

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

For HCERS use only

received MAY 8 1980

date entered JUL 8 1980

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Randolph Street Commercial Buildings Historic District

and/or common

2. Location

street & number 1208 - 1244 Randolph Street _____ not for publication

city, town Detroit _____ vicinity of _____ congressional district 13

state Michigan code 026 county Wayne code 163

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple - see attached sheet

street & number

city, town _____ vicinity of _____ state

5. Location of Legal Description

courthouse, registry of deeds, etc. Wayne County Records, City-County Building

street & number 2 Woodward Avenue

city, town Detroit state MI 48226

6. Representation in Existing Surveys

title Detroit Urban Conservation Survey has this property been determined eligible? yes no

date 1976 _____ federal state _____ county local

depository for survey records Michigan History Division, Department of State

city, town Lansing state Michigan 48918

7. Description

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

Describe the present and original (if known) physical appearance

The Randolph Street Commercial Buildings Historic District consists of six adjacent structures located in the retail heart of downtown Detroit on the east side of Randolph Street between Macomb and Monroe streets facing a wide intersection known as Pingree Square. Several blocks to the east of these buildings is the proposed Greektown Historic District, while directly to the west across Randolph Street is the Cadillac Square Shopping Mall project slated to be redeveloped with a low rise, suburban type, shopping mall. The surrounding buildings are primarily early twentieth century commercial structures and office buildings.

The structures range in height from two to four stories. Only one building, the St. Claire Hotel, formerly at the northeast corner of Randolph and Monroe, has been demolished to alter the original blockscape. At 1208 Randolph, the Odd Fellows Hall, a monumental 50 foot high, four-story by seven-bay example of high Victorian Italianate, was built by the Independent Order of Odd Fellows in 1874. It is load bearing masonry construction. The brick facade is divided horizontally by decorative (including fret motif) belt courses between the floor levels. The main entrance, a later addition, is a stilted arch on simplified columns, flanked by fluted Ionic pilasters on pedestals. The remainder of the ground floor serves as window display area. The second story window treatment includes alternating window heights, stone coping and stone hood moulds decorated with broken pediments ending in rosettes and topped with elaborate anthemion and palmette motifs. Between the ornate hood moulds, are stone tablets of a beehive and festoon, sword and scale with festoon, and rectangular panel tablet with the interlocking circles of the Order of Odd Fellows. The third story windows have squared heads, stone coping between them and become more detailed moving toward the center window. The center stone cap has a bracketed hood mould.

The present appearance of the upper part of the facade is the result of a turn-of-the-century remodeling and the subsequent removal of the metal cornice about 1960. The second belt course directly above the center window of the third floor breaks and arcs upward, creating a space for the carving of the building name. The original mansard roof included an ornamented broken cornice with urn-like finials at either end, a central projecting dormer flanked by lesser dormers. This mansard roof was altered in the late 1890s so that it is now flush and vertical and repeats the same seven bay treatment as the lower stories.

The site at 1218 Randolph was sold to John Owen, real estate developer, on July 1, 1872. Probably shortly thereafter the present four-story, characterically Victorian, commercial structure was constructed. Of load bearing masonry construction, the building is four stories high and three bays wide. The first and second story fenestration was altered at the turn-of-the-century. Third and fourth story windows are framed by narrow projecting brick bands. Each window mould has a small keystone and terminates in a drip cap. The original bracketed metal cornice has been removed.

Number 1224 Randolph, originally almost a replica of 1218, was built in 1874 as the Laitner Brush Factory. It was demolished and replaced in 1929 by the present two-story, white marble branch bank building. The dominant features of the facade is the recessed second-story arched window surmounted by a coffered frieze and gabled parapet. The window is enframed with a wide marble rope moulding and coffered soffit

(continued)

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with side panels.

The site of 1228-30 Randolph was sold on March 1, 1864, by the Brush family to the Kittlesberger family, in whose possession it remained until July, 1969. This Victorian commercial structure, probably built about 1870, is one of a pair with masonry load bearing walls, three bays wide by four stories high, with vertical pilasters separating the bays and horizontal belt courses between the floors. The second and third story window caps are pressed metal and project out from the facade. The fourth has a simple stone surround. The pilasters terminate in pressed metal brackets above the third story. A dentil course runs horizontally between them.

