

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

HABS No. MI-409-E

HABS  
MICH  
82-DETRO,  
63E-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

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

HABS  
MICH  
82-DETRO,  
63E-

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

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

Dates of Construction: 1937-1938

Architects: Chandler Park Associates

Builder: John Griffiths & Son Construction Company of Chicago

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

Present Use: Vacant

Significance: The six apartment buildings at Parkside Homes are the only three-story dwellings in the entire complex and are easily the largest residential buildings. Although they comprise only a small share of the fifty-seven residential structures at Parkside, they account for nearly one-third of the dwelling units. Although each of the six has a distinct footprint, the architects used a small number of standard PWA plans arranged in slightly different configurations.

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

PARKSIDE HOMES AND ADDITION,  
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The apartment buildings are three-story brown brick structures with basements and flat roofs. They have solid masonry walls and concrete floors. Fenestration consists of rectangular steel-sash casement windows. Decorative detailing is minimal, with few exceptions. The brickwork is primarily laid in common or American bond, with five courses of stretchers interrupted by a single course of headers. A soldier course sets off the basement level from the upper floors, while projecting stretcher courses visually separate the third story from the first two stories. Some stair towers are set back from the building facade, but others project beyond the facade. At corner locations, the stair tower meets the adjoining walls at a 45 degree angle. Here, brick pilasters that extend slightly from the facade rise from ground level to the third story. Between the pilasters, four horizontal bands of brick decorate the space below the second- and third-story windows.

Two styles of doorways open into stair towers. Both have wide casings and decorative pediments of limestone. The most common have simple triangular pediments, while central or corner entrances have broken pediments set in a larger rectangular casing. Windows have simple limestone sills, but no pediments. The buildings originally had limestone caps extending along the cornice lines, but these have been removed in order to salvage the copper flashing underneath.

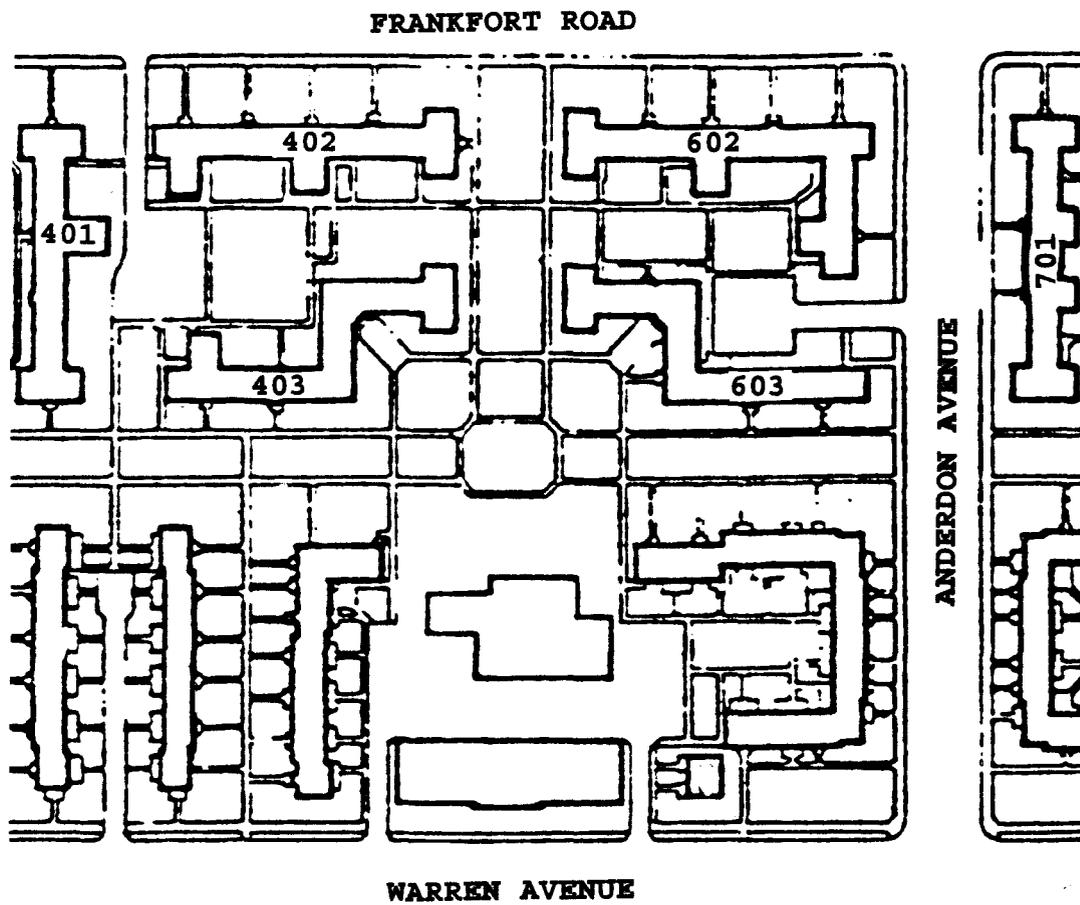
The general footprints of the six apartment buildings are illustrated in the sketch that follows. Buildings 401 and 701 have an overall length of 206 feet 4 inches, while Buildings 402, 403, 602, and 603 have an overall length of 230 feet 6 inches. The apartment buildings are all 27 feet wide throughout their major wings. The floorplans consist of several standard PWA plans "cut and pasted" together to fit the building footprints. Examples of the standard zero-, one- and two-bedroom apartments are provided in the illustrations that follow.<sup>1</sup>

