



Chicago Road / Mound Road Redevelopment

September 2024

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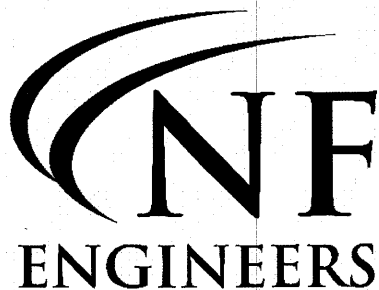


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Introduction and Background:

The City of Warren approached Nowak & Fraus Engineers (NFE) to prepare conceptual plans for the potential re-development of the southeast corner of Chicago Road and Mound Road. The potential re-development could include any combination of seven parcels. The area of the different combinations of the parcels ranges from 0.49 acres minimum, to the total combined area of 1.84 acres. A map of the parcels is included in Appendix A.

The parcels are in the Warren Village Historic District. The parcels are zoned C-1, except for the DDA-owned parcel on the corner of Flynn Ave. and Chicago Road, which is zoned R-1C. The parcels are indicated as Mixed-Use Node in the Future Land Use map in the City's Master Plan.

Three of the buildings (or portions of the buildings) are determined to contribute to the historic significance of the District, and it is desired to preserve the buildings (or portions of the buildings) as part of the re-development. According to our discussion, the most marketable re-development of the parcel(s) would be to establish a filling station / general store.

With the unique site configuration and existing buildings, it is desired to approach the project as a Historical Planned Unit Development, which requires an element of residential development as part of the overall project.

Methodology:

NFE reviewed the City of Warren Village Historic District Plan that was prepared in 2022 to have a better understanding of the significance of the area and the buildings on the site(s). In addition, we reviewed Article XX1-A (Village Historic District) and Article XVIII (Planned Unit Development District) of the zoning ordinance.

NFE also reviewed different locations containing existing filling stations / convenience stores (example: Sheetz) throughout the Midwest to determine an average building size and pump bay configurations.

Historic Significance:

According to the Historic District Plan Field investigation, the sites contain three contributing buildings that are desired to remain and/ or be improved. These buildings are discussed below and additional information is provided in Appendix B.

31850 Mound Road (Parcel 13-04-302-001)

This building was constructed in 1924 and is indicated as Italianate with a modern store front. The criteria for historic significance for this building is that the building may convey architectural history or craftsmanship or may be associated with landscape history or other engineering achievements. It is indicated in the Historic District plan as one of the

most important within the Village District and proposed Village Historic Corridor. It should be preserved in some fashion, and is a good potential live-work environment, or commercial – residential building.

This building also contains the Mound Liquor and Deli. Although not indicated as a contributing building, it is indicated as an important resource within the boundaries. It is not important to preserve the building, but to incorporate the building into the building to the north with an attractive façade.

31730 Mound Road - Hoard House (Parcel 13-04-302-003)

The Hoard house was constructed in 1889. The criteria for historic significance for this building is that the property may be associated with an event, and activity or developments in the past, as well as the building may convey architectural history or craftsmanship or may be associated with landscape history or other engineering achievements. It is a locally-designated historic resource, and this building displays a historical marker. The building is currently used as a funeral home; however the owner has indicated the possibility of relocating. It is a locally-designated historic resource.

The historical portion of the building is approximately 20 feet by 30 feet within the interior, so the entire building need not be preserved, nor is the façade part of the historical significance.

6020 Chicago (Parcel 13-04-303-001)

The building is a contributing building to the historical district because the property may convey architectural history or craftsmanship or may be associated with landscape history or other engineering achievements, however it is not historically significant. The property would serve well as a small community grocery store, or as a business incubator as discussed in our meeting.

Concept Plans

Conceptual plans for a potential Planned Unit Development were developed for the DDA's use and promotion of the area. The plans have been prepared for the potential development of a gas station / general store, with a residential element to meet the requirements of Article XVIII. It is intended to preserve at least a portion of the building on parcel 13-04-302-001, and a portion of the building on parcel 13-04-302-003 which have historic elements. Potential locations for a residential element exist on Parcel 13-04-302-015 and 13-04-303-001.

Because of the potential combinations of parcels that may exist, NFE has prepared four (4) concept plans. No topographic or boundary survey was performed, and dimensions available from Macomb County GIS and Plat maps were used.

