Mid-Century Modern

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Table of Contents

Mid-Century Modern
SOUTHFIELD • MICHIGAN
INTRODUCTION

What is Mid-Century Modern?

The end of the Great Depression and America's triumph in the Second World War brought growth to the economy and gave way to heightened production, new development of businesses, and broadened the nation's infrastructure. Homes began to be constructed to accommodate modern conveniences, such as refrigerators, electric ovens, and peoples' demand for more privacy. New office buildings were erected in a similar manor, recognizing peoples' desires for fresh, innovative design with function (Kyles, 2011). Mid-century modern, a new post-war style of architecture, was introduced to fill the void. Clean lines, minimalism, and both organic and geometric shapes characterize mid-century modern design (Mid-Century Modern, 2011).

Ludwig Mies van der Rohe
Source: Culture Fix

Several architects (with diverse backgrounds) are recognized for their founding contributions to the modern architectural style. Ludwig Mies van der Rohe, a German architect known for designs that were concerned with both function and expression, considered the three eternal laws of architecture when designing: ***Order, Space, and Proportion*** (Khan, 1998). The architect's attention to detail and precise knowledge of materials led him to create both residential and commercial buildings that are highly recognized today. Mies' buildings are characterized by "doing more with less;" his simple, straightforward designs utilize an extensive use of glass, concrete, and steel (Snibbe and Snibbe,

1999). Regionally, Mies's designs at Lafayette Park, in adjacent Detroit, are listed in the National Register of Historic Places.

Mies's Lafayette Towers Apartments East At Lafayette Park in Detroit, MI.

In contrast to Mies van der Rohe's streamlined designs, American architect Frank Lloyd Wright's approach to modern style was somewhat different. The architect "sought to replace the standard American home building systems" with modern technologies (Ford, 1996). Wright was the first to develop and create "***open planning***," where living rooms, dining rooms, kitchens, and family rooms were combined to create one open space (Snibbe and Snibbe, 1999). Taking advantage of new mechanical developments, Wright's designs fit ***naturally*** with their surroundings and are known for the "warm feelings" their materials evoke (Snibbe and Snibbe, 1999).

Wright's "Falling Water" in Steward Township, PA.

The changing demands of American culture also became a major influence on mid-century modern design as urban populations began to migrate to the suburbs. Popularity of the automobile significantly changed the American landscape and lifestyle. It became common for suburban families to own multiple cars, providing the ability to easily travel anywhere throughout their cities and beyond. This strong automobile-orientation affected both residential and commercial architecture by removing the need for dense, walkable land uses. New office buildings and single-family homes began to be constructed on large lots meant only for access by car, creating communities where automobiles became required for transportation. The result was a new suburban landscape: islands of independent developments of retail and office buildings surrounded by endless seas of asphalt.

During the period, construction features would often include exposed post and beam construction that enabled the use of extensive glass and less interior support walls (Mid-Century Modern, 2011). Materials that were stylish and easy to maintain were primarily used in construction, like natural materials such as wood, stone, brick, and cork. In addition to these natural materials, contemporary materials such as drywall, Formica countertops, and aluminum windows introduced futuristic characteristics not found before the mid-century modern movement.

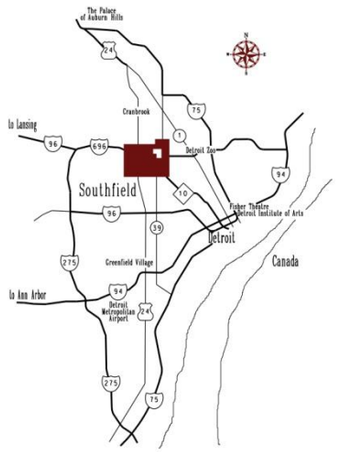
Mid-century modern living room.
Source: arch.army on Flickr

Interior furnishings also mimicked the structural trends of mid-century modern design. American designers Ray and Charles Eames greatly influenced furniture design in the 20th century by "embracing the era's visionary concept of modern design as an agent of social change" (Library of Congress, 2010). After meeting regionally at the Cranbrook Academy of Art in Bloomfield Hills, Michigan, the husband and wife duo created a broad range of practical and economical pieces, from textiles to industrial designs.

Often referred to as "retro," "modern," "space age," or "California modern," mid-century design's distinct architectural qualities have remained popular elements of construction through the past 60 years.

Mid-Century Modern in Southfield

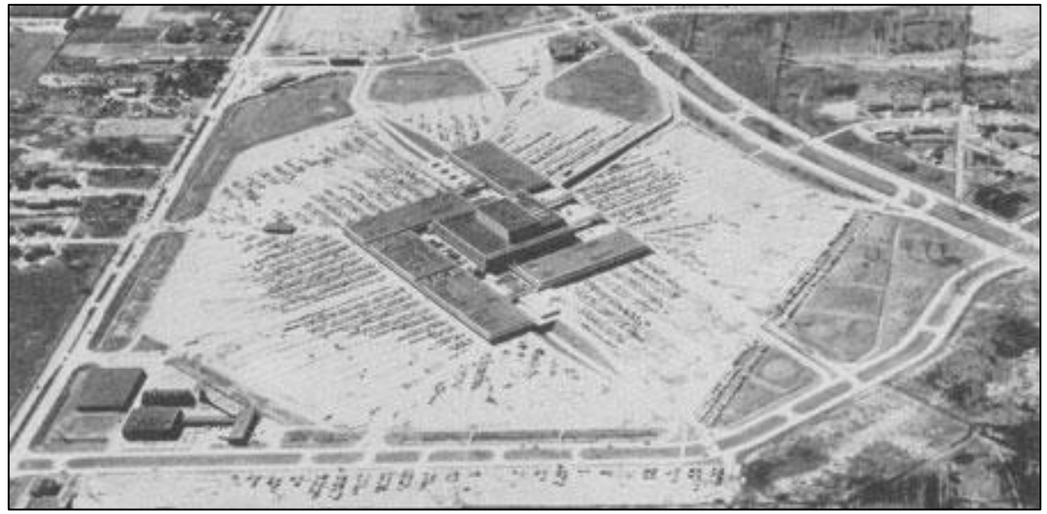
The suburban City of Southfield is located in Southeast Michigan, on Detroit's northern border along Eight Mile Road. Mid-century modern design flourished in new American post-war suburbs throughout the country, especially in Southfield. Farmland throughout the City was developed into subdivision tract homes, giving families a fresh start from the "gloomy wartime



Source: City of Southfield

sacrifices" left behind in the Detroit. In the 1950s, Southfield was chosen by the Builders' Association of Metropolitan Detroit to host several model home shows. Individuals who visited Southfield at that time said that they were "attracted by the semi-rural character of the residential areas" and the proximity of commercial areas for work and shopping (Siver, 2009). The ranch-style model homes were modern with open floor plans, multiple bathrooms, automobile storage, and contemporary lighting and heating systems (Siver, 2009). Many subdivisions in Southfield (refer to map on page 31), such as Cranbrook Village, Washington Heights, Northland Gardens, Plumbrooke, and various others showcased many homes in the mid-century modern architectural style that are still present today.

As Southfield's population grew, the demand for retail and office space throughout the City began to skyrocket. Lacking a downtown or business district, Southfield residents were forced to travel to nearby cities such as Birmingham, Farmington, or Detroit for recreation, entertainment, and work (Siver, 2009). This travel pattern began to change in 1954 when the country's first shopping mall, Northland Center, was constructed on Northwestern Highway (refer map on page 31). Designed by Victor Gruen and built by J.L. Hudson, Jr., Northland Center was an instant success, offering "one-stop" shopping in a state-of-the-art facility. Twenty-nine office buildings and a number of apartment buildings, restaurants, churches, and other recreational facilities were constructed around Northland (Siver, 2009). In addition, the one-of-a-kind shopping destination sparked additional single-family home developments throughout the City of Southfield, such as Northland Gardens. These modern homes and other non-residential buildings were constructed as support for the newly constructed modern shopping center.



The original Northland Mall.
Source: McGill School of Architecture

During the 1950's, suburban population grew rapidly, and the City of Southfield's 18,499 residents quickly became 69,285 by 1970. Just as individuals began moving to Southfield, the City's central location as a first ring suburb and its growing population attracted countless businesses, many of which chose to construct world headquarters buildings in the new mid-century modern style. The first major firms to open doors in Southfield included Standard Oil Corporation, Michigan Bell, General Electric, and Reynolds Aluminum (Siver, 2009). Well-known architects, such as Minoru Yamasaki (who designed the World Trade Center) and others, were commissioned to design several buildings that are still in use today. The post-war suburbanization and industry growth provided Southfield with mid-century buildings that have become true assets to the community.

Yamasaki, who worked locally for the firm Smith, Hinchman, and Grylls (now SmithGroup), was known for his "textile-like" building facades. Today's Bally Total Fitness at 16000 Northland Drive (formerly Reynolds Aluminum) was designed by the architect.
Source: Griffin

Today, the City of Southfield is home to nearly 175,000 daytime residents and nearly 27 million square feet of office space (City of Southfield). With amenities such as 780 acres of parkland, nationally-recognized public schools and universities, award-winning restaurants, a broad range of recreation options, and more, Southfield truly has something for everyone. A central location, easy access, and diverse offerings have allowed the Southfield to brand itself as "the Center of It All."

Skyview of the City of Southfield today.
Source: City of Southfield

Project Purpose

Cities throughout the United States, such as Miami Beach and Kansas City, are starting to embrace their large stock of mid-century modern structures. Many of these buildings, now approaching 60 years old, had begun to deteriorate or were left abandoned in recent years. Through preservation and adaptive reuse initiatives, cities have begun to promote the mid-century modern style; catalyzing dramatic transformation and economic development that attracts a younger demographic. Inspired by Miami Beach's and Kansas City's initiatives, Lawrence Technological University Master of Urban Design students were asked by the City of Southfield Planning Department to initiate the creation of design guidelines to highlight the City's mid-century modern homes, businesses, and institutions. Creating this user-friendly book will provide a much-needed reference guide to highlight great examples of mid-century modern architecture throughout Southfield. Owners of residential and non-residential mid-century modern buildings will have the ability to reference the guidelines for requirements on how to properly maintain, restore, or add to their structures.

Goals and Objectives

Goal: *Educate* the Population

Objectives:

- Partner with Lawrence Technological University to host a design symposium on mid-century modern architecture
- Educate the residential and business community on mid-century modern structures in the City

Goal: *Preserve* and *Enhance* Existing Structures

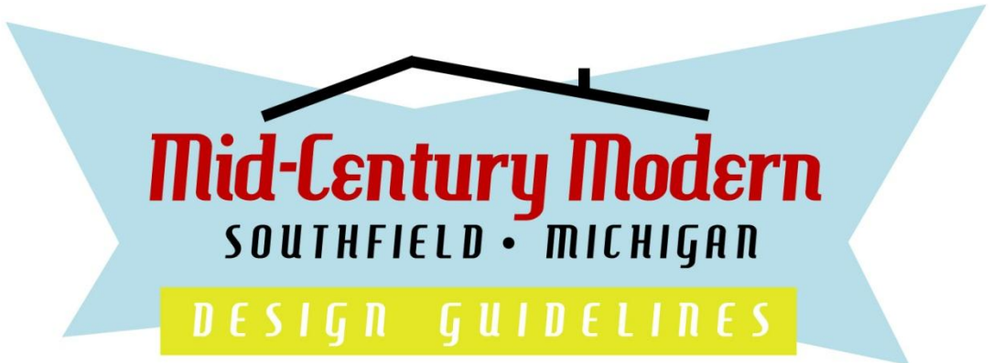
Objectives:

- Adopt an attractive design manual as a guideline for City departments
- Improve appearance of existing buildings
- Prevent ill-conceived renovations and additions that do not fit with a building's original style or character
- Inventory significant and contributing structures to establish historic district(s)
- Protect mid-century modern structures with context sensitive development

Goal: *Promote* Mid-Century Modern Architecture in Southfield

Objectives:

- Attract a new appreciation of existing mid-century modern architecture by raising awareness among the community
- Create a walking or driving tour brochure showcasing mid-century modern structures throughout the City
- Celebrate mid-century modern architecture in calendars, website, and promotional materials



Recognizing key characteristics of mid-century modern style through the examination of local examples, the following Design Guidelines were developed to highlight and promote the style's structure, materiality, and site feature elements that should be acknowledged, preserved, and enhanced.

