

February 19, 2024

***City of Detroit – Planning Development Department  
Historic District Commission***

2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

**RE: 477 West Alexandrine New Multiple Family Gatehouse and Parking Lot  
Historic District: Willis-Selden Application Number HDC2024-00020  
Building Permit Review: BLD2023-02239**

HDC Commissioners and Staff,

Please accept this resubmission following the Notice of Denial dated 2/13/2024 on our first submission dated 1/4/2024. We have revised the building design by adding some of the staff recommendations.

It is the developer's intent to make improvements to the vacant lot located at 477 West Alexandrine. The scope of the improvements are:

- Construction of a new 4-unit multiple family structure
- Construction of a new rear yard 19-24 car parking lot with a perimeter opaque fence.
- Erection of a parking sign to be located in the front yard.

The project will be completed in two phases:

The first phase will include all site work including landscaping and underground utilities for the 24 car parking lot and building. Also, the building foundation and slab will be completed.

The second phase (spring 2025) the tall arborvitaes will be removed, and the 4-unit building constructed.

**Concrete Parking Lot**

The concrete paved 24-car parking lot will be enclosed on three sides with a 6 foot high metal post and horizontal composite fence. The parking lot will have a controlled entry access system from Alexandrine. Pedestal access control and gate arm will be located in the front yard. All vehicular traffic will be designated one way. There will be an exit gate only to the alley. On the Alexandrine block there are several curb cut with existing drives. On the south side of Alexandrine there are 2 driveways and 3 driveways on the north side. There are also two existing parking lots on the north side facing Alexandrine.

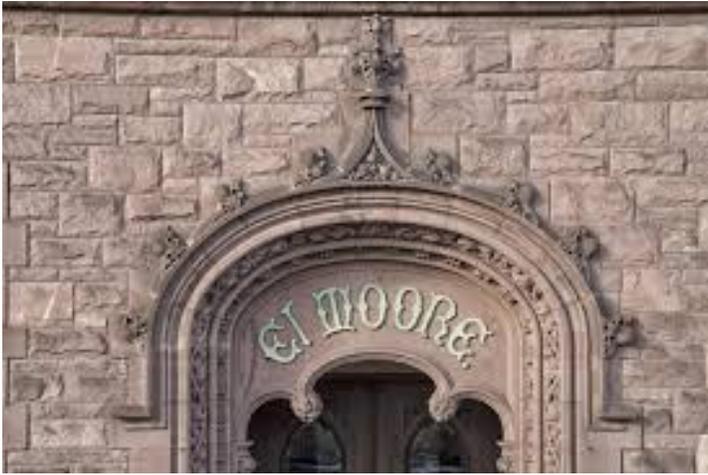
## Gatehouse

The proposed gatehouse is two-story and has 4 residential units. There are two front entries, each leads to an upper and lower residential unit. The front building façade has an opening for vehicle entry to the rear parking lot. The front façade will have a cultured stone veneer and taller than wide aluminum clad casement windows. The side and rear elevations will have a vertical metal board and batten siding. The gable roof will have dimensional asphalt shingles and dormers. The roof overhang will be aluminum cladding with aluminum gutters and downspouts. The roof soffit will be metal with a simulated wood finish with down lights. The gate way covered drive will have cultured stone walls with the ceiling to be the metal simulated wood finish with perimeter cove lighting.

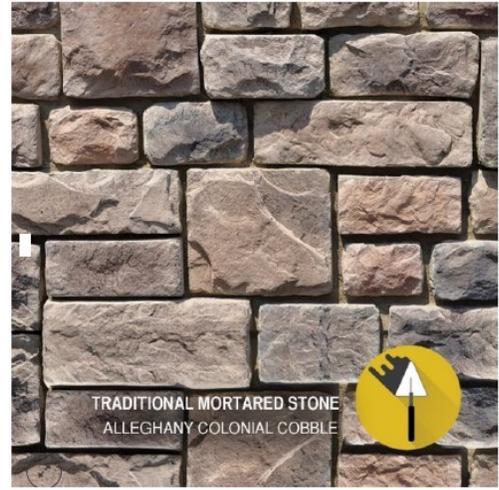
Response to Staff and Commission five issues that were the reason for denial:

