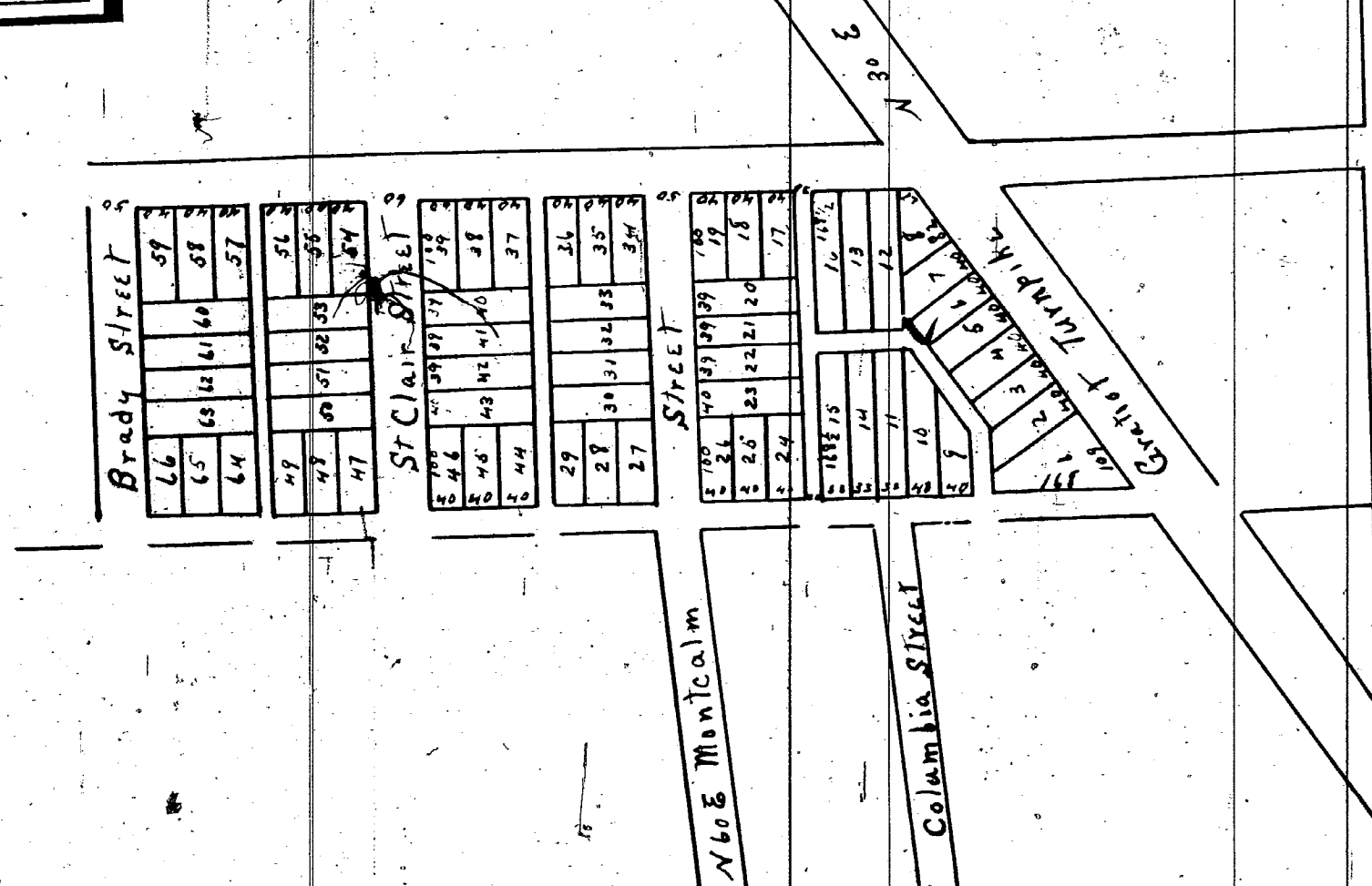




Howard Marsh.
Proprietors

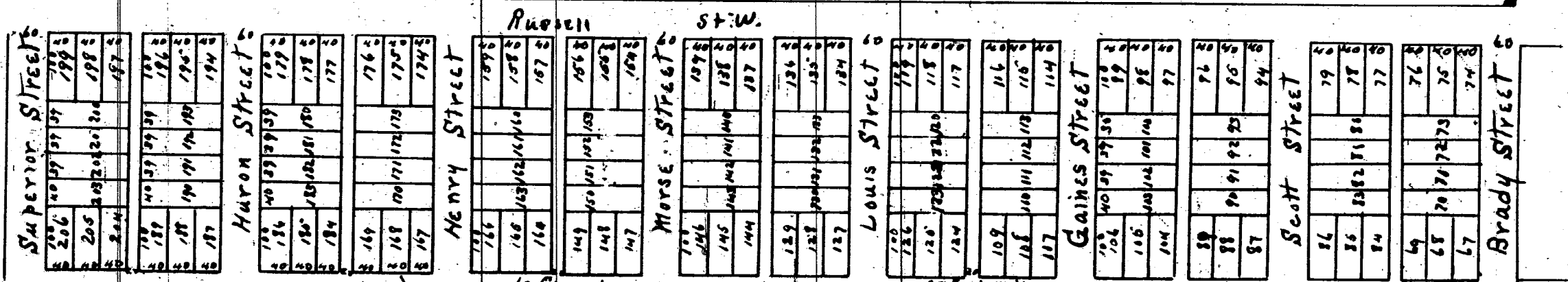
City Register office Detroit
Recd for record this 15 day of
April 20, 1836 at ten o'clock
a m & Recorded at Pages 6 ~~334~~ 4

Theo Williams
City Reg.

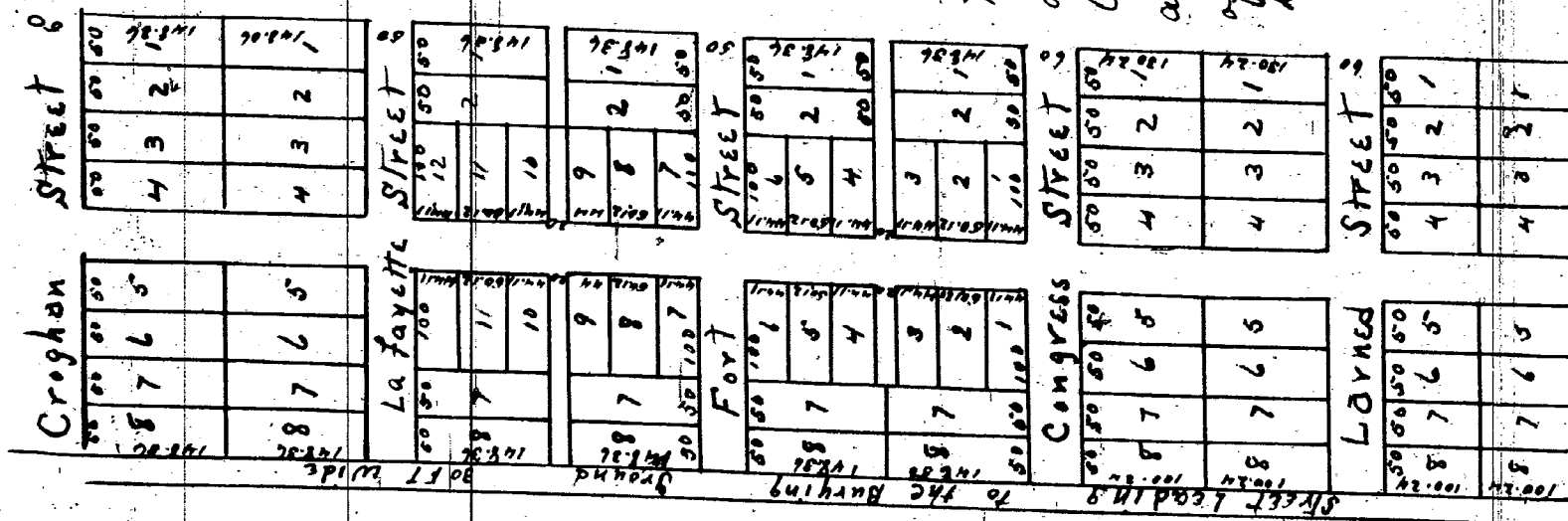
Plan of the Subdivision of the part of the John Mullite Farm in
the City of Detroit lying West of the Gratiot Turnpike
Scale 200 feet to an inch

Scale 200 feet to an inch

Drawn by I Almy



City Register Office Detroit Recd for record this 15 day of April A.D. 1836
at 10 o'clock a.m. Theo Williams City Register.



I hereby certify that these plat maps are correct copies of the plat maps on record in the Register of Deeds office being made under the supervision of the Auditor General by tracing the plat maps on record and affixing thereto a carefully compared copy of the ~~certification~~ ^{certificates}

Dated this 22 nd day of April 1910

John B La Fountain
Clark And Son Delft

Jefferson Ave.