Where permissible (by land area) a conceptual gas station / convenience store was indicated. It should be noted that more overall leasable area is obtained without a gas station / convenience store.

It is also recommended to potentially develop architectural guidelines or standards for any new construction that would architecturally enhance the historic aspect of the buildings.

The concept plans are provided in Appendix C.

Concept 1

(Parcels 13-04-302-001 and -002)

This concept is prepared for smallest area (0.49 acres) and encompasses the northern historic buildings and a current parking area. It is indicated to preserve a portion of the 31850 building (along Chicago), and to convert / reconstruct the remainder of the building to a convenience store serving gas pumps. Three (double) gas pumps are indicated, and associated parking is provided.

Concept 2

(Parcels 13-04-302-001, -002, -003 and -015)

This concept is prepared for four parcels comprising 1.37 acres. The parcels encompass the northern historic building and the existing parking area and the Hoard House parcel, as well as the vacant parcel on Chicago Road owned by the DDA. The concept illustrates constructing a building around the historic Hoard House, and potentially incorporating that portion of the building as a museum or office.

Alternatively, the entire building, or a portion thereof, can be moved to Chicago Road parcel. No gas station is indicated in the concept. Because of the unusual shape of the combined parcels, it is difficult to provide a flowing PUD plan, however open space is created.

Moving the Hoard house enables grouping the historic elements along Chicago Road and gives the ability to control uses because the adjacent residential uses would require lower intensity uses. This permits the more modern Mound Road frontage to have higher density mixed-use type developments.

Concept 3

(Parcels 13-04-302-001, -002, -003, -013 and -015)

This concept is prepared for four parcels comprising 1.67 acres. The parcels encompass the northern historic building and the existing parking area the Hoard House parcel, the vacant parcel on Chicago Road and the partially vacant building on Chicago Road. Two concepts were prepared for this combination configuration. The first has a series of 3 buildings incorporating the two historic buildings and providing a residential element. The second concept provides a gas station / convenience store with gas pumps and a car wash. Adequate screening must be considered and provided to preserve the adjacent residential area.

The gas station / convenience store represents a reduction in approximately 9,300 sf of leasable space.

Concept 4

(Parcels 13-04-302-001, -002, -003, -013 and -015 and 13-04-303-001)

This concept is prepared for five parcels comprising 1.90 acres. The parcels encompass the northern historic building and the existing parking area the Hoard House parcel, the vacant parcel on Chicago Road, the partially vacant building on Chicago Road and the existing 6020 Chicago Road building. These concepts (two provided) are similar to Concept 3, with the addition of the utilization of the 6020 Chicago Road building.

