

Voigt Park
Boston-Edison Historic District

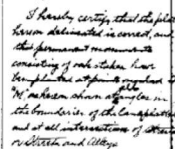
Historic Landscape Report
Voigt Park Neighborhood Block Club

Appendix 1, pages 31-32

Conveyance of Boulevards and Voigt Park to City of Detroit 1902

1269

SCALE, ONE INCH = 200 FEET



Edw. Cronie

[illegible]

State of Michigan }
County of Wayne }

Ms. A. 9. 2. 11. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843.

RECEIVED AND FILED.

IN AUDITOR GENERAL'S OFFICE
June 28, 1962

State of Michigan } ss.
County of Wayne }

being certified as we have each carefully compared the annotated copy with the plat
of Wright Park under of B to the Trustees of said Park Under, part of Warrant 26, 1890 and
said plat being County Michigan, none of record are the Office of said Register of deeds.
In Witness whereof, after reading and of the whole of said Plat of Board,
I have signed my name and seal at Lansing, Mich., this 1st day of April, A.D. 1900.

Approved: _____

Approved: *L. W. H. Mansel*

Commissioner of Public Works

The Streets on the annexed plat conform to the general plan of the City and with the Res. adopted by Com. Council
Nov. 11, 1888. *W. H. Rogers*
City Engineer.

[illegible]

IN PRESENCE OF
Martin L. Borgman
George L. Thorne

National Real Estate Investment Company, Inc.
 By Albert L. Stephens, Chairman.
 Joseph R. McLaughlin, Secretary.

State of Michigan } ss.
County of Wayne }

Porter Parker in and for said society personally appeared the undersigned, Alfred C. Appleton and Joseph R. Richardson, to me known to be respectively the Chairman and Secretary of the Rhode Island State Investment Company, limited, and acknowledged that they executed the foregoing instrument of, in the name of, and on behalf of said Rhode Island State Investment Company, limited, and that the same instrument is the free and sole deed of said company, by them executed and delivered and executed.

J. C. D.

Martin G. Borgman

Examined and Approved Nov. 8, 1902

John F. Wilkinson
Deputy Auditor General

This is the section that restricts the parks and parkways (boulevards) to decorative purposes only.

The said grantor reserves to itself or its assigns, the reversionary interest in the streets, alleys, parks and parkways, hereon shown. In the event of said park or parkways being used for other than park or ornamental purposes, the said park or parkways shall be vacated by such use and its reversion be operative.

The section says:

The said grantor reserves to itself or its assigns, the reversionary interest in the streets, alleys, parks and parkways, hereon shown [in a plat map]. In the event of said park or parkways being used for other than park or ornamental purposes, the said park or parkways shall be vacated by such use and its reversion be operative.

(from Page 6, VPNBC Historic Landscape Report - Preface)

Decorative green space is one of the *defining characteristics* of the Boston-Edison Historic District. A key feature of historic landscape is not just the landscape itself but its relationship to the buildings that surround it. In the Boston-Edison Historic District, the historic houses face immediately on the green spaces, both the boulevards and Voigt Park, creating a unified spatial neighborhood environment of houses and landscape. The historic neighborhood is the totality of boulevards, parks, and houses. No one piece stands alone and apart.

Voigt Park is a key element of the historic decorative landscape in the Boston-Edison Historic District.

The City of Detroit designation of the Boston-Edison Historic District encompasses all elements of the neighborhood, including all historic homes and structures and all landscapes. The City ordinance establishing historic districts designates that the governing principles in historic districts shall be The Secretary of the Interior's Standards for Rehabilitation^{1/} as issued by the National Park Service (*Detroit City Code Section 21-2-73*). **The historic landscape features are subject to the Standards, just as the historic houses are.** Historic preservation of one requires

the historic preservation of both. The Detroit Historic District Commission (HDC) administers the City historic ordinance with respect to the Standards.

The U. S. Secretary of the Interior (SOI), National Park Service has issued Preservation Brief 36 “Protecting Cultural Landscapes”.^{2/} The Brief applies The Secretary of the Interior's Standards to cultural and historic landscapes. SOI also has issued “Guidelines for Rehabilitating Historic Landscapes”^{3/} for applying the Standards more specifically to historic landscapes.

As Voigt Park is in the Boston-Edison Historic District, any proposed work in the Voigt Park landscape will have to be approved by the Detroit Historic District Commission in accordance with the Standards and the Guidelines.

Preservation Brief 36 calls for a Historic Landscape Report for guiding and planning historic preservation of landscapes. In the SOI framework, a Historic Landscape Report includes

- a description of the historic landscape,
- an assessment of the existing condition of the landscape, and
- a preservation treatment plan for the landscape.

Also, an interesting caveat in the [Detroit City Council Journal](#): MARCH 10, 1908 P. 266 AND p. 302

From the Corporation Counsel: To the Honorable the Common Council: Gentlemen I send herewith a deed received from WW Hannan Esq dated January 10 1908 from Edward Voigt and Mary R Voigt his wife and the Detroit Real Estate & Investment Company Limited, a partnership association and the Union Trust Company a corporation, all of Detroit Wayne County Michigan to the City of Detroit conveying to the use of the public all park ways or ornamental grounds and Voigt Park as shown in the plat of Voigt Park subdivision of EW Voigt's subdivision of the Voigt Park Farm of quarter section 36 10,000 acre tract recorded in Liber 22 of plats at page 94 Wayne County Records. The deed is given to correct the dedication on said plat by supplying the omission from the said dedication of the said Voigt Park and parkways or ornamental grounds. I have indorsed said deed as correct in form and execution The City Engineer certifies to the correctness of the description Yours respectfully DENTON GUINNESS Asst Corporation Counsel

(The original plat from which Jim took the snippet only dedicated "streets and alleys" for public use and forgot to mention the park and parkways.)