

STAFF REPORT: 9-11-2019 MEETING
APPLICATION NUMBER: 19-6426
ADDRESS: 1448 SHIPHERD
HISTORIC DISTRICT: WEST VILLAGE
APPLICANT: RIEMER PRIESTER AND ALEX DECAMP
DATE OF COMPLETE APPLICATION: 9-3-2019
DATE OF STAFF VISIT: 9-3-2019

PREPARED BY: J. ROSS

SCOPE: DEMOLISH EXISTING BUILDING

EXISTING CONDITIONS

Erected ca. 1900, the building located at 1448 Shipherd is a two-story, wood-frame, multiple-family dwelling. The building is two stories in height and is covered with a faux brick, asphalt (Insulbrick) siding. Windows, where visible and intact, are wood double-hung or leaded glass casement units. Many of the window openings on the first story are covered with plywood, while all of window units at the second story are highly deteriorated because the rear portion of the roof has collapsed. A wood porch with a decorative gable and wood steps at the front elevation mark the building's primary entrance. A second inset entrance opens to a staircase which leads to the second story apartment. The building sits in a highly deteriorated state due to the rear roof collapse.



PROPOSAL

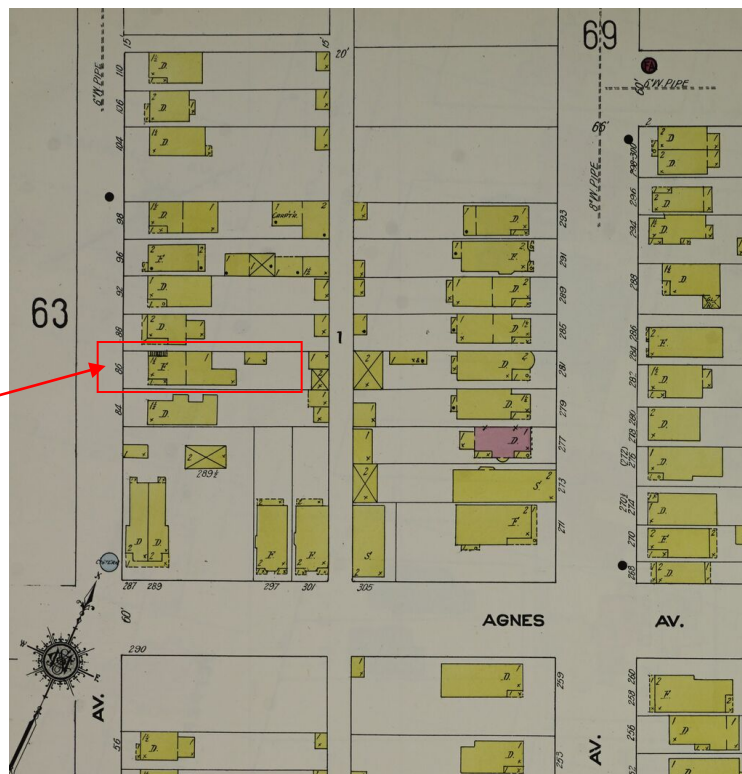
With the current proposal, the applicant is seeking the Commission's approval to demolish the building. Please see the [attached narrative](#) which outlines the project scope. The work will involve the removal of the structure, basement, and all existing concrete walkways within the property boundaries. The resulting hole will be backfilled with dirt and topsoil will be added. A review of recent photos of the site and [Google Earth images](#) revealed that landscaping and fencing was removed sometime after May 2018.

STAFF OBSERVATIONS & RESEARCH

As stated above, the applicant is seeking this body's approval to demolish the building located at 1448 Shipherd. The applicant has provided a report from a structural engineer which outlines the condition of the building. Specifically, the project engineer states that "...the majority is in very poor condition that it becomes unsafe and cost prohibitive to salvage, replace, or rehabilitate. Total demolition of framing system is recommended for this building." The application also provides a number of photos which depict the level of deterioration at the building.

Please see the below Sanborn Fire Insurance Map, which indicates that this building has stood in its current location since 1910. City of Detroit Assessor's Office records indicated that the building was erected in 1900. A review of the Historic Designation Advisory Board's designation report for West Village indicates that West Village was originally platted in 1876 to include what is currently known as the 1400 block of Shipherd. The designation report further notes that "...in the 1890s, modest Victorian Cottages began to appear in greater numbers.... At the turn of the century, construction because more substantial as larger, more and more expensive house were built." The building at 1448 Shipherd does retain its original form and decorative detailing, and is recognizable as representative of the district's/neighborhood's early period development despite its current deteriorated condition. For these reasons, it is staff's opinion that the building does contribute to the district's historic character.

