

**DRAFT
SUMMARY**

This ordinance amends Chapter 21, Article II, of the 2019 Detroit City Code by adding Section 21-2-253 to establish the Rosa and Raymond Parks Flat 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 21-2-253 to establish the Rosa and Raymond Parks Flat Historic District
4 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 21-2-253 to read as follows:

9 **Sec. 21-2-253. Rosa and Raymond Parks Flat Historic District.**

10 (a) A historic district to be known as the Rosa and Raymond Parks Flat Historic
11 District is established in accordance with the provisions of this article.

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

14 (c) The boundaries of the Rosa and Raymond Parks Flat Historic District are as
15 shown on the map on file in the office of the City Clerk, and using cardinal directions, are
16 as follows: beginning at a point, that point being the southwest corner of the centerlines of
17 Virginia Park Street and Wildemere Street; thence south along said center line of
18 Wildemere Street to its intersection with the centerline of the alley lying between Virginia
19 Park Street and Vicksburg Street; thence extended westward to the property line of the east
20 fifteen (15) feet of lot 431 of the Wildermere Park Subdivision; Liber 19, Page 98, Plats,
21 Wayne County Records, thence north along said centerline to the centerline of Virginia
22 Park Street; thence east to the Point of Beginning. The fifteen (15) feet west of the east line
23 of Lot 410 of the Wildemere Park Subdivision is considered noncontributing to the Rosa
24 and Raymond Parks Flat Historic District.

1 (d) The defined elements of design, as provided for in Section 21-2-253 of this
2 code, are as follows:

3 (1) *Height.* The contributing duplex building in the district is a house that is
4 two-and-a-half (2½) stories tall. The building's half story is contained
5 within the roof. The one (1)-story garage is a contributing building.

6 (2) *Proportion of building's front façade.* The proportion of the building's front
7 façade is taller than wide.

8 (3) *Proportion of openings within the façades.* The proportion of openings on
9 the building varies on each façade. The front façade (the north façade) is
10 typical of the vernacular style two (2)-family style house in Detroit. The
11 two (2) front entrance doors are on the east and west side of the front façade
12 and the front facade has an upper porch door at the second story's east side.
13 The entry doors each have an aluminum screen door and a wood mid-
14 century era single-leaf door that contain a small vertical window. There are
15 three (3) double-hung aluminum windows on the center of the façade on
16 each level. There is a double-hung aluminum window in the western side of
17 the second level. At the attic level is a dormer containing three small double-
18 hung windows. The front façade is composed of approximately forty
19 percent (40%) openings. The windows and openings on the west facade
20 (facing the adjacent property) are in varying locations. On the west façade
21 there are three (3) double-hung one-(1)-over-one (1)-wood windows on the
22 first and second story of the house facade. There are three (3) fixed single-
23 pane square wood windows at the basement level. An additional window
24 for the staircase landing at the north side of the second story is a double-
25 hung wood window. The west façade is composed of approximately thirty

1 percent (30%) openings. The south façade has two (2) rear entry doors with
2 aluminum screen doors and a mid-century wood single-leaf door with a
3 small horizontal window in each. The second-story porch has an entry door
4 at the eastern side and a double-hung wood window is at the western side
5 of the porch. The second-story porch door has an aluminum screen door and
6 an original four (4)-paneled wood door with a window at the upper half of
7 the door. There are paired double-hung wood windows in the south gable at
8 the attic level. The south façade is composed of approximately twenty
9 percent (20%) openings. The east façade has windows in matching
10 configurations at the first and second stories. At the northern side of the east
11 façade are small paired wood windows at the first and second stories that
12 are single-pane casement windows, although the window on the first floor
13 is boarded from the interior. At the south of the small windows are three (3)
14 grouped double-hung aluminum windows. South of these windows are a
15 single double-hung aluminum window. Paired double-hung aluminum
16 windows are at the southern side of the east façade. Five (5) symmetrically
17 spaced square basement-level windows each have a wood-frame storm
18 window protecting the original divided wood windows inside. The
19 proportion of openings on the east façade is approximately forty (40%)
20 percent openings.

21 (4) *Rhythm of solids to voids in the front façade.* The rhythm of solids to voids
22 in the front façade of the vernacular style house is arranged horizontally at
23 regular intervals.

