

Corktown Sites 1-2 : HDC Presentation

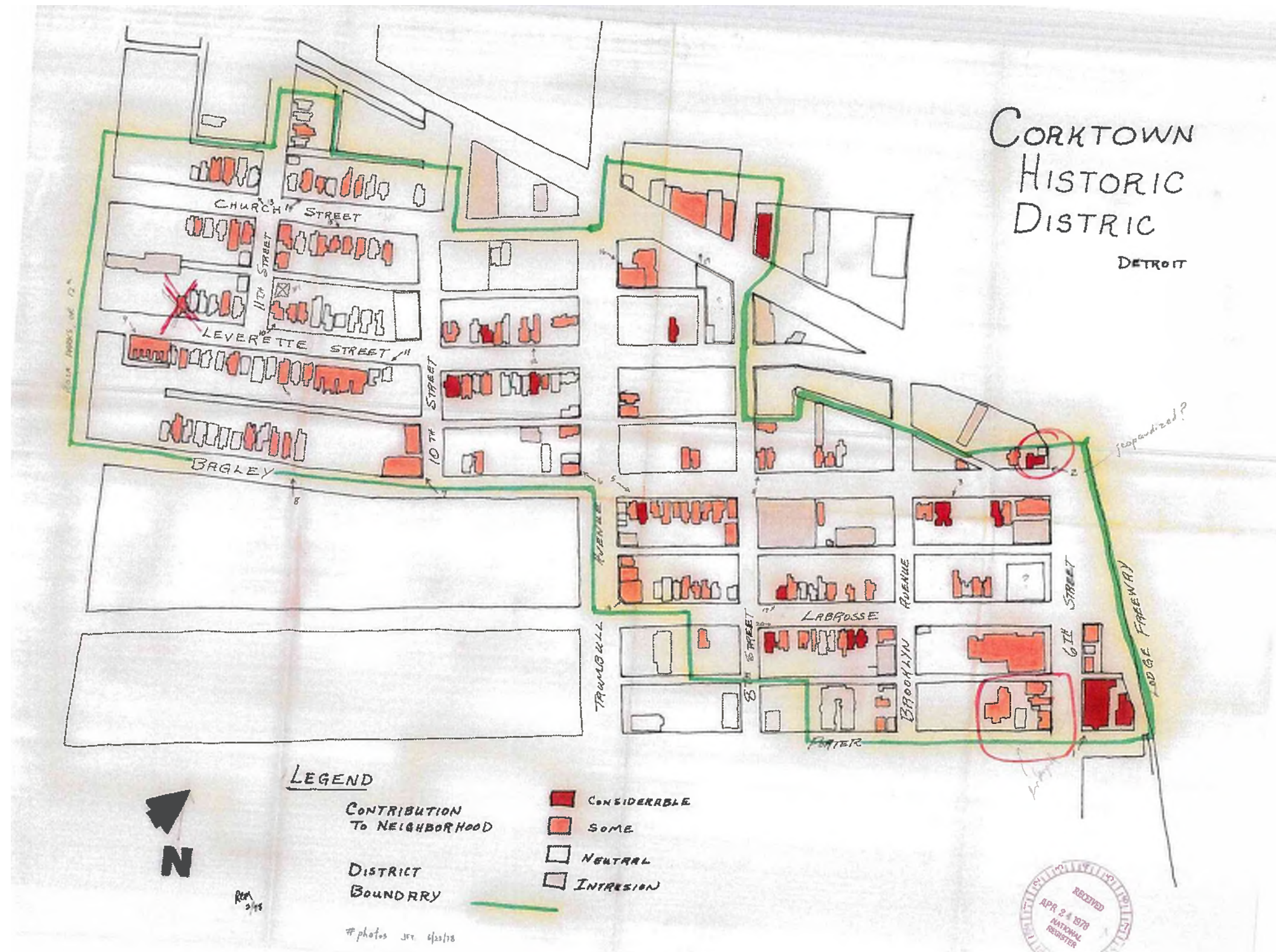
February 22, 2021



TABLE OF CONTENTS

LOCATION MAPS	2
CONTEXT	
MICHIGAN AVENUE	4
CHURCH STREET	6
APARTMENT BLDG - SITE 1	11
TOWNHOUSES - SITE 1A	16
TRUMBULL AVENUE	21
LEVERETTE STREET	23
10TH STREET	26
PARKING DECK - SITE 2	30
STOREFRONTS	35
URBAN RESPONSE	37
PUBLIC REALM	38
MATERIALS/DETAILS	39
1551 CHURCH PHOTOS	41
1551 CHURCH HISTORY	44
1551 CHURCH AS BUILD DRAWINGS	53
1551 CHURCH/PARKING DECK	
OVERLAY DRAWINGS	59
PROJECT RENDERINGS	62

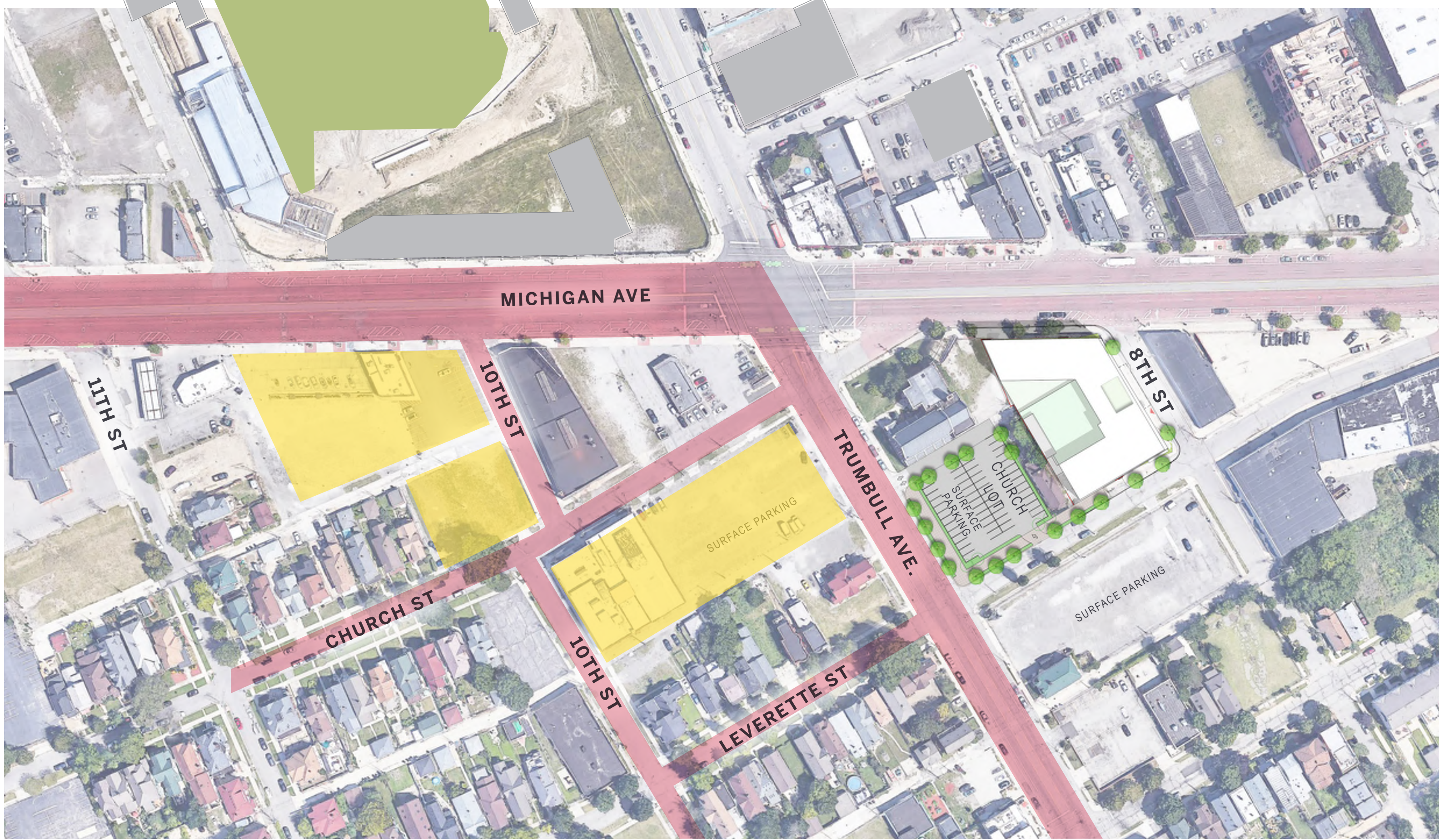
TABLE OF CONTENTS



HISTORIC MAP
CORKTOWN 1978

CONTEXT: HISTORIC MAPS

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



SITE PLAN

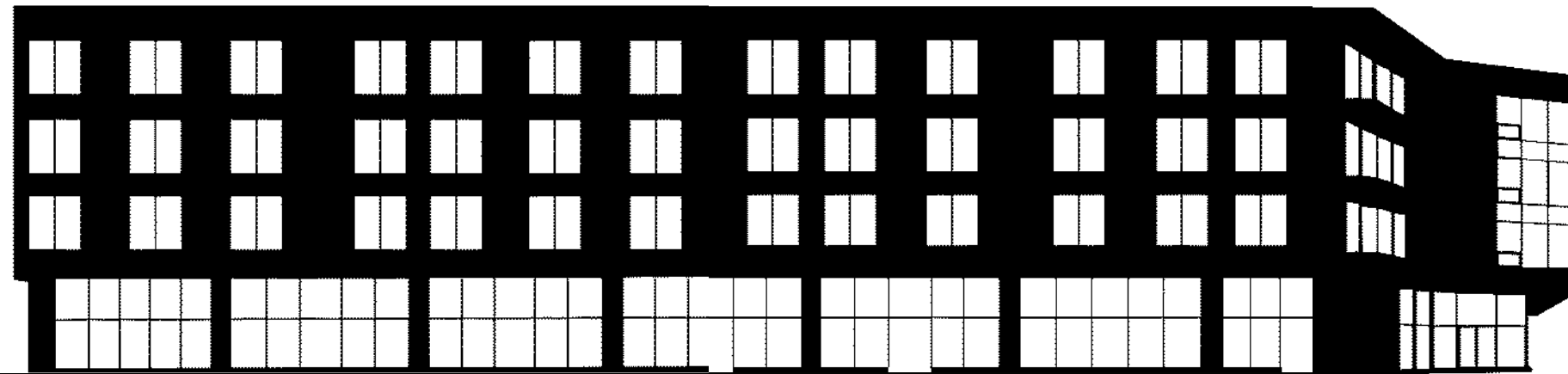
CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021





NEIGHBORHOOD CONTEXT: MICHIGAN AVENUE

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



SCALE, RHYTHM & ORIENTATION

URBAN CONTEXT: MICHIGAN AVENUE LOOKING NORTH @ TRUMBULL

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



NEIGHBORHOOD CONTEXT: CHURCH STREET

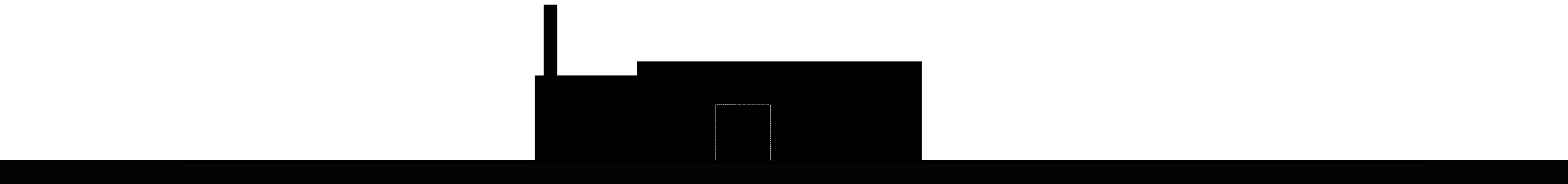
CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