1448
Shipherd,
1910



ISSUES

- The project proposes to demolish the building. It is staff's opinion that the building contributes to the district's historic character.
- Demolition does not meet the district's Elements of Design
- As per the Secretary of the Interior Standards for Rehabilitation, Standard #2, *"the historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."*
- The applicant has provided a report from a licensed structural engineer which states that the building is unsafe and recommends its demolition
- Sec. 25-2-22 of the Detroit City Code, entitled "Issuance of Notice to Proceed" states that "...inappropriate work adversely affecting the exterior appearance of a resource, which work cannot be granted a Certificate of Appropriateness, shall be permitted by the historic district commission through the issuance of a Notice to Proceed if..." the below condition prevails "...and if the commission finds that the work is **necessary** to substantially improve or correct..." the condition:
 - (1) *The resource constitutes a hazard to the safety of the public or the occupants*

RECOMMENDATION

As stated above, this wood-frame, relatively-modest building does remain as representative of the district's/neighborhood's early period development, despite its current deteriorated condition. For these reasons, it is staff's opinion that the building does contribute to the district's historic character. Staff therefore recommends that the Commission deny the issuance of a Certificate of Appropriateness for the demolition of the building because the work does not meet the Secretary of the Interior's Standards for Rehabilitation, standard #2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided* and #4) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

DESINGATION SLIDE



CURRENT CONDITIONS

















Current conditions.
Note lack of fencing and landscaping



Historical Structural Assessment Report

Property Address: 1448 Shipherd St.
Detroit, MI 48214-2455

Historic District: West Village District

Date of report Completion: March 27, 2019

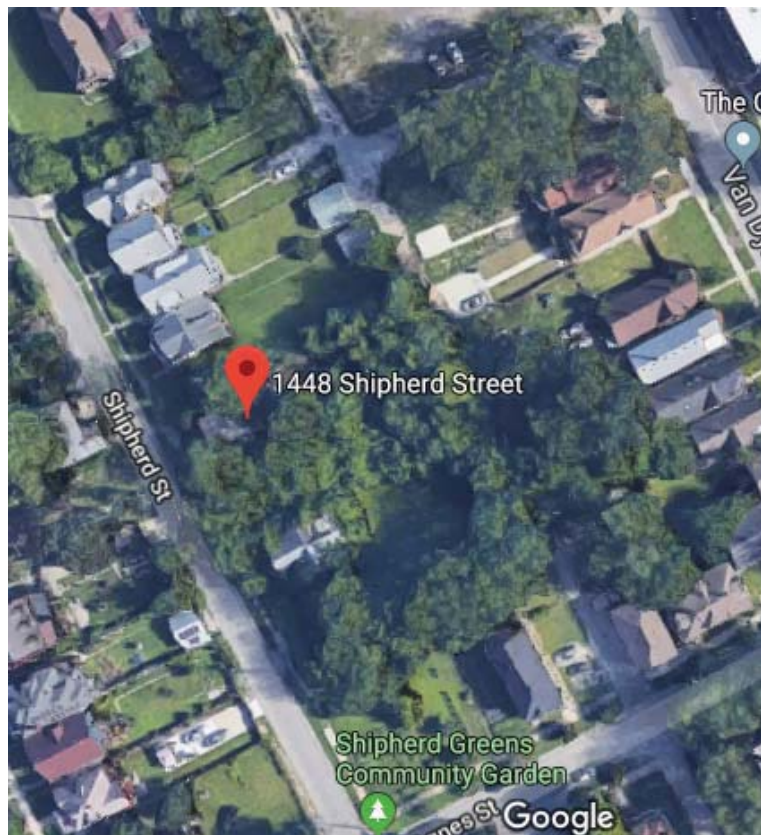
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Introduction

West Village is a historic district roughly bounded by Jefferson, Kercheval, Parker and Seyburn Avenues in Detroit, Michigan. It is primarily a residential neighborhood. The district received its name in the mid-20th century because of its location just west of Indian Village historic district. It was listed on the National Register of Historic Places in 1980.

The building is a 2-story residential structure constructed mainly of wood rafters, floor joists and exterior studs. The foundation system consists of crawl space at the rear and basement at front.



The purpose of the structural assessment is to determine whether the main structural components can be salvaged or demolished. LM Engineering has been tasked to perform the assessment. The assessment was conducted primarily with a site visit on December 27, 2018. A structural assessment report is included as part of this report.

This property is currently unoccupied and vacant.