I. Structure

a. Building Height and Mass
b. Construction
c. Entry
d. Architectural Features
e. Roofline
f. Fenestration
g. Lighting

II. Materiality

a. Brick
b. Steel
c. Aluminum
d. Metal
e. Wood
f. Stone
g. Concrete
h. Plaster Stucco

III. Site Features

a. Landscaping
b. Hard Surfaces
c. Vehicle Parking
d. Scale
e. Forecourt / Courtyard

Building Height and Mass

1. Typical, Low Sloping Roofline
   Private Residence, Northland Gardens Subdivision
2. Flat Roof and Ornamentation to Hide HVAC
   Bally Total Fitness (formerly Reynolds Aluminum), 16000 Northland Drive

Construction

3. Concrete Facade
   Office Building, 24450 Evergreen Road
4. Curtain Wall Construction
   Private Residence, Cranbrook Village Subdivision

I. Structure

Many common structural elements characterize mid-century modern style, including but not limited to:

a. Building Height and Mass

Residential structures should be limited to two stories or less. Any structural additions should be constructed at the ground level. Although commercial, office, and institutional structures are often more than 2 stories, the heights of these structures should remain context sensitive to existing structures. The size of the structure should relate directly to the site, allowing for ample landscaped areas.

b. Construction

Common building styles for mid-century modern structures vary. Residential structures are often built utilizing the ***curtain wall construction*** pattern. This pattern is identified by columns and beams. The style is best appreciated when its simple architectural features are exposed. Wood, cement, stucco, and brick are all common materials that should be preserved and left visible. ***Modular construction*** (or "pod" construction) can be applied to all structure types. This type of construction, characterized by subdivided parts that combine to form the whole, is desirable as it provides separate spaces that can be used for a variety of purposes. Unlike residential and institutional structures, office and commercial structures often feature ***cantilevered overhangs***, where the second story overhangs the first story, creating a ***tributary area***. This sheltered area provides sun protection to the ground floor of

the building and allows for landscaping to be introduced. Therefore, tributary areas should be protected as they provide energy efficiency and are a distinct structural feature of mid-century modern.

c. Entry

Many different entry types can be incorporated into a structure's design. Entries are covered or sheltered and cater to both people and automobiles. Often times, an entrance may serve as a connection between two structural elements, such as a garage and house. This type of entrance is known as a ***breezeway***. ***Porte cocheres*** and ***carports*** are examples of supported design features that shelter automobiles when parked. ***Pavilions***, ***breezeways***, ***porticos***, and porches are all common entrance elements that cater to people. Structures can feature one or more entry type. It is important to preserve the original design elements of a structure. For example, carports, pavilions, and breezeways should remain intact and should not be enclosed. The scale of these entry elements should complement the structure. Residential carports and porte cocheres should accommodate no more than 2 cars. While all of the above entry types may be included in residential structures; commercial, office, and institutional structures should not include carports. Porticos and pavilions should be more commonly used for office and institutional structure types as they welcome people and provide large sheltered areas. In addition, they provide a prominent entry to the building.

Entry

1. Butterfly Roof Entry
   Kelly Services / Salvation Army (formerly Allstate Insurance), 16130 Northland Drive
2. Breezeway
   Congregation Shaarey Zedeck, 27375 Bell Road
3. Porte Cochere
   Private Residence, The Ravines Subdivision
4. Portico
   St. Bede Church, 18290 West 12 Mile Road

Architectural Features

1. Glazed Brick Cylinder
   Private Residence, Northland Gardens Subdivision
2. Haunched Columns
   Office Building, 24450 Evergreen Road

Roofline

3. Flat Roofline
   Kelly Services / Salvation Army (formerly Allstate Insurance), 16130 Northland Drive
4. Decorative Roofline with Ornamental Fenestration
   Congregation Shaarey Zedeck, 27375 Bell Road

d. Architectural Features

The facades of all building types should inherit a muted ***color palette*** in natural earth-tones. Clean lines and simple construction features characterize mid-century modern style and should be preserved. For example, ***solid slab*** doors provide a "clean" entrance to a structure. Ornamentation should be kept to a minimum. Materials in their natural form should be highlighted and left untouched. Simple square and ***cylindrical shapes*** should be used and manipulated to provide interest to a structure. ***Haunched columns*** also provide interest to structure types such as commercial and office, and provide an example of adding visual appeal by highlighting functional design elements.

e. Roofline

A prominent architectural element of the style is a distinct yet understated roofline. Low-sloping and flat rooflines are common among all types of structures. Office and commercial structures are commonly found with ***flat roofs***, while residential and institutional structures are found to showcase low sloping rooflines as well as decorative rooflines. For commercial and office structures, flat roofs provide the ability to locate HVAC components (such as air conditioners) which should be disguised by ornamental metal elements. Examples of decorative rooflines include ***butterfly*** and ***folded plate*** roofs. Structures can incorporate more than one style of roofline. In addition, the roofline of a structure can be expanded to cover main entrances or parking spaces, as commonly seen in residential structures with ***carports*** and/or ***porte cocheres***.

f. Fenestration

Among all building structure types, large, vertically-oriented windows are common. To enable large-sized windows, ***fixed glass*** is commonly used. Floor-to-ceiling windows allow for natural light to enter. Therefore, window tinting is applied to shield the structure from the sun. Deep roof overhangs and/or solar shades (such as aluminum awnings) are also used to shield the structure. To maintain simple lines, entry doors and windows often share a defined pattern established by the ***curtain wall construction***. In contrast to residential and institutional structures, commercial and office structures often appear to be completely comprised of glass. Patterned tinting can be applied to differentiate individual floors of a building. Windows are sometimes shielded by decorative cement or metal elements for visual interest on these buildings. Leaded glass may also be used in geometric patterns or for a more simple appearance, aluminum mullions can be applied.

g. Lighting

Natural light is welcomed into all structure types via large windows and ***skylights***. The transparency of a structure allows for natural light to enter and should be valued as this helps to reduce energy consumption. Any artificial lighting fixtures should be located only in needed areas, such as the entrance. An example of such lighting would be under the roofline of a ***porte cochere***, where simple spot-light style fixtures illuminate the dark space. ***Courtyards***, ***breezeways***, and parking lots should be illuminated for nighttime use with shielded fixtures that are directed down.

Fenestration

1. Floor-to-Ceiling Windows
   Congregation Shaarey Zedeck, 27375 Bell Road
2. Vertical Mullions
   Northland Towers West, 15565 Northland Drive

Lighting

3. Parking Lot Down Lighting
   Bally Total Fitness (formerly Reynolds Aluminum), 16000 Northland Drive
4. Porte Cochere Spot Lighting
   Private Residence, The Ravines Subdivision

Brick Patterns

1. Dutch Cross Bond
   Telcom Credit Union, 21100 Northwestern Highway
2. Coursed Ashlar
   Private Residence, Northland Gardens Subdivision

Wood

3. Wood-Sided Wall
   Private Residence, Northland Gardens Subdivision
4. Wood-Sided Wall and Trim
   Private Residence, The Ravines Subdivision

II. Materiality

Natural materials such as brick, stone, and wood are commonly combined with concrete, steel, and glass to create a complete façade:

a. Brick

The most common residential façade material is brick. Brick is also often used for commercial, institutional, and office structures as well. Several patterns, such as the ***Coursed Ashlar***, ***Common Bond***, and ***Dutch Cross Bond*** patterns, are favored by mid-century modern design style and used to add visual interest. The ***Stacked Pattern*** (or ***Stacked Bond***) is perhaps the most heavily used pattern. The invention of veneer construction occurred during the era, allowing the stacked pattern to exist. All unique brick patterns should be maintained and applied to new construction. Additional brick ornamentation types to be considered include ***glazed brick*** and distinctive open-air brick applications for ***courtyard*** walls.

b. Metal, Steel and Aluminum

Metals, steel, and aluminum are used for both functional and decorative elements. Despite the structure's type, these materials should be showcased. Aluminum is commonly used as a decorative element for office and commercial structures, as seen at the Bally Total Fitness building (refer to Inventory Form C-2). In addition, columns supporting porticos and breezeways can be any of these materials. Other site materials such as doors, fencing, and gates can be constructed of aluminum to be more resistant to the harsh Michigan elements.

c. Wood

Wood should be applied to residential facades only. Common uses for wood include siding, trim, and columns. Entry doors for these structures can be wood. Cedar and Cypress are common mid-century modern wood species that should be preserved. If necessary, wood elements can be replaced with other natural materials, such as stone, for maintenance purposes.

d. Stone

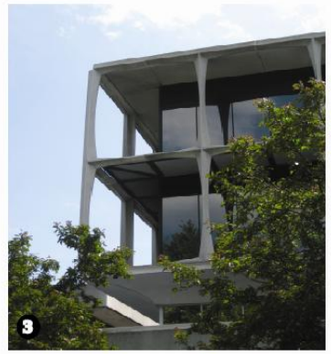
Natural stone cut into long, thin pieces and applied in distinct patterns to building facades is representative of the style. Stone elements can consist of various natural sizes. Stone elements should be applied to all structures as accents only, adding aesthetical value.

e. Concrete

Institutional, office, and commercial facades are often constructed of simple concrete material in a white or grey color. Concrete is used to frame windows and doors and often is shaped in unique ways. For example, arches and columns can and should be addressed with concrete to add simplicity to the structure. Cantilevered areas should be clad with concrete. ***Plaster Stucco*** is a similar façade material that can be applied. Site elements such as walkways and paths should be white concrete to reduce heat. Any decorative concrete should be washed aggregate style, complete with natural stone elements.

Stone

1. Stone Accent Wall
   Private Residence, Washington Heights Subdivision
2. Ornamental Stone
   Congregation Shaarey Zedeck, 27375 Bell Road



Concrete

3. Tributary Area
   Federal Mogul, 26555 Northwestern Highway
4. Facade
   Office Building, 24450 Evergreen Road

f. Glass

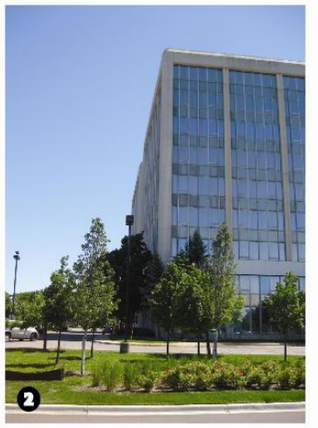
Large windows often comprise a façade. To shield the structure from the sun and assist in regulating interior temperature, tinting should be applied. Glass is sometimes shielded by decorative cement or metal elements for visual interest on these buildings. Leaded glass may also be used in geometric patterns. Many Mid-Century Modern structures feature single-pane windows. For energy efficient purposes, it is recommended that Low-E glazing be applied to existing windows or double pane windows be installed as replacements.

III. Site Features

Recognizing the elements of mid-century modern design, the following suggestions should be considered at the site level:

a. Landscaping

Green space and low-impact design techniques should be incorporated into site design to establish a strong connection between the built and natural environments. In general, large sites provide an opportunity for green space that is often overlooked. Currently, many sites are bound by large roadways connected to vast parking lots with minimal landscape, creating a harsh and unfriendly environment devoid of human scale. To reduce impervious surfaces and create a more inviting, sustainable atmosphere, landscaping should be introduced in a variety of ways.



Landscape Buffer

1. Green Promenade
   Congregation Shaarey Zedeck, 27375 Bell Road
2. Green Buffer
   Northland Towers West, 15565 Northland Drive

Planter Box

3. Square Planter Box
   Bally Total Fitness (formerly Reynolds Aluminum), 16000 Northland Drive
4. Oval Planter Box
   Office Building, 24472 Northwestern Highway

i. Landscape Buffer
A perimeter buffer should be utilized to soften structures from the street. This buffer can include trees, shrubs, bio-swales, and native plantings that enhance the overall appearance of the building and site.

ii. Planter Box
A common design element of a mid-century modern structure is the ***planter box***. Many structures feature cantilevered overhangs which create ***tributary areas***. These tributary areas often include built-in planting areas; providing a means to contain landscape material in geometric forms adjacent to the structure. Simple detached planter boxes constructed of concrete are also common. When utilized, plantings in these containers introduce a sculptural element and splashes of color that direct traffic flow. Therefore, planter boxes should be installed, maintained, or re-introduced.

b. Hard Surfaces

Pedestrian walkways, vehicle parking lots, and other miscellaneous site features such as planter boxes and privacy walls are considered hard surfaces. Hard surfaces should be kept simple and functional, consisting of concrete, stone, or brick. In addition to providing access to structures, hard surfaces also provide a means to control circulation and create gathering places such as plazas and ***courtyards***. To soften and enhance hard surfaces, landscape elements should be introduced into hard surfaces.

