

STAFF REPORT: 04-15-2020 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 20-6667

ADDRESS: 1530 – 1538 BAGLEY

HISTORIC DISTRICT: CORKTOWN

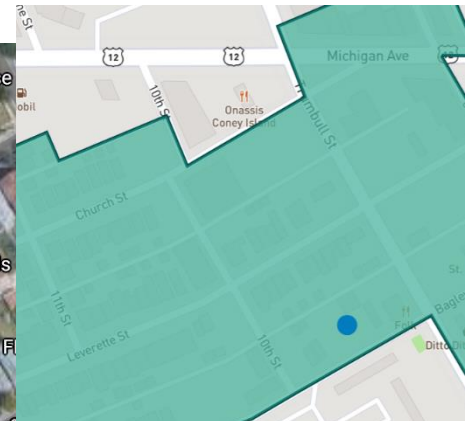
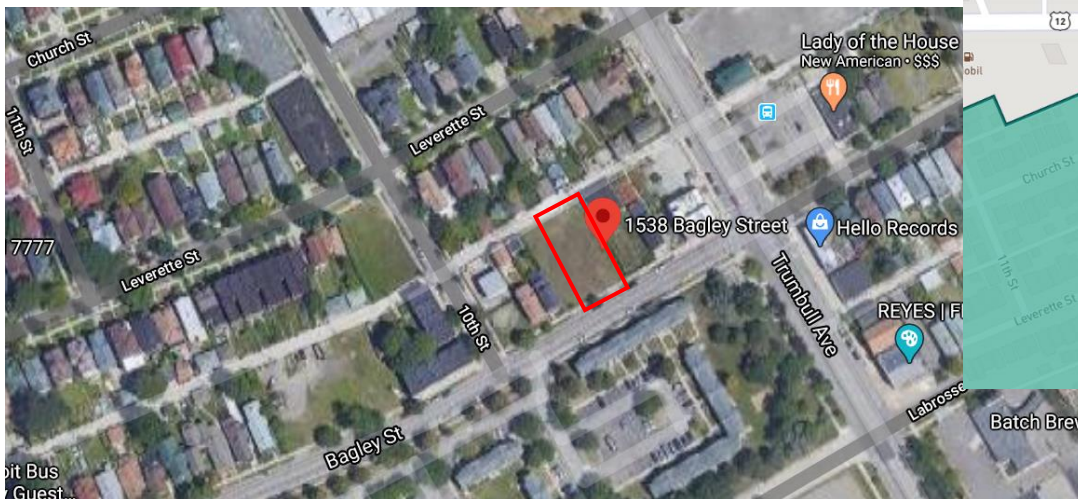
APPLICANT & PROPERTY OWNER: MARY JO UPSHAW & KAL ALASWAD

DATE OF COMPLETE APPLICATION: 03/23/2020

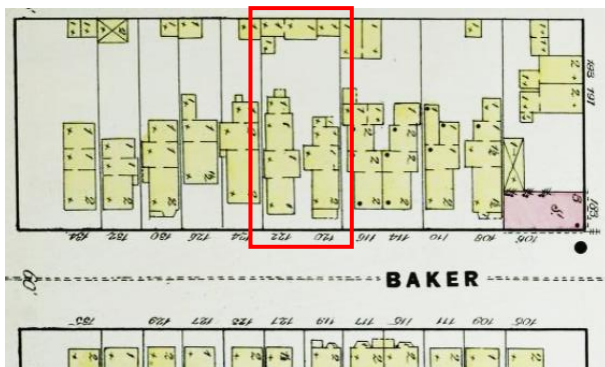
SCOPE: Erect new house and garage

EXISTING CONDITIONS

The properties at 1530 and 1538 Bagley are located on the northern side of Bagley between Trumbull Avenue and 10th Street. The below aerial (Google Maps) shows the block has not retained its historic residential density, as compared to surrounding streets. The image to the right is a partial map of the Corktown local historic district; the Bagley properties are located with the blue dot.



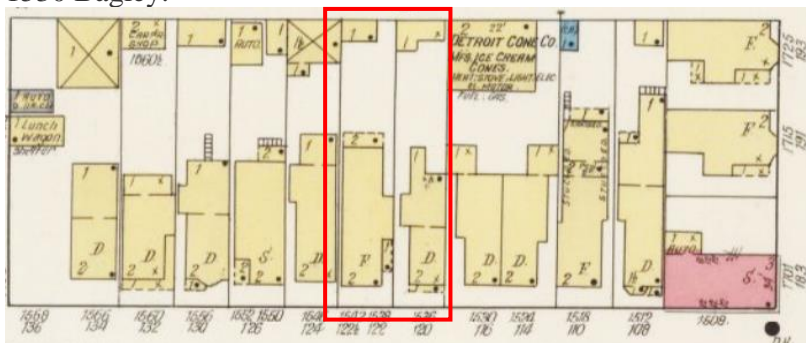
These two images are important to see as the buildings directly across the street, on the southern side of Bagley, are not located in the local historic district. An affordable housing development (comprised of 87 apartments—shown on the right), with its mostly blank facades and super-grid placement of structures, was constructed in a contemporary way and not sympathetic to the architectural character and massing of historic Corktown. It is interesting to note the City of Detroit issued an RFP on March 20, 2020 for the redevelopment of the affordable housing development as part of a Choice Neighborhoods Program Grant.



The image on the left is from the 1884 Sanborn map and shows how the block was once densely filled with residential structures. The street name changed to Bagley in the 1920s.

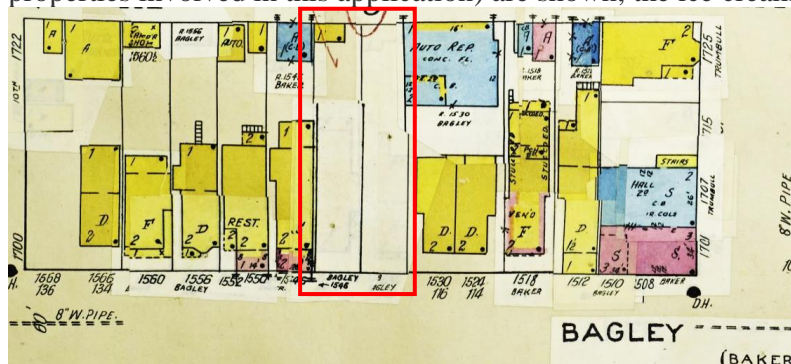
Sanborn Map Co., Vol 1, 1884

By 1921, the residential structures spanning the block were still in place and many of the secondary structures along the alley expanded in size. Commercial uses were introduced, such as a lunch wagon to the far west along 10th Street and the Detroit Cone Company, in a large building (still standing) along the alley, directly east of 1530 Bagley.



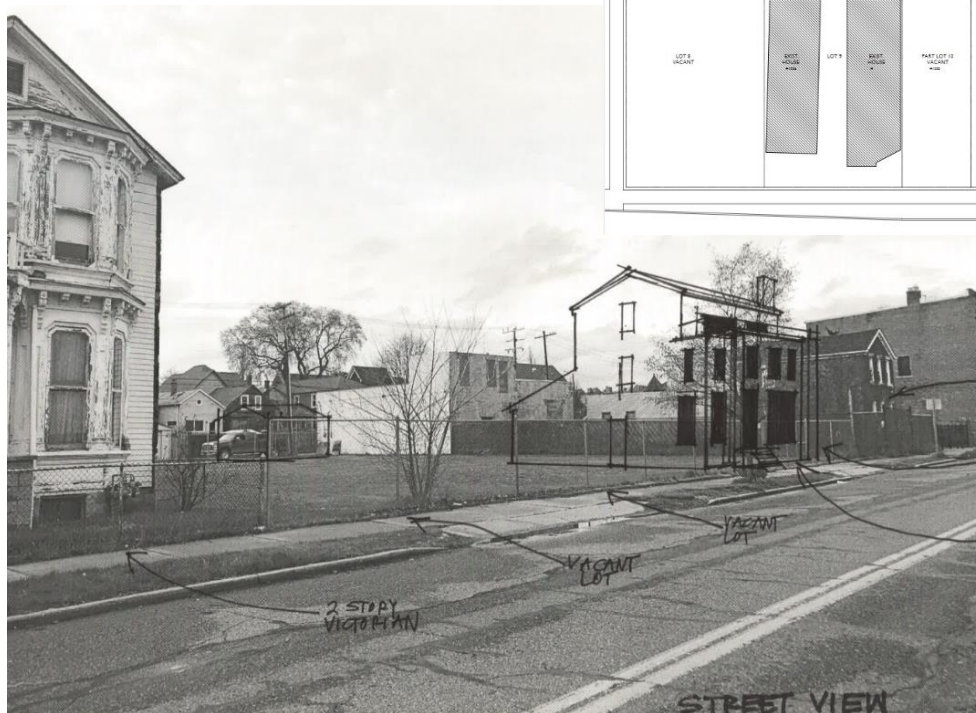
Sanborn Map, Vol. 1, 1921

By 1950, other changes had taken place. The first wholesale demolition of 19th century structures (being those properties involved in this application) are shown; the ice cream manufacturing gave way to automobile repair.



(BAKER) Sanborn Map, Vol. 1, 1921 - Oct 1950.

The applicant's site plan and rendering show the proposed construction as it relates to the remaining adjacent 19th and early 20th century structures.



BRICK COMMERCIAL BUILDINGS AT CORNER
 BRICK RESIDENTIAL STRUCTURE
 FRONT OF LOT OPEN (BLACK BUILDING AT REAR OF LOT)
 PROPOSED NEW HOUSE

2 STORY VICTORIAN

VACANT LOT

STREET VIEW

PROPOSAL – *per the applicant’s submitted documents*

- A new three-story residence was designed for the (now double) vacant lot. The house is set as close to the street as permitted by zoning, to match the buildings to the east to the corner.
 - Setbacks: Front: 20’, Side-East: 5’, Side-West: 10’, Rear: 57’ (main house)
- House massing to be a transition from the larger/taller brick commercial buildings to the east, the smaller historical clapboard Victorian houses to the west, as well as the multi-family residential development to the south.
- Buildings on the north side of Bagley, starting at Trumbull and heading west (to 10th street)
 - 3 story brick commercial building
 - 2 story brick residential building
 - 2 story masonry block building (at rear of its property)
 - Applicant’s vacant lot
 - 2 more vacant lots
 - 2 story Victorian house, and
 - (Last to west) 2 story Victorian house
 - South side of Bagley – multi-family residential development, two-story units with brick & siding.
- The height to the top of the parapet on the elevation closest to the street is 24’-0”. The height of the gable ridge is 38’-0” (which sets back much farther from the street).
- The main level of the proposed structure is to be 3.5’ above street level with an open front porch and steps to the left side of the front elevation, similar to the Victorian houses to the west. The main mass is vertical in proportion, in keeping with the historic district. A window well is proposed to the right of the front porch which would include a daylight door for the basement. A railing will surround the window well.
- The front elevation is divided into two elements, to be in ‘rhythm/character’ with the traditional neighborhood.
 - Main element will be two-stories faced with stone and stone detailing and a flat parapet in scale with the two-story houses to west.
 - A secondary element in dark charcoal brick is to break the front elevation into the two vertical bays.
- Set back from the main front/stone element is a three-story element, with side facing gables (shed of eave facing street). An open balcony in front and atop the parapet wall of the main element, and a shed roof over rear part of house, is in keeping with the historic district.
- The front/streetscape elevation is to be clean & classical, ‘Federal’ in character, with windows evenly spaced across the second story elevation. A triple door & transom unit, mimicking the bays of Victorian houses nearby, create solids & voids in keeping with the historic district.
- The first floor of the rear elevation will be brick, while the second and third floor will be faced with Hardie Board siding, painted charcoal to match the brick. French doors will lead out to a raised porch enclosed with a metal railing, with steps leading to the rear yard.
- All windows are single or paired casement style, and tall in proportion. Sashes will be ‘black’ with horizontal divides, as well as a large triple door & transom unit beside front door & surround.
 - The percentage of window is approximately 28% in keeping with historic district.
- Exterior lights are planned for both sides of the front entry. All other lighting will be recessed in overhang soffits.
- Proposed structure will have 1,000 sf on Ground Floor, 1,300 sf on Second Floor, 1,000 sf on Third Floor.
- Color scheme:
 - Exterior Walls: Stone Cladding, Brick – Dark Charcoal
 - Window Sash and Doors: Black
 - Dimensional Asphalt Shingle: Charcoal

Garage

- A 23'-0" x 25'-0" detached garage is proposed to sit at the alley line. It will be compatible in materials and colors with the main house.
- The garage includes an extension on the east elevation which measures 11'-0" x 10'-0". The south elevation of this extension will have a triple-unit door system; the east elevation will have a single door unit. The door design will match those of the main house.
- The walls of the garage are to be faced with Hardie Board Lap siding, painted charcoal to match the brick on the house.
- The 18'-0" x 7'-0" overhead door is specified as an insulated black metal garage door (Avante Series by Clopay) with frosted glass panels (3 wide x 4 high).
- Exterior lighting will be recessed over the three door openings and the overhead door.

