

**DRAFT
SUMMARY**

This ordinance amends Chapter 21, Article II, of the 2019 Detroit City Code by adding Section 21-2-251 to establish the Dr. Lula Belle Stewart House Historic District, and to define the elements of design for the district.

1
2
3
4
5
6
7
8
9
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

1 **BY COUNCIL MEMBER _____:**

2 **AN ORDINANCE** to amend Chapter 21, Article II of the 2019 Detroit City Code
3 by adding Section 21-2-251 to establish the Dr. Lula Belle Stewart House 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 21-2-251 to read as follows:

9 **Sec. 21-2-251. Dr. Lula Belle Stewart House Historic District.**

10 **(a) A historic district to be known as the Dr. Lula Belle Stewart House 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 Dr. Lula Belle Stewart House 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 north property line for lot 96 of the**
17 **Dexter Blvd. Subdivision; Liber 30, Plat 32, Wayne County Records; thence east along**
18 **said property line to its intersection with the centerline of Dexter Avenue; thence south**
19 **along the centerline of said Dexter Avenue to the south property line for lot 96 of the Dexter**
20 **Blvd. Subdivision; Liber 30, Plat 32, Wayne County Records; thence west along the**
21 **centerline of said property line to its intersection with the centerline of the alley at the west**
22 **side of Dexter Avenue; thence north along the centerline of said alley to the Point of**
23 **Beginning.**

1 (d) The defined elements of design, as provided for in Section 21-2-251 of this
2 code, are as follows:

3 (1) *Height.* The single building in the district is two-and-a-half (2½) stories tall.
4 The building's half story is contained within the roof.

5 (2) *Proportion of building's front façade.* The proportions of the building's
6 front façade are taller than wide. The building measures twenty-five feet
7 and six inches (25' 6") wide.

8 (3) *Proportion of openings within the façades.* The proportion of openings on
9 the building varies on each façade. The front façade is typical of the two
10 (2)-family Bungalow style house in Detroit that has windows arranged on
11 the south side of a double entry. There is a set of triple windows on each
12 story of the first-story front façade, each are original double-hung wood
13 five-over-one windows. At the second story of the front façade is a porch,
14 accessed by a porch door, adjacent to it is a smaller casement wood window
15 with a three-over-two configuration. The dormer at the roof has three
16 grouped double-hung wood windows. The front façade is composed of
17 approximately thirty percent (30%) openings. The windows and openings
18 on the north facade are arranged on both the first and second stories, and at
19 the staircase landing, in varying locations. Window sizes and the proportion
20 of individual windows vary on the north façade and include two-part
21 aluminum storm windows, fixed wood basement windows, and six double-
22 hung wood windows. The north façade is composed of approximately thirty
23 percent (30%) openings. The south façade has four bays of windows that
24 align from the first floor to the second. At each level, a grouped set of triple
25 double-hung wood windows is in the center of the south façade, two

1 grouped double-hung windows are at the western side. A single fixed
2 casement divided wood window is at each side of the chimney on the east
3 side of the south façade. Fixed wood casement basement windows are on
4 the ground level of the south façade. The west façade has windows and door
5 openings in various configurations due to the projecting addition at the
6 north side of the west façade. There is a door at the first and second story
7 for access to a small wood porch on each level. A steel security basement
8 access door is at the south side of the west façade, and a small double-hung
9 wood window is at the second level. The addition on the west façade
10 contains two grouped wood fixed casement windows at the south facade,
11 two grouped double-hung wood windows at the north façade, and three
12 wood grouped double-hung windows on the west façade. On the roof, there
13 is a small dormer containing a double-hung wood window that projects
14 from the roofline at the west façade. The proportion of openings on the
15 west façade is approximately forty percent (40%) openings.

16 (4) *Rhythm of solids to voids in the front façade.* The rhythm of solids to voids
17 in the front façade of the Bungalow style house is arranged both vertically
18 and horizontally at regular intervals, with a dormer window centered at the
19 roof.