Number 1232-34 Randolph, the twin to 1228-30, (both are frequently listed simply as 1232 Randolph) has much simpler second and third story window treatment with metal window caps. The fourth story windows are identical to those of the fourth story of the adjacent building. The two share a party wall. Both street level store fronts have been altered and the continuous metal cornice, spanning both facades, has been removed. Number 1232-34 was probably also built in the early 1870s by the Kittlesberger family.

Number 1236-44 Randolph is a composite of three buildings. In a photograph taken in the 1890s, a small white two story building adjoins a dark three bay gable-roofed building with Federal or Greek Revival characteristics. A third building, an addition, completes the building at the corner. Later photographs, taken after the turn of the century, show further consolidation with the white structure now contained within the three story facade of the enlarged building. Today only the foundations remain as an indication of this structure's polyglot origins. The center building has a rubble masonry foundation. The small white building has very narrow bricks in its foundation. Larger, more regular bricks appear in the foundation of the corner structure. Although the facades of the buildings have lost architectural distinction in the consolidation process and its modern metal sheathing, tract index information seems to indicate that two of the buildings on this lot may date from the 1840s.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1840 - 1929 Builder/Architect

Statement of Significance (in one paragraph)

The Randolph Street Commercial Buildings are architecturally significant as a rare surviving Victorian commercial streetscape in the heart of Detroit's retail district. The buildings include an interesting range of Victorian Italianate designs as well as a rare survivor of the 1840s and an interesting 1920s marble store front structure.

Although the buildings were continuously altered over the years at the first floor level and two had new top stories added, they retained their characteristic Victorian brickwork and metal window hoods. Unfortunately, a city-sponsored cornice removal program in the 1950s resulted in the loss of all of the fine bracketed entablatures on Randolph Street as well as most of the other wood or metal cornices in the city.

Historically, Randolph Street has been a center of retail activity in downtown Detroit since it was first settled in the 1840s. The building on the corner of Macomb is a remnant of this earlier period. Over the succeeding decades, as the city spread north from the river to the Pingree Square area, the demand for retail space prompted the construction of larger commercial structures such as the Odd Fellows Hall Building, 1218-24 and 1228-30. The area flourished as a shopping district into the twentieth century, but escaped the wholesale rebuilding that occurred in other areas, such as Woodward Avenue and the financial district. Only Number 1224, the twin to 1218, was replaced by a new branch bank building in 1929.

Over the years the Randolph Street Buildings have housed a great variety of commercial enterprises. The earlier tenants included the Independent Order of Odd Fellows and the Laitner Brush Factory ("over 300 kinds of brushes and other varieties kept in stock"). A gas lamp company was later joined by an electrical supply concern. Photographers, sculptors, artists and architects found space here. Medical, dental, legal, insurance and real estate offices appeared before 1900. The street offered a druggist, a barber, jewelers, tailors, printers, publishers and a plumber. Restaurants and saloons, a wine shop, numerous cigar stores and a laundry utilized this diverse commercial district. By the early 1900s the area was dominated by dry goods and clothing establishments---shoes, hats, gents furnishings. It is still one of Detroit's most viable retail clothing markets.

The Randolph Street Commercial District thrives in contrast to the general decline of retail business in the Detroit central business district. More than half of the buildings are owner occupied and operated. The practice of bartering that disappeared with the fixed price department store of the late 1800s still operates in the clothing and shoe stores in the district. According to a Detroit Free Press article dated November 1978, "it is a lively area, music booming from the stores; an ethnic area, where the black working class comes to buy clothes." It is unique to downtown Detroit, and an ongoing part of Detroit's commercial and social history.

