

ADDITION TO PARK SUBDIVISION Being Sub^d of that part of the COOK FARM P.C. 27th 180 lying between ST PAUL and MACK AVES DETROIT, MICHIGAN

Examined and Approved
Oct 15
B. B. Ainsworth
Deputy Auditor General

Know all men by these presents that we the Cook Farm Company Limited a partnership limited organized under the laws of the state of Michigan by Edmund J. Owen Chairman and George H. Rothrop Secretary, Albert M. Henry and Helen M. Meredith Guardians of Aurella A. Burns duly authorized by a decree of the Circuit Court for the County of Wayne in Chancery entered December 29, 1893, of Mary Newland a minor duly authorized by a decree of the Circuit Court of the County of Wayne in Chancery entered December 29, 1893 all of which said decrees are on file in the office of the Clerk of the said County of Wayne and James M. Buckley and Adelaide Shachford of Detroit Wayne County Michigan and James M. Buckley and Adelaide Shachford the wife of James M. Buckley have caused to be made for record this map of the addition to Park subdivision being subdivision of that part of the Cook Farm Private Claims 27th & 180 lying between St Paul and Mack Avenues Detroit Michigan by Thomas Compau and son Surveyors and we hereby adopt the same and dedicate the streets and alleys shown for the use of the public

In presence of
H. Meredith
as to S.M.H. & N.M.M. joint
S.M.H. & N.M.M. joint

Kitt B. J. Mara
as to Cook Farm Co. Limited

Bryant Walker
as to all

Bert Hughes
as to J.M.B. & S.B.

Witness our hands and seals this 29th day of
December A.D. Eighteen hundred & ninety three
The Cook Farm Company Limited
by Edmund J. Owen Chairman
George H. Rothrop Secy
Albert M. Henry
Helen M. Meredith
Guardians of Aurella A. Burns
Albert M. Henry
Helen M. Meredith
James J. Newland
James M. Buckley
by Albert M. Henry his atty in fact
Adelaide A. Buckley
by Albert M. Henry his atty in fact

State of Michigan } ss
County of Wayne

On this 29th day of December A.D. Eighteen hundred and ninety three before me the subscriber a Notary Public in and for said County personally appeared Edmund J. Owen Chairman and George H. Rothrop Secretary of the Cook Farm Company Limited, Albert M. Henry and Helen M. Meredith Guardians of Aurella A. Burns, Albert M. Henry, Helen M. Meredith and James J. Newland a minor known to me to be the same persons who executed the above instrument and who acknowledged the same to be their free act and deed

Bryant Walker
Notary Public Wayne Co Mich

We hereby certify that the plat hereon delineated is a correct one and that permanent monuments consisting of whole oak stakes have been planted at points marked 'M' as thereon shown at all angles in the boundaries of the land platted & at all intersections of streets or alleys & alleys
Thomas Compau & son
Surveyors

State of Michigan } ss
County of Wayne

We P.C. Bird Dep Register of Deeds & Thomas Compau & son Surveyors hereby certify that we have each carefully compared this copy with the original plat of the addition to Park subdivision being subdivision of that part of the Cook Farm Private Claims 27th & 180 lying between St Paul & Mack Avenues Detroit Michigan & that it is an exact copy thereof and of the whole of such original map or plat

P.C. Bird Dep Register of Deeds
Thomas Compau & son Surveyors

Approved Feb'y 21st 1895
James Dean
Jacob Guthard
John Mc Vicar
Board of Public Works
City of Detroit

Register of Deeds Office } ss
Wayne County
This instrument was received for record this 5th
day of April 1895 at 8.05
o'clock A.M. and recorded in Liber 19
of deeds on page 74 as proper certificate was
furnished in compliance with Sect. 135. of
Senate Bill No. 199 File 212. Act of 1893.

P.C. Bird
Dep Register of Deeds

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
comparing copy of the dedication and
certificate
Dated this 7th day of Dec 1910
John B. Fountain
Clerk Aud Gen Mich

State of Michigan } ss
County of Wayne
On this thirteenth day of January 1894 before me the subscriber a Notary Public in the state of Michigan residing in said County of Wayne appointed & commissioned by the Governor of the State of Michigan to take acknowledgments in the state of Michigan of deeds, mortgages and other writing affecting lands lying & being in the state of Michigan to be used and related therein in personally came Albert M. Henry attorney in fact of James M. Buckley and Adelaide Shachford Buckley his wife to me known to be the person who executed the foregoing annexed instrument & acknowledged the same as the free act and deed of said James M. Buckley & Adelaide Shachford Buckley
In witness whereof I have hereunto set my hand & seal the day and year last above written