SCALE, RHYTHM & ORIENTATION

URBAN CONTEXT: CHURCH STREET LOOKING NORTH

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



SCALE, RHYTHM & ORIENTATION

URBAN CONTEXT: CHURCH STREET LOOKING NORTH

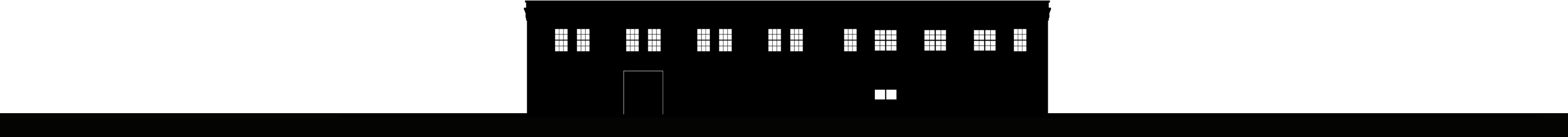
CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



SCALE, RHYTHM & ORIENTATION

URBAN CONTEXT: CHURCH STREET LOOKING SOUTH

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



SCALE, RHYTHM & ORIENTATION

URBAN CONTEXT: CHURCH STREET LOOKING SOUTH

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



NEIGHBORHOOD CONTEXT: APARTMENT BUILDING

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



VIEW FROM MICHIGAN AVENUE

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021


Hunter Pasteur
HOMES


Oxford
Capital Group, LLC


NEUMANN
SMITH


ELKUS | MANFREDI
ARCHITECTS



VIEW FROM 10TH STREET AND MICHIGAN AVENUE

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021


Hunter Pasteur
HOMES

Oxford
Capital Group, LLC


NEUMANN
SMITH

ELKUS | MANFREDI
ARCHITECTS 13



VIEW FROM SOUTH ALLEY

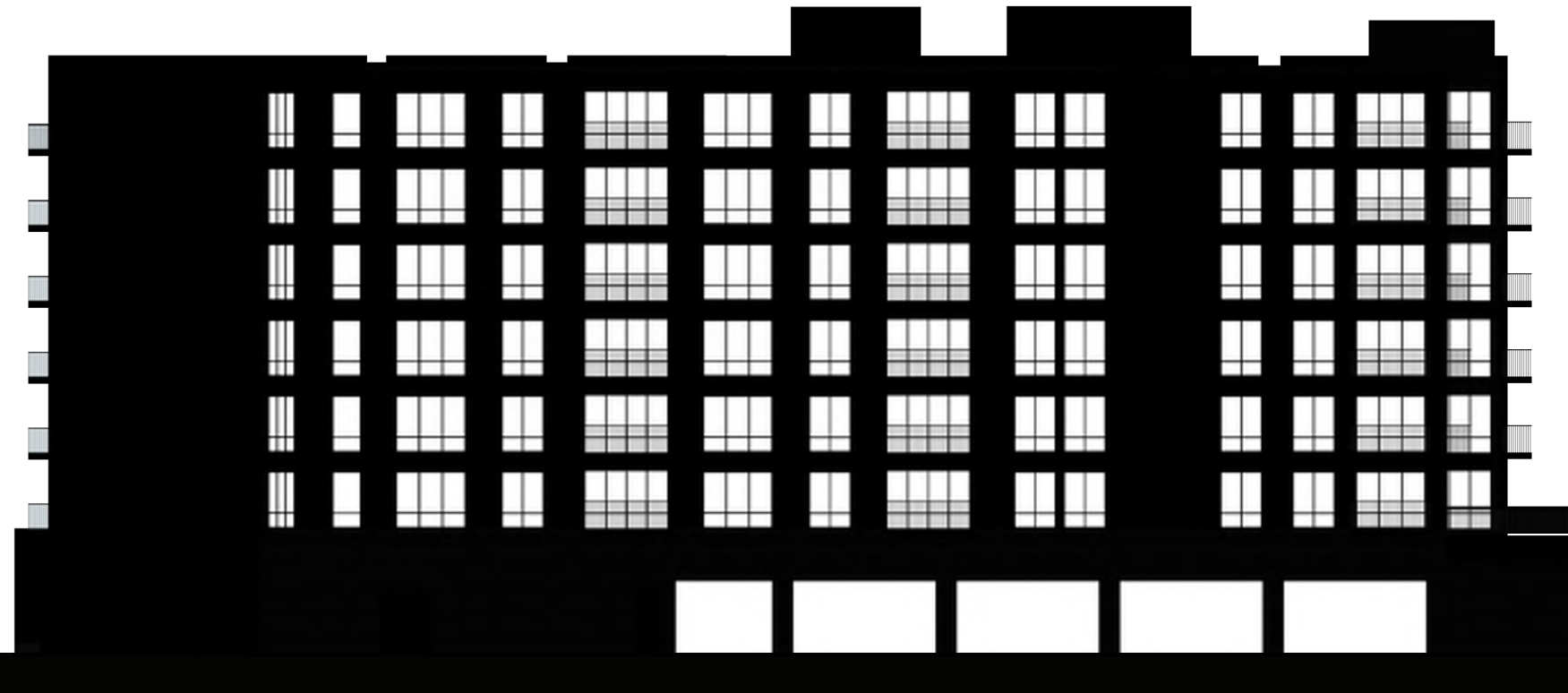
CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021


Hunter Pasteur
HOMES

Oxford
Capital Group, LLC


NEUMANN
SMITH

ELKUS | MANFREDI
ARCHITECTS 14



VIEW FROM WEST ALLEY

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021


Hunter Pasteur
HOMES

Oxford
Capital Group, LLC


NEUMANN
SMITH

ELKUS | MANFREDI
ARCHITECTS 15



NEIGHBORHOOD CONTEXT: TOWNHOUSES

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



VIEW FROM CHRUCH STREET

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



VIEW FROM 10TH STREET

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021





VIEW FROM NORTH ALLEY

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021


Hunter Pasteur
HOMES

Oxford
Capital Group, LLC


NEUMANN
SMITH

ELKUS | MANFREDI
ARCHITECTS 19



VIEW FROM WEST

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021


Hunter Pasteur
HOMES

Oxford
Capital Group, LLC

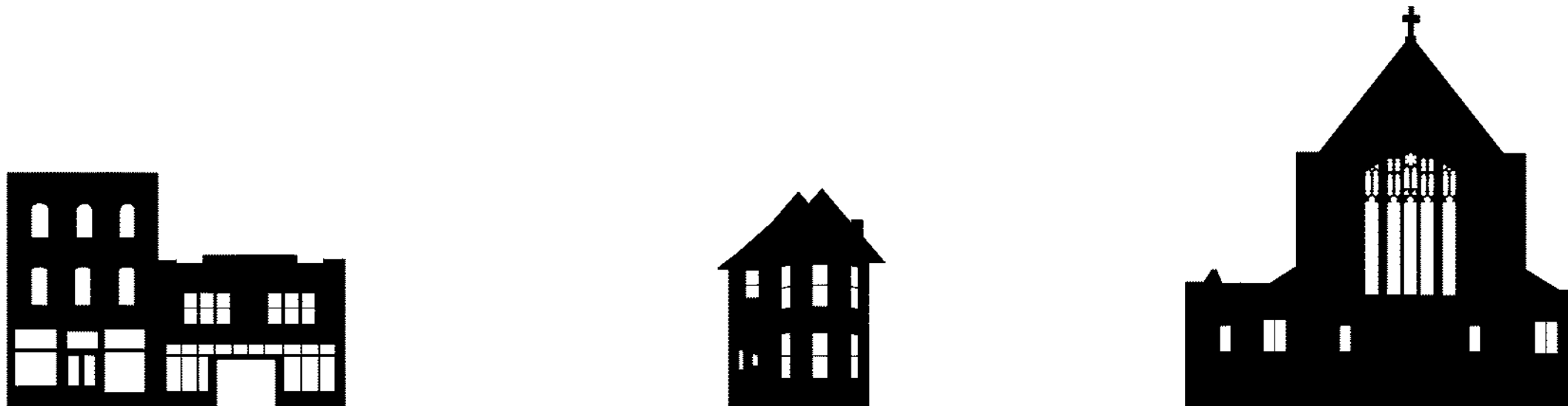

NEUMANN
SMITH

ELKUS | MANFREDI
ARCHITECTS 20



NEIGHBORHOOD CONTEXT: TRUMBULL AVENUE

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



SCALE, RHYTHM & ORIENTATION

URBAN CONTEXT: TRUMBULL AVENUE

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



NEIGHBORHOOD CONTEXT: LEVERETTE STREET

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



SCALE, RHYTHM & ORIENTATION

URBAN CONTEXT: LEVERETTE STREET LOOKING NORTH

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



SCALE, RHYTHM & ORIENTATION

URBAN CONTEXT: LEVERETTE STREET LOOKING SOUTH

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



NEIGHBORHOOD CONTEXT: 10TH STREET

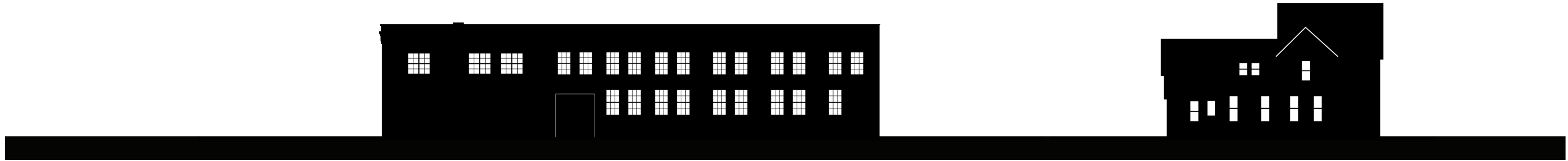
CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



SCALE, RHYTHM & ORIENTATION

URBAN CONTEXT: 10TH STREET LOOKING EAST

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



SCALE, RHYTHM & ORIENTATION

URBAN CONTEXT: 10TH STREET LOOKING EAST

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



SCALE, RHYTHM & ORIENTATION

URBAN CONTEXT: 10TH STREET LOOKING WEST

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



NEIGHBORHOOD CONTEXT: PARKING DECK

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



VIEW FROM CHURCH STREET

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021


Hunter Pasteur
HOMES


Oxford
Capital Group, LLC


NEUMANN
SMITH

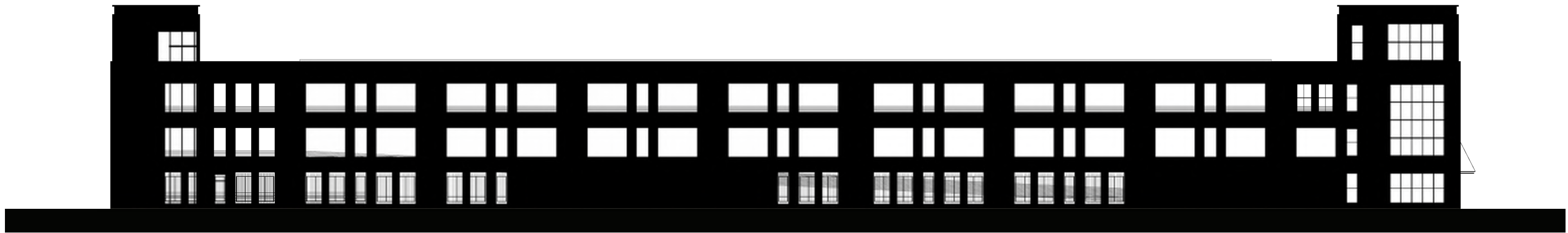

ELKUS | MANFREDI
ARCHITECTS



VIEW FROM TRUMBULL AVENUE

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021





VIEW FROM SOUTH ALLEY

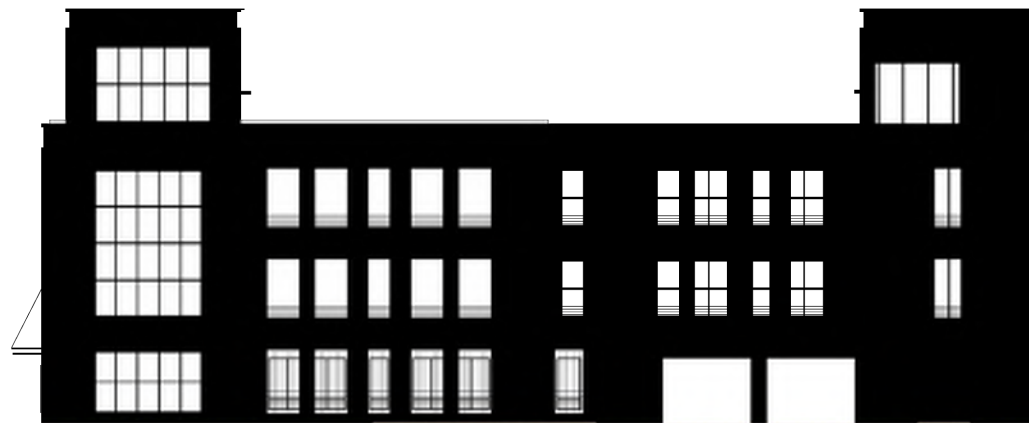
CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021


