director, Housing Division, PWA, "How the PWA Housing Division Functions," The Architectural Record 77 (March 1935): 151.

[40]Horatio B. Hackett, "How the PWA Housing Division Functions," 152-167; Alfred Fellheimer, A.I.A., Consultant, Housing Division, Public Works Administration, "Planning American Standards for Low-Rent Housing," American Architect 146 (February 1935), 12-18; "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), 19-28; and "Standards For Low-Rent Housing: Planning Requirements Set Up by PWA Housing Division," The Architectural Record 77 (March 1935), 182-192.

[41]"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.

[42]Detroit Housing Commission, Fifth Annual Report (1938), 63-65; Detroit Housing Commission, Sixth Annual Report (1939), 33-38; and Karl Seiffert, "City Housing Program Moves Steady Along: 166 Families Now in New Parkside Homes Annex," Detroit News, 13 May 1941, p. 3.

[43]Detroit Housing Commission, Seventh Annual Report (1940/41), 32.

SOURCES OF INFORMATION

A. Architectural Drawings: No original drawings have been located at the Detroit Housing Commission. An incomplete set of blueprints have survived, but these are badly faded and otherwise damaged.

B. Historic Views: A search of the Burton Historical Collection of the Detroit Public Library and the Walter Reuther Archives of Labor and Urban Affairs at Wayne State University has yielded no historic views.

C. Bibliography

1. Primary and Unpublished Sources:

Detroit Free Press

Detroit News

Jenkins, Bette Smith. The Racial Policies of the Detroit Housing Commission and Their Administration. Master's Thesis, Wayne University, 1950.

Sugre, Thomas Joseph. The Origins of the Urban Crisis: Race, Industrial Decline, and Housing in Detroit, 1940-1960. Ph.D. Thesis, Harvard University, 1992.

2. Secondary and Published Sources

Albrecht, Donald, editor. World War II and the American Dream: How Wartime Building Changed a Nation (Cambridge, MA: The MIT Press, 1995).

Bauman, John F. Public Housing, Race, and Renewal: Urban Planning in Philadelphia, 1920-1974 (Philadelphia: Temple University Press, 1987).

Capeci, Dominic, Jr. Race Relations in Wartime Detroit: The Sojourner Truth Housing Controversy of 1942 (Philadelphia: Temple University Press, 1984).

C. Bibliography (continued)

2. Secondary and Published Sources:

Darden, Joe T., Richard Child Hill, June Thomas, and Richard Thomas. Detroit: Race and Uneven Development (Philadelphia: Temple University Press, 1987).

Detroit Housing Commission. Annual Reports, 1st (1933/1934) - 18th (1953/1954).

----. 101 Questions and Answers Concerning Slum-Clearance and Low-Rent Housing (1940).

----. Questions and Answers on the Low-Rent Housing and War Housing Programs (October 1943).

Gelfand, Mark I. A Nation of Cities: The Federal Government and Urban America, 1933-1965 (New York: Oxford University Press, 1975).

Gray, George Herbert. Housing and Citizenship . . . . . : A Study of Low-Cost Housing (New York: Reinhold Publishing Corporation, 1946).

Ferry, W. Hawkins. The Buildings of Detroit: A History (Detroit: Wayne State University Press, 1968).

Fisher, Robert Moore. Twenty Years of Public Housing: Economic Aspects of the Federal Program (New York: Harper & Brothers, 1959).

McDonnell, Timothy. The Wagner Housing Act (Chicago: Loyola University Press, 1957).

"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): 19-28.

C. Bibliography (continued)

2. Secondary and Published Sources:

Sanborn Map and Publishing Company. Insurance Maps of Detroit, Michigan, Vol. 19 (New York: Sanborn Map and Publishing Company, 1929, 1929-1957).

Short, C.W. and R. Stanley-Brown. Public Buildings: A Survey of Architecture of Projects Constructed by Federal and Other Governmental Bodies Between the Years 1933 and 1939, With the Assistance of the U.S. Public Works Administration (Washington, D.C.: P.W.A., 1939).

Straus, Michael W. and Talbot Wegg. Housing Comes of Age (New York: Oxford University Press, 1938).

"Title VI Rental Rows Recommended by FHA," American Builder and Building Age 64 (March 1942): 52-57.

Urban Housing: The Story of the P.W.A Housing Division, 1933-1936 (Washington, D.C.: Federal Emergency Administration of Public Works, 1936).