ORDINANCE NO. 881-1
CHAPTER 28A
ARTICLE 1
PROVIDE FOR THE
ESTABLISHMENT OF THE
CROUL-PALMS HISTORIC
DISTRICT

AN ORDINANCE to amend Chapter 28A, Article 1 of the Code of the City of Detroit by adding Section 28A-1-33 to provide for the establishment of the Croul-Palms House Historic District.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT: Section 1. That Chapter 28A, Article 1 of the Code of the City of Detroit be amended by adding Section 28A-1-33 to read as follows:

Sec. 28A-1-33(a) A Historic District to be known as the Croul-Palms House Historic District is hereby established in accordance with the provisions of Sections 28A-1-1 to 28A-1-15.

(b) This Historic District designation is hereby certified as being consistent with the Detroit Master Plan.

(c) The boundaries of the Croul-Palms House Historic District are as shown on the map on file in the office of the City Clerk, and shall be: all that portion of the Mullett Farm lying between the southerly line of Jefferson Avenue and the northerly line of Woodbridge Street bounded as follows: Beginning at a point on the southerly line of Jefferson Avenue 7.10 feet on course South 60° West from point of intersection of the southerly line of Jefferson Avenue and the westerly line of Guoin Farm; thence southerly 200.48 feet to a point on the northerly line of Woodbridge Street, said point being situated South 60° West 3.30 feet from the dividing line between Guoin and Mullett Farm; thence South 60° West along said northerly line of Woodbridge Street 70 feet to the easterly line of Lot 4 on Mullett Farm, as designated on recent map of the City of Detroit; thence North 28° West along the line of said Lot 4, 200.48 feet to the southerly line of Jefferson Avenue; thence North 60° East along the said southerly line of Jefferson Avenue 66.20 feet to the place of beginning, said premises being a portion of Lot 3 Mullett Farm, between Jefferson Avenue and Woodbridge Street, Wayne County, Michigan. Given to correct description in Deed L. 3707, P. 423; also including that part of Jefferson Avenue 120 feet wide being the south-

ern half of Jefferson Avenue adjacent to the above described property.

(d) The design treatment level of the Croul-Palms House Historic District shall be rehabilitation, as provided for in Section 28A-1-2-(d)(2).

(e) The defined elements of design, as provided for in Section 28A-1-2(e) shall be as follows:

(1) Height. The Croul-Palms House is two and one-half stories tall, with a full story contained in the roof.

(2) Proportion of building's front facade. While the facade is slightly wider than it is tall, to the eaves of the roof, the division of the facade into three vertical sections and the treatment of the roof above the wall creates a vertical proportional system.

(3) Proportion of openings within the facade. Windows and doors amount to approximately twenty-five percent (25%) of the front facade area, including openings in the roof projections. All window and door openings are taller than wide, except the basement windows which are square and the segmentally arched transom over the entrance. All windows on the front facade are one-over-one sash, except the basement windows in the western bay which contain single panes.

(4) Rhythm of solids to voids in front facade. The three sections of the front facade are each fenestrated within themselves. The western section rising through three stories contains a three-sided bay with elongated double-hung sash windows, one per face of the bay. The windows in the projecting gable of the dormer are shorter in height than those in the first and second story. The central section consists of an elaborate recessed entryway with ornate double doors and segmentally arched transom window above. Above this entrance at the second story level is a centered double-hung sash window; and above it, projecting from the roof, is a gabled dormer with a double-hung sash window. The three story bank of windows angled to the northeast corner of the building comprises the east bay. It is pierced with two elongated window openings on the frontal surface of the bay and one identical double-hung sash window per each side of the bay on the first and second stories, and one double-hung sash window on the frontal surface of the third story, within the gable. The top sashes of the windows on the first story are only one-

half the height of the lower sashes. In general, the arrangement of solids to voids in the front facade is very rhythmic, and is dictated by the different surface planes.

(5) Rhythm of spacing of buildings on streets. Inapplicable due to single building district.

(6) Rhythm of entrance or porch projections. Inapplicable due to single building district.

(7) Relationship of materials. Brick is the major material of the building; limestone is the secondary material. Limestone is used for the foundations, steps, sills and belt courses. Wood is used for window frames, sashes, cornices, gable ends, and decorative trim. The front double doors and jambs are maple. The roof is covered in asphalt shingles. Gutters, downspouts and roof ridge cresting on the front facade and roof section of the house are copper.

(8) Relationship of textures. The pressed brick with thin recessed mortar joints contrasts with the rock faced margined stone foundations and smooth stone trim. The wood surfaces are also smooth in texture. Textural interest is created when the wood contains decorative carving. The asphalt shingles of the roof do not contribute to textural interest.

(9) Relationship of color. The major color relationship is that of red brick contrasting with light gray stone foundations and belt courses. Mortar between the closely laid bricks is gray with multi-colored aggregate and is not very visible. The mortar between the stones of the foundations matches the light gray stone. All wood is painted cream color. The asphalt roof is black. Copper gutters, downspouts and cresting along roof ridges that can be seen from the front, or north, are now brown but will weather to green. The double doors of the entrance are finished natural maple.