Concrete
1. Concrete Driveway
   Private Residence, Cranbrook Village Subdivision
2. Concrete Walkway
   Northland Towers West, 15565 Northland Drive

Vehicle Parking
3. Typical Parking Lot
   Office Building, 24681 Northland Drive
4. Large Parking Lots Appear as "Seas of Asphalt"
   St. Bede Church, 18290 West 12 Mile Road

Scale

1. Large Parking Lot
   St. Bede Church, 18290 West 12 Mile Road
2. Distinct Geometric Shape Surrounded by Green Space
   Shriner's Auditorium, 24350 Southfield Road

Forecourt

3. Side Courtyard
   Private Residence, Washington Heights Subdivision
4. Entrance Forecourt
   Private Residence, Washington Heights Subdivision

c. Vehicle Parking

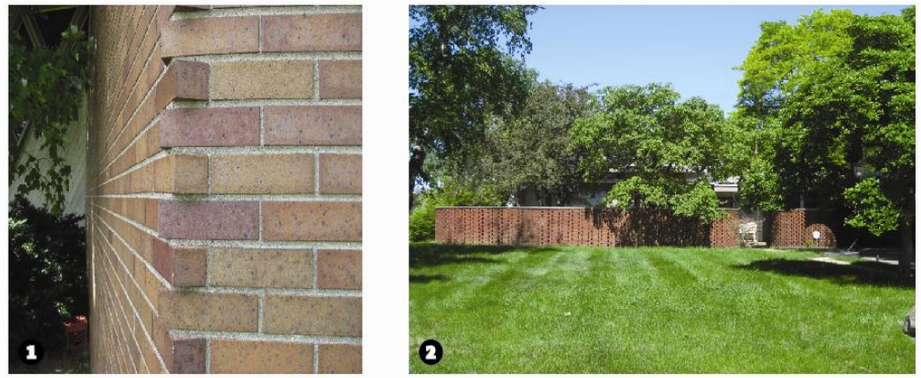
An abundance of vehicle parking spaces often characterize mid-century modern building sites. Vehicle parking at commercial and institutional sites is often prominently located surrounding the entire structure and close to the main roadway. However, some commercial and institutional buildings feature rear parking spaces with minimal street-side parking. Landscaping is often minimal and the amount of impervious surface of the parking lot is vast. To integrate green space with the impervious surface, landscape elements such as islands, buffer strips, and bioswales should be incorporated into existing parking lots. Street and ornamental trees providing shade should be introduced. If possible, vehicle parking space should be located at the rear of the site.

d. Scale

Typically, mid-century modern sites are considered large and sprawling. Therefore, they allow for large parking spaces and relatively low-rise structures. Office, commercial and institutional sites usually include less green space and more vehicle parking. The relationship between parking space, the structure, and the site as a whole is not balanced. To correct the scale, additional green space should be integrated and parking space volume should be reduced. Future parking could be land-banked as green space. In contrast, residential sites are primarily developed as low-density, with defined subdivision and lot boundaries and an abundance of green space. Foundation plantings and sculpture should be incorporated into residential sites.

e. **Forecourt**

Forecourts define entrances to structures. A forecourt can be located in various locations around the structure, such as the front, side, or rear. The purposes of forecourts are broad: for commercial and office structures a forecourt may serve as a recreational area to be used at lunchtime or on breaks. Residential forecourts provide a private outdoor space for entertaining or relaxation and are delineated by ½ walls constructed of hard surfaces, such as brick or wood. Often times, the wall patterns are decorative and feature slats to admit air circulation and light while still obscuring vision from the street. Forecourt walls meet the main structure to define the outdoor space. Occasionally, a forecourt is formed entirely by the main structure's walls. Forecourts enhance a structure and should be recognized as an important feature of mid-century modern style. The amenities provided are valuable for all structure types. Existing forecourts should be restored and maintained to original conditions keeping original materials intact.



Forecourt and Brick Features

1. Ornamental Brick Corner
   Congregation Shaarey Zedeck, 27375 Bell Road
2. Entrance Forecourt with Decorative Brick
   Northland Towers West, 15565 Northland Drive
3. Unique Ornamentation
   Bally Total Fitness (formerly Reynolds Aluminum), 16000 Northland Drive
4. Geometric Detail
   Office Building, 24472 Northwestern Highway

Mid-Century Modern
SOUTHFIELD • MICHIGAN
DEFINITIONS

Cantilevered Overhang at 26101 Northwestern Highway

CANTILEVERED OVERHANG

A ***Cantilevered Overhang*** is created when the second story protrudes outside the boundaries of the original footprint of the structure. This protrusion (which can continue for several stories at a time) gives protection from the elements to any entrance or outdoor space located around the exterior of the first floor. The area created underneath the overhang is referred to the Tributary Area

Butterfly Roof at 16130 Northland Drive

BUTTERFLY ROOF

A ***Butterfly Roof*** is formed by two adjacent gables sloping inward toward the middle, so that they dip to create a central valley. The eaves on the exterior of the roof are atypical to most roof designs because they angle upward rather than downward, which is normal in most traditional housing. The design of a butterfly roof is meant to resemble the lines, angles and wingspan of a butterfly when they are flapping in an upward motion. Butterfly roofs can be of varied angle gradations and may not be of identical length or angle on each gable. Some butterfly roofs, in fact, may only have one gable that slopes in either direction.

Carport 29728 Rock Creek Drive

CARPORT

A ***Carport*** is a covered structure used to offer limited protection to vehicles, primarily cars, from the elements. The structure can either be free standing or attached to a wall, but does not usually offer drive-through access. Carports offer less protection than garages by having only one or two walls, however this also allows for more ventilation.

Breezeway located at 29060 Lone Elm Lane

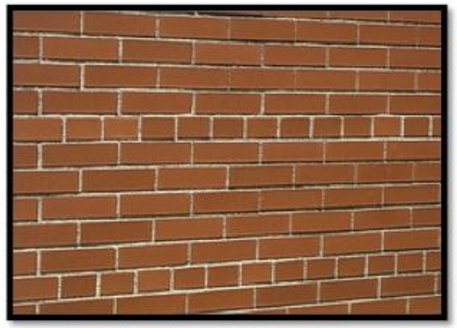
BREEZEWAY

A ***Breezeway*** is an architectural feature similar to an outdoor hallway that allows the passage of a breeze between structures to accommodate high winds, allow aeration, or provide aesthetic design variation. Often a breezeway is a simple roof connecting two structures (such as a house and a garage); sometimes it can be much more like a tunnel with windows on either side. It may also refer to a hallway between two wings of a larger building that lacks heating and cooling but allows sheltered passage.

Colonnade at 26555 Northwestern

COLONNADE

A ***Colonnade*** denotes a long sequence of columns often free-standing or part of a structure. Paired or multiple pairs of columns are usually employed in a ***Colonnade***.



Common Bond Pattern at 16130 Northland Drive

COMMON BOND PATTERN

A header is a brick laid such that the small end only appears on the face of the wall. A stretcher is a brick laid such that the long, narrow side only appears on the face of the wall. Brick laid in "***Common Bond*** with sixth course headers" would have five rows of stretchers, one row of headers.

Column & Beam Construction at 17358 Westhampton Street

CURTAIN WALL CONSTRUCTION

Curtain Wall Construction defines the structure makeup of a building. Columns vertically support a structures internal fabric and roof system. Beams connect to these columns giving added strength and horizontal growth to a building. Cement, steel, or wood are common materials used in this type of construction. External columns and beams are found in many residential mid-century modern homes.

Concrete Aggregate at 27375 Bell Road

CONCRETE AGGREGATE

Exposed ***Concrete Aggregate*** is a decorative style of concrete suitable for use as a driveway, sidewalk, or patio. The appeal is in the finish, which exposes the smooth textured small stones and pebbles that are part of the concrete. This is in contrast to a smooth concrete finish, where the visible surface is primarily composed of the bonded concrete finish. Exposed aggregate provides some visual interest by creating random patterns, and a variety of colors. Very little of the exposed surface is the characteristic dull grey of the bonded concrete finish.

Cylindrical Element featuring glazed tile at 16376 Westland

CYLINDRICAL ELEMENT

Structural components of a building that are cylindrical in shape reduce surface-to-volume ratios and the amount of materials used for the equivalent rectangular shaped structure. ***Cylindrical Elements*** are often found in modern construction that began in the mid 1950's. Ceramic tile and/or concrete aggregate are common materials used to clad these elements.

Coursed Ashlar Pattern at Falling Water

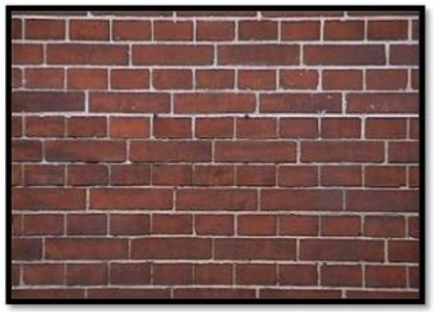
COURSED ASHLAR PATTERN

A ***Coursed Ashlar Pattern*** comprises of square-cut stone with different width and height. This pattern is a combination of sequences of stone pavers that have equal height, but unequal length. This pattern creates a most unique and decorative effect whether used for walkways, patios, or structure walls. This pattern is also known as "Ledge Stone."

Eaves at 29070 Lone Elm Lane

EAVES

Eaves are the portion of a roof that project past the outer walls of a defined structure to prevent the ingress of water and to shelter ventilation openings for the roof space. Eaves may also protect a pathway around the building from the rain or sun and prevent erosion of the footings. Primarily a functional architectural feature, eaves may also become decorative; further accentuating the roofline and design of a structure.



ENGLISH CROSS BOND PATTERN

English Cross Bond, sometimes called Dutch Cross Bond is a masonry bond in which the joints in the courses above and below the stretchers are opposite the centers of the stretchers.

Folded Plate Roof at Lawrence Technological University

FOLDED PLATE ROOF

A ***Folded Plate Roof*** is constructed of flat plates, usually of reinforced concrete, joined at various angles.

Fixed Glass at 15565 Northland Drive

FIXED GLASS

Fixed Glass is a term used for solid panes of glass that cannot be opened or moved, used for windows and skylights. Often found in tall buildings for safety reasons, but can also be used for residential settings.

Forecourt at 15565 Northland Drive

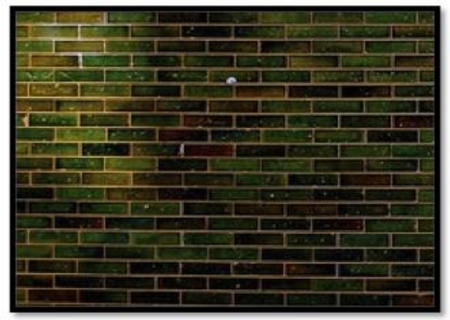
FORECOURT

A ***Forecourt*** is an open area of varying sizes created for pedestrians that lies before the entrance of a structure, usually reserved for decorative landscaping and public gathering.

Flat Roof at 29060 Lone Elm Lane

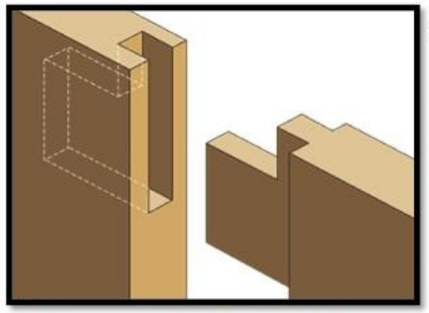
FLAT ROOF

A ***Flat Roof*** is a horizontal (or nearly horizontal) covering to a building which allows water to run off freely from a very slight incline. Traditionally, flat roofs (also known as built-up roofs) are comprised of felt, tar, and gravel to prevent water penetration. However, these surfaces would tend to fail in colder climates, where ice dams and snow cover could block the flow of water. This roof type tends to be sensitive to sagging, which will ultimately reverse the subtle grading of the surface.



GLAZED BRICK

Glazed brick is ideal for both interior and exterior applications, and offers beautiful visuals for entire wall systems or simple accent bands. The ceramic finish offers a permanent, non-fading wall system that withstands high abuse and resists graffiti, impact and abrasion.



