

1705 SIXTH ST. JOHN MASON HOUSE ADDITION



1705 SIXTH ST. (1973, DAVE JORDANO)

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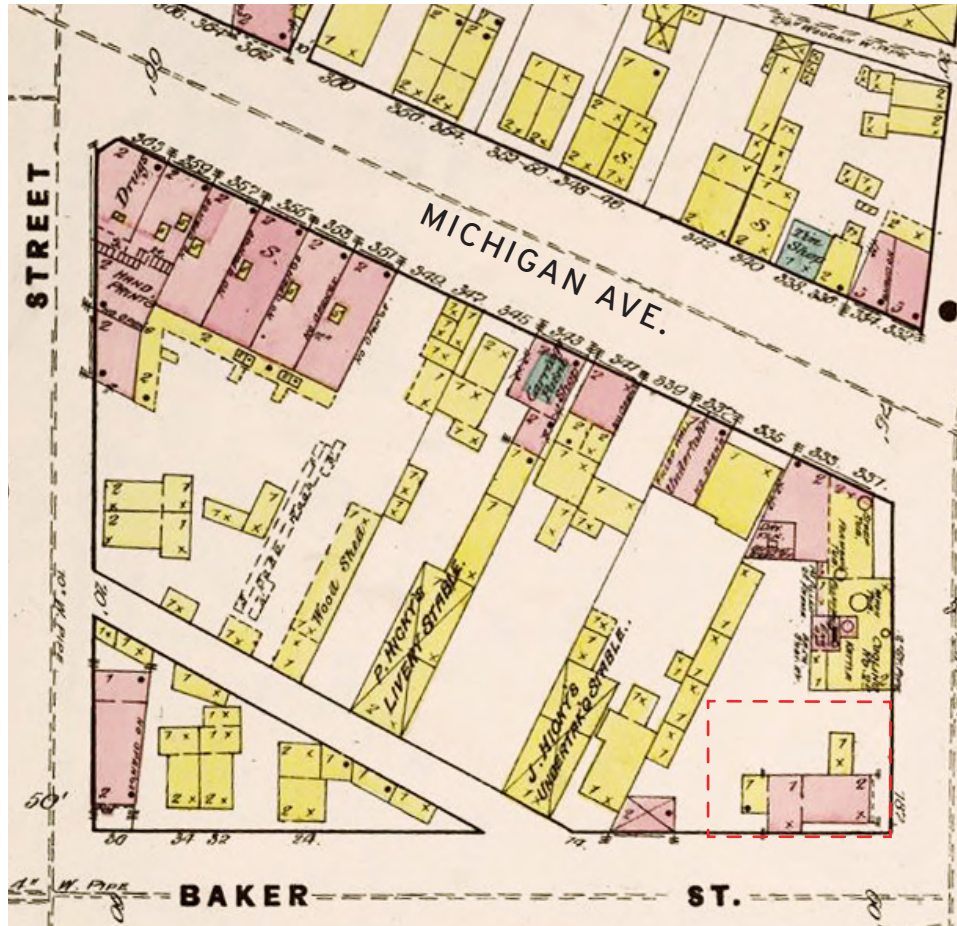
SUBJECTSTUDIO

1577 ASH ST. DETROIT, MI
hi@subject-studio.com

HDC-00

SITE HISTORY

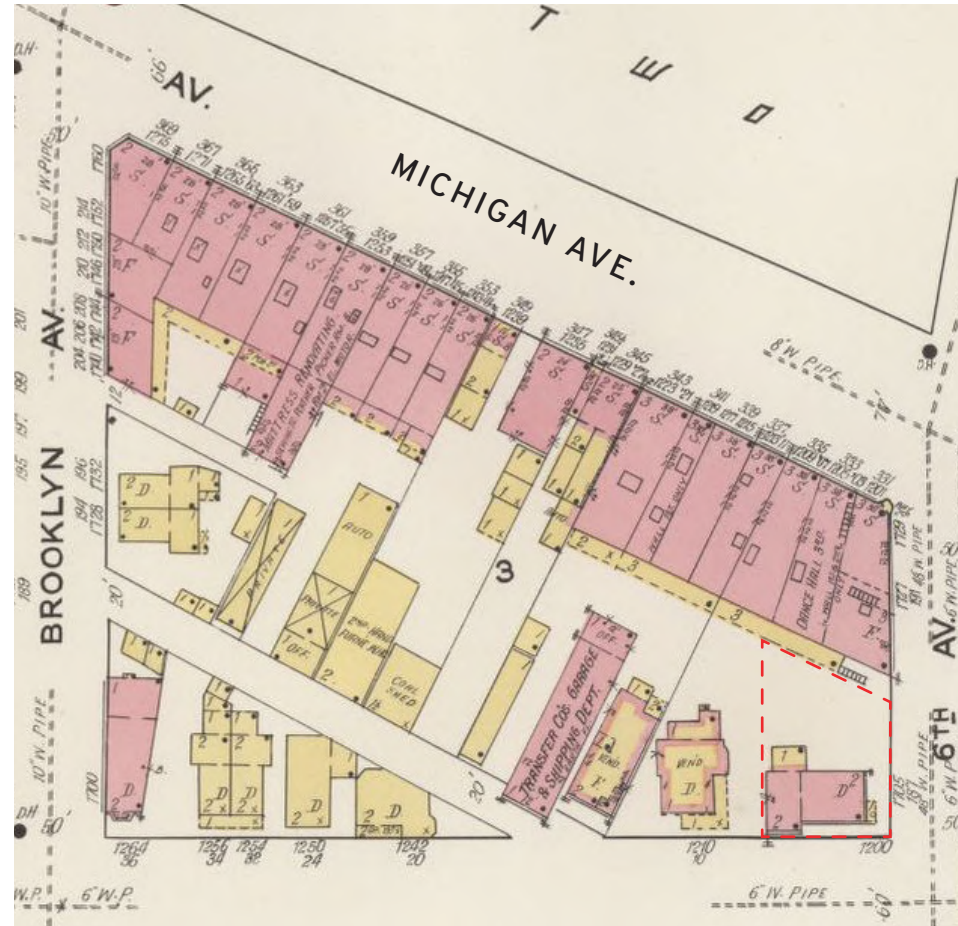
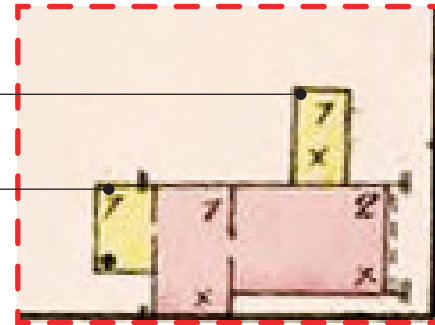
187 6TH ST. (NOW 1705 6TH ST.)



SANBORN
1884

WOOD-FRAMED CARRIAGE SHED/
STORAGE AT SIDE YARD

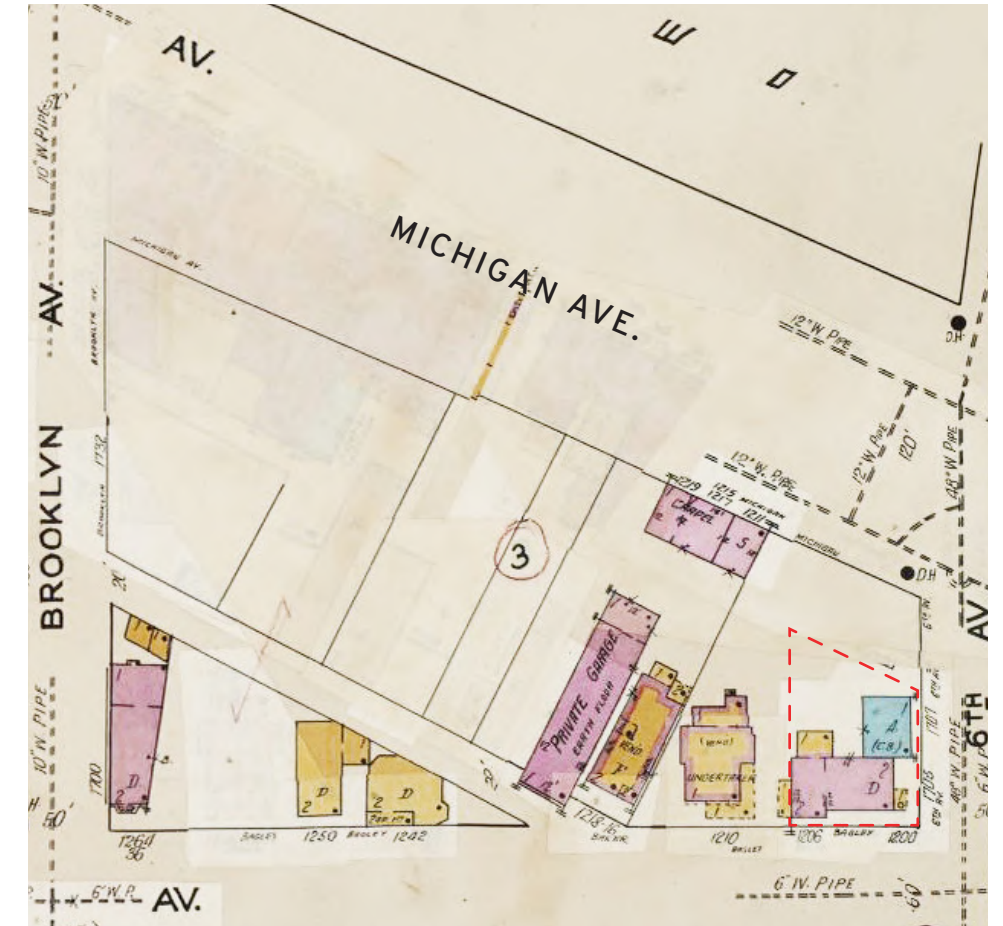
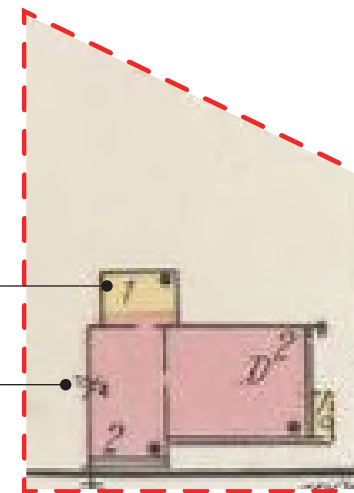
WOOD-FRAMED PORCH
AT REAR YARD