Architectural Significance and Construction History

We were not able to determine, through our research, the actual date of construction for this property. The 2-story structure is a two-family dwelling with a footprint of approximately 23ft x 37ft. Currently, the exterior walls are covered with composite shingles. It has a low-sloped roof.



We were not able to find any historical photographs of this building.

Structural Condition Assessment

1. Resource Description:

The following elements are structurally considered as major structural components of the residential building:

- a. Roof rafters: 2x dimensional lumber.
- b. 2nd floor joists: 2x8 dimensional lumber.
- c. Bearing walls: 2x4 wall studs at 16" on-center.
- d. 1st floor joists: 2x8 dimensional lumber
- e. Basement walls: Multi-wythe brick.
- f. Crawl space: 2x8 floor joists supported by interior multi-ply girder. The girders were supported by concrete masonry block piers.

2. Evaluation of resource condition:

Roof rafters, 2nd floor joists and portions of exterior stud walls have been exposed the elements for many years. The deterioration and damage on these components vary from moderate to severe.

1st floor girder beams at the crawl space appear to not be attached to the concrete masonry block piers. Most of the first-floor level joists are water damaged and deterioration varies from 25% to 60%.

3. Limitations of visual inspection:

The interior of the house has been exposed to the elements for many years. At the time of visual inspection, the property was only accessible at the first level. The stairs to the 2nd floor and stairs to the basement were water-soaked and were unsafe and therefore prevented access to the 2nd floor and basement.

Recommendations:

A small percentage of floor joists and bearing wall studs may be salvaged but the majority is in very poor condition that it becomes unsafe and cost-prohibitive to salvage, replace or rehabilitate. Total demolition of framing system is recommended for this building.

4. Structural engineer's certification:

The structural assessment was conducted by Lawrence Mangindin, PE. A visual inspection of the building was conducted on December 27, 2018.

I certify that the information above is accordance to my visual inspection and assessment of the above property.