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<sup>1</sup>"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), 21, 23, 24, 26.

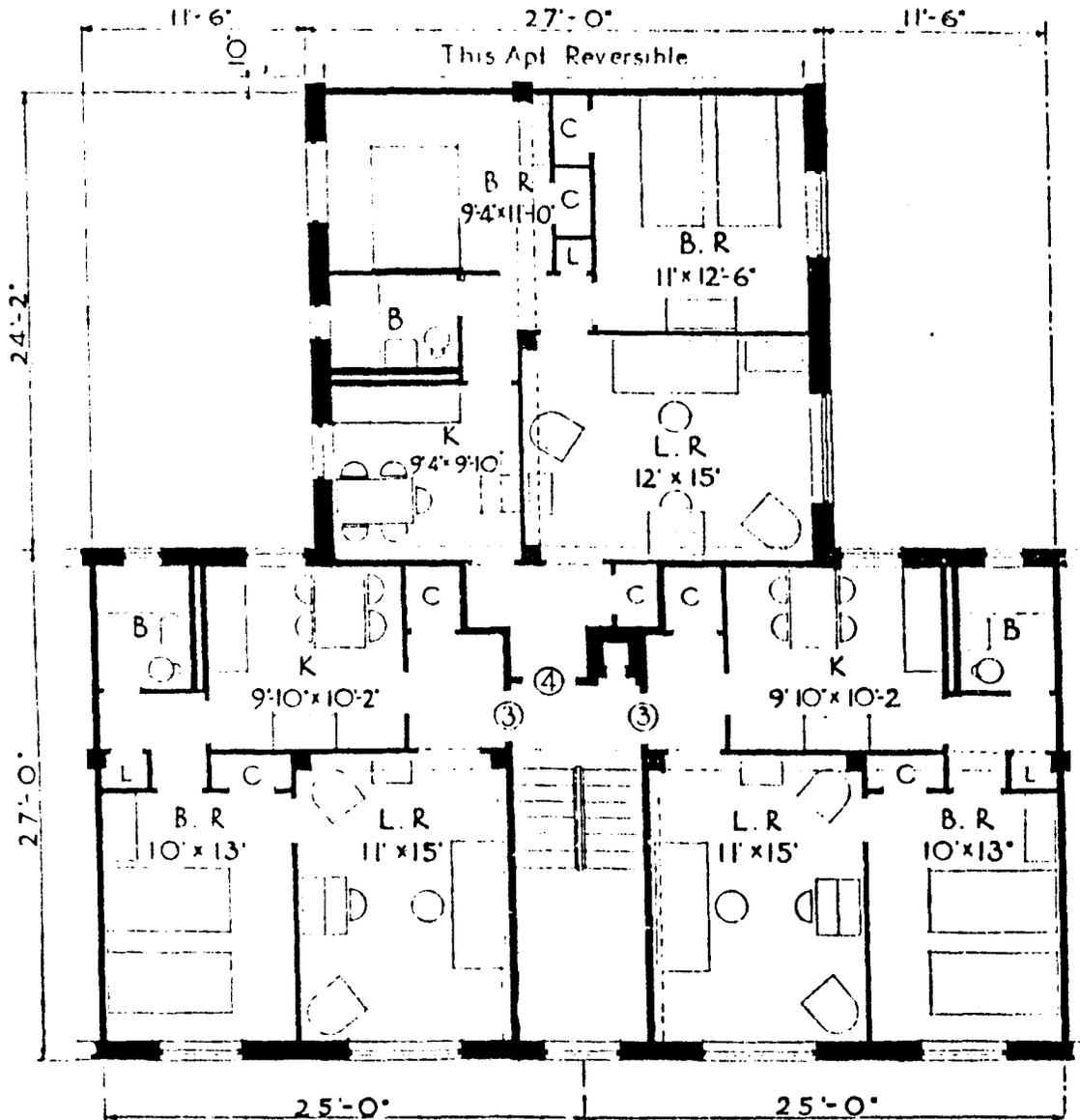
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GENERAL APARTMENT BUILDING CONFIGURATIONS



