10873

ADDITION TO PARK SUBDIVISION

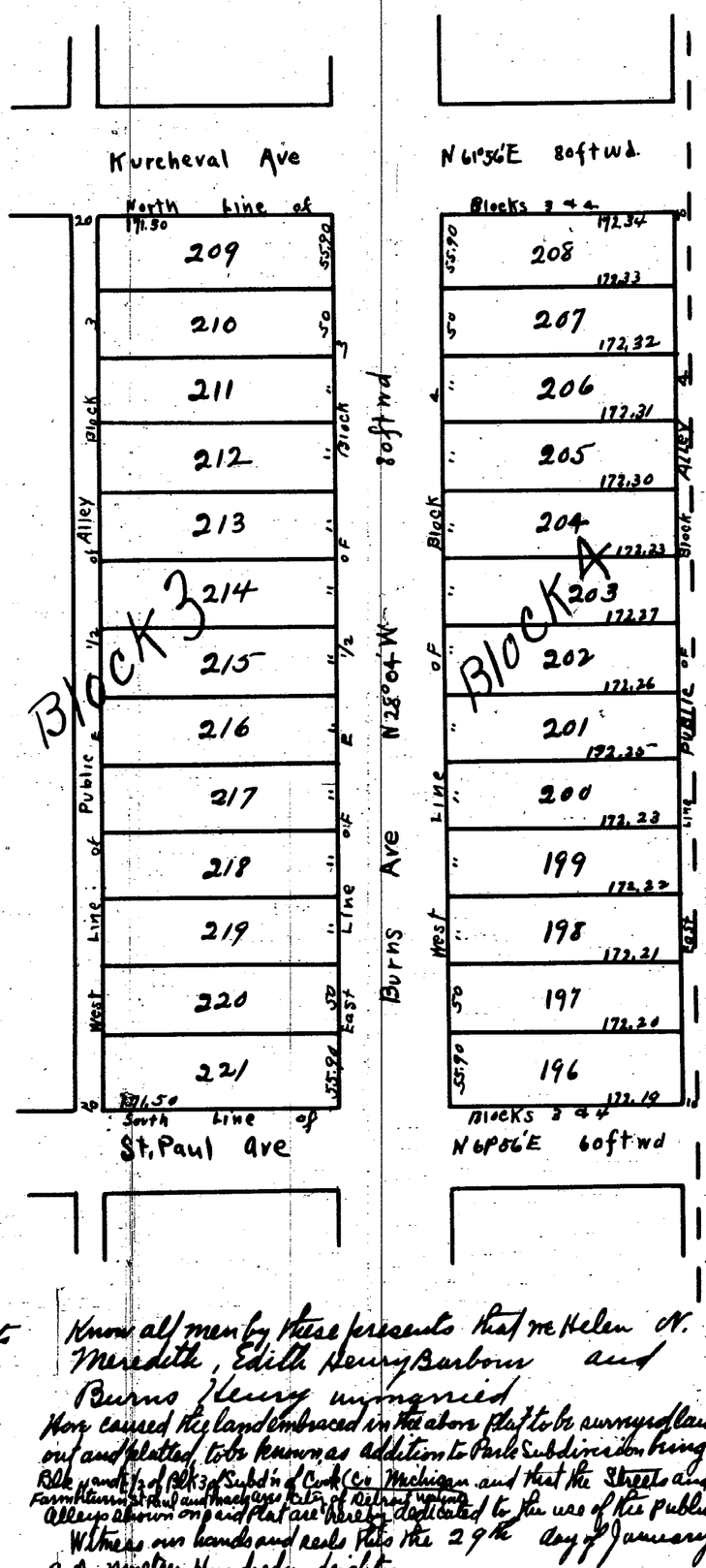
BEING BL'K 4 AND E 1/2 OF BL'K 3,

OF SUBD'N OF COOK FARM BETWEEN ST. PAUL AND MACK AVES

CITY OF DETROIT, WAYNE CO., MICH.

SCALE = 100 FT. PER INCH

Mason L. Brown & Co
Civil Engineers
821-3 Chamber of Commerce
Detroit. Mich.