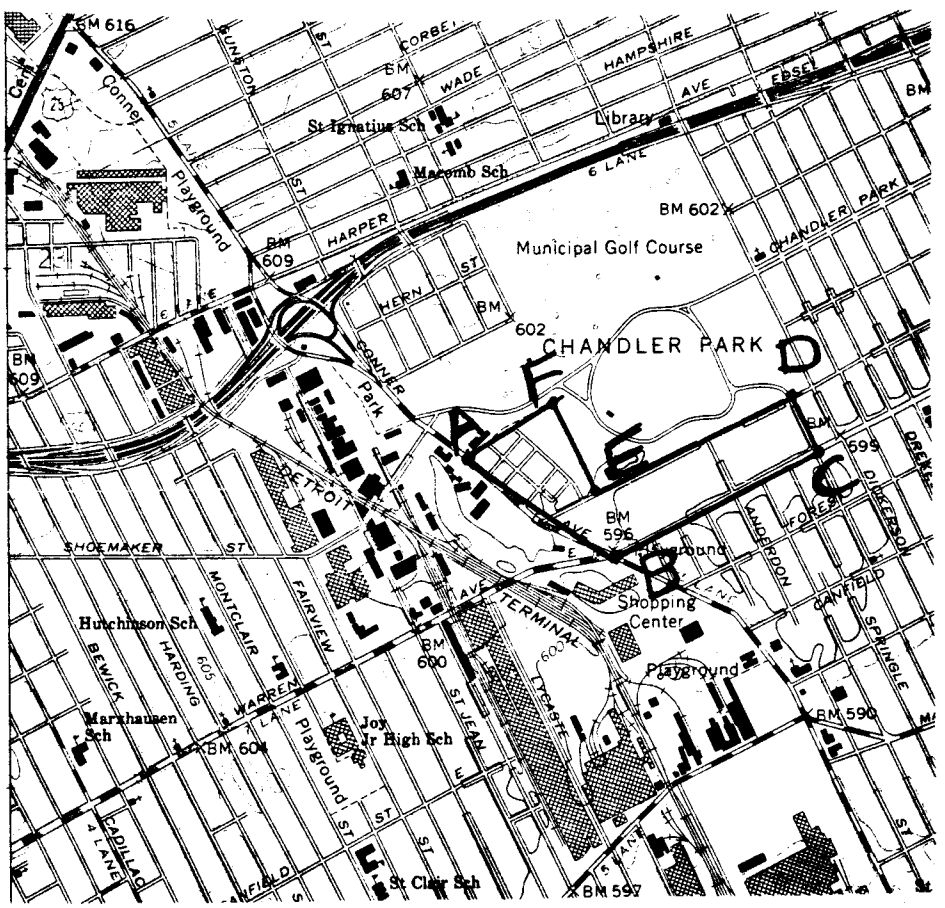
Wright, Gwendolyn. Building the Dream: A Social History of Housing in America (New York: Pantheon Books, 1981).

Wright, Henry. Rehousing Urban America (New York: Columbia University Press, 1935).

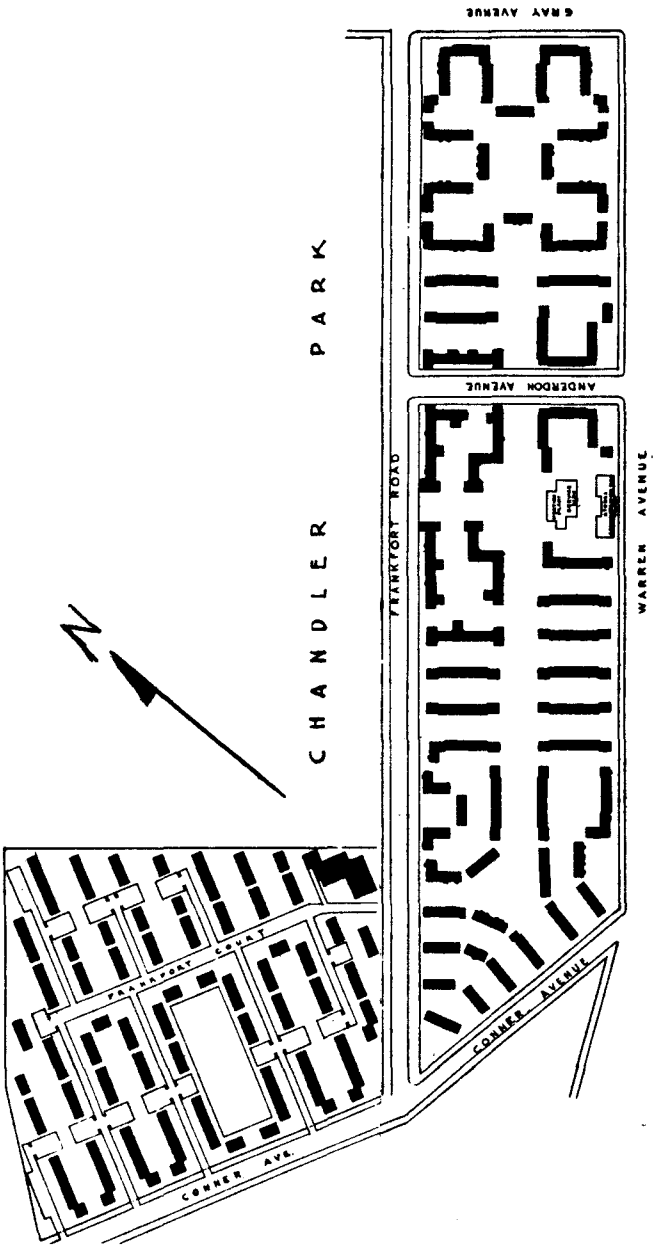
Wurster, Catherine Bauer. Modern Housing (Boston: Houghton Mifflin, 1934).