SANBORN
1921

WOOD-FRAMED PORCH
AT SIDE YARD

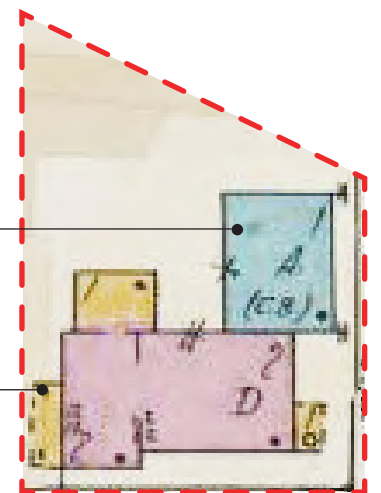
REAR PORCH REMOVED



SANBORN
1938-1950

ONE-STORY MASONRY GARAGE

WOOD FRAMED PORCH
AT REAR YARD



JOHN MASON HOUSE ADDITION SITE HISTORY

SUBJECTSTUDIO

1577 ASH ST. DETROIT, MI

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HDC-01

BUILDING HISTORY

1705 SIXTH ST. DETROIT, MI 48226
"JOHN MASON HOUSE"

Considered one of the oldest surviving brick homes in Detroit, the house standing on the northwest corner of Bagley and Sixth St. was constructed in 1850 by it's original owner - a brewer named John Mason.

Built in a vernacular Federal Style with Greek Revival details, the structure originally consisted of just the two-and-a-half story portion with pitched roof bracketed by gabled parapet walls and chimneys. The two-story flat-roof portion was added at the rear around 1870. Built on a foundation of river limestone, the exterior walls vary between triple-wythe and double-wythe solid masonry construction of common 'ballast bricks' with stone lintels and sills at most windows. The floors and roof are built with wood timbers and joists pocketed into the exterior load-bearing walls.

The house featured several different porches and adjoining structures at the rear and side yards through its life. The most recent Sanborn map dated 1938-1950 records a one-story masonry garage that stood proud of the main house structure along Sixth St. Around 1970, the house was divided between the original house and the first addition into two separate units - the filled masonry opening and stone lintel to the front door of the rear unit is still visible along the Bagley St. facade. By the 1990s, the house had been neglected and fell into disrepair.

In 1992, Chet Allen and Richard Kokochuk acquired the house to renovate and convert it into a bed and breakfast. Exterior work included a new roof, replacing and repointing large portions of the brickwork, replacing all windows, and demolishing the adjacent garage and portions of the front and side porches. The floor plan was altered to accomodate a large kitchen at the rear, a relocated main stairway and secondary spiral stair, and four bedrooms with en-suite bathrooms.

Today, the John Mason House looks much the same as it did following its renovation in 1992, but is once again owner-occupied.

PROJECT DESCRIPTION

The current owners seek to construct an addition at the side yard to include a much needed two-car garage with storage, a roof deck accessible from the second level of the main house, and an accessory dwelling unit with separate street-level entrance along Sixth St.

The addition is designed to sit within the footprint of the previous masonry garage that abutted the house from at least 1951 until it was demolished during the 1992 renovation. The form of the addition reference the proportions, character, and style of the historic main house while distinguishing itself with contemporary detailing and materiality. The front facade of the addition sits proud of the front facade of the historic house (along the same front setback as the original garage) to provide a clear distinction between the new and old structures. Similarly, the lower roof deck portion provides a visual separation between the historic structure and taller accessory dwelling unit portion.

A red brick masonry parapet wall laid in a Flemish bond bookends the addition in reference to those of the historic house, but is designed with a different roofline and brick screening pattern visible from the right-of-way at the apartment entryway to provide transparency, visual interest, and distinction from the historic structure. Two twin peaked dormers face Sixth St. at the second level in reference to an element common to Federal Style rowhouses of the same period, but are designed with minimal detailing to avoid correlation with more elaborate historic treatments. The walk-up entrance to the accessory dwelling unit is elevated to match the height of the opposing main house porch and entrance to create compositional balance. The horizontal siding with 4" exposure across the majority of the addition is typical of many homes in the historic district, and is finished in a dark blue to provide contrast between the warm red brick of the historic structure.

DETAILED SCOPE OF WORK

SITE

- REMOVE SMALL TREES AND CMU PLANTING BED AT REAR YARD
- REMOVE MULTIPLE DEAD LIMBS FROM LARGE TREE IN SIDE YARD
- REMOVE EXISTING PERGOLA IN REAR YARD (CONSTRUCTED IN 1992)
- RELOCATE LEG OF FENCE ALONG 6TH ST. TO ALIGN WITH SIDEWALK
- RELOCATE LIGHT POLE AT SIDEWALK TO REAR YARD
- REMOVE EXISTING MASONRY PORCH PAD AND WOOD STAIR AT SIDE YARD

EXISTING HOUSE

- RELOCATE HVAC EXHAUST PENETRATIONS FROM UNDERNEATH EXISTING MASONRY PORCH TO REAR SIDE YARD
- RELOCATE AIR CONDENSER UNIT TO REAR SIDE YARD
- REPLACE ALL EXISTING WOOD WINDOWS (LEAKING DUE TO IMPROPER INSTALLATION) WITH ALUMINUM-CLAD WOOD WINDOWS WITH BRICKMOLDING INSET INTO MASONRY OPENINGS
- INSTALL ALUMINUM-CLAD WOOD WINDOWS WITH BRICKMOLDING INSET AT GRADE-LEVEL BASEMENT MASONRY OPENINGS
- REMOVE WINDOW AT SECOND LEVEL SIDE YARD, RELOCATE DOOR AND FRAME FROM KITCHEN INTO OPENING FOR NEW ROOF DECK ACCESS
- INSTALL NEW ALUMINUM-CLAD WOOD WINDOW WITH BRICKMOLDING INSET INTO MASONRY OPENING FROM RELOCATED KITCHEN DOOR. INFILL BASE WITH BRICK AND STONE SILL TO MATCH EXISTING HOUSE

ADDITION

- CONSTRUCT TWO-CAR GARAGE WITH STORAGE CLOSETS, ENCLOSED MUDROOM WITH SMALL REAR PORCH, ROOF DECK ADJACENT TO AND ACCESSIBLE FROM EXISTING HOUSE, AND ACCESSORY DWELLING UNIT WITH WALK-UP ENTRANCE OFF 6TH ST.
- INSTALL (2) CARRIAGE STYLE OVERHEAD GARAGE DOORS AT FRONT FACADE, AND (1) STEEL AND GLASS OVERHEAD GARAGE DOOR AT REAR FACADE
- CONSTRUCT BRICK PARAPET WALL AT SIDE FACADE
- CONSTRUCT TWO PEAKED DORMERS AT FRONT FACADE ROOF
- INSTALL (1) FIXED WINDOW AT SECOND LEVEL OF SIDE FACADE AND (1) CASEMENT WINDOW SECOND LEVEL AT REAR FACADE
- INSTALL HORIZONTAL FIBER-CEMENT LAP SIDING (SMOOTH) WITH 4" EXPOSURE AND TRIM BOARDS AT FRONT AND REAR FACADES, DORMERS, AND SECOND LEVEL ADJACENT TO ROOF DECK
- INSTALL STANDING-SEAM METAL ROOF WITH ALUMINUM GUTTERS AND DOWNSPOUTS IN MATCHING COLOR OVER ADDITION, DORMERS, AND MUDROOM ENCLOSURE



JOHN MASON HOUSE ADDITION PROJECT INFORMATION

SUBJECTSTUDIO

1577 ASH ST. DETROIT, MI

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HDC-02

HISTORIC DESIGNATION (1973)



MASON BREWERY HOUSE 1705 SIXTH ST.

PRE-RENOVATION (1992)



JOHN MASON HOUSE ADDITION
HISTORIC PHOTOS

SUBJECTSTUDIO

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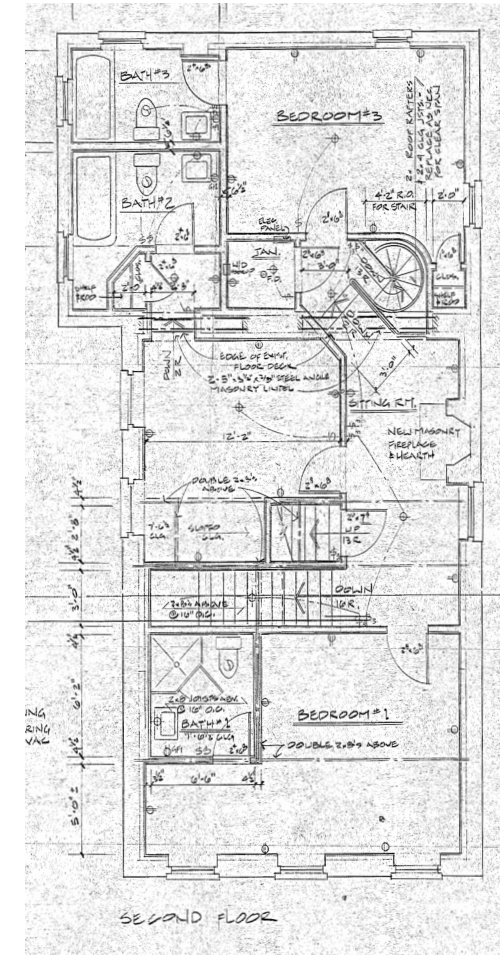
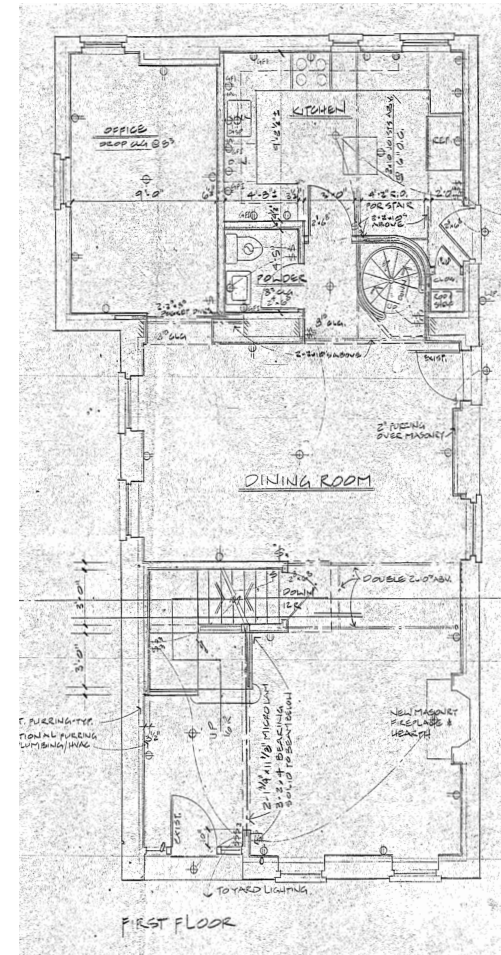
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HDC-03