Bryant Walker
Notary Public Wayne Co Mich

By Council Member Eberhard:
Whereas, Indian Village was designated a Historic District by Resolution of the City Council effective June 20, 1971 (J.C.C. p. 1374-75);
Whereas, The boundaries of the Indian Village Historic District (hereinafter District) are Burns, Seminole, and Iroquois (both sides) from Mack Centerline to E. Jefferson Centerline;
Whereas, All subdivisions within the above-mentioned boundaries are within the District;
Whereas, The resolution designating Indian Village a historic district did not describe all of the subdivisions within the boundaries;
Whereas, The property description should be amended to describe all of the subdivisions within the District boundaries, and to further clarify the property description provided; therefore be it
Resolved, That the existing resolution (J.C.C. p. 1374-75) should be amended to delete the existing property

description of the subdivisions in Indian Village as follows:
~~Property described as the Park Subdivision Lots 1-105, the addition to Park Subdivision Lots 106-201, the Assessor's Plat of P.C.s 27 and 180 lying between St. Paul and Mack Avenues, L. 129 P84, A. M. Henry's Subdivision Lots 9-20, and Assessor's Plat of P.C.s 27 and 180, and be it further~~
Resolved, That the property description in the Indian Village Historic District Resolution (J.C.C. p. 1374-75) should be amended to substitute the following language:
"Property described as the Park Subdivision of that part of the Cook Farm, P.C.s 27 & 180, lying between Jefferson and St. Paul Avenues, L. 129 P84.
Addition to Park Sub being Block 4 and the East 1/4 of Block 3 of the Subdivision of the Cook Farm between St. Paul and Mack Avenues, City of Detroit, Wayne County, Michigan, L25 P84.
Assessor's Plat of Blocks 1, 2, 5, 6, 7, 8, 10, 11, 12 and the West 1/4 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, L. 66 P68.
Assessor's Plat of Blocks 13, 16, 18, 19, 20, the East 1/4 of 14 and the West 1/4 of 15 of the Additions 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, L. 66 P68.
A. M. Henry's Subdivision of Block 9 of the Cook Farm Subdivision of Part of P.C.s 27, 133, 135 & 180, Detroit, Wayne County, Michigan, L27 P65.
Meredith Iroquois Park Subdivision of the West 1/4 of Block 14 and the East 1/4 of Block 16 of that part of the Cook Farm, P.C.s 27 & 180, lying between St. Paul and Mack Avenues, L. 33 P47.
Curry's Cook Farm Subdivision of Block 17 of the Addition to the Park Sub being a subdivision of that part of the Cook Farm, P.C.s 27 & 180 between St. Paul and Mack Avenues, Detroit, Wayne County, Michigan, L29 P10;
and be it further
Resolved, That the City Clerk be directed to register the property description of the Indian Village area as indicated above with the Wayne County Register of Deeds.
Approved:
SYL DELANEY
Deputy Corp. Counsel
Adopted as follows:
Yeas - Council Members Cleveland, Cockrel, Eberhard, Hood, Kelley, Mahaffey, McFadden, and President Henderson - 8
Nays - None.

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② 1514

③ 1126
11113

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Rec'd 8-13-81
Li 8/21/4
Pa 806

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 July 22, 1981 and approved by the Mayor on July 31, 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

August 12, 1981

James H. Bradley
City Clerk
JAMES H. BRADLEY

designations in effect in effect of this chapter, 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 generally 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:

(2) 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.

(3) The level of the eaves of a proposed new structure having as much or more significance for compatibility 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.

(4) 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.

(5) 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 gullotine 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.

(6) Rhythm of solids to voids in front facades. In buildings derived from classical precedents, 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.

(7) Rhythm of spacing of buildings on streets. The spacing of the buildings is generally determined by the setback from the side lot line; 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 a house placed 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.

(8) 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.

(9) 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 texture and materials may vary from block to block in the district.

(10) 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.

(11) 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.

(12) 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.

(13) 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.

(14) 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.

(15) 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 1885-1930, 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 complement the style, design material, and date of the residence.

(16) 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.

(17) 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, 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

division 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 asymmetric appearance. Neo-georgian and other classically inspired buildings are generally symmetrical. Other styles, including the neo-tudor, are generally asymmetrical, 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 1862)

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

(g) Soldiers and Sailors Monument (1974 JCC 1824-25)

(h) Bagley Memorial Fountain (1974 JCC 1825-26)

Recd 2-19-81
Li 21077
Pa 915

① 11098
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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

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

All lots in the following subdivisions:

- ① Park Subdivision of that part of the Cook Farm, P.C.s 27 & 180, lying between Jefferson and St. Paul Avenues. L19, P59
- ② Addition to Park Sub being Block 4 and the East 1/2 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 Assessor's Plat of Blocks 1,2,5,6,7,8,10,11,12, and the West 1/2 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 Assessor's Plat of Blocks 13,16,18,19,20, the East 1/2 of 14 and the West 1/2 of 15 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 P56.
- ⑤ 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 Meredith Iroquois Park Subdivision of the West 1/2 of Block 14 and the East 1/2 of Block 15 of that part of the Cook Farm, P.C.s 27 & 180, lying between St. Paul and Mack Avenues. L
- ⑦ 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.