

**DRAFT  
SUMMARY**

This ordinance amends Chapter 21, Article II, of the 2019 Detroit City Code by adding Section 21-2-250 to establish the Krainz Woods/Sojourner Truth Homes Historic District, and to define the elements of design for the district.

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1 **BY COUNCIL MEMBER \_\_\_\_\_ :**

2 **AN ORDINANCE** to amend Chapter 21, Article II of the 2019 Detroit City Code  
3 by adding Section 21-2-250 to establish the Krainz Woods/Sojourner Truth Homes  
4 Historic District and to define the elements of design for the district.

5 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**  
6 **THAT:**

7 **Section 1.** Chapter 21, Article II, of the 2019 Detroit City Code be amended by  
8 adding Section 21-2-250 to read as follows:

9 **Sec. 21-2-250. Krainz Woods/Sojourner Truth Homes Historic District.**

10 (A) A historic district to be known as the Krainz Woods/Sojourner Truth Homes  
11 Historic District is hereby established in accordance with the provisions of this article.

12 (B) This historic district designation is hereby certified as being consistent with  
13 the Detroit Master Plan.

14 (C) The boundaries of the Krainz Woods/Sojourner Truth Homes Historic District  
15 are as shown on the map on file in the office of the City Clerk, and are as follows:  
16 Beginning at a point, that point being the intersection of the centerlines of Ryan Road and  
17 East Seven Mile Road; thence south along said centerline of Ryan Road to its intersection  
18 with the centerline of Nevada Avenue; thence east along the centerline of said Nevada  
19 Avenue to the centerline of Mound Road; thence north along the centerline of said Mound  
20 Road to its intersection with the centerline of East Seven Mile Road; thence west along the  
21 centerline of said East Seven Mile Road to the centerline of Ryan Road to the Point of  
22 Beginning.

23 (D) The defined elements of design, as provided for in Section 21-2-250 of this  
24 Code, shall be as follows:

1 (1) Height. The approximately one-thousand-five-hundred and sixty-one  
2 (1,561) buildings in the district range from one (1) to three (3) stories tall.  
3 The approximately one-thousand-five-hundred and sixty-one (1,561)  
4 buildings in the district consist of approximately one-thousand and five  
5 hundred and twenty-one (1,521) residential buildings that range from one  
6 (1) to two-and-a-half (2 ½) stories tall, the half stories contained within the  
7 roof. Garages are generally one-story tall. The Sojourner Truth Homes have  
8 a total of forty-nine (49) buildings in the development that are two-and-a-  
9 half (2 ½) stories in height. The district includes approximately forty (40)  
10 commercial and institutional buildings that range from one (1) to two-and-  
11 a-half (2 ½) stories tall. The red brick King David Missionary Baptist  
12 Church at Nevada Street and Sunset Street has a slightly vaulted sanctuary  
13 section that is two-and-a-half (2 ½) stories tall with a steeple that is an  
14 additional story in height.

15 (2) Proportion of Buildings' Front Façades. The proportions of individual  
16 front facades vary within the district. Almost all of the approximately one-  
17 thousand and five hundred and sixty-one (1,561) contributing residential  
18 and commercial structures are wider than tall on the front facades. Only a  
19 few of the one-thousand and five-hundred and sixty-one (1,561) residential  
20 and commercial structures are taller than wide. The approximately forty  
21 (40) commercial structures on the major border streets surrounding the  
22 district are wider than tall on the front facades.