RENOVATION (1992)



FIRST AND SECOND LEVEL PLANS FROM 1992 RENOVATION



RENOVATION NEAR COMPLETION



JOHN MASON HOUSE ADDITION
1992 RENOVATION PHOTOS

SUBJECTSTUDIO

1577 ASH ST. DETROIT, MI

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HDC-04

TOP OF CHIMNEY
35'-1" A.G.

TOP OF ROOF
32'-4" A.G.

TOP OF PARAPET (REAR)
24'-9" A.G.

FRONT PORCH
3'-3" ABOVE GRADE

GRADE
0'-0"

TOP OF CHIMNEY
35'-1" A.G.

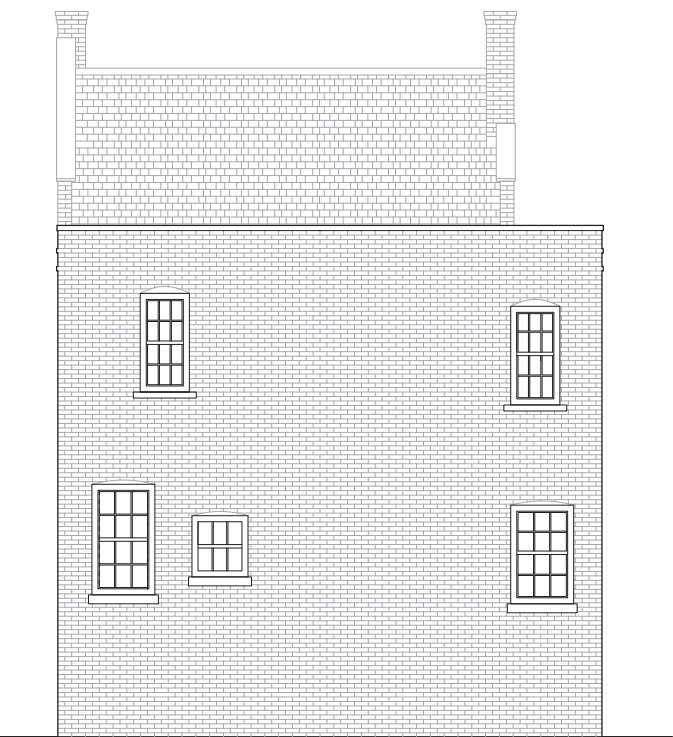
TOP OF ROOF
32'-4" A.G.

TOP OF PARAPET (REAR)
24'-9" A.G.

GRADE
0'-0"



1 EAST ELEVATION (6th ST.)



3 WEST ELEVATION

REMOVE WINDOW AND ENLARGE OPENING

REMOVE WINDOW AND INFILL OPENING WITH FIRE-RATED WOOD-FRAMED WALL

EXISTING AIR CONDENSER TO BE RELOCATED



2 NORTH ELEVATION

REMOVE DOOR, TRANSOM AND FRAME FOR RELOCATION TO NEW SECOND LEVEL ROOF DECK

REAR PORCH
2'-1" A.G.

REMOVE MASONRY PORCH BASE AND WOOD STEPS



4 SOUTH ELEVATION (BAGLEY ST.)



JOHN MASON HOUSE ADDITION
EXISTING ELEVATIONS

SUBJECTSTUDIO

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HDC-05

CURRENT PHOTOS (2022)



JOHN MASON HOUSE ADDITION
CURRENT PHOTOS

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HDC-06

CURRENT PHOTOS (2022)



2. WINDOW TO BE REMOVED AND OPENING INFILLED- AREA WILL BE ENCLOSED BY ADDITION WITH FIRE- RATED FURRED WALL



3. WINDOW TO BE REMOVED AND OPENING TO BE ENLARGED DOWN TO SECOND LEVEL FLOOR LINE. DOOR AND FRAME REMOVED FROM KITCHEN BELOW TO BE INSTALLED IN OPENING.



1. DOOR AND FRAME TO BE REMOVED AND RELOCATED TO SECOND LEVEL



JOHN MASON HOUSE ADDITION
CURRENT PHOTOS

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HDC-07

CURRENT PHOTOS (2022)



TOP MIDDLE
TYPICAL WINDOW HEAD DETAIL AT ARCHED OPENINGS.
ALL WINDOWS (INSTALLED DURING 1992 RENOVATION) EXHIBIT
IMPROPER INSTALLATION IN MASONRY OPENINGS. CAULK SEALANT
HAS DETERIORATED AND REGULARLY LEAKS.



TYPICAL WINDOW SILL DETAIL

LEFT
TYPICAL WINDOW CONDITION OF OPENINGS WITH STONE LINTELS AT
SIXTH ST. FACADE AND BAGLEY STREET FACADES



JOHN MASON HOUSE ADDITION
CURRENT PHOTOS

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HDC-08

WINDOW SECTIONS

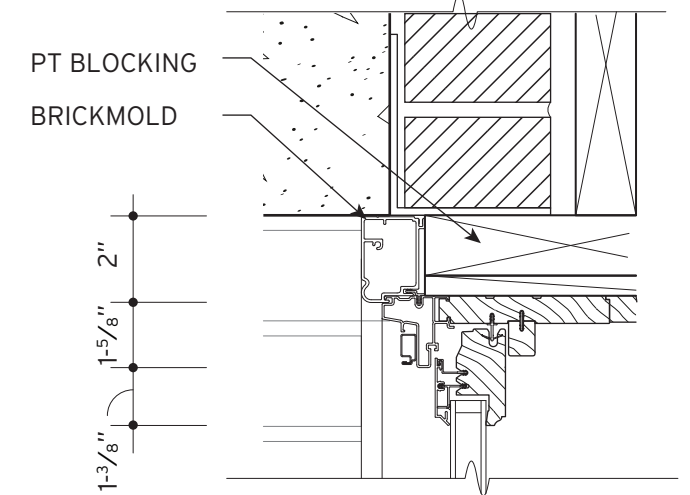
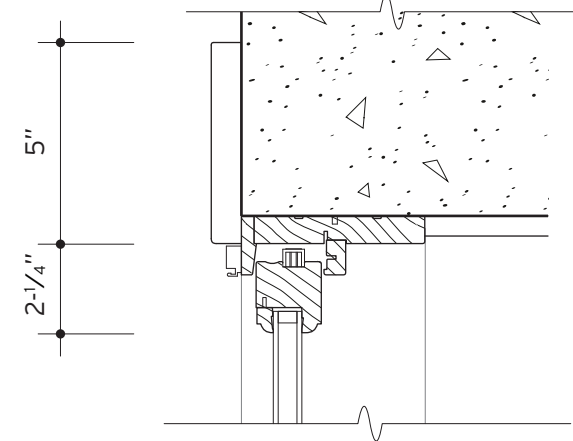
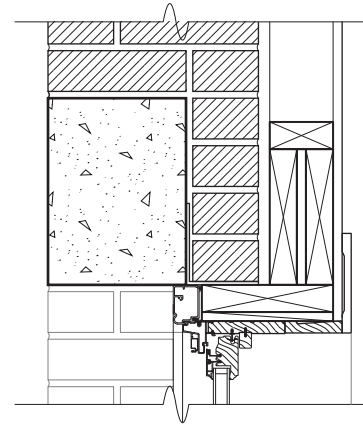
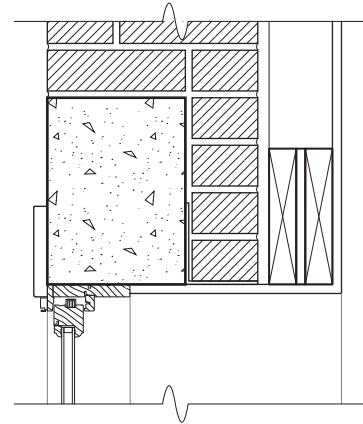
EXISTING WINDOWS