The Streets on the annexed Plat conform to the general Plan of the City

R H McCormick
City Engineer

Approved Feby 25/08

J.J. Haarer
Commissioner of Public Works

We hereby certify that the abon Plat is correct, and that Monuments consisting of Iron Stakes 15 inches long have been placed in the ground at all angles in the boundaries, and at the intersection of all Streets or Streets and Alleys, as shown on plat by O.

Detroit Jan'y 9th 1908
Mason L. Brown Co
Engineers and Surveyors

Know all men by these presents that we Helen N. Meredith, Edith Henry Barbour and Burns Henry unmarried

Have caused the land embraced in the abon Plat to be surveyed laid out and platted to be known as addition to Park Subdivision being Blk 4 and E 1/2 of Blk 3 of Subd'n of Cook Co Michigan and that the Streets and Alleys shown on said Plat are hereby dedicated to the use of the Public

Witness our hands and seals this the 29th day of January A.D. Nineteen Hundred and eight

In presence of
A.M. Henry
R. Scott Smith

Helen N. Meredith [L.S.]
Edith Henry Barbour [L.S.]
Burns Henry [L.S.]

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 Certificates

Dated the 11th day of February 1911

Alton B. Hurd
Clerk, And Gen Dept

State of Michigan } ss.
County of Wayne

On this the 29th day of January 1908 before me, a Notary Public in and for said County, personally appeared the above named Helen N. Meredith Edith Henry Barbour and Burns Henry unmarried known to me to be the same persons who executed the abon dedication, and who acknowledged the same to be their free act and deed

Isabel McIntyre Notary Public
Wayne County Michigan
my commission expires March 19th 1910

State of Michigan } ss
County of Wayne

We O.P. Gulley Register of Deeds and Mason L Brown & Co Surveyors, hereby certify that we have each carefully compared this copy with the original Plat of Addition to Park Subdivision being Blk 4 and E 1/2 of Blk 3 of Subd'n of Cook Farm between St. Paul and Mack Ave City of Detroit Wayne Co, Mich. and that it is an exact copy thereof and of the whole of such original map or plat

O.P. Gulley Register of Deeds
Mason L. Brown & Co Surveyors

Examined and Approved
Feby 1st 1908
John F Wilkinson
Deputy Auditor General

City Treasurers Office
Detroit Mich Feb 4. 1908

I hereby certify that according to the records of this office all general City taxes and special assessments against abon described property are paid to date including the general City Taxes for 1907

Max S Koch
City Treasurer

Register of Deeds Office } ss
Wayne County

This instrument was received for record this 2nd day of March 1908 at 3 O'Clock P.M. and recorded in Liber 25 of Plats on page 84 as proper certificate was furnished in compliance with Sec 135 of Senate Bill No 199 File 212 Act of 1893

O.P. Gulley
Register of Deeds

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...designations in effect ...enactment of this chap-
ter, ...ing design treatment levels
and defined elements of design unless
amended, shall continue in effect and
shall be administered according to the
appropriate sections of this chapter.
These districts and landmarks are:

(a) West Canfield District (1970 JCC 1672-73)

(b) Orchestra Hall (1970 JCC 2627)

(c) Indian Village District (JCC 1374-75); the defined elements of design for this district shall be as follows:

(1) Height. Virtually all of the houses in the district have two full stories plus attic or finished third floor within the roof; these are generall called "two-and-a-half" story houses. Additions to existing buildings shall be related to the existing structure; new buildings shall meet the following standards:

(i) The eight adjoining houses on the same face, excluding any houses built since 1930, churches, schools and commercial structures, shall be used to determine an average height. If eight houses are not available on the same block face, then one or more houses as close as possible to being directly across the street from the proposed structure may be used. On Jefferson Avenue, the five existing houses shall be used. The height of the two adjoining houses shall be added into the total twice, with a divisor of ten (seven on Jefferson Avenue) used to determine the average. Any new building must have a height of the main roof of at least eighty percent (80%) of the resulting average; in no case shall a new building be taller than the tallest roof height included in the computation. In determining the height of existing structures and proposed structures, the highest point of the main roof shall be used, even where towers, cupolas, or other minor elements may be higher.