23 (3) Proportion of Openings Within the Façade. The proportion of openings  
24 within the district varies considerably but can be categorized by building  
25 type. The typical Minimal Traditional style home has a high ratio of solid

1 wall surfaces to openings and is composed of approximately twenty (20)  
2 percent openings in its front, side, and rear facades. The side and rear  
3 façades are designed with similar window openings arranged in a similar  
4 horizontal plane at each floor. The front façade of the typical Bungalow  
5 style home has windows arranged on each side of a center entry, or at the  
6 side of a side entry, comprising approximately thirty (30) percent of the  
7 openings. The Tudor Influenced style home has approximately thirty (30)  
8 percent openings in its front, side, and rear facades. The windows and  
9 openings are arranged on both the first and second stories, in varying  
10 locations. The Ranch Style homes found throughout the district are  
11 composed of approximately thirty (30) percent openings in its front, side,  
12 and rear facades. Most of the Ranch Style homes have an attached garage  
13 at the front facade of the building, accounting for the largest opening in the  
14 front façade. The rowhouse residences in the Sojourner Truth Homes have  
15 a high ratio of solid wall surfaces to openings and are composed of  
16 approximately twenty (20) percent openings in their front, side, and rear  
17 facades. The townhouse residences in the Sojourner Truth Homes have a  
18 high ratio of solid wall surfaces to openings and are composed of  
19 approximately twenty-five (25) percent openings in their front, side, and  
20 rear facades. Window sizes and the proportion of individual windows vary  
21 within the district and include fixed aluminum, fixed steel, wood double-  
22 hung, and divided, and other types of windows appropriate to the variety of  
23 time periods and architectural styles found in the buildings within the  
24 Krainz Woods/Sojourner Truth Homes historic district.

1 (4) Rhythm of Solids to Voids in the Front Façade. The district has a variety of  
2 residential building types with a varying rhythm of solids to voids on front  
3 facades. There are distinctive openings on each of the four (4) main  
4 residential building styles in the remainder of the district: Minimal  
5 Traditional style, Bungalow style, Ranch style, and Tudor Influenced style.  
6 The Minimal Traditional style homes have a variety of front window and  
7 door arrangements, some with a recessed front entry door, and some with a  
8 front entry door at the projecting front facade. A rhythm of solids to voids  
9 are irregular on each of the various versions of the Minimal Traditional  
10 style. The rhythm of solids to voids in the front facades of Bungalow style  
11 residences are arranged both vertically and horizontally at regular intervals,  
12 typically with a dormer window centered at the roof. The Ranch style  
13 homes have an irregular rhythm of solids to voids in the front facades,  
14 although the openings are typically arranged at a consistent horizontal level.  
15 The Tudor Influenced homes in the district have an irregular rhythm of  
16 solids to voids in the front facades, and the size and location of openings  
17 varies on each individual Tudor Influenced home. There are very regular  
18 openings on the rowhouses in the Sojourner Truth Homes. The rowhouse  
19 buildings have a regular pattern of window and door openings. The  
20 townhouse buildings are designed with an irregular pattern of openings;  
21 most are mirror images of the adjacent townhome. The  
22 commercial/institutional buildings in the district have solids and voids that  
23 range in pattern and have no regular rhythm. The solids and voids of Legacy  
24 Charter Academy (Edmund Atkinson School, 4900 East Hildale Street) are  
25 arranged in vertical bays on the historic 1927 structure facing East Hildale

1 Street and Healy Street. The solids and voids in the buildings of the district  
2 have no regular rhythm.

3 (5) *Rhythm of Spacing of Buildings on Streets.* The overall character of the  
4 district is one of three (3) visually distinct areas. The first area is the  
5 commercial areas along the main surrounding streets: Ryan Road, Nevada  
6 Street, Mound Road, and East Seven Mile Road. There is no consistent  
7 rhythm of spacing of buildings on these streets due to the parking lots and  
8 vacant lots on commercial streets. The second area is the Sojourner Truth  
9 Homes area, where the rhythm of the rowhouses is consistent. The rhythm  
10 of the townhouses is also consistent, and the circular streets create a  
11 distinctive rhythm and spacing. The third area is the residential side streets  
12 in the interior of the district which have a very repetitive rhythm of setbacks  
13 and spacing between the homes in the district. Lot sizes are consistently  
14 thirty-five (35) feet by one-hundred and five (105) feet in size. Typically,  
15 there is eleven (11) feet between the homes. Occasionally there are  
16 exceptions such as the blocks of Eureka Street that contain some larger  
17 homes and are constructed on larger lots. Many homesites include an  
18 adjacent lot. Most of the buildings in the district on the interior residential  
19 streets are spaced at approximately the same distance from each other.