Haunched Connection at Canadianwoodworking.com

HAUNCHED CONNECTIONS

Haunched Connections can develop fully rigid behavior and are principally used in single story portal frame construction. Beams are attached to columns using multiple pairs of bolts through and endplate, or in wood construction by notching. Little adjustment is possible. Because of the amount of fabrication involved, this is a fairly expensive type of joint. However, for single story buildings the benefits are significant and overall economies can be realized. For multi-storey buildings, the advantages are much less and simple connections are widely used.

Ornamentation at 24522 Custis

ORNAMENTATION

Ornamentation is a decoration used to embellish parts of a building or object, and if present these elements are small compared to the overall scale of the structure. Architectural ornament can be carved from any material, painted, or impressed onto the surface or extremity of a structure.

Modular Construction at Trimoca.com

MODULAR CONSTRUCTION

Modular Construction is an approach to architecture that subdivides a building into smaller parts (modules) that can be independently created, moved, and then built as one unit. This type of design and construction reduces costs and allows for the individual units to be assembled in a variety of arrangements. Modular buildings can also undergo changes in functionality using the same process of adding or removing modular components.

Example of a garden Pavilion at equity green.com

PAVILION

Pavilions are free-standing structural accessory placed a short distance from a main structure, whose architecture makes it an object of pleasure. A pavilion built to take advantage of a view is often referred to as a gazebo.

Example of a 19550's Color Palette

MUTED COLOR

The perception of color by the human eye develops emotion. Research has demonstrated in many cases that the mood-altering effects of color may only be temporary. In the 1950's many ***Muted Colors*** were part of the paint palette, including yellow, gray, blue, and green.

Planter Box at 26555 Northwestern

PLANTER BOX

A ***Planter Box*** is a decorative container, usually rectangular or curvilinear, in which flowers and other plants are cultivated.

PLASTER STUCCO / CEMENT PLASTER

Plaster Stucco is a material made of an aggregate, a binder, and water. Stucco is applied wet and hardens to a very dense solid. It is used as a coating for walls, ceilings, and for decoration. Stucco may be used to cover less visually appealing construction materials such as concrete, cinder block, or clay brick and adobe.

Portico at 16025 Northland Drive

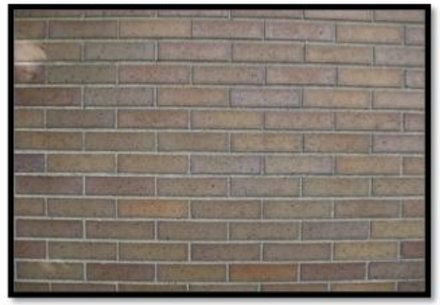
PORTICO

A ***Portico*** is a porch leading to the entrance of a building. The structure of a ***Portico*** may only be supported at a few key points, or sometimes by an entire wall structure.

Porch at 23520 Cherimoor Lane

PORCH

A ***Porch*** is a structure attached to a building, forming a covered entrance to a doorway. It is external to the walls of the main building proper, but may be enclosed by screen, latticework, broad windows, or other light frame walls extending from the main structure.



Running Bond Pattern at 27375 Bell Road

RUNNING BOND PATTERN

The ***Running Bond Pattern*** is made of sequences of pavers which alternate and vary when placed on top of each other. Squares and rectangles are the most common shapes used.

Porte Cochere at 23320 Lake Ravines Drive

PORTE COCHERE

Porte Cochere (French for "coach gate") is the architectural term for a porch or portico-like structure at a main or secondary entrance to a building through which a horse and carriage (or motor vehicle) can pass in order for the occupants to remain under cover, protected from the weather.

ROMAN BRICK

Inspired by the fired clay bricks originating in Ancient Rome, modern ***Roman Bricks*** are longer and flatter than most other brick types. Roman brick became popular during the mid-20th century and became commonly used by builders and architects, including the notable architect Frank Lloyd Wright.

Skillion Roof at aaarchitect.com

SKILLION ROOF

A ***Skillion Roof*** is normally a single sloping roof surface not attached to another roof surface. This roof system is commonly referred to as a shed roof.

Skylight at topsideroofing.com

SKYLIGHTS

Skylights are any horizontal window placed on the roof of the building, often used for day lighting. The optimal area of ***Skylights*** varies according to climate, latitude, and the characteristics of the skylight, but is usually 4-8% of floor area.

SOLID SLAB DOOR

Solid Slab Doors contain a flat face on both sides uninterrupted by protrusions or other architectural features. Doors such as these are often seen on residential and commercial construction with modern influences.

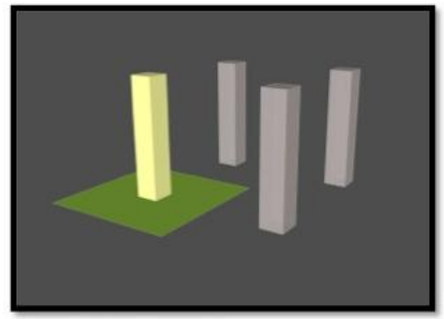
STACKED CONCRETE BLOCKS

Stacked Concrete Blocks use large rectangular bricks made from cast concrete often used in construction. When reinforced with concrete columns and tie beams, is a very common building material for the load-bearing walls of buildings. Suburban homes typically employ a concrete foundation and slab with a concrete block wall on the perimeter. Large buildings typically use copious amounts of concrete block, using it in some cases to replace steel core construction.

Stacked Pattern at 23099 Plumbrooke Drive

STACK BOND PATTERN

A ***Stack Bond Pattern*** is made of rows of stretchers with each stretcher centered on the stretcher below it. All joints run vertically down the entire wall. Not a strong bond at all, it is used only for decorative purposes.



Tributary Area shown in green

TRIBUTARY AREA

A ***Tributary Area*** refers to the area which surrounds a supporting element. The element transfers its loads to a particular area on the floor. Usually this represents half the area around the supporting element to the next supporting element. For example, if two columns are 8 feet apart, 4 feet transfer its load to one column and the other 4 feet to the other column.

Veranda at 21100 Northwestern Highway

VERANDA

A ***Veranda*** is a roofed opened gallery or porch built around a central structure. It is often partly enclosed by a railing and frequently extends across the front and sides of the structure. A ***Veranda*** can provide pedestrian connections and some protection from the weather.

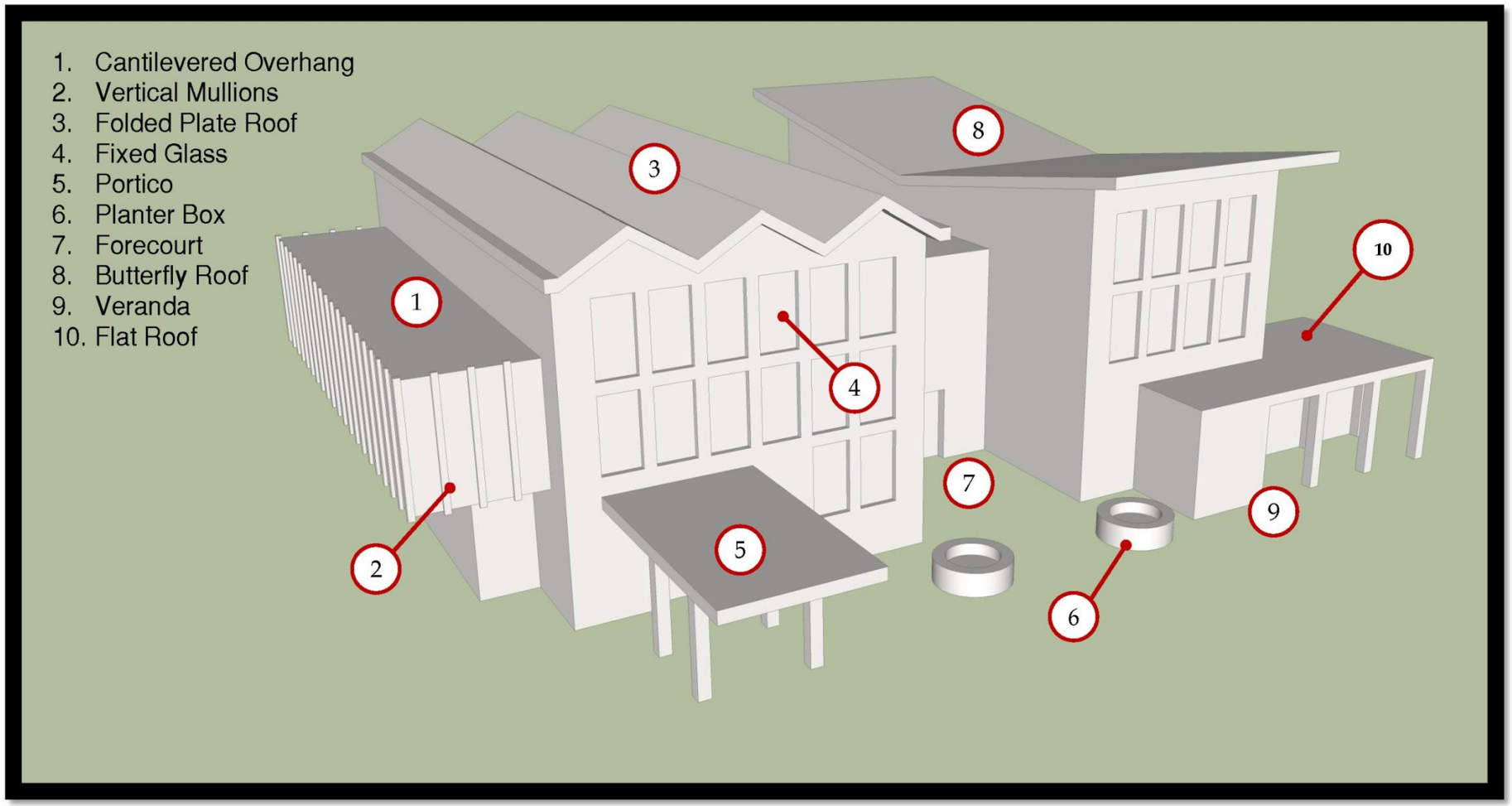
Window Mullions at 24445 Northwestern

VERTICAL MULLIONS

Vertical Mullions are structural elements which divide adjacent window units. In modern architecture these elements are most likely metal, but can change to concrete or wood depending on the buildings composition. Placed vertically, mullions can exaggerate a buildings true height. The ***Vertical Mullions*** are a distinctive feature of many mid-century modern office buildings.

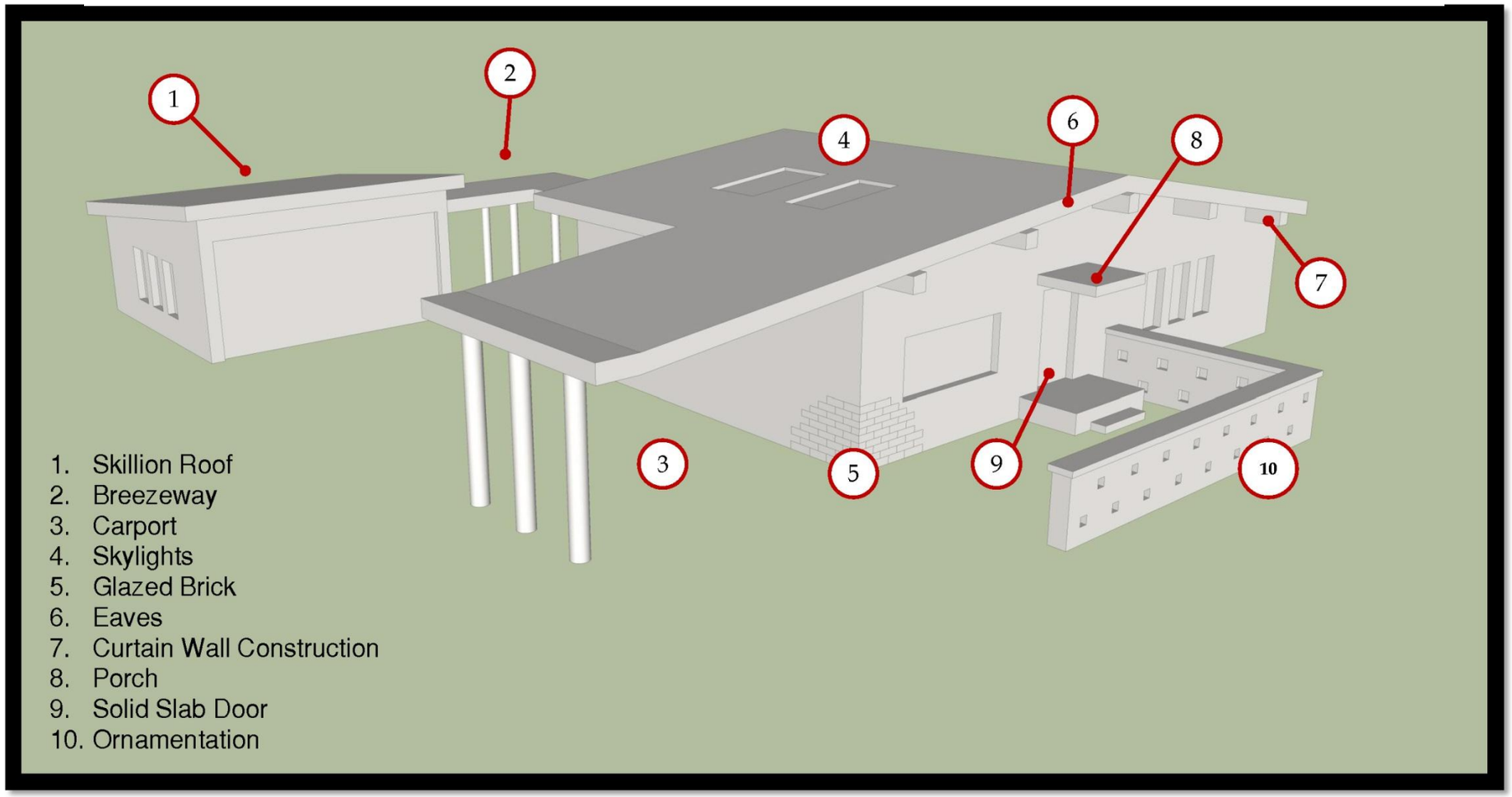
Mid-Century Modern Architectural Elements