PARKSIDE HOMES AND ADDITION,  
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TYPICAL PWA STANDARD PLAN UNITS



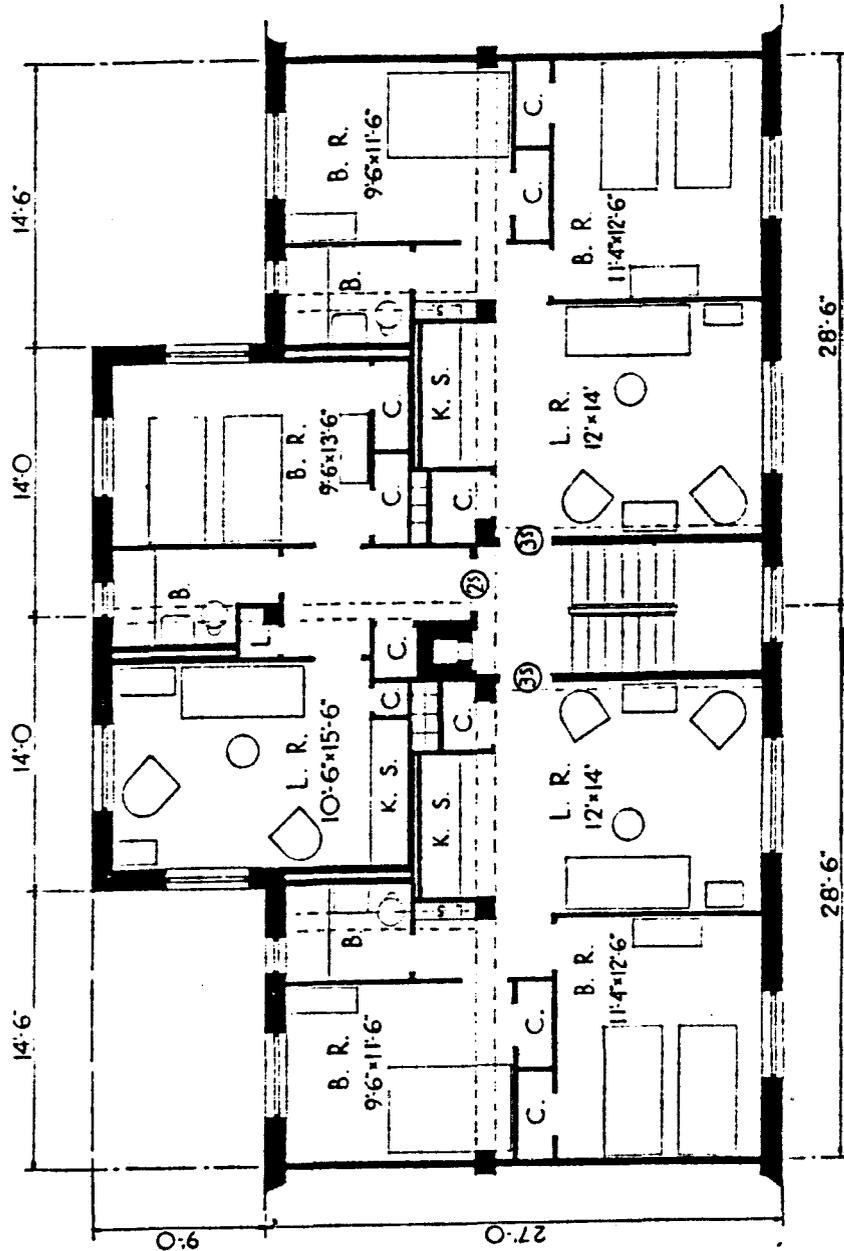
**5**

UNIT - 3 4 - 3

Total gross area per unit - 2002 sq. ft.  
Average gross area per room - 200 sq. ft.