Lawrence Mangindin, PE
Michigan PE License: 62010443820
Expires 10/31/20

PHOTOGRAPHS AND ILLUSTRATIONS



Photo 1: Front



Photo 2: Front porch



Photo 3: Front-left porch

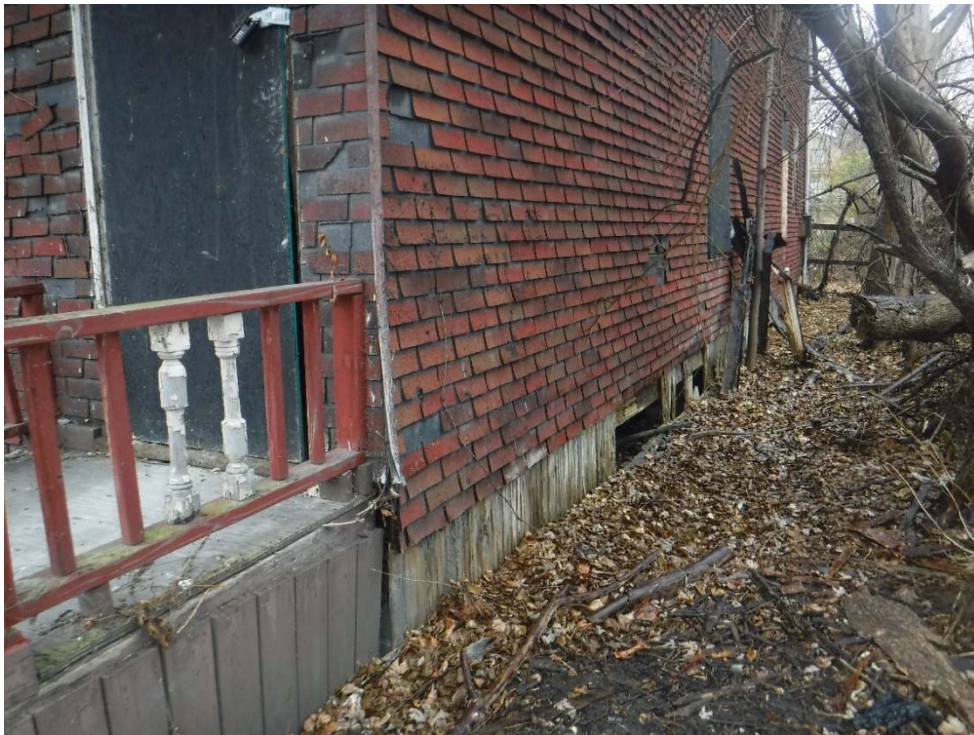


Photo 4: South-east corner



Photo 5: Base cover at the east side



Photo 6: Crawl space framing



Photo 7: Crawl space opening at east side



Photo 8: Front-right porch



Photo 9: West side

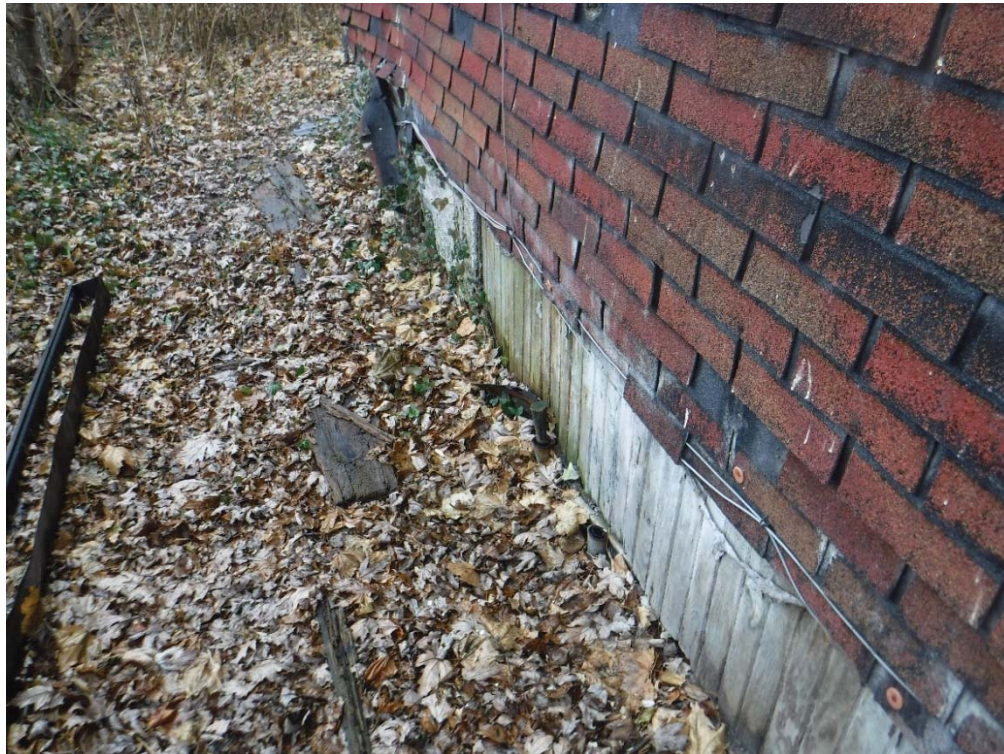


Photo 10: West side



Photo 11: Rear opening at crawl space



Photo 12: North-west corner at crawl space



Photo 13: Rear entry porch



Photo 14



Photo 15: Interior room at the rear porch



Photo 16: Interior kitchen



Photo 17: Interior room at 1st floor



Photo 18: Interior room with pipes exposed at ceiling



Photo 19: Interior kitchen



Photo 20: Interior room



Photo 21: Interior room with ceiling joists and plumbing pipes exposed



Photo 22: Interior room at 1st floor



Photo 23: Interior room at 1st floor



Photo 24: Interior room with front window in the background



Photo 25: Interior room at 1st floor



Photo 26: Interior room at 1st floor



Photo 27: Interior showing the front window.



Photo 28



Photo 29: Stairs up to 2nd floor



Photo 30: Stair landing with exterior wall opening



Photo 31: Stairs up to 2nd floor. Stringers and steps are soft.