Commercial or Office Structure Example



Mid-Century Modern Architectural Elements

Residential Structure Example

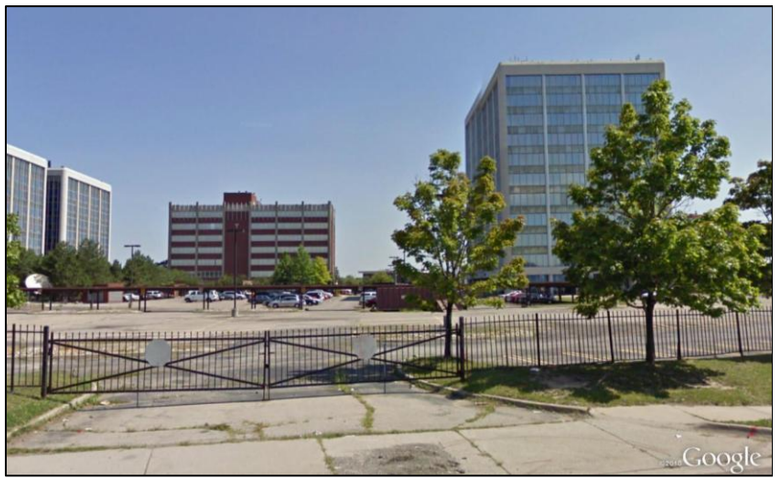


Mid-Century Modern
SOUTHFIELD • MICHIGAN
CASE STUDY

Address: 20755 Greenfield Road

This office building was built in 1968. The site covers 6.51 acres of land, consisting mostly of impervious surface (parking spaces).

The structure has similar characteristics to the Northland Towers (refer to Inventory Form O-2) that are located just north of the site.



Before *with sea of asphalt.*

After *with additional landscape & courtyard.*

Guidelines

In order to retrofit the existing parking surface surrounding the office building, low-impact design practices should be applied. To reduce the heat island effect of impervious surface, additional green spaces (i.e. bio-swales, rain gardens and landscaped islands) can be introduced. In this way, the amount of impervious surfaces and heat reflection is reduced and surface water is filtered and absorbed before entering the storm-water system.

A new plaza area can also be designed to give the opportunity for office employees to have outdoor spaces for lunch or passive recreation.

The practice of introducing rain gardens is growing throughout the City of Southfield. The University of Wisconsin has released a study, showing its beneficial effects:
*Help sustain adequate flows in streams during dry spells;
*Provide valuable wildlife habitat;
*Enhance the beauty of individual sites and the overall neighborhood;
*Help protect communities from flooding and drainage problems;
*Help protect streams and lakes from damaging flows and reducing erosion of the stream banks and lakeshores; and,
*Reduce the need for costly municipal storm water treatment structures.

Source: City of Southfield

Mid-Century Modern
SOUTHFIELD • MICHIGAN
CASE STUDY

Address: 26555 Northwestern Highway

Construction of the Federal Mogul building (refer to Inventory Form 0-4) began in 1965 and was completed in three phases. The site covers 1.7 acres of land which is mostly impervious surface (parking lot) and green spaces.

Front Elevation (Phases I & II)

Source: Google Images

Guidelines

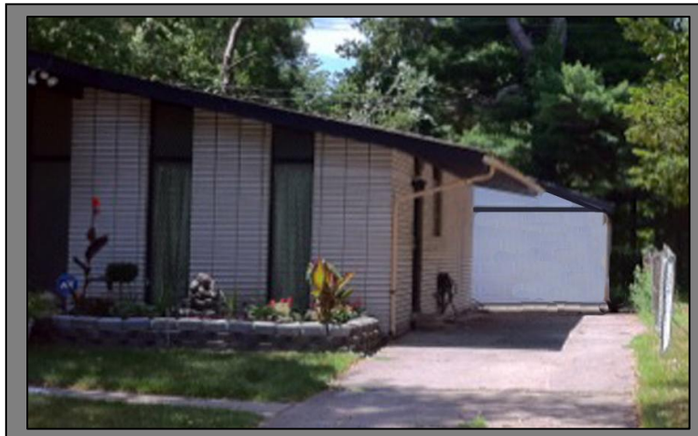
Referring to the photo (left), it is apparent that two modifications/additions to the original structure were constructed in a modular or pod-style. The original building (Phase I) is characterized by typical mid-century modern elements: distinctive geometric forms are combined with tinted, fixed glass windows. Phase II follows the mid-century modern style: a new cantilevered overhang was constructed, creating a tributary area defined by a glass curtain wall. In contrast, Phase III appears completely different from the first two with contrasting structural and material elements. Mid-century modern style is characterized by modular construction and provides opportunity for additions. However, such additions should be context-sensitive to the original structure and its surroundings. Although additions do not need to completely match the original structure, a number of commonalities should exist between the two. For example, if structural components differ (although the addition should still follow the Design Guidelines), materiality should remain common.

Mid-Century Modern
SOUTHFIELD • MICHIGAN
CASE STUDY

Address: 23099 Plumbrooke Drive

Located in the Plumbrooke subdivision, this private residence is surrounded by distinct mid-century modern homes; including ranches, colonials, and multi-level homes.

Front Elevation



Before *with garage.*

After *with suggested carport addition.*

Guidelines

This residential structure has distinctive Mid-century Modern elements: the materiality, which is a combination of brick, wood and cement; a low-sloping roofline; and vertically-oriented windows (fenestration). A detached garage was added to the rear of the site that does not fit with the home's style, both in terms of materiality and roofline.

A garage addition such as this should be completed respecting the style of the original structure, with particular attention to matching the same color of the original. The house has a muted white-beige brick pattern, while the new garage is a bright white. These colors should match or complement each other. The roofline of the original structure should be incorporated into the addition or modification. Adding covered vehicle parking in the form of a carport is more fitting with Mid-Century Modern style. The above rendering depicts a suggested carport addition constructed with common materials and a matching roofline.

COMMERCIAL

C-1 21100 Northwestern Highway
Telcom Credit Union

C-2 16000 Northland Drive
Bally Total Fitness,
(formerly Reynolds Aluminum)

INSTITUTIONAL

I-1 27375 Bell Road
Congregation Shaarey Zedeck

I-2 18290 West 12 Mile Road
Church of St. Bede

OFFICE

O-1 16025 Northland Road
Ameritech Services, Inc,
(formerly Standard Oil Corporation)

O-2 15565 Northland Drive
Northland Towers West
and *Northland Towers East*

O-3 24445 Northwestern Hwy
IBM / Crescent Building

O-4 26555 Northwestern Highway
Federal Mogul

O-5 24681 Northwestern Hwy
Trowell Building

O-6 16130 Northland Drive
Kelly Services / Salvation Army Building
(formerly Allstate Insurance)

O-7 24450 Evergreen Road

RESIDENTIAL

R-1 16367 Westland Avenue
Northland Gardens

R-2 29090 Lone Elm Lane
Cranbrook Village

R-3 29070 Lone Elm Lane
Cranbrook Village

R-4 29060 Lone Elm Lane
Cranbrook Village

R-5 29126 Rock Creek Drive
Cranbrook Village

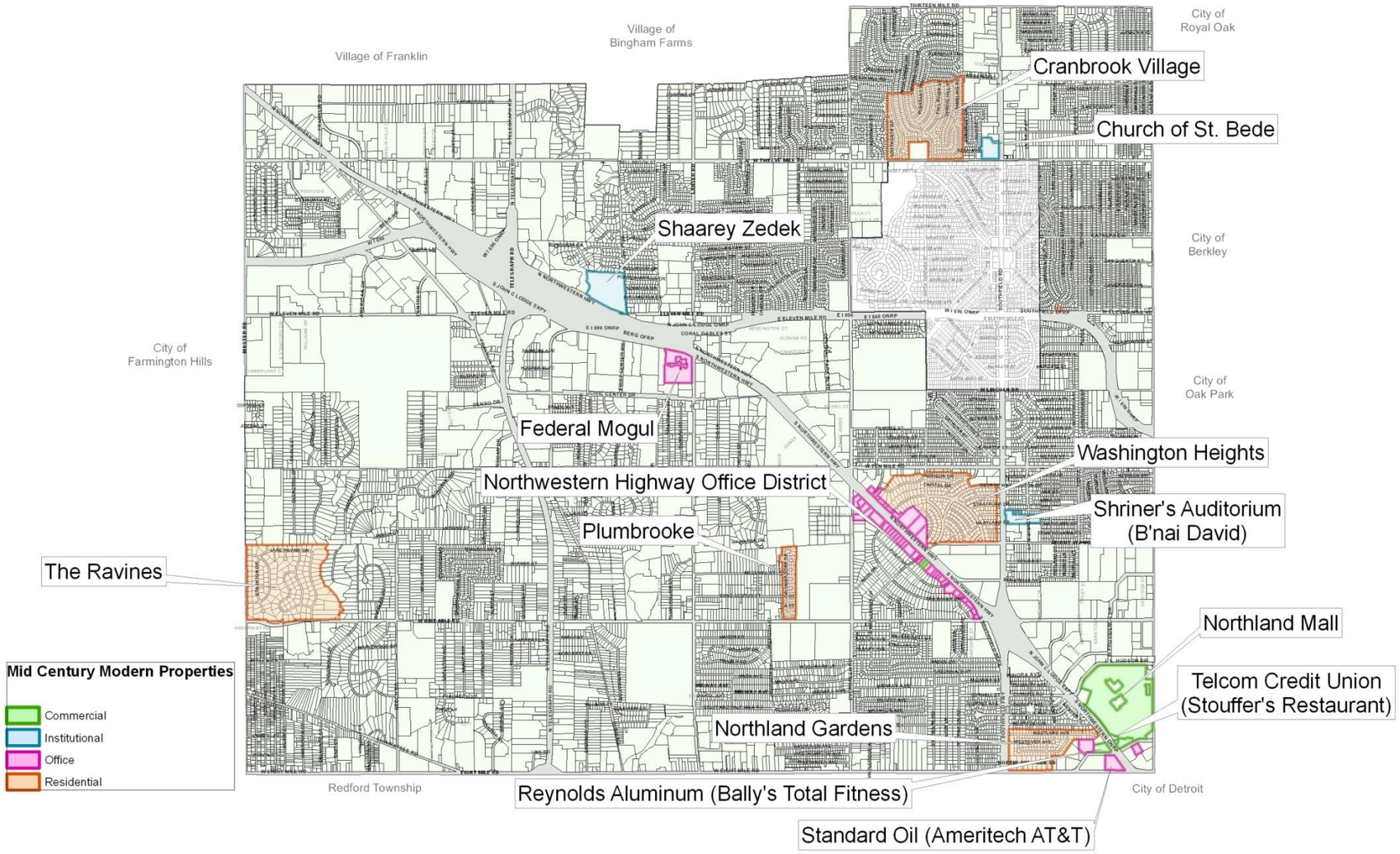
R-6 29257 Rock Creek Drive
Cranbrook Village

