

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 Kingston Arms Apartments

other names/site number N/A

=====

2. Location

=====

street & number 296 East Grand Boulevard not for publication
N/A

city or town Detroit vicinity N/A
state Michigan code MI county Wayne code 163
zip code 48207

=====

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.)

Brian D Conway
Signature of certifying official

2/24/99
Date

MI SHPO
State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

=====

4. National Park Service Certification

=====

I, hereby certify that this property is:

☒ entered in the National Register

____ See continuation sheet.

____ determined eligible for the
National Register

____ See continuation sheet.

____ determined not eligible for the
National Register

____ removed from the National Register

____ other (explain): _____

Signature of Keeper

Date
of Action

=====

5. Classification

=====

Ownership of Property (Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing

Noncontributing

 1

_____ buildings

_____ sites

_____ structures

_____ objects

 1

 0 Total

Number of contributing resources previously listed in the National Register __0__

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

__N/A__

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: __Domestic__ Sub: __Multiple dwelling__

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: __Domestic__ Sub: __Multiple dwelling__

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

__Tudor Revival__

Materials (Enter categories from instructions)

foundation __Brick__

roof __Slate__

walls __Brick__

__Concrete__

other __N/A__

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

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Description of Physical Appearance

The Kingston Arms is a four and one-half story Tudor Revival building with twenty-four apartment units. A shop space with a separate street entrance is located in the basement with a short access stair at the corner of the building, originally occupied by a beauty parlor. The building is located at the northeast corner of East Grand Boulevard and Agnes Avenue so there are two street-facing elevations. The building is rectangular in shape with the shorter main entrance front facade facing East Grand Boulevard and the longer side elevation facing Agnes.

The building façades feature predominantly brick masonry, with cast stone trim elements such as upper and lower cornices; bands at the building base, above the first floor and at the roof line; window surrounds at the lower levels; window sills; caps at the stepped roof parapet and a small corner tower; and square medallions. At the upper two floors there are wood timbers recessed into projecting bays in an Elizabethan half-timber manner. There are gable roofs over these bays which help convey a residential character to this larger apartment building. Brick masonry patterns include standard running bond, soldier courses above windows, and a variety of herringbone and other ornamental coursing found in the projecting bay panels. The main entrance consists of a stone surround with a half-round arch over the doorway. Above this arch is a rectangular panel with the building name "Kingston" incised into the stone. The original entrance double door system is still in place. An exterior brick walkway with a herringbone weave pattern and a concrete border leads to the public sidewalk. Original windows are also still in place, with new exterior storm window units added in a rehabilitation project that took place in 1988. The entrance doors and trim, window frames, and the wooden half-timbers were painted a light blue color in the 1988 remodeling project. They will be repainted to more closely approximate the original colors, probably brown. Otherwise, the building façades have received no alterations and remain much as originally built.

The building interior features a high ceilinged lobby with a wainscot of wood paneling on all walls and ceramic tile flooring. Of special significance is the ceramic tile flooring in the lobby which appears to include 2x2 Pewabic tiles inlaid in an unusual diagonal pattern with 4x4 tan colored field tiles. Two rows of 4x4 terracotta colored tiles form a border around this pattern in the lobby. Each of the 2x2 Pewabic tiles has a unique ornamental pattern and/or color glaze combination, exhibiting the range of colors and patterns commonly found in Pewabic tiles. There are over 100 tiles of this type in the lobby floor.

=====

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 _____

☐ Social History _____

Period of Significance ☐ 1924-30 _____

Significant Dates 1924-25

Significant Person (Complete if Criterion B is marked above)

N/A_____

Cultural Affiliation N/A_____

Architect/Builder Jacob I. Weinberg_____

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

=====

9. Major Bibliographical References

=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS) None

 preliminary determination of individual listing (36 CFR 67) has been requested.

 previously listed in the National Register

 previously determined eligible by the National Register

 designated a National Historic Landmark

 recorded by Historic American Buildings Survey # _____

 recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

 X State Historic Preservation Office

 Other State agency

 Federal agency

 Local government

 University

 Other

Name of repository: _____

=====

10. Geographical Data

=====

Acres of Property Less than one

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	17	334640	4690860	3	_____	_____
2	_____	_____	_____	4	_____	_____
<u> </u> See continuation sheet.						