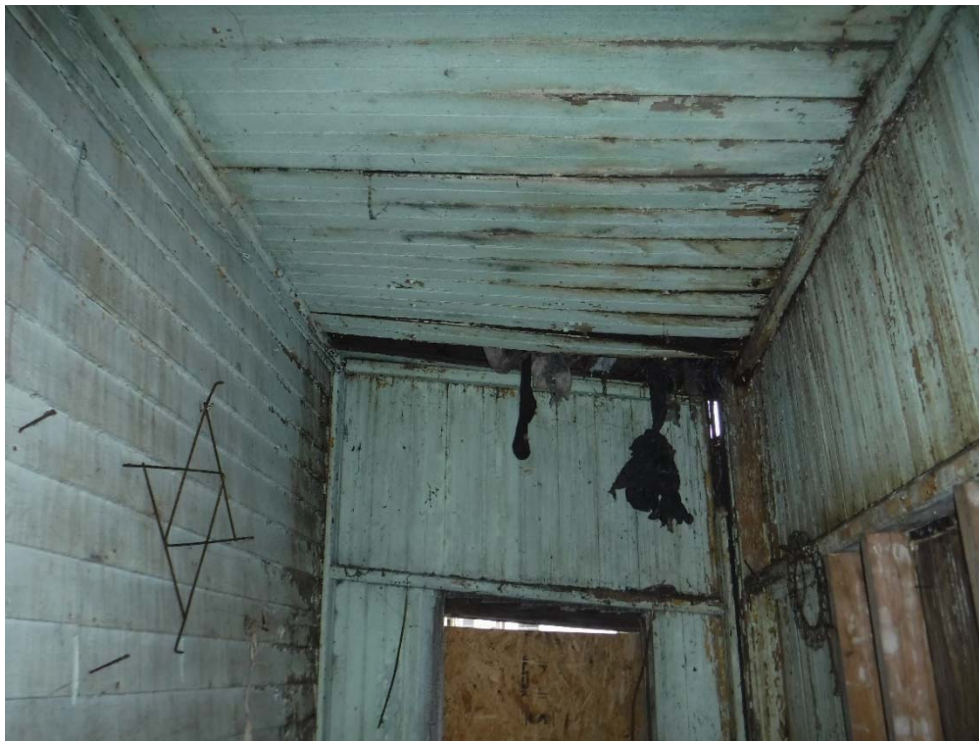


Photo 32: Interior room at the rear



Photo 33: Rear (North)



Photo 34: Rear north-east corner



Photo 35: North-east corner of crawl space



Photo 36: North-east corner with damaged wood siding.



Photo 37



Photo 38: Crawl space floor joist at the rear



Photo 39: North-west corner



Photo 40: North-west corner

Google
Earth,
conditions
in 2018



HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 8/20/19

PROPERTY INFORMATION

ADDRESS: 1448 Shipherd Street, Detroit, MI 48214 AKA: _____

HISTORIC DISTRICT: West Village

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	

APPLICANT IDENTIFICATION

Property Owner/
Homeowner Contractor Tenant or
Business Occupant Architect/Engineer/
Consultant

NAME: Alex DeCamp COMPANY NAME: Villages Property Management

ADDRESS: 1121 Seyburn Street CITY: Detroit STATE: MI ZIP: 48214

PHONE: 734-552-5457 MOBILE: 810-333-5573 EMAIL: alex.decamp@gmail.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:
PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work
(photographs to show existing condition(s), design, color, & material)
- Description of existing conditions**
(including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why
replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:
Based on the scope of work,
additional documentation may
be required.
**See www.detroitmi.gov/hdc for
scope-specific requirements.**

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

- TREE, BRUSH, LANDSCAPE OR SHRUB REMOVAL
- UNIT EVACUATION (A/C FREON RECOVERY)
- RESPONSIBILITY FOR ANY DAMAGE TO EXISTING SIDEWALKS/DRIVEWAYS NEEDED FOR ACCESS, (IF BROKEN, MUST BE REPLACED BY OWNER WITHIN 45 DAYS OF DEMOLITION COMPLETION)
- TOPSOIL
- Demolition Company IS NOT RESPONSIBLE FOR ANY ITEMS IN OR BENEATH EXISTING CONCRETE

1. Supply and install (±) 2" topsoil over disturbed areas

2. Remove and replace city concrete sidewalk (if applicable)

3. Cap sewer prior to demo within property line (if applicable)

Thank you

Sec. 25-2-92. West Village Historic District.