(ii) The lower defined eaves of a proposed new structure having as much or more significance for compatability as the room height, an average eave or cornice height shall be determined by the same process as that described above. The proposed new structure shall have a height at the eaves, or cornice, of not less than ninety percent (90%) of the average determined from existing structures, and in no case shall the eaves or cornice of the proposed structure be lower than the lowest eave or cornice height used in the computation, nor higher than the highest.

(2) Proportion of buildings' front facades. Proportion varies in the district, depending on age, style, and location in a specific subdivision. Height being established by the standards above, proportion will be established by permitting no proposed building or addition to create a front facade wider or narrower than those existing on the same block.

(3) Proportion of openings within the facade. Window openings are virtually always taller than wide; several windows are sometimes grouped into a combination wider than tall. Window openings are always subdivided, the most common window type being guillotine sash, whose area are generally further subdivided by muntins. Facades have approximately fifteen percent (15%) to thirty-five (35%) of their area glazed; Sunporches with a very high proportion of glass subdivided by mullions and muntins are common.

(4) Rhythm of solids to voids in front facades. In buildings derived from classical precidents, voids are usually arranged in a symmetrical and evenly-spaced manner within the facade. In examples of other styles, especially those of neo-tudor and victorian substyles, voids are arranged with more freedom, but usually in a balanced composition.

(5) Rhythm of spacing of buildings on streets. The spacing of the buildings is generally determined by the setback from the side lot lines; these tend to be consistent, even though lot width may vary. Because of the existence of several subdivisions and their related subdivision and deed restrictions, the placement of buildings on lots varies from area to area in the district. In the case of very wide properties, two conditions exist. A very wide site may have been developed centrally upon it, with extensive side yard space; this occurs only with extremely large houses by district standards. A more typical placement of houses of average size for the district is at the side of the wide site, placed normally in relation to one of the adjoining houses. The rest of the property is a side yard on the other side of the house, and the entrance is often oriented toward that side yard.

(6) Rhythm of entrance and/or porch projections. In those examples of classical inspiration, entrances and porches, if any, tend to be centered on the front facade. Other examples display more freedom with entrance and porch placement, with some having the main entrance at the side. Porches, often permanently enclosed sun porches, are often placed at the side of the building.

(7) Relationship of materials. The majority of the buildings are faced with brick, while many are partially or totally stucco. There are some stone buildings; clapboard is rare, and almost never the sole material. Wood shingle is occasionally used as a wall covering, usually at the second floor level, and never as the sole material. Roofing includes slate, tile, and wooden and asphalt shingles. Stone trim is common. Wood is almost universally used for window frames and other functional trim, and is used in many examples for all trim. Because of the existence of several subdivisions and their related deed restrictions, the exterior textures and materials may vary from block to block in the district.

(8) Relationship of textures. The most common relationship of textures in the district is that of the low-relief pattern of mortar joints in brick contrasted to the smooth surface of wood or stone trim. The use of stucco or concrete, with or without half-timbering, as a contrast to brick surfaces is not unusual. Tile, slate, or wood shingle roofs have particular textural values where they exist. Asphalt shingles, generally, have little textural interest, even in those types which purport to imitate some other variety.

(9) Relationship of colors. Natural brick colors (red, yellow, brown, buff) predominate in wall surfaces. Natural stone colors also exist. Where stucco or concrete exists, it is usually left in its natural state, or painted in a shade of cream. Roofs are in natural colors (tile and slate colors, wood colors) and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The classically inspired buildings, particularly neo-georgian, generally have woodwork painted white, cream or in the range of those colors, including "putty." Doors and shutters are frequently dark green or black. Colors known to have been in use on buildings of this type in the eighteenth or early nineteenth centuries on similar buildings may be considered for suitability. Buildings of medieval inspiration (notably neo-tudor) generally have painted woodwork and window frames of dark brown or cream color. Half-timbering is almost always stained dark brown. Queen Anne or late victorian examples may have several paint colors on a single facade. These tend to be dark in tone and frequently of the "earth tone" family. The original colors of any house, as determined by professional analysis, are always acceptable for that house, and may provide suggestions for similar houses.