1. *The building will be increased in scale, by elevation the first floor and extending its footprint to the rear to increase lot coverage.*
  - **The first-floor elevation cannot be raised, because the lower units will be accessible.**
  - **Increasing the building footprint to increase lot coverage is not an option. The units are affordable studios and one bedrooms. Increasing the size of units and the building will eliminate our goal of affordable units for the end user.**
  - **The previous building footprint was approximately 1,880 sf and having lot coverage of 19%. The proposed building footprint is 1,380 sf and lot coverage of 14%. The 2019 Detroit City Code, The Willis-Selden Historic District (WSHD), Element #18 describes smaller apartment buildings being 20-40% of their lots. Enlarging the proposed building 591 sf in order to achieve 20% lot coverage will not make a difference. The additional square feet if added to the rear of the building would now change the street frontage or be seen from the street.**
  - **The WSHD Element 15 describes the district apartment buildings range from small to large. The proposed building can be categorized as small and need not to be enlarged.**
2. *The façade will be revised from modern veneer stone to true brick featuring stone trim, with area of stucco or wood at the sides and rear, if desired. The brick should be reddish or dark. There are stone facades in the district. The proposed stone size and pattern “compliments” the façade of 624 West Alexandrine (El Morre) located one block east of the proposed site.*

The WSHD Element #7 defines 624 West Alexandrine as one of the stone buildings.



624 W Alexandrine



Proposed Stone and Pattern

3. The roofline will be redesigned with greater complexity (architectural detailing, chimneys, dormers, etc.) befitting the building's proposed traditional form. **We have taken your suggestion and replaced the skylights with dormers.**
4. Canopies or porch projections will be added to the front façade, over both front doors and over the vehicle passageway. **We have taken your suggestion and added canopies over the exterior doors and vehicle passageway.**
5. *The site fence will be wood, metal, masonry, or other traditional material instead of vinyl.* **The proposed fence has metal posts, top and bottom rail. The horizontal panels are solid wood-plastic composite boards. The 6 foot high fence is an attractive opaque barrier screening the parking area.**

### **Willis-Selden Historic District Description**

The Willis-Selden Local Historic District contains one of the City of Detroit's largest concentrations of architecturally significant, late nineteenth century and early to mid-twentieth century buildings of mixed use. Substantial single-family and multiple-unit residential buildings, commercial buildings (residential in scale) and churches are evidence of the district's early development as a streetcar community within the city of Detroit. The historic district was established in 2011.

**Previous Building on the Site**

The previous building was a two-story multi-family apartment building. The picture was taken in 2004 and the building was demolished in 2018 due to structural damage that compromised most of the wood structure. The previous building has similar mass and scale of the proposed building both buildings being wider than tall, both with similar heights and window opening sizes.



2004

Current View of the Vacant Lot and Adjacent Buildings



2023

## Architectural Precedence

There are not many existing Gatehouse's in the Detroit area. The most significant example is the Gatehouse at the Ford House located at 1100 Lake Shore Rd. Grosse Pointe. This beautiful stone structure has a center opening with large flanking one-story structures.



The other architectural precedence is the Gatehouse at Woodmere Cemetery located at 9400 West Fort Street, Detroit. This stone structure has a stone archway with structures on both sides of the archway.



## Proposed Architectural Drawings Renderings and Material Cut Sheets

### Drawings:

- Phase 1 parking lot site plan and landscape plan
- Phase 2 site plan with building
- Architectural exterior elevations, floor plans and section

### Renderings:

- Phase 1 views of parking lot
- Phase 2 views of building with stone façade and rear parking lot

## Exterior Building Materials and Colors

1. Stone Veneer: M-Rock Cultured Stone Panels, Alleghany Colonial Cobble, black mortar
2. Vertical Metal Siding: Pac-Clad metal wall siding 16" wide, black
3. Roof Shingles: Certain Teed, Landmark Pro Max Def Pewterwood
4. Gutters and Downspouts: Half round reverse bead 6" aluminum gutters black and rounded 4" smooth face aluminum downspouts black
5. Roof Soffit and Gate Way Ceiling: Quality Edge Metal Soffit, 482 Gilded Grain
6. Windows: Pella Lifestyle Series wood / clad windows exterior finish black
- 7. Aluminum canopy with tension support rods**
8. Front Doors: MP Doors Fiberglass 3-lite frosted glass, black with transom
9. Rear Maintenance Doors: Insulated metal two panel door, upper lite frosted glass
10. Lighting at front door: Vertical wall mounted light, brushed aluminum trim
11. Lighting on rear façade: Hyperlite LED adjustable wall pack with directional shields
12. Lighting in soffit: CycevSun black recessed lights 4 inch diameter

## Exterior Site Materials

- A. Privacy Fencing: Cesicia 6' x6' black composite fence and posts
- B. Controlled Access Reader and Gate: Flash Smart Station and Magnetic lift gate
- C. Drive and Walkway Pedestal light: Kichler 27" high textured black bollard light

**ADDITIONAL PHOTOGRAPHS OF THE VACANT LOT AND SURROUNDING BUILDINGS**



VIEW OF SINGLE FAMILY HOME 487 W ALEXANDRINE



VIEW OF APARTMENT BUILDING 467 W ALEXANDRINE



VIEW OF VACANT LOT LOOKING SOUTH