Hunter Pasteur
HOMES

Oxford
Capital Group, LLC


NEUMANN
SMITH

ELKUS | MANFREDI
ARCHITECTS 33



VIEW FROM 10TH STREET

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021


Hunter Pasteur
HOMES

Oxford
Capital Group, LLC

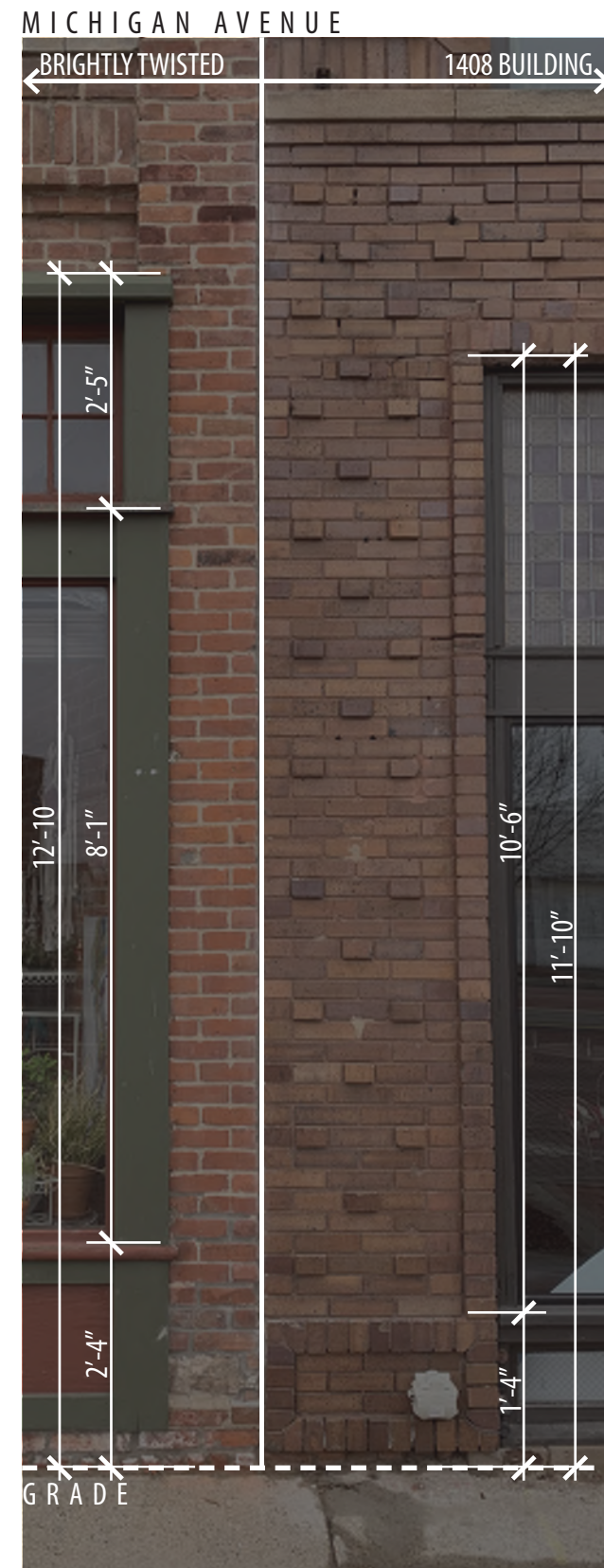

NEUMANN
SMITH

ELKUS | MANFREDI
ARCHITECTS 34



CONTEXTUAL STOREFRONTS

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021

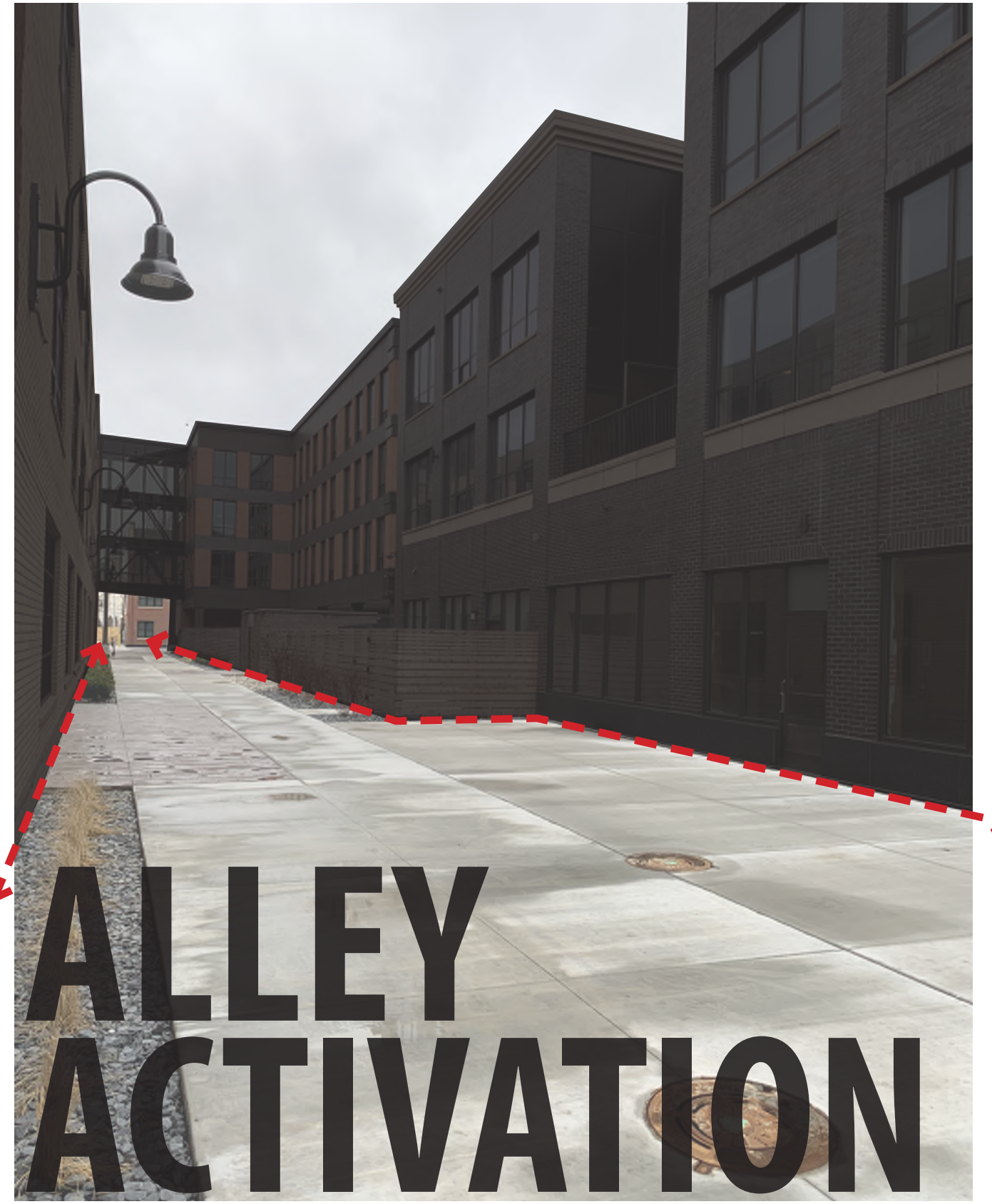


CONTEXTUAL STOREFRONTS

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



**BUILD
TO ZERO
LOT LINE**



**ALLEY
ACTIVATION**



PUBLIC REALM

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021


Hunter Pasteur
HOMES


Oxford
Capital Group, LLC


NEUMANN
SMITH


ELKUS | MANFREDI
ARCHITECTS 38



MATERIALS | DETAILS

CORKTOWN > DETROIT, MICHIGAN > FEBRUARY 17, 2021



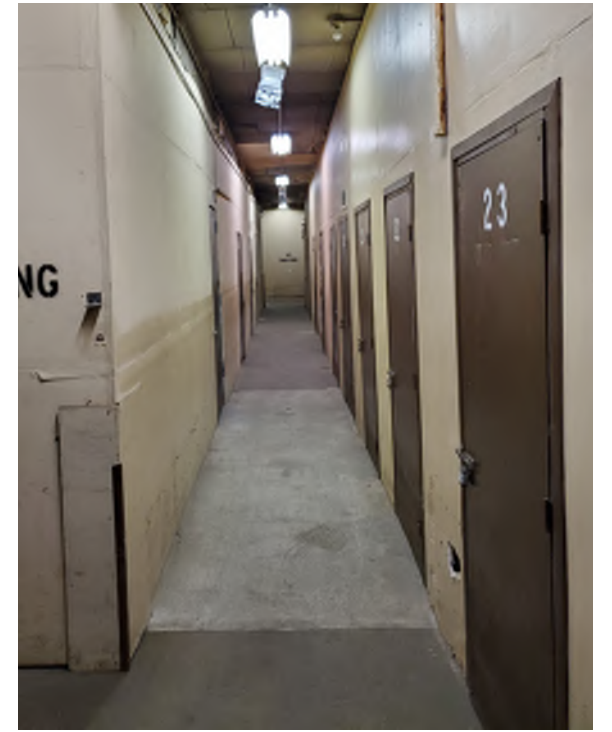
MATERIALS | DETAILS

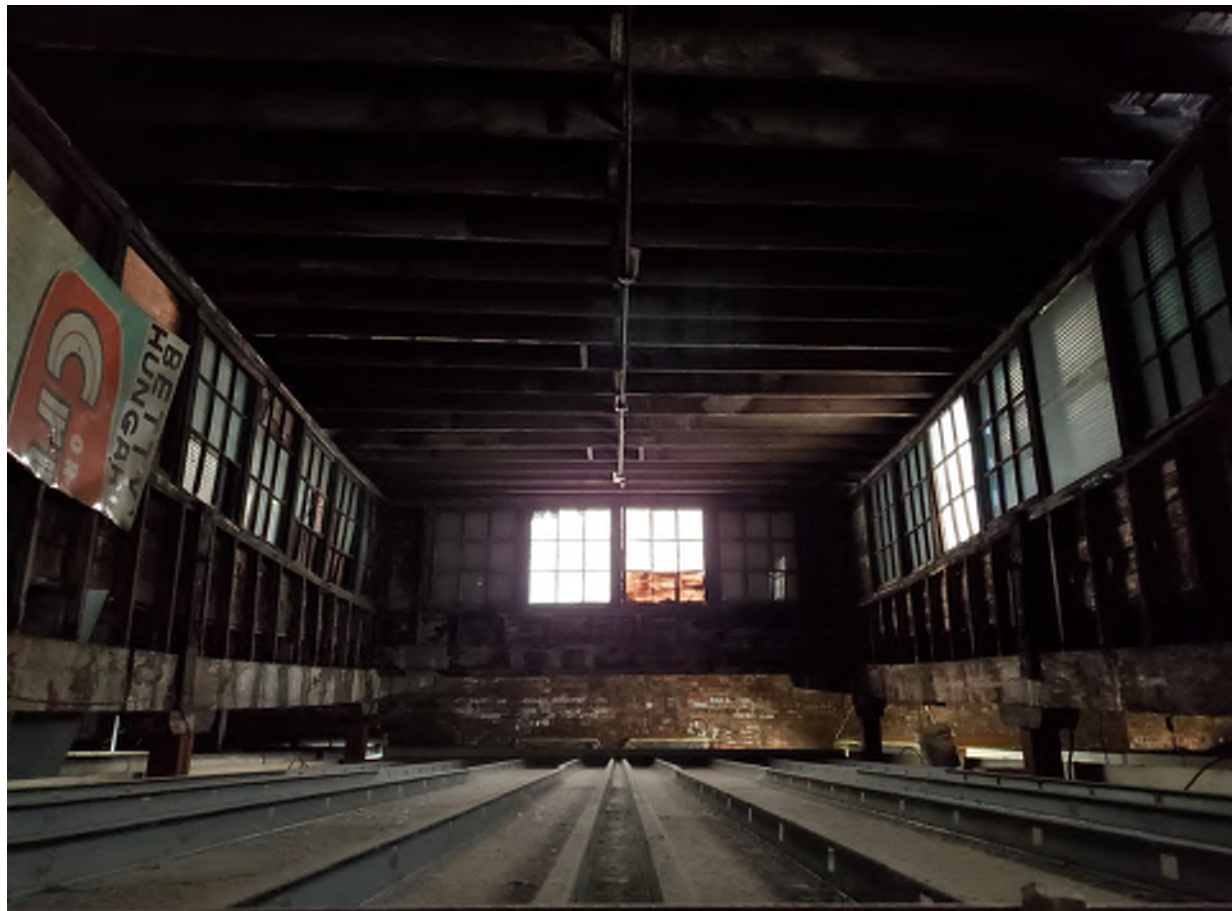
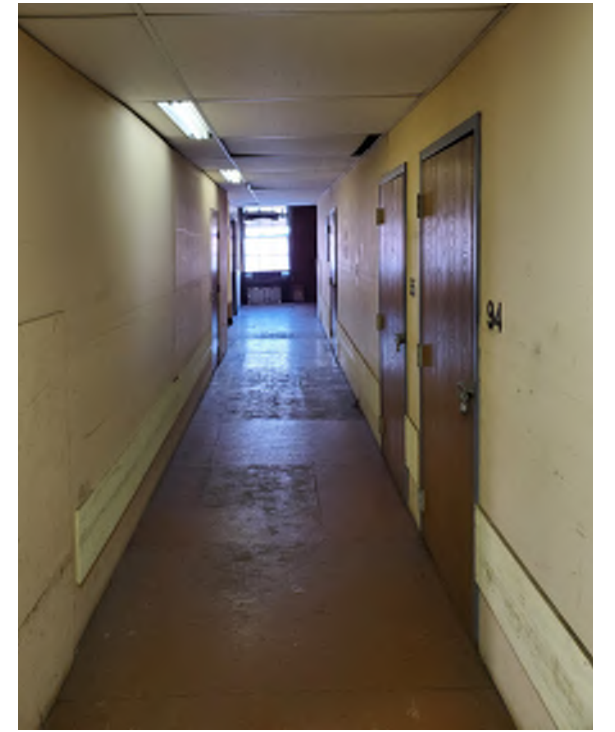