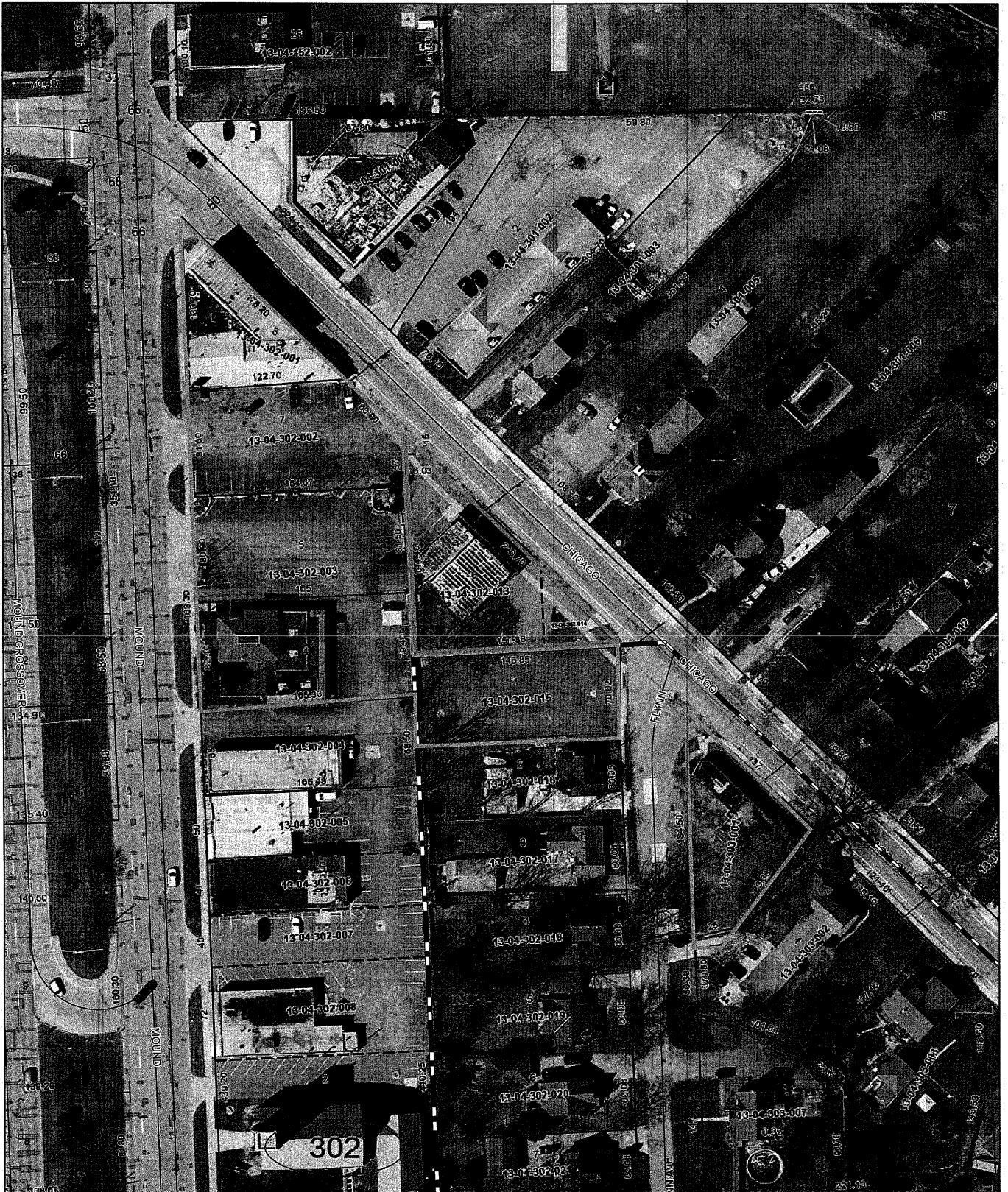
Conclusions

The potential re-development of the parcels near Chicago and Mound in the Village Historical District could provide a viable revitalization of the area, drawing new patrons and residents to the City of Warren Historic District.

Appendix A

Parcel Map

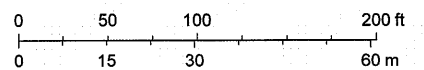
Chicago / Mound



7/22/2024, 11:45:16 AM

— Road Names

1:1,128



Appendix B

Historic Buildings

Field Survey Figures 2 & 3 (From Historic District Plan)

31850 Mound

31830 Mound

Hoard House

6020 Chicago

Figure 2: Field Survey (Refer to Figure 3 for Map Key)

Eight properties were identified as priority properties during the field survey and assessment.