(continued)

9. Major Bibliographical References

Detroit Free Press

Farmer, Silas. History of Detroit and Wayne County, (Detroit, 1884)
(continued)

10. Geographical Data

Acreege of nominated property approx. 1 1/4 acres

UTM NOT VERIFIED

Quadrangle name Detroit

Quadrangle scale 1:24000

ACREAGE NOT VERIFIED

UMT References

A 1 7 3 3 1 5 2 0 4 6 8 8 7 3 0
Zone Easting Northing

B [] [] [] [] [] [] [] []
Zone Easting Northing

C [] [] [] [] [] [] [] []

D [] [] [] [] [] [] [] []

E [] [] [] [] [] [] [] []

F [] [] [] [] [] [] [] []

G [] [] [] [] [] [] [] []

H [] [] [] [] [] [] [] []

Verbal boundary description and justification All of the lots on the east side of Randolph Street that front on Randolph Street between Monroe and Macomb Avenues with the exception of the lot at the northeast corner of Monroe and Randolph. The intent being to include all of the land occupied by the six structures numbered 1208-1244 Randolph Street.

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title Leslie J. Vollmert, Historic Preservation Coordinator

organization Michigan History Division date February 21, 1980

street & number Department of State telephone (517) 373-0510

city or town Lansing state Michigan 48918

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *Walter M. Bigelow*

title Director, Michigan History Division date 5/6/80

For HCRS use only

I hereby certify that this property is included in the National Register

Lynn D. Beebe date July 8, 1980

Keeper of the National Register

Attest: *Emma Jane Saxe* date 7-1-80

Chief of Registration Regional Coordinator

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On September 7, 1979, the Randolph Street Buildings were determined to be eligible for listing in the National Register. The Keeper's opinion was sought as a result of the possible impact of the Cadillac Square Mall project upon the buildings.

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Palmer, Friend. Early Days in Detroit, (Detroit, 1906)

Detroit Census Tract Index

Detroit City Directories, Detroit Building Permits

Property

Randolph Street Commercial Buildings Historic District

State

MI, Wayne

Working Number

5.8.80.1290

80004404

TECHNICAL

CONTROL

Photos

5

Maps

1

HISTORIAN

Blockscape of Italianate style commercial buildings, 1929 marble store front replacement bldg. and corner bldg. which contains 1840s portions with later 19th C. additions.

Accept.
Safe
7-1-80

ARCHITECTURAL HISTORIAN

Bldgs. determined eligible Sept. 7, 1979. Architecturally significant as one of very few remaining streetscapes of Victorian style in downtown Detroit. Significant as one of only

ARCHEOLOGIST

2 areas in downtown which conveys late 19th assoc'n. ~~to~~ detail ~~associations~~ activities, illustrates commercial development over 50 yr. period in Detroit. Alterations to cornices occurred in 1950s.

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

Accept.
Safe
7-1-80

BRANCH CHIEF

Determined eligible in Sept. 1979. SHPO maintains that the turn of the century bldg. at the end of the row (now Serman's Clothing Store) is present beneath the modern sheathing. Accept as one of few late 19th c. streetscapes remaining in downtown Detroit.

KEEPER

Accept
L. Deba
7/8/80

National Register Write-up _____

Send-back _____

Entered JUL 8 1980

Federal Register Entry _____

Re-submit _____



YOUR MONEY
O-BAC

CARL SCHNEIDER
RESTAURANT
AND SALOON
MEALS
AT ALL HOURS
OYSTERS
IN EVERY STYLE.

SALZ & GNAU
DRY GOODS HOUSE.

METROPOLITAN BLDG

J. HENRY
PIANO & CO.
ALL KINDS OF MUSICAL
AGENTS FOR THE WORLD
OR - ST

#2

@ 1890

Reproduced From Original
in The
BURTON HISTORICAL COLLECTION
DETROIT PUBLIC LIBRARY
This Copy is Made For Reference
Permission For Reproduction
Must Be Secured From
Burton Historical Collection
Detroit Public Library

RANDOLPH STREET COMMERCIAL BUILDINGS, 1208-1244 Randolph
Street, Detroit, Wayne County, MI.

Photographer: unknown

Date: c. 1890

Negative: Burton Historical Collection
Detroit Public Library

View: Looking southeast from Macomb St.

Photo #: 1 of 5

JUL 8 1990

MAY 8 1990

1208
1244



THE ONLY SUGAR FOR COOKING
CRYSTAL
Domino Granulated
IN 2-3-4-5 SEEALED PACKAGES
THE DOMINO SUGAR REFINING CO.

DELIEVES DRINK
Coca-Cola

WINTER...
\$15.