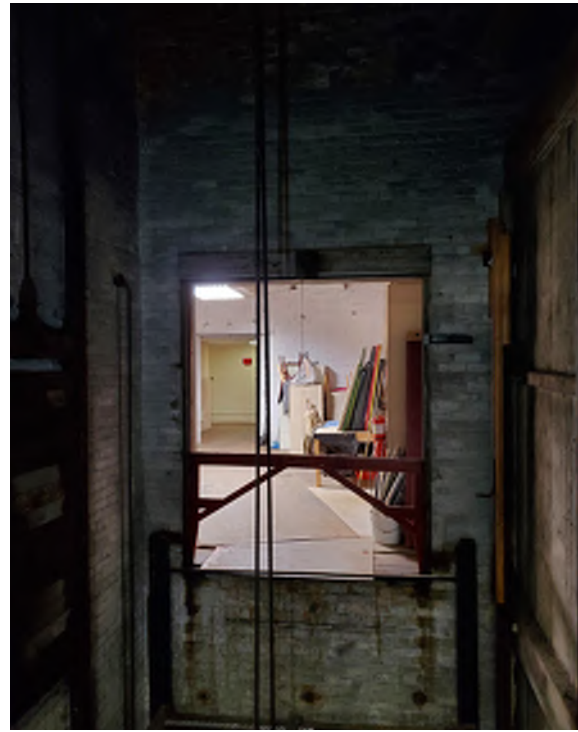
CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



EXISTING | EXTERIOR

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021





EXISTING | SECOND FLOOR

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021

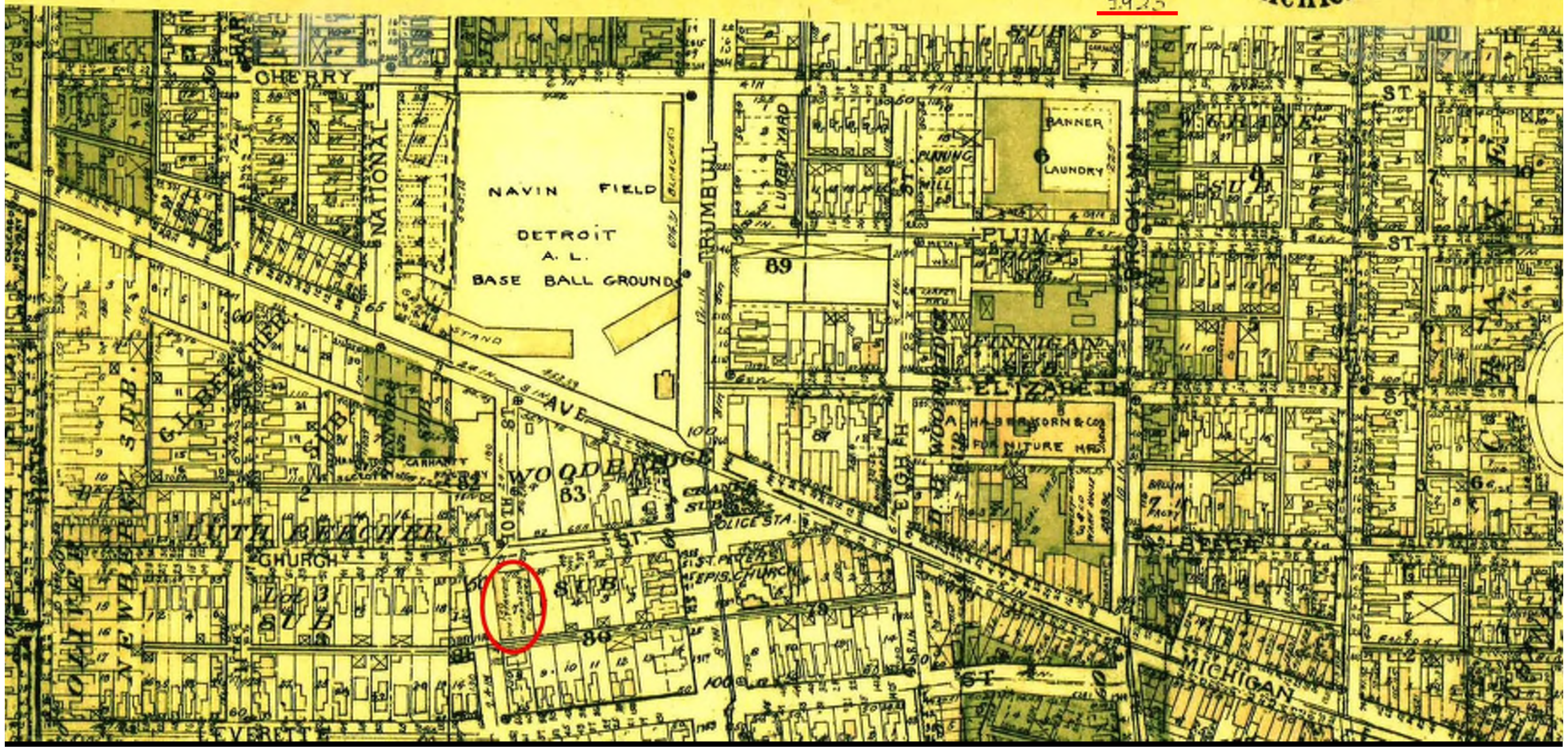
VOLUME TWO OF
BAIST'S REAL ESTATE ATLAS
SURVEYS OF DETROIT
AND SUBURBS
 MICHIGAN
 AND COPYRIGHTED 1923

EXPLANATIONS

	BRICK OR IRON BUILDING		LOT DIMENSIONS		FARM LINE
	STONE		STREET WIDTHS		SUBDIVISION
	FRAME		HOUSE NUMBERS		FIRE HYDRANT
	BRICK STABLE		LOT		CISTERN
	STONE		BLOCK		SEWERS
	FRAME		SECTION NUMBERS		WATER MAINS
	GREEN HOUSE				PRIVATE CLAIM
					ADJOINING PLATES
					STEAM RAILROAD

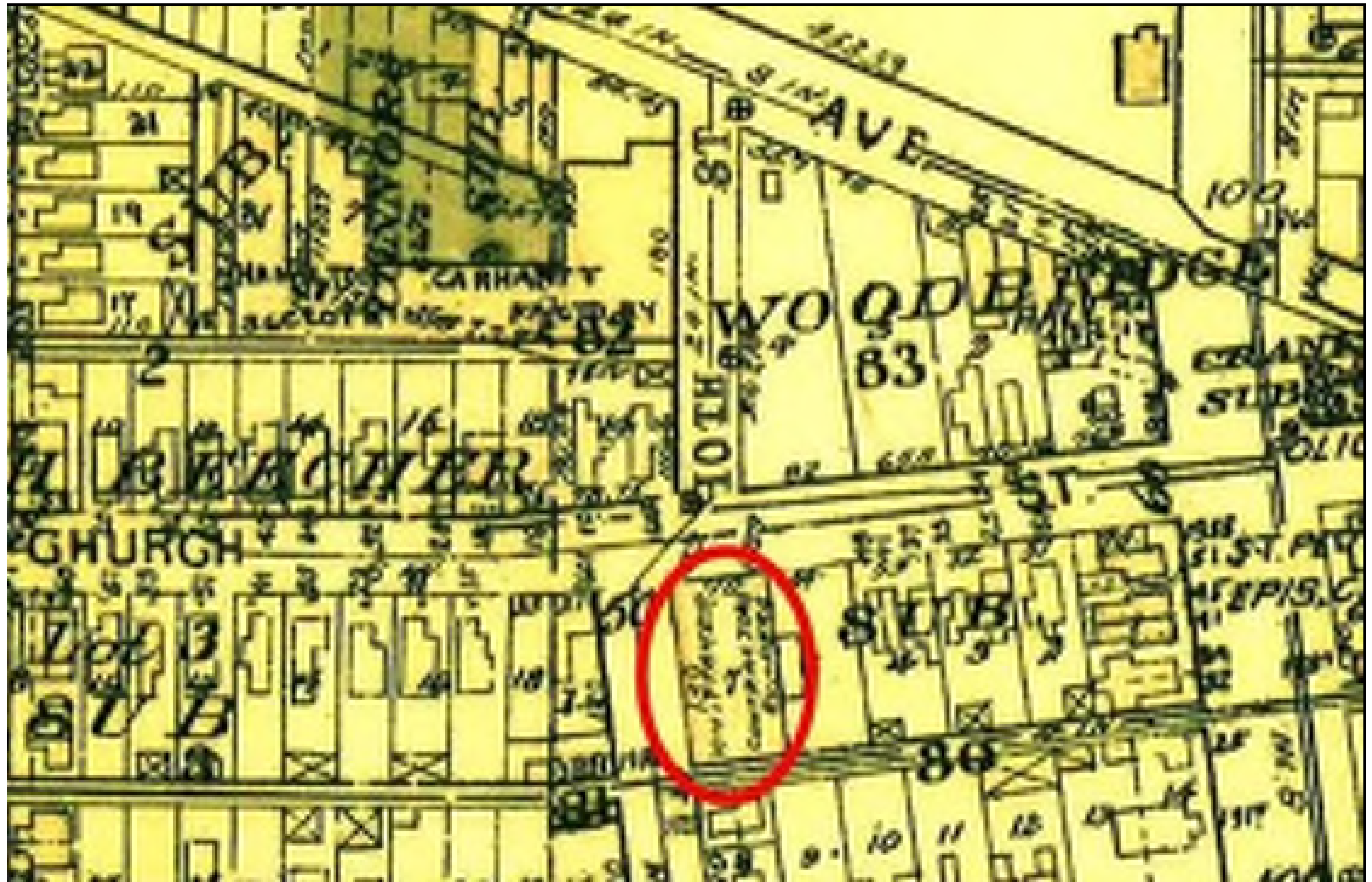
37

Scale 1 inch - 200 feet



EXISTING | 1923 SURVEY

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



EXISTING | 1923 SURVEY

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021

months in California and in Florida.

