

ORDINANCE NO. 2020-3

CHAPTER 21

ARTICLE II

AN ORDINANCE to amend Chapter 21, Article II, of the 2019 Detroit City Code by adding Section 21-2-244 to establish the Shalom Fellowship International Ministries/ Fourteenth Avenue Methodist Episcopal Church 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 21-2-244 to read as follows:

Sec. 21-2-244. Shalom Fellowship International Ministries/Fourteenth Avenue Methodist Episcopal Church Historic District.

(a) An historic district to be known as the Shalom Fellowship International Ministries/Fourteenth Avenue Methodist Episcopal Church Historic District is hereby established in accordance with the provisions of this article.

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

(c) The boundaries of the Shalom Fellowship International Ministries/Fourteenth Avenue Methodist Episcopal Church 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 Poplar Street; On the east, the centerline of 14th Street; On the south, the south line of Lot 287 of the Subdivision of the Godfrey Farm, L1 P293 Plats, W.C.R.; and *On the west*, the centerline of the alley running north-south between 14th Street and 15th Street (legal description: West 14th 289 thru 287 Sub of Godfrey Farm, L1 P293 Plats, W.C.R.).

(d) The defined elements of design, as provided for in Section 25-2-2 of this Code, shall be as follows:

(1) *Height.* The religious building at 4001 14th Street consists of a tall, two-story space on a high basement with a taller three-stage tower at its northeast corner. The associated residential building is two stories tall.

(2) *Proportion of building's front façade.* The religious building is wider than tall on all elevations. The front façade is articulated in three sections: the prominent, slightly projecting central entrance section with a triangular gable, the lower aisle section to the south, and the tall northeast

corner tower. The secondary north elevation along Poplar Street features three regularly-spaced bays, a shallow transept arm, and a one-story end section. The front façade of the residential building is wider than tall but appears square in form.

(3) *Proportion of openings within the façade.* The front façade of the religious building consists of approximately 15 percent openings. A large double-door entrance opening with a transom above is centrally positioned on the first floor; a large tracery window is set at the choir loft level directly above. A small, narrow window opening, taller than wide, flanks the entrance opening, and a slightly larger window occupies the south aisle section of the front façade. Square basement windows on the front façade and transept are protected with metal bars. The front (east) face of the tower has a single entrance opening in its first floor at grade, a narrow window taller than wide at its second stage, and, on all four elevations, a large, louvered window opening at its top stage. The north elevation features large square openings containing metal replacement windows at the second level and brick-filled similar openings on its first story. Its transept has a single entrance opening with a window above; the rear elevation has small, boarded or brick-filled windows. The residential building has approximately 35 percent openings in its front façade. Most are taller than wide and contain double-hung sashes, with the exception of the opening, now boarded, to the south of the entrance, which is wider than tall.

(4) *Rhythm of solids to voids in the front façade.* Each of the three vertical sections of the front façade of the religious building are fenestrated individually, with openings centered horizontally within their wall surfaces and, where there are two or three stories, openings spaced one above the other. Bays of windows are evenly spaced and symmetrical along the length of the religious building's north elevation to the transept, which breaks the rhythm. A rhythm of solids to voids also exists on the residential building, with pairs of one-over-one sash windows located in box bays at second story level directly above the entrance opening on the north side of the front façade and a large window opening, now boarded, on the south side. Its dormer has an eight-over-one sash triple window opening.

(5) *Rhythm of spacing of buildings on streets.* No discernible spacing pattern exists: the buildings are surrounded by vacant land.

(6) *Rhythm of entrance and/or porch projections.* No rhythm of entrances or porch projections exists between the two buildings. Both buildings have substantial porches on their front façades; the porch of the residential building is off-center, under a roof supported by square piers, while the porch of the religious building is centered on the front façade and is uncovered. Both buildings are accessed by several steps up the graded front yard leading to their north steps.

(7) *Relationship of materials.* The major building material of both buildings is brick. The religious building is trimmed in Bedford limestone and has masonry steps; the rectory also has masonry trim and steps. Major wooden elements of the religious building include the tracery on the front façade and window hood on the north elevation. Wood window frames filled with stained glass exist on the front façade; metal windows and doors have replaced original wood frames on the side elevations, with the exception of those on the sub-floor level of the south elevation. The main front double-doors and tower door have been replaced by metal framed doors. The residential building features wooden elements such as eave brackets and shingled box bays. The roof of the religious building was originally slate with copper flashing; both buildings are now clad in asphalt shingles.

(8) *Relationship of textures.* The major textural relationship of the religious building and residential building is that of stretcher bond, variegated brick with mortar joints juxtaposed with smooth masonry trim and wood. Textural interest of the religious building is focused on the door surrounds, front cable, and tower. Wooden elements such as window frames, shingles and detail, provide textural interest, as does the repetition of small stained glass window panes. Asphalt shingled roofs generally do not add to textural interest.