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Section number 8 Page 2

Statement of Significance

The Kingston Arms is a representative example of the eclectic period revival apartment buildings which sprang up along Detroit's major thoroughfares during the 1920s. The building reflects not only the architectural tastes of the day in apartment building design. It also exemplifies and symbolizes the social history of the exuberant period of major population growth in Detroit in the late 1910s and 1920s that was reflected in the rapidly growing number of middle-class apartment buildings in fashionable parts of the city such as East Grand Boulevard.

Historical Context and Significance

Elizabeth Ann Martin wrote in an essay, *Detroit and the Great Migration, 1916-1929*, published by the Bentley Historical Library at The University of Michigan:

Henry Ford's introduction of the Model T in 1908 started Detroit on the road to industrial prominence. War demands accelerated the city's progress and propelled Detroit into a boom dwarfing all previous booms. In less than twenty years, the population of Detroit more than tripled.

The Kingston Arms is a well-preserved example of the apartment house of the 1920's that was built during that time of great prosperity. Following World War I, as a result of the success of the automobile industry, Detroit experienced a period of unprecedented building activity which was said to place third in the nation behind New York and Chicago (Ferry, 1980, 328). The *Detroit Free Press* reported on March 3, 1929 that Detroit was the "fastest growing city in the U.S." This period of overexpansion during the 1920's saw the flourishing of the fashionable apartment house. Apartment buildings were being designed in several sections of the city (Grand Boulevard, East Jefferson/West Village/Indian Village, Palmer Park, Dexter/Davison and Russel Woods/Sullivan Area) by prominent architects such as Albert Kahn, George D. Mason, Charles Morgan, Weidmaier and Gay, Charles N. Agree, Walter Hamacher and others.

The wealthy and middle-class citizens alike began to clamor for the ease of apartment living. The *Detroit Free Press* reported on November 18, 1923:

As in every large city, the trend of people living in Detroit has been toward apartment houses, as may be seen from many huge buildings growing up on the outlying districts. The average American wants convenience, both in the location of his home and in the home itself.

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Along Grand Boulevard, apartment buildings replaced some earlier homes or filled vacant lots. Examples along East Jefferson Avenue include the earlier building of The Palms, designed by George D. Mason and Albert Kahn (1903), and Alden Park Manor, designed by Charles Morgan (1917) and located in the special shoreline apartment district between East Jefferson Avenue and the banks of the Detroit River that begins just east of the Belle Isle Bridge at East Grand Boulevard.

In the adjacent West Village and Indian Village (National Historic Register Districts) areas, several four- to six-story apartment buildings are clustered at Van Dyke and Parker Avenues, designed to harmonize with the existing neighborhood fabric. These include the 1720 Van Dyke (Tudor style), 1099 Van Dyke (Georgian style), 1121 Van Dyke (Prairie style), 1000 Van Dyke (Italian Renaissance style). The Parkstone Apartments is a larger, ten-story Georgian style apartment building located at Parker and Agnes. These apartment buildings were designed in a variety of Revival styles, from Beaux-Arts Classical and Tudor to the more exotic Spanish Moorish and Mediterranean styles. Together with St. Paul Manor and the El Tovar, the Kingston Arms is significant because it provides an exceptional and unique grouping of examples of these Revival styles on the single block of East Grand Boulevard, from Agnes to St. Paul Avenues. The Kingston Arms and St. Paul Manor represent fine examples of the Tudor Revival style. The El Tovar apartment building was listed on the National Register in 1992 and is one of the finest examples of the Spanish Eclectic apartment style that was so popular in many large cities and representative of the romanticism and prosperity of the 1920's decade.