- (a) An historic district to be known as the West Village Historic District is hereby established in accordance with the provisions of this article.
- (b) The historic district designation is hereby certified as being consistent with the Detroit Master Plan.
- (c) The boundaries of the West Village Historic District are as shown on the map on file in the office of the city clerk, and shall be: beginning at the intersection of the center line of East Jefferson Avenue with the western boundary of the Park Subdivision of the Cook Farm (L19/P59), and proceeding northerly along the western boundary of the Park Subdivision to the point where it meets the western boundary of the assessor's plat of the addition to Park Subdivision of the Cook Farm U6/P55) and proceeding northerly along the western boundary of the assessor's plat to its intersection with the center line of Kercheval; thence westerly along the center line of Kercheval to its intersection with the center line of the north-south alley lying between Seyburn and Baldwin; thence southerly along the center line of said alley to its intersection with the center line of Van Dyke Place extended westward; thence east along said center line to its intersection with the western boundary of the north-south alley between Seyburn and Van Dyke; thence southerly along said western boundary to its intersection with the center line of the alley between Van Dyke Place and Jefferson; thence easterly along said center line to its intersection with the center line of Van Dyke Avenue; thence southerly along said boundary to its intersection with the center line of East Jefferson Avenue; thence easterly to the point of beginning. (These boundaries include: Parker's Re-Sub of Lots 77, 78, 79, 80, and 81 of the Van Dyke Farm (L21/P99), Lots 1-68; Hart's Re-Sub of Lot 66 of the subdivision of the Van Dyke Farm, Private Claims 100 and 679 (L22/P86), Lots 1-27; Nowosad Subdivision (L99/P49), Lots 1-5; Hogg's Subdivision of Lot 69 of the subdivision of the Van Dyke Farm, Private Claims 100 and 679, Lots 1-24 (L23/P64); Coe, Denham and Shipherd's Subdivision of Lot 70, 73, and 74 of the Van Dyke Farm, Private Claim 679 (L4/P61), Lots 1-75; that part of the plat of the subdivision of the Van Dyke Farm being Private Claim 100 and 679 from Mack to Jefferson Out Lot 65 (L1/P156), being the same as the private plat of Out Lot 65 of the subdivision of the Van Dyke Farm, Lots 33-53; subdivision of @ 19 to 24 (incl.) and Lots 172-180, also the vacated alley in mu of said lots of Wesson's Sub. of that part of Private Claim 38 lying between Jefferson Avenue and Waterloo Street (L16/P91), Lot 10-18, 25-75, 121-171 and 181-186.
- (d) The design treatment level of the West Village Historic District shall be conservation, as provided for in section 25-2-2.
- (e) The defined elements of design, as provided for in section 25-2-2, shall be as follows:
 - (1) *Height.* Buildings in West Village range in height from one story to eleven (11) stories. The majority of the residential buildings are two and one-half (2 1/2) stories tall, meaning they have two (2) full stories plus an attic or finished third floor within the roof. One and one-half-story residential buildings exist and are primarily concentrated on Van Dyke between Lafayette and Kercheval, the east side of Shipherd, and on St. Paul between Shipherd and Van Dyke. Apartment buildings range from two (2) stories to eleven (11) stories tall although buildings of more than four (4) stories are rare. Commercial buildings range from one to three (3) stories tall; the older commercial buildings are two (2) stories tall.
 - (2) *Proportion of buildings' front facades.* Proportion varies in the district, depending on age, style, use and location in a specific subdivision. On narrow, thirty-foot to thirty five-foot parcels, proportion of front facades is narrow compared to depth and buildings are taller than wide. Apartment buildings are taller than wide, terraces and attached row houses are wider than tall

when taken as a whole.

- (3) *Proportion of openings within the facades.* Areas of voids generally constitute between fifteen (15) per cent and thirty (30) per cent square. Window openings in residences are always subdivided, the most common window type being double-hung sash, whose area may be further subdivided by muntins. Dormer and gable windows exist in a variety of shapes and sizes. The district contains a great variety of sizes, shapes, and arrangements of openings.
- (4) *Rhythm of solids to voids in front facades.* Voids are usually spaced evenly within the facades, resulting in balanced compositions. Voids in buildings derived from classical precedents are usually arranged in a symmetrical manner. Buildings influenced by the arts and crafts movement and the Victorian era display voids arranged with more freedom.
- (5) *Rhythm of spacing of buildings on streets.* Spacing of buildings on streets is generally determined by the setback from the side lot line, which tends to vary according to the width of the lot. The regularity of spacing on narrow lots or parcels (thirty-foot to forty-foot range) is interrupted by vacant lots resulting from demolition as well as the occasional combination of several lots for larger, newer structures. On Parker from Jefferson to Agnes where lots are forty (40) feet to fifty (50) feet wide, houses are most often centered on the lot or sometimes placed closer to one side lot line to form a small side yard or permit space for a driveway.
- (6) *Rhythm of entrance and/or porch projections* Most residences have porch projections and/or entrance recessions. Porches and entrances on classically inspired buildings are either centrally placed or, as in the case of some duplexes, placed on both sides of the facade in a symmetrical arrangement. Victorian and arts and crafts inspired buildings display more freedom in placement. Side and sun porches are rare in the district due to the lack of side yards; a few exist on larger lots. Rowhouses or terraces generally exhibit freedom in placement of porches and entrances within each complex; centrally located recessed entrances in Shipherd Court create a rhythm amongst themselves. Commercial buildings on Kercheval display a progression of recessed entrances, usually two (2) per building. No rhythm is established along the Jefferson Avenue frontage.
- (7) *Relationship of materials.* The majority of the buildings in West Village have either common or pressed brick or clapboard sheathing as their principal exterior material. Stucco wall surfaces also exist as a principal material; some later replacement siding exists in the district, but much of such siding changes the visual relationship of the siding to the building. Masonry is used on the first story only on some houses, and wood shingles exist on some second stories. Most buildings have wood trim; a few more substantial houses and apartment buildings have stone trim. There are some tile roofs; some slate roofs still exist; asphalt replacement roofs are common. Porches are built of brick or wood.
- (8) *Relationship of textures* The most common relationships of textures are the low-relief pattern of mortar joints in brick contrasted to smooth wood trim and/or wood clapboard contrasted with smoother trim. Random ashlar used at first story level is contrasted with a wood-sheathed or shingled upper story in a few houses, as is a brick first story and a stuccoed second story. The smoother surface of glazed brick or painted brick is sometimes contrasted with stone or wood trim. Carved wooden detail and half-timbering provide textural interest. Slate and tile roofs provide textural interest whereas asphalt shingles usually do not.
- (9) *Relationship of colors.* Orange natural brick, pressed brick, and replacement siding in natural