HOTEL
ST...
CL...
RATES...
EVERY MAN \$1.50
AMER MAN \$2.50

JEWELRY

\$15

CLOTHE

BILLIARD ROOM

BIL...

HAT STORE

BILLIARDS

Azora CIGAR

POOL ROOM

SHOES

ROYAL CREDIT

JEWELRY

HATS

1270

BRUSH

3

March 1914

FROM THE
MANNING BROS!
COLLECTION

THIS PHOTO MAY NOT BE REPRODUCED
WITHOUT THE PERMISSION OF
MANNING BROS. COMMERCIAL PHOTOGRAPHERS
16300 BRUSH STREET HIGHLAND PARK 3, MICH.

RANDOLPH STREET COMMERCIAL BUILDINGS, 1208-1244 Randolph
Street, Detroit, Wayne County, MI.

Photographer: unknown
Date: April, 1915
Negative: Manning Brothers Commercial Photographers
16300 Brush St., Highland Park, MI.
View: Looking southeast from Macomb Street.
Photo #: 2 of 5

JUL 8 1930
MAY 8 1930



Music Hall

SERMAN'S CLOTHES

BROADWAY SHOES

CANCELLATIONS MEN'S SHOES

BARBER SHOP

DISCOUNT men's shoes

Todd's

THE STORE YOU READ ABOUT
in Playboy Esquire
LIFE EBONY GQ
HERE IT IS!
Todd's
Clothes
detroit Toledo
detroit Toledo Toledo Toledo Toledo Toledo Toledo Toledo Toledo Toledo Toledo

TODD'S
PARKING

RANDOLPH STREET COMMERCIAL BUILDINGS, 1208-1244 Randolph
Street, Detroit, Wayne County, MI.

Photographer: Les Vollmert

Date: March, 1980

Negative: Michigan History Division, Dept. of State
Lansing, MI. 48918

View: Looking northeast from Monroe Street.

Photo #: 3 of 5

JUL 8 1980
MAY 8 1980



SMOOTH AS SILK
KESSLER

SMOOTH & FRESH
KODOL SUPER LIGHTS

CANCELLATIONS

SERMAN'S
CLOTHES

SERMAN'S
CLOTHES

BROADWAY SHOES

CANCELLATIONS
MEN'S SHOES

BEAUTY
SALON

DISCOUNT
men's shoes

GO'S

LOW RATE
SHOES



62

APRIL 1979

RANDOLPH STREET COMMERCIAL BUILDINGS, 1208-1244 Randolph Street, Detroit, Wayne County, MI.

