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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.

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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 21-2-252 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 northwest corner of the center lines 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 of the Laurelhurst Subdivision, Liber
19 47, Page 16, Plats, Wayne County Records; thence west along the property line of said Lot
20 150 to its intersection with the centerline of the alley at the west side of Winthrop Street;
21 thence north along the centerline of said alley to the center line of Pickford Street to the
22 Point of Beginning.

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

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- (1) Height. The single contributing building in the district is a house that is one-and-a-half (1½) stories tall. The building’s half story is contained within the roof. The one (1)-story garage is a non-contributing building.
- (2) Proportion of building’s front façade. The proportions of the building’s front façade are wider than tall. The building measures twenty-four (24) feet wide by thirty-two (32) feet and six (6) inches long.
- (3) Proportion of openings within the façades. The proportion of openings on the building varies on each façade. The front façade (the east façade) is typical of the Minimal Traditional single-family style house in Detroit. The front entrance door is centered in the front façade and has a half-round window at the top. There is a double-hung vinyl window to the north of the door. There is a double-hung vinyl window in the set-back portion of the façade to the south of the entry. An addition attached to the kitchen has a white double-hung vinyl window at the east façade. The front façade is composed of approximately thirty percent (30%) openings. The windows and openings on the north facade (facing Pickford Avenue) are in varying locations. On the north façade there are two (2) double-hung vinyl windows on the original house facade. There is a louvered vent in the gable of the attic level. An addition to the house, attached to the kitchen, has a white two (2) pane vinyl slider window. The north façade is composed of approximately thirty percent (30%) openings. The south façade has three (3) white vinyl double-hung windows and one (1) basement-level window filled with glass block. There is a louvered vent in the center of the gable at the attic level. The south façade is composed of approximately twenty (20%) percent openings. The west façade has windows in various

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

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

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

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

- 1 (7) Relationship of materials. A variety of building materials exist throughout
2 the Def Sound Studio House historic district, including vinyl, metal,
3 concrete, aluminum, asphalt, and glass. The front (east), north, and west
4 façades of the house are sheathed in light yellow vinyl siding. The south
5 façade is faced with light yellow vinyl siding on its lower half, and the upper
6 half is white clapboard. The roof is covered in light brown asphalt shingles.
7 A concrete stoop, on a concrete block foundation is at the front entrance.
8 Window frames and sashes are vinyl. Landscape elements include a
9 concrete driveway, curbs and sidewalks as well as a metal chain link fence
10 at the Pickford Street property line, and at the alley. Planting areas
11 surrounding the house consist of grass lawns.
- 12 (8) Relationship of textures. Textural effects on the building include vinyl
13 siding and asphalt shingles contrasting with glass windows. The most
14 significant texture is the use of vinyl siding panels contrasting with an
15 asphalt shingled roof.
- 16 (9) Relationship of colors. There are varying colors used on the contributing
17 Def Sound Studio House: light brown, white, and light yellow. The
18 dominating colors are the light yellow siding, the white window trim, and
19 the light brown roof shingles. An additional color is the dark grey of the
20 concrete steps and concrete block foundation. There are green lawns, street
21 trees, and shrubs at properties adjacent to the historic district. Sidewalks and
22 the driveway consist of slabs of naturally colored gray concrete. The
23 noncontributing garage is faced with white wood siding and has a light
24 brown roof.

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

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

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

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

1 subdivided by a straight or curving concrete sidewalk leading to the front
2 entrance.

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

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

17 (16) *Directional expression of front elevations.* The directional expression of the
18 front elevation of the Def Sound Studio House is to the east, the street-front
19 direction of Winthrop Street, as are the neighboring houses.

20 (17) *Rhythm of building setbacks.* The similar setback of the façades of the
21 Winthrop Street houses adjacent to the district creates a consistent
22 orientation on the street. Most residential houses on the side-streets are set
23 back from the sidewalk by approximately forty (40) feet.

- 1 (18) Relationship of lot coverages. The lot coverage of the district's one (1)
2 contributing single-family dwelling and one (1) noncontributing garage is
3 approximately forty (40) percent.
- 4 (19) Degree of complexity within the façade. The degree of complexity has been
5 determined by features typical and appropriate for the Minimal Traditional
6 style. The district's small stoop, projecting front gable, and double-hung
7 windows are all contributing to the complexity of the front façade.
- 8 (20) Orientation, vistas, overviews. The orientation of the College Park
9 neighborhood streets is that of cardinal directions. The historic district
10 contributing building is oriented toward the east. The primary vista is
11 created by the landscaped lawns of houses on Winthrop Street. Because of
12 the standard setbacks and the general lack of front yard fencing, most of the
13 streetscape appears as an unbroken greenbelt.
- 14 (21) Symmetric or asymmetric appearance. The front façade of the contributing
15 building in the district is an asymmetrical, but balanced composition. The
16 Minimal Traditional style building has a highly ordered composition with
17 the entrance door at the south side of the front projecting gable, and the front
18 stoop at the entrance door.
- 19 (22) General environmental character. The Def Sound Studio House Historic
20 District is in a residential area of the College Park neighborhood, mostly
21 built in the period between 1920 to 1950. Located approximately twelve
22 and-a-half (12 ½) miles from the City's center, the surrounding area to the
23 north, east and west features several substantial residential subdivisions of
24 single-family houses. East of Winthrop Street is Greenfield Road, a
25 residential, retail and commercial corridor including religious and retail

1 structures: All Nations Church of God in Christ Fellowship Hall, beauty
2 salons, barber shops, and a pharmacy.

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

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

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

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13 **APPROVED AS TO FORM:**

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15 _____
16 **Conrad Mallett, Corporation Counsel**