R-7 24340 Custis
Washington Heights

R-8 22825 Timberline
The Ravines

R-9 23320 Lake Ravines Drive
The Ravines

Mid-Century Modern Target Structures & Subdivisions
City of Southfield, Michigan



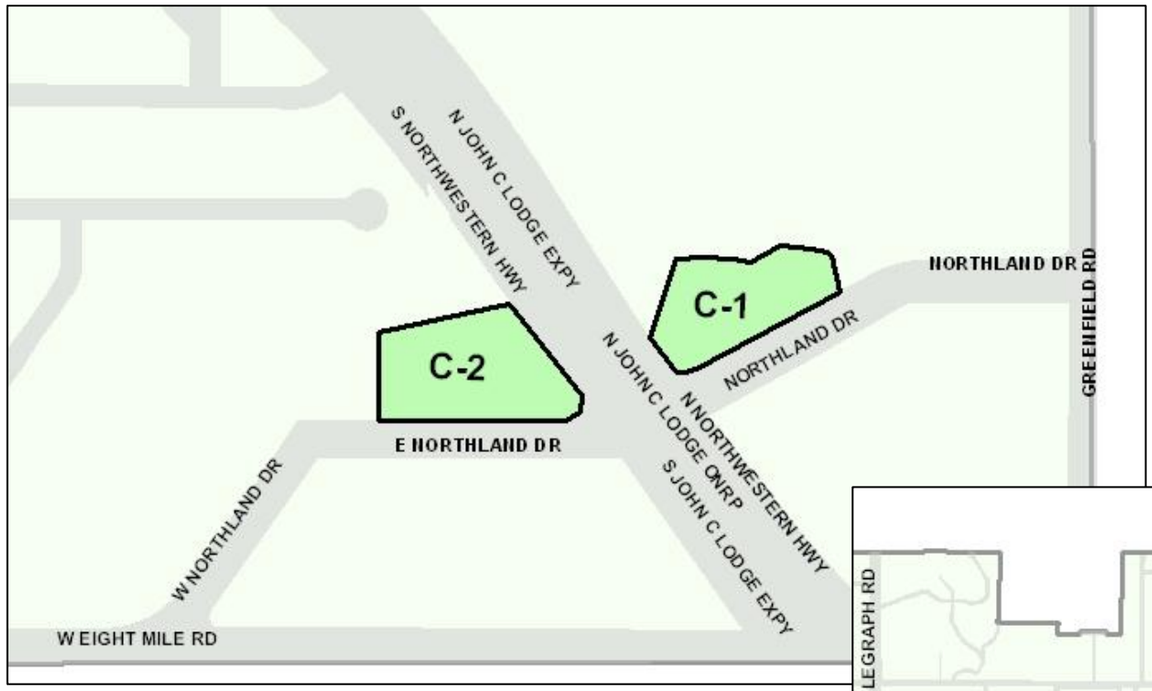
Commercial and Institutional



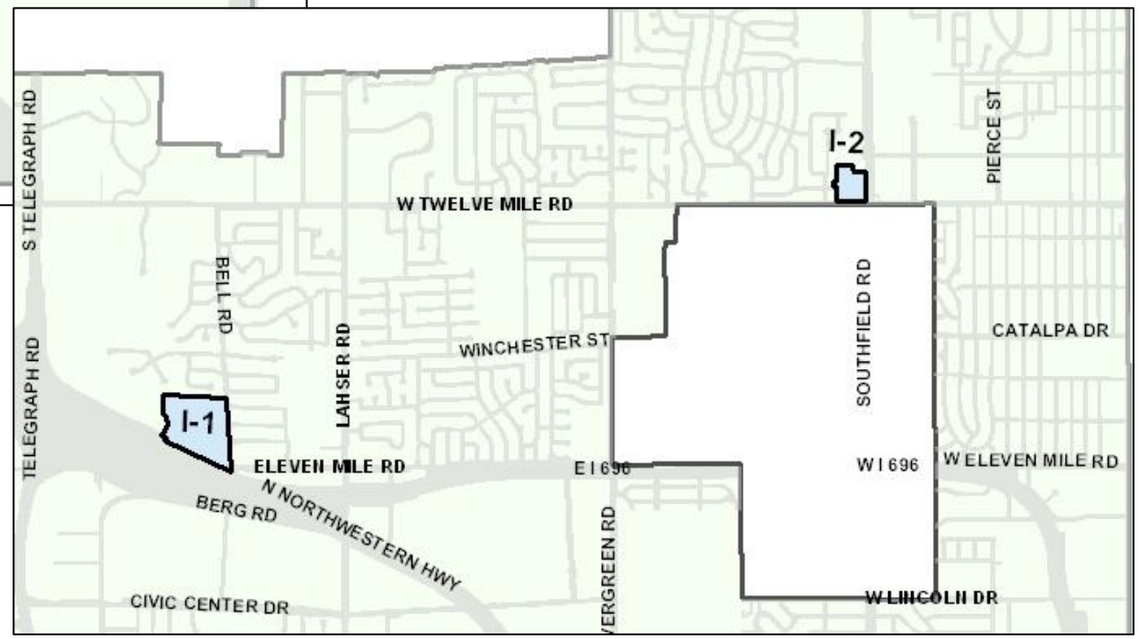



Inventory Forms

Inventoried Commercial Structure Locations



Inventoried Institutional Structure Locations



Mid-Century Modern
INVENTORY
Southfield • Michigan

C-1

Front Elevation

Arial View

Address: **21100 Northwestern Highway**
Telcom Credit Union
Northwestern Highway and Northland Drive

■ **Commercial** ☐ **Office** ☐ **Residential** ☐ **Institutional**

Year Built: 1954
Façade Material: Brick, Wood

Square Feet: 18,100
Covered Parking Spaces: 0

Number of Stories: 1
Courtyard: No

Lot Size: 3.02 Acres
Architect: Unknown

Features of Interest:

Observations:
Entrance faces the rear parking lot.
Distinct common bond brick pattern.
Entrance architecture greatly differs from the rest of the structure.
Repetition of column and beam construction along the façade creates covered verandas.

Exterior Modifications:
2008: Entry canopy.

Date: 06-June-11
Observer: All
Inventory Form Revision 6-Jun-11

Mid-Century Modern INVENTORY
Southfield • Michigan

C-2

Address: **16000 Northland Drive**
Bally Total Fitness (formerly Reynolds Aluminum)
Northland Drive and Northwestern Hwy

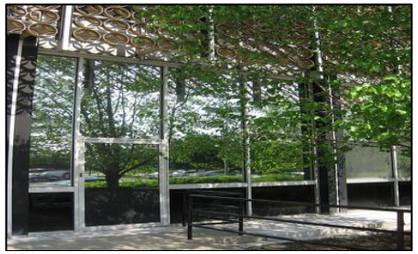
■ **Commercial** ☐ **Office** ☐ **Residential** ☐ **Institutional**

Front Elevation

Arial View

Year Built: 1959
Façade Material: Glass, Aluminum, Concrete
Square Feet: 34,144
Covered Parking Spaces: 0
Number of Stories: 3
Courtyard: No
Lot Size: 3.52 Acres
Architect: Minoru Yamasaki

Features of Interest:



Circa 1960
Source: Southfield Public Library

Observations:

- Curtain wall construction style.
- Façade consists of gold aluminum frames and tinted glass windows.
- Decorative metal frames shade the large windows from the sun.
- Main entrance includes large, mirrored windows.
- The second story is constructed larger than the first story; creating a cantilevered overhang with tributary area at the ground level.

Exterior Modifications:

- None observed.

Date: 06-June-11
Observer: All
Inventory Form Revision 6-Jun-11

Mid-Century Modern INVENTORY
Southfield • Michigan

I-1

Front Elevation

Arial View

Address: **27375 Bell Road**
Congregation Shaarey Zedeck
11 Mile Road and Bell Road,
North of the John C. Lodge Freeway

☐ **Commercial** ☐ **Office** ☐ **Residential** ■ **Institutional**

Year Built: 1962
Façade Material: Brick, Cement

Square Feet: Unknown
Covered Parking Spaces: 0

Number of Stories: 1
Courtyard: No

Lot Size: 34.82 Acres
Architect: Albert Kahn

Features of Interest:

Observations:

- Jewish Temple constructed of two pods sharing a common entrance with portico.
- A rectangular brick building with vertical and small windows meets the temple, which is characterized by a large, sloping roof that extends in height and width.
- A decorative window pattern follows the temple roofline.
- Main entrance defined by a large concrete portico supported by large pillars.
- Distinctive designs of stone and brick define the southwest façade of the temple; creating a sculptural element.

Exterior Modifications:

- None observed.

Date: 28-June-11
Observer: All
Inventory Form Revision 28-Jun-11

Mid-Century Modern INVENTORY
Southfield • Michigan

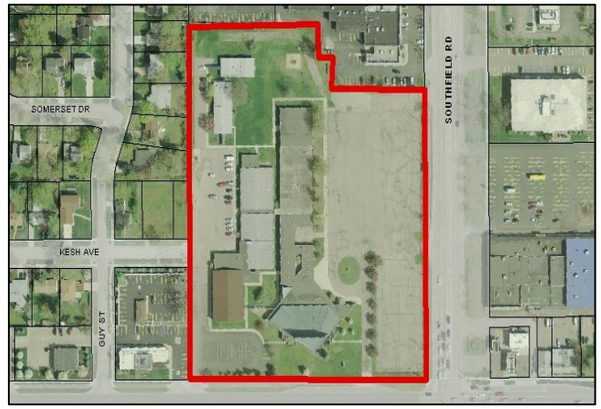
I-2

Address: 18290 West Twelve Mile Road

Church of St. Bede
Southfield Road and West 12 Mile Road

☐ **Commercial** ☐ **Office** ☐ **Residential** ■ **Institutional**

Front Elevation



Arial View

Year Built: 1962
Façade Material: Brick, Metal

Square Feet: Unknown
Covered Parking Spaces: 4+

Number of Stories: 1
Courtyard: No

Lot Size: 9.13 Acres
Architect: Unknown

Features of Interest:




Observations:

- Structure is sited perpendicular to Twelve Mile Road with a large parking lot fronting Southfield Road.
- Structure shows a distinct brick pattern and roofline.
- Roofline creates a harsh angular shape.
- The building seems to be constructed in pods, consisting of the Church and office.
- A gym and school complete the structure.
- The main entrance is covered and incorporated inside the structure. There is another entrance on the side which is covered by a portico.
- The fenestration is characterized by thin and vertical windows.
- Minimal landscape which is poorly maintained.

Exterior Modifications:

- None observed.

Date: 18-Jul-11
Observer: All
Inventory Form Revision 6-Jun-11

Office






Inventory Forms

Inventoried Office Structure Locations

Mid-Century Modern INVENTORY
Southfield • Michigan

O-1

Address: 16025 Northland Drive
Ameritech Services, Inc. (formerly Standard Oil Corporation)
Northland Drive and Northwestern Highway

☐ Commercial ■ Office ☐ Residential ☐ Institutional

Front Elevation

Arial View

Year Built: 1957
Façade Material: Brick
Square Feet: 95,038
Covered Parking Spaces: 0
Number of Stories: 4
Courtyard: No
Lot Size: 5.5 Acres
Architect: Unknown

Features of Interest:



Observations:
- 3-Story building with a distinctive shape: the building's three bodies intersect one another.
- Main entrance is located on Northwestern Highway, but in a secondary position compared to the long side of the building.
- Exterior material is brick with a light shade. This brick creates a pattern, typical of this style.
- Regular succession of tinted glass windows.
- Portico entrance supported by metal columns.
- Roofline is flat and continuous.
- Generally seems to be well preserved.

Exterior Modifications:
- None observed.

Date: 07-June-11
Observer: All
Inventory Form Revision 6-Jun-11

Mid-Century Modern INVENTORY
Southfield • Michigan

O-2

Address: 15565 Northland Drive
Northland Towers West and *Northland Towers East*
Between Evergreen Road and Northwestern Highway

☐ **Commercial** ■ **Office** ☐ **Residential** ☐ **Institutional**

Front Elevation

Arial View

Year Built: 1962
Façade Material: Cement, Glass

Square Feet: 113,625
Covered Parking Spaces: 0

Number of Stories: 7
Courtyard: No

Lot Size: .3 Acres
Architect: Unknown

Features of Interest:

Observations:
- Mirrored/tinted blue glass and vertical cement elements characterize the towers.
- Main entrance includes a small forecourt between the two buildings.
- Completely surrounded by parking lot; thus quite distant from Northland and Greenfield Roads and disconnected from public sidewalks.