(10) Relationship of architectural details. These generally relate to style. Neo-georgian buildings display classic details, mostly in wood, and sometime in stone. Areas commonly, but not always, treated are porches, shutters, window frames, cornices, and dormer windows. Details on "mediterranean" style or vernacular buildings are often done in stone, brick, tile, and sometimes in stucco. They include arched windows, door openings, and porches. Buildings of medieval inspiration tend to have details in the form of carved wood or carved stone ornament on window frames, door frames, and eaves. Queen Anne or late victorian style buildings tend to have details in wood, stone, or molded brick commonly embellishing cornices, window frames and door frames. In general, the various styles are rich in architectural details.

(11) Relationship of roof shapes. Roofs with triangular gables and hip roofs predominate. A few examples of the gambrel type roof exist. Complex arrangements of the gabled and/or hip types, with subsidiary roofs, are not unusual. Dormers are common. Flat roofs exist primarily on porches and sunrooms, and other minor elements; large hip roofs sometimes have relatively small flat sections in the center.

(12) Walls of continuity. The major wall of continuity is created by the buildings, with their uniform setbacks within the blocks. New buildings should contribute to this wall of continuity. Where gaslights are sufficiently numerous, and where trees in rows have survived in sufficient numbers, minor walls of continuity are created. Fences across side lots contribute to the major wall of continuity where placed at the front yard setback line.

(13) Relationship of significant landscape features and surface treatment. The typical treatment of individual properties is a flat front lawn area in grass turf, often subdivided by a walk leading to the front entrance, and sometimes with a walk at the side leading to the rear. Materials for such walks are concrete, brick, or stone, or combinations of those materials. Some front yards have rectangular raised earthwork terraces upon which the house stands. These unpaved terraces have sloping embankments or brick and/or stone retaining walls at the change of grade. Foundation plantings, often of a deciduous character, characteristic of the period 1895-1930, are present virtually without exception. Hedges between properties, and ornamental front yard fences or hedges are not uncommon. The american elm is virtually extinct in the district, though once the dominant tree. Replacement trees should be characteristic of the area and period, Though only a disease-resistant american elm would be a practical choice. Plantings of new trees should be directed toward the restoration of the former straight-line rows of large trees on the front yards and "tree lawns." Straight side driveways leading from the street to rear garages exist, but alley-facing garages are common, particularly in the southern portion of the district. Where alley-facing garages are common, the lack of driveways lends a unity to the succession of front lawns. Driveway materials include concrete, brick and gravel. Side lots are not uncommon in the district, and a number of these form a part of the original site plan for the residence. Such side lots are usually landscaped, often fenced at or near the setback line, and very occasionally contain paved areas such as a tennis court. The street right-of-way of eighty feet combined with a pavement width of between twenty-four and twenty-nine feet creates wide "tree lawns" or berm areas, which adds to the generous ambience of the urban landscape of the district. Street pavements are now asphalt; cut stone curbs still exist in portions of the district. Alleys are frequently paved with brick, particularly where alley-facing garages are common. Fencing ranges widely in type; fencing in public view was generally designed to compliment the style, design material, and date of the residence.

(14) Relationship of open space to structures. Open space in the district occurs in the form of vacant land, a city park, school yards for the Waldorf and Nichols Schools, and side lots. Where an original or early arrangement of a house and grounds included and still includes landscaped lots which form part of the landscaping plan for the residence, such landscaped lots are significant landscape features.

(15) Scale of facades and facade elements. There is a variety in scale from block to block and style to style; most houses have a large and substantial appearance. The 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. Large wings at the front are atypical, while small wings at the side, usually in the form of sunrooms and sunporches, are common. Window sash are usually subdivided by muntins, which affects the apparent scale of the windows within the facades.

(16) Directional expression of front elevations. In general, the expression of direction is neutral.

