

Detroit Legal News

Thursday, April 1, 2021

1 | Page

NOTICE OF ENACTMENT

TO THE PEOPLE OF THE CITY OF DETROIT, MICHIGAN.

On February 9, 2021 the City Council adopted the following ordinance:

ORDINANCE NO. 2021-12 CHAPTER 21 ARTICLE II

AN ORDINANCE to amend Chapter 21, Article II, of the 2019 Detroit City Code by adding Section 21-2-248 to establish the Eastern Market Historic District, and to define the elements of design for the district.

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

Section 1. Chapter 21, Article II, of the 2019 Detroit City Code be amended by adding Section 21-2-248 to read as follows: Sec. 21-2-248. Eastern Market Historic District.

(a) A historic district to be known as the Eastern Market Historic District is established in accordance with the provisions of this article.

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

(c) The boundaries of the Eastern Market Historic District are as shown on the map on file in the office of the City Clerk, and are as follows: on the north, the centerline of Wilkins Street; on the east, the centerline of Riopelle, the centerline of Division Street; thence west along the centerline of said Division Street; thence west along the centerline of said Division Street to the eastern lot line, as extended north and south, of plat 25 of the Guoin Farm Subdivision, Liber 9, Page 83, Wayne County Records; on the south the centerline of Winder Street; thence west along the centerline of said Winder Street to its intersection with the centerline of Russell Street; on the west the centerline of said Russell Street to the centerline of Wilkins Street.

(d) The defined elements of design, as provided for in Section 21-2-248 of this Code, shall be as follows:

(1) *Height.* The ten (10) buildings in the district range from one (1) to three-and-one-half (3 1/2) stories tall. The ten (10) buildings in the district consist of a (1) story round building at 2700 Russell Street, a one (1) story office and garage building for the Eastern Market Partnership at 2934 Russell Street, a one (1) story restroom building on Wilkins Street, a one (1) story open Shed Four (4) structure at 2722 Russell Street, a two (2) story Welcome Center at 1445 Adelaide Street, a two (2) story open Shed Two (2) structure at 2522 Russell approximately forty (40) feet high, the open Shed Six (6) structure at 2922 Russell is eighteen feet and seven inches (18' 7") tall, a three (3)-level parking garage at 2727 Riopelle Street, a three (3) story Shed Five (5) at 2822 Russell approximately forty-three (43) feet high, and a three-and-one-half (3 1/2) story Shed Three (3) structure at 2622 Russell approximately forty-eight (48) feet high. Sheds Two (2), Three (3), Five (5), and the Welcome Center each have a twelve (12) foot tall sign on their roof.

(2) Proportion of building's front façades. The proportions of individual front façades vary greatly within the district. The ancillary market structures are all wider than tall on the front façades. The public market sheds are all taller than wide on the front façades, with the exception of Sheds Four (4) and Six (6) that do not have a front façade and are open shed structures accessible from all sides.

(3) *Proportion of openings within the façades.* The proportion of openings within the district varies considerably, but can be categorized by building type. Ancillary market structures are composed of approximately twenty (20) to thirty (30) percent openings in their front façades. The Eastern Market Parking Structure at 2727 Riopelle Street is composed of fifty (50) percent open space. Public market sheds are generally not enclosed and thus have one hundred (100) percent of their entire circumference open, with the exception of Sheds Three (3) and Five (5) that are composed of approximately thirty (30) to fifty (50) percent openings in their front façades. Window types and proportion of individual windows vary greatly within the district and include double aluminum, rectangular and arched divided, and other types of windows appropriate to the variety of time periods and architectural styles found within the district.

(4) *Rhythm of solids to voids in the front façades.* Despite a variety of building types, the overall impression is one of regular, repetitive openings arranged horizontally within façades on all elevations. A few notable exceptions exist, such as the Eastern Market Partnership office building and restroom structure on Wilkins Street as well as the round building at 2700 Russell Street that each have an irregular rhythm of solids to voids. While Sheds Four (4) and Six (6) are open-air structures that have no solid façades or enclosures, a regular rhythm is created by the structural supports.

(5) *Rhythm of spacing of buildings on streets.* Rhythm of spacing on streets is generally determined by setbacks from the lot lines and roughly align on a north-south axis. The overall character of the district is one of visually distinct buildings separated by relatively regular setbacks and clustered by city block. The earliest public market sheds are generally sited in the middle of their lots flanking Russell Street. Subsequent public market sheds and ancillary market structures extend north and eastwards and are generally sited at the edge of their lots. Surface parking lots appear between buildings but do not break the general rhythm of spacing.