The Grand Boulevard and Belle Isle Park

The creation of Grand Boulevard grew out of the "City Beautiful" planning movements of the late nineteenth and early twentieth centuries. City plans developed around "City Beautiful" concepts usually included wide and elegant thoroughfares and boulevards similar to Baron Von Haussmann's plan for Paris, or the Ringstrasse in Vienna. In 1879, the State of Michigan legislature approved a bill which established a city-wide park on Belle Isle in the Detroit River and the creation of a major boulevard to ring the city leading to the park. The famous landscape architect, Frederic Law Olmsted, designer of Central Park in New York City and park systems throughout the country, was commissioned to prepare the plans for the Belle Isle Park. By 1913, Grand Boulevard encircled the center of the city and was described as the longest continuous boulevard in the world. The boulevard was well landscaped with a great variety of trees, shrubbery and flower beds and soon became the home of many of Detroit's leading citizens. This

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included Mary Chase Perry and her husband, the architect William Buck Stratton, both leaders of the important American Arts and Crafts Movement. Perry was internationally renowned as co-founder of the Pewabic Pottery, and the creator of uniquely iridescent glazed tiles commonly used for flooring or fireplace adornment. She was a major figure in this major design style, and along with other great architects and designers, including Frank Lloyd Wright, helped make the Midwest a center of the Arts and Crafts Movement of the 1900's.

Considered one of the early "Gold Coast" areas of Detroit, East Grand Boulevard consisted of mansions built for the well-to-do of early twentieth century Detroit and stately residences for the burgeoning middle-class. East of downtown Detroit and a three mile distance away, East Grand Boulevard stretches from the Detroit River and the MacArthur Bridge to Belle Isle Park and bends around the inner core of the city until it becomes West Grand Boulevard and reaches the Detroit River near the Ambassador Bridge. Grand Boulevard has historically defined the "inner city" and "middle city" of Detroit. Most of the inner city area, inside Grand Boulevard, was originally built before 1900, while most of the middle city was built between 1918 and 1930. The middle city is a belt (approximately three miles wide) that surrounds Grand Boulevard.

Grand Boulevard maintained its elite status as an address until the 1930's when the Great Depression caused a decline in property values, allowing people with more moderate incomes to move in, and many large residences began to be converted into smaller apartments. This trend continued as more and more residences were converted to institutional uses, including nursing homes, group homes, foster care homes and halfway houses.

The Kingston Arms

According to city building permits, the Kingston Arms was constructed in 1924-25. At the turn of the century and continuing through the 1920's, larger middle class and luxury apartment buildings began to be built in many districts of the city, including the east side of Detroit, in many cases replacing the earlier-built single-family, two-family or smaller apartment residences. The apartment building property is located in Moses W. Field's Second Subdivision as part of Private Claim No. 678, platted and certified in Detroit, Wayne County on September 25, 1888. The platted area now comprises the two blocks between East Lafayette Boulevard and St. Paul Avenue (Lafayette to Agnes and Agnes to St. Paul), between East Grand Boulevard and Field Avenue (formerly Lincoln Avenue). The plat was dedicated by Moses W. Field and Mary Field, his wife. Kingston Arms is located on Lot 81 of the subdivision. The 1915 Sanborn Map shows that the area contained only single-family or two-family residences on these blocks, with the

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Continuation Sheet**

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Field School (built in 1887) located at the northwest corner of Agnes and Field Avenues (now the site of Adult Well-Being Services). The John S. Gray Public Library was located on the southwest corner and this historic building is still in use as the St. Christopher House community center. The site of the Kingston Arms was vacant. It is assumed that the period between 1916 and 1926 was when a series of new apartment buildings were built on this block, including Kingston Arms and St. Paul Manor, El Tovar and another large Norman Gothic Revival apartment building (now demolished) which was located between St. Paul Manor and El Tovar.

The Kingston Arms was constructed by an individual owner who only encountered problems in the building's early days of development. The Kingston Arms (296 E. Grand Blvd.) was initially issued a building permit on November 1, 1916, but due to a lawsuit relating to the ownership of the land, construction of the building was delayed until 1924 when owner Albert A. Rose and his wife Bertha won an appeal in the Circuit Court that allowed him to begin construction. Henry and Catherine Kay, O. Regis McQuirk, Julia A. Carew, Jacob A. Weinberg and Charles Rosenzweig are all involved between 1920 and 1924 in the settlement of the land claims regarding the property. The building's architect is listed in the city's building permits as Jacob I. Weinberg, about whom little is currently known.