(10) Relationship of architectural details. Much of the detail on the Queen Anne style building is carried out in wood or stone, wooden gable panels, segmentally arched panels above windows, and vergeboards are carved in floral motifs. Pendants hang from the ends of the vergeboards and eave brackets support the overhang of the roof. A simple wooden cornice divides the roof from the wall. The low stone walls of the porch flair outward at the base; a canvas awning in the hipped

shape of the original porch roof is supported on black metal tubular columns. The paneled wooden double doors are ornately carved with floral motifs. Incised geometric and floral details also appear in corners and between windows on the stone belt courses. Belt courses continue up and over the tops of the windows, window sills form a portion of continuous belt courses.

(11) Relationship of roof shapes. The basic roof form is a hip roof with a flat center. There are subsidiary gable roofs extended into dormers and subsidiary hip roofs. The gabled dormer on the northeast corner faces the corner; the gabled dormer of the west bay faces north, or front, as does the gable of the smaller central gable.

(12) Walls of continuity. Inapplicable due to single building district.

(13) Relationship of significant landscape features and surface treatments. The front yard is composed of ground cover behind a wood tie retaining wall separating it from the public sidewalk. The front yard is approximately 18 inches above the grade of the public sidewalk. Two steps lead from the public sidewalk to a brick-paved circular surface area with a light pole in the center. This brick walk leads to the stone front steps to the porch of the house. A straight-line driveway along the west side of the house, where originally there was an ornate porch, leads to a paved asphalt parking lot in the back of the lot. A small porch with handicap ramp is located on the recessed east side of the rear elevation of the house.

(14) Relationship of open space to structure. The front of the house faces onto a shallow front yard. There is a very narrow grassy sideyard between the Croul-Palms House and the apartment building to the east. To the west is a straight driveway leading to an asphalt parking lot in the rear. A concrete walk lies between the house and rear parking lot. The grade changes abruptly at the rear of the property. Woodbridge Street is several feet below.

(15) Scale of facades and facade elements. The scale of the facade is large for a residential structure. Architectural elements within, such as the gables, window openings, and porch, are moderate-large in scale. Carved ornamental details are small in scale.

(16) Directional expression of front elevation. The division of the facade into three vertical segments, with sur-

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STATE OF MICHIGAN) SS.
CITY OF DETROIT)

SHORT FORM - TRUE COPY CERTIFICATE

I, JAMES H. BRADLEY, CITY CLERK of the City of Detroit, do hereby certify that the annexed paper is a true copy of a Resolution

adopted by the City Council on March 7, 1984

and approved by the Mayor on March 19, 1984

as appears from the Journal of said City Council, on file in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said City, at Detroit, on

May 15, 1984

James H. Bradley
City Clerk
JAMES H. BRADLEY

mounting dormer gables and tall, narrow windows, are strong vertical elements. The belt courses, continuous hood molds and sills, and foundations provide horizontal elements of considerably less strength. The composition emphasizes the vertical.

(17) Rhythm of building setbacks. Inapplicable due to single building district.

(18) Relationship of lot coverages. Inapplicable due to single building district.

(19) Degree of complexity within the facade. The massing of the facade is fairly complex due to the angle of the north-eastern section and projection of the western bay. Ornament in the gables is busy and complex while ornament in the stone is simple.

(20) Orientation, vistas, overviews. The building's primary orientation is towards East Jefferson Avenue. Secondary access may be obtained off the rear parking area through a rear door on the east side of the south elevation. The building backs on Woodbridge Street.

(21) Symmetric or asymmetric appearance. While the treatment of the facade is not symmetrical, with variations in massing and roof shapes, the facade is balanced. The main entrance is centrally placed.

(22) General environmental character. The Croul-Palms House is the eastern-most of three extant nineteenth century residences between Rivard and Ropelle Streets on the south side of East Jefferson Avenue, a major east-west thoroughfare. Its nearness to downtown Detroit and narrowness of the area. A mixture of residential apartments, commercial businesses, and institutional buildings exist in the immediate vicinity, creating a diversity and continuity of history, to which the Croul-Palms House contributes considerably. It is one of the last large residences along East Jefferson Avenue reflective of the 1880s.

Section 2. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

Section 3. This ordinance is declared necessary for the preservation of the public peace, health, safety, and welfare of the people of the City of Detroit and is hereby given immediate effect.

(JCC P. 285-285 February 15, 1984)
Passed: March 7, 1984
Approved: March 19, 1984
Published: March 26, 1984
Effective: JAMES H. BRADLEY
City Clerk

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