REPLACEMENT WINDOWS

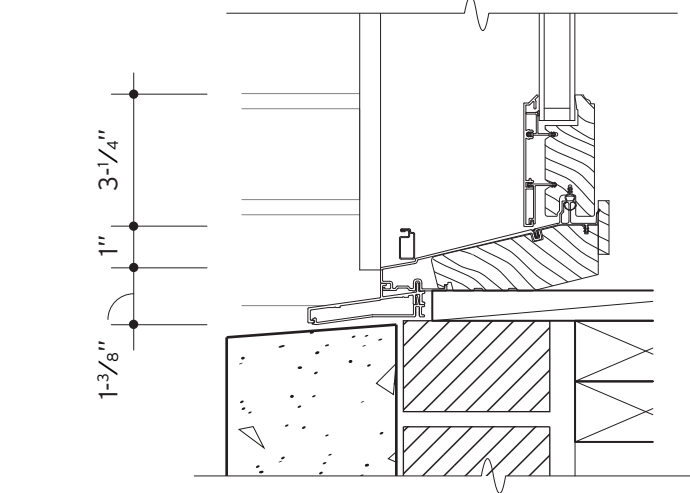
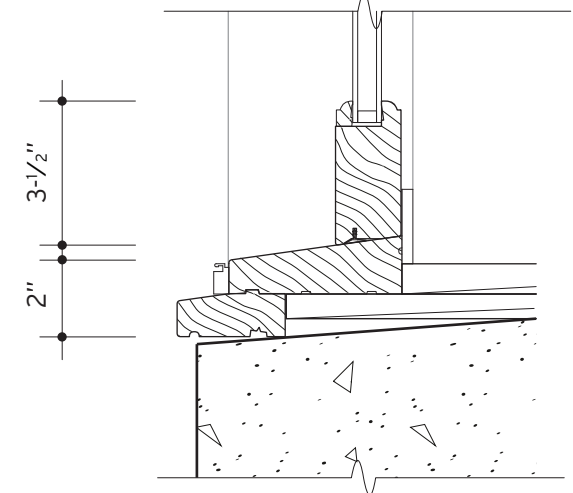
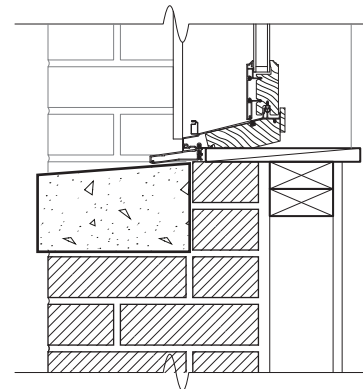
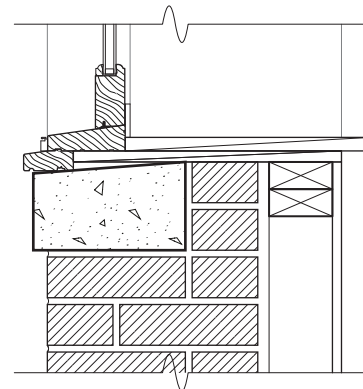
EXISTING WINDOWS
DETAILS

REPLACEMENT WINDOWS
DETAILS

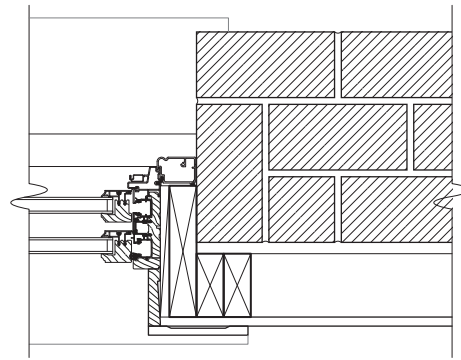
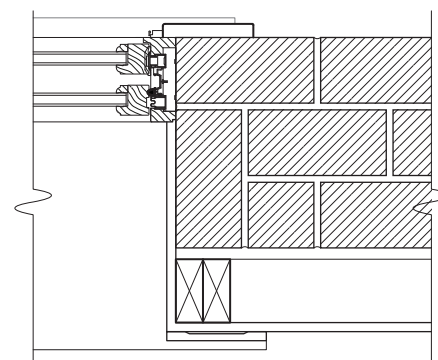
HEAD



SILL



JAMB



JOHN MASON HOUSE ADDITION
WINDOW SECTIONS

SUBJECTSTUDIO

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HDC-09

SITE ELEMENTS: PORCHES



EXISTING FRONT PORCH TO REMAIN UNALTERED



EXISTING FRONT PORCH TO REMAIN UNALTERED



EXISTING FRONT PORCH TO REMAIN UNALTERED



SIDE PORCH BASE AND STEPS TO BE REMOVED



SIDE PORCH BASE AND STEPS TO BE REMOVED



SIDE PORCH BASE AND STEPS TO BE REMOVED



JOHN MASON HOUSE ADDITION
SITE ELEMENTS

SUBJECTSTUDIO

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HDC-10

SITE ELEMENTS: PERGOLA



BRICK PERGOLA AT SIDE YARD CONSTRUCTED DURING 1992 RENOVATION TO BE REMOVED



PERGOLA AND CMU PLANTER BEING CONSTRUCTED OF MATERIALS FROM DEMOLISHED GARAGE AND SIDE PORCH DURING 1992 RENOVATION



JOHN MASON HOUSE ADDITION
SITE ELEMENTS

SUBJECTSTUDIO

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HDC-11

SITE ELEMENTS: LIGHT POLES



TOP RIGHT
EXISTING LIGHT POLE* AT REAR YARD TO REMAIN IN PLACE

LEFT
EXISTING LIGHT POLE* AT FENCELINE ALONG SIXTH ST. TO BE MOVED
TO REAR YARD ADJACENT TO OTHER LIGHT POLE

* LIGHT POLES WERE MOVED FROM THE GROUNDS OF FORT WAYNE
AND PLACED ON THE SITE DURING THE 1992 RENOVATION



JOHN MASON HOUSE ADDITION
SITE ELEMENTS

SUBJECTSTUDIO

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HDC-12

SITE ELEMENTS: TREES



TREE AT SIXTH ST. ALONG FENCELINE TO BE REMOVED



TREE/LARGE SHRUB IN ADDITION FOOTPRINT ALONG SIDE OF HOUSE TO BE REMOVED



APPLE TREE AND CMU PLANTING BED IN FOOTPRINT OF ADDITION AT SIDE YARD TO BE REMOVED



DEAD LIMBS OF LARGE TREE AT SIDE YARD TO BE REMOVED



JOHN MASON HOUSE ADDITION
SITE ELEMENTS

SUBJECTSTUDIO

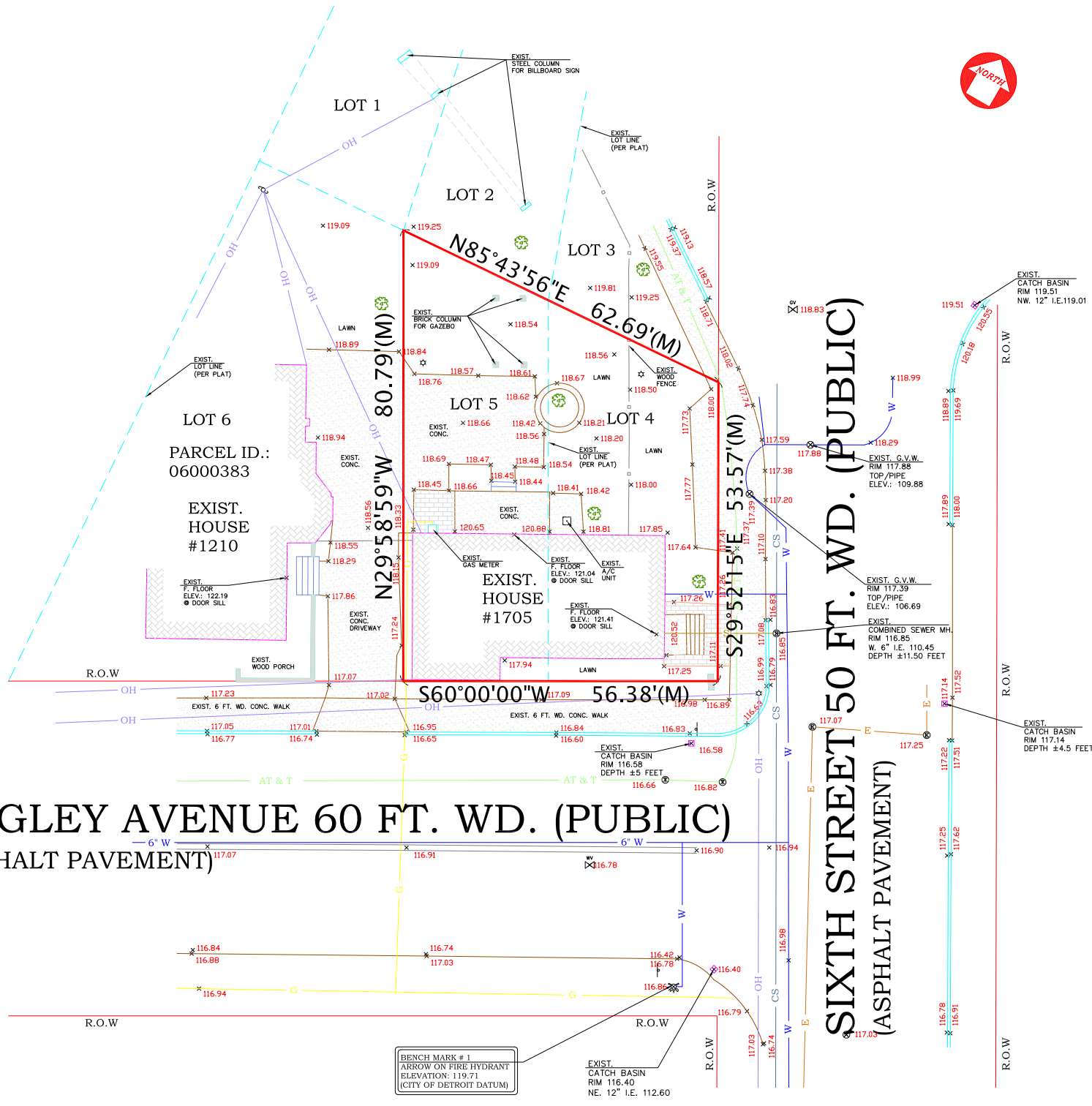
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HDC-13

- LEGEND OF SYMBOLS & ABBREVIATIONS**
- (M) FIELD MEASUREMENT
 - (TYP.) TYPICAL
 - EXIST. EXISTING
 - CONC. CONCRETE
 - R.O.W. RIGHT-OF-WAY
 - BOUNDARY LINE
 - OH OVERHEAD ELECTRIC LINES
 - AT & T BURIED UNDERGROUND CABLES
 - E BURIED UNDERGROUND ELECTRIC
 - CS COMBINED SEWER
 - S SANITARY SEWER
 - G GAS LINE
 - W WATER LINE
 - UTILITY POLE
 - LIGHT POLE
 - FIRE HYDRANT
 - SIGN
 - GAS VALVE
 - WATER IN THE BOX
 - GATE VALVE & WELL
 - TELEPHONE MANHOLE
 - ELECTRIC MANHOLE
 - COMBINED SEWER MANHOLE
 - SQUARE CATCH BASIN
 - CONCRETE SURFACE
 - ASPHALT PAVEMENT
 - BRICK PAVER

BAGLEY AVENUE 60 FT. WD. (PUBLIC)
(ASPHALT PAVEMENT)



LEGAL DESCRIPTION: (AS PROVIDED BY CLIENT)
(BY FIRST AMERICAN TITLE INSURANCE COMPANY)

SCHEDULE A

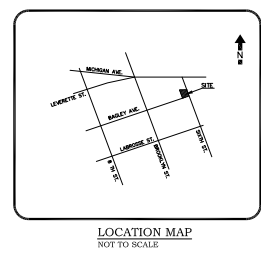
THE LAND REFERRED TO IN THE POLICY IS DESCRIBED AS FOLLOWS:
LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN
MORE PARTICULARLY DESCRIBED AS:

LOTS 4 AND 5, MORETON'S SUBDIVISION, AS RECORDED IN LIBER 22, PAGE
37, OF PLATS, WAYNE COUNTY RECORDS.