Site

- The small front yard will be formally landscaped with boxwood hedging at the foundation and around the fencing. A gate spanning the walkway to the front door will fully enclose this area.
- The east side of the front of the property will be left as open grass turf.
- The west side of the property (as the distance to the side lot line is greater than on the east) will have grass turf and a walkway spanning the distance from the front sidewalk to the garage. Pear trees will be planted along the walk. A gate placed in line with the front corner of the house, and fencing extending along most of the western property line (and returning to the front corner of the garage), will enclose the western side of the rear yard.
- The fence proposed for the east side of the rear property will begin at the outer edge of the raised porch and return to the SW corner of the neighboring building. Closest to the alley, the fence will span from the garage to a midpoint on the neighboring building's west wall.
- Boxwood hedging, similar to the front yard, will be planted along the NE and SE corners of the yard. The rear yard will also have a patio on grade, lawn and some garden beds.
- All walkways will be exposed aggregate concrete.
- There will be 65% open space on the lot.

STAFF OBSERVATIONS AND RESEARCH

- The placement of the house is in keeping with the historical placement of Corktown houses, as the Elements of Design, note "Houses on narrower lots were usually placed on or closer to a side property line, providing more space on one side of the building."
- Front gables and clapboard siding are dominate residential forms within this district. However, masonry structures with more rectangular massing, and houses with side gable roofs are found within the district.
- The height of this structure at the ridge is three stories (38'-0"). The existing housing (both historic and newer construction) spanning both sides of the block are two stories, and the commercial building at the NW corner of Trumbull is three stories. While the overall height is substantially taller than the adjacent houses, the front wall closest to the street is two-stories in height. The three-story height is visually minimized due to its extended distance from the right-of-way and its reverse gable roof.
- The proposed building could be visually disconcerting on some of the local historic district's streets, especially those with one-story vernacular houses. However, this stretch of Bagley is a transition street as the south side is not in a local historic district and the north side has suffered from demolition, leaving many vacant lots and the possibility of additional contemporary construction. It is staff's opinion that the loss of historic residential density to this full block offers new construction a bit of freedom for architectural design and massing.
- As vernacular, early-late Victorian, and Queen Anne styles (the architectural styles most common in the late 19th century) used a wide palette of colors, including darker hues (as listed on Color System B), the charcoal color for the brick on the house and garage siding is in keeping with colors found in the district.

- It is also staff's opinion the straight lines of the classical design of the front elevation, coupled with the darker brick for the remainder of the elevations, is a contemporary take on a revival style of architecture. It allows the house to be sympathetic to the 19th century structures while being a product of its 21st century date of construction.
- As the full-faced brick walls are located on the sides and rear of the house, the dark massing of these sides of the structure could be visually minimized by future construction on the adjacent lots.
- The applicant states 65% of the lot will remain open. The district's Elements of Design states the average historic residence covers 40% of the lot, leaving 60% open space.

ISSUES

- The railings, gates and fence will be custom fabricated in black metal/iron look, but the specifications have not yet been confirmed.
- Staff asks the Commission to discuss the brick color with the applicant to ascertain how the brick will set against the black-framed windows.

RECOMMENDATION

As the new construction is located on a street with an inconsistent street wall, where only a small number of 19th century houses remain, the work as proposed is sympathetic to the local historic district, while being a product of its time. Therefore, HDC staff recommends the Commission issue a COA for the project, as proposed, as it meets the Secretary of Interior Standards for Rehabilitation, specifically Standards:

3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment, and

10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

However, staff recommends the COA be issued with the following conditions:

- The Hardie Board siding will be smooth faced.
- The elevation drawings, associated construction drawings and catalog cuts for the railings, fence and gates will be submitted for HDC staff review.
- A material sample of the face brick, confirming its color, texture and pattern, be submitted to HDC staff for review.
- Should the revised plans deviate from the scope of work presented within this staff report, staff will require the applicant to resubmit the project for HDC review at an upcoming meeting.

New Home Description:
Upshaw-Alaswad Residence

#1530 & #1538 Bagley

New 3 story Residence proposed (approx: 1,800 sf on Ground Floor; 1,300 sf on Second Floor; 1,000 sf on Third Floor).

Main Level to be 3.5' above street level with Open Front Porch and steps. A window well is proposed beside front porch which would include daylight door for Basement.

Front Streetscape Elevation to be 'Federal' in character broken-up in 2 elements. The main element will be 2 stories of Stone with stone detailing. The secondary element is to be Brick, dark charcoal in color. All windows to be tall in proportion, sashes to be black, and Roof to be Charcoal color Dimensional Asphalt Shingle.

A third story is proposed which will be stepped-back from front façade, creating an open balcony atop the parapet wall of main element. A Detached Garage is also Proposed which will sit at the Alley line and be compatible in material/color with main house.

Scope of Work:
Upshaw-Alaswad Residence

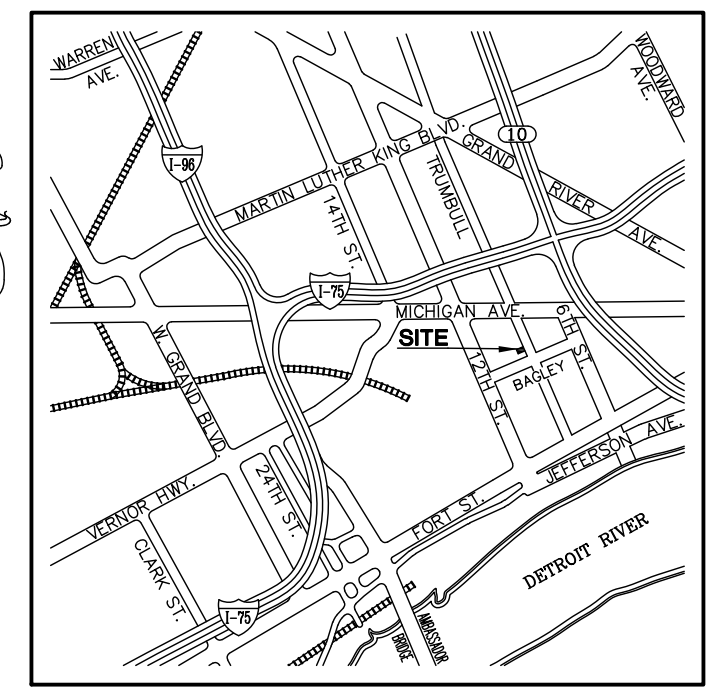
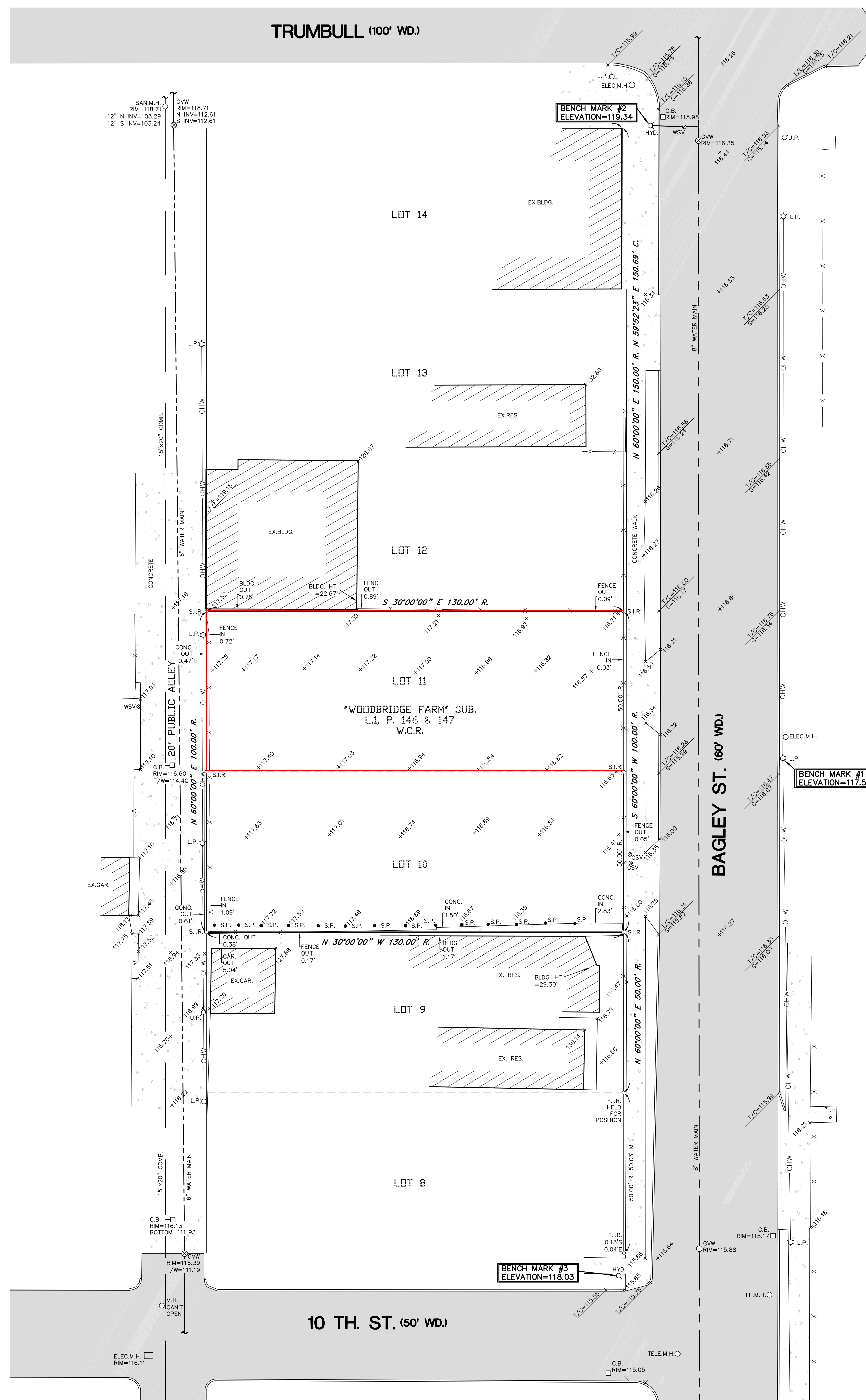
#1530 & #1538 Bagley

- New 3 story Residence (approx: 1,800 sf on Ground Floor; 1,300 sf on Second Floor; 1,000 sf on Third Floor).
- Open Front Porch & Steps (main level 3.5' above grade) to Main Entry
- Window Well (and railing) beside porch for basement daylight
- Rear Open Porch & Steps to yard
- Rear/Side Open Porch steps to Mudroom/Entry
- Detached Garage (approx. 640 sf) to match house at Alley line

Firstly, This is A NEW Construction House on a Block with almost NO NEIGHBOR/CONTEXT. The Lot to the East has a non-descript brick box building at the rear of the property AND the 2 Lots to the East are Vacant.