GROSSE POINTE, MICHIGAN QUADRANGLE, 1:24,000

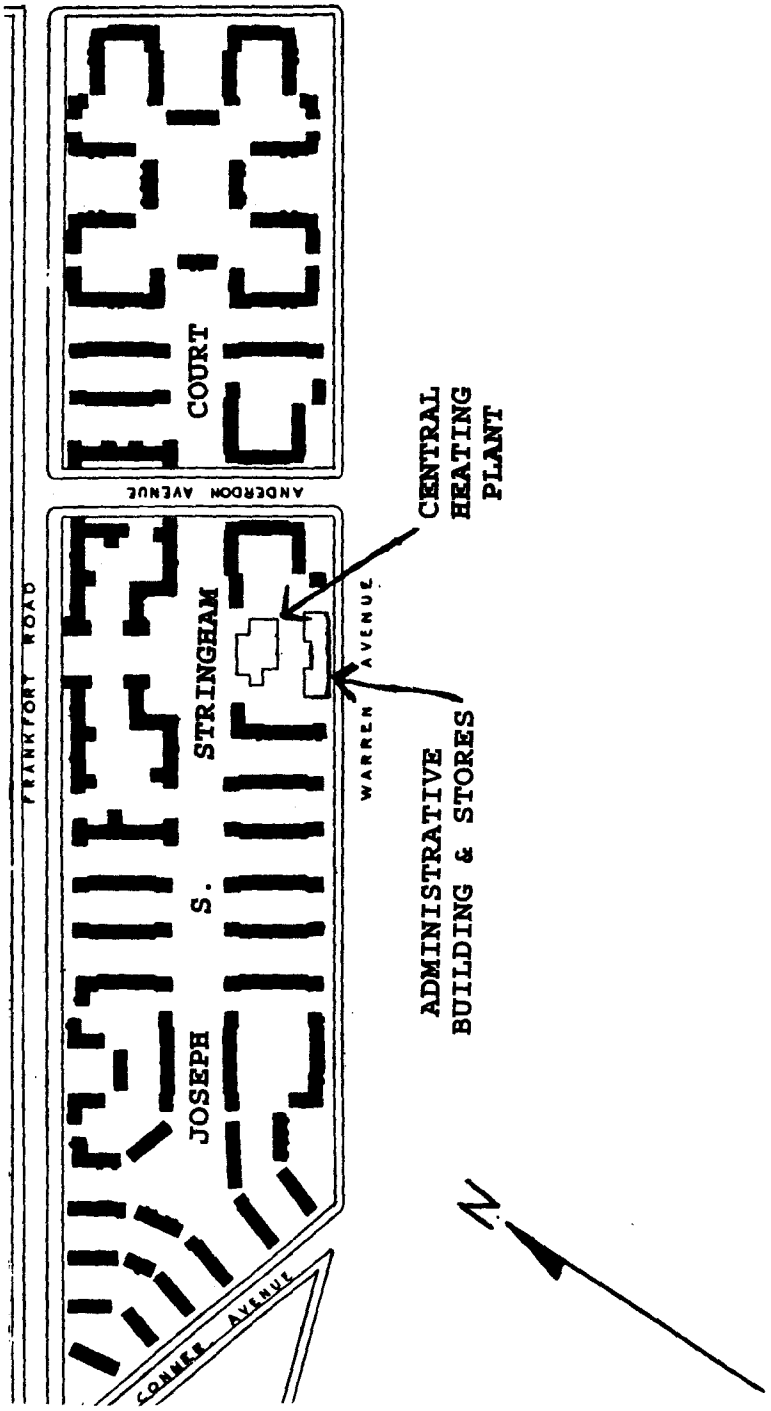
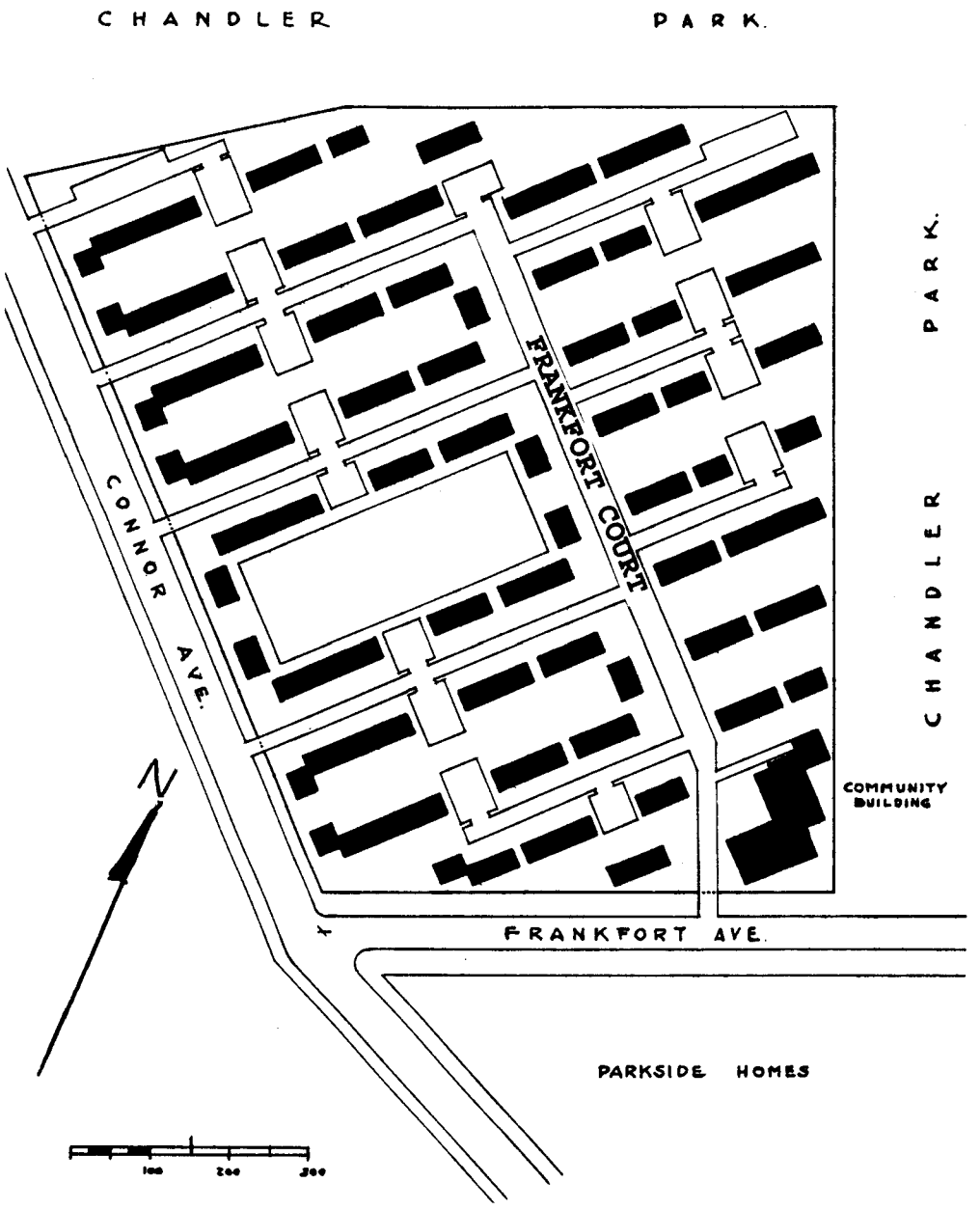
UTM: A: 17.336870.4695000
B: 17.337340.4694680
C: 17.338000.4695000
D: 17.337910.4695180
E: 17.337270.4694880
F: 17.337140.4695180



GENERAL SITE PLAN



SITE PLAN, PARKSIDE HOMES (1938)



SITE PLAN, PARKSIDE ADDITION (1940)