PARKSIDE HOMES AND ADDITION,  
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TYPICAL PWA STANDARD PLAN UNITS



12

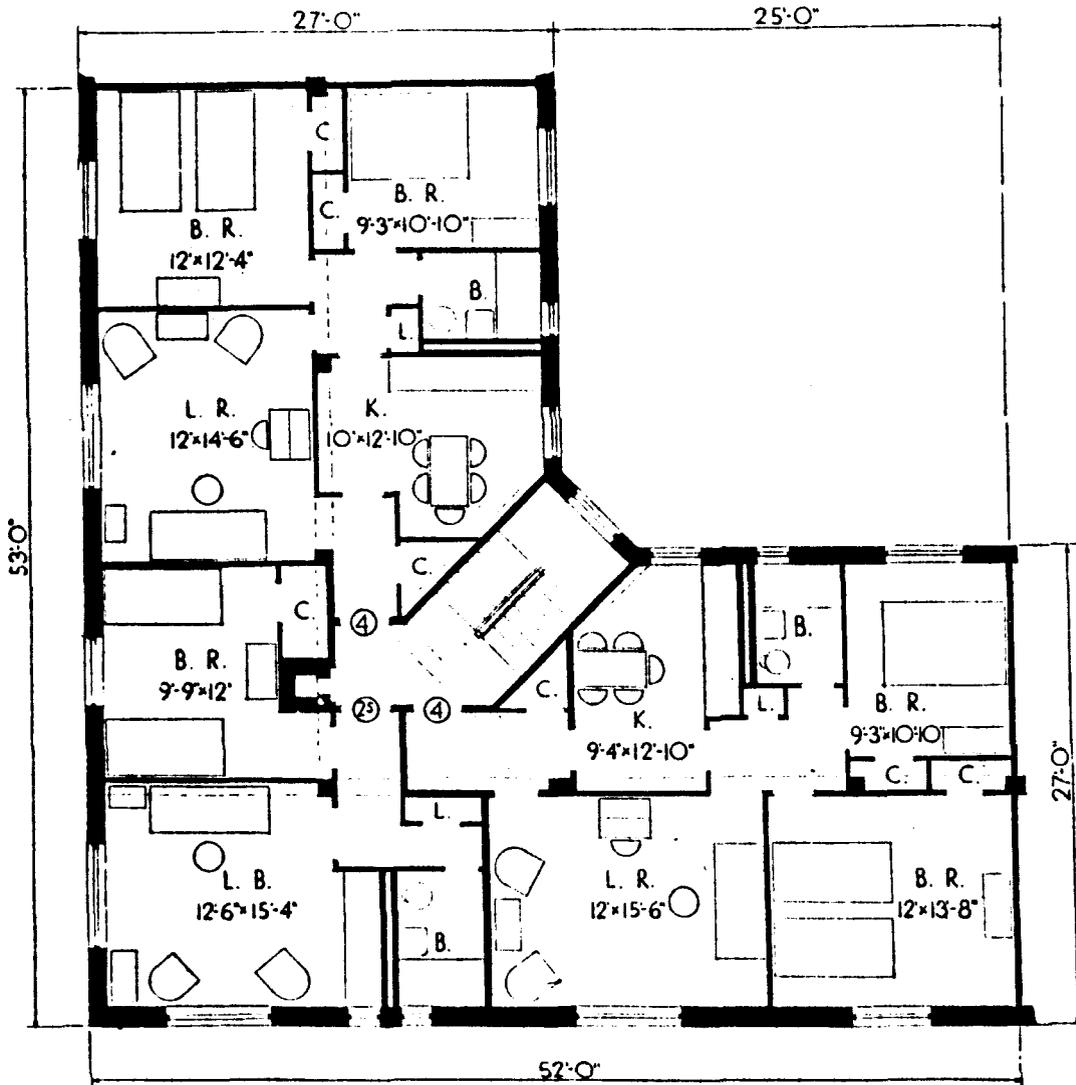
UNIT 3s 2s 3s

Total gross area per unit - 1781 sq. ft.  
 Average gross area per room - 223 sq. ft.



PARKSIDE HOMES AND ADDITION,  
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TYPICAL PWA STANDARD PLAN UNITS



**26**

CORNER UNIT 4-2s-4

Total gross area per unit 2114 sq. ft.  
 Average gross area per room 212 sq. ft.