John A. Whittaker attended the public schools of Detroit and after completing his studies in the Western high school accepted a minor position in connection with his father's business and thoroughly acquainted himself with the interests and activities of the firm. Gradually he worked his way upward, becoming secretary, treasurer and general manager, thus serving since the incorporation. This is one of the few companies of a like nature that has followed out the same policy throughout its existence and today the firm is one of the best known and most liberally patronized in the state. Many important contracts have been secured as a consequence of their capability and thorough reliability. They have erected many important buildings, including the factory and warehouse for the Detroit Graphite Company; the Lakeview Baptist church, the Grace Episcopal church, two residences for the Alexander Lewis Realty Company, an office and transportation building for the Detroit Street Railways, an office building for the Goodyear Tire & Rubber Company, Inc., and at the present time they are constructing two

1098 (1915)

CITY OF DETROIT

churches for the Detroit Baptist Union, Inc., and an office building for Basso Brothers. The firm of John Whittaker & Company are also dealers in hardware specialties and their business is one of very substantial proportions.

On the 24th of December, 1915, Mr. Whittaker was married to Miss Agnes E. Ritchie, daughter of Robert Ritchie, of Groveland township, Wayne county, her father devoting his life to farming. Mr. and Mrs. Whittaker have three children: Harry Robert, born November 20, 1916; Phyllis Barbara, July 14, 1918; and John Spencer, December 17, 1921. Mr. Whittaker is a member of Oriental Lodge, F. & A. M., and King Cyrus Chapter, R. A. M., and belongs to the Masonic Country Club of Detroit, the Birch Hill Country Club and the Board of Commerce. He is today regarded as one of the progressive young business men of the city. He has but just completed his third decade, and yet he has long figured prominently in connection with the building operations here and is a worthy representative of an old and honored firm whose name has ever been a synonym for thoroughness, efficiency and reliability.

systems, su engaged in also in oth the scienti his capabil salient fact cess.

On the 2: in marriag daughter of residents o of this uni 1915; and 1 Mr. Kenne identified v and he is a Wisely uti closely app steadily ad ing enginee have at al contributin



AERIAL | 1957

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



AERIAL | 1957

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



CORKTOWN HISTORIC DISTRICT

DETROIT



LEGEND

- CONTRIBUTION TO NEIGHBORHOOD
- CONSIDERABLE
 - SOME
 - NEUTRAL
 - INTRUSION

DISTRICT BOUNDARY



BY 215

photos on file

(1978)



AERIAL | 1965

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021


Hunter Pasteur
HOMES


Oxford
Capital Group, LLC


NEUMANN
SMITH


ELKUS | MANFREDI
ARCHITECTS 50



AERIAL | 1965

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021


Hunter Pasteur
HOMES


Oxford
Capital Group, LLC


NEUMANN
SMITH

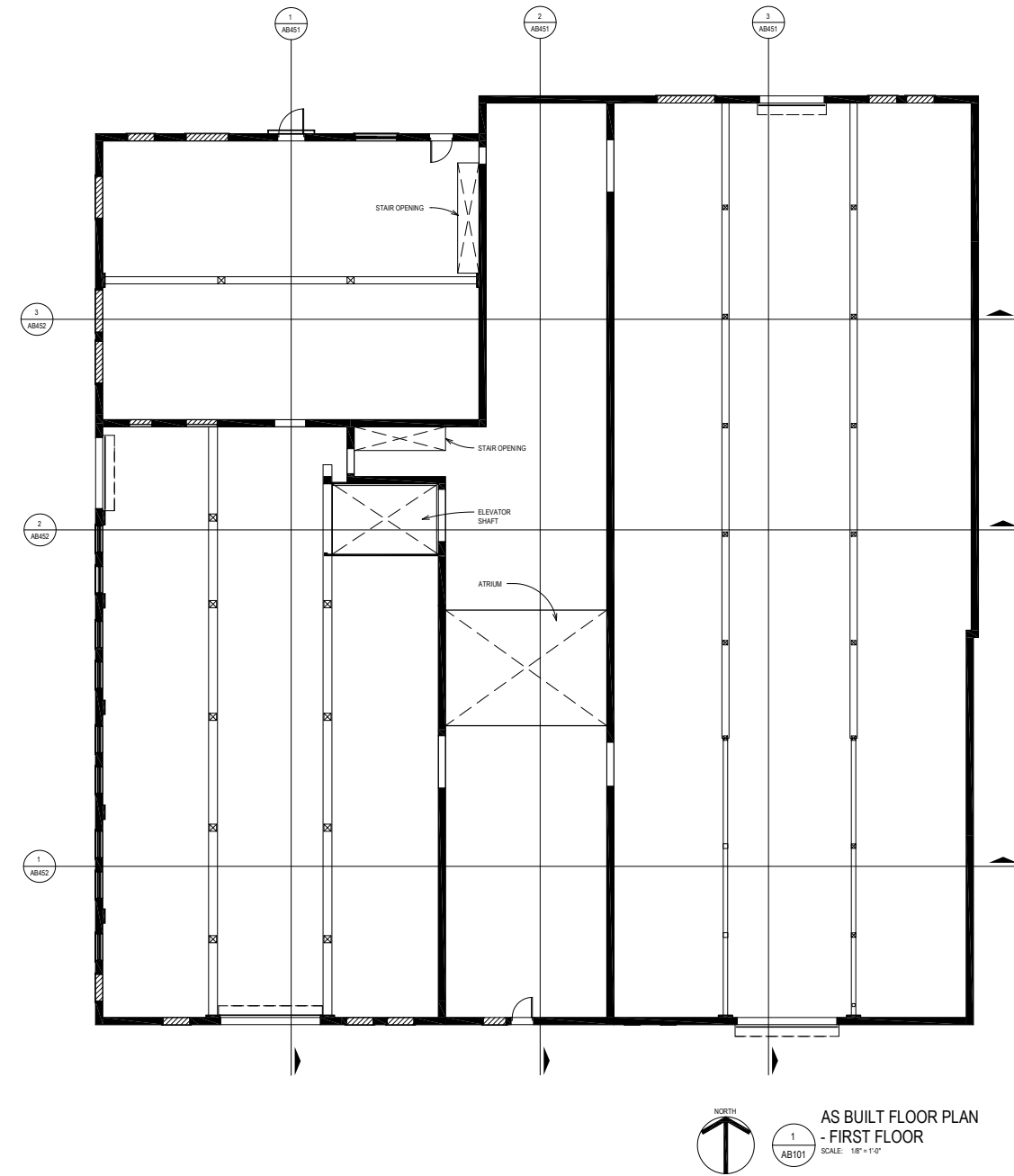

ELKUS | MANFREDI
ARCHITECTS 51



RED ARROW BOTTLING CO. & TOWNE CLUB SODA

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021

FLOOR PLAN LEGEND	
	BRICK WALL
	MASONRY INFILL
	WOOD COLUMN
	STEEL COLUMN
	OVERHEAD WOOD BEAM
	OVERHEAD STEEL BEAM



Revisions

02.10.2021 HDC February 10th
 Agenda

Drawn	<input checked="" type="checkbox"/> Preliminary
Checked	<input type="checkbox"/> Construction
Approved	<input type="checkbox"/> Record
JK	Do not scale Use square dimensions only
Block Number	

Job Number
2020008
 Title
**AS BUILT FLOOR
 PLAN - FIRST FLOOR**

Sheet
AB101

1/15/2021 9:46:49 AM PROJ. NO. 2020008

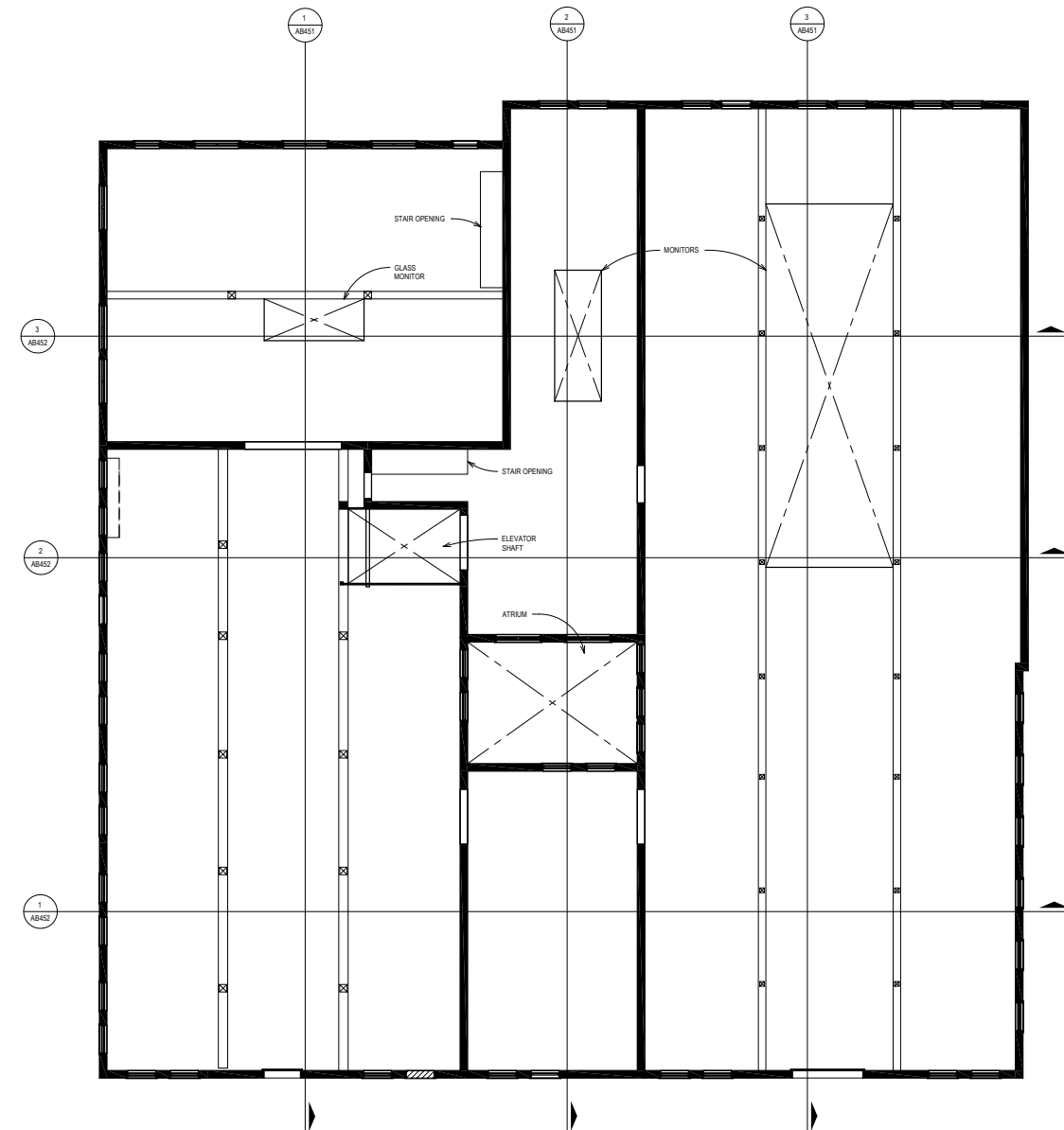
EXISTING | FIRST FLOOR PLAN

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021

FLOOR PLAN LEGEND

	BRICK WALL
	MASONRY INFILL
	WOOD COLUMN
	STEEL COLUMN
	OVERHEAD WOOD BEAM
	OVERHEAD STEEL BEAM

**Corktown Parking Deck -
 Site 2 As Built**
 1551 Church St.
 Detroit, MI 48216



Revisions

02.10.2021 HDC February 10th
 Agenda

Drawn		Preliminary
Checked		Construction
Approved		Record
MK		Do not scale Use square dimensions only
Block Number		