Secondly, Until we know that this house will receive APPROVAL, final Selections on Light Fixtures, Landscape Plan, have not been made SO for your questions:

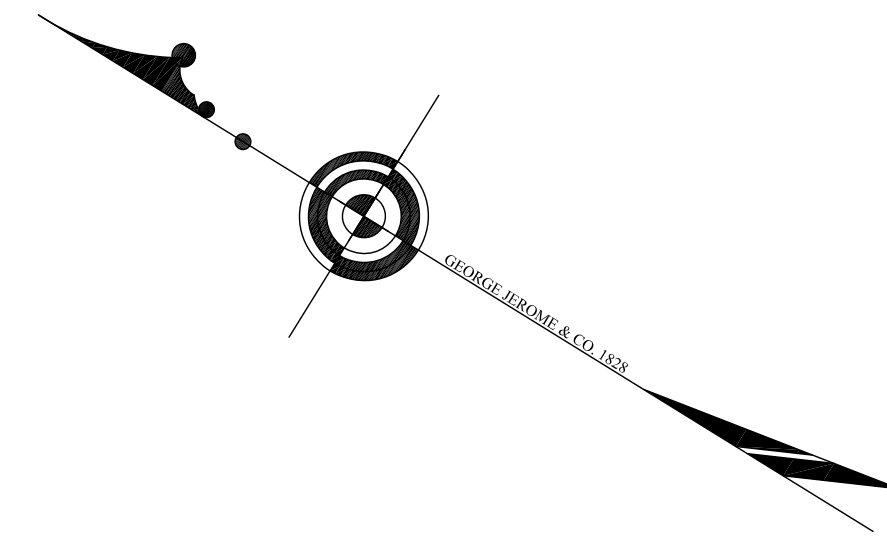
1. cut sheets and additional info for exterior light fixtures, doors and windows - Attached please find Cut Sheet for Marvin Windows proposed.
2. a discussion of the house with regard to the elements of design - The new house is to be a contemporary take on a Federal Style Townhouse: a 3 story Residence proposed (approx: 1,800 sf on Ground Floor; 1,300 sf on Second Floor; 1,000 sf on Third Floor). Front Streetscape Elevation to be 'Federal' in character broken-up in 2 elements, to be in 'rhythm/character' of traditional neighborhood. Main Level to be 3.5' above street level with Open Front Porch and steps. A window well is proposed beside front porch which would include daylight door for Basement. The main element will be 2 stories of Stone with stone detailing. The secondary element is to be Brick, dark charcoal in color. All windows to be tall in proportion, sashes to be black, and Roof to be Charcoal color Dimensional Asphalt Shingle. A third story is proposed which will be stepped-back from front façade, creating an open balcony atop the parapet wall of main element. A Detached Garage is also Proposed which will sit at the Alley line and be compatible in material/color with main house.
3. Landscape plan - Homeowner would like to do landscape plan once they can see their space, don't want to pay for Landscape Design until further in the process.
4. conceptual rendering of the proposed new house within the context of the existing homes next door - A conceptual rendering of our proposed house might be possible to have done in time for meeting BUT there are NO neighbors to show it with.



LOCATION MAP
NOT TO SCALE

LEGEND

- R. RECORD
- M. MEASURED
- C. CALCULATED
- F.I.R. FOUND IRON ROD
- H. HEARNE BROTHERS
- F.C.M. FOUND CONCRETE MONUMENT
- S.I.R. SET IRON ROD
- S.P.K. SET P.K. NAIL
- F.P.K. FOUND P.K. NAIL
- T/C TOP OF CURB
- G. GUTTER
- FF FINISHED FLOOR
- T/W TOP OF WALL
- T/P TOP OF PIPE
- C.B. CATCH BASIN
- U.P. UTILITY POLE
- M.H. MANHOLE
- C.O. CLEAN OUT
- D.S. DOWNSPOUT
- ☆ L.P. LIGHT POLE
- L.L. LANDSCAPE LIGHT
- ⊗ GW. GATE VALVE AND WELL
- ⊙ WSV. WATER STOP VALVE
- ⊙ GSV. GAS STOP VALVE
- ▲ F.H. FIRE HYDRANT
- S.P. STEEL POST
- M.W. MONITORING WELL
- ⚡ SIGN
- G.W. GUY WIRE
- - - FENCE
- - - SANITARY/COMBINED SEWER
- - - STORM SEWER
- - - WATERMAIN
- - - OVERHEAD UTILITY LINES



SITE BENCHMARKS

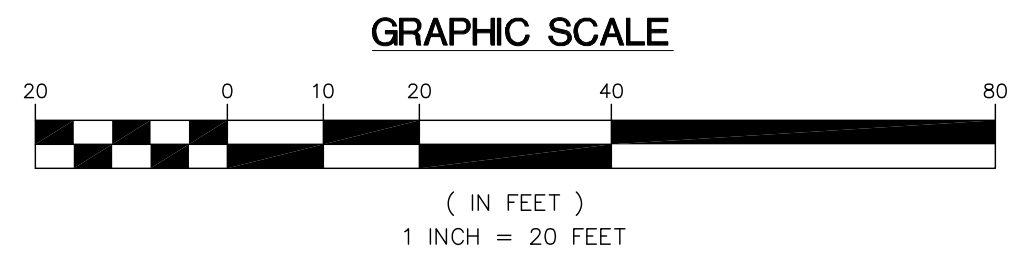
- REFERENCE BENCHMARK
CITY OF DETROIT #28-351
LOCATED AT THE NE CORNER OF ABBOT AVE
AND TRUMBULL
ELEV:121.69
- SITE BENCHMARK #1
PK. NAIL IN UTILITY POLE LOCATED ACROSS
FROM SAID PROPERTY.
ELEV:117.51
- SITE BENCHMARK #2
ARROW ON HYD. LOCATED AT SE CORNER OF
BAGLEY ST. AND TRUMBULL
ELEV:119.34
- SITE BENCHMARK #3
ARROW ON HYD. LOCATED AT NW CORNER OF
BAGLEY ST. AND 10TH.
ELEV:118.03

LEGAL DESCRIPTION (Old Republic National Title Insurance Company, Commitment No.: 1907920, Revision No. 6, Date: March 28, 2019)
Land situated in the City of Detroit, County of Wayne, State of Michigan, described as follows:
Lots 10 and 11, Block 77, of Woodbridge Farm, as recorded in Liber 1 of Plats, page(s) 146 and 147, Wayne County Records.

BOUNDARY CERTIFICATION

George Jerome & Co. hereby certifies that Marijo Upshaw that it has surveyed the above described property, description furnished by you, for the purpose of establishing outline boundaries, and that the boundaries and corners of said property are as indicated herein.

George G. Jerome Jr., P.S. P.E.
46672

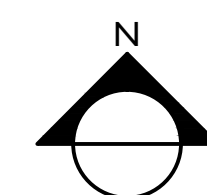
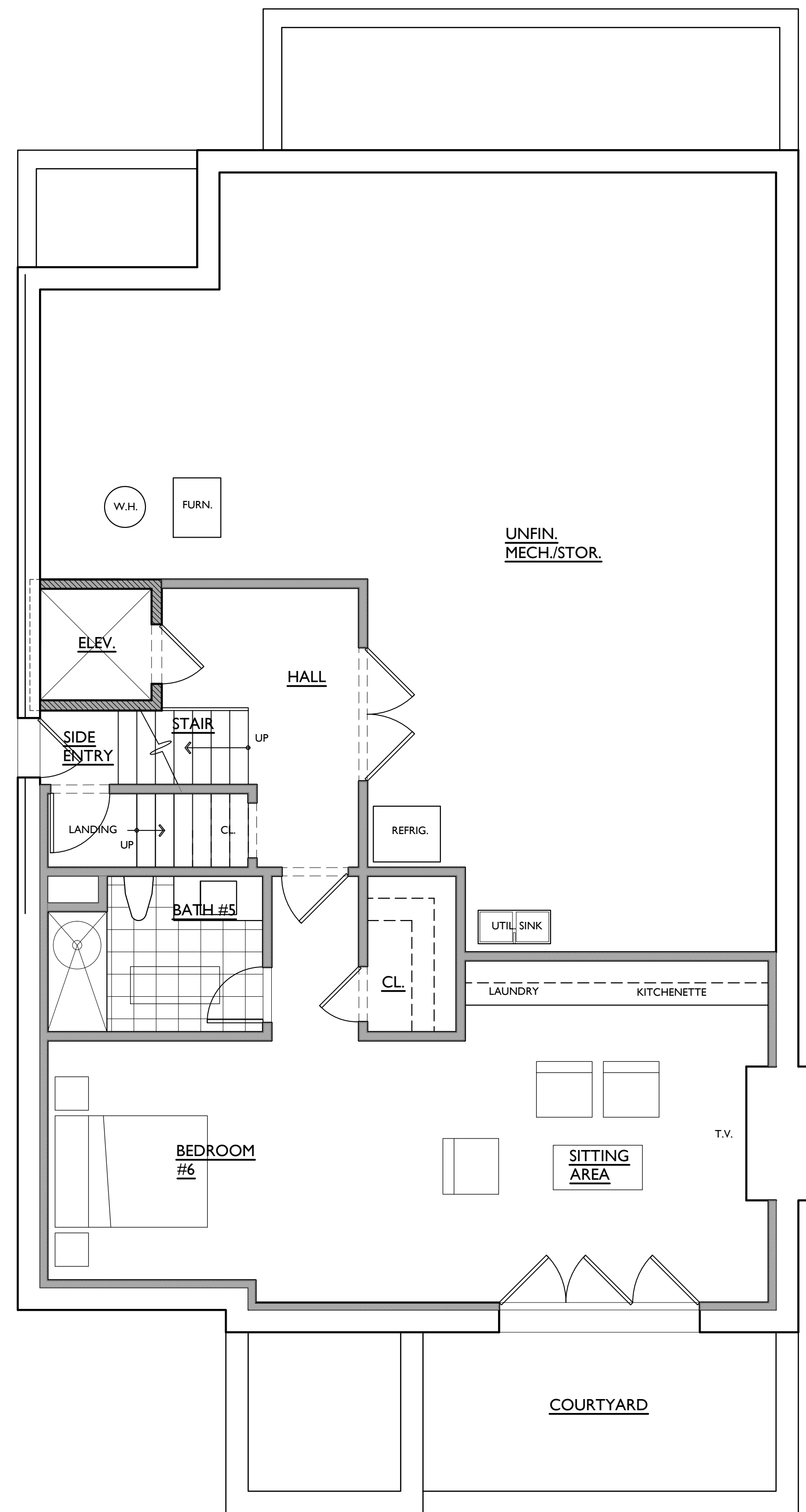


UTILITY NOTE:
ALL PUBLIC UTILITY LINES, AS SHOWN HEREON,
ARE TAKEN FROM THE BEST AVAILABLE RECORDS
AS DISCLOSED BY THE VARIOUS UTILITY
COMPANIES AND/OR MUNICIPALITIES. OTHER
UTILITY INFORMATION WAS NOT AVAILABLE AT
THE TIME OF SURVEY. NO GUARANTEE CAN BE
GIVEN BY US AS TO THE ACCURACY OR
COMPLETENESS THEREOF.

DATE:	BY:	REVISIONS	DATE:	BY:	REVISIONS

BOUNDARY & TOPOGRAPHIC SURVEY
1530, 1538, 1544 AND 1550 BAGLEY, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

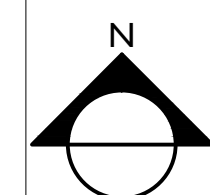
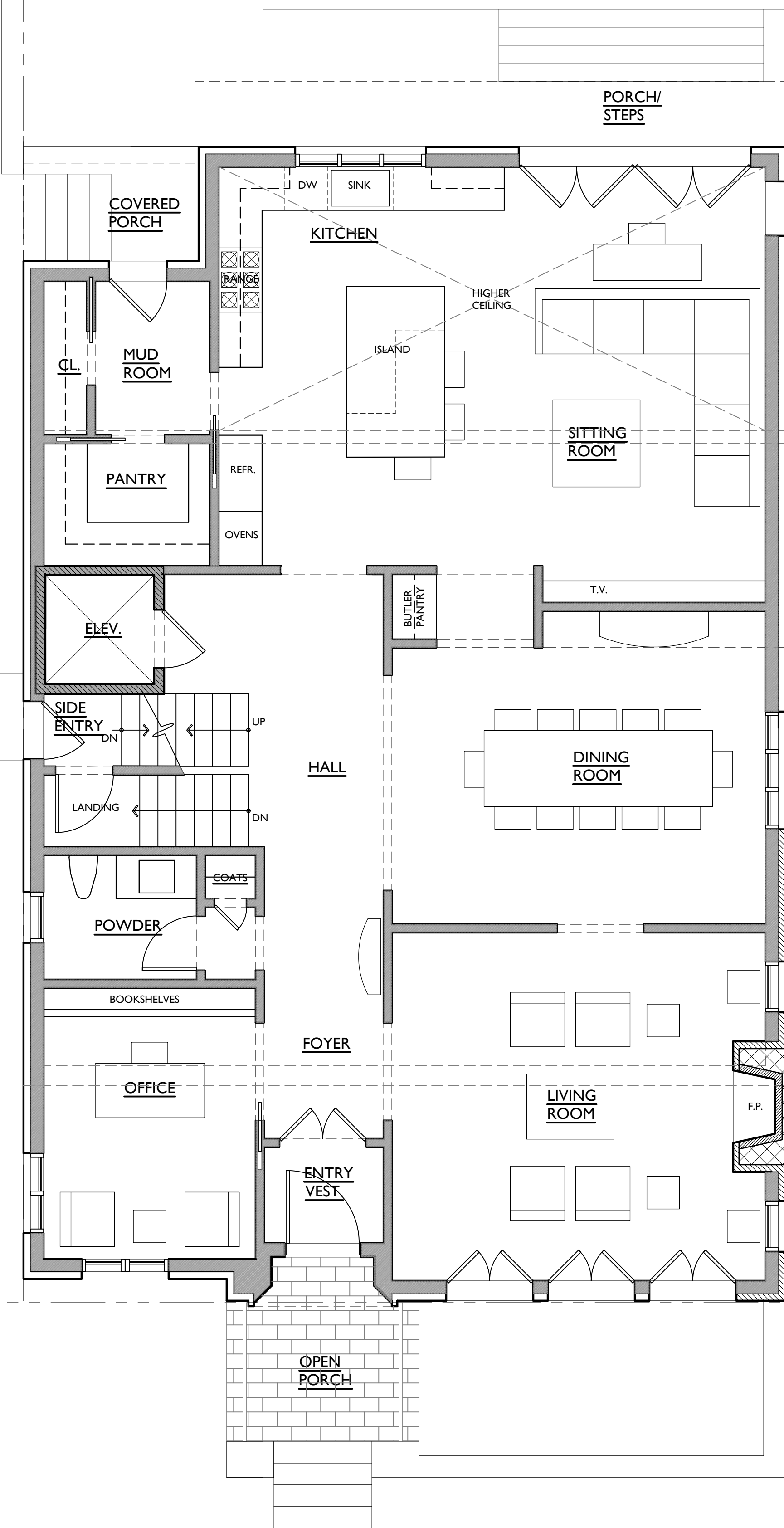
SURVEY BY: S.F./B.B.	GEORGE JEROME & CO. CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS 28304 HAYES ROSEVILLE, MI 48066 www.GeorgeJerome.com	ORDER NO. 26-191	SHT. NO.	
DRAWN BY: D.J.C./T.M.M.		FIELD BOOK 1424, P.37-39	1	
CHECKED BY: G.J.J.R.		SCALE 1"=20'	FOR UPSHAW	DATE 07-12-19
APPROVED BY: G.J.J.R.		DRAWING FILE NO.		