Photographer: unknown

Date: April, 1979

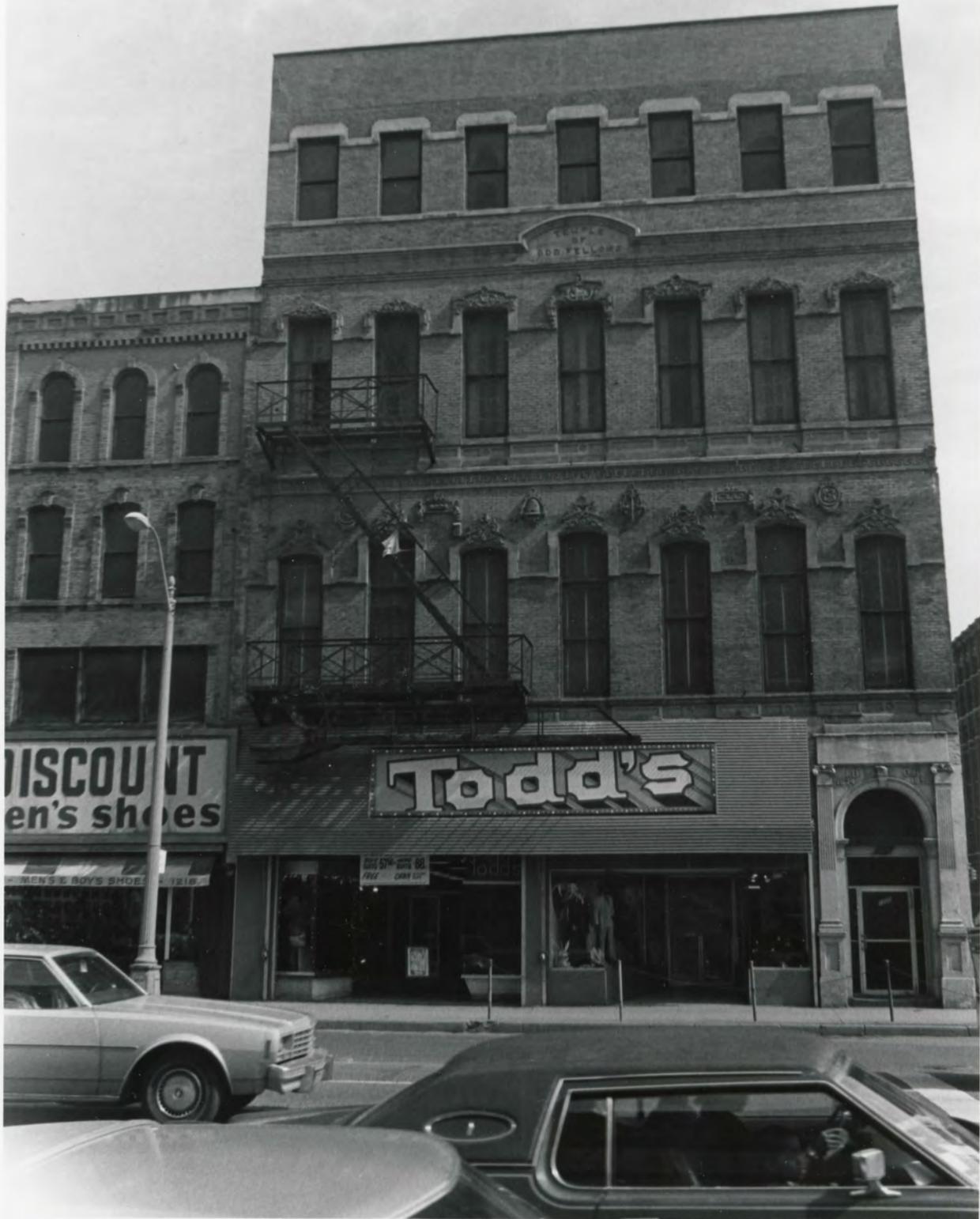
Negative: unknown location

View: Looking southeast from Macomb Street.

Photo #: 4 of 5

JUL 8 1980

MAY 8 1980



DISCOUNT
men's shoes

Todd's

MEN'S & BOYS SHOES

SALE ONLY



RANDOLPH STREET COMMERCIAL BUILDINGS, 1208-1244 Randolph
Street, Detroit, Wayne County, MI.

Photographer: Les Vollmert

Date: March, 1979

Negative: Michigan History Division, Dept. of State
Lansing, MI. 48918

View: Looking east at the Odd Fellow's Hall.