20 (6) *Rhythm of Entrance and/or Porch Projections.* There is little uniformity  
21 among primary entrances to the approximately one-thousand-five-hundred  
22 and sixty-one (1,561) buildings in the district. The residential homes on the  
23 side streets of the district have their entrance and porch projections on the  
24 front facades of the homes. The entrances and porch projections vary in  
25 location throughout the side streets. The Sojourner Truth Homes have

1 consistent entrances and porch projections on both the rowhouses and on  
2 the townhomes. The commercial/institutional buildings have no consistent  
3 rhythm of entrance and/or porch projections, the commercial buildings  
4 along the major surrounding boarder roads have varying locations of  
5 entrances. The Legacy Charter Academy (Edmund Atkinson School, 4900  
6 East Hildale Street) has two entrances on East Hildale Street, an entrance  
7 on Healy Street, and an entrance on the Fenelon Street side of the building  
8 that is adjacent to the school parking lot. The school's entrances do not  
9 create a rhythm.

10 (7) *Relationship of Materials.* A variety of building materials exist throughout  
11 the district, including brick, metal, concrete, vinyl, aluminum, limestone,  
12 permastone, and glass. Window frames and sashes are mostly aluminum,  
13 some window frames are wood, some are composite metal. Landscape  
14 elements include concrete driveways, curbs and sidewalks as well as metal  
15 streetlights, fencing, street signs, and fire plugs. Planting areas surrounding  
16 the homes of the side streets mostly consist of grass lawns, shrubs, and street  
17 trees. There are paved asphalt and concrete parking lots surrounding or  
18 adjacent to many of the commercial and institutional buildings in the  
19 historic district.

20 (8) *Relationship of Textures.* On most buildings, textural effects contrast with  
21 each other, with textured brick and aluminum or vinyl siding and  
22 permastone contrasting with glass windows. The most significant texture in  
23 the interior residential streets of the district is the use of both aluminum  
24 siding and vinyl siding on the homes of Krainz Woods. The Sojourner Truth  
25 Homes are faced with brick creating a predominant brick texture contrasting

1 with horizontal vinyl siding and shingled roofs. The Legacy Charter  
2 Academy (Edmund Atkinson School, 4900 East Hildale Street) has textures  
3 that include brick, random range ashlar, and limestone. The commercial  
4 buildings and homes on the surrounding roads of Krainz Woods are finished  
5 in a variety of materials and have no consistent texture.

6 (9) *Relationship of Colors.* On the side streets of the district there are many  
7 varying colors used on the homes: white, beige, orange, red, mint green,  
8 dark green, brown, and yellow. Natural brick colors, such as red, yellow,  
9 brown, or light orange, are used on many wall surfaces. The dominating  
10 colors of white, light grey, and red brick, are often contrasted with silver  
11 aluminum awnings. Roofs are mainly finished with asphalt shingles  
12 predominantly within a dark color range. The variation in aluminum and  
13 vinyl siding color reflects a diversity of colors and styles throughout the  
14 district. In the Sojourner Truth Homes area of the historic district the  
15 dominant colors are dark orange and red brick, brown trim, tan colored vinyl  
16 siding, and dark grey shingled roofs. The other common color in the historic  
17 district is black found on the doors, wrought iron fencing, and trashcans.  
18 The Legacy Charter Academy (Edmund Atkinson School, 4900 East  
19 Hildale Street) stands alone with dark orange multi-colored brick, and beige  
20 limestone trim. There are green lawns, street trees, and shrubs throughout  
21 the district. Sidewalks consist of slabs of naturally colored gray concrete.  
22 The AT&T/Michigan Bell Telephone Building (18862 Ryan Road) has dark  
23 yellow brick facing and yellow Mankato stone foundation and surrounds  
24 with dark grey spandrels. Surface parking lots are either gray asphalt or  
25 larger slabs of naturally colored gray concrete.