Job Number
2020008
 Title
**AS BUILT FLOOR
 PLAN - SECOND
 FLOOR**

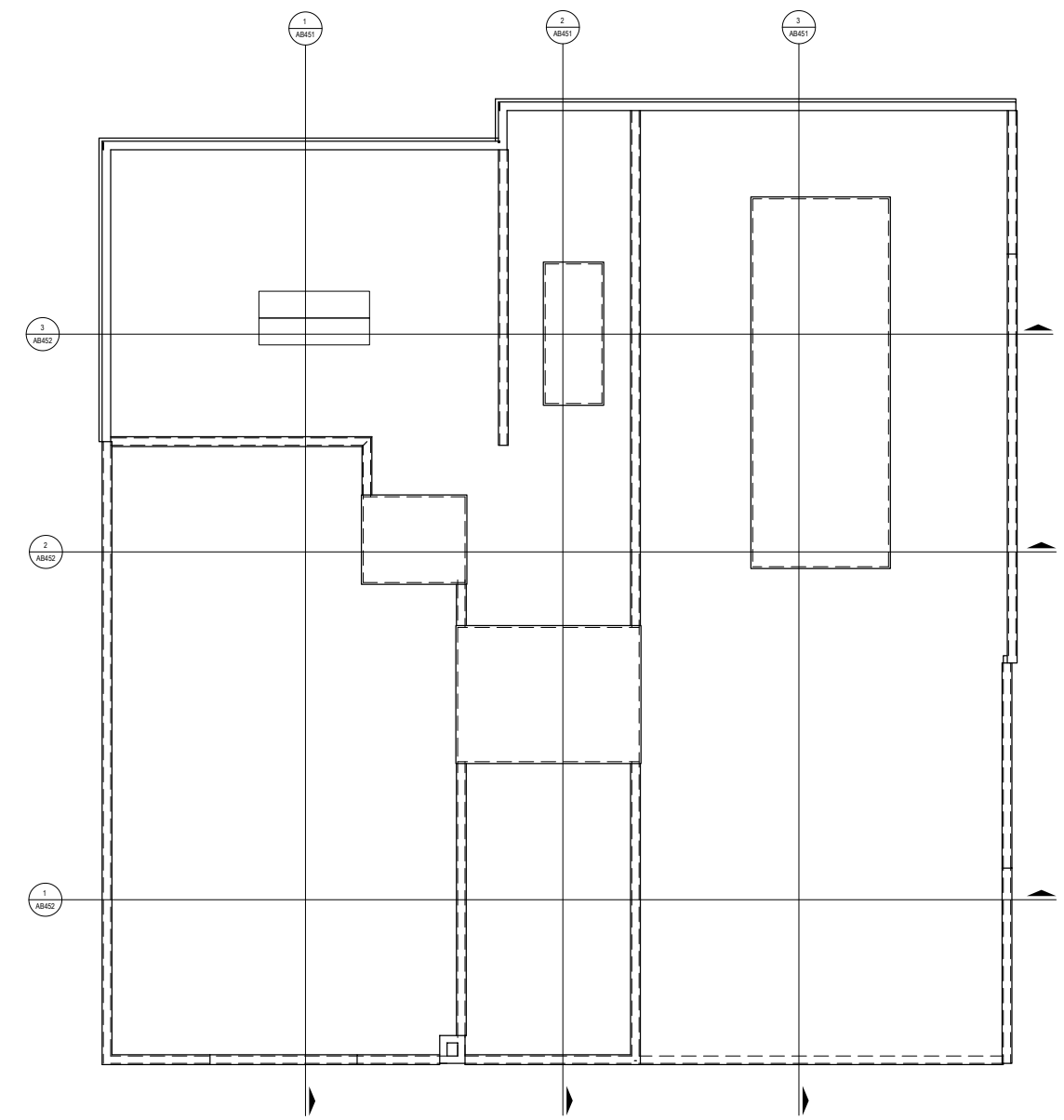
Sheet
AB102

AS BUILT FLOOR PLAN
 - SECOND FLOOR
 1 AB102 SCALE: 1/8" = 1'-0"

1/16/2021 9:46:51 AM PROJ. NO. 2020008

EXISTING | SECOND FLOOR PLAN

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



AS BUILT FLOOR PLAN
 - ROOF
 SCALE: 1/8" = 1'-0"

1/15/2021 9:46:53 AM PRCJL_NO 2020008

Revisions

02.10.2021 HDC February 10th
 Agenda

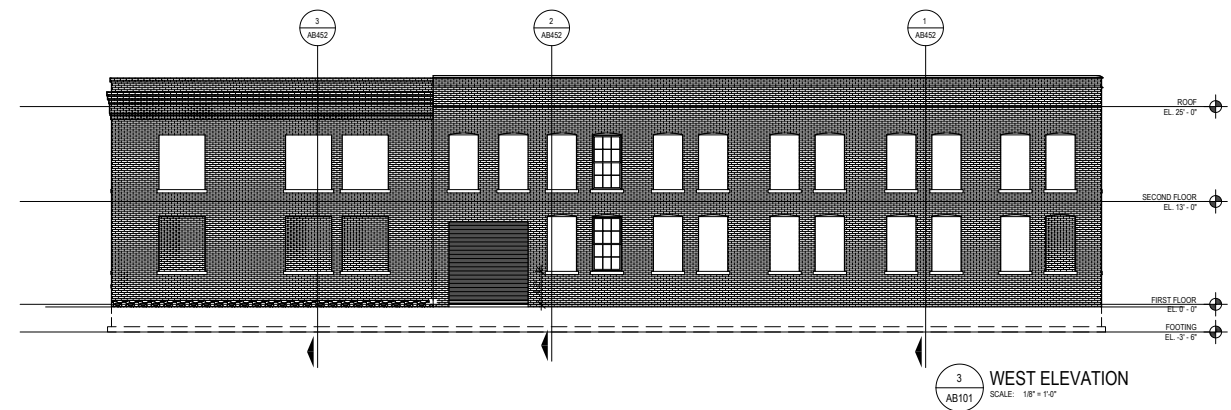
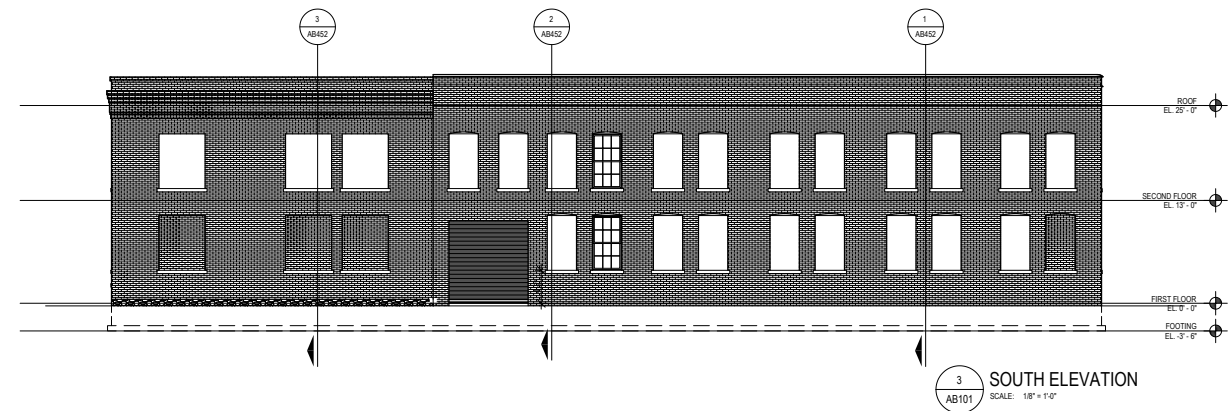
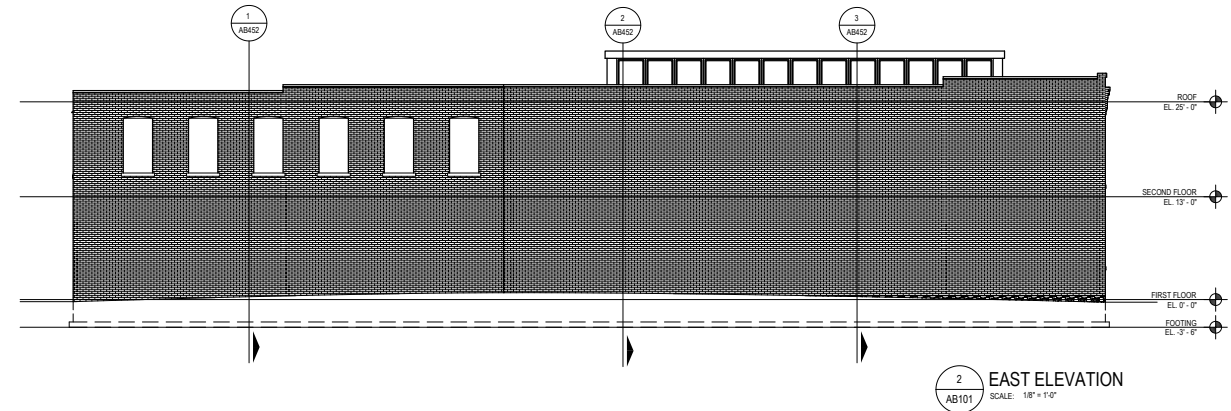
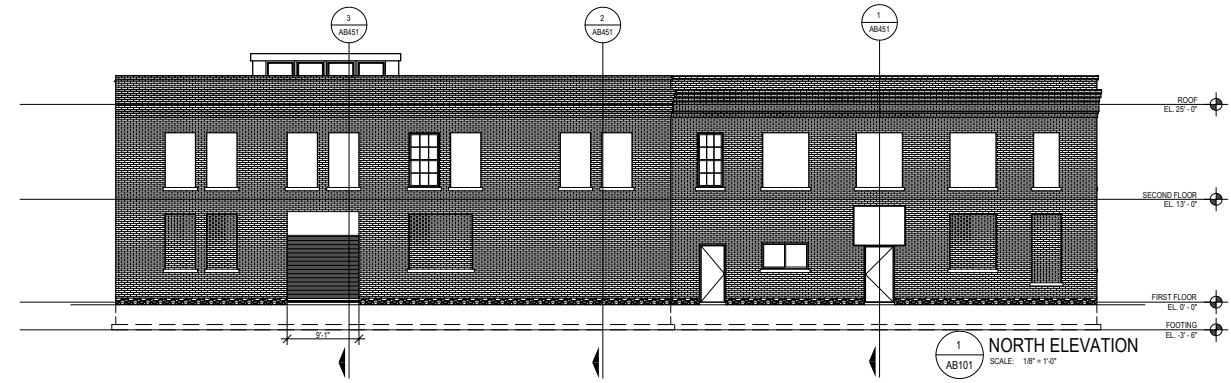
Drawn	<input checked="" type="checkbox"/> Preliminary
Author	<input type="checkbox"/> Construction
Checked	<input type="checkbox"/> Record
JF	Approved
MK	Do not scale Use square dimensions only
Block Number	