24 (5) *Rhythm of spacing of buildings on the street.* The overall character of the
25 district is one of a visually distinct residential area. The residential pattern

1 of Virginia Park Street has a repetitive rhythm of setbacks and spacing
2 between the houses. Lot sizes are inconsistent and range from fifty (50) feet
3 wide to thirty (30) feet wide by one-hundred-and-eighteen (118) feet deep
4 in size. There is approximately eleven (11) feet between the houses,
5 although there is a range in spacing throughout the street. Many of the lots
6 of the 3201 block of Virginia Park Street are vacant land due to demolition.
7 The vacant lots on the 3201 block of Virginia Park Street comprise
8 approximately fifteen (15%) percent of the land.

9 (6) *Rhythm of entrance and/or porch projections.* The two-family residential
10 building of the Rosa and Raymond Parks Flat Historic District has its
11 entrances placed at the east and west side of the front façade. There is a
12 concrete porch projection on the front façade of the house. The entrance
13 steps and porch projections have a range of placement and styles throughout
14 Virginia Park Street although they create a rhythm with a similar set-back
15 from the sidewalk. The detached garage has its vehicle door facing
16 Wildemere Street (the east elevation) and is entered through a single
17 pedestrian door on the north elevation.

18 (7) *Relationship of materials.* A variety of building materials exist throughout
19 the Rosa and Raymond Parks Flat Historic District, including metal, wood,
20 concrete, aluminum, limestone, asphalt, and glass. Three (3) of the facades
21 (north, west and east) are sheathed in dark red brick. The south façade is
22 sheathed in light orange brick. The south façade's gable is faced with
23 maroon colored fish-scale asphalt shingles. The roof is covered in light
24 brown asphalt shingles. Two (2) sets of concrete stairs lead to the front
25 entrance. Window frames and sashes are aluminum with limestone sills and

1 lintels. Aluminum gutters surround the roof line of each level. Black
2 wrought iron railings are at each staircase and at the porch levels on the
3 north and south facades. The detached garage is sided with wood clapboard
4 and it has an asphalt shingle roof. Landscape elements include a concrete
5 driveway, curbs and sidewalks as well as a grey metal chain link fence at
6 the Wildemere Street property line, the western property line, and at the
7 alley. Planting areas surrounding the house consist of grass lawns, yew and
8 boxwood shrubs. A medium sized oak tree is planted in the berm at the
9 street.

10 (8) *Relationship of textures.* Textural effects on the two (2) contributing
11 buildings include brick siding, wood clapboard, and asphalt shingles
12 contrasting with glass windows. The most significant texture is the use of
13 dark red striated brick contrasting with an asphalt shingled roof and asphalt
14 fish-scale siding on the north façade dormer and rear (south) gable. The
15 garage is sided with wood clapboard, it has a hipped shingled roof, and
16 metal garage door.

17 (9) *Relationship of colors.* There are varying colors used on the Rosa and
18 Raymond Parks Flat Historic District house and garage: light brown, dark
19 red, black, white, and light yellow. The dominating colors are the dark red
20 brick, the light yellow window trim, and the light brown roof shingles. An
21 additional color is the light grey of the concrete steps and concrete block
22 porch foundation. There are green lawns, street trees, and shrubs in the
23 historic district. Sidewalks and the driveway consist of slabs of naturally
24 colored gray concrete. The garage is faced with yellow wood siding and on

1 the south façade the siding has been covered by a white siding, and has a
2 light brown roof and dark grey vehicle door.

3 (10) Relationship of architectural details. The vernacular style house notably
4 features front porches on the first and second stories of the north and south
5 facades, a rear gable end (south façade), and concrete stairs. A notable
6 architectural detail is the projecting hipped dormer at the north façade. The
7 Rosa and Raymond Parks Flat Historic District contributing resources are a
8 two (2)-and-a half (1/2)-story home and a one (1)-story garage. The
9 vernacular style garage has a hipped roof and it is rectangular in plan.

10 (11) Relationship of roof shapes. The Rosa and Raymond Parks Flat Historic
11 District has two (2) contributing resources. The residential building has a
12 hipped roof at the front and gabled roof at the back. The garage has a hipped
13 roof.

14 (12) Walls of continuity. The setbacks on Virginia Park Street are approximately
15 fifteen (15) feet from the curb and create strong visual walls of continuity.

