

Filed March 9th 1858 at 9 O'clock am. Horace S. Roberts Register
by James A. Bascom
Deputy Register

Know all men by these presents that J. Cullen Brown of the City of Detroit do hereby dedicate to the Public the perpetual use of the streets and alleys on the plat hereto annexed reserving to myself my heirs and assigns the reversion thereof whenever the same may be discontinued by law. Detroit March 9th 1858.

In presence of
J. A. Bascom
H. S. Roberts

Cullen Brown

(28)

SUBDIVISION
— "OF THE" —
STAUDIN FARM
SOUTH OF JEFFERSON AVENUE
— "CITY OF DETROIT" —

State of Michigan } ss. Personally appeared before me this 9th day of
County of Wayne } March AD 1858 Cullen Brown to me known to
be the person who executed the above and acknowledged the same to be of his own free will for the use and purposes therein mentioned.

James A. Bascom Notary Public
Wayne County Michigan

Know all men by these presents that I Basilique Staudin of the City of Detroit County of Wayne and State of Michigan do hereby dedicate to the Public the perpetual use of the streets and alleys on the plat hereto annexed reserving to myself my heirs and assigns the reversion thereof whenever the same may be discontinued by law. Dated at Detroit this 20th day of January AD 1858.

Basilique Staudin

(29)

State of Michigan } ss. On this twentieth day of January AD 1858 personally
County of Wayne } appeared before me a Notary Public in and for said
County the above named Basilique Staudin known to me to be the person who executed the above instrument and for the purposes therein mentioned and acknowledged the same to be her free act and deed.

Duncan Mackay Notary Public
Wayne County Michigan

Know all men by these presents that I Anthony Dudgeon of the City of Detroit County of Wayne and State of Michigan do hereby dedicate to the Public the perpetual use of the streets and alleys on the within plat reserving to myself and heirs the reversion thereof when discontinued by law.

Anthony Dudgeon

(30)

State of Michigan } ss. Personally appeared before me this 18th day of February
County of Wayne } AD 1858 Anthony Dudgeon to me known to be
the person who signed the above acknowledgment and acknowledged the same to be his free act and deed.

H. S. Roberts Notary Public
Wayne County Michigan

Approved
E. A. Brink
H. P. Baldwin
Geo. Jerome

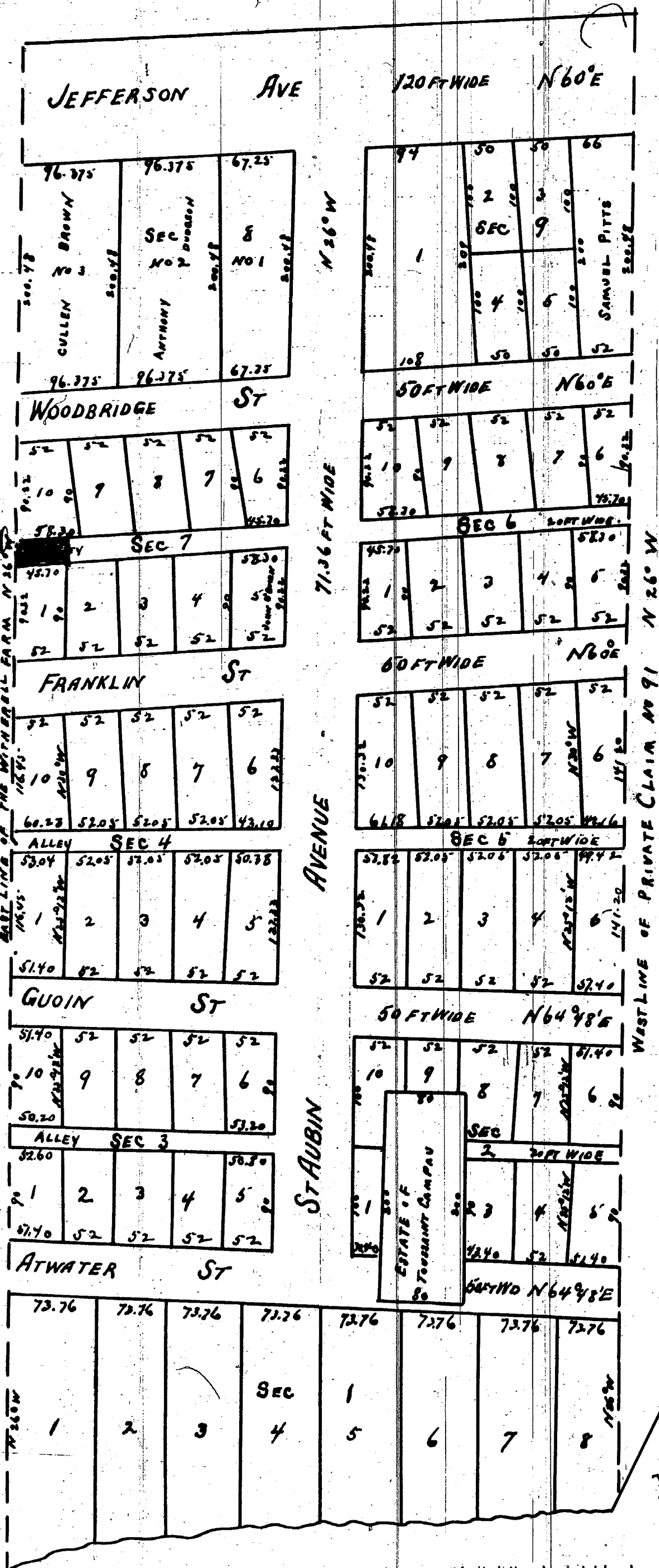
Commissioners.