BASEMENT PLAN

1,810 SF

1/4"=1'-0"



GROUND FLOOR PLAN

1,810 SF

1/4"=1'-0"

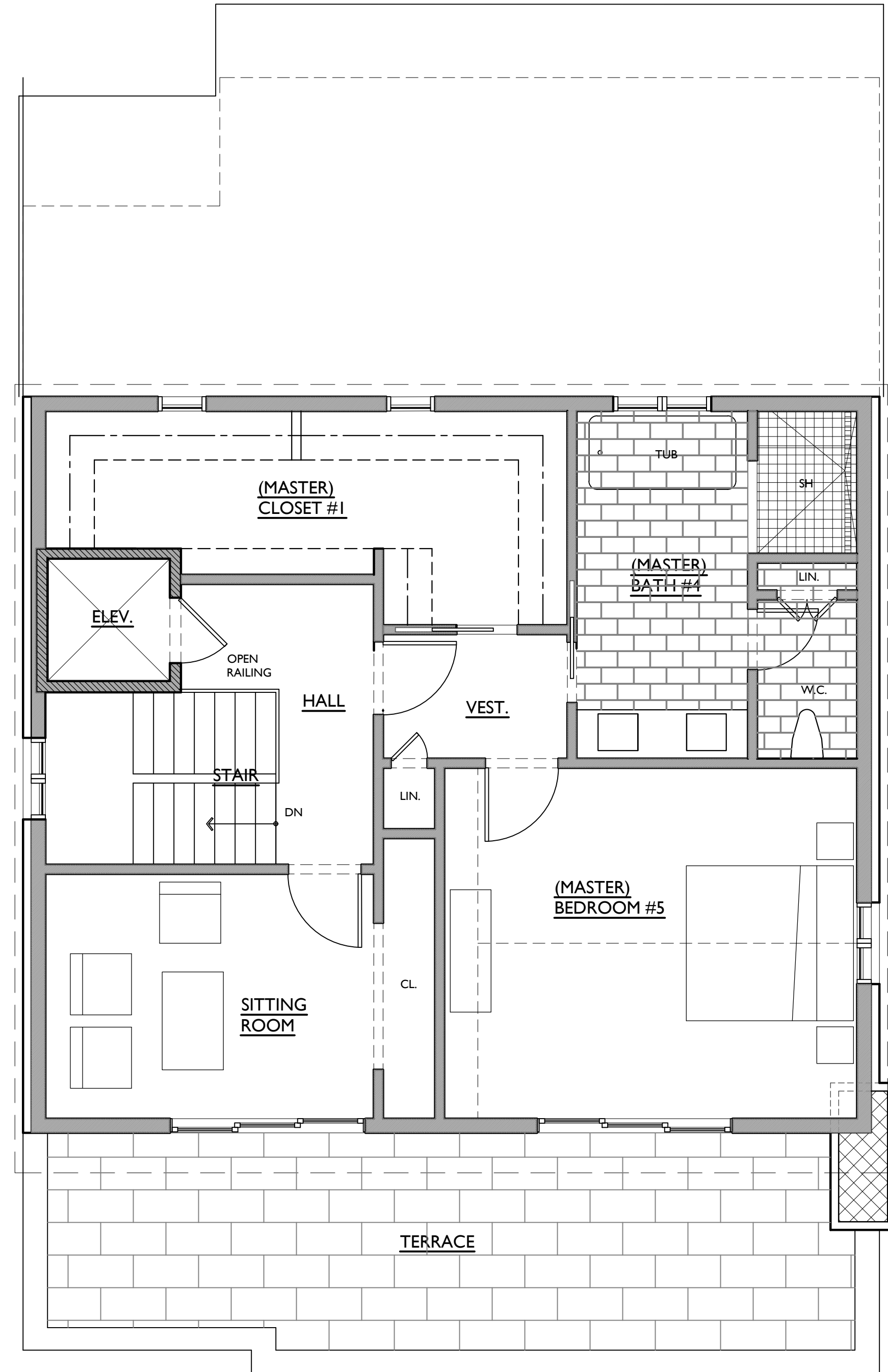
ALASWAD-UPSHAW RESIDENCE
 Lot 11 Bagley Street
 Detroit, Mi

Glenda MEADS Architects
 114 S. OLD WOODWARD AVE. SUITE 5, BIRMINGHAM, MI 48009
 T (248) 220-4998 M (248) 514-2971 glenda@glendameads.com

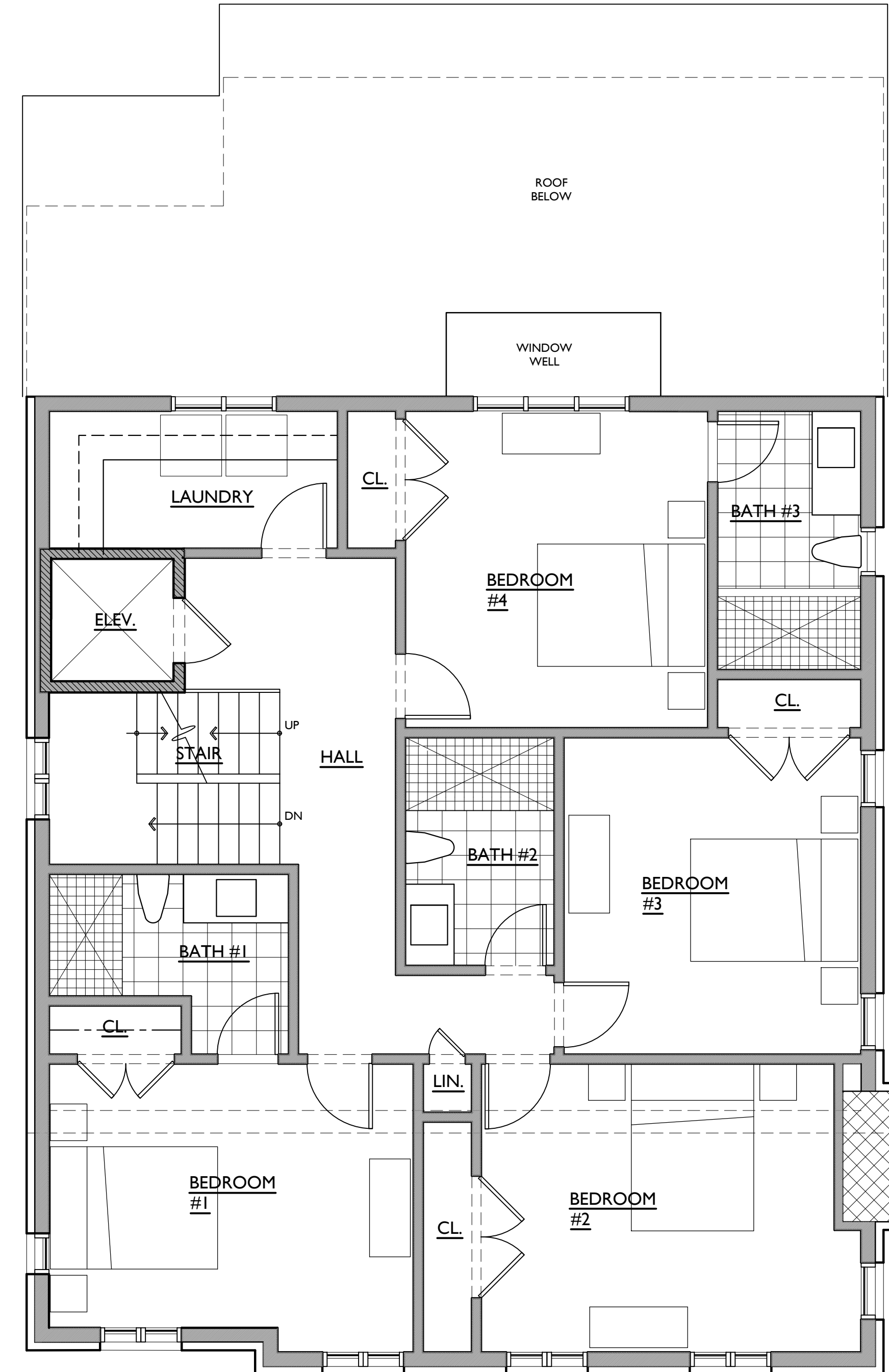
BASEMENT & GROUND FLOOR PLANS

8-20-19 SITE REVIEW
 9-16-19 PRE-LIM DESIGN
 10-14-19 DESIGN DEVELOPMENT
 12-18-19 DESIGN DEVELOPMENT
 1-30-20 DESIGN DEVELOPMENT
 2-18-20 HISTORIC DISTRICT APPROVAL
 3-4-20 HISTORIC DISTRICT REVISIONS
 4-1-20 HISTORIC DISTRICT REVISIONS

A101




THIRD FLOOR PLAN 1,000 SF
 1/4"=1'-0"




SECOND FLOOR PLAN 1,340 SF
 1/4"=1'-0"

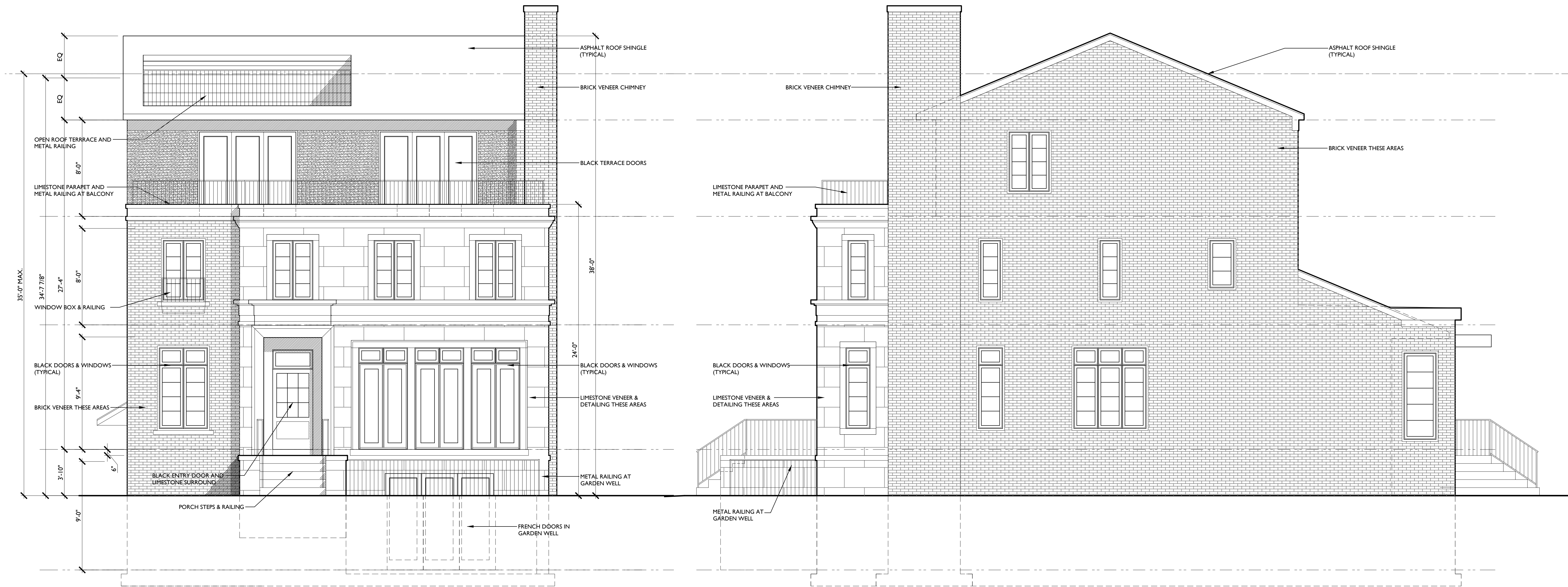
ALASWAD-UPSHAW RESIDENCE
 Lot 11 Bagley Street
 Detroit, MI