COMMONLY KNOWN AS:
1705 SIXTH STREET
CITY OF DETROIT,
WAYNE COUNTY, MI 48226
PARCEL ID.: 06000384.001

FLOOD HAZARD NOTE:
THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREAS
AS INDICATED BY "FIRM" THE FLOOD INSURANCE RATE MAP, MAP
NUMBER 26183C0285E, PANEL 285 OF 575
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN.
COMMUNITY: CITY OF DETROIT
NUMBER: 260222 PANEL: 0285 SUFFIX: E
EFFECTIVE DATE: FEBRUARY 02, 2012
AS PREPARED BY THE NATIONAL FLOOD INSURANCE PROGRAM,
FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY NOTES:
ALL UTILITIES DEPICTED HEREON ARE FROM VISIBLE EVIDENCE.
SURVEYOR DID NOT CONTACT SUBSURFACE UTILITY LOCATOR
SERVICE.
THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN
ON THIS PLAN ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER
EXPRESSED OR IMPLIED AS TO THE
COMPLETENESS, EXACTNESS OF LOCATION OR ACCURACY
THEREOF.
THE CONTRACTOR / OWNER SHALL BE EXCLUSIVELY RESPONSIBLE
FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF
EXISTING UTILITIES AND PROPOSED UTILITIES CROSSINGS IN THE
FIELD PRIOR TO CONSTRUCTION OR ANY SITE MODIFICATION.



SEAL:

ENGINEERING SERVICES, INC. CIVIL ARCHITECTURE ENVIRONMENTAL, GEOTECH, SURVEYING.

DATE: _____

CLIENT: CARL L BRAINARD

PROJECT LOCATION: EXISTING HOUSE # 1705 SIXTH STREET DETROIT, WAYNE COUNTY, MI. 48226

PARCEL ID.: 06000384.001

SHEET: SKETCH OF SURVEY

DATE: _____ REVISION: _____

DRAWN BY: _____

DESIGNED BY: _____

APPROVED BY: _____

SURVEY DATE: APRIL 20, 2020

SCALE: 1" = 10'