I hereby certify that this plat is a correct copy of the plat now on record in the Register of Deeds office being made under the supervision of the Auditor General by tracing the plat on record and affixing thereto a carefully compared copy of the dedication and certification.

Dated this 27th day of May 1910

Geo. W. Bennett

Chief Aud. Genl. Dept.



Common Council
Dec. 10, 1959
749-59

This is to certify that the above plat has been compared with the original plat of record in the office of Register of Deeds of Wayne County, and found to be a true copy of the same AD 1903.

A. H. Wallman

I hereby certify the accompanying Plat to be correct from actual calculations
Detroit January 15-1858
Thomas Campau, Jun.

ORDINANCE NO. 576-H
CHAPTER 28A
ARTICLE 1
TO PROVIDE FOR
ESTABLISHMENT OF MCGREGOR
CARRIAGE HOUSE HISTORIC
DISTRICT

AN ORDINANCE to amend Chapter 28A, Article 1 of the Code of the City of Detroit by adding Section 28A-1-43 to provide for the establishment of the McGregor Carriage 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-1-43 to read as follows:

Sec. 28A-1-43(a) A historic district to be known as the McGregor Carriage 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 McGregor Carriage House Historic District are as shown on the map on file in the office of the City Clerk, and shall be: On the east, the west line of Lot 1 of Section 8 of the subdivision of the St. Aubin Farm south of Jefferson Avenue (L1/P35); on the south, the centerline of Woodbridge Street, on the west, the easternmost line of the parcel of land described as beginning at a point on the south line of Jefferson Avenue, said point being 96.35' distance on course north 60° east from west line of the St. Aubin Farm and running thence south 26° east 200.48' to the north line of Woodbridge Street, thence north 60° east 14' thence north 30° west 200' to the place of the beginning; and on the north, a line described as beginning at a point in the east line of Lot 2 which is distance 100.48' from the south line of Jefferson Avenue and which extends to the west parallel to said south line of Jefferson Avenue. (These boundaries include that part of the following described parcel of land, viz. Lot 2 of Section 8, south side of Jefferson Avenue, St. Aubin Farm, L1/P35, except for that portion thereof conveyed to Addison Mandell described as: commencing at a point in the southerly line of Jefferson Avenue, said point being 96.35 feet distant on a course north 60° east from the westerly line of the St. Aubin

Farm; running thence south 26° east 200.48 feet to the northerly line of Woodbridge Street, thence north 60° east 14 feet, thence north 30° west 200 feet to the point of the beginning; which lies southerly of a line described as: beginning at a point in the easterly line of said Lot 2 which is distant 100.48 feet from the southerly line of Jefferson Avenue and which line extends thence westerly parallel to the said southerly line of Jefferson Avenue.)

(d) The design treatment level of the McGregor Carriage House Historic District shall be conservation, as provided for in Section 28A-1-2(d)(3).

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

(1) Height. McGregor Carriage House is two stories tall. It measures approximately 22' high to its eaves and 35' high to the ridge of the roof.

(2) Proportion of building's front facade. The width of the front facade is about three times greater than the height to the eaves. The facade is divided vertically into three sections. Its central section culminates in a gable and a belfry is centrally placed on the ridge of the roof, emphasizing the verticality of the central section.

(3) Proportion of openings within the facade. Windows and doors amount to approximately twenty-eight percent (28%) of the front facade. Excepting the roof and belfry, all window openings on the front facade are arched and are two times taller than wide. Segmentally arched entrance openings on the front facade are also taller than wide, the main entrance being one and one-half times taller than wide. Windows on the east section of the facade are in pairs, resulting in groupings wider than tall. Arched openings in the belfry are approximately two times taller than wide. There are two evenly spaced windows, two times taller than wide, on the first floor of the east elevation of the carriage house.