20 (5) *Rhythm of spacing of buildings on the street.* The overall character of the
21 district is one of a visually distinct residential area. The residential street of
22 Dexter Avenue has a very repetitive rhythm of setbacks and spacing
23 between the houses. Lot sizes are consistently thirty-eight (38) feet by one-
24 hundred-and-twenty (120) feet in size. There is approximately eleven (11)
25 feet between the houses. A number of lots of the 8600 block of Dexter

1 Avenue have experienced demolition leaving large sections of vacant land.
2 Seven (7) lots on the 8600 block of Dexter Avenue are vacant, comprising
3 fifty-eight percent (58%) of the land.

4 (6) *Rhythm of entrance and/or porch projections.* The residential house of the
5 Dr. Lula Belle Stewart House Historic District has its two entrances at the
6 north side of the front façade. There is a porch projection on the front façade
7 of the house. The entrance stairs and porch projections are generally
8 consistent throughout Dexter Avenue and create a rhythm.

9 (7) *Relationship of materials.* A variety of building materials exist throughout
10 the Dr. Lula Belle Stewart House district, including brick, metal, concrete,
11 aluminum, asphalt, limestone, and glass. The front façade of the house is
12 sheathed in dark yellow/gold striated brick laid in running bond. Other
13 facades are faced with dark red brick. The roof is covered in dark maroon
14 asphalt shingles, there are white aluminum gutters and downspouts on the
15 house. Each window has a limestone sill, many are now painted white.
16 There is a wood soffit on the front porch roofline. A black wrought iron
17 railing surrounds the perimeter of the second-story porch. A concrete porch
18 is at the front façade. Window frames and sashes are mostly wood, some
19 have aluminum storm windows over the wood windows. There are
20 aluminum screen doors at both entry doors. Landscape elements include a
21 concrete driveway, curbs and sidewalks as well as a black metal electric
22 lamp post, and aluminum chain link fencing at the alley. Planting areas
23 surrounding the house consist of grass lawns, and a large honey locust street
24 tree at the berm.

1 (8) Relationship of textures. Textural effects on the building include textured
2 brick and limestone sills contrasting with glass windows. The most
3 significant texture is the use of striated brick creating a predominant brick
4 texture contrasting with an asphalt shingled roof.

5 (9) Relationship of colors. There are varying colors used on the house: maroon,
6 black, beige, gold, and yellow. Natural brick colors, such as dark red, dark
7 yellow, gold, tan, and beige are used on the exterior walls. The dominating
8 colors are the gold brick, the yellow window, soffit and porch trim, and the
9 white painted limestone sills and concrete steps. The roof is finished with
10 asphalt shingles with a dark maroon color. The other color in the historic
11 district is black, found on the wrought iron porch banister and metal lamp
12 post. There are green lawns, street trees, and shrubs throughout the district.
13 Sidewalks and the driveway consist of slabs of naturally colored gray
14 concrete.

15 (10) Relationship of architectural details. The Bungalow style house notably
16 features a wide covered porch, side gable ends, and a centered dormer
17 window at the roof. The Dr. Lula Belle Stewart House Historic District is a
18 two-and-a-half-story duplex bungalow with brick piers supporting the front
19 porch, and on each side of the porch stairs.

20 (11) Relationship of roof shapes. The Dr. Lula Belle Stewart House Historic
21 District has a hipped roof.

22 (12) Walls of continuity. The setbacks on Dexter Avenue are forty (40) feet and
23 create strong visual walls of continuity.

24 (13) Relationship of significant landscape features and surface treatments.

1 The flat terrain of the Petoskey-Otsego neighborhood is bordered on the
2 northeast by Dexter Avenue which is approximately thirty (30) feet in
3 width. Landscape features of the neighborhood include asphalt paved
4 streets, concrete curbs, driveways, and sidewalks. There are private lawns
5 and yards. Sidewalks line each side of the streets in the area and are set back
6 from the road by a grass berm. Street trees are sometimes in the grass berm,
7 but not always extant due to their limited lifespan. Dexter Avenue is lined
8 with two-family residential properties that are separated from the adjacent
9 streets' side lots by an alley. The typical treatment of Dexter Avenue's two-
10 family dwellings is that they are erected on a flat or slightly graded front
11 lawn. The front lawn area is generally covered with grass turf, subdivided
12 by a straight or curving concrete sidewalk leading to the front entrance.

