

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

S U M M A R Y

This ordinance amends Chapter 21, Article II, of the 2019 Detroit City Code by adding Section 21-2-252 to establish the Def Sound Studio House Historic District, and to define the elements of design for the district.

1 BY COUNCIL MEMBER TATE:

2 AN ORDINANCE to amend Chapter 21, Article II, of the 2019 Detroit City Code
3 by adding Section 21-2-252 to establish the Def Sound Studio House Historic District and
4 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 21-2-252 to read as follows:

9 **Sec. 21-2-252. Def Sound Studio House Historic District.**

10 (a) A historic district to be known as the Def Sound Studio House Historic District
11 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 Def Sound Studio House Historic District are as shown
15 on the map on file in the office of the City Clerk, and using cardinal directions, are as
16 follows: Beginning at a point, that point being the northeast corner of the centerlines of
17 Pickford Street and Winthrop Street; thence south along said center line of Winthrop Street
18 to its intersection with the property line of Lot 150 extended eastward of the Laurelhurst
19 Subdivision, Liber 47, Page 16, Plats, Wayne County Records; thence extended westward
20 along the property line of said Lot 150 extended eastward to its intersection with the
21 centerline of the vacated alley lying between Forrer and Winthrop Streets; thence north
22 along the centerline of said vacated alley to the center line of Pickford Street to the Point
23 of Beginning.

1 (d) The defined elements of design, as provided for in Section 21-2-252 of this
2 code, are as follows:

3 (1) *Height.* The single contributing building in the district is a house that is one-
4 and-a-half (1½) stories tall. The building's half story is contained within the
5 roof. The one (1)-story garage is a non-contributing building.

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

8 (3) *Proportion of openings within the façades.* The proportion of openings on
9 the building varies on each façade. The front façade (the east façade) is
10 typical of the Minimal Traditional single-family style house in Detroit. The
11 front entrance door is centered in the front façade and has a half-round
12 window at the top. There is a double-hung vinyl window to the north of the
13 door. There is a double-hung vinyl window in the set-back portion of the
14 façade to the south of the entry. An addition attached to the kitchen has a
15 white double-hung vinyl window at the east façade. The front façade is
16 composed of approximately thirty percent (30%) openings. The windows
17 and openings on the north facade (facing Pickford Avenue) are in varying
18 locations. On the north façade there are two (2) double-hung vinyl windows
19 on the original house facade. There is a louvered vent in the gable of the
20 attic level. An addition to the house, attached to the kitchen, has a white two
21 (2) pane vinyl slider window. The north façade is composed of
22 approximately thirty percent (30%) openings. The south façade has three
23 (3) double-hung white vinyl windows and one (1) basement-level window
24 filled with glass block. There is a louvered vent in the center of the gable at
25 the attic level. The south façade is composed of approximately twenty

1 (20%) percent openings. The west façade has windows in various
2 configurations due to the projecting porch addition and the dinette addition.
3 There is a back door at the west façade and two (2) basement-level windows
4 filled with glass block. There are two (2) double-hung vinyl windows to the
5 north of the porch at the west façade. The rear porch no longer has windows,
6 although the porch structure remains standing. The proportion of openings
7 on the west façade is approximately forty (40%) percent openings.

8 (4) *Rhythm of solids to voids in the front façade.* The rhythm of solids to voids
9 in the front façade of the Minimal Traditional style house is arranged
10 horizontally at regular intervals.

11 (5) *Rhythm of spacing of buildings on the street.* The overall character of the
12 district is one of a visually distinct residential area. The residential pattern
13 of Winthrop Street has a very repetitive rhythm of setbacks and spacing
14 between the houses. Lot sizes are consistently fifty (50) feet wide by one-
15 hundred-and-thirty-five (135) feet deep in size. There is approximately
16 eleven (11) feet between the houses, although there is a range in spacing
17 throughout the street. Two (2) of the lots of the 18300 block of Winthrop
18 Street have experienced demolition leaving sections of vacant land. The two
19 (2) vacant lots on the 18300 block of Winthrop Street comprise ten (10%)
20 percent of the land.

21 (6) *Rhythm of entrance and/or porch projections.* The residential building of
22 the Def Sound Studio House Historic District has its entrance
23 asymmetrically placed at south side of the projecting gable of the front
24 façade. There is a concrete porch projection on the front façade of the house.

1 The entrance steps and porch projections are generally consistent
2 throughout Winthrop Street and create a rhythm.

3 (7) *Relationship of materials.* A variety of building materials exist throughout
4 the Def Sound Studio House Historic district, including vinyl, metal,
5 concrete, aluminum, asphalt, and glass. The front (east), north, and west
6 façades of the house are sheathed in light yellow vinyl siding. The south
7 façade is faced with light vinyl siding on its lower half, and the upper half
8 is white wood clapboard. The roof is covered in light brown asphalt
9 shingles. A concrete stoop, on a concrete block foundation is at the front
10 entrance. Window frames and sashes are vinyl. Landscape elements include
11 a concrete driveway, curbs and sidewalks as well as a metal chain link fence
12 at the Pickford Street property line, and at the alley. Planting areas
13 surrounding the house consist of grass lawns.

14 (8) *Relationship of textures.* Textural effects on the building include vinyl
15 siding and asphalt shingles contrasting with glass windows. The most
16 significant texture is the use of vinyl siding panels contrasting with an
17 asphalt shingled roof.