(4) Rhythm of solids to voids in front facade. The three sections of the front facade are each fenestrated within themselves. The west section contains one double-hung sash window per floor, each sash containing four panes, and an entry door with a segmentally arched transom above. The central section contains the main arched entrance with a round arched casement window above. The entrance arch is filled with a re-

cessed curved wall of glass block. The entry is through a door in the east wall of the area created by the recess. The east section contains a pair of four-over-four paned double-hung sash windows per story. The belfry has two openings per side, the east and west side openings are covered with wooden paneling, and the north and south faces contain fixed glass. The north, or rear elevation, is articulated in much of the same way as the front facade except the central opening has a flat arch with a standard size door within on its west side.

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

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

(7) Relationship of materials. The main material of the carriage house is brick. Sills, foundations, the water-table, and the keystone over the central arch are limestone. The belfry, decorative trim, window frames and sashes are wood. A glass block wall, not original to the building, is set back within the central arched entrance which can be secured with an iron gate. The roof is covered with asphalt shingles.

(8) Relationship of textures. The major textural relationship is that of brick and slightly recessed mortar joints, contrasted with wood and/or limestone. Rough cut limestone placed in a regular fashion was used for foundations and the water-table. The sills are of smooth limestone. Glass block creates a textural effect not original to the building. Square brick pavers in front of the entrance create textural interest.

(9) Relationship of colors. Orange brick contrasts with light gray mortar and limestone. The major trim color, used on the window frames, sash, wooden doors, eaves, soffits, belfry, etc. is blue-gray. Gutters and downspouts are painted the same blue-gray. The minor trim color, applied to brackets and minor trim, is red. The asphalt roof is black.

(10) Relationship of architectural details. The McGregor Carriage House is Italianate in style, evidenced by the wooden brackets supporting the eaves of the cross gable and the belfry. Segmentally arched window hoods are of raised brick. Continuous stone window sills and combined brick window hoods

join the two windows per story on the east bay. The stone keystone above the central arched entrance is incised with a floral emblem. Above the central second story window is a raised brick keystone. Small gables project from each face of the pyramidal roof of the belfry; decorative moldings are accentuated in red and/or blue. In general, the architectural details are small in scale and are relegated to window hoods, cornice areas, and the belfry.

(11) Relationship of roof shapes. McGregor Carriage House has a steep pitched roof with small central transverse gables facing north and south. The gabled ends of the roof have shoulders. The belfry, centered on the ridge roof, is pyramidal in shape with flared ends and small gables in the center of each face.

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

(13) Relationship of significant landscape features and surface treatments. Between the building and the public sidewalk are annual plantings. Square brick brown and red-brown pavers are laid from the central entrance to the street, with one step down. Two trees, one on either side, flank the central arched entrance. Iron gates secure the central entrance. The tree lawn is planted with annual flowers. The street surface in front of the building is brick and the curbs are brownstone. To the east is a black-top drive leading to the parking area in the rear. In the rear, or backyard, of the building is a landscaped yard, providing a secondary and handicapped entrance to the building. Brick pavers lead to a wooden ramp and decking, which lead to the rear entrance. Evergreens, a deciduous tree, and annuals are planted around the perimeter of the yard and in planter boxes and specified areas.

(14) Relationship of open space to structure. The McGregor Carriage House is set back approximately one foot from the public sidewalk. To its south across Woodbridge Street is a parking lot. A one-story addition to the building next door abuts its west side. On the east is a black-top parking lot driveway. To the rear of the building is a landscaped yard with secondary and handicapped access to the building. A parking lot is north of the yard.

(15) Scale of facade and facade elements. The scale of the facade is moderate to large for a carriage house;

elements within it range from small to moderate, the central arched entrance being the largest single element within the facade.

(16) Directional expression of front elevation. The dominant horizontality of the building is partially countered by the vertical elements of the central section.

(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 facade is composed of three vertical sections, the central one being the most pronounced. The facade is not complex.

(20) Orientation, vistas, overviews. McGregor Carriage House is oriented towards Woodbridge Street. Secondary entrance is gained from the rear, or north.

(21) Symmetric or asymmetric appearance. The facade of the building is not symmetrical due to its arrangement of windows. However, the massing of the building is symmetrical, the entrance arch is on axis, and the belfry is centrally placed.

(22) General environmental character. The McGregor Carriage House, due to its close proximity to the street, its attached building on the west, and industrial and small commercial establishments surrounding it, contributes to the dense urban mixed-use character of the east riverfront. It is one of the few vestiges of the late nineteenth century when Jefferson Avenue was the address of many fine residential homes. Now the McGregor Carriage House stands as a reminder of horse-drawn transport days.

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. November 23, 1983).
Passed: December 7, 1983.
Approved: December 9, 1983.
Published: December 16, 1983.
Effective: December 16, 1983.

JAMES H. BRADLEY,
City Clerk

Rec'd 2-17-84

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Pa 173

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 December 7, 1983 and approved by the Mayor on December 16, 1983 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

February 17, 1984

James H. Bradley
City Clerk
JAMES H. BRADLEY

10751