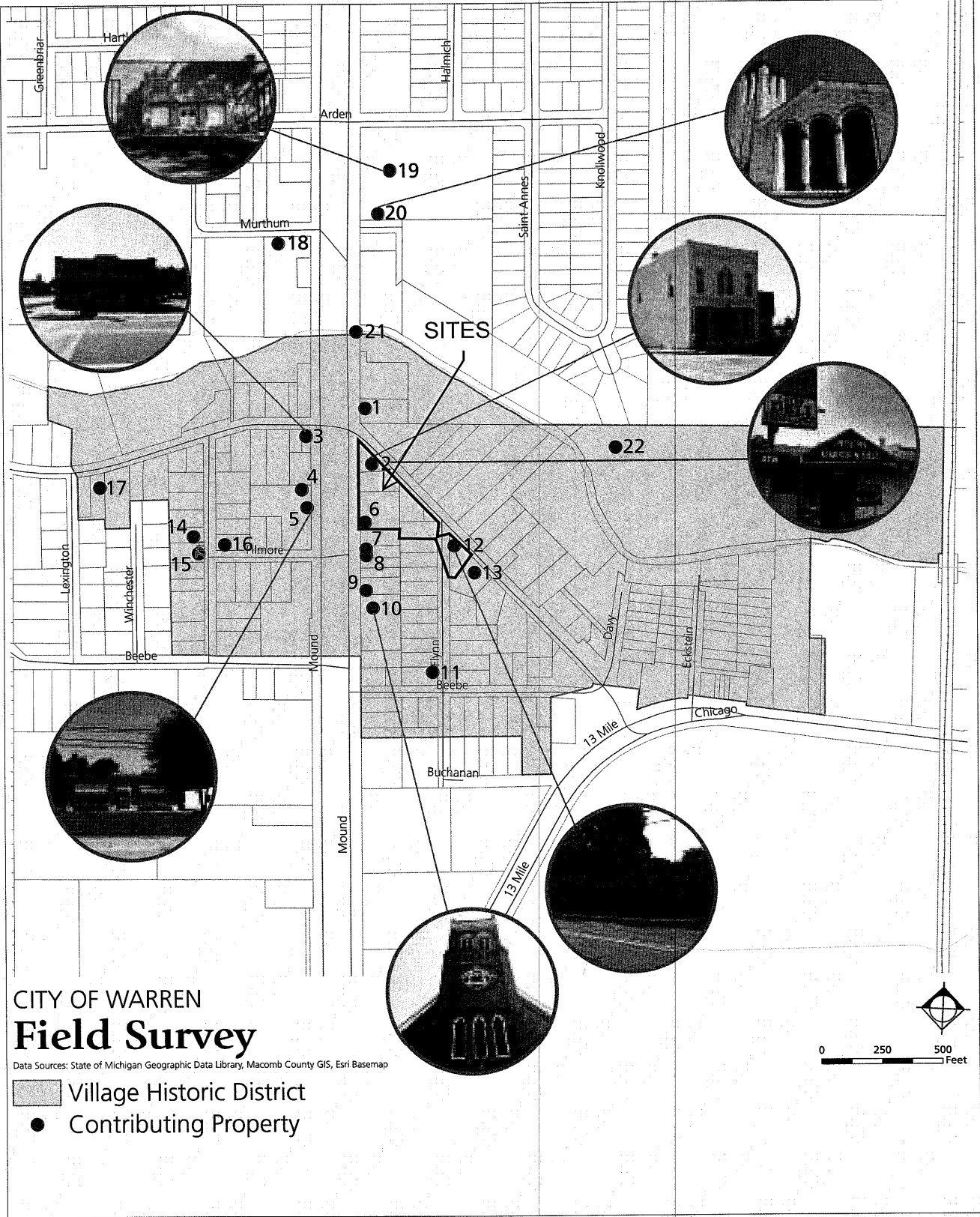

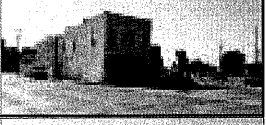









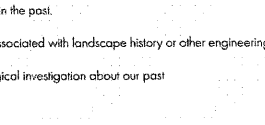


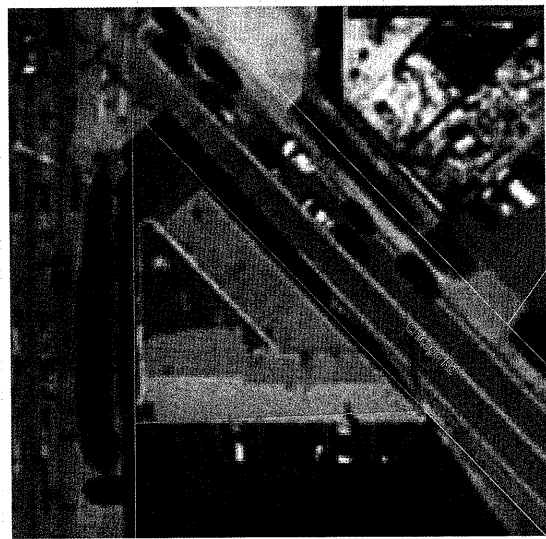
Figure 3: Historic Properties Inventory

Key	Address	Property Type	Architectural Style	Year	Criteria	Property Image
1	31912 Mound Rd	Commercial	Neoclassical/beaux arts	1900	C	
2	31850 Mound Rd	Mixed Use	Italianate with a modern store front	1924	C	
3	31851, 31821, 31825, 31829 Mound Rd	Commercial	20th century commercial	1940s	C	
4	31745 Mound Rd	Commercial	20th Century Commercial	1970	A	
5	31739 Mound Rd	Commercial	20th Century Industrial	1940s	B,C	
6	31736 Mound Rd	Other	Combination	1889	A,C	
7	31702 Mound Rd	Commercial	20th century commercial	1920s	C	
8	31698 Mound Rd	Commercial	20th century commercial	1920s	C	
9	31670 Mound Rd	Commercial	Mid century	1950s	C	
10	31654 Mound Rd	Other	Gothic	1894	A,C	
11	5959 Beebe Ave	Other	20th century	1922	A,C	
12	6020 Chicago Rd	Commercial	Mid century	1950s	C	

A: A property may be associated with an event, an activity, or developments in the past.
B: A property may relate to people who were important in the past.
C: A property may convey architectural history or craftsmanship or may be associated with landscape history or other engineering achievements.
D: A property may have the potential to yield information through archaeological investigation about our past

The following section will discuss eight parcels that were identified during the field study and assessment as priority sites of focus in a targeted historic preservation approach for the City of Warren and the Village Historic District Commission.

31850 Mound Road



31850 Mound Road

This property is one of the most important within the Village Historic District and proposed Village Historic Corridor. This property is important because it boasts two storefronts: one at the facade that faces Mound Road and one at the north (side) elevation that is parallel with Chicago Road. The storefront at the side elevation is underutilized and is ripe for redevelopment. In addition, this is one of the few two-story commercial buildings within