1 (10) Relationship of Architectural Details. A variety of architectural styles are  
2 represented in the district, including Minimal Traditional, Colonial Revival,  
3 Bungalow, Ranch, and English Tudor Influenced. Architectural details vary  
4 throughout the district, but buildings are generally detailed according to the  
5 characteristics of their individual architectural styles. Decorative details on  
6 the Minimal Traditional style homes (the most common style structure in  
7 the district) include projecting front gables, aluminum awnings, and multi-  
8 pane divided windows. The Minimal Traditional style homes incorporate  
9 modern materials and frequently had various colors of permastone used on  
10 the front facades in many different locations. The Bungalow style homes  
11 notably feature a wide covered porch, side gable ends, and a centered  
12 dormer window at the roof. The one-and-a half-story bungalows in the  
13 district often have brick piers supporting the front porch, and sometimes on  
14 each side of the porch stairs. English Tudor Influenced style homes typically  
15 incorporate such details as cross-gable roofs, steeply pitched front façade  
16 gables, round lintels on various front façade windows, and decorative brick  
17 details. The Colonial Revival style details found on the Sojourner Truth  
18 Homes include recessed entry doors, steep gables, and jetty overhangs at  
19 the second story. A water table of header bricks at the second-story window  
20 level are also common Colonial Revival style details. Ranch style homes in  
21 the district have details that include an attached garage, one-story wide  
22 structure occupying two lots, wide overhanging eaves, and a large picture  
23 window. The Legacy Charter Academy elementary school, the former  
24 Edmund Atkinson School, (4900 East Hildale Avenue) is designed in the  
25 Collegiate Gothic style and incorporates two towers on each side of the

1 main entrance, limestone trim around windows, and water tables and  
2 coping. The AT&T/Michigan Bell Telephone Exchange building (18862  
3 Ryan Road) incorporated Art Deco detailing in an otherwise industrial  
4 building. It is faced in yellow brick and set on a foundation of Mankato  
5 Stone. The original pedestrian entrance door at the north end of the façade  
6 on Ryan Road is recessed and has a shallow pediment and surrounds of  
7 yellow Mankato stone. The two-part windows also have Mankato stone  
8 surrounds and a dark grey granite spandrel are spaced in measured  
9 symmetry that reflects the Art Deco style.

10 (11) *Relationship of Roof Shapes.* The majority of residential buildings in the  
11 district have side gabled roofs, although exceptions are found throughout  
12 the district. The residential homes also have various roof shapes depending  
13 on the style of the home. Ranch style homes typically have hipped roofs,  
14 while English Tudor influenced homes have cross-gabled roofs. The  
15 rowhouses at the Sojourner Truth Homes have side-gabled roofs, and the  
16 Sojourner Truth townhouses have multi-level side gabled roofs on each  
17 unit. Steeply pitched roofs on the duplex units on Sunset Street are side  
18 gabled with two dormers in each building. The commercial and institutional  
19 buildings such as Legacy Charter Academy (Edmund Atkinson School)  
20 have flat roofs. The Modern style James Europe Post 2233 (18655 Mound  
21 Road) has an unusual asymmetrical low-pitched gabled roof.

22 (12) *Walls of Continuity.* The common setbacks of houses on the straight  
23 residential side-streets create strong visual walls of continuity. The  
24 Sojourner Truth Homes' streets all have walls of continuity because of the  
25 complete and intact multi-family homes of the development. The linear

1           progression of the homes and businesses on Mound Road creates an  
2           irregular, but continuous wall.