Glenda MEADS Architects
 114 S. OLD WOODWARD AVE, SUITE 5, BIRMINGHAM, MI 48009
 T (248) 220-4998 M (248) 514-2971 glenda@glendameads.com

SECOND & THIRD FLOOR PLANS

8-20-19 SITE REVIEW
 9-16-19 PRE-LIM DESIGN
 10-14-19 DESIGN DEVELOPMENT
 12-18-19 DESIGN DEVELOPMENT
 1-30-20 DESIGN DEVELOPMENT
 2-18-20 HISTORIC DISTRICT APPROVAL
 3-4-20 HISTORIC DISTRICT REVISIONS
 4-1-20 HISTORIC DISTRICT REVISIONS

A102



⊙ SOUTH (FRONT) ELEVATION
1/4"=1'-0"

⊙ EAST (SIDE) ELEVATION
1/4"=1'-0"

ALASWAD-UPSHAW RESIDENCE
Lot 11 Bagley Street
Detroit, Mi

Glenda MEADS Architects
114 S. OLD WOODWARD AVE, SUITE 5, BIRMINGHAM, MI 48009
T (248) 220-4998 M (248) 514-2971 glenda@glendameads.com

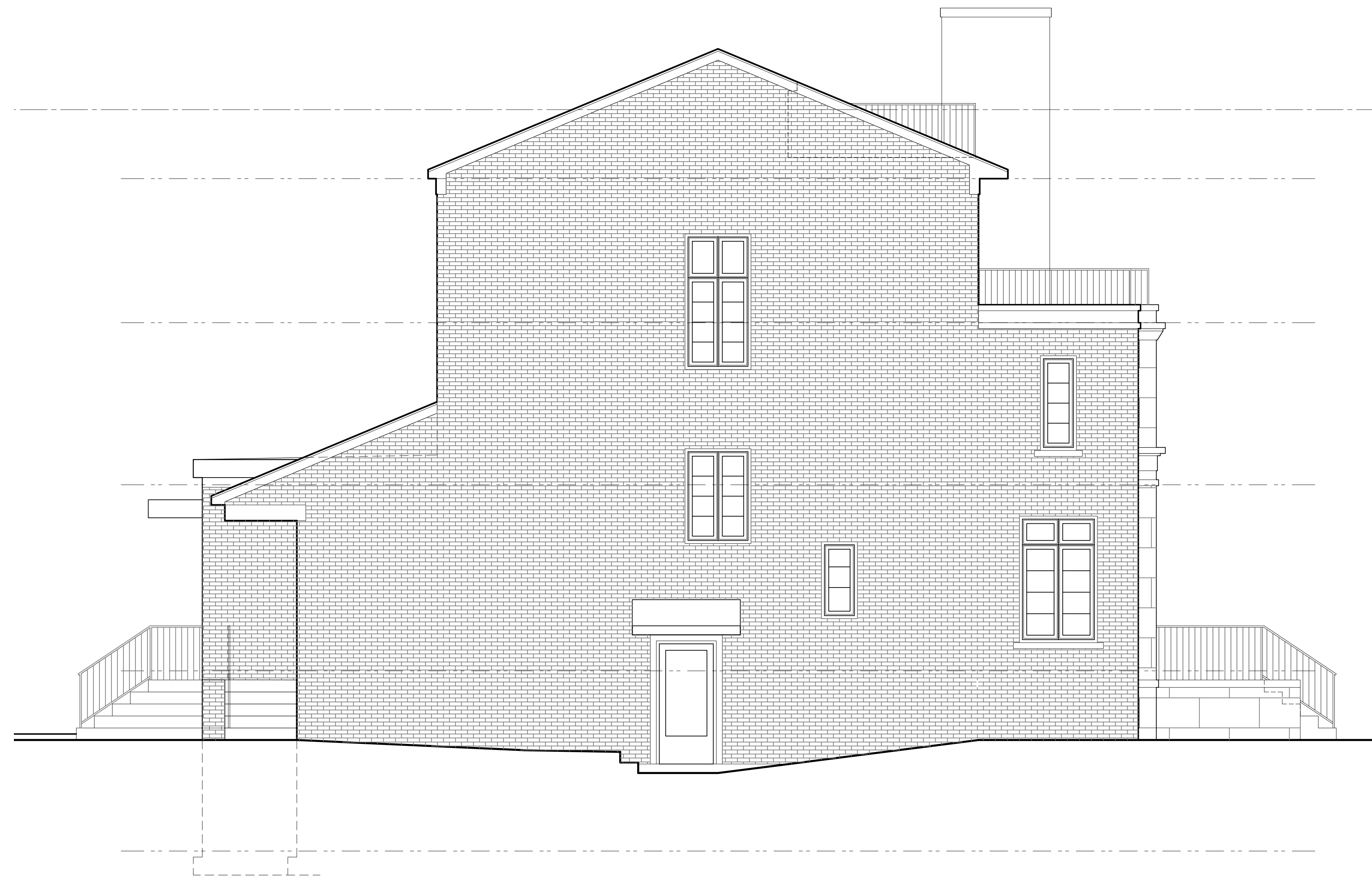
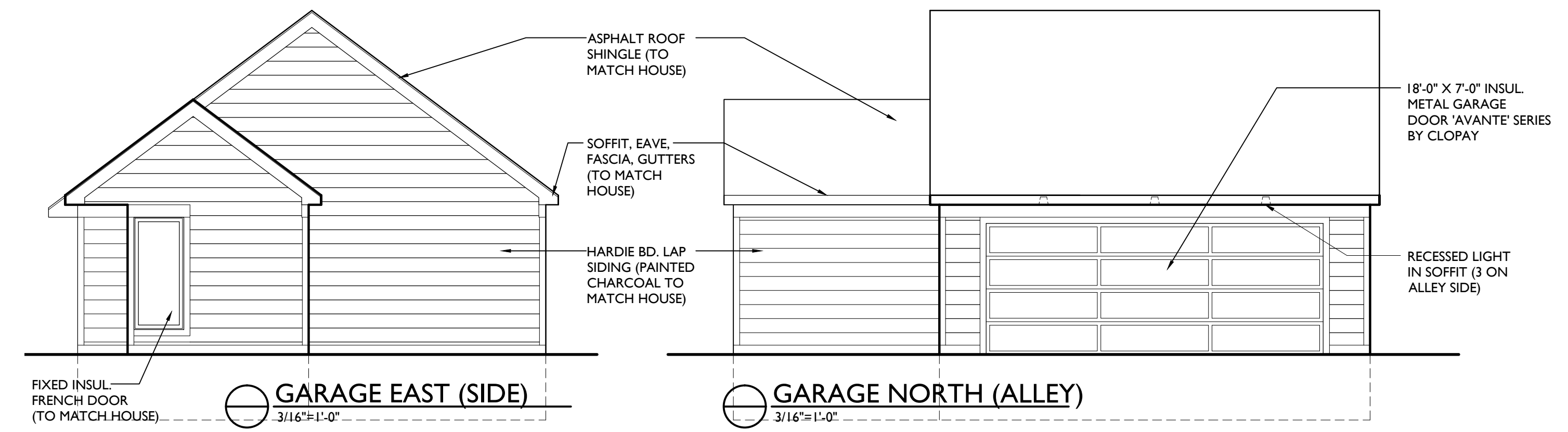
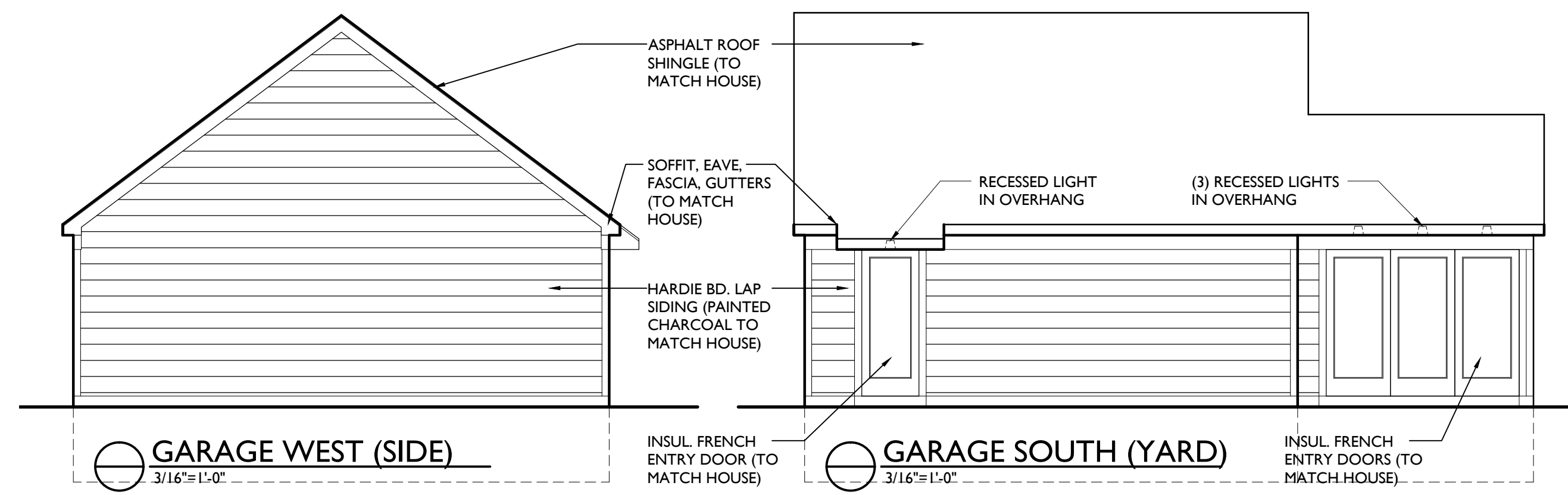
ELEVATIONS

- 8-20-19 SITE REVIEW
- 9-16-19 PRE-LIM DESIGN
- 10-14-19 DESIGN DEVELOPMENT
- 12-18-19 DESIGN DEVELOPMENT
- 1-30-20 DESIGN DEVELOPMENT
- 2-18-20 HISTORIC DISTRICT APPROVAL
- 3-4-20 HISTORIC DISTRICT REVISIONS
- 4-1-20 HISTORIC DISTRICT REVISIONS