earth colors are plentiful in the district; the paint colors of frame houses often relate to style. The classically inspired buildings generally have woodwork painted in the white and cream range. Doors and shutters feature an array of colors, usually harmonizing with the main body of the house. Colors known to have been in use on buildings of this type in the eighteenth or nineteenth century on similar buildings may be considered for suitability. Buildings of medieval or arts and crafts inspiration generally have painted woodwork and window frames of dark brown, cream, or other natural tones. Stucco is either left in its natural state or painted in a shade of cream or yellow. Dark brown half-timbering is common. Victorian buildings display freedom in use of color. Original color schemes for any given building may be determined by professional paint analysis and when so determined are always appropriate for that building. Roofs are in natural colors (tile and slate and wood colors) and asphalt shingles are predominantly within this same color range.

- (10) *Relationship of architectural details.* Architectural details generally relate to style. Victorian architectural details appear on one and one-half and two and one-half-story Victorian cottages; spindlework, fishscale shingles and patterned shingles are indicative of the Queen Anne style. Areas treated include porches, gables, window and door surrounds, and cornices. The buildings influenced by the arts and crafts or medieval sometimes have details carved in wood on window frames, door frames and eaves and sometimes have half-timbering. The foursquare buildings, mostly on the northern end of the district, have little architectural embellishments; the detail on the eaves, bays, dormers and porch are architectonic. Neo-Georgian or colonial have classical details in wood on porches, shutters, window frames and dormers. In general, various styles are rich in architectural detail.
- (11) *Relationship of roof shapes.* The district is characterized by a diversity of roof shapes. Hipped or pitched roofs on most residential buildings are punctuated with gables and dormers, with the exception of the Victorian cottages with their steeply pitched roofs and apartment buildings, whose roofs are not visible from the street. Roofs of commercial buildings generally appear flat. Porch roofs vary greatly according to style.
- (12) *Walls of continuity.* The major wall of continuity is created by the buildings, with their generally uniform setbacks within block faces. New buildings should conform to these setbacks where they exist. Fences along building lines extend the major wall of continuity. Hedges extending along the front lot lines create a minor wall of continuity where they exist, and a major wall of continuity where they exist in sufficient quantities such as on Shipherd between St. Paul and Agnes. Gaslights on Parker between Lafayette and the Parkstone parking lot and on Agnes from Parker to Van Dyke create minor walls of continuity, as do trees on tree lawns. Fences in the district exist along side lot lines as well as front lot lines. On Shipherd garages on the west side of the street create the major wall of continuity.
- (13) *Relationship of significant landscape features and surface treatments.* The typical treatment of individual properties is a flat or slightly graded front lawn area in grass turf, subdivided by a walk leading to the front entrance from the curb and frequently a side walk beginning at the sidewalk leading to the rear. Materials for such walks are primarily concrete, although a few brick walks exist. Some front yards have rectangular raised earthwork terraces upon which the house stands, sometimes with a brick or stone retaining wall at the change of grade. Foundation plantings, often of a deciduous character, are present. Hedges between properties and along front lot lines are not uncommon. Several types of fences exist in the district, including cyclone fences, fences with wooden posts and rails with wire mesh, wrought iron fences, and brick and concrete walls. Some large American elm trees remain on the tree lawns in the district, although they are virtually

