

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet 1

Item number 10

Page 2

East Jefferson Avenue Residential Buildings Thematic Nomination UTMs.

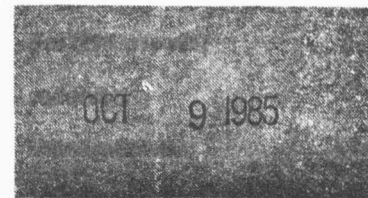
East Jefferson Avenue Residential Buildings Thematic Group  
Detroit, Wayne County, Michigan

- 1) Double House  
(Lopatin and Ward Building)  
547-549 East Jefferson Avenue  
Detroit, Wayne County, Michigan  
UTM References:  
17 E 332000  
N 468830
- 2) The Palms  
(The Palms Apartment Building)  
1001 East Jefferson Avenue  
Detroit, Wayne County, Michigan  
UTM References:  
17 E 332390  
N 4688590
- 3) Ella Thayer House  
1386 East Jefferson Avenue  
Detroit, Wayne County, Michigan  
UTM References:  
17 E 332650  
N 4688700
- 4) The Somerset  
(Parkcrest Apartment Building)  
1523 East Jefferson Avenue  
Detroit, Wayne County, Michigan  
UTM References:  
17 E 332770  
N 4688800
- 5) Pasedena Apartments  
2170 East Jefferson Avenue  
Detroit, Wayne County, Michigan  
UTM References:  
17 E 333080  
N 4688920
- 6) Phillip McMillan House  
2201 East Jefferson Avenue  
Detroit, Wayne County, Michigan  
UTM References:  
17 E 333180  
N 4689030
- 7) Alexander Chene House  
(Little Harry's Restaurant)  
2681 East Jefferson Avenue  
Detroit, Wayne County, Michigan  
UTM References:  
17 E 333480  
N 4689190
- 8) Franklin H. Walker House  
2730 East Jefferson Avenue  
Detroit, Wayne County, Michigan  
UTM References:  
17 E 333620  
N 4689210
- 9) Garden Court Apartments  
2900 East Jefferson Avenue  
Detroit, Wayne County, Michigan  
UTM References:  
17 E 333660  
N 4689240
- 10) Joseph Campen House  
2910 East Jefferson Avenue  
Detroit, Wayne County, Michigan  
UTM References:  
17 E 333700  
N 4689260

AUG 29 1985

United States Department of the Interior  
National Park Service

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1. Historic Name: The Palms  
Common Name: The Palms
2. 1001 East Jefferson Avenue, Detroit, MI
3. Category: Building  
Ownership: Private  
Status: Occupied  
Access: Restricted  
Present Use: Residential
4. Meehan Investments  
405 Rivard  
Detroit, MI 48207
7. Condition: Good  
Altered  
Original Site

The Palms is a six-story apartment building located at the northwest corner of Jefferson Avenue and Rivard Street. The building is U-shaped in plan, with wings extending on the rear side, and has irregular-coursed, rough-face limestone facades. The front (southeast) facade has a central entrance with classical surrounds. With its engaged, octagonal corner towers, four-story bay window above the entrance, belt courses and roff balustrade, the facade treatment is primarily English Renaissance in style. The lot on which the Palms is located slopes downward toward Larned Avenue at the rear causing the high basement, visible on the front facade, to become a fully exposed story on the rear facade.

The Palms was an early luxury apartment building and it remained an elegant residence until the 1930s. Inside the main entrance, a partial flight of stairs leads to the stairwell and elevator lobby; these spaces are decorated with elaborate plaster ceilings. The apartments contain much of their original detail; paneling, fireplaces, carved woodwork, etc. Originally, the apartments in the wings were very large and those in the front portion of the building somewhat smaller.

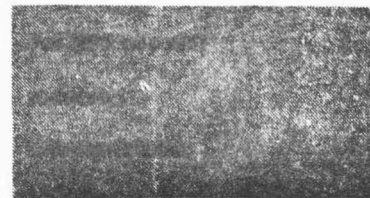
During the Great Depression, economic conditions caused the apartments to be subdivided. Now there are about fifty units in the building, and though they are smaller than original apartments, the subdivision caused minimal damage to the building's important interior fixtures. Exterior changes have been minimal. Several windows were added to the side facades to accommodate the subdivision of apartments.