BOOK #: B-102

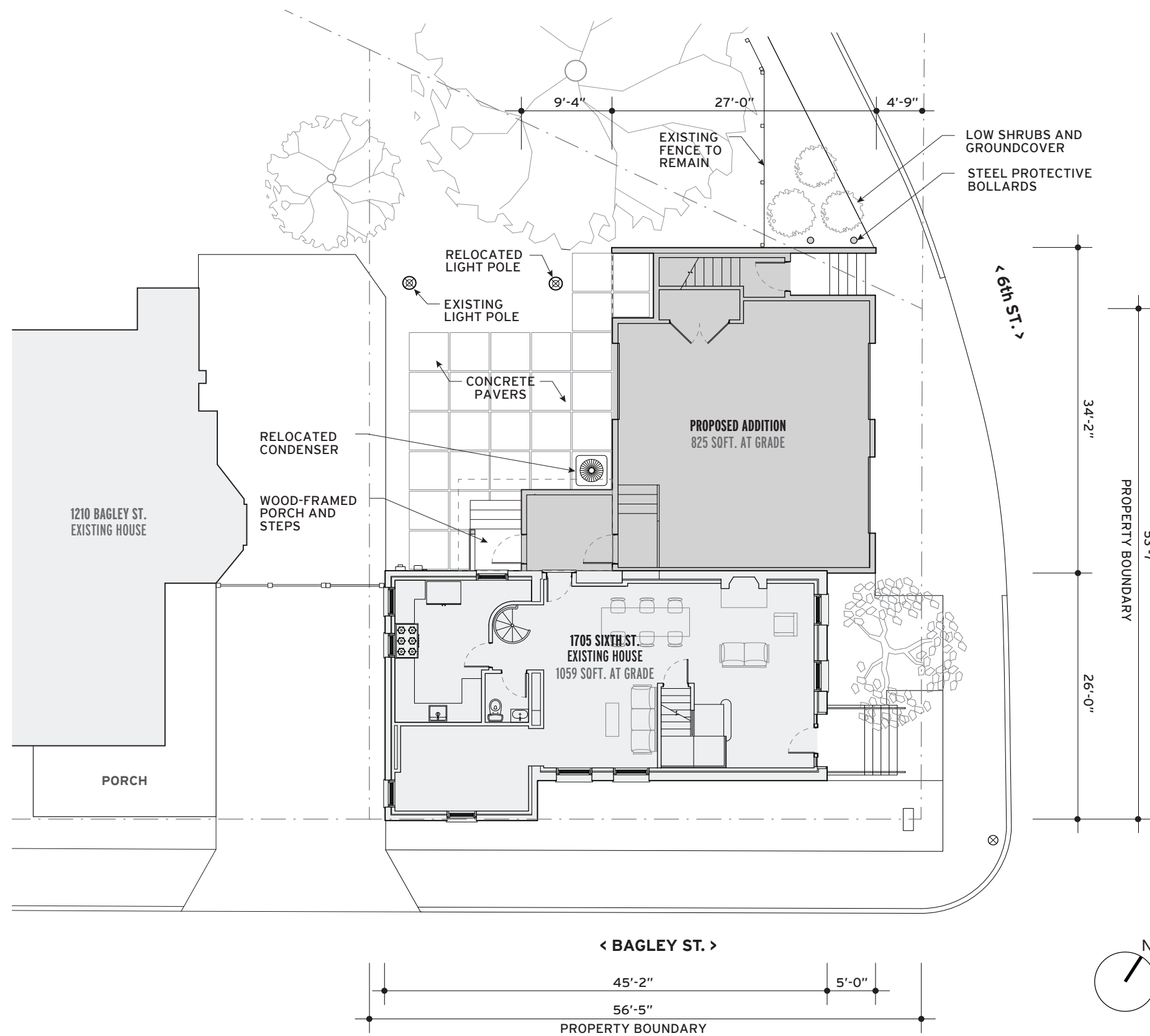
JOB NO. 021-122 SHEET NO. 1 OF 1



JOHN MASON HOUSE ADDITION
SITE SURVEY

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HDC-14



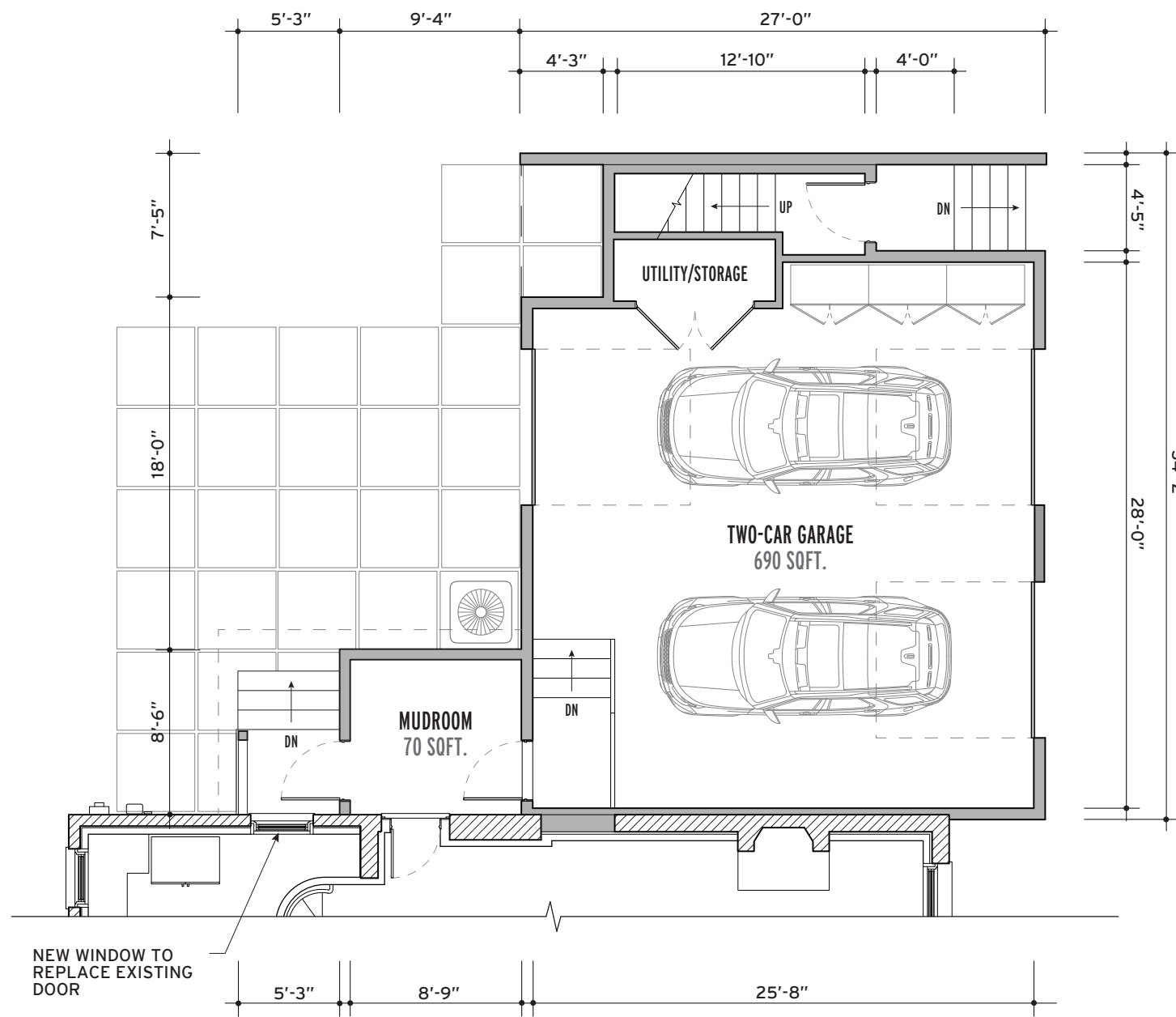
JOHN MASON HOUSE ADDITION
SITE PLAN

SUBJECTSTUDIO

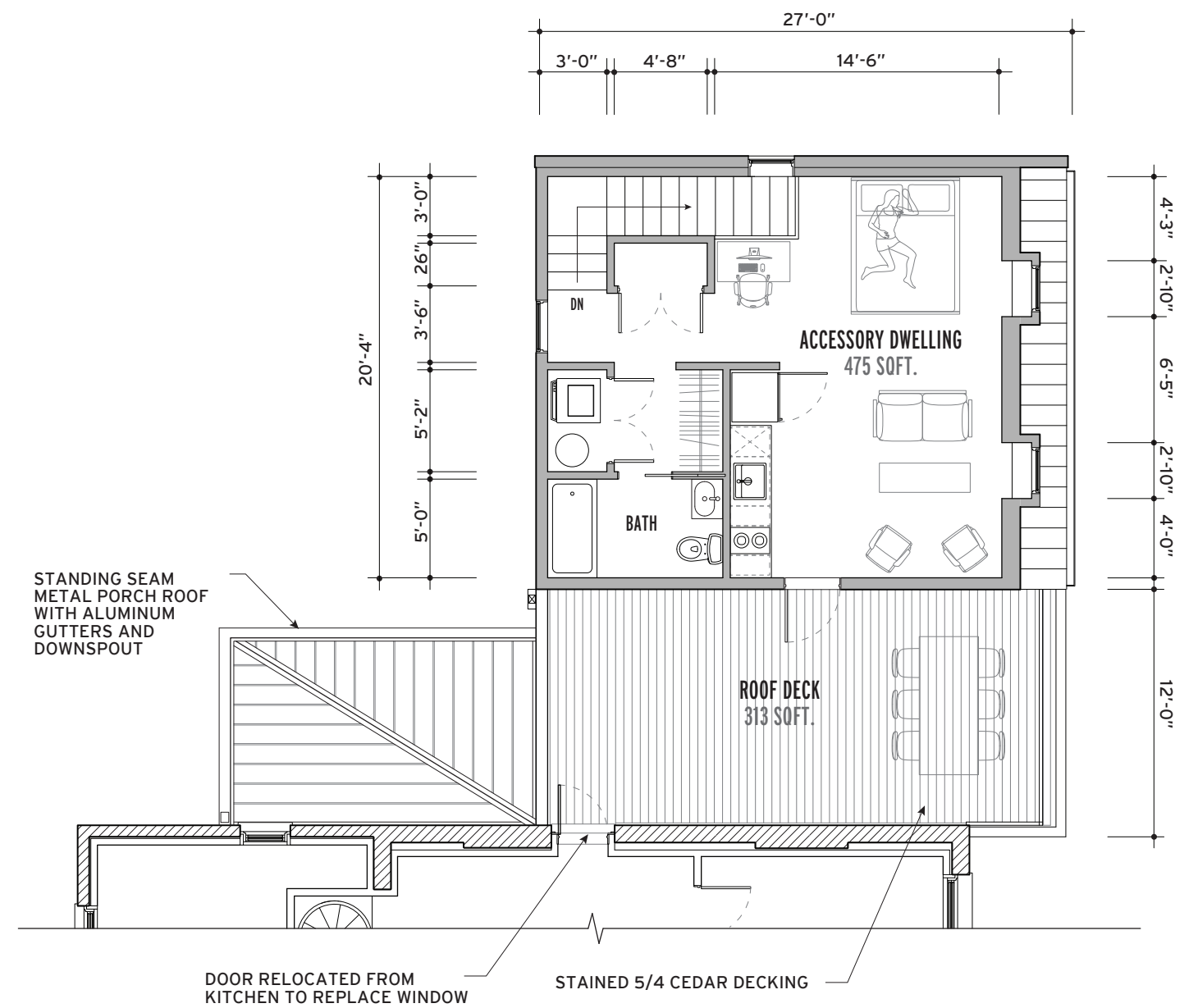
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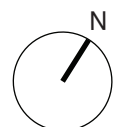
HDC-15



1 ADDITION FIRST LEVEL



2 ADDITION SECOND LEVEL



TOP OF CHIMNEY
35'-1" A.G.

TOP OF ROOF
32'-4" A.G.

TOP OF PARAPET (ADDITION)
24'-0" A.G.

GUARDRAIL
15'-7" A.G.

ROOF DECK
13'-4" A.G.

PORCHES
3'-3" ABOVE GRADE

GRADE
0'-0"



1 EAST ELEVATION (6th ST.)



2 SOUTH ELEVATION (BAGLEY ST.)

TOP OF PARAPET (ADDITION)
24'-0" A.G.

ROOF DECK GUARDRAIL
15'-10" A.G.

PORCH BASE
2'-1" A.G.

GRADE
0'-0"