(9) *Relationship of colors.* The two buildings are clad in reddish-orange brick which contrasts sharply with the beige color of the masonry trim. Window frames, mullions and muntions on the front façade of the religious building appear to be weathered white: they are filled with green opalescent stained glass panes. Replacement windows on the side elevations are brown. Steps to the church are presently painted gray: light posts and wing walls are painted a light orange. Wooden trim on the residential building appears to be pale yellow and shingles on the bays and dormers are

brown. Roofs of both buildings are brown. The original colors, as determined by professional analysis, are always acceptable for the building and may provide guidance for similar buildings.

(10) *Relationship of architectural details.* The Neo-Gothic style of the religious building is defined by its steep gable roof. Gothic-arched tracery window, wall buttresses, crenelated tower, and unifying stone banding and trim. Detail is concentrated on the central entrance bay. Several steps between wide, sloping wing walls lead to the main entrance, which is set within a buttressed, gabled limestone frame with tabs and composed of double doors with a Gothic arched, three-part transom above. At the upper level is a large tracery window framed by a gabled arch. At the apex of the gable is a stone crest set into a square block. To the north of the central bay is the three-stage tower anchoring the northeast corner of the building. It has a stone gable framed entrance at ground level: a single small elongated window at mid-level, and a pair of louvered windows at the top. Small rectangular panes of green opalescent stained glass occupy the windows on the front façade and tower. To the north of the entrance, beneath the water table and foundation stone, are two cornerstones of inscribed text, the bottom one in three lines: HAVEN 1871: ARNOLD 1888: UNITED 1911 and the top one in four lines: FOURTEENTH AVENUE; METHODIST; EPISCOPAL CHURCH, 1912. The residential building is devoid of ornamentation: architectonic elements such as the square brick porch columns, eave brackets, and shingled box bays define the style and period of the building.

(11) *Relationship of roof shapes.* The religious building has a front cabled roof; its tower roof cannot be seen from the street. The single story rear section has a flat roof. The roof of the residential building and its dormers are hipped.

(12) *Walls of continuity.* The two building façades do not result in a consistent pattern amongst themselves or the rest of the streetscape, which consists of vacant land.

(13) *Relationship of significant landscape features and surface treatments.* Both buildings sit on graded lots with ample front lawns. Each is accessed off of concrete walkways with steps extending from the public sidewalk to their front porches. The church building, located on the corner also has access from Poplar Street on its north side by way of a concrete walkways from the public sidewalk leading to the east face of the

tower at the northwest corner and to the north transept, which also has a concrete sloped accessible ramp. Overgrown foundation plantings are present on the front (east) and south elevation of the residential building. No other significant landscaping or street furniture exist.

(14) *Relationship of open space to structures.* Open space in the form of sloping grass turf front lawns occupy the front yards of the religious and residential buildings, as well as a shallower lawn space on the north, or Poplar Street, elevation. A large rear grass yard also exists to the rear of the rectory, exposing the rear of the south elevation of the religious structure to view. Beyond the property lines of the district is an ample amount open space.

(15) *Scale of façade and façade elements.* The religious building façade is of a scale of a moderately sired religious structure in the City of Detroit. Elements within the façade range from large, as are the gable and tracery window, to small, as are the slender windows. The residential building is typical of a moderately scaled, solidly built, middle class residential “four square” style building of the 1910s.

(16) *Directional expression of front elevation.* The front elevation of the religious building is vertical in expression due to the tall pitched cable roof and the corner tower. The residential building is neutral in directional expression.

(17) *Rhythm of building setbacks.* The buildings are set back considerably from the public right of way of 14th Street, with less of a setback on Poplar. The two buildings maintain a rhythm on the north end of their block of 14th Street.

(18) *Relationship of lot coverage.* The religious building occupies approximately 80 percent of the lots it occupies, the residential building occupies approximately 30 percent of its lot.

(19) *Degree of complexity within the façade.* Both of the building's front façades are straightforward in their massing, fenestration, and architectural detail, resulting in a low degree of complexity.

(20) *Orientation, vistas, overviews.* The two buildings are oriented toward 14th Street; the religious building has a secondary entrance along Poplar Street in the north transept arm. The tower of the religious building firmly anchors the

corner of 14th Street and Poplar Street in a residential area that is surrounded by vacant land. The religious building stands out from its surroundings due to its scale and silhouette.

(21) *Symmetrical or asymmetric appearance.* The religious building is asymmetrical in appearance, its northwest tower dominating the front (east) and north façades. The residential building is also asymmetrical, with its entrance and porch on the north half of the front façade. However, both buildings are straightforward in their architectural arrangements.

(22) *General environmental character.* Once located in a densely populated neighborhood of small-scale, late 19th Century brick and wood frame houses, the setting of Shalom Fellowship International Ministries/Fourteenth Avenue Methodist Episcopal Church Historic District is now a sea of vacant land. Consequently, the religious building is removed from its historic context, while at the same time signaling opportunity for future development due in its location in the near northwest area of Downtown Detroit, north of the Corktown Historic District and west of the Woodbridge Historic District.

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. In the event that this ordinance is passed by a two-thirds 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. Where this ordinance is passed by less than a two-thirds majority of City Council Members serving, it shall become effective on the thirtieth day after publication in accordance with Section 4-118(2) of the 2012 Detroit City Charter.

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JANICE M. WINFREY
City Clerk