8. Period: 1900-      Significance: Architecture  
Date: 1903      B/A: Albert Kahn, Architect

The Palms is a relatively early and extremely significant building in the career of its architect, Albert

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Kahn. It marks the beginning of his use of steel-reinforced concrete, a technique which he later perfected in his greatest industrial structures. Kahn, then in partnership with George D. Mason, used reinforced concrete for the floors in the Palms while the walls were constructed of load-bearing masonry. Though Europeans such as Francois Hennebique and Auguste Perret had achieved some success with reinforced concrete about the same time as the construction of The Palms, the use of the new material was still highly experimental.

Albert Kahn's brother, Julius, Chief Engineer for his brother during construction of The Palms, was shortly thereafter to develop a precise, scientific system of reinforcing concrete--the later famous "Kahn System." After the construction of The Palms, Julius Kahn organized the Concrete Steel Company of Detroit (later to become the Truscon Steel Company, and ultimately absorbed by the Republic Steel Company of Cleveland) to manufacture the steel components for use in the "Kahn System." Two years after The Palms was completed, Kahn's design for the Packard Motor Car Company--Detroit's first building with a reinforced concrete structure--was erected.

The Palms was named for Francis Palms, son-in-law of Joseph Campau. Campau was a powerful real estate speculator who was responsible for much of Jefferson Avenue's late nineteenth-century development. Palms was one of the chief investors in the apartment building and had resided not far away on East Jefferson Avenue.

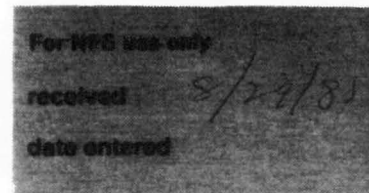
10. Boundary Description: 1001 East Jefferson, Palms Apartment Building.

Lots 4, 5, 10, 11 of the Subdivision of the Rivard Farm P.C. 181. (Liber 12, Page 348).

This is the entire property associated with the structure.

Acreage: less than 1

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Page

Multiple Resource Area  
Thematic Group

Name East Jefferson Avenue Residential TR  
State Wayne County, MICHIGAN

Nomination/Type of Review

Date/Signature

11. Chene, Alexander, House

Entered in the  
National Register

Keeper

Melrose Byrum 10/9/85

Attest

12. Garden Court Apartments

Entered in the  
National Register

Keeper

Melrose Byrum 10/9/85

Attest

13. Hibbard Apartment Building

Entered in the  
National Register

Keeper

Melrose Byrum 10/9/85

Attest

14. Jefferson Hall

Entered in the  
National Register

Keeper

Melrose Byrum 10/9/85

Attest

15. Kean, The

Entered in the  
National Register

Keeper

Melrose Byrum 10/9/85

Attest

16. Manchester Apartments

Entered in the  
National Register

Keeper

Melrose Byrum 10/9/85

Attest

17. Palms, The

Entered in the  
National Register

Keeper

Melrose Byrum 10/9/85

Attest

18. Parker, Arthur M., House

Entered in the  
National Register

Keeper

Melrose Byrum 10/9/85

Attest

19. Pasadena Apartments

Entered in the  
National Register

Keeper

Melrose Byrum 10/9/85

Attest

20. Ponchartrain Apartments

Entered in the  
National Register

Keeper

Melrose Byrum 10/9/85

Attest

Ref #  
85002942

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Palms, The (East Jefferson Avenue Residential  
TR)  
Wayne County  
MICHIGAN

Working No. AUG 29 1985  
Fed. Reg. Date: 2-3-87  
Date Due: 9/26/85 - 10/13/85  
Action:  ACCEPT 10-9-85  
 RETURN  
 REJECT  
Federal Agency: \_\_\_\_\_

Entered in the  
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/> original site
		<input type="checkbox"/> moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection



PHOTO: THE PALMS

85002942



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The Palms

East Jefferson Ave. Residential Buildings Thematic  
Group

Detroit, Wayne Co., MI

Resource Analysts, Inc., Dec. 1983

Neg.: Michigan History Division

208 N. Capitol Ave., Lansing

View from south

Photo 2 of 23

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

Multiple Property Cover Sheet Reference Number: 64000324