(6) *Rhythm of entrance and/or porch projections.* In general, there is little uniformity among primary entrances as a great variety of architectural styles and building types are found within the district. Where entrances do exist, they tend to be flush with the building façade and are located at grade level. The main entries for the public market sheds generally connect with one another; Sheds Three (3) and Five (5) feature additional projecting canopies at the entry doors. The restroom structure on Wilkins Street has a porch created by an overhanging roof extension at the east façade. The roof extension is held by three (3) columns. No consistent rhythm of entrance and/or porch projections exist for the historic district buildings.

(7) *Relationship of materials.* A variety of building materials exist throughout the district, including brick, metal, concrete, ceramic tile, and glass. Stone is used for some coping, string courses, and door surrounds. Window frames and sashes are mostly aluminum. Visible roof slopes are covered with metal roof paneling; Shed Two (2) features distinctive wood sided roof fascia. Landscape elements include concrete planters and plazas as well as metal lighting fixtures, benches, planters, and trash receptacles. Dark metal and concrete bollard fencing is throughout the district. There are paved asphalt and concrete parking lots surrounding or adjacent to most buildings in the historic district.

(8) *Relationship of textures.* On most buildings, textural effects contrast with each other, with textured brick and exposed concrete members contrasting with glass windows, standing-seam metal roofs, and corrugated metal panels. Shed Two (2) has the additional texture of painted wood siding at the projecting arms and parapet. Brick with mortar joints

is the most common textural effect. Most of the exposed concrete members have had parsing to create a consistent appearance. The greatest texture exists where provided by architectural details such as metal standing-seam roofs. The texture of glass is used extensively on Sheds Three (3) and Five (5). The round building on Russell Street is unique in the district with a smooth ceramic tile texture.

(9) *Relationship of colors.* The dominant color is that of red and brown brick, often contrasted with natural stone ornamentation, lends a unifying appearance to the buildings in the historic district which otherwise reflect a diversity of styles, functions, and time periods. Another dominant color in the historic district is orange, painted on horizontal structural members of Sheds Three (3) and Five (5), as well as on panels at entry doors, and Shed Five (5)'s many orange horizontal metal panels. Dark brown is also featured predominantly throughout the historic district and Shed Two (2) is comprised of mottled red brickwork and rust-colored painted wood siding. The other dominant color in the historic district is dark brown found on the doors, window elements, sectional windowed garage doors, window infill panels, entry canopies, lamp-posts, fencing, and trash cans. Light grey further defines the concrete canopy of Shed Six (6) as well as the painted brick of the Eastern Market Partnership office building and restroom building on Wilkins Street and the surrounding sidewalks and parking lots. An unusual color grouping in the district is in the round building faced with light grey, green, beige, and blue ceramic tiles. Tall, black metal rooftop bracket support signs are on the western roofs of Sheds Two (2), Three (3), and Five (5) bearing their names in light orange colored block lettering. A smaller, but similar sign is above the Welcome Center, facing Adelaide Street, also of light orange col-

Detroit Legal News

Thursday, April 1, 2021

2 | Page

ored block lettering. Colorful artwork and murals are on the restroom building on Wilkins Street, the Eastern Market Partnership Office Building, and a door of the round building on Russell Street. The small grassy area on two sides of the Eastern Market Partnership office building and young street trees provide contrasting green. Sidewalks consist of slabs of naturally colored gray concrete. Surrounding parking lots are either gray asphalt or larger slabs of naturally colored gray concrete.

(10) *Relationship of architectural details.* A variety of architectural styles are represented in the district, including Neo-Georgian, Commercial, Mid-Century Modern, and Post-Modern. Architectural details vary throughout the district, but buildings are generally detailed according to the characteristics of their individual architectural styles. Decorative details include round Romanesque entryway arches, pedimented rooflines, brick pilasters, octagonal lanterns, clerestory windows, and cast-stone medallions, depicting the City of Detroit and the State of Michigan official seals, and keystones, coping, sills, and belt courses. Later buildings designed in the Modern and Post-Modern style notably feature a lack of architectural detail, the buildings incorporate modern materials and horizontal geometric simplicity.

(11) *Relationship of roof shapes.* The majority of buildings in the district have flat roofs that cannot be seen from the ground with the notable exception of Sheds Two (2), Three (3), and Five (5), that have long gabled roofs.

(12) *Walls of continuity.* In the district, along the west side of Russell Street, four market sheds are sited in a linear fashion creating a wall of continuity running north-south. The linear progression of Sheds Two (2), Three (3), Four (4), and Five (5), create a continuous wall of market sheds. The vertical light standards, brown metal concrete fencing, and young planted trees, where they exist, result in expressions of continuity in the overall landscape.