the Village Historic District that could potentially be developed to house residential units in the upper story. The property is in good condition and could benefit from a facade improvement grant on the north elevation. The current occupancy and vacancy of this property is unknown. Encouraging more people to live, work, and enjoy the Village Historic Corridor will help to create a sense of community and vibrancy of place.

Year Constructed	late 1890s
Property Owner	Tribe Detroit, LLC
Property Type	Commercial / Mixed-Use Building
Contributing	Contributing property to the VHD



31851 Mound Road

This property, an early 20th century, single-story building, is recognized as the historic Halmich Building, and should serve as the “bookend” at the northwestern corner of the Village Historic Corridor. This property is in excellent condition and has been maintained and cared for over time. Adjacent to this property is the newly created pocket park that promotes the history of Warren with a local landmark sign and also provides a place of refuge and relaxation amongst the concrete and bustle of Mound Road.

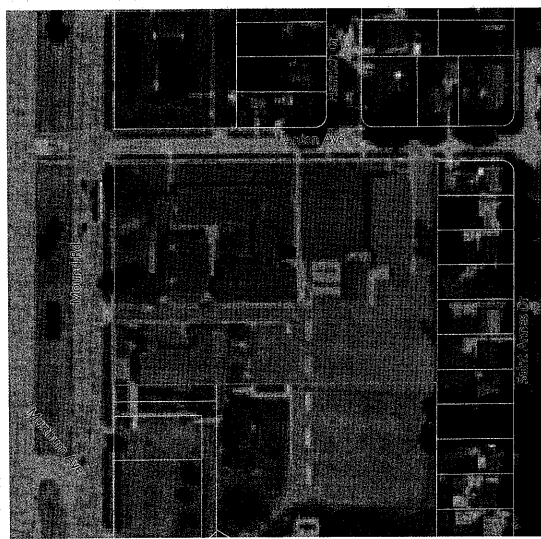
31739 Mound Road

This property should serve as the southwestern “bookend” and possesses a distinct architecture of an early 20th century foundry that evokes a feeling and association with the history of Warren and its important role during the war effort in WWII. A smokestack can be identified toward the rear of the building and stands proudly as a visible, historical element amongst the landscape on Mound Road. These unique characteristics should be promoted within the corridor. The current occupancy of this building is that of a commercial nature, it is important to consider if the building

32000 Mound Road / St. Anne Catholic Church

This property was constructed in 1964 and has served as a house of worship since its construction. Built with an Italian influence with a heavy emphasis on the Mediterranean Revival style, this church is in excellent condition. This historic building should be included as a contributing property within the Village Historic District.