3 WEST ELEVATION



4 NORTH ELEVATION



**JOHN MASON HOUSE ADDITION
ELEVATIONS**

SUBJECTSTUDIO

1577 ASH ST. DETROIT, MI

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HDC-17



JOHN MASON HOUSE ADDITION
EXTERIOR PERSPECTIVE

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1577 ASH ST. DETROIT, MI

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HDC-18



JOHN MASON HOUSE ADDITION
EXTERIOR PERSPECTIVE

SUBJECTSTUDIO

1577 ASH ST. DETROIT, MI

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HDC-19



JOHN MASON HOUSE ADDITION
EXTERIOR PERSPECTIVE

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HDC-20



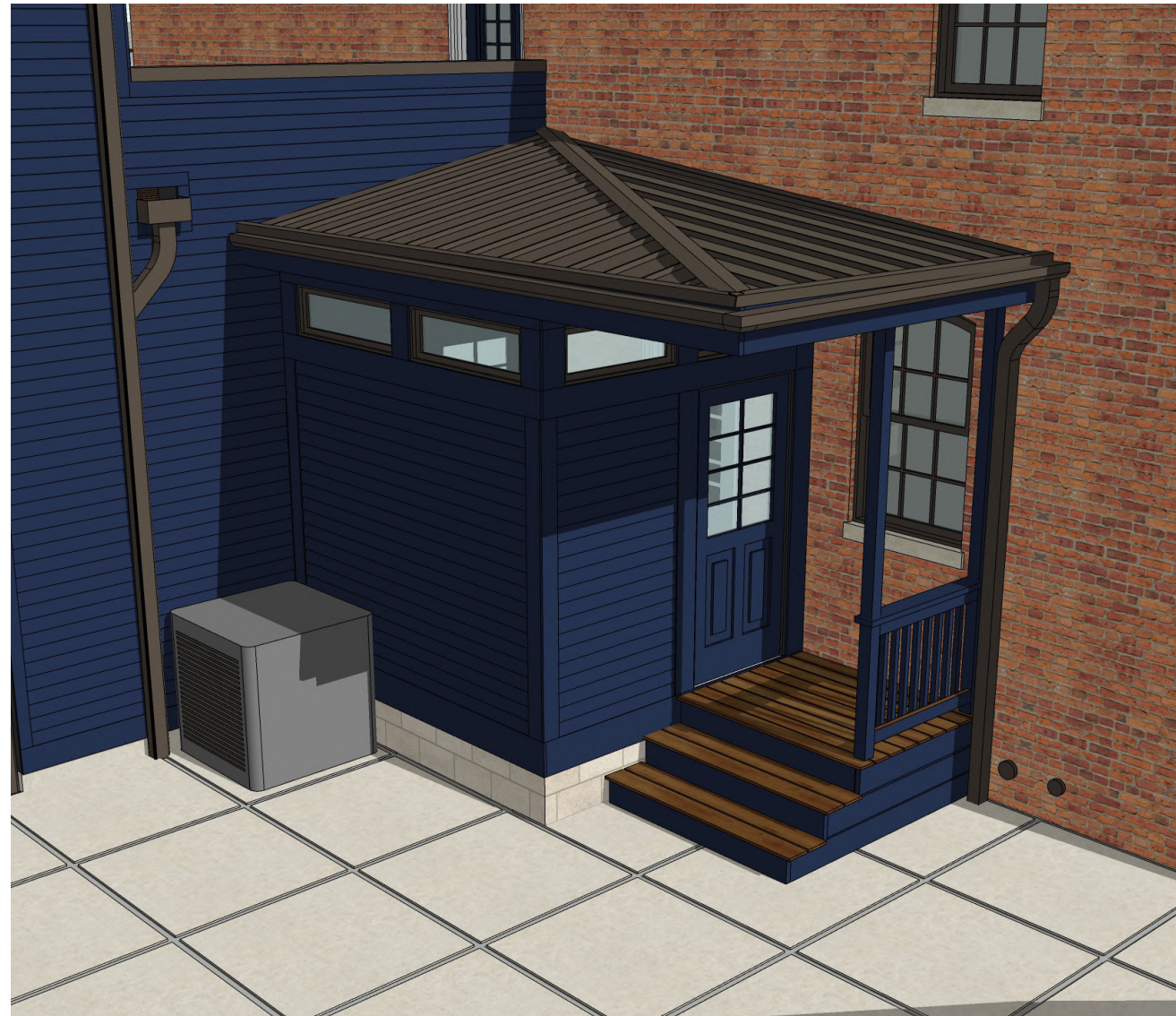
JOHN MASON HOUSE ADDITION
EXTERIOR PERSPECTIVE

SUBJECTSTUDIO

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HDC-21



ENCLOSED MUDROOM AND REAR PORCH



BRICK SCREEN WALL DETAIL
AT ACCESSORY DWELLING ENTRYWAY



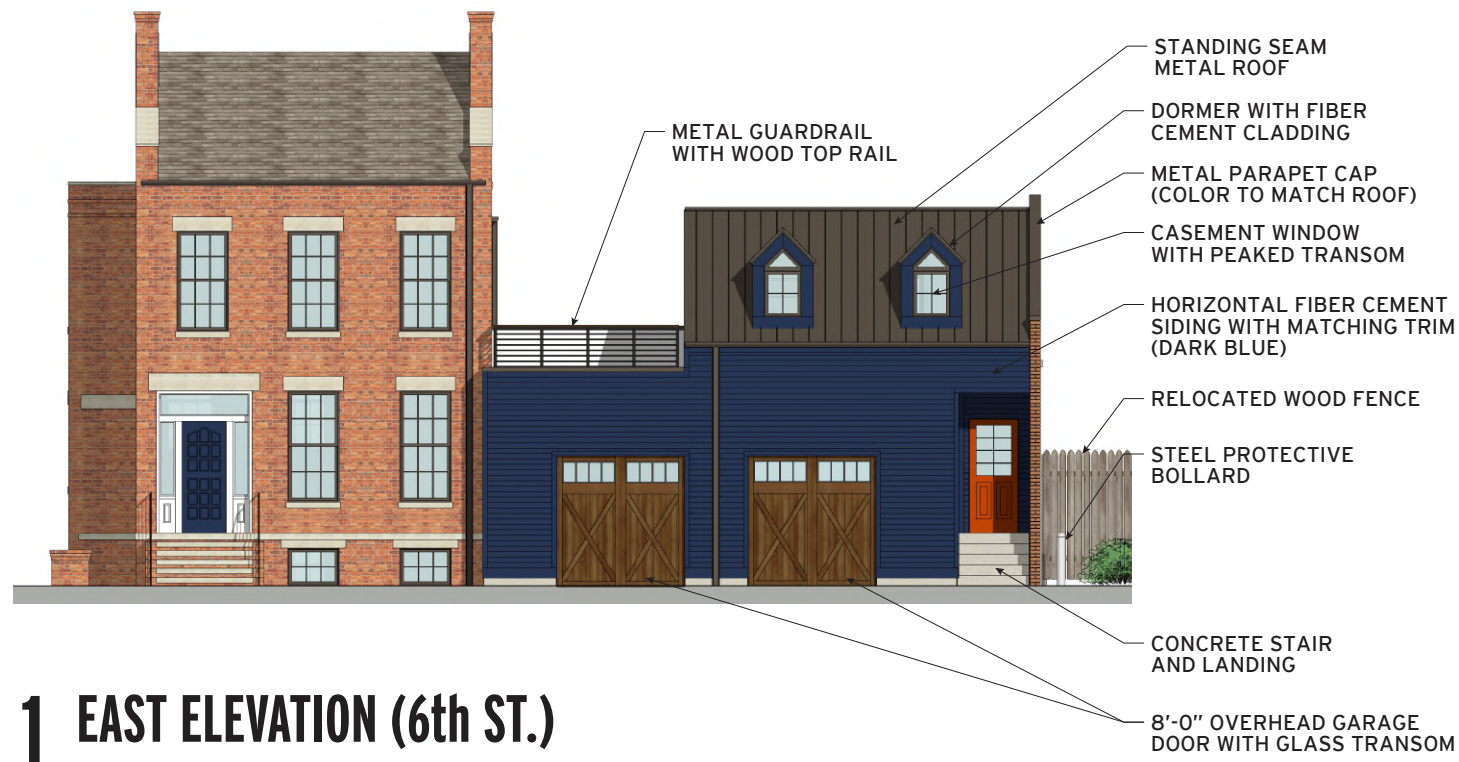
JOHN MASON HOUSE ADDITION
EXTERIOR PERSPECTIVE

SUBJECTSTUDIO

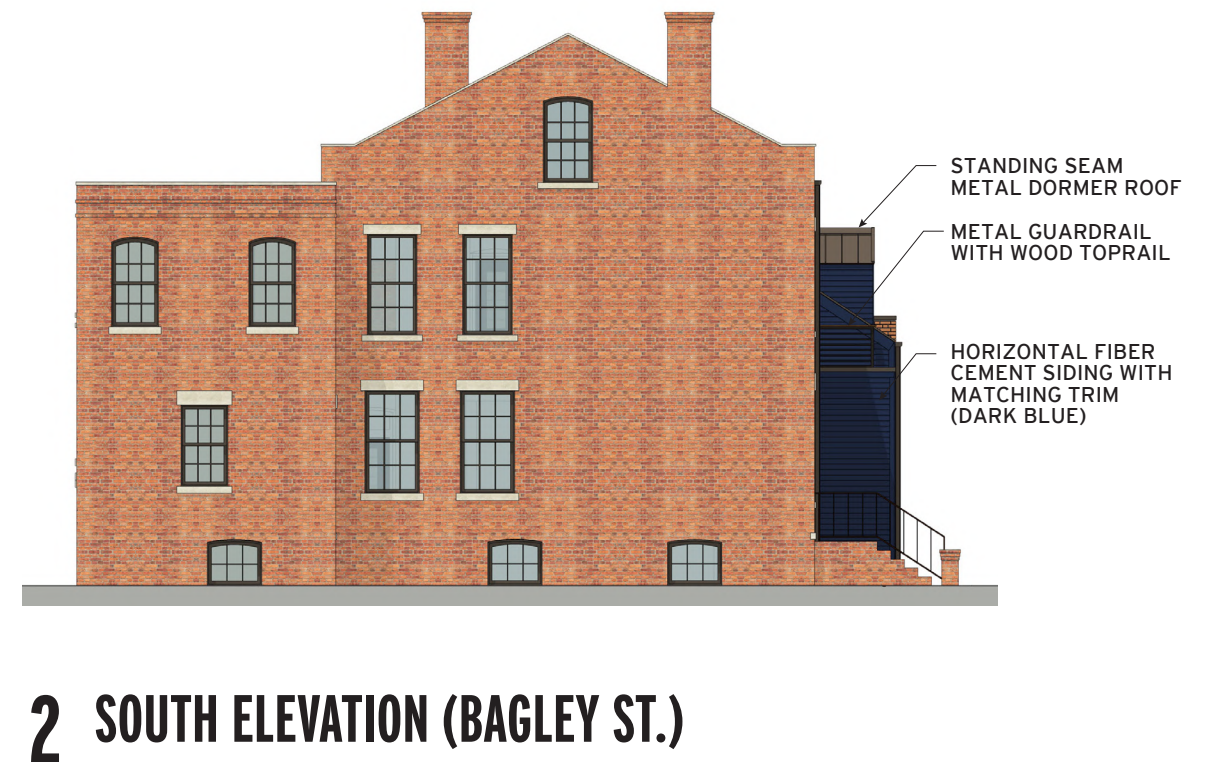
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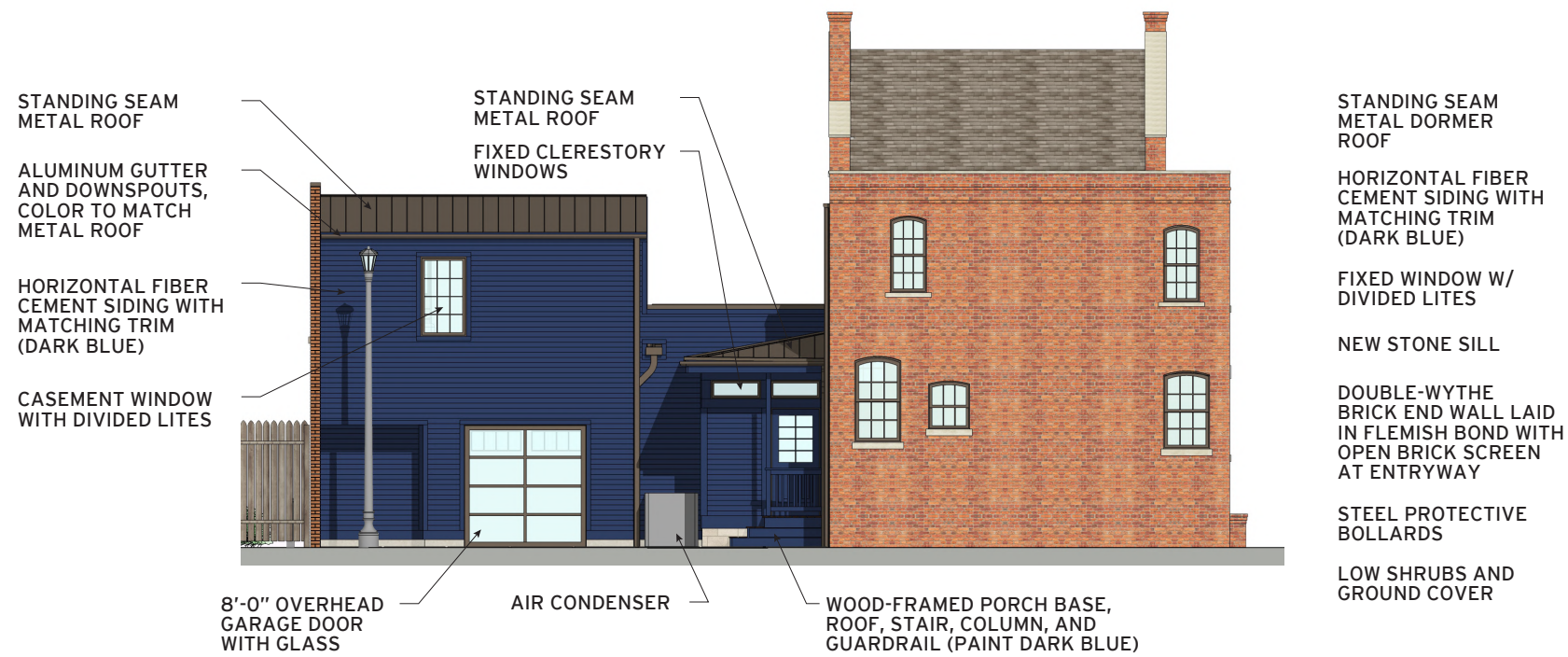
HDC-22