Ownership of the lot and building remained unaffected by the Great Depression or the stock market crash in 1929. However on February 24, 1937 the property is listed in the hands of Gustav F. Kalz, who rented the building to the T.F. Norris Company until 1942.

The Kingston Arms has served as an apartment building for its entire occupancy. As listed in the 1925-26 Directory published by R. L. Polk & Company and the 1926-27 Detroit City Directory, the Kingston Apartments (original name of building) was fully occupied, and housed members of various professions. These included Harry Foster, a salesman, William J. Siebert, manager of Enggass Jewelry Company, and John F. Plappert of Hawken and Plappert, a real estate and insurance company. A Mrs. Clara B. Field is listed as resident in apartment number 47 and could conceivably be related to Moses W. Field, the original owner of much land in the area.

Clearly, the apartment building benefited from Detroit's growing commercial successes, and the Kingston Arms had no trouble attracting residents with its respectable Tudor Revival masonry facade and comfortable middle-class décor.

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Continuation Sheet

Section number 9 Page 9

Kingston Arms
Detroit, Michigan

References

Andrews, Wayne. *Architecture in Michigan*. Wayne State University Press, 1982.

Eckert, Kathryn Bishop. *Buildings of Michigan*. Oxford University Press. 1993.

Ferry, W. Hawkins. *The Buildings of Detroit: A History*. Wayne State University Press. 1980.

Martin, Elizabeth Ann. *Detroit and the Great Migration 1916-1929*. Bentley Historical Library Printing Services, The University of Michigan. 1993.

1925-26 and 1926-27 R.L. Polk & Company Directory Publishers found in Burton Historical Center, Detroit Public Library.

City of Detroit Building and Safety Engineering Department Records

Wayne County Register of Deeds and Trust Index

United States Department of the Interior
National Park Service

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Section number _____ Page _____

Kingston Arms Apartments, Detroit, Wayne County, Michigan

Verbal Boundary Description:

Lot 81, Moses W. Field's Second Subdivision of part of P. C. 678, as recorded in Liber 10, page 10, of Plats, Wayne County Records.

Justification:

Entire property associated with building.

=====

11. Form Prepared By

=====

name/title Abraham Kadushin, Principal

organization Kadushin Associates, Architects date Feb. 1999

street & number 1202 Packard telephone 734/663-3519

city or town Ann Arbor state MI zip code 48104

=====

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 Mr. Raynor Hammill, Executive Director

Church of the Messiah Housing Corp.

street & number 231 E. Grand Blvd. telephone _____

city or town Detroit state MI zip code 48207

=====

=====
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.

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Continuation Sheet

Section number _____ Photographs _____ Page 10

Kingston Arms
Detroit, Michigan

The following information is the same for each photograph:

Kingston Arms
Detroit, Wayne County, Michigan
Photographer: Abraham Kadushin
Negatives: Kadushin Associates, 1202 Packard, Ann Arbor, MI 48104

Individual photograph date, description and numbers:

Photo 1
Date: June, 1998
Kingston Arms viewed from southwest, at corner of Agnes Ave. and E. Grand Blvd.

Photo 3
Date: November, 1998
Kingston Arms south elevation, viewed across Agnes Avenue.

Photo 8
Date: December, 1998
Kingston Arms, interior view, first floor lobby showing walls and floor.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Kingston Arms Apartments
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MICHIGAN, Wayne

DATE RECEIVED: 3/11/99 DATE OF PENDING LIST: 3/22/99
DATE OF 16TH DAY: 4/07/99 DATE OF 45TH DAY: 4/25/99
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 99000433

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 4/9/99 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