3           (13)    *Relationship of Significant Landscape Features and Surface Treatments.*

4           The flat terrain of the area is divided with principal streets oriented north-  
5           south and approximately fifty (50) feet in width. Three east-west streets  
6           (Robinwood, East Hildale, and Stockton Avenues) are also fifty (50) feet in  
7           width. Landscape features of the historic district include asphalt paved  
8           streets, concrete curbs, driveways, and sidewalks, private lawns, and yards.  
9           Sidewalks line each side of the streets in Krainz Woods and are set back  
10          from the road by a grass berm. Street trees are sometimes in the grass berm,  
11          but not always extant due to their limited lifespan. The residential properties  
12          are separated from the commercial lots by an alley. The typical treatment of  
13          individual residential properties is that of a dwelling erected on a flat or  
14          slightly graded front lawn. The front lawn area is generally covered with  
15          grass turf, subdivided by a straight or curving concrete sidewalk leading to  
16          the front entrance. The most significant landscape feature in the district is  
17          John Krainz Jr. Memorial Park, a rectangular-shaped 9.72 acre public park  
18          with pedestrian pathways running around the circumference of the park.  
19          The park is accessible from Healy Street, East Hildale Street, and Stockton  
20          Street. East of Krainz Park, opposite (east) of Healy Avenue is the grass  
21          playfield of Legacy Charter Academy (Edmund Atkinson School). Krainz  
22          Park features two picnic pavilions on a concrete slab, two basketball courts,  
23          picnic tables, a baseball diamond, and playground equipment. A flagpole  
24          erected in memory of John Krainz Jr. is at the northwest side of the park.  
25          The eastern side of the district, south of East Hildale Street, on each side of

1 Syracuse Street, is the Syracuse-Hildale Playground, approximately half a  
2 block in length with playground equipment, picnic tables, and a basketball  
3 court on the eastern side. There are tall metal vertical light standards, street  
4 signs, and fire plugs throughout the district. Sidewalks consist of slabs of  
5 naturally colored gray concrete. Surface parking lots are found adjacent to  
6 the commercial buildings on the district's border streets, and at the  
7 Sojourner Truth Homes; they are asphalt-paved parking lots, or concrete-  
8 paved parking lots.

- 9 (14) *Relationship of Open Space to Structures.* The wide border streets  
10 bounding the Krainz Woods/Sojourner Truth Homes district (Ryan Road,  
11 Mound Road, Nevada Street, and East Seven Mile Road) have a large  
12 percentage of vacant parcels that range in size. On the interior side-streets,  
13 public sidewalks line each side of the street and are set back from the road  
14 by a grass berm. Alleys are located between each pair of streets; however,  
15 the alleys have been vacated and are covered in grass and vegetation. All  
16 houses have ample rear yards as well as front yards. Wider residential lots  
17 have side drives with garages at the rear of lots. Where dwellings are located  
18 on corner lots, garages face the side street. Garages, when original, often  
19 correspond in materials to the main body of the dwelling, but are of modest,  
20 one-story simple box design with single or double doors. About half of the  
21 original garages in the district have been removed and/or replaced. Fences  
22 of metal, wood, or composite vinyl separate individual properties from the  
23 alley behind the homes. Backyard fences are common throughout the  
24 district. Occasionally there are front-yard fences found throughout the  
25 district. Additionally, parking lots, vacant land, and paved areas for

1 vehicular usage create open space on Mound Road, East Seven Mile Road,  
2 Ryan Road, and Nevada Avenue in the historic district. The John Krainz Jr.  
3 Park provides open natural space between the side streets of East Hildale  
4 Street and Stockton Street. The playgrounds at the Syracuse-Hildale  
5 playlots are open space for public use. Many homes in the district have been  
6 demolished, creating empty lots scattered throughout the district. Also,  
7 many homes were constructed on double lots to provide a private side yard.