Photo #: 5 of 5

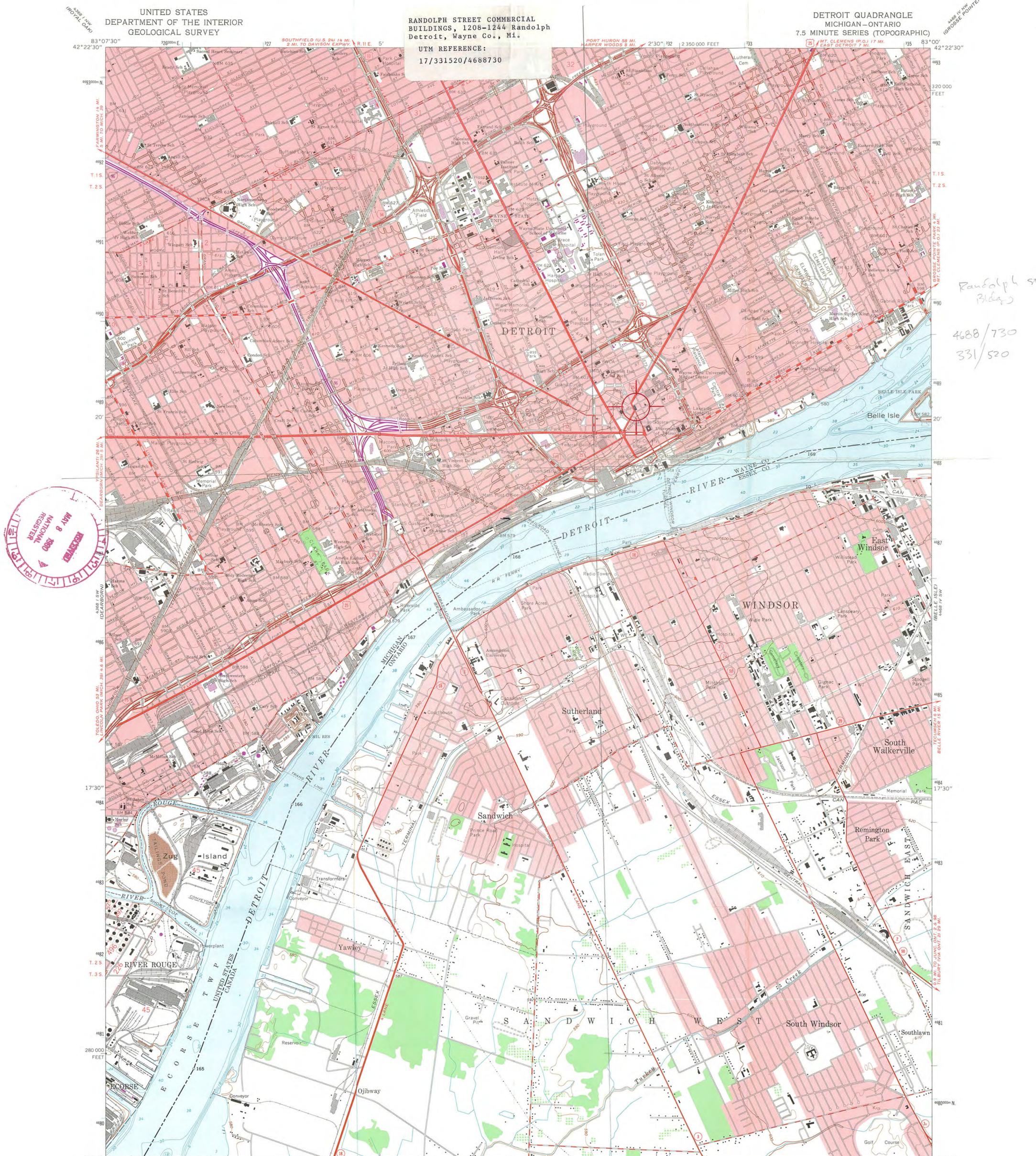
JUL 8 1980

MAY 8 1980

UTM REFERENCE:
17/331520/4688730



Randolph St.
Bldgs
4688/730
331/520



Mapped, 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.

SCALE 1:24 000
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 KILOMETER
CONTOUR INTERVAL 5 FEET IN THE UNITED STATES AND 10 FEET IN CANADA
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS RIVER SURFACE AT FOLLOWING STAGGS: LAKE ST. CLAIR-571.7 AND LAKE ERIE-568.6

ROAD CLASSIFICATION
Primary highway, all weather, hard surface, all weather, improved surface
Secondary highway, all weather, unimproved road, fair or dry weather
Interstate Route U.S. Route State Route

THE U.S. PORTION OF THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY THE U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA, 20292
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple located from aerial photographs taken 1973. This information not field checked. Canadian portion not revised.

DETROIT, MICH.—ONT.
N4215—W8300/7.5
1968
PHOTOREVISED 1973
AMS 4368 I SE—SERIES V862

JUL 8 1980

80004464

ENTRIES IN THE NATIONAL REGISTER

STATE
MICHIGAN
Date Entered JUL 8 1980

<u>Name</u>	<u>Location</u>
Randolph Street Commercial Buildings Historic District	Detroit Wayne County

Also Notified

Honorable Donald W. Riegle, Jr.	State Historic Preservation Officer
Honorable Carl Levin	Dr. Martha Bigelow
Honorable Jack Barthwell	Director
<i>Hon. Charles C. Biggs, Jr.</i>	Michigan History Division
	Department of State
	Lansing, Michigan 48918

NR Byers/mjd 7/23/80

For further information, please call the National Register at (202)343-6401.