Kingston Arms, Detroit, Wayne County, Michigan

#1



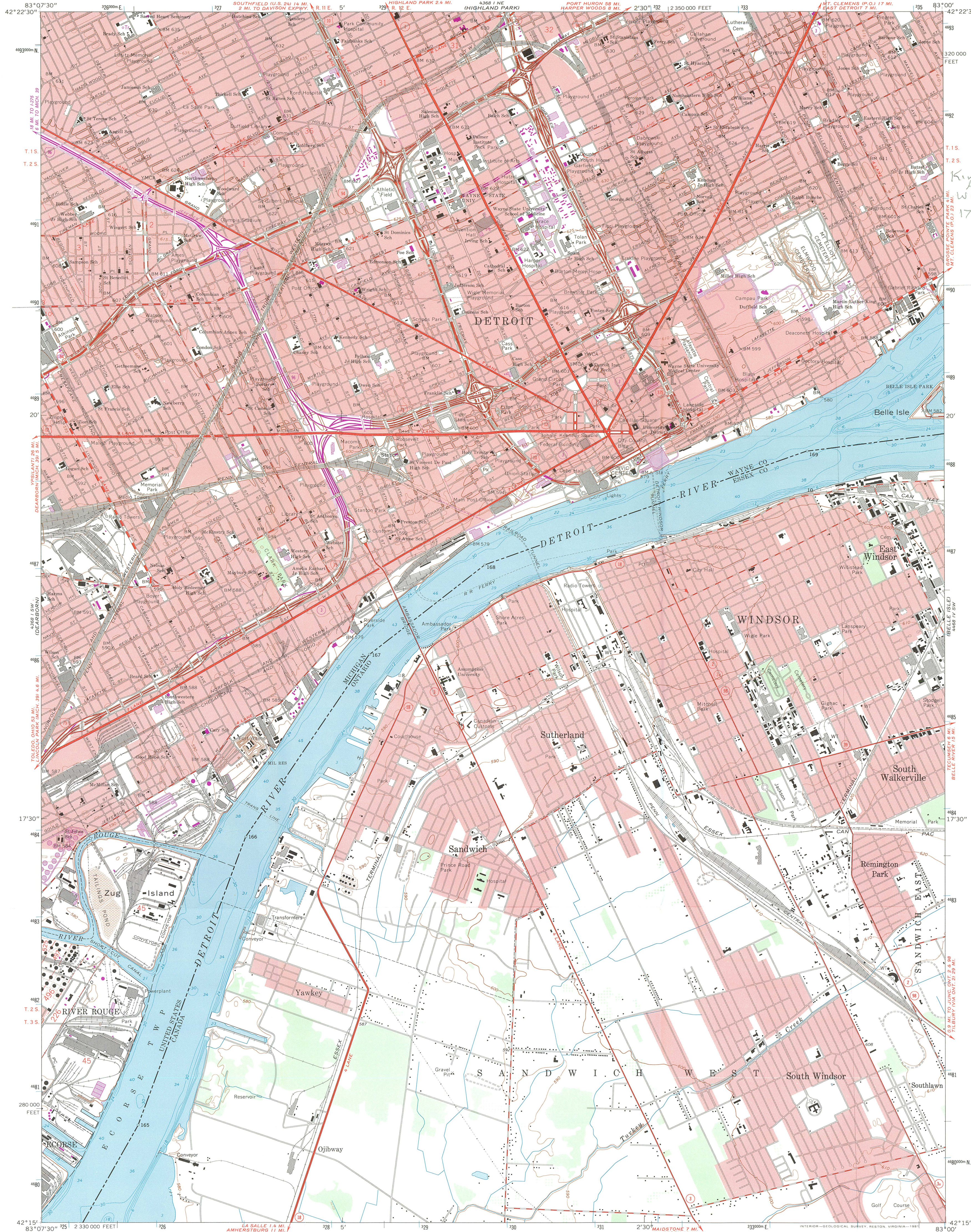
Kingston Arms, Detroit, Wayne County, Michigan



Kingston Arms, Detroit, Wayne County, Michigan #8

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

DETROIT QUADRANGLE
MICHIGAN-ONTARIO
7.5 MINUTE SERIES (TOPOGRAPHIC)



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 planetable surveys 1938. Revised from aerial photographs taken 1966-67. Field checked 1968
Canadian portion copied in part from Windsor quadrangle (1:250 000) 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
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

Revisions shown in purple compiled from aerial photographs taken 1973 and 1978. Map edited 1980. This information not field checked. Canadian portion not revised

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 V882





Detroit Area Art Deco Society

January 20, 1999

JAN 25 1999

Mr. Brian Conway
State Historic Preservation Officer
Michigan Department of State
State Historic Preservation Office
717 West Allegan
Michigan Historical Center
Lansing, MI 48918-1800

Dear Mr. Conway,

The Detroit Area Art Deco Society is writing in support of the National Register designation to 356 East Grand Boulevard (St. Paul Manor) and 296 East Grand Boulevard (Kingston Arms) in Detroit, Wayne County, Michigan. Both these buildings are significant to the development of Detroit's historic East Grand Boulevard and the residential fabric of the Detroit area.