extinct. Replacement trees should be characteristic of the area and period, though only a disease resistant elm would be a practical choice. Very few straight side drives from the street to the rear are present; alley-facing garages are the norm, although many parking bays are present with alley entrances. The lack of front driveways leads to a unity of front yards. Street pavements are now asphalt; cut stone curbs exist with frequency although in some areas they have been replaced with concrete curbs. Alleys are concrete except for the alley between Shipherd and Van Dyke and the alley between East Jefferson and Van Dyke Place, which are brick. Steel lighting poles on Van Dyke are fluted; elsewhere in the district on north/south streets O.P. poles are the predominant type. On east-west streets and Shipherd there are telephone poles with cranes carrying lanterns. A boulevard with a landscaped median forty-four (44) feet by three hundred seventy (370) feet exists on Parker Avenue between the Jefferson and Lafayette and Lafayette Avenue [sic].

- (14) *Relationship of open space to structures.* In those areas of the district where demolition of houses has occurred, the character of the open space is haphazard as it relates to the buildings. On Shipherd, the original relationship between the houses on the east side and the garages on the west side of the street has been severely altered due to demolition of houses. On both sides of Seyburn between the alley between Seyburn and Van Dyke Place clearance for redevelopment has occurred. The arrangements of Shipherd Court provides a central communal courtyard space. The boulevard on the south end of Parker provides a more spacious setting for the houses facing it.
- (15) *Scale of facades and facade elements.* There is a variety in scale from block to block depending on lot width and style. Houses south of Lafayette are of a more substantial character than those north of Lafayette, and houses south of Agnes on Parker are the most substantial. Size and complexity of facade elements and details either accentuate or subdue the scale of the facades. Facade elements have been determined by what is appropriate for the style. Window sashes are usually subdivided by muntins which affects the apparent scale of the windows within the facades.
- (16) *Directional expression of front elevations* The expression of direction on residential blocks is neutral, although individual homes may emphasize their verticality or horizontality according to style. Rowhouses and terraces are horizontal in directional expression; apartment buildings are vertical. Commercial buildings on Kercheval form a horizontal row.
- (17) *Rhythm of building setbacks.* Setbacks on the north-south streets in the district vary slightly from area to area within the district, although they are generally consistent within each street face and/or subdivision because of the existence of various deed restrictions. Buildings on the main east-west streets-East Jefferson, Lafayette and Agnes-are less consistent in setback due to more recent development. The varying designs of the buildings, frequently with slight setbacks or projections in their facades, cause the buildings to relate to the front setback line in different ways; this creates a slight variation in setback line.
- (18) *Relationship of lot coverage.* Lot coverages range from fifteen (15) per cent to eighty (80) percent. Apartment buildings and rowhouses generally occupy a percentage at the high end of this range. Most homes are in the twenty (20) per cent to thirty-five (35) per cent range of lot coverage. Lot coverage is greater north of Lafayette where lots are narrower in width.
- (19) *Degree of complexity within the facade* The degree of complexity has been determined by what is typical and appropriate for a given style. The classically inspired buildings usually have simple, rectangular facades with varying amounts of ornamentation. Foursquare buildings are usually

less complex with ornament restricted to the porch and entrance and sometimes eaves. Other more decorative styles frequently have facades complicated by gables, bays, slight setbacks, porches, an occasional turret, window and door hoods, and carved detail. Apartment buildings have historical details derived from the styles in which the buildings are designed.

- (20) *Orientation, vistas, overviews.* Most of the buildings are oriented toward the street. Garages are usually oriented toward an alley; almost all garages are detached and at the rear of the lot. They are not generally visible from the street. Houses on the east side of Shipherd are oriented toward the street and face the garages of buildings oriented towards Seyburn. All houses in Wesson's Subdivision face the north-south streets, except those on the north side of Lafayette. In other subdivisions the corner house often faces the east-west streets. Rowhouses and terraces are usually oriented toward the east-west streets. Buildings on Jefferson are most often slanted slightly towards the west.
- (21) *Symmetric or asymmetric appearance* Neo-colonial or classically inspired buildings are usually symmetrical. Other styles are asymmetrical but most often result in balanced compositions.
- (22) *General environmental character.* The West Village District is characterized by residential and minor commercial development dating from 1880-1930. Long, straight streets, a significant array of housing types, and a cohesiveness achieved through uniform setbacks and heights result in an urban, medium density neighborhood. Newer commercial and institutional uses exist primarily on the northern and southern fringes of the district. West Village is of an urban character rare in Detroit because of the diversity of building types in the area. (Ord. No. 547-H, ' 1(28A-1-39), 2-18-83)