(17) Rhythm of building setbacks. Because of the existence of various subdivisions and their related subdivision and deed restrictions, setbacks vary from area to area within the district, though they are consistent within each block or area. The varying designs of the houses, occasionally with slight setbacks in the facades, cause the houses to relate to the front setback line in different ways; this creates a slight variation in the setback line. Nevertheless, within each block or area a wall of continuity is created.

(18) Relationship of lot coverage. Lot coverage ranges from fifty percent (50%) to twelve percent (12%) or less in the case of homes with large yards. Most homes are in the twenty percent (20%) to thirty percent (30%) range of lot coverage.

(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. Other styles, such as "Queen Anne" and those of medieval inspiration, frequently have facades complicated by gables, bays, slight setbacks, porches, and occasionally, turrets.

(20) Orientation, vistas, overviews. While most of the buildings are oriented toward the street, it is not unusual for an entrance to face the side, especially in the case of a landscaped side lot or corner house. The street facade in these cases is well coordinated with the rest of the street facades. Garages are frequently oriented either toward an alley or a side street; almost all garages are detached and at the rear of the lot. In those few cases where pre-1930 houses have attached garages, they are at the rear and are entered from the side or rear. The doors of such attached garages are generally not visible from the street.

(21) Symmetric or assymetric appearance. Neo-georgian and other classically inspired buildings are generally symmetrical. Other styles, including the neo-tudor, are generally assymetrical, but balanced compositions.

(22) General environmental character. The Indian Village district, with its long, straight streets, its hierarchy of walls of continuity (lamps, trees, buildings) and its large, dignified homes, has an urban, substantial, low density residential character.

(d) St. Joseph R. C. Church (1971 JCC 2577-78)

(e) Detroit Cornice and Slate Building (1971 JCC 1882)

(f) Boston-Edison District (1974 JCC 722-23)

(g) Soldiers and Sailors Monument (1974 JCC 1624-25)

(h) Bagley Memorial Fountain (1974 JCC 1625-26)

Recd 2-19-81
Li 21077
Pa 915

The legal description of the property within the Indian Village Historic District is as follows:

All lots in the following subdivisions:

(1) 11098 Park Subdivision of that part of the Cook Farm, P.C.s 27 & 180, lying between Jefferson and St. Paul Avenues. L.19, P59

(2) 10873 Addition to Park Sub being Block 4 and the East ½ of Block 3 of the Subdivision of the Cook Farm between St. Paul and Mack Avenues, City of Detroit, Wayne County, Michigan. L25 P84.

(3) 11126 Assessor's Plat of Blocks 1,2,5,6,7,8,10,11,12, and the West ½ of 3 of the Addition to Park Sub being the subdivision of that part of the Cook Farm, P.C.s 27 & 180, lying between St. Paul and Mack Avenues. L66 P55.

(4) 11113 Assessor's Plat of Blocks 13,16,18,19,20, the East ½ of 14 and the West ½ of 15 of hte Addition to Park Sub, being the subdivision of that part of the Cook Farm, P.C.s 27 & 180 lying between St. Paul and Mack Avenues. L66 P56.

(5) 11600 A.M. Henry's Subdivision of Block 9 of the Cook Farm Subdivision of Part of P.C.s 27, 153, 155 &180, Detroit, Wayne County, Michigan. L27 P65

(6) 2197 Meredith Iroquois Park Subdivision of the West ½ of Block 14 and the East ½ of Block 15 of that parr of the Cook Farm, P.C.s 27 & 180, lying between St. Paul and Mack Avenues. L

(7) 1742 Curry's Cook Farm Subdivision of Block 17 of the Addition to the Park Sub being a subdivision of part of P.C.s 27 & 180 between St. Paul and Mack Avenues, Detroit, Wayne County, Michigan. L29 P10.

(1) 11098
(2) 10873
(3) 11126
(4) 11113
(5) 11600
(6) 2197
(7) 1742

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 Ordinance

adopted by the City Council on January 21, 1981

and approved by the Mayor on February 3, 1981

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 13, 1981

James H Bradley
City Clerk
James H. Bradley

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