The designation of the structures that are intending to use the Reinvestment Tax Credit will insure their long-term survival and help to stabilize their neighborhood.

Thank you for your support of these historic buildings.

Sincerely,

Rebecca Binno
Preservation Committee Chair

cc: Robin Cohen
Katherine Clarkson



FEB - 4 1999

January 29, 1999

Mr. Brian Conway
State Historic Preservation Officer
Michigan Department of State
717 West Allegan
Michigan Historical Center
Lansing, MI 48918-1800

Dear Mr. Conway:

Please consider this letter a request for your approval of National Register designation to 356 East Grand Boulevard known as St. Paul Manor and 296 East Grand Boulevard known as the Kingston Arms building. Both are located in the city of Detroit, Wayne County.

As a 95-year old business in a long disinvested part of the city, I know from Pewabic's experience that anchors are important to attracting reinvestment. Pewabic Pottery serves as one of these anchors on East Jefferson. The nearby East Grand Boulevard redevelopment projects could benefit greatly from historic designation status and the accompanying Reinvestment Tax Credit.

Neighborhood stabilization is a crucial part of another Detroit renaissance. I hope that you will endorse National Register designation to these two aforementioned buildings.

Sincerely,

Terese Ireland
Executive Director



PRESERVATION WAYNE

DAVID MACKENZIE HOUSE

4735 CASS AVENUE

DETROIT, MICHIGAN 48202

(313) 577-3559

FAX (313) 577-7666

February 1, 1999

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Mr. Brian Conway
State Historic Preservation Officer
Michigan Historical Center
717 West Allegan Street
Lansing, MI 48918-1800

Dear Mr. Conway:

I am writing to add Preservation Wayne's support to the nomination of both the Kingston Arms Apartments (296 East Grand Boulevard) and the St. Paul Manor Apartments (356 East Grand Boulevard) to the National Register of Historic Places. These distinctive structures are significant cornerstones in the fabric of Detroit's Grand Boulevard, one of Detroit's major efforts in its "city beautiful" movement.

As representatives of the apartment building boom of the teens and twenties, these buildings are individually important. They are also important as part of the grand scheme of the up-scale neighborhood stretching through the city from east to west along Grand Boulevard. The efforts of the Church of the Messiah Housing Corporation are important to the larger context of preserving Grand Boulevard as a grand boulevard. Accessibility of reasonably priced housing along grand boulevards is a distinctly American goal where the average person can partake of the best things in life without hindrance of class and caste.

Each individual structure along Grand Boulevard has become critical to the continuity and integrity of the boulevard. The addition of the Kingston and St. Paul apartment buildings to the National Register will fortify the importance and value of the area and help in the complex process of financing their revitalization. Affirmation of the importance of preserving our historic architectural heritage has been achieved with the addition of Michigan's Historic Tax Credit incentives to the tool belt of historic preservation. Designation to the National Register will enable these two projects to be eligible for the MHTC. We urge the approval of the nominations of these historic structures.

Sincerely,

Katherine Clarkson
Executive Director

STAFF

Executive Director

Katherine Clarkson

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Southwest Detroit Business Association
7752 W. Vernor Hwy. • Detroit, Michigan 48209
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FEB 12 1999

Mr. Brian Conway
State Historic Preservation Officer
Michigan Department of State
State Historic Preservation Office
717 W. Allegan
Michigan Historical enter
Lansing, Michigan 48918-1800

February 1, 1999

Brian
Dear Mr. Conway:

I am writing to urge the nomination of the St. Paul Manor and the Kingston Arms apartment buildings to the National Register of Historic Places. These two significant residential buildings are examples of the elegant design created to complement the grand homes on what was once the most desirable street in the city. As Detroit's architectural fabric has disappeared, the value of preserving and maintaining these buildings has increased.