32000 Mound Road



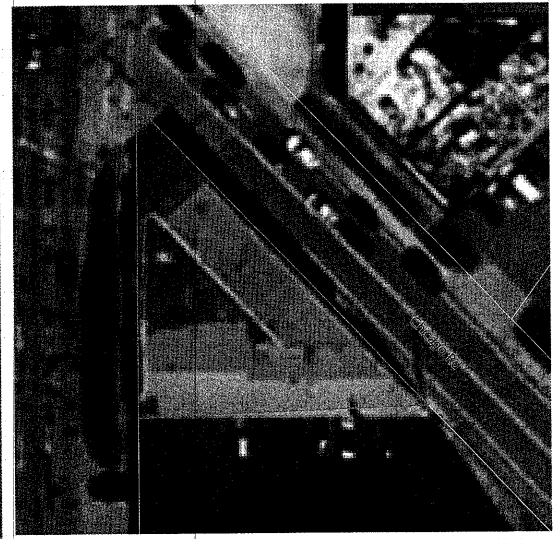
Year Constructed	1964
Property Owner	St. Anne Catholic Church
Property Type	House of Worship Structure
Contributing	*Should be added to VHD



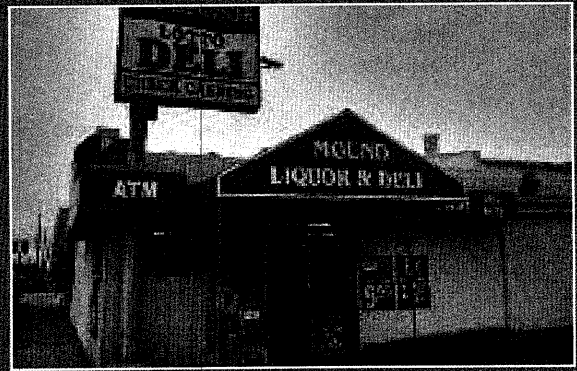
31830 Mound Road

This single story building was constructed in 1945 and is a nondescript, commercial building that appears to have been altered over the years with little historic ornamentation and character. However, the importance of this building within the Village Historic District, specifically, the proposed historic corridor is consequential. It should be noted that its importance is not whether or not

31830 Mound Road



Year Constructed	1945
Property Owner	Mound Liquor and Deli
Property Type	Commercial Building
Contributing	Non-contributing to VHD but an important resource within boundaries of VHD



the building is historic, but rather, its importance relies solely on the fact that the building spans a significant length of the Mound Road just south of Chicago Road – in the heart of the historic corridor. Its location and visibility is critical. It's currently in a deteriorated condition and is an eyesore to passerbys with no windows that align with the sidewalk and roadway. This building is an excellent candidate as a facade rehabilitation project. Design guidelines would be appropriate for this building to consider how the building dovetails with the adjacent building located at 31850 Mound Road.

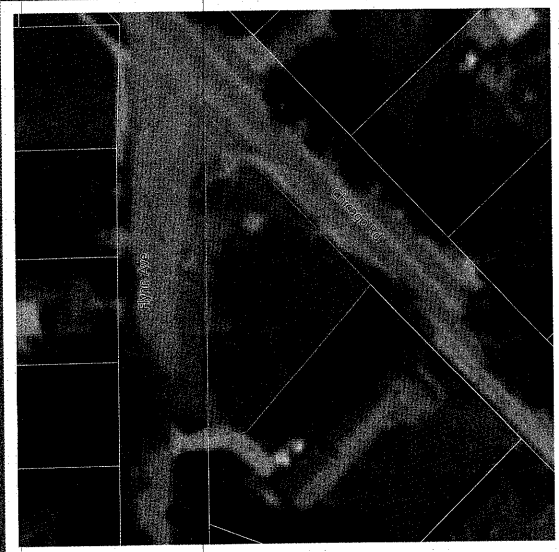
6020 Chicago Road

This single story building is located at the intersection of Flynn Avenue and Chicago Road. The building is constructed of masonry and boasts leaded glass windows with some aluminum ornamentation. A lovely building, its the only Mid-Century Modern building within this proposed residential historic district. This building could serve as a mixed-use building and adapt as partly residential and partly commercial. During the field study, it was observed that this building may be vacant. This commercial property would be an excellent candidate for a small grocery to serve the neighborhood residents as there is no grocery store within the boundaries of the Village Historic District. It anchors the corner of Flynn Avenue and Chicago Road nicely and is an excellent opportunity for redevelopment. It is recommended to keep an eye on this property as it plays an important role within the Village Historic District.