18 (9) *Relationship of colors.* There are varying colors used on the contributing
19 Def Sound Studio House Historic District: light brown, white, and light
20 yellow. The dominating colors are the light yellow siding, the white window
21 trim, and the light brown roof shingles. An additional color is the dark grey
22 of the concrete steps and concrete block foundation. There are green lawns,
23 street trees, and shrubs at properties adjacent to the historic district.
24 Sidewalks and the driveway consist of slabs of naturally colored gray

1 concrete. The noncontributing garage is faced with white wood siding and
2 has a light brown roof.

3 (10) *Relationship of architectural details.* The Minimal Traditional style house
4 notably features a front projecting gable, side gable ends, and small concrete
5 stoop. The Def Sound Studio House Historic District contributing resource
6 is a one (1)-and-a half (1/2)-story home with a one (1)-story addition at the
7 north façade, and a former screened in porch at the west facade. The
8 district's non-contributing resource is a one (1)-story garage.

9 (11) *Relationship of roof shapes.* The Def Sound Studio House Historic District
10 contributing resource has a cross-gabled roof.

11 (12) *Walls of continuity.* The setbacks on Winthrop Street are forty-five (45) feet
12 from the curb, and create strong visual walls of continuity.

13 (13) *Relationship of significant landscape features and surface treatments.*
14 The flat terrain of the College Park neighborhood is bordered on the north
15 by West Seven Mile Road, on the south by West McNichols Road, on the
16 west by Southfield Road (M-39), and on the east by Greenfield Road which
17 are approximately thirty (30) feet in width. Landscape features of the
18 neighborhood include asphalt paved streets, concrete curbs, driveways, and
19 sidewalks. There are private lawns and yards on the interior streets.
20 Sidewalks line each side of the streets in the area and are set back from the
21 road by a grass berm. Street trees are sometimes in the grass berm, but not
22 always extant due to their limited lifespan. Winthrop Street is lined with
23 single-family residential properties that are separated from the adjacent
24 streets' side lots by an alley. The typical treatment of Winthrop Street's
25 single-family dwellings is that they are erected on a flat or slightly graded

1 front lawn. The front lawn area is generally covered with grass turf,
2 subdivided by a straight or curving concrete sidewalk leading to the front
3 entrance.

4 (14) Relationship of open space to structures. The Def Sound Studio House
5 Historic District on Winthrop Street is adjacent to similar single-family
6 houses to the south. On Winthrop Street, and the nearby side-streets, public
7 sidewalks line each side of the street and are set back from the road by a
8 grass berm. Alleys are located between each pair of streets; most of the
9 alleys are now vacated. All houses have rear yards as well as front yards.
10 Most residential lots have side drives with garages at the rear of the lots.
11 Fences of metal, wood, or composite vinyl separate individual properties
12 from the alley and sides of the houses. The majority of fences on Winthrop
13 Street are of metal chain link. Backyard fences are common throughout the
14 district. There are a number of vacant lots in the College Park neighborhood.

15 (15) Scale of façades and façade elements. The Def Sound Studio House Historic
16 District is a single-family residential building that is one-and-a-half (1 ½)
17 stories tall in scale. Elements and details are in proportion to the building's
18 façade.

19 (16) Directional expression of front elevations. The directional expression of the
20 front elevation of the Def Sound Studio House Historic District is to the
21 east, the street-front direction of Winthrop Street, as are the neighboring
22 houses.

23 (17) Rhythm of building setbacks. The similar setback of the façades of the
24 Winthrop Street houses adjacent to the district creates a consistent

1 orientation on the street. Most residential houses on the side-streets are set
2 back from the sidewalk by approximately forty (40) feet.

3 (18) Relationship of lot coverages. The lot coverage of the district's one (1)
4 contributing single-family dwelling and one (1) noncontributing garage is
5 approximately forty (40) percent.

6 (19) Degree of complexity within the façade. The degree of complexity has been
7 determined by features typical and appropriate for the Minimal Traditional
8 style. The district's small stoop, projecting front gable, and double-hung
9 windows are all contributing to the complexity of the front façade.

10 (20) Orientation, vistas, overviews. The orientation of the College Park
11 neighborhood streets is that of cardinal directions. The historic district
12 contributing building is oriented toward the east. The primary vista is
13 created by the landscaped lawns of houses on Winthrop Street. Because of
14 the standard setbacks and the general lack of front yard fencing, most of the
15 streetscape appears as an unbroken greenbelt.

16 (21) Symmetric or asymmetric appearance. The front façade of the contributing
17 building in the district is an asymmetrical, but balanced composition. The
18 Minimal Traditional style house has a highly ordered composition with the
19 entrance door at the south side of the front projecting gable, and the front
20 stoop at the entrance door.

21 (22) General environmental character. The Def Sound Studio House Historic
22 District is in a residential area of the College Park neighborhood, mostly
23 built in the period between 1920 to 1950. Located approximately twelve
24 and-a-half (12 ½) miles from the City's center, the surrounding area to the
25 north, east and west features several substantial residential subdivisions of

1 single-family houses. East of Winthrop Street is Greenfield Road, a
2 residential, retail and commercial corridor including religious and retail
3 structures: All Nations Church of God in Christ Fellowship Hall, beauty
4 salons, barber shops, and a pharmacy.

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

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

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

14
15 **APPROVED AS TO FORM:**

16 
17 _____
18 **Conrad Mallett, Corporation Counsel**