16 (13) Relationship of significant landscape features and surface treatments.
17 The flat terrain of the Wildemere Park neighborhood is bordered on the
18 north by West Euclid Street, on the south by West Grand Boulevard, on the
19 west by Dexter Avenue, and on the east by Linwood Street which are
20 approximately thirty (30) feet in width. {The fifteen (15) feet west of the
21 east line of Lot 410 of the Wildemere Park Subdivision is considered
22 noncontributing to the Rosa and Raymond Parks Flat Historic District.}

23 Landscape features of the neighborhood include asphalt paved streets,
24 concrete curbs, driveways, and sidewalks. There are private lawns and yards

1 on the interior streets. Sidewalks line each side of the streets in the area and
2 are set back from the road by a grass berm. Street trees are sometimes in the
3 grass berm, but not always extant due to their limited lifespan. Virginia Park
4 Street is lined with single-family and duplex residential properties that are
5 separated from the adjacent streets' side lots by an alley. The typical
6 treatment of Virginia Park Street's single-family and duplex dwellings is
7 that they are erected on a flat or slightly graded front lawn. The front lawn
8 area is generally covered with grass turf, subdivided by a straight concrete
9 sidewalk leading to the front entrance.

10 (14) *Relationship of open space to structures.* The Rosa and Raymond Parks Flat
11 Historic District on Virginia Park Street is adjacent to similar duplex and
12 single-family houses to the west, east, north, and south. On Virginia Park
13 Street, and the nearby side-streets, public sidewalks line each side of the
14 street and are set back from the road by a grass berm. Alleys are located
15 between each pair of streets; most of the alleys are dirt or gravel, some alleys
16 are paved with concrete. All houses have rear yards as well as front yards.
17 Fences of metal, wood, or composite vinyl separate individual properties
18 from the alley and sides of the houses. The majority of fences on Virginia
19 Park Street are of metal chain link. Backyard fences are common throughout
20 the district. There are a number of vacant lots in the Wildemere Park
21 neighborhood.

22 (15) *Scale of façades and façade elements.* The Rosa and Raymond Parks Flat is
23 a two (2)-family residential building that is two-and-a-half (2 ½) stories tall
24 in scale. Elements and details are in proportion to the building's façade.

- 1 (16) Directional expression of front elevations. The directional expression of the
2 front elevation of the Rosa and Raymond Parks Flat is to the north, the
3 street-front direction of Virginia Park Street, as are the neighboring houses.
- 4 (17) Rhythm of building setbacks. The similar setback of the façades of the
5 Virginia Park Street houses adjacent to the district creates a consistent
6 orientation on the street. Most residential houses on the side-streets are set
7 back from the sidewalk by approximately fifteen (15) feet.
- 8 (18) Relationship of lot coverages. The lot coverage of the district's one (1)
9 contributing two-(2)-family dwelling and one (1) contributing garage is
10 approximately seventy (70%) percent.
- 11 (19) Degree of complexity within the façade. The degree of complexity has been
12 determined by features typical and appropriate for the vernacular style
13 duplex. The district's two (2) staircases leading to the front porch, four (4)
14 brick piers, hipped dormer, and second-story porch are all contributing to
15 the complexity of the front façade.
- 16 (20) Orientation, vistas, overviews. The orientation of the Wildemere Park
17 neighborhood streets is that of northwest directions. The historic district
18 contributing buildings are oriented toward the northwest. The primary vista
19 is created by the landscaped lawns of houses on Virginia Park Street.
20 Because of the standard setbacks and the general lack of front yard fencing,
21 most of the streetscape appears as an unbroken greenbelt.
- 22 (21) Symmetric or asymmetric appearance. The front façade of the contributing
23 building in the district is a symmetrical, balanced composition. The
24 vernacular style building has a highly ordered symmetric composition with

1 the entrance doors at the east and west side of the front porch, and the front
2 steps leading to each entrance door.

3 (22) General environmental character. The Rosa and Raymond Parks Flat
4 Historic District is in a residential area of the Wildemere Park
5 neighborhood, mostly built in the period between 1910 to 1930. Located
6 approximately four-and-a-half (4½) miles from the City's center, the
7 surrounding area to the north, south, east and west features several
8 substantial residential subdivisions of duplex and single-family houses. East
9 of Virginia Park Street is Linwood Street, a residential, retail and
10 commercial corridor including religious and retail structures, beauty and
11 barber shops, and an auto repair facility.

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

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

16 **Section 4.** If this ordinance is passed by a two-thirds (2/3) majority of City Council
17 members serving, it shall be given immediate effect and shall become effective upon
18 publication in accordance with Section 4-118(1) of the 2012 Detroit City Charter;
19 otherwise, it shall become effective in accordance with Section 4-118(2) of the 2012
20 Detroit City Charter.

21
22 **APPROVED AS TO FORM:**

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24 _____
25 **Conrad Mallett, Corporation Counsel**