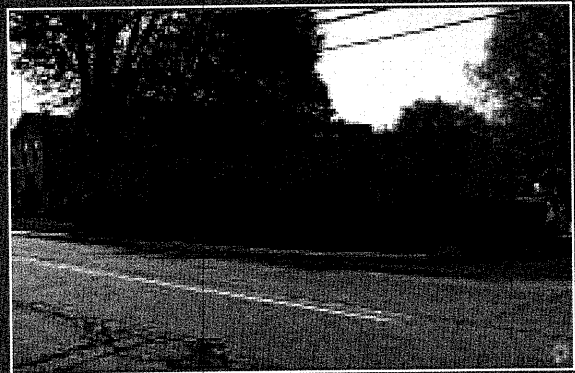
5920 Arden Avenue / St. Anne Catholic School

This property was constructed in 1966 and has served as a school since its construction. Built in the mid-century style with some Art Deco influences, this school is in good condition. This historic building should be included as a contributing

6020 Chicago Road



Year Constructed	1950
Property Owner	4 S Electric, LLC
Property Type	Commercial / Mixed Use Building
Contributing	Contributing property to the Chicago-Flynn Residential Historic District





Warren in Macomb County, Michigan — *The American Midwest (Great Lakes)*

The Hoard House

1889

Inscription. ⓘ

Gurton Hoard built the original frame building as a hotel in 1889, since this area was a days buggy ride from the Utica area to Detroit. The house also served as the location of the first village meeting place. After Mr. Hoards death the house served many capacities — residence, boarding house, doctors office, and apartments.

Major additions and remodeling were done over the years with special attention to historical details.

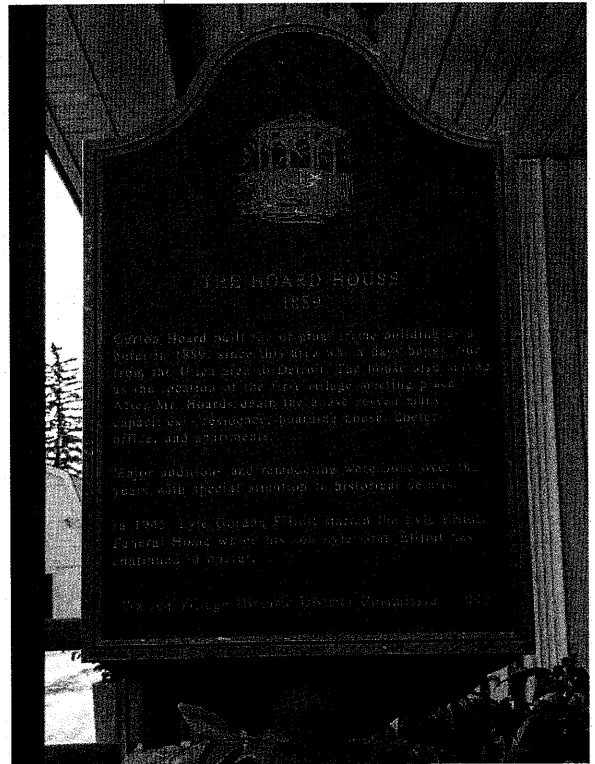
In 1945, Lyle Gordon Elliott started the Lyle Elliott Funeral Home which his son Lyle Gran Elliott has continued to operate.

Erected 1997 by Warren Village Historic District Commission.

Topics. This historical marker is listed in these topic lists: Industry & Commerce • Science & Medicine • Settlements & Settlers. A significant historical year for this entry is 1889.

Location. 42° 31.612' N, 83° 2.831' W. Marker is in Warren, Michigan, in Macomb County. Marker is on Mound Road, on the right when traveling north. Marker is about 400 feet south of Chicago Road. Touch for map. Marker is at or near this postal address: 31730 Mound Road, Warren MI 48092, United States of America. Touch for directions.