(13) *Relationship of significant landscape features and surface treatments.* Landscape features of the historic district include surface treatments of asphalt paved parking lots, concrete-paved parking lots, and concrete-floored shed interiors. A significant new landscape that feature in the historic district are the tall signs on the western roofs of Sheds Two (2), Three (3), and Five (5) bearing their names. A smaller, but similar sign is above the Welcome Center, facing Adelaide Street. Grassy lawns are present near the Eastern Market Partnership building that include multiple trees and shrubs planted around the building perimeter. A brick-paved plaza is south of the lawn. A parking lot island containing grass and two (2) trees is centered in the parking lot north of Shed Five (5). There are dark brown vertical light standards, brown metal bollards and fencing at the entry of the parking lots, and street furniture such as brown trash receptacles, planters, and benches. At the western side of Shed Three (3) are colorful painted designs on the asphalt parking lots on each side of the entry. Sculptures are minor landscape features in the district. The most significant sculptures include the tall chrome sculpture ("Erika's Dream") located at Alfred and Russell Streets, and the windmill in the DTE Foundation Plaza at Russell Street. A red sculpture ("Box") is located in the green space at the office structure at 2934 Russell Street. The DTE Foundation plaza has aggregate concrete slabs centered within smooth concrete slabs. Sidewalks consist of slabs of naturally colored gray concrete. Surrounding parking lots are either gray asphalt or larger slabs of naturally colored gray concrete.

(14) *Relationship of open space to structures.* Designed as a campus, buildings were sited to relate to each other and the spaces between them were based on the necessity of the logistics for the sheds to provide access for vendors as well as consumers. Parking lots and paved areas for vehicular usage are now the primary function of the ample open space around and within the historic district.

(15) *Scale of façades and façade elements.* The façades in the historic district range from small to large in scale. The ancillary market structures are generally scaled to be secondary to the larger-scaled Shed structures, with the notable exception of the Eastern Market Parking Structure. Elements and details are in proportion to their respective façades.

(16) *Directional expression of front elevations.* The directional expression of individual front elevations varies throughout the district, but generally the public market sheds tend to be vertical in expression, with the exception of Sheds Four (4) and Six (6) that do not have a front façade and can be approached from any direction. The ancillary market structures are generally horizontally expressed.

(17) *Rhythm of building setbacks.* The common setback of Sheds Two (2), Three (3), and Five (5) creates a rhythm along Russell Street as well as Shed Six (6) and the Parking Structure on Riopelle Street. The ancillary market buildings create a varying degree of setbacks within the historic district, due to inconsistent orientation.

(18) *Relationship of lot coverages.* The district is an irregular complex of structures, and buildings are situated on adjacent, intersecting lots. Buildings are spaced to provide parking for vendors adjacent to the sheds and parking for patrons of the market. The buildings occupy approximately fifty percent (50%) of the historic district land.

(19) *Degree of complexity within the façades.* In general, the façades feature a restrained degree of stylistic detail. They are straightforward in their fenestration and architectural detail, resulting in a varying degree of complexity. However, a fair degree of complexity is found on Sheds Two (2) and Three (3) and the Welcome Center building due to their ornamentation.

(20) *Orientation, vistas, overviews.* The ancillary market structures generally face the streets and are entered from the front façade, with the exception of the round building on Russell Street that has no specific orientation. The public market sheds generally have multiple entrances oriented to four directions parallel and perpendicular to the surrounding streets. The buildings within the historic district create an open and varied silhouette in comparison with the dense commercial district located directly adjacent on Russell, Riopelle, and Market streets.

(21) *Symmetric or asymmetric appearance.* While the public market sheds are highly symmetrical, the district as a whole is asymmetrical in appearance due to the variety of architectural styles and building types.

(22) *General environmental character.* The district consists of a flat terrain overlaid with a grid-like pattern of streets. As a substantial operating public market, the buildings occupy multiple city blocks within a high-density commercial and retail area. The surrounding area also consists of low density wholesale and industrial buildings.

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

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

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 4-118(1) of the 2012 Detroit City Charter; otherwise, it shall become effective in accordance with Section 4-118(2) of the 2012 Detroit City Charter.

(J.C.C. Page):	January 19, 2021
Passed:	February 9, 2021
Approved:	February 15, 2021
Published:	April 1, 2021
Effective:	April 1, 2021

JANICE M. WINFREY
City Clerk