1 EAST ELEVATION (6th ST.)



2 SOUTH ELEVATION (BAGLEY ST.)



3 WEST ELEVATION

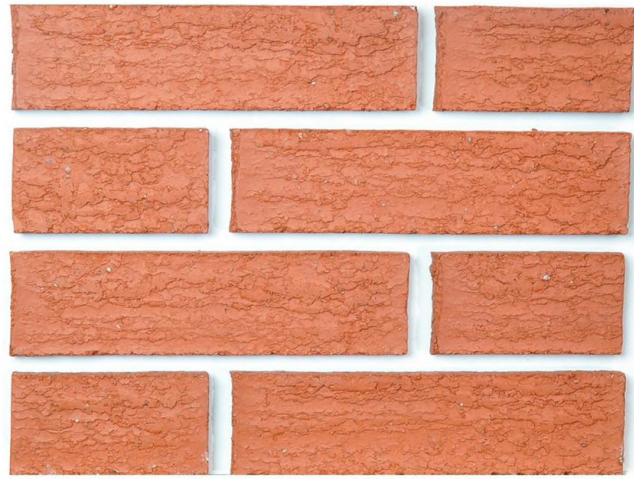


4 NORTH ELEVATION



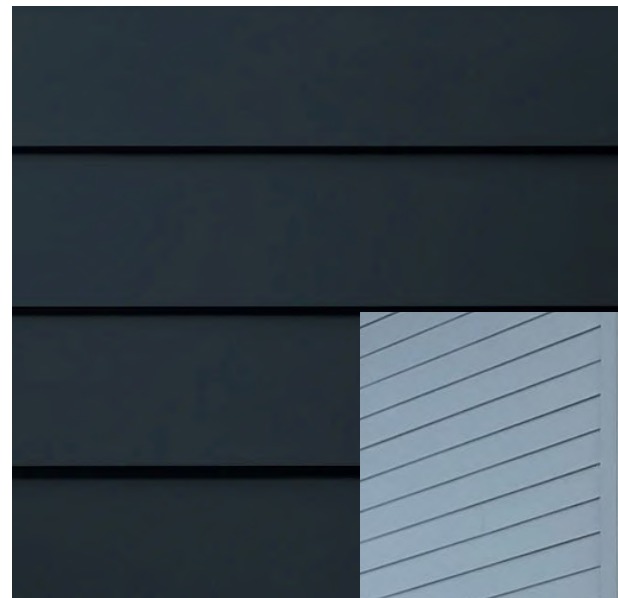
**JOHN MASON HOUSE ADDITION
MATERIAL ELEVATIONS**

MATERIALS



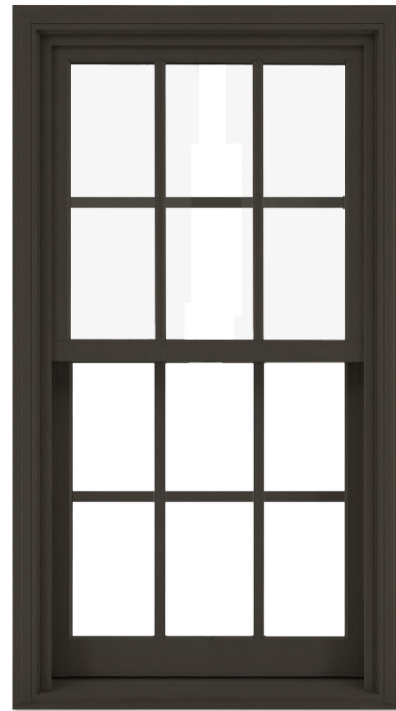
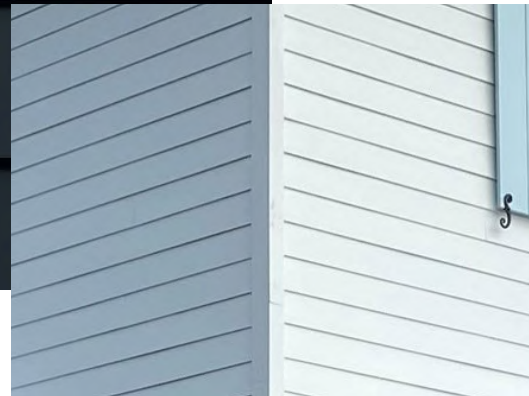
BRICK

BOWERTON
TERRA COTTA RED MATT



SIDING

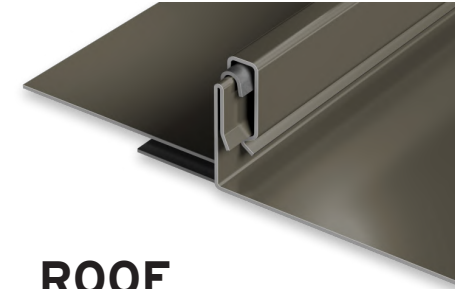
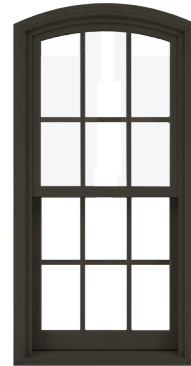
HARDIE LAP SIDING
SMOOTH, 5-1/4" (4" EXPOSURE)
COLOR: DEEP OCEAN



WINDOWS

MARVIN ULTIMATE SIGNATURE G2
(ARCHED TOP AT OPENINGS
WITHOUT STONE LINTELS)

ALUMINUM-CLAD WOOD
EXTERIOR: DARK BRONZE



ROOF

PAC-CLAD SNAP CLAD
24 GA. STEEL, 12" WIDE
COLOR: BURNISHED SLATE



DOORS

THERMA-TRU SMOOTH STAR
FIBERGLASS S262XJ-SDL

FRONT ADU DOOR:
RUBY RED + INDIGO FRAME

REAR AND DECK DOOR:
INDIGO + INDIGO FRAME



GARAGE DOORS

CLOPAY INSULATED ALUMINUM

CANYON RIDGE CARRIAGE HOUSE
DESIGN 21 + REC14
CYPRESS WALNUT FINISH

AVANTE
CLEAR GLASS + BRONZE ANODIZED



JOHN MASON HOUSE ADDITION
MATERIALS

SUBJECTSTUDIO

1577 ASH ST. DETROIT, MI

hi@subject-studio.com

HDC-24

NEIGHBORHOOD CONTEXT



DARK BRONZE-FRAMED SIX OVER SIX WINDOWS INSET INTO MASONRY OPENINGS

1227 BAGLEY ST. (BUILT c. 1852)

SIX OVER SIX WINDOWS

HORIZONTAL LAP SIDING (4" EXPOSURE)

ELEVATED ENTRANCE



1430 SIXTH ST. - WORKERS ROWHOUSE (1849)



1239-1245 BAGLEY ST. (BUILT 2000)



1440 SIXTH ST. (BUILT c. 1848)



JOHN MASON HOUSE ADDITION
NEIGHBORHOOD CONTEXT

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FEDERAL STYLE

The Federal Style was formulated in the United States as the newly-founded country began to establish itself culturally and commercially within the growing cities and towns along the eastern seaboard.

Built primarily between 1785 and 1830, the Federal Style rowhouse form has its roots in English Georgian architecture. Although the country had established political independence, culturally it still reflected the mother country. Like the Georgian Style, the Federal Style exhibits symmetry, classical details, and a side gabled roof. The style distinguishes itself from its predecessor in its modesty, planar smoothness, and simple detailing of lintels, dormers, and doorways.

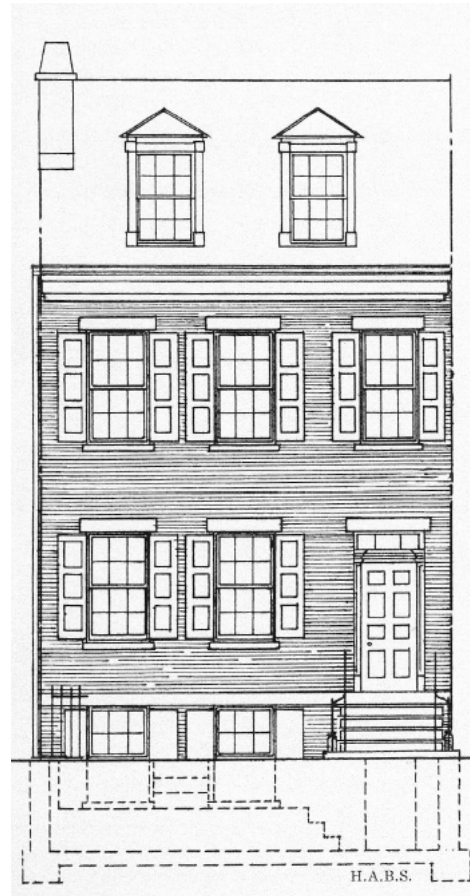
Federal houses are usually two to three stories high, three bays wide with pitched roofs, made of load-bearing masonry construction clad in red brick sitting on a raised basement of stone or brick with a low-rise of steps leading to an elevated main entrance to one side. These houses were typically built by builder-craftsmen who relied on traditional building methods and pattern books originally imported from England that contained drawings and instructions for exterior and interior detailing such as lintels, columns, dormers, and mantels.

The modest scale and simple materials of early Federal-style houses were responses to standardized lot sizes developed in many growing cities in the early-19th Century, the English building tradition, the wide use of pattern books, and new fire codes regulating materials.

BIBLIOGRAPHICAL REFERENCES

Gowans, Alan. "Styles and Types of North American Architecture" New York: Harper Collins, 1992.

Benjamin, Asher. "American Builders Companion" Boston: R.P. & C. Williams, 1826



32 DOMINICK ST. NEW YORK (1826)



MOROSS HOUSE DETROIT (1850)



57 WILLOW ST. NEW YORK



51 HICKS ST. NEW YORK



JOHN MASON HOUSE ADDITION HISTORICAL CONTEXT

SUBJECTSTUDIO

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