Exterior Modifications:
- 1988: Roof replacement.
- 1995: Satellite dish antenna installed.

Date: 06-June-11
Observer: All
Inventory Form Revision 6-Jun-11

Mid-Century Modern INVENTORY
Southfield • Michigan

O-3

Address: 24445 Northwestern Highway
IBM / Crescent Building
Northwestern Highway and 10 Mile Road

☐ **Commercial** ■ **Office** ☐ **Residential** ☐ **Institutional**

Front Elevation

Arial View

Year Built: 1968
Façade Material: Cement, Glass
Square Feet: 70,300
Covered Parking Spaces: 0
Number of Stories: 2
Courtyard: Yes
Lot Size: 3.44 Acres
Architect: Ferruccio P. De Conti

Features of Interest:

Observations:
- Irregular shape ("Y") in comparison to other buildings of the period.
- Main façade directly faces Northwestern Highway.
- Vertical cement elements with tinted fixed glass windows create a consistent pattern with vertical aluminum mullions.
- Understated main entrance in central location with covered canopy.
- A flat roof allows for HVAC components to be installed and disguised off the ground.

Exterior Modifications:
- 1981: Roof replacement.
- 1991: Exterior front entry awning added (5' projected x 12' long).
- 2007: Roof replacement.

Date: 06-June-11
Observer: All
Inventory Form Revision 6-Jun-11

Mid-Century Modern INVENTORY
Southfield • Michigan

O-4

Address: 26555 Northwestern Highway
Federal Mogul
Lahser Road and Northwester Highway

☐ Commercial ■ Office ☐ Residential ☐ Institutional


Front Elevation

Arial View

Year Built: 1965
Façade Material: Cement, Glass
Square Feet: 142,944
Covered Parking Spaces: 0
Number of Stories: 4
Courtyard: Yes
Lot Size: 1.95 Acres
Architect: Giffels & Rosetti

Features of Interest:




Observations:
- Three distinct structures built in different phases, which have altered the integrity of the original structure.
- Original building built on columns with open podium level (which has since been enclosed).
- Mirrored glass windows with a repetition of symmetrical cement boxes along façade.

Exterior Modifications:
- 1997: Roof replacement.
- 1998: Vestibule addition: covered walkway.
- 1999: Expansion of 3rd floor area by the enclosure of the podium level (adding 9,640 square feet).

Date: 06-June-11
Observer: All
Inventory Form Revision 6-Jun-11

Mid-Century Modern INVENTORY
Southfield • Michigan

O-5

Address: 24681 Northwestern Highway
Trowell Building
Northwestern Highway and Evergreen Road

☐ Commercial ■ Office ☐ Residential ☐ Institutional


Front Elevation

Arial View

Year Built: 1970
Façade Material: Cement, Glass
Square Feet: 46144
Covered Parking Spaces: 0
Number of Stories: 4
Courtyard: No
Lot Size: 1.09 Acres
Architect: Seymour J. Levine Architects Inc.

Features of Interest:

Observations:
- This office building was previously called the Trowell building.
- Façade has a regular grid with dark glass that alternates with thin vertical elements.
- Two different colors of fixed glass windows punctuate the façade with vertical mullions.
- A cantilevered overhang creates a tributary area at the ground level.
- The upper floors are supported by cement columns and arches, which frame the ground level.
- Substantial white cement pillars are visible only on the ground floor.

Exterior Modifications:
- 2005: Complete roof tear-off/replacement to sloped metal deck.

Date: 06-June-11
Observer: All
Inventory Form Revision 6-Jun-11

Mid-Century Modern INVENTORY

Southfield • Michigan

O-9

Address: **16130 Northland Drive**

Kelly Services / Salvation Army Building
(formerly Allstate Insurance)
Northland Drive and Northwestern Highway

☐ **Commercial** ■ **Office** ☐ **Residential** ☐ **Institutional**

Front Elevation

Arial View

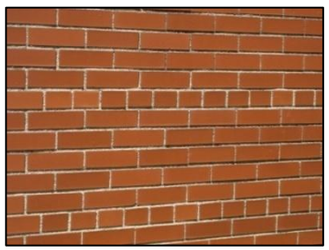
Year Built: Unknown
Façade Material: Brick, Glass

Square Feet: 84,915
Covered Parking Spaces: 2

Number of Stories: 2
Courtyard: No

Lot Size: 5.25 Acres
Architect: Unknown

Features of Interest:



Observations:

- Butterfly roof at portico entrance.
- Main structure contains flat roof.
- Distinct common bond brick pattern.
- Structure appears to consist of (2) glass and brick wings connected by a cement entrance.

Exterior Modifications:

- 1990: 22'x22' car garage added consisting of brick veneer on existing concrete slab/42" footing.

Date: 06-June-11
Observer: All
Inventory Form Revision 6-Jun-11

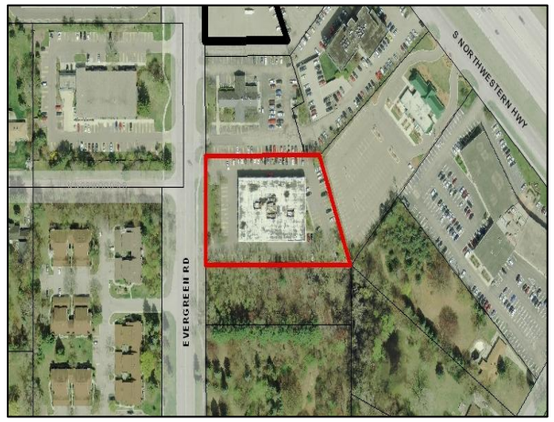
Mid-Century Modern INVENTORY
Southfield • Michigan

O-7

Address: 24450 Evergreen Road
Evergreen Road and Northwestern Highway

☐ Commercial ■ Office ☐ Residential ☐ Institutional

Front Elevation



Arial View

Year Built: 1970
Façade Material: Cement
Square Feet: 33,600
Covered Parking Spaces: 54
Number of Stories: 2
Courtyard: Yes
Lot Size: 1.8 Acres
Architect: Unknown

Features of Interest:

Observations:
- White cement structure with distinctive geometric forms.
- Tinted fixed glass windows.
- Second story supported by cement columns and arches, which form a cantilevered overhang above ground level - creating a tributary area.
- Second story shelters 54 parking spaces and a small recreation courtyard on the ground level.
- Structure is centered on the site and surrounded by parking lot.

Exterior Modifications:
- None observed.

Date: 06-June-11
Observer: All
Inventory Form Revision 6-Jun-11

Residential

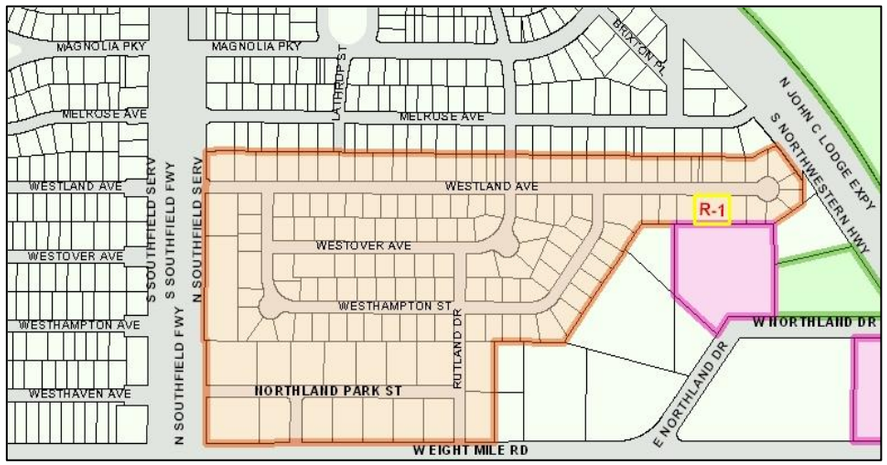




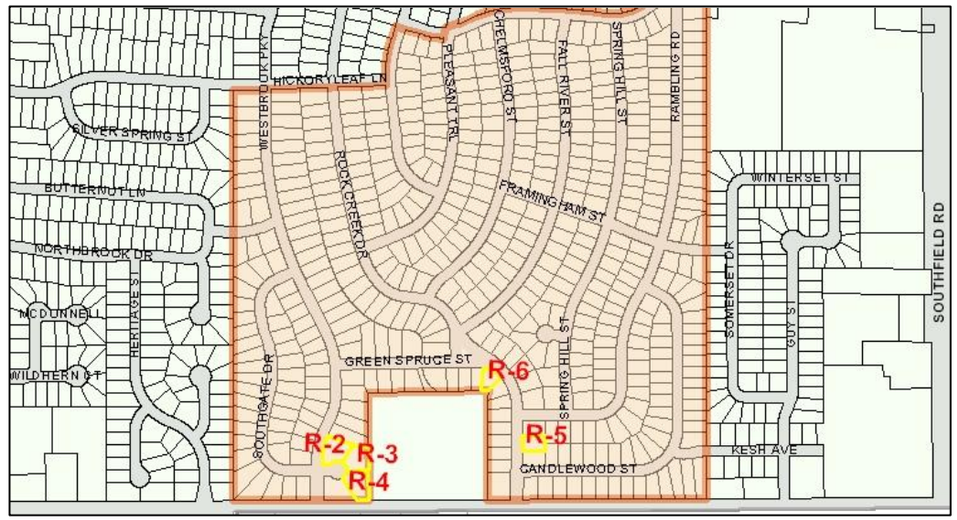

Inventory Forms

Inventoried Residential Structures

Northland Gardens

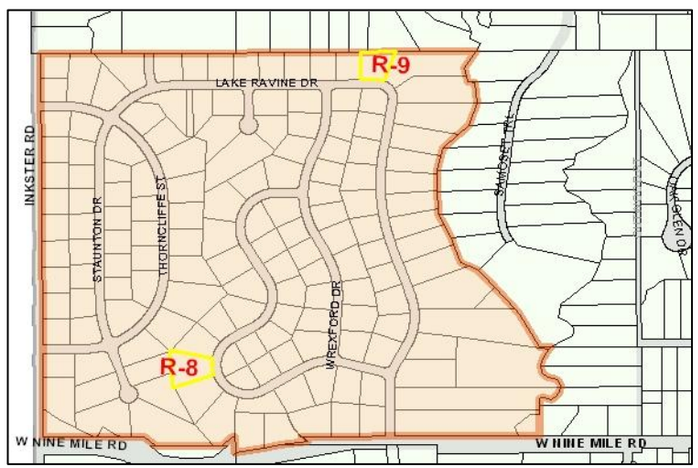


Cranbrook Village



Washington Heights

The Ravines



Mid-Century Modern INVENTORY

Southfield • Michigan

Address: 16367 Westland Avenue

Northland Gardens Subdivision

R-1

☐ Commercial ☐ Office ■ Residential ☐ Institutional

Front Elevation

Arial View

Year Built: 1958
Façade Material: Brick, Wood

Square Feet: 2,757
Covered Parking Spaces: 2

Number of Stories: 1
Courtyard: Yes

Lot Size: 0.59 Acres
Architect: Unknown

Features of Interest:

Observations:

- Sprawling ranch home with strong Asian-influence in regards to stepped roof and decorative detail.
- Glazed brick cylindrical element near front door.
- Roofline features large eave overhangs.
- Large courtyard leading to entrance.
- Leaded glass windows.
- Muted earth tone color palette with the exception of the cylindrical element.

Exterior Modifications:

- None observed.

Date: 07-June-11
Observer: All
Inventory Form Revision 6-Jun-11

Mid-Century Modern INVENTORY

Southfield • Michigan

Address: 29090 Lone Elm Lane

Cranbrook Village Subdivision

☐ Commercial ☐ Office ■ Residential ☐ Institutional

R-2

Front Elevation

Arial View

Year Built: 1957
Façade Material: Brick, Wood

Square Feet: 1,564
Covered Parking Spaces: 2

Number of Stories: 1
Courtyard: Yes

Lot Size: 0.39 Acres
Architect: Unknown

Features of Interest:

Observations:

- Prominent garage shelters home's entrance and creates a courtyard.
- Breezeway connects the home to its garage.
- Garage features doors on two sides so that automobiles can enter and exit in either direction.
- Windows feature decorative geometric elements.
- A distinct red trim color is applied to the structure.
- Solid slab main entrance door.