A201



GARAGE DOOR



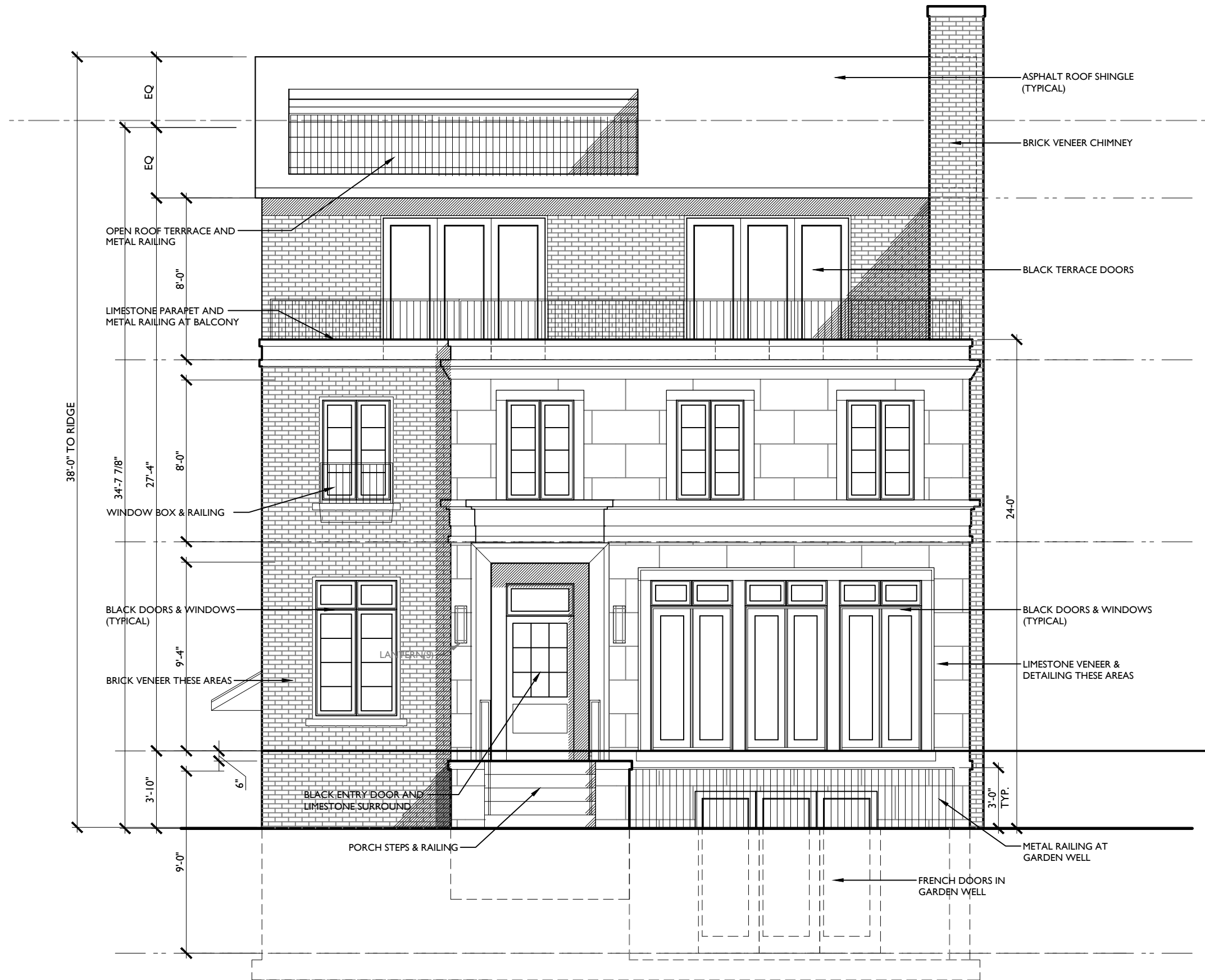
ALASWAD-UPSHAW RESIDENCE
 Lot 11 Bagley Street
 Detroit, Mi

Glenda MEADS Architects
 114 S. OLD WOODWARD AVE, SUITE 5, BIRMINGHAM, MI 48009
 T (248) 220-4998 M (248) 514-2971 glenda@glendameads.com

ELEVATIONS

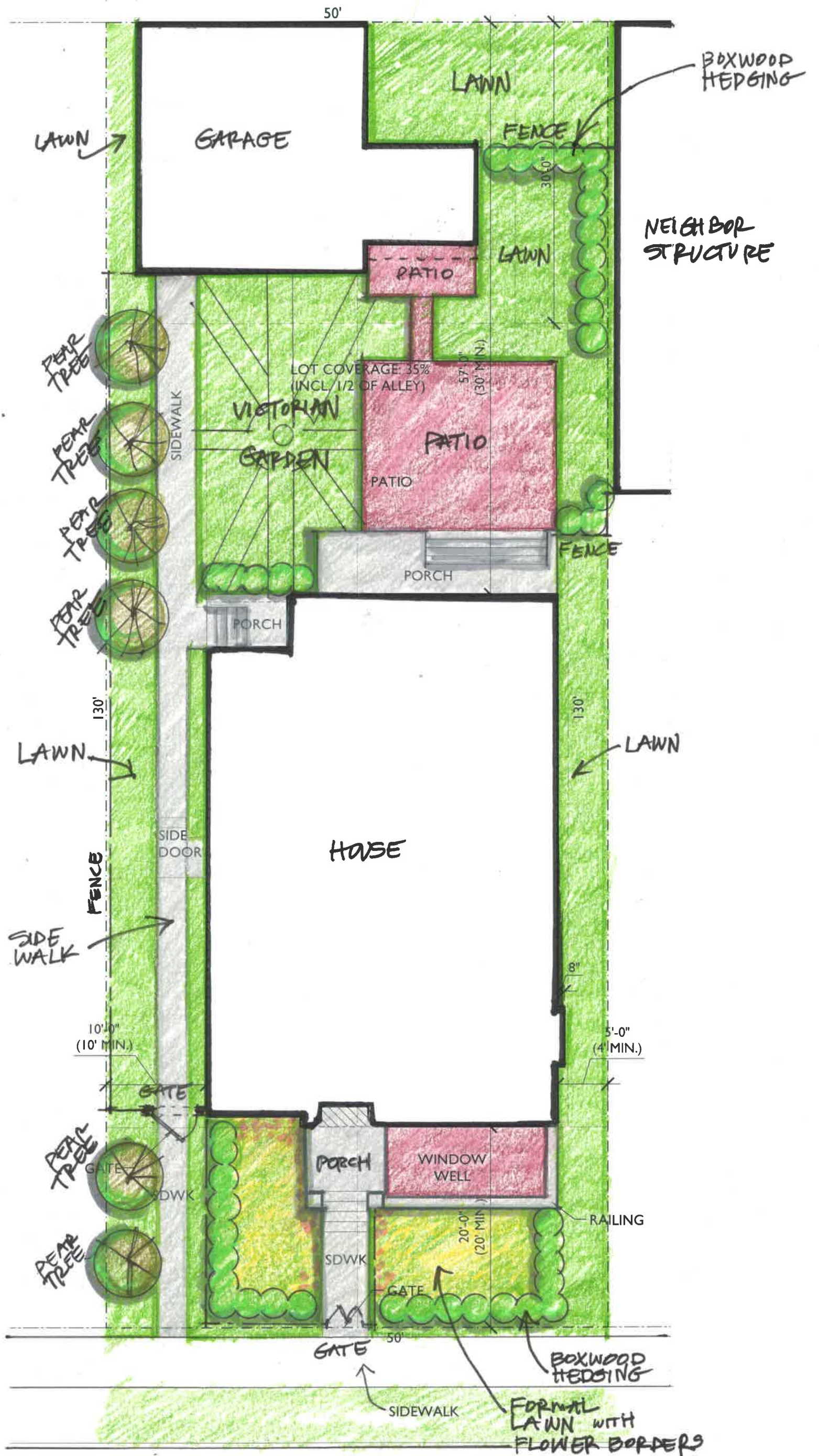
- 8-20-19 SITE REVIEW
- 9-16-19 PRE-LIM DESIGN
- 10-14-19 DESIGN DEVELOPMENT
- 12-18-19 DESIGN DEVELOPMENT
- 1-30-20 DESIGN DEVELOPMENT
- 2-18-20 HISTORIC DISTRICT APPROVAL
- 3-4-20 HISTORIC DISTRICT REVISIONS
- 4-1-20 HISTORIC DISTRICT REVISIONS

A202

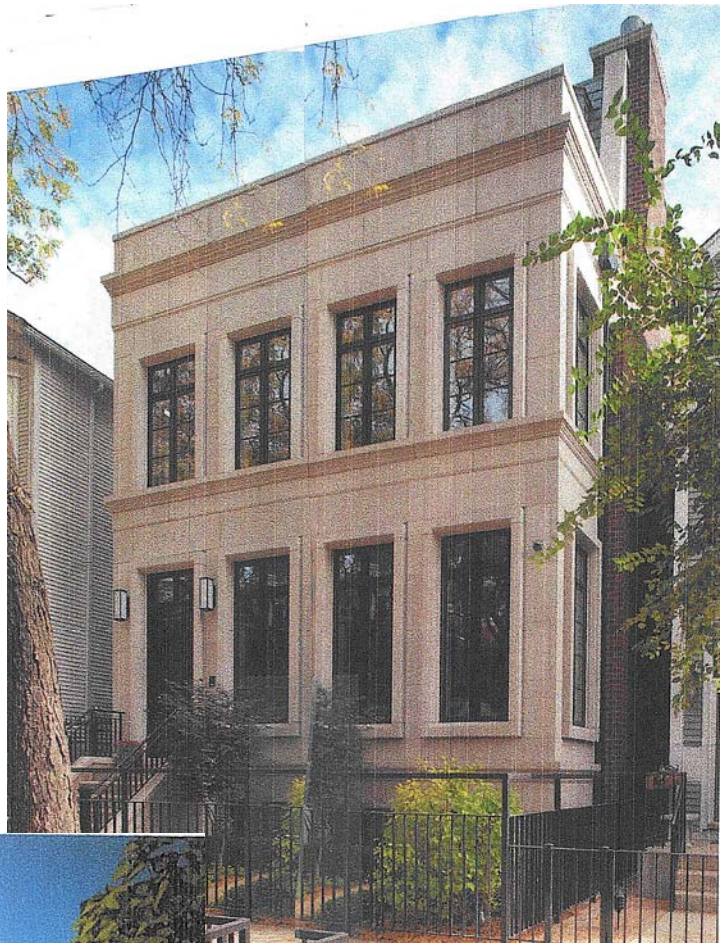


⊙ SOUTH (FRONT) ELEVATION
 1/4" = 1'-0"

ALLEY



BAGLEY STREET



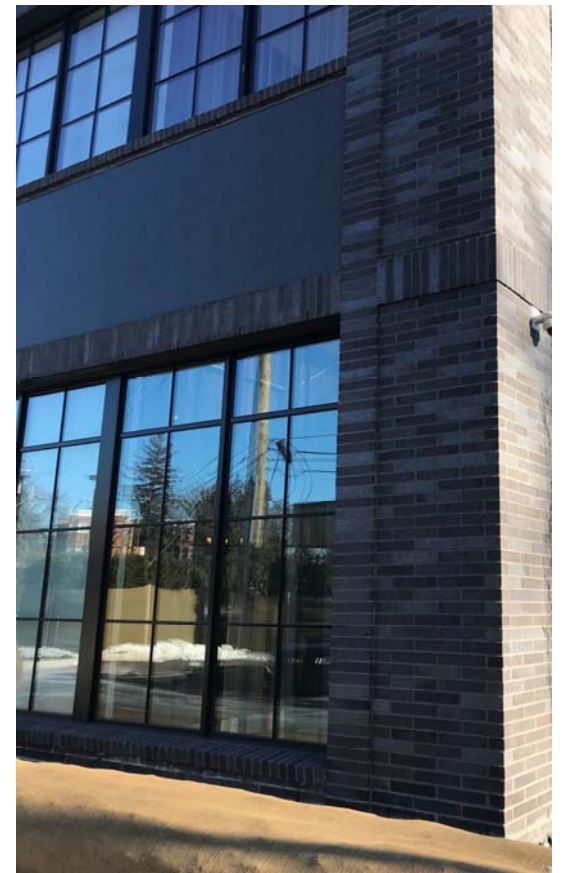
CONCEPT PHOTOS





GAF TIMBERLINE HD

ROOF SHINGLE



BRICK VENEER

STONE CLADDING
& DETAILING

EXTERIOR MATERIALS



MARVIN WINDOWS

Features of the Modern Casement Window

Features a sleek and modern form

Push out and crank out versions available

Numerous configurations and sizes available

Exclusive rotating handle design

Wash mode hinges to allow easy cleaning from the interior

Available in heights up to 9 feet or widths up to 3 feet

Rated up to PG50 for impressive performance

Thermally efficient to perform in demanding climates

1" Dual-Pane IG Low E2 with Argon - 0.28

1 ¼" Triple-Pane IG Low E2/E1 with Argon - 0.20

Right-hand or left-hand operating configurations

Available with screen options and Lock Status Sensor



SIGNATURE
COLLECTION

Signature Modern

The simplicity and large expanses of glass homeowners seek in a modern home.

[Learn About Signature Modern](#)



Materials

Innovative high-density fiberglass material finished to the interior with low-gloss aluminum.

[Learn About Materials](#)

Energy Efficiency

Options that help achieve long-term performance and cost savings, in any climate.

Modern Casement Push Out



Front Porch Lights



Framed Squared Outdoor Sconce

Description

Simple, sturdy lines and a double framed design create a bold statement with this outdoor sconce. The clean style is complemented by panels of seeded glass that soften the whole look. Constructed of a durable composite material, this sconce is a good choice for coastal climates.