Job Number
2020008

Title
**AS BUILT FLOOR
 PLAN - ROOF**

Sheet
AB103

EXISTING | ROOF PLAN



1/16/2021 9:46:59 AM PROJ. NO. 2020008

Revisions

02.10.2021 HDC February 10th
 Agenda

Drawn	JF	Preliminary
Checked	JF	Construction
Approved	MK	Record
Do not scale		
Use square dimensions only		
Block Number		

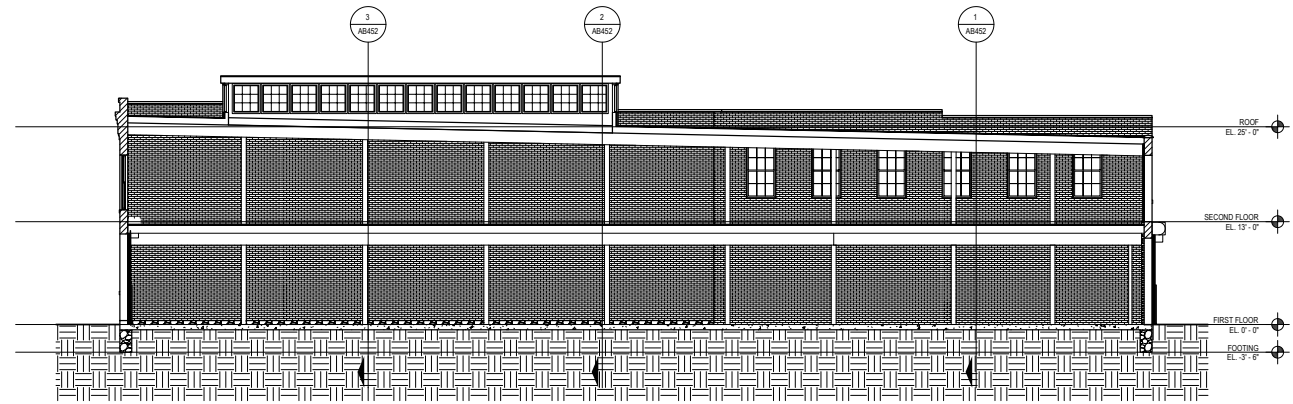
Job Number
2020008

AS BUILT BUILDING ELEVATIONS

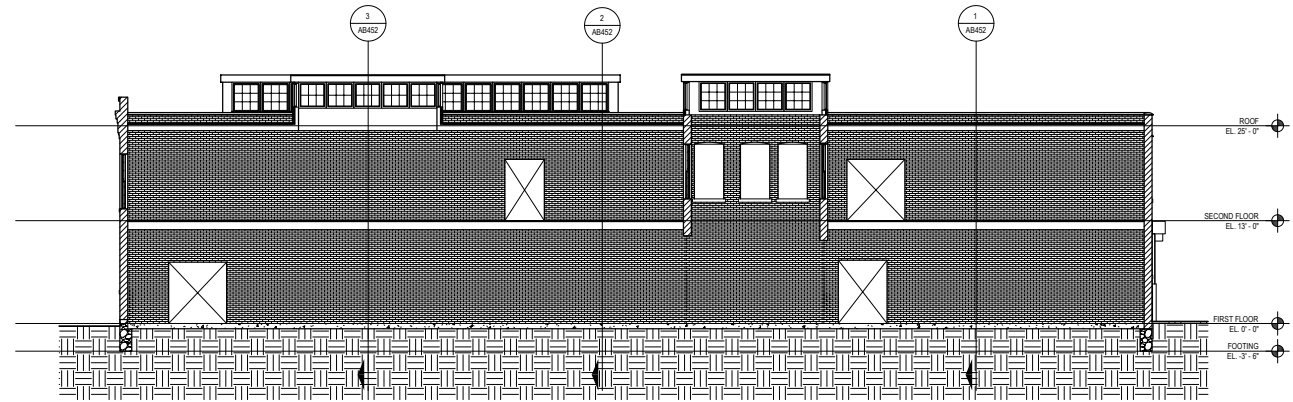
Sheet
AB401

EXISTING | BUILDING ELEVATIONS

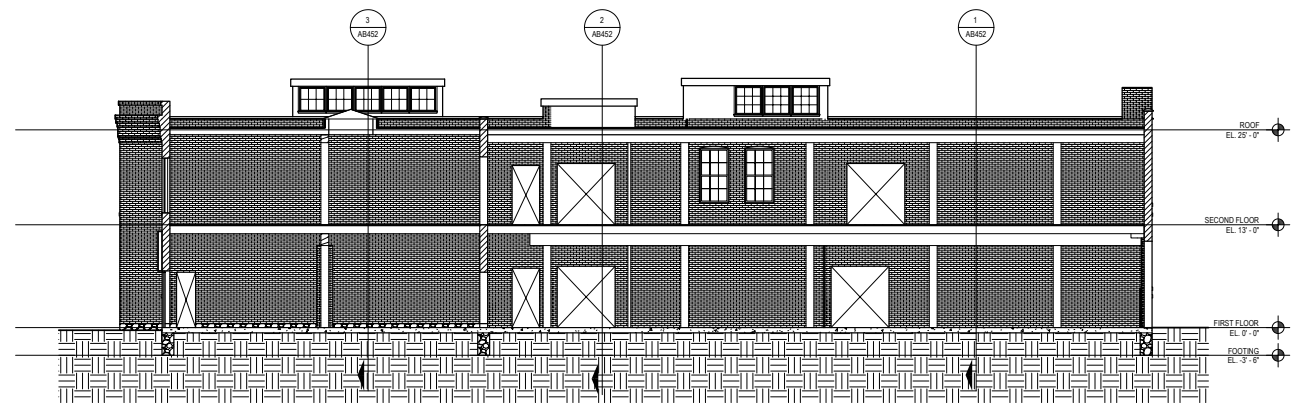
CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



3 BUILDING SECTION
 AB101 SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
 AB101 SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
 AB101 SCALE: 1/8" = 1'-0"

1/15/2021 9:46:59 AM PROJ. NO. 2020008

Revisions

02.10.2021 HDC February 10th Agenda

Drawn	■ Preliminary
Checked	□ Construction
Approved	□ Record
MK	Do not scale Use figured dimensions only
Block Number	

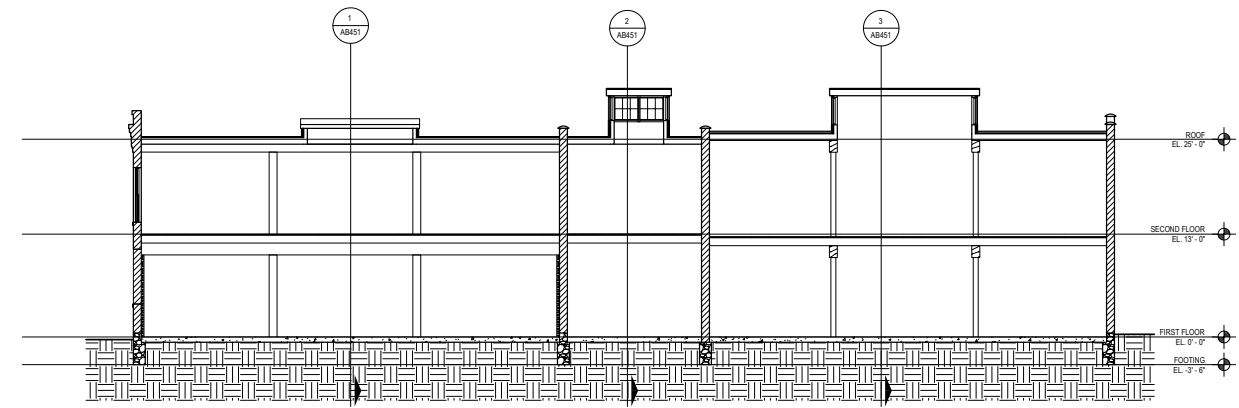
Job Number
2020008

Sheet
AS BUILT BUILDING SECTIONS

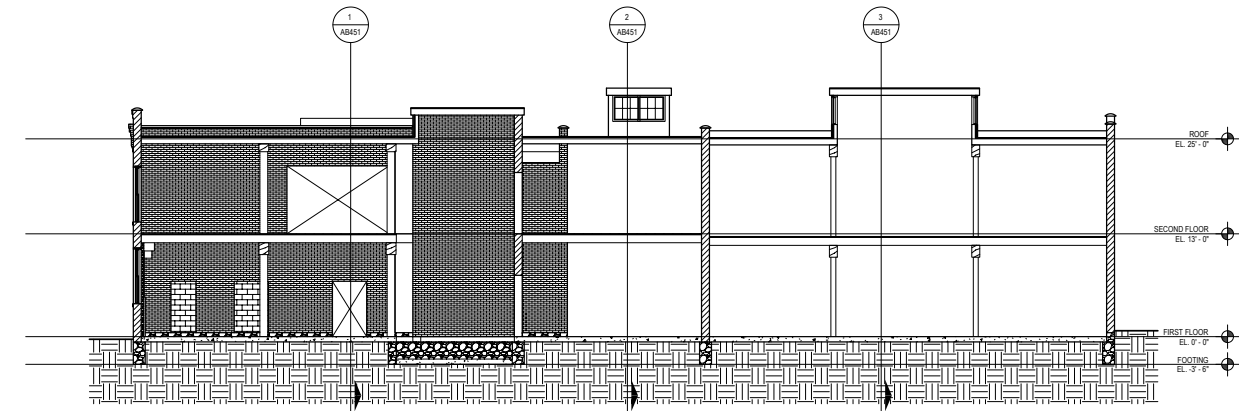
Sheet
AB451

EXISTING | BUILDING SECTIONS

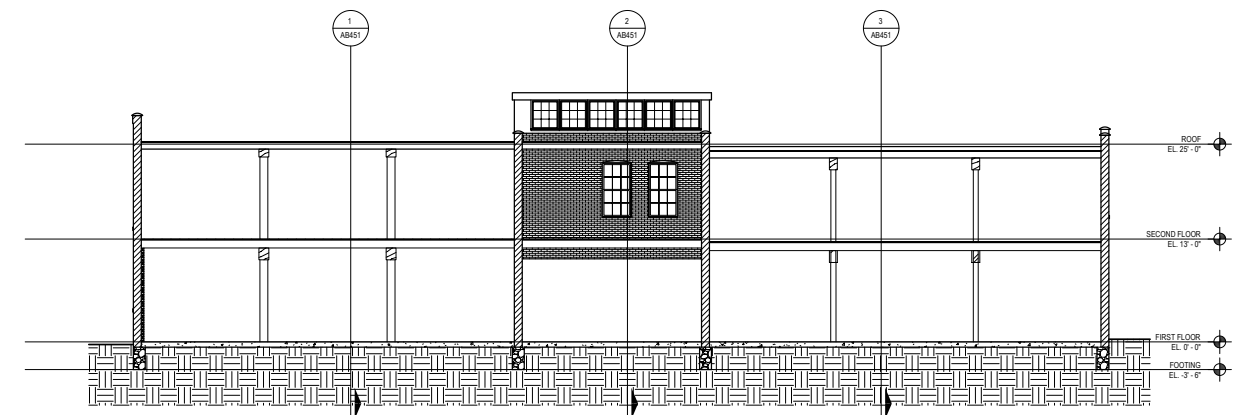
CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



3 BUILDING SECTION
AB101 SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
AB101 SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
AB101 SCALE: 1/8" = 1'-0"