Other nearby markers. At least 8 other markers are within walking distance of this marker: St. Paul United Church of Christ (about 400 feet away, measured in a direct line); The Flynn House (about 600 feet away); The Wilson-Bosh Home (about 600 feet away); Village of Warren (about 600 feet away); Red Run Creek (about 600 feet away); The Joiner House 1895



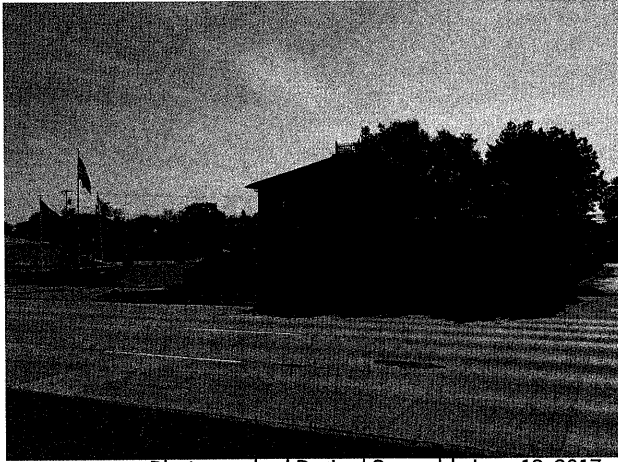
Photographed By Joel Seewald, June 12, 2017

1. The Hoard House Marker



Click or scan to see
this page online

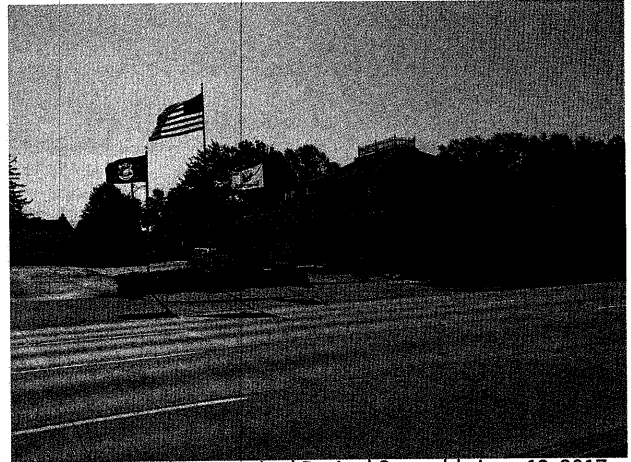
(about 700 feet away); First Baptist Church of Warren (about 700 feet away); Warren Village Hall (about 800 feet away). Touch for a list and map of all markers in Warren.



Photographed By Joel Seewald, June 12, 2017

2. The Hoard House Marker

View from the west. Marker is in front of the building at the far left.



Photographed By Joel Seewald, June 12, 2017

3. The Hoard House

View from the northwest.

Credits. This page was last revised on December 7, 2020. It was originally submitted on July 22, 2017, by Joel Seewald of Madison Heights, Michigan. This page has been viewed 453 times since then and 98 times this year. **Photos:** 1, 2, 3. submitted on July 22, 2017, by Joel Seewald of Madison Heights, Michigan.

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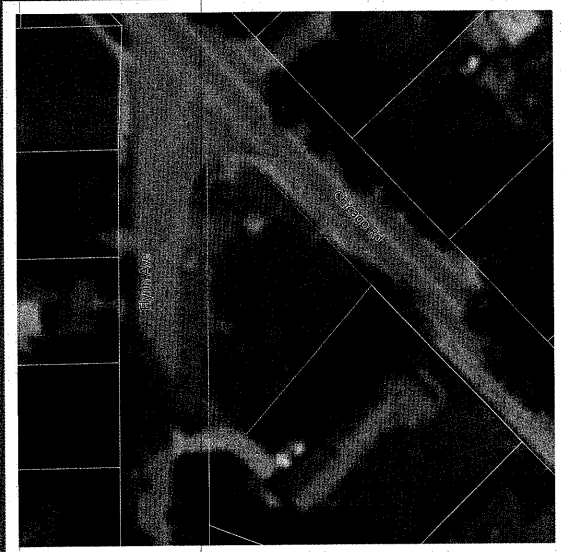
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5920 Arden Avenue / St. Anne Catholic School

This property was constructed in 1966 and has served as a school since its construction. Built in the mid-century style with some Art Deco influences, this school is in good condition. This historic building should be included as a contributing

6020 Chicago Road



Year Constructed	1950
Property Owner	4 S Electric, LLC
Property Type	Commercial / Mixed Use Building
Contributing	Contributing property to the Chicago-Flynn Residential Historic District