8 (15) Scale of Façade and Façade Elements. The approximately one-thousand  
9 and five hundred and twenty-one (1,521) residential buildings range from  
10 one (1) to two-and-a-half (2 ½) stories tall in scale. The Minimal Traditional  
11 style houses erected in the 1940s, 1950s and 1960s are generally smaller in  
12 scale than those built in the earlier phase of development The façades of the  
13 approximately forty (40) commercial/institutional buildings range from one  
14 (1)-story tall to two-and-a-half (2 ½) stories tall. Elements and details are in  
15 proportion to their respective facades. ~~ADD RANGE OF WIDTH OF~~  
16 ~~FACADES ON BUILDINGS.~~

17 (16) Directional Expression of Front Elevation. The directional expression of  
18 individual front elevations varies according to the street-front direction  
19 throughout the district. The front elevations of the commercial/institutional  
20 buildings on the border roads of the district generally face towards the main  
21 road. An exception is King David Missionary Baptist Church (18001 Sunset  
22 Street), where the front elevation faces east towards Sunset Street. The  
23 Sojourner Truth Homes front facades face the direction of the street in all  
24 cases. The residential homes on the side streets of the district all face the  
25 street-front direction. Legacy Charter Academy’s historic front elevation

1 (Edmund Atkinson School, 4900 East Hildale Street) faces north on East  
2 Hildale Street. The school's west-facing, five-bay two-story façade facing  
3 Healy Street is also a significant entry elevation. The AT&T/Michigan Bell  
4 Telephone Exchange building entry (18862 Ryan Road) faces west on Ryan  
5 Road.

6 (17) *Rhythm of Building Setbacks.* The generally common setback of the facades  
7 of the residential homes in the district creates a consistent orientation on the  
8 side-streets. Most residential homes on the side-streets are set back from the  
9 sidewalk by twenty-eight (28) feet. The set back of some of the earlier  
10 Bungalow-style homes is inconsistent, and the larger homes on Eureka  
11 Street are also an exception to this otherwise consistent setback. The  
12 commercial/institutional buildings have varying setbacks and sometimes  
13 have parking lots or landscaping in front of the structures; therefore there is  
14 no typical rhythm of building setback for the commercial/institutional  
15 buildings.

16 (18) *Relationship of Lot Coverages.* The lot coverage for single-family  
17 dwelling ranges generally from twenty-five (25) to thirty-five (35) percent,  
18 including the garage, whether freestanding or attached. The lot coverage for  
19 the commercial/institutional buildings ranges generally from fifty (50) to  
20 seventy-five (75) percent depending on the property.

21 (19) *Degree of Complexity Within the Façades.* The degree of complexity has  
22 been determined by what is typical and appropriate for a given style.  
23 Overall, there is a higher degree of complexity in the English Tudor  
24 Influenced style buildings, where their facades are frequently complicated  
25 by gables, bays, irregularly placed openings and entrances, and irregular

1 massing, than those of other styles. The facades of Minimal Traditional style  
2 homes are more straightforward in their arrangement of elements and  
3 details. Legacy Charter Academy (Edmund Atkinson School, 4900 East  
4 Hildale Street) has Collegiate Gothic style details on both the north-facing  
5 elevation and the west-facing elevation. The west-facing, five-bay two-  
6 story façade facing Healy Street is complex and symmetrically arranged; it  
7 contains a central, shallow gabled entrance bay with a single-story  
8 projecting entrance vestibule on its first floor. The north-facing façade  
9 facing Hildale Street is also complex and has shallow gables over the end  
10 walls with large blind limestone niches supported on the corner wall  
11 buttresses. The Hildale façade consists of a nine bay stretch broken by the  
12 seventh bay which is another entrance bay identical to the entrance bay of  
13 the Healy façade except it does not have the shallow gable above. The  
14 AT&T Michigan Bell Telephone Exchange Building (18862 Ryan Road)  
15 has a simplified Art Deco style façade that has a foundation of Mankato  
16 stone, and yellow brick above, tall two-over-four multi-paned windows  
17 separated by black granite spandrels line the west and north facades. An  
18 entry door at the west façade, and the windows have a surround of yellow  
19 Mankato stone.