13 (14) *Relationship of open space to structures.* The Dr. Lula Belle Stewart House
14 Historic District on Dexter Avenue is adjacent to similar two (2)-family
15 houses on both the north and south. South of the adjacent house are a
16 number of vacant lots that range in size. On the 8600 block of Dexter
17 Avenue, between Pingree Street and Blaine Street, there are seven (7) vacant
18 lots, comprising fifty-eight percent (58%) of the land. On Dexter Avenue, and
19 the nearby side-streets, public sidewalks line each side of the street and are set
20 back from the road by a grass berm. Alleys are located between each pair of
21 streets; most of the alleys are paved with concrete. All houses have rear yards as
22 well as front yards. Many residential lots have side drives with garages at the
23 rear of the lots. Fences of metal, wood, or composite vinyl separate individual
24 properties from the alley and sides of the houses. The majority of fences on
25 Dexter Avenue are of aluminum chain

1 link. Backyard fences are common throughout the district. There are a
2 number of vacant lots in the Petosky-Otsego neighborhood.

3 (15) *Scale of façades and façade elements.* The Dr. Lula Belle Stewart house is
4 a two-family residential building that is two-and-a-half (2 ½) stories tall in
5 scale. Elements and details are in proportion to the building's façade.

6 (16) *Directional expression of front elevations.* The directional expression of the
7 front elevation of the Dr. Lula Belle Stewart House is to the street-front
8 direction of Dexter Avenue, as are the neighboring houses.

9 (17) *Rhythm of building setbacks.* The similar setback of the façades of the
10 Dexter Avenue houses adjacent to the district creates a consistent
11 orientation on the street. Most residential houses on the side-streets are set
12 back from the sidewalk by approximately forty (40) feet.

13 (18) *Relationship of lot coverages.* The lot coverage of the district's two-family
14 dwelling is approximately forty percent (40%).

15 (19) *Degree of complexity within the façade.* The degree of complexity has been
16 determined by features typical and appropriate for the Bungalow style. The
17 district's wide porch, dormer window, and five-over-one windows are all
18 contributing to the complexity of the front façade.

19 (20) *Orientation, vistas, overviews.* The orientation of the district is toward the
20 north-east. The primary vista is created by the landscaped lawns of houses
21 on Dexter Avenue. Because of the standard setbacks and the general lack of
22 front yard fencing, most of the streetscape appears as an unbroken greenbelt.

23 (21) *Symmetric or asymmetric appearance.* The front façade of the building in
24 the district is an asymmetrical, but balanced composition. The Bungalow
25 style building has a highly ordered composition with the entrance doors at

1 the north side of the front façade, and the porch awning over the entrance
2 doors.

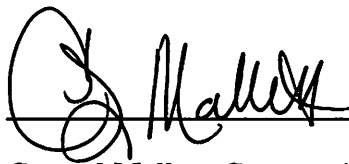
3 (22) General environmental character. The Dr. Lula Belle Stewart House
4 Historic District is in a residential area of the Petoskey-Otsego
5 neighborhood, mostly built in the period between 1915 to 1920. Located
6 approximately five (5) miles from the City’s center, the surrounding area to
7 the north, east and west features several substantial residential subdivisions
8 of single-family houses. North of Dexter Avenue is Joy Road, a retail and
9 commercial corridor including religious, and light industrial structures: the
10 Annex Electric Supply Co. (3774 Joy Road), and the United House of
11 Prayer for All People (9200 Joy Road), retailers and also vacant land.

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:**

23 
24 _____

25 **Conrad Mallett, Corporation Counsel**