Revisions

02.10.2021 HDC February 10th
Agenda

Drawn	■ Preliminary
JF	□ Construction
Checked	□ Record
JF	
Approved	Do not scale
MK	Use square
	dimensions only
Block Number	

Job Number
2020008

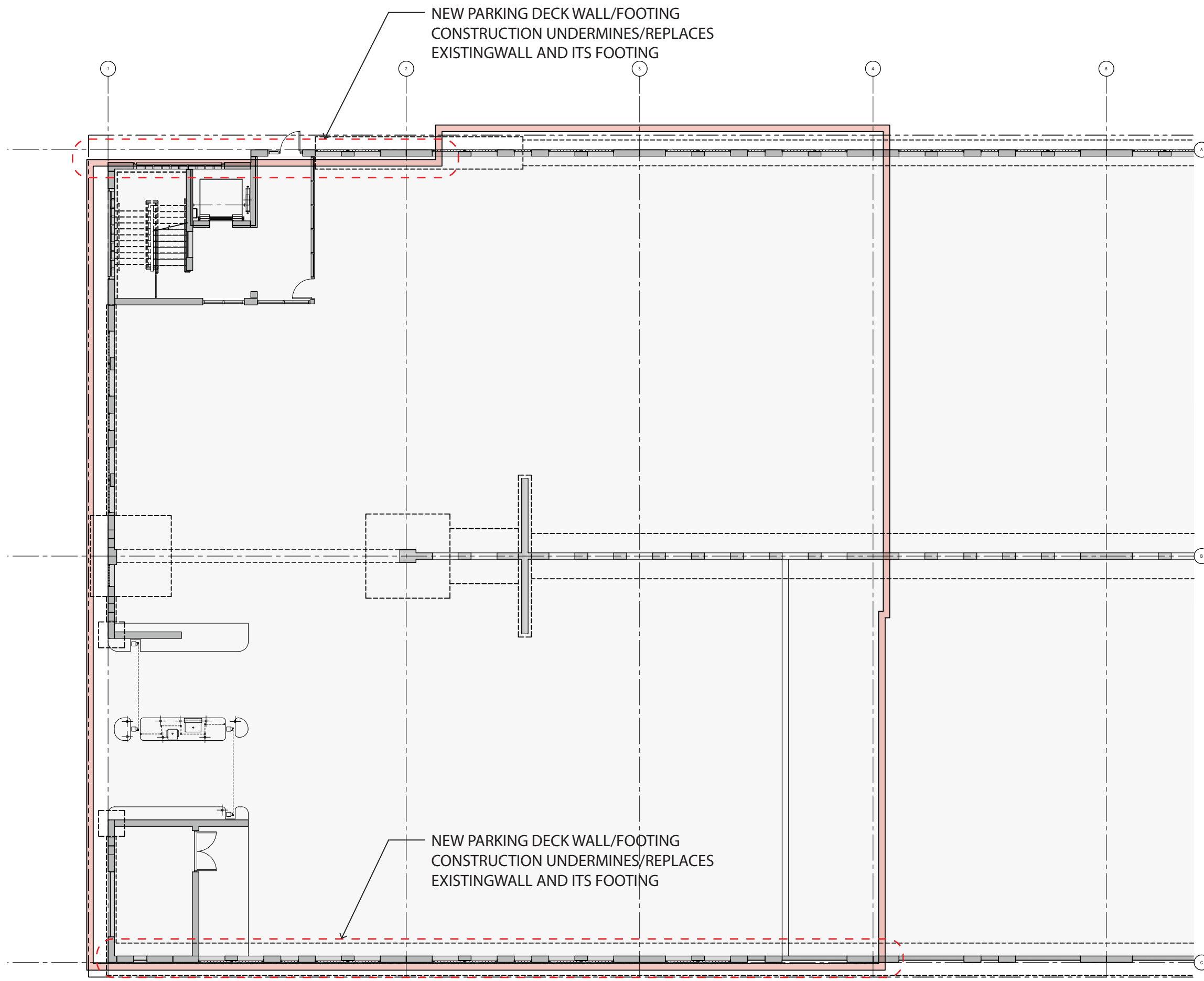
Sheet
AS BUILT BUILDING SECTIONS

Sheet
AB452

1/16/2021 9:47:00 AM PROJ. NO. 2020008

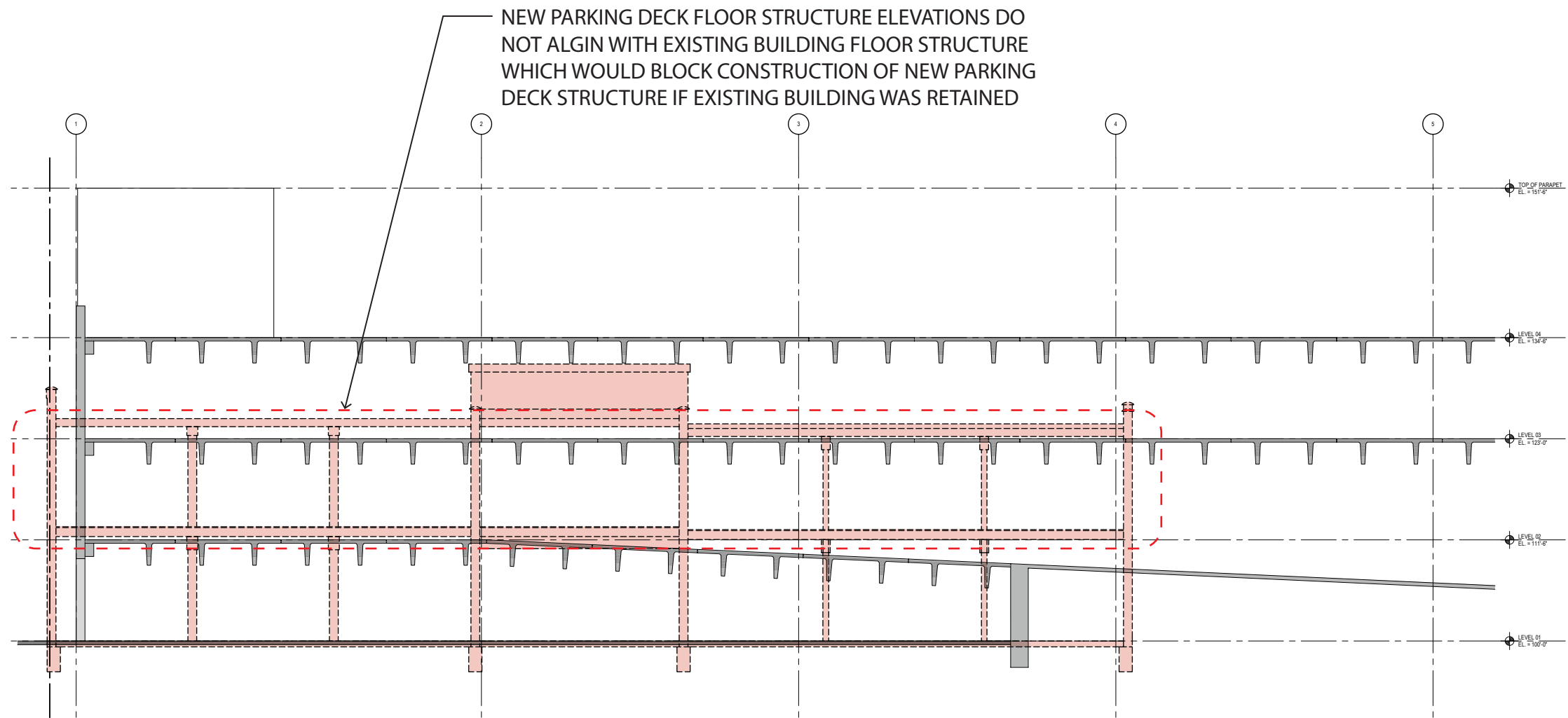
EXISTING | BUILDING SECTIONS

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



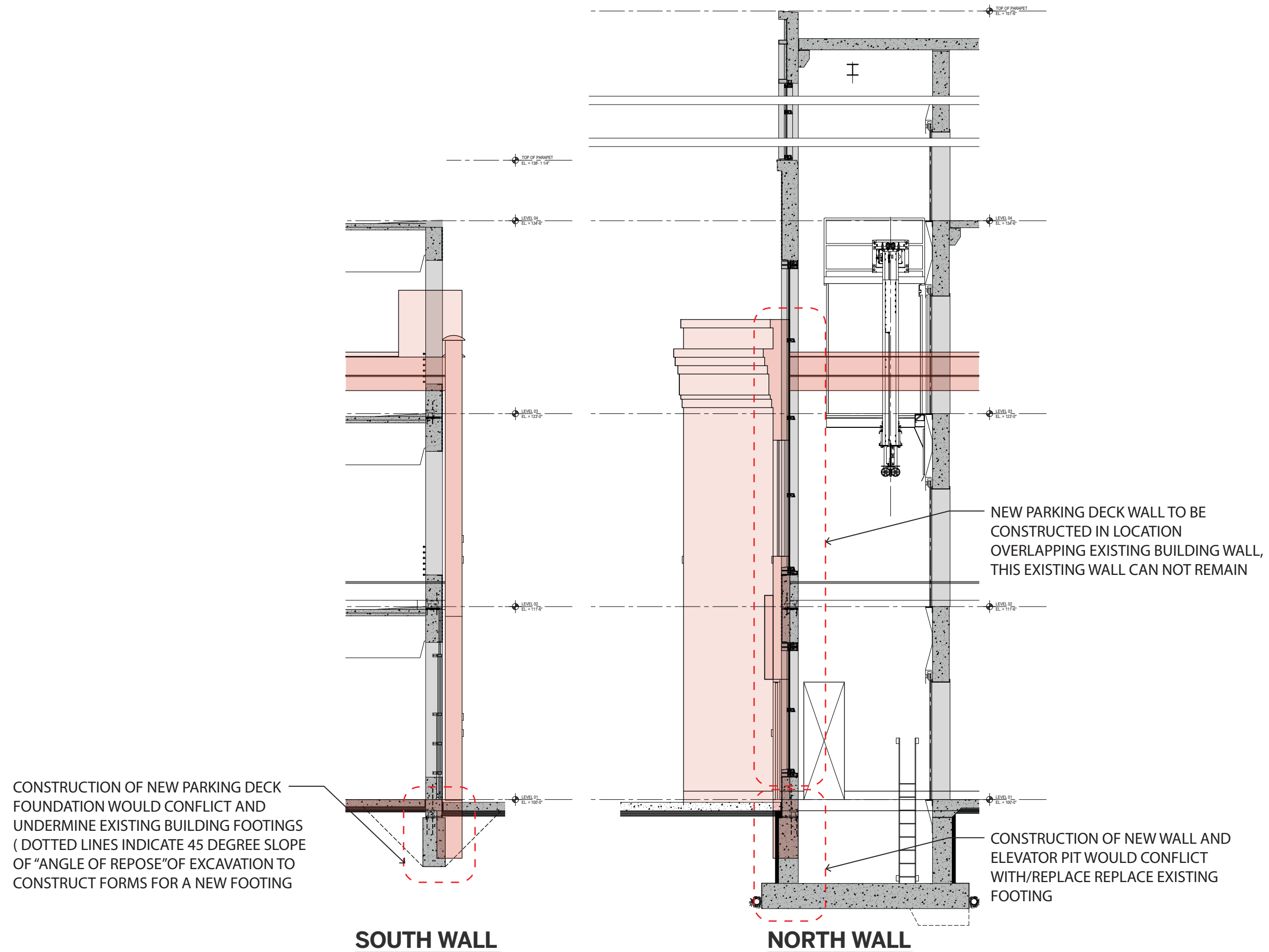
PLAN | OVERLAY

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



BUILDING SECTION | OVERLAY

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021



WALL SECTIONS | OVERLAY

CORKTOWN › DETROIT, MICHIGAN › FEBRUARY 17, 2021