The Islandview Village neighborhood finds itself located in the path of development--- between the burgeoning east riverfront and proposed casinos and its westerly historic district sisters of Indian Village and West Village. The area can take the direction of clearance and new construction(which will occur to some extent, in any case), or develop a preservation ethic that calls for infill and new development. The direction taken by East Grand Boulevard will strongly influence the future of this community.

Sincerely,

Kathleen H. Wendler

CAROLYN CHEEKS KILPATRICK
15TH DISTRICT, MICHIGAN
AT LARGE WHIP
COMMITTEES:
BANKING AND FINANCIAL SERVICES
HOUSE OVERSIGHT



WASHINGTON OFFICE:
503 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-2281
(FAX) (202) 225-6730

DISTRICT OFFICE:
1274 LIBRARY STREET, SUITE 1-B
DETROIT, MICHIGAN 48228
(313) 965-9004
(FAX) (313) 965-9006

Congress of the United States
House of Representatives
Washington, DC 20515-2215

February 4, 1999

Mr. Brian Conway
State Historic Preservation officer
Michigan Department of State
State Historic Preservation Office
717 West Allegan
Michigan Historical Center
Lansing, Michigan 48918-1800

Dear Mr. Conway:

I write in support of the nomination for the Kingston Arms Apartments and the St. Paul Manor Apartments to the National Register of Historic Places because they are representative of the many stately structures in our neighborhoods.

As the revitalization process continues in the city of Detroit, it is indeed a privilege to support organizations seeking venues to make improvements and preserve our historical buildings. It is significant to enhance edifices that already exist in our community to maintain their historic identity.

Again, I support the nomination.

Sincerely,

Carolyn Cheeks Kilpatrick
Member of Congress

February 4, 1999



Mr. Brian Conway
State Historic Preservation Officer
Michigan Department of State
State Historic Preservation Office
717 West Allegan
Michigan Historical Center
Lansing, MI 48918-1800

Dear Mr. Conway:

Cityscape Detroit is a non-profit organization which promotes quality economic development and urban design in the city of Detroit. Historic preservation is an important part of Cityscape's mission. I am writing today to support the nomination of the Kingston Arms Apartments (296 East Grand Boulevard) and the St. Paul Manor Apartments (356 East Grand Boulevard) to the National Register of Historic Places.

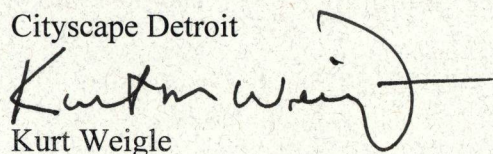
Grand Boulevard is one of Detroit's major streets and holds great historical significance not only for the city of Detroit, but for the whole region. These structures are a critical part of the residential fabric that can be seen along the Boulevard. National Register status will give value and distinction to each building which, in turn, will help to stabilize and preserve the neighborhood in which they are located. Both buildings are significant architecturally because they are representative of typical upscale apartment styles that were constructed during the building boom in the teens and twenties.

National Register status will help the Church of the Messiah Housing Corporation to accomplish their goal of rehabilitating the structures by providing Historic Tax Credits for renovation of these historic buildings.

For these reasons, Cityscape Detroit encourages you to support the nomination of the Kingston Arms and St. Paul Manor Apartments to the National Register of Historic Places.

Sincerely,

Cityscape Detroit


Kurt Weigle

THE SIBLEY HOUSE

P. O. BOX 43735

DETROIT • MICHIGAN

~~48207~~ 48243

313.438.0295

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

February 23, 1999

Ms. Carol D. Shull, Keeper
National Register of Historic Places
National Park Service
800 Capitol Street, NW, Suite 400
Washington, D. C. 20002

Dear Ms. Shull:

Enclosed are national register nomination materials for the Kingston Arms Apartments in Detroit, Wayne County, Michigan. This property is being submitted for listing in the national register. All written comments concerning this nomination submitted to us prior to the submission of this nomination to you are enclosed.

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

Sincerely yours,

A handwritten signature in cursive script, appearing to read "B. Conway".

Brian D. Conway
State Historic Preservation Officer

BDC:roc