Exterior Modifications:

- None observed.

Date: 14-June-11
Observer: All
Inventory Form Revision 14-Jun-11

Mid-Century Modern INVENTORY
Southfield • Michigan

Address: 29070 Lone Elm Lane
Cranbrook Village Subdivision

☐ Commercial ☐ Office ■ Residential ☐ Institutional

R-3

Front Elevation

Arial View

Year Built: 1957
Façade Material: Brick, Wood

Square Feet: 1,647
Covered Parking Spaces: 2

Number of Stories: 1
Courtyard: Yes

Lot Size: 0.35 Acres
Architect: Unknown

Features of Interest:

Observations:
- Modified courtyard on side of home.
- Large open eave overhangs front window.
- Column and beam construction at front façade.
- Detached garage's proximity to home creates sheltered courtyard.
- Breezeway connects garage to home.

Exterior Modifications:
- Courtyard modification with wooden privacy fence on side of home.
- 1993: Aluminum patio enclosure added on a new cement pad with 42" footings, approximately 11"x13"x11".

Date: 14-June-11
Observer: All
Inventory Form Revision 14-Jun-11

Mid-Century Modern INVENTORY

Southfield • Michigan

R-4

Address: 29060 Lone Elm Lane

Cranbrook Village Subdivision

☐ Commercial ☐ Office ■ Residential ☐ Institutional

Front Elevation

Arial View

Year Built: 1956
Façade Material: Brick, Aluminum

Square Feet: 1,695
Covered Parking Spaces: 2

Number of Stories: 1
Courtyard: Yes

Lot Size: 0.43 Acres
Architect: Unknown

Features of Interest:

Observations:

- Two breezeways connect the detached garage to the home and create a sheltered courtyard.
- Breezeway is supported by steel columns.
- The home and garage feature flat roofs.
- Decorative cement wall shields the courtyard from the street.
- Doors and columns are painted a vibrant red.

Exterior Modifications:

- None observed.

Date: 14-June-11
Observer: All
Inventory Form Revision 14-Jun-11

Mid-Century Modern INVENTORY

Southfield • Michigan

R-5

Address: 29126 Rock Creek Drive

Cranbrook Village Subdivision

☐ Commercial ☐ Office ■ Residential ☐ Institutional

Front Elevation

Arial View

Year Built: 1956
Façade Material: Brick, Wood

Square Feet: 1,247
Covered Parking Spaces: 2

Number of Stories: 1
Courtyard: No

Lot Size: 0.23 Acres
Architect: Unknown

Feature of Interest:

Observations:

- Entrance features large fixed glass windows with vertical mullions.
- Curtain wall construction.
- Solid slab entry door.
- Attached two-car carport incorporated under the main roofline.
- Decorative exterior wall supports carport roof.

Exterior Modifications:

- 1980: Roof replacement.
- 2005: Detached garage and sun room added.

Date: 14-June-11
Observer: All
Inventory Form Revision 14-Jun-11

Mid-Century Modern INVENTORY

Southfield • Michigan

R-6

Address: 29257 Rock Creek Drive

Cranbrook Village Subdivision

☐ Commercial ☐ Office ■ Residential ☐ Institutional

Front Elevation

Arial View

Year Built: 1957
Façade Material: Brick, Wood

Square Feet: 1,189
Covered Parking Spaces: 1

Number of Stories: 1
Courtyard: Yes

Lot Size: 0.22 Acres
Architect: Unknown

Feature of Interest:

Observations:

- Color scheme features dark brick and trim.
- Curtain wall construction.
- Entrance includes white front door with tall, vertical window panels and a large vertical picture window.
- Attached one-car carport incorporated under the main roofline.

Exterior Modifications:

- 1980: Removed the existing roofing material and installed new hot-tar built-up roof.

Date: 14-June-11
Observer: All
Inventory Form Revision 14-Jun-11

Mid-Century Modern INVENTORY

Southfield • Michigan

R-7

Address: 24340 Custis

Washington Heights Subdivision

☐ Commercial ☐ Office ■ Residential ☐ Institutional

Front Elevation

Arial View

Year Built: 1965
Façade Material: Brick, Wood, Aluminum

Square Feet: 2,830
Covered Parking Spaces: 2

Number of Stories: 2
Courtyard: Yes

Lot Size: 0.35 Acres
Architect: Unknown

Features of Interest:

Observations:

- Two-story home consisting of brick and several siding types.
- Large forecourt in the front of the home with distinct brick pattern screen wall.
- Tall, vertical windows.
- Attached garage.
- Front door features detail of Asian-influence.

Exterior Modifications:

- 2006: Roof replacement.
- 2007: Installation of solarium sunroom enclosure with full length sliding doors and screens. This patio enclosure did not match the original permit application and violated several building codes. Original application called for a storm and screen enclosure with a straight cave roof.

Date: 14-June-11
Observer: All
Inventory Form Revision 14-Jun-11

Mid-Century Modern INVENTORY
Southfield • Michigan

R-8

Front Elevation

Arial View

Address: 22825 Timberline
The Ravines Subdivision

☐ Commercial ☐ Office ■ Residential ☐ Institutional

Year Built: 1966
Façade Material: Brick, Stone, Wood
Square Feet: 2,647
Covered Parking Spaces: 2
Number of Stories: 1.5
Courtyard: Yes
Lot Size: 1.0 Acre
Architect: Unknown

Features of Interest:

Before

After

Observations:
- Multi-level home on large, wooded lot.
- A mix of tall, vertical windows and a long sloping roofline define the front façade.
- Attached two-car garage.
- Curtain wall construction.
- Grand front door characterized by painted wood that matches trim.
- Running bond brick pattern
- Site is heavily shaded and landscape is well maintained.

Exterior Modifications:
- Original wood paneling was replaced with stone on the front façade.

Date: 14-June-11
Observer: All
Inventory Form Revision 14-Jun-11

Mid-Century Modern INVENTORY

Southfield • Michigan

Address: 23320 Lake Ravines Drive

The Ravines Subdivision

R-9

Front Elevation

Arial View

☐ Commercial ☐ Office ■ Residential ☐ Institutional

Year Built: 1968
Façade Material: Brick, Wood

Square Feet: 3,717
Covered Parking Spaces: 3

Number of Stories: 1
Courtyard: No

Lot Size: 0.74 Acres
Architect: Unknown

Features of Interest:

Observations:

- Prominent porte cochere shelters main entrance of this ranch style home.
- Porte cochere features distinct roofline with large eaves and simple lighting.
- Color scheme includes white trim and dark brick.
- White trim is paired with dark brick.

Exterior Modifications:

- None observed.

Date: 14-June-11
Observer: All
Inventory Form Revision 14-Jun-11

Mid-Century Modern
SOUTHFIELD • MICHIGAN
RECOMMENDATIONS

A green buffer with shade trees creates a landscape island between the building and parking lot.

A green buffer at the street separates the building from the street and provides a space for signage.

1. **Site:**
   Generally, site improvements through the introduction of landscape elements are recommend for all structure types. For commercial, office, and institutional structures, specific recommendations include retrofitting existing impervious surfaces with new green areas. These new green areas should incorporate low-impact design techniques, such as:

- ✓ ***Bioswales*** and ***rain gardens*** to filter and conserve rainwater and reduce the usage of water from irrigation systems and sun reflection due to the asphalt.
- ✓ ***Green buffers*** and ***shade trees*** that reduce heat during the summer and snow accumulation during winter.
- ✓ ***Energy efficient lighting*** should replace existing fixtures in parking lots and building entrances.

Although preservationists may disagree with adding green areas to a mid-century modern site because minimal landscape and highly visible parking lots were often key components of original site design, the City of Southfield has implemented Low Impact Development (LID) Guidelines and believes that "green cities experience a higher quality of life through clean air and water, beautiful parks and green spaces, clean and efficient energy use, local and organic food, and green jobs" (City of Southfield). Managing rainfall, providing storm water benefits, increasing the urban forest and reducing urban heat islands, improving air quality, and reducing thermal stream pollution are all site design elements that contribute to the City's green efforts and should be considered to improve site design. However, special consideration should be given to mid-century modern sites with strong historical significance as adding such improvements may not be appropriate.

2. Structure:

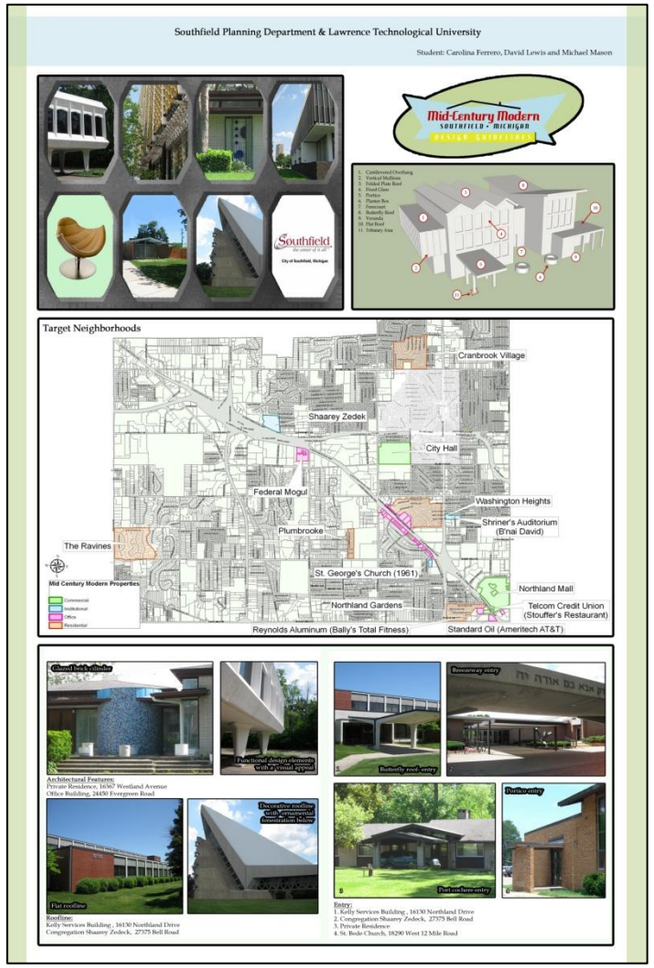
All significant mid-century modern buildings should be preserved, restored and well-maintained. The original materials should be restored if needed. Because commonly used materials such as the wood and stucco tend to absorb humidity, it is typical that these materials require maintenance. Brick can also be damaged by weather and other harsh elements. In the event that a material cannot be restored, replacing the material with a similar product or other mid-century modern material is deemed acceptable. Any addition or modification should be done respecting the integrity and the uniqueness of the style. It is suggested that different materials or colors be applied to the façade of the new feature to prevent any ambiguity between the original structure and new addition.

Buildings that maintain original features can and should apply for designation on the National Register of Historic Places. To be considered eligible, the building's age, integrity, and significance are considered. If designation is awarded, a variety of benefits exist, such as: Federal Tax and State Tax credits, national recognition, technical assistance, and further preservation efforts.

3. Marketing and Education of Mid-Century Modern Structures in Southfield

The promotion of mid-century modern style will help to attract a new appreciation of existing buildings throughout the city. Creating marketing materials, such as walking or driving tour brochures, will aid in promoting the style. Celebrating Mid-Century Modern style with calendars, posters, brochures, the City's website, and other promotional materials are other examples of means to expose and raise public awareness of this unique architectural resource.

We further recommend that the City of Southfield partner with Lawrence Technological University, the Engineering Society of Detroit (ESD), the Chamber of Commerce, the City Center Advisory Board (CCAB), and the Cornerstone Development Authority (CDA) to promote Mid-Century Modern through special events, social media, and printed materials.



Marketing posters and other materials should be created and displayed to promote the style.

APPENDIX A

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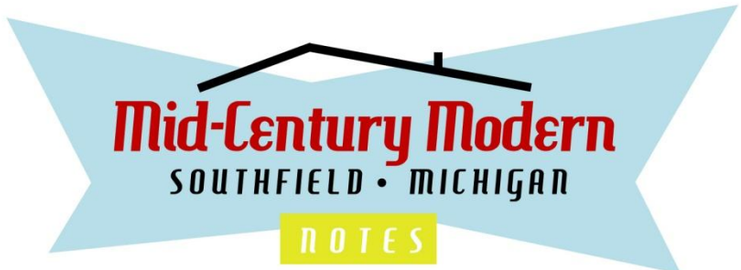
Mid-Century Modern
SOUTHFIELD • MICHIGAN
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