20 (20) Orientation, Vistas, Overviews. The orientation of buildings is generally  
21 toward the north-south side streets with the exception of the homes on East  
22 Hildale Street which generally face to the north. The primary vistas are  
23 created by the landscaped lawns. Because of the standard setbacks and the  
24 general lack of front yard fencing, most of the streetscape appears as an  
25 unbroken greenbelt. The Sojourner Truth Homes buildings are oriented in a

1 circular and linear pattern creating short vistas. There are broad vistas that  
2 are toward the north from the medians at the two entrances on Nevada  
3 Street. The commercial properties on the surrounding border streets have a  
4 straight-line vista to their directional orientation. Legacy Charter Academy  
5 (Edmund Atkinson School 4900 East Hildale Street) is oriented to the north,  
6 facing East Hildale Street. The AT&T Michigan Bell Telephone Exchange  
7 Building (18862 Ryan Road) is set back from the intersection at Ryan Road  
8 and East Seven Mile Road, making it prominent at that intersection's vista.

9 (21) *Symmetric or Asymmetric Appearance.* Front facades of buildings in the  
10 district range from completely symmetrical to asymmetrical, but balanced  
11 compositions. English Tudor Influenced style buildings are irregular in  
12 layout and asymmetrical in appearance. The Minimal Traditional style  
13 buildings are generally symmetrical, but many have an asymmetrical gable  
14 and entry at the front facade. The Bungalow style buildings are not always  
15 symmetrical but result in highly-ordered compositions. The rowhouses at  
16 the Sojourner Truth Homes have a symmetrical composition since they have  
17 six units in each rowhouse. The townhouses of the Sojourner Truth Homes  
18 are asymmetrical in appearance because the units are arranged in mirror  
19 images of each other. The commercial buildings on the major roads that  
20 border the district have both symmetrical and asymmetrical appearances,  
21 depending on the type of commercial property. Legacy Charter Academy  
22 (Edmund Atkinson School 4900 East Hildale Street) is asymmetrical on its  
23 north façade (at East Hildale Street), but it is symmetrical on the west façade  
24 (Healy Street). The east façade of the school has several additions that were  
25 constructed at various times, creating an asymmetrical appearance. The



1 AT&T Michigan Bell Telephone Exchange Building (18862 Ryan Road) is  
2 asymmetrical in appearance because its original 1941 structure is at the  
3 north side of the building, and additions were constructed to the south.

4 (22) General Environmental Character. The Krainz Woods/Sojourner Truth  
5 Homes Historic District is a solid, fully developed large residential area of  
6 approximately one-thousand-five-hundred and sixty-one (1,561) buildings  
7 of mostly small-scaled single-family dwellings, built up in the period  
8 between 1925 to 1960 and complemented with typical examples of ranch  
9 houses from the 1960s. The landscaped features of John Krainz Park and  
10 Legacy Charter Academy (Edmund Atkinson School, 4100 East Hildale  
11 Street) result in a park-like setting. Located approximately seven miles from  
12 the City’s center, the surrounding major roads of Nevada Street, Ryan Road,  
13 East Seven Mile Road, and Mound Road comprise the commercial areas.  
14 The surrounding area to the north, east and west feature several other  
15 substantial residential subdivisions; most notably the neighborhood of  
16 Conant Gardens to the west. South of Nevada Street are industrial and  
17 governmental complexes including the Detroit Police Department Eleventh  
18 Precinct (5100 Nevada Street), and the Detroit Reentry Center/Detroit  
19 Detention Center (17600 Ryan Road), and warehouses and storage facilities  
20 such as Judd Industrial Contracting (17900 Ryan Road).

21 **Section 2.** All ordinances or parts of ordinances, or resolutions, in conflict with  
22 this ordinance are repealed.

23 **Section 3.** This ordinance is declared necessary for the preservation of the public  
24 peace, health, safety, and welfare of the people of the City of Detroit.

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**Section 4.** If this ordinance is passed by a two-thirds (2/3) majority of City Council members serving, it shall be given immediate effect and shall become effective upon publication in accordance with Section 4-116 of the 2012 Detroit City Charter; otherwise, it shall become effective in accordance with Section 4-115 of the 2012 Detroit City Charter.

**APPROVED AS TO FORM ONLY:**

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**Conrad Mallett, Corporation Counsel**