- **Actual Size:** 20"Hx7"Wx6.75"D
- **Bulb Base:** US Medium-E26
- **Color:** Oil Rubbed Bronze
- **Indoor-Outdoor:** Yes
- **Marine Grade:** Yes
- **Material:** Glass, Synthetic
- **Max Bulb Wattage:** 100
- **Number of Lights:** 1
- **Safety Rating:** Wet
- **Weight:** 5.5

HOUSE
RIDGE
HEIGHT
27'-0"±

NO
BUILDING

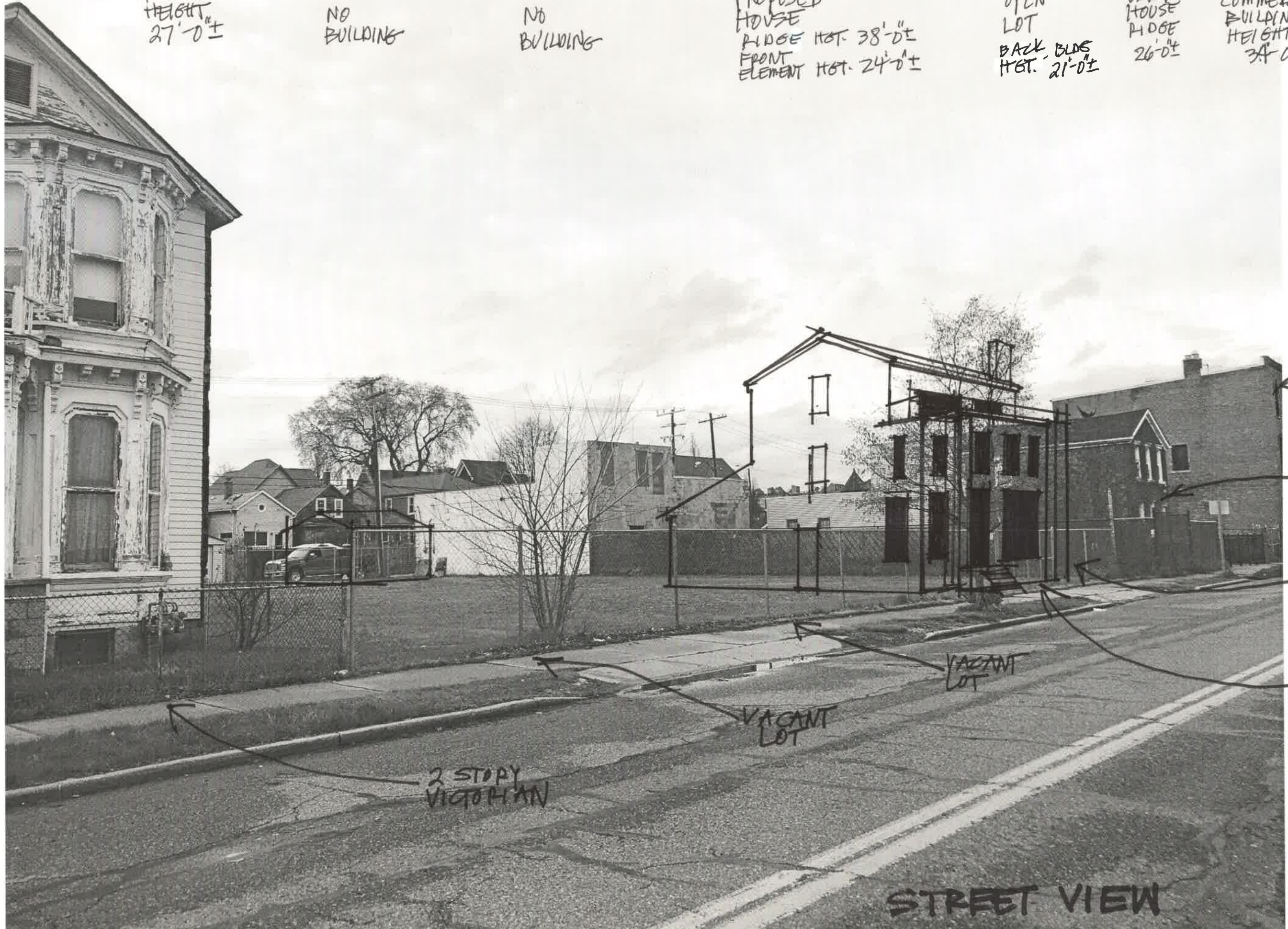
NO
BUILDING

PROPOSED
HOUSE
RIDGE HGT. 38'-0"±
FRONT
ELEMENT HGT. 24'-0"±

"OPEN"
LOT
BACK BLDG
HGT. 21'-0"±

BRICK
HOUSE
RIDGE
26'-0"±

COMMERCIAL
BUILDING
HEIGHT
31'-0"±



BRICK
COMMERCIAL
BUILDING
AT
CORNER

BRICK
RESIDENTIAL
STRUCTURE

FRONT OF
LOT OPEN
BLOCK
BUILDING
AT REAR
OF LOT

PROPOSED
NEW
HOUSE

VACANT
LOT

VACANT
LOT

2 STORY
VICTORIAN

STREET VIEW

Sec. 21-2-142. - Corktown Historic District.

- (a) An historic district to be known as the Corktown Historic District is hereby established in accordance with the provisions of this article.
- (b) This historic district designation is hereby certified as being consistent with the Detroit Master Plan of Policies.
- (c) The boundaries of the Corktown Historic District, as shown on the map on file in the Office of the City Clerk, are as follows:

Beginning at the intersection of the center line of Porter Street with the center line of Sixth Street, and proceeding westerly along the center line of Porter Street to its intersection with the west line of Lot 11, Block 60 of the Baker Farm (Liber 17, Page 272; Liber 25, Page 424), extended southward; thence north along said line to its intersection with the center line of the east-west alley lying between Porter and Labrosse Streets; thence westerly along the center line of said alley to its intersection with the east line of Lot 3, Block 72 of the Woodbridge Farm (Liber 1, Page 146), extended southerly and northerly; thence northerly along said line to its intersection with the center line of Labrosse Street; thence westerly along the center line of Labrosse Street to its intersection with the center line of Trumbull Avenue; thence northerly along the center line of Trumbull Avenue to its intersection with the center line of Bagley Street; thence westerly along the center line of Bagley Street to its intersection with the center line of Rosa Parks Boulevard (Twelfth Street); thence northerly along the center line of Rosa Parks Boulevard to its intersection with the center line of the east-west alley lying northerly of Church Street at Eleventh Street, extended westward; thence easterly along the center line of said alley, as extended, to its intersection with the center line of Eleventh Street; thence northerly along the center line of Eleventh Street to its intersection with the north line of Lot 18, G.L. Beecher's Subdivision of part of Out Lot 4 of the Lognon Farm (Liber 21, Page 81) extended westerly; thence easterly along said line to its intersection with the north-south alley located in the block bounded by Church Street, Eleventh Street, Michigan Avenue, and Tenth Street; thence southerly along the center line of said alley to its intersection with the center line of the east-west alley lying north of Church Street at Eleventh Street, extended easterly; thence easterly along the center line of said alley as extended to its intersection with the center line of Tenth Street; thence southerly along the center line of Tenth Street to its intersection with the center line of Church Street; thence easterly along the center line of Church Street to its intersection with the center line of Trumbull Avenue; thence northerly along the center line of Trumbull Avenue to its intersection with a line drawn 79 feet south of and parallel to the south line of Elizabeth Street extended west; thence easterly along said line 79 feet south of the south line of Elizabeth Street to its intersection with the center line of Eighth Street; thence southerly along the center line of Eighth Street to its intersection with the center line of the east-west alley lying between Michigan Avenue and Elizabeth Street; thence easterly along the center line of said alley to its intersection with the easterly line of Lot 2, Dudley B. Woodbridge Subdivision of Out Lot 88 of the Woodbridge Farm (Liber 4, Page 86); thence southerly, along said line extended southerly, to its intersection with the center line of Michigan Avenue; thence northwesterly along the center line of Michigan Avenue to its intersection with

the center line of Eighth Street; thence southerly along the center line of Eighth Street to its intersection with the center line of the east-west alley lying between Bagley Street and Leverette Street, extended eastward; thence easterly along the center line of said alley as extended to its intersection with the western line of Lot 10, Block 58, Baker Farm (Liber 25, Page 424); thence northerly along said lot line to its intersection with the alley between Bagley and Leverette Streets, at Brooklyn Street; thence southeasterly along the center line of said alley to its intersection with the center line of Brooklyn Street; thence continuing southeasterly along the center line of the east-west alley between Michigan Avenue and Bagley Street, extended westward, to its intersection with the westerly line of Lot 6 of Moreton's Subdivision of Lot 1, Block 57 of the Labrosse Farm (Liber 22, Page 37), extended southward; thence northerly along said line to its intersection with the northern boundary of said Lot 6 extended eastward; thence easterly along said line as extended to its intersection with the westerly boundary of the John C. Lodge Freeway; thence southerly along the westerly boundary of said freeway to its intersection with the center line of the east-west alley lying between Labrosse and Porter streets; thence westerly along the center line of said alley to its intersection with the center line of Sixth Street; thence southerly along the center line of Sixth Street to the point of beginning; and beginning at the intersection of Vermont Street with the center line of the east-west alley lying between Bagley Street and Marantette Street; thence westerly along the center line of said alley to its intersection with the center line of the north-south alley lying between Vermont Street and Wabash Street; thence northerly along the center line of said alley to its intersection with the south line extended easterly and westerly of Lot 77, Block 1, Lafferty Farm (Liber 1, Page 193); thence westerly along said line, as extended, to its intersection with the center line of Wabash Street; thence southerly along the center line of Wabash Street to its intersection with the center line of Bagley Street; thence westerly along the center line of Bagley Street to its intersection with the center line of the north-south alley lying between Wabash and Fourteenth streets; thence northerly along the center line of said alley to its intersection with the center line of Marantette Street; thence easterly along the center line of Marantette Street to its intersection with the center line of Wabash Street; thence northerly along the center line of Wabash Street to its intersection with the southerly boundary, extended eastward, and westward of lot 35 of block 1, Lafferty Farm (Liber 1, Page 193); thence easterly along said extended southerly boundary of lot 35 to its intersection with the center line of the north-south alley lying between Wabash and Vermont Streets; thence northerly along the center line of said alley to its intersection with the southerly boundary, extended eastward, of lot 30 of block 1, Lafferty Farm (Liber 1, Page 193); thence northerly along said line to its intersection with the center line of Dalzelle Street; thence westerly along the center line of Dalzelle Street to its intersection with the center line of Fourteenth Street; thence northerly along the center line of Fourteenth Street to its intersection with the center line of the southern service drive of the Fisher Freeway; thence easterly along the center line of said service drive to its intersection with the center line of the north-south alley lying easterly of Wabash Street; thence southerly along the center line of said alley to its intersection with the center line of the east-west alley lying between Michigan Avenue and the Fisher Service Drive; thence easterly along the center line of said alley to its intersection with the center line of Vermont Street to the point of the beginning. These boundaries include Lot 7 and

the western portion of Lot 6, Block 53; Lots 1 through 12, Block 54; Lots 9, 10, and 11, Block 55; Lots 1 through 14, Block 56; Lots 7 and 8, Block 57, Labrosse Farm (Liber 13, Page 85); Lots 1 through 7, Subdivision of Lots 13 and 14, Block 54, Labrosse Farm (Liber 195, Page 32); Subdivision of Lots 5, 6, 7 and 8, Block 55, western parts of Lots 7 through 11, Labrosse and Forsyth Farms (Liber 1, Page 21); Lots 4, 5, and 6 of Moreton's Subdivision of Lot 1, Block 57, Labrosse Farm (Liber 22, Page 37); Lots 8 through 14, Block 58; Lots 1 through 14, Block 59; Lots 1 through 7, 11 through 14, Block 60, Baker Farm; (Liber 17, Page 272; Liber 25, Page 424); Lot 6, Block 58; Lots 1 and 2, Block 72; Lots 1 through 4, Block 73; Lots 1 and 2, 13 and 14, Block 76; Lots 1 through 14, Block 77; Lots 1 through 4, Block 78; Lots 1 to 6, 8 through 14, Block 79; Lots 1 through 14, Block 80; Lots 1 and 14, Block 81; Lot 14, Block 82; Lots 1 through 4, Block 84 of Albert Crane's Subdivision (Liber 1, Page 167); those portions of Out Lots 85 and 86 of the Woodbridge Farm Private Claim 248 (Liber 1, Page 146) lying south of a line drawn 79 feet south of and parallel to the south line of Elizabeth Street; Lot 1, except the northern 79 feet, and the southern half of Lot 2, Subdivision of south part of Out Lot 87, Woodbridge Farm (Liber 1, Page 105); Lots 2 and 3, Dudley B. Woodbridge Subdivision of Out Lot 88 (Liber 4, Page 86); Lots 1 through 36, Block 3; Lots 1 through 18, Block 4; and Lots 1 through 36, Block 2 of Luther Beecher's Subdivision of the Lognon Farm (Liber 2, Page 27); Lots 17 and 18, George L. Beecher's Subdivision of part of Out Lot 4 of the Lognon Farm (Liber 21, Page 81); Lots 11 through 26, of Block D, Oliver Newberry Subdivision (Liber 43, Pages 658-660); Lots 5 through 19, 22 through 25, 28 and 29, 31, 34, 36 and 37, 40 through 43, 46 through 49, 52 through 55, 58 through 61, 64 through 67, 70 through 73, 76 and 79, and the easterly thirty (30) feet of Lot 30, Block 1, Lafferty Farm (Liber 1, Page 193); Lots 1 through 6 and 20, Larned's Subdivision of Lafferty Farm (Liber 60, Page 2); and those portions of Lots 5 through 8 lying between the Fisher Freeway Service Drive and Michigan Avenue, Haggery Subdivision, Lafferty Farm (Liber 1, Page 263); Lots 5 through 12, Godfroy Farm, North of Michigan Avenue (Liber 1, Page 293); Lots 1 through 8, 15 through 16, 19 through 22, 25 through 28, 31 through 34, 37 through 40, 74, 75, 80, 81, 86, 87, 92, 93, 98, 99, Godfroy Farm, South of Michigan Avenue (Liber 1, Page 132).

