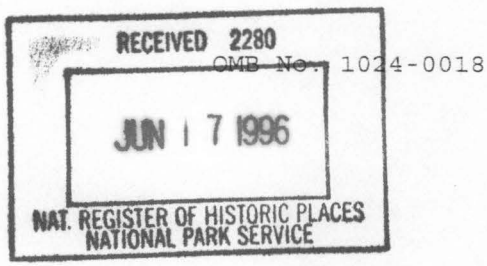


NPS Form 10-900
(Rev. 10-90)



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 and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Royal Palm Hotel

other names/site number Park Avenue House

2. Location

street & number 2305 Park Avenue not for publication
N/A
city or town Detroit vicinity N/A
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 1986, 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 for additional comments.)

Robert B. Inker 6-7-96
Signature of certifying official Date

MI SHPO
State or Federal agency and bureau

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Hotel

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Hotel

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Italian Renaissance

Materials (Enter categories from instructions)

foundation Concrete

roof Asphalt

walls Brick

Limestone

other Terra Cotta

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Royal Palm Hotel
Detroit, Michigan

Description

The Royal Palm Hotel (now The Park Avenue House) is a thirteen story brick and masonry building with Italian Renaissance details located on the corner of Park Avenue and Montcalm just north of Grand Circus Park in an area once considered the heart of downtown Detroit's hotel district. The hotel entrance faces Park Avenue which is a narrow street densely filled with early skyscrapers and commercial buildings built in the early part of this century. It is one of the few buildings that has survived the decline of the neighborhood. The majority of the buildings on the street now sit vacant. It stands one block west of the Fox Theatre, which is listed in the National Register of Historic Places, and just east of the site of the new Tiger Stadium development. Since its construction in 1924, it has been in continuous use as a residential hotel. Although the building has undergone some alterations over the years, it is in excellent condition and still retains its original character as "a downtown hotel with a home atmosphere."

The overall footprint of the building is rectangular, measuring ninety-two feet wide and eighty feet deep. It is thirteen stories tall (lobby and twelve floors) and is one hundred, thirty-five feet in height above finish grade. The building sits over a full basement with a ceiling height of nine feet six inches. The lobby floor is fourteen feet in height, the first through twelve floors are approximately nine and one-half feet in height. The exterior facade material is orange brick on the east (front) and south elevations and yellow brick on the west (rear) and north elevations. On the front and south facades limestone is used at the base on the lower two floors and stone detailing appears on the upper two floors.

The Royal Palm Hotel exhibits the vast expanse of the plain wall surface of the skyscraper relieved with decorative Italian Renaissance detailing. The front (east) elevation has a symmetrical facade composed of seven bays with double hung wood sash windows. Different window treatments emphasize the first, second, fourth, eleventh and twelfth floors. The second, fourth and sixth bays on the second floor have windows with rusticated

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Royal Palm Hotel
Detroit, Michigan

stone surrounds with flat keystone arches that support a frieze with decorative festoons. The center window on the fourth floor has a console supported stone balconet with an iron railing. The second, fourth and sixth bays on the eleventh floor have windows with iron railing balconets and rusticated stone surrounds with broken pediments that support windows with flat keystone surrounds on the twelfth floor. The building is crowned with a denticulated terra cotta cornice that has a line of stone lion heads in the cymatium. The lobby floor has a series of commercial metal recessed bay windows with large wood window boxes at sidewalk level and decorative street lamps between the bays. (These bays are a later alteration and replaced the original storefronts).

The main lobby entrance is through an elaborate Renaissance arch doorway in the center of the front facade. The arch has rusticated pilasters which support a Doric frieze. The frieze consists of triglyphs and metopes, and bears the name Royal Palm carved in stone in the center. The frieze supports a denticulated cornice. Double wood doors with a large single pane of glass sit under a semicircular fanlight in a decorative arch with festoons and keystone. On the second floor directly above the doorway the central windows are flanked by two feminine termini supported by an exaggerated reversed scrolled ancon. This assembly in turn supports the balustraded window balconet of the third floor center window. Two flag poles extending from shield patterned supports flank the second floor central window.