(d) The elements of design, as defined in Section 21-2-2 of this Code, shall be as follows:

- (1) *Height.* Most residential buildings in the district range from one story to 2½ stories tall. However, an apartment building on Porter Street and a multi-unit building on Fourteenth Street are comprised of four stories each. Commercial and industrial buildings range in height from one to five stories tall; the Victorian commercial buildings are between two and three stories tall. Institutional buildings range from one to three stories.
- (2) *Proportion of buildings' front façades.* Proportion varies in the district, depending on the age, style, and type of building. One-story workers' cottages are slightly wider than tall to the peak of the gable; two-story pre-1880's residential buildings are generally taller than wide. Side-by-side duplexes are either wider than tall or square in proportion; terraces or attached rowhouses, when grouped together, are substantially wider than tall, although the individual units may appear taller than wide. Queen Anne-

style residences are generally slightly wider than tall or as tall as wide to the eaves of their roofs. The church buildings in the district are taller than wide, and other institutional buildings are generally wider than tall. Victorian commercial buildings are generally taller than wide, while newer commercial buildings in the district may be wider than tall. Multi-story industrial buildings in the district are usually taller than wide, while one- or two-story industrial buildings are wider than tall. The fire station on Bagley Street at Sixth Street is wider than tall.

- (3) *Proportion of openings within the façades.* Window openings are usually taller than wide, but there are also square openings and transom window openings which are wider than tall. Several windows are sometimes grouped into a wider than tall combination. Window openings are almost always subdivided; the double-hung sash is the most common window type. Its sashes are generally further divided by muntins, resulting in lights arranged two-over-two, four-over-four, or six-over-six. There is a great variety of sizes and shapes of window openings in the Queen Anne-style buildings, while there is a more regular arrangement in the earlier pre-1880's buildings. Façades have approximately five percent to 75 percent of their area glazed; residential buildings generally fall into the 30 to 35 percent range.
- (4) *Rhythm of solids to voids in front façades.* Pre-1880's buildings in the Italianate and Greek Revival styles display a great regularity in the rhythm of solids to voids, with one opening placed directly above the other. The post-1880's Queen Anne-style buildings exhibit a greater freedom, with their bay windows and combinations of windows in gables.
- (5) *Rhythm of spacing of buildings on streets.* The original pattern of spacing of buildings on streets was that of houses placed very close together. Most houses were situated on 25-foot lots, the major exceptions being the Lognon Farm where most lots were 33 feet wide and where a house was infrequently placed on an undivided 50-foot lot. Houses on narrow lots were usually placed on or closer to a side property line, providing more space on one side of the building. Rhythm has been interrupted by vacant lots due to demolition of buildings almost throughout the district.
- (6) *Rhythm of entrance and/or porch projections.* Most houses in the district have projecting front porches, usually on one side of the front façade and sometimes wrapping around to the side, especially on corner lots. Some Victorian houses have a secondary porch at the side.
- (7) *Relationships of materials.* The great majority of buildings in the district are wood frame structures originally clad in clapboard with wooden skirting or brick foundations. Some have more recently been sheathed in aluminum, vinyl or asphalt siding, and original skirting has often been replaced with metal skirting or concrete block foundations. Window sash and functional and decorative trim are in wood. Wood is frequently the

only material below the eaves of a building, except for the window glass. There are some brick residential buildings in the district, the majority of these being duplexes and multi-unit dwellings. The small commercial buildings, the industrial buildings, the fire station, and most of the institutional buildings in the district are brick. Roofing material is primarily asphalt shingles, although a few wood shingle roofs and one slate roof exist in the district.

- (8) *Relationship of textures.* The most common relationship of textures in the district is that of clapboard to the smooth surface of wood trim. Aluminum or vinyl siding of the same width as the original clapboard siding that does not alter the relationship of the siding to the functional trim and architectural detail of the building can sometimes contribute to textural relationships. Porches are usually in wood, although some have brick piers. Steps are either in wood, which was the original material, or concrete. Where wooden shingles, carvings, or other decorative wooden details exist, they add significantly to the textural interest of the building. Asphalt shingles or rolled asphalt roofs generally have little textural interest, while wood shingles have considerable interest. Detailed brickwork on brick buildings contributes to textural interest when it exists.
- (9) *Relationships of colors.* Paint colors in the district generally relate to style. Earlier buildings usually display muted colors, such as earth tones and shades of yellow, while Italianate and Queen Anne-style buildings sometimes display richer and darker colors, such as browns, golds, grays, and blues. Common trim colors include shades of cream, yellow, gray, brown, green, and white. Window sashes are frequently painted white, deep red, brown, and gray. Asphalt siding is either red or brown brick color. Wood shingle roofs are a weathered cedar tone, while most asphalt shingled roofs are either in light colors, such as sand, light gray, light brown or light green, or darker colors, such as dark gray, black, or dark green.
- (10) *Relationship of architectural details.* These generally relate to style, and the styles in Corktown run from early Victorian to late Victorian and Colonial Revival. The earliest houses in the Greek Revival and Venacular styles contain a minimal amount of architectural detail. Functional detail includes the wood cornerboards, wide cornices with brackets supporting the eaves, and window frames and sills. More ornate details of the Italianate or Queen Anne styles include paired brackets, window and porch hoods, wooden carvings, sunburst patterns, fishscale shingles, and verge-boards in gables, and spindlework on balustraded porches. Some buildings, especially those on Church Street, have leaded glass windows. The late Victorian commercial buildings sometimes have decorative cornice work, corbeltables, and pediments or parapet walls. In general, Corktown is rich in its diversity and quality of architectural styles and detail.
- (11) *Relationship of roof shapes.* Pitched roofs with frontal gables predominate in the district, although pitched roofs with side-facing gables, hip roofs, and hip roofs with

intersecting gables also exist. More complex roof shapes occur primarily on Church Street. Commercial buildings generally have flat roofs. St. Peter's Episcopal Church has a steeply pitched roof with frontal gables. Rear additions to houses, such as kitchens, frequently have shed roofs.

- (12) *Walls of continuity.* The major wall of continuity is created by the buildings, with their fairly uniform setbacks within blocks. Mature and recently planted trees along the tree lawns create a secondary wall of continuity.
- (13) *Relationship of significant landscape features and surface treatments.* The typical treatment of individual properties is a shallow flat front lawn area in grass turf, subdivided by a concrete walk leading to the front entrance and sometimes a concrete walk leading to the side entrance. Short concrete walks from the curblin to the public sidewalk are also frequent in the district. Foundation plantings and evergreens are typical plantings in front yards. Hedges are occasionally planted along the side lot lines in the front yards and sometimes along the front lot line; this treatment usually occurs on corner lots when it exists. Chain-link fences predominate as rear yard enclosures; few continue into the front yards. Wood posts and rails with wire mesh are also common fence types found in the district, and a few of these fences enclose the front yard as well as the rear. Many rear garages with alley entrances exist. Concrete side driveways, where they exist, interrupt the succession of front yards and are not the original treatment of the property. The curbs are cut red-brown stone in the majority of the district, with the primary exceptions of Porter Street, Labrosse Street, Leverette Street, and Michigan Avenue. Alleys in the district are paved in concrete. Vacant lots are either paved-over or graveled as parking lots or are unkept. Light fixtures are elevated on wooden telephone poles in most parts of the district.
- (14) *Relationship of open space to structures.* Open space occurs in the form of vacant land, a playground, and parking lots, and frequently occurs on corner lots. Open space in the form of front yards to buildings is generally very shallow. Some buildings are situated on the front lot line or very close to it; this usually occurs on north-south streets east of Rosa Parks Boulevard, and on Porter Street.
- (15) *Scale of façades and façade elements.* The majority of buildings in the district are small in scale, with the exception of multi-story industrial buildings and apartment buildings, which are medium to large in scale and, therefore, do not comply with the original scale of the neighborhood. Façade elements, such as bays, steep roofs, gables, and/or verandas, are moderate in scale. Details within these elements are generally small in scale.
- (16) *Directional expression of front elevations.* One-story residences are usually slightly wider than tall but their directional expression is vertical due to the gable of the steeply pitched roof. Two-story, Italianate and Greek Revival single-family residences are

vertical in directional expression, while duplexes in those styles are usually neutral. Two-story Queen Anne buildings are either neutral in directional expression or have vertically expressed front façades, depending on the projection of gables and/or roof slopes. Terraces are horizontal in directional expression, churches are emphatically vertical, and industrial buildings are either vertically or horizontally expressed, depending on the number of stories. Individual Victorian commercial buildings are usually vertical but may form a commercial row that is horizontal.

- (17) *Rhythm of building setbacks.* Setbacks vary from area to area within the district, although they are usually consistent within blocks. In general, buildings have very shallow front yards, although buildings may relate to the building lines differently due to porch projections and bays where they exist. Buildings on the north-south streets and corners are very close to the front lot lines. Some industrial and commercial buildings are situated directly on the front lot line.
- (18) *Relationship of lot coverage.* Lot coverage ranges from zero percent to 100 percent, the average residential coverage being approximately 40 percent. Industrial buildings are in the upper range, as are some corner stores and some houses on north-south cross streets.
- (19) *Degree of complexity within the façade.* Early buildings are simple and straightforward. Queen Anne-style buildings are more complex in massing and detail but are not overly complex.
- (20) *Orientation, vistas, overviews.* In general, buildings east of Rosa Parks Boulevard are oriented toward the east-west streets, with Trumbull Avenue, Eighth Street and Sixth Street being exceptions. Buildings west of Rosa Parks Boulevard are most often oriented toward the north-south streets. Garages are oriented toward the alleys. Commercial buildings are located on corner lots and on Michigan Avenue and sometimes on corner lots within the residential areas. There are vistas of Downtown Detroit from the Corktown District. The general overview is that of small-scaled mixed-use neighborhood with major thoroughfares and major landmarks, such as Michigan Central Station and Most Holy Trinity Roman Catholic Church surrounding the district.
- (21) *Symmetric or asymmetric appearance.* Most buildings in the district are asymmetrical in appearance, but result in balanced compositions.
- (22) *General environmental character.* The Corktown Historic District, with its narrow lots, shallow front yards, and small-scaled buildings, has a low-density, urban, mixed use character of a pre-automobile city. Its original cohesiveness has been eroded by housing demolition over the years. Anchored by the site of the former Tiger Stadium on the north, Michigan Central Station and Roosevelt Park on the west, Most Holy Trinity

Roman Catholic Church and the John C. Lodge Freeway on the east, and the West Side Industrial Park on the south, the neighborhood is set apart from its surrounding environment, resulting in a definable community in the shadows of Downtown Detroit.

(Code 1964, § 28A-1-49; Code 1984, § 25-2-103; Ord. No. 605-H, § 1(28A-1-49), eff. 12-24-1984; Ord. No. 25-98, § 1(25-2-103), eff. 9-25-1998)