The south elevation continues the pattern of the front (east) elevation. The limestone and orange brick finish of the front facade turns the corner and continues for approximately ten feet on the north elevation. The remainder of the north elevation is plain yellow brick with six bays of single and paired double hung windows. The rear (west) elevation is a plain yellow brick wall with one vertical row of narrow window slots.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Royal Palm Hotel
Detroit, Michigan

Entrance to the hotel is through a small vestibule with marble walls and shell patterned iron grates. A small hallway leads to the main lobby and to the entrances to the two side commercial spaces. The hallway has a groin vaulted ceiling with painted plaster arches spanning the breadth of the hallway. Two decorative wood framed windows and two large wall-mounted medieval iron lighting fixtures are placed on both side walls. An elaborate iron gate (a later addition) at the end of the hallway allows entrance to the lobby. The small intimate lobby has oak wainscoting around the four walls and a matching oak reception counter in the northwest corner. Above the wainscoting are blind arches with decorative gold framing. The vaulted ceiling with a leafy bead and reel cornice is missing its original chandelier. On the west wall are two elevators with decorative carved brass doors and floor indicators with a brass sunburst design. A stairway in the southwest corner leads to the door to the main stairway.

The original lobby floor plan has been altered over the years. Although the hotel entrance and lobby remain the same, the original plan had five stores in the front and a restaurant in the back with separate entrances from the street. That space was later altered to two larger commercial spaces on either side of the building's main entrance and the separate street entrances were replaced with bay windows. The two existing commercial spaces contain a modern restaurant deli and a large unoccupied space that is currently being converted to a bar. Both commercial spaces now only have access from the lobby hallway. The commercial spaces have been completely remodeled with no original architectural details remaining.

The original floor plan of the hotel contained fifteen one-room residential units per floor. Since that time a few of the units have been connected to create larger spaces decreasing the number of units per floor to thirteen. The interiors of the units have been renovated over the years and modern conveniences have been added. The hallways and rooms of the upper floors are plain with no architectural detailing.

=====
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 our 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 a 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
- Community Planning and Development
- Commerce
- _____
- _____
- _____
- _____

Period of Significance 1924-28

Significant Dates 1924

Significant Person (Complete if Criterion B is marked above)

Tuller, Lew

Cultural Affiliation N/A

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 4

Royal Palm Hotel
Detroit, Michigan

Statement of Significance

The Royal Palm Hotel (now the Park Avenue House) is historically significant as it is the oldest hotel in the downtown Detroit area which has continually operated in its original use as a residential hotel since its construction. It is also the only hotel in Detroit of its era that is still in operation. The Book-Cadillac, the Pick-Fort Shelby, the Statler, and the Madison-Lenox Hotels all stand vacant. The Tuller and The Detroitor Hotels have been demolished. The Park Avenue and The Eddystone Hotels have been converted to homeless shelters.

The Royal Palm Hotel was built in 1924 for Lew Tuller, a noted builder of hotels and apartment houses in Detroit. Mr. Tuller came to Detroit at age seventeen from Jonesville, Michigan and began work with a construction firm. Five years later, with capital furnished by Senator Thomas W. Palmer, he became a building contractor. He was one of the first to build apartment buildings on Woodward Avenue, north of Grand Boulevard. He constructed the Saragossa Apartments at the corner of Lothrop and Woodward and the Valencia Apartments next door.

The tremendous growth in the population of Detroit in the early 1900's due to its rapid expansion as an industrial city caused a considerable demand for temporary living space, particularly residential hotels and apartment buildings. In 1907, after acquiring land west of Grand Circus Park, Lew Tuller erected the Tuller Hotel, despite skepticism that the hotel was "too far uptown" from the central business district. The Tuller proved to be such a success that he eventually added five stories to the original building and a few years later built an annex to add an additional 350 rooms. The overwhelming success of the Tuller Hotel inspired Tuller to create a hotel empire. He had visions of a Park Avenue in Detroit similar to New York's. In the mid-1920's Tuller built three more hotels, the Park Avenue, the Royal Palm and the Eddystone, all along Park Avenue just north of Grand Circus Park. The hotels offered accommodations for both transient guests and permanent residents in the "hotel district" of downtown Detroit. The hotels advertised easy accessibility to transportation with locations just one block from two important traffic avenues, Woodward and Cass.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 5

Royal Palm Hotel
Detroit, Michigan

The Royal Palm Hotel was built in 1924 and designed by Louis Kamper, one of Detroit's most prominent architects who was at the height of his career in the 1920's. Kamper had come to Detroit from the offices of McKim, Mead and White in New York and established his own office here in 1888. He was a devotee of the Italian Renaissance style which he introduced to Detroit buildings in an attempt to combine monumental beauty with the commercial style. He is known for the many Detroit landmark buildings that he designed such as the Book Building, the Book-Cadillac Hotel, and the Col. Frank J. Hecker House. He was also involved in the development of Washington Boulevard with the Book brothers and designed other buildings along the boulevard such as the Washington Boulevard Building and the Industrial Building. Kamper designed all three of Lew Tuller's hotels along Park Avenue. The Royal Palm offered 180 rooms with bath, a restaurant and five shops on the first floor.

Tuller apparently overbuilt in Detroit's hotel market. In 1928 he lost the three Park Avenue hotels in foreclosure and was forced into receivership by the Security Trust Co. In that same year Security Trust sold the Royal Palm and the Eddystone to David P. Katz.

David P. Katz was a Detroit financier who made his wealth through hotels and extensive real estate transactions. He owned five Detroit hotels and one in Miami Beach. He owned the Royal Palm until 1966 when the discovery of a \$2 million fraud against him caused the collapse of his business and his health. He died two years later. In 1967 Wilbur Harrington purchased the hotel and renamed it Park Avenue House. In 1990 he transferred ownership to Harrington Properties, Inc. and continues to operate the building today with his son, Sean Harrington.

The Royal Palm Hotel has had only three owners in its seventy-two year history as a continuous operating residential hotel. It has managed to survive when other prominent Detroit hotels have failed.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 6

Royal Palm Hotel
Detroit, Michigan

Bibliography

Burton, Clarence M. The City of Detroit, Michigan 1701-1922, vol.III. Chicago: S.J. Clarke Publishing Co., 1922.

Ferry, W. Hawkins. The Buildings of Detroit. Detroit: Wayne State University Press, 1968.
Detroit City Directory, 1924-1976.

Detroit Building Permit #37823, May 16, 1924.

David P. Katz, Biography File, Burton Historical Collection

Lew Tuller, Biography File, Burton Historical Collection

Verbal Boundary Description

2305 Park Avenue, between W. Montcalm and the Fisher Freeway. AKA Lots 35-36 of the Lothrop's Subdivision Liber 39 Page 430.

Verbal Boundary Justification

Boundary description is the same as the footprint of the building.

=====
11. Form Prepared By
=====
name/title Marilyn Florek, consultant
organization Steven C. Flum, Inc. date May, 1996
street & number 13009 Klinger telephone 313/366-3984
city or town Detroit state MI zip code 48212
=====

=====
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 the SHPO or FPO.)
name Wilbur and Sean Harrington, Harrington Properties
street & number 2305 Park Avenue telephone _____
city or town Detroit state MI zip code 48201
=====

=====
=====
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 the 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 Project (1024-0018), Washington, DC 20503.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Royal Palm Hotel
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MICHIGAN, Wayne

DATE RECEIVED: 6/17/96 DATE OF PENDING LIST: 7/02/96
DATE OF 16TH DAY: 7/18/96 DATE OF 45TH DAY: 8/01/96
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 96000812

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 7-25-96 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register.

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



PARK AVENUE HOUSE (ROYAL PALM)

2305 PARK AVE. WAYNE, MICHIGAN

STEVEN FLUM

42096

4147 TREMPULL AVE.

DETROIT, MI, 48208

SOUTHEAST CORNER

①

HOTEL PARK AVE.



PARK AVENUE HOUSE (ROYAL PALM)

2305 PARK, ^A MICHIGAN

WAYNE
STEVEN FLUM

2/20/96

4147 TRUMBULL AVE.

DETROIT MI. 48208

NORTH ~~EAST~~ CORNER

(2)

PARK AVENUE HOUSE (ROYAL PARK)

2305 PARK, WAYNE, MICHIGAN

2/20/60 STEVEN FLUM

4147 TRUMBULL AVE.

DETROIT, MI 48208

SOUTHWEST CORNER

(4)



1. PARK AVENUE HOUSE
2305 PARK AVE.

2. WAYNE COUNTY, MICH.

3. STEVEN FLUM

4. APRIL 29, 1996

5. 414 TRUMBULL AVE. DET. MI.

6. ~~ENTRANCE~~ LOBBY.

FACES EAST TOWARDS
FRONT DOOR.



1. PARK AVENUE HOUSE
2305 PARK AVE.
2. WAYNE COUNTY, MICH.
3. STEVEN FLUM
4. APRIL 29, 1996
5. 4147 TRUMBULL AVE. DET. MI.
6. MAIN LOBBY,
FACING EAST TOWARDS
ENTRANCE LOBBY/FRONT DOOR



1. PARK AVENUE HOUSE
2305 PARK AVENUE

2. WAYNE COUNTY, MICHIGAN

3. STEVEN FLUM

4. APRIL 29, 1990

5. 4147 TRUMBULL AVE. DET. MI.

6. FRONT ENTRY, DET.

6. MAIN LOBBY, FACING NORTH WEST.



1. PARK AVENUE HOME
2305 PARK AVENUE

2. WAYNE COUNTY, MICHIGAN

3. STEVEN FLUM

4. APRIL 29, 1994

5. 4147 TRUMBULL AVE, DET. MI

6. MAIN LOBBY, FACING NORTH
FACING SOUTHWEST.



1. PARK AVENUE HOUSE
2305 PARK AVENUE

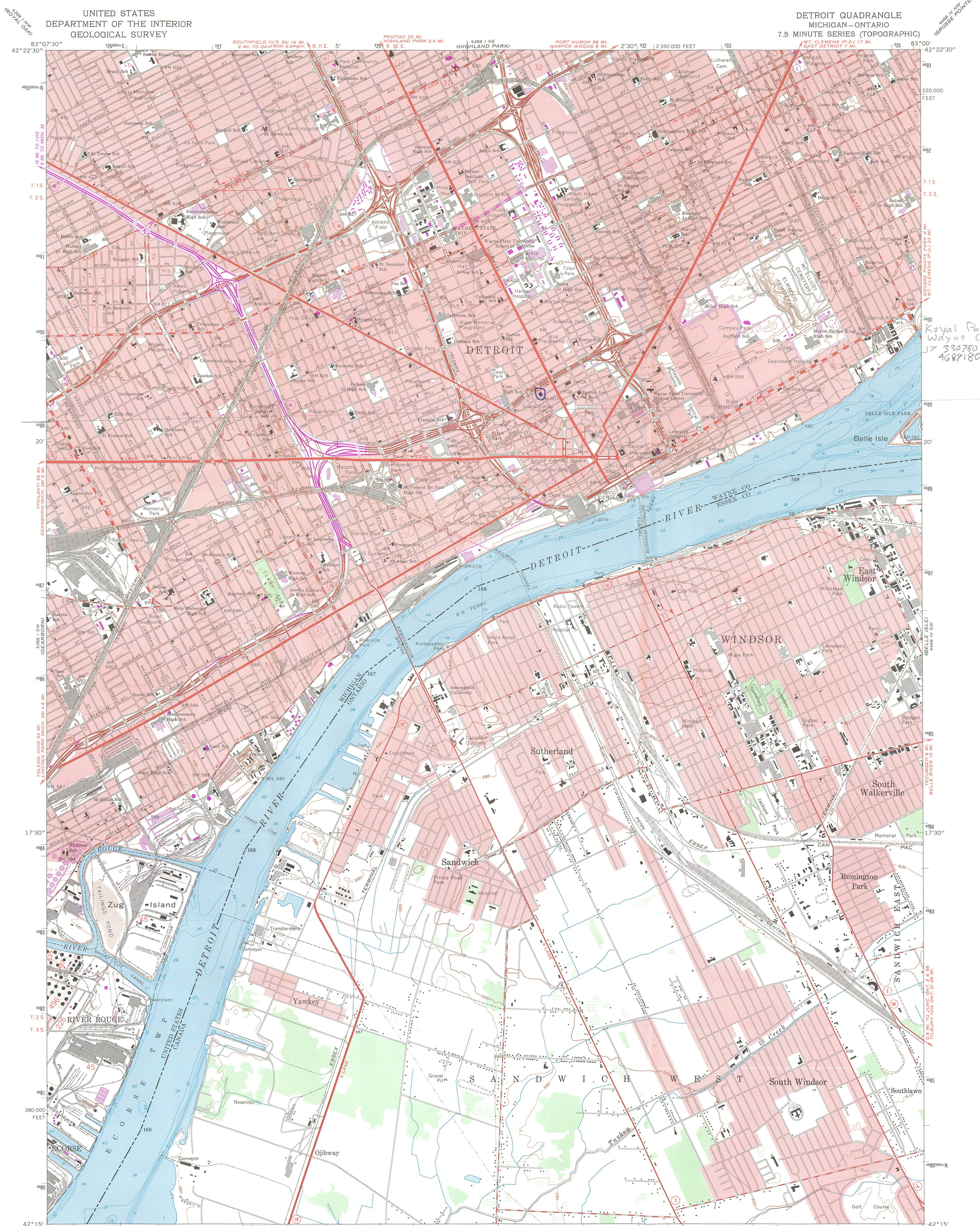
2. WAYNE COUNTY, MICHIGAN

3. STEVEN FUM

4. APRIL 29, 1990

5. 4147 TRUMBULL AVE. DEL., MI.

6. FRONT ENTRY DETAIL
(EAST ELEVATION)



Royal Palm Hotel
Wayne Co., MI
17 330750
4682180

Maped, edited, and published by the Geological Survey in cooperation with State of Michigan agencies
Control by USGS, USC&GS, U.S. Lake Survey, and City of Detroit
Planimetry by photogrammetric methods from aerial photographs
Topography by planimetric surveys 1938. Revised from aerial photographs taken 1966-67. Field checked 1968
Canadian portion copied in part from Windsor quadrangle (1:25 000) 1960, Army Survey Establishment, R. C. E.
Selected hydrographic data compiled from U.S. Lake Survey Charts 41 and 412 (1966). This information is not intended for navigational purposes
Polyconic projection. 1927 North American datum
10,000-foot grid based on Michigan coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks, zone 17, shown in blue
Red tint indicates areas in which only landmark buildings are shown

UTM GRID AND 1980 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
To place on the predicted North American Datum 1983 move the projection lines 7 meters west as shown by dashed corner ticks
There may be private inholdings within the boundaries of the National or State reservations shown on this map

SCALE 1:24 000
1 000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 0 1 2 3 4 5 6 7 8 9 10 KILOMETER
CONTOUR INTERVAL 5 FEET IN THE UNITED STATES AND 10 FEET IN CANADA
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET - DATUM IS RIVER SURFACE AT FOLLOWING STAGES: LAKE ST. CLAIR-571.7 AND LAKE ERIE-568.6
THE U.S. PORTION OF THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND GEOLOGICAL SURVEY DIVISION
MICHIGAN DEPARTMENT OF NATURAL RESOURCES, LANSING, MICHIGAN 48909
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Primary highway, all weather, hard surface
Secondary highway, all weather, hard surface
Light-duty road, all weather, improved surface
Unimproved road, fair or dry weather
Interstate Route
U.S. Route
State Route
DETROIT, MICH.-ONT.
N4215-W8300/7.5
1968
PHOTOREVISED 1973 AND 1980
DMA 4368 I SE-SERIES V862

WVANDOTTED
5887 1/4 MI



STATE OF MICHIGAN

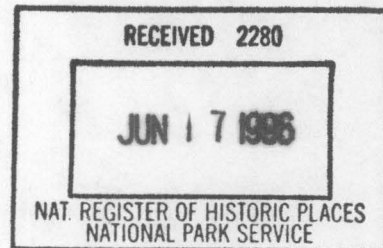


CANDICE S. MILLER, Secretary of State
MICHIGAN DEPARTMENT OF STATE
LANSING, MICHIGAN 48918-0001

STATE HISTORIC PRESERVATION OFFICE
Michigan Historical Center
717 West Allegan Street
Lansing, Michigan 48918-1800

June 7, 1996

Ms. Carol D. Shull, Keeper
National Register of Historic Places
National Park Service
U. S. Department of the Interior
P. O. Box 37127
Washington, D. C. 20013-7127



Dear Ms. Shull:

Enclosed are national register nomination materials for the Royal Palm Hotel in Detroit, Wayne County, Michigan. This property is being submitted for listing in the national register. No letters of objection or other written comments concerning this nomination were submitted to us prior to the submission of this nomination to you.

Questions concerning this nomination may be directed to Robert O. Christensen, National Register Coordinator (517/335-2719).

Sincerely,

A handwritten signature in cursive script that reads "Kathryn B. Eckert".
Kathryn B. Eckert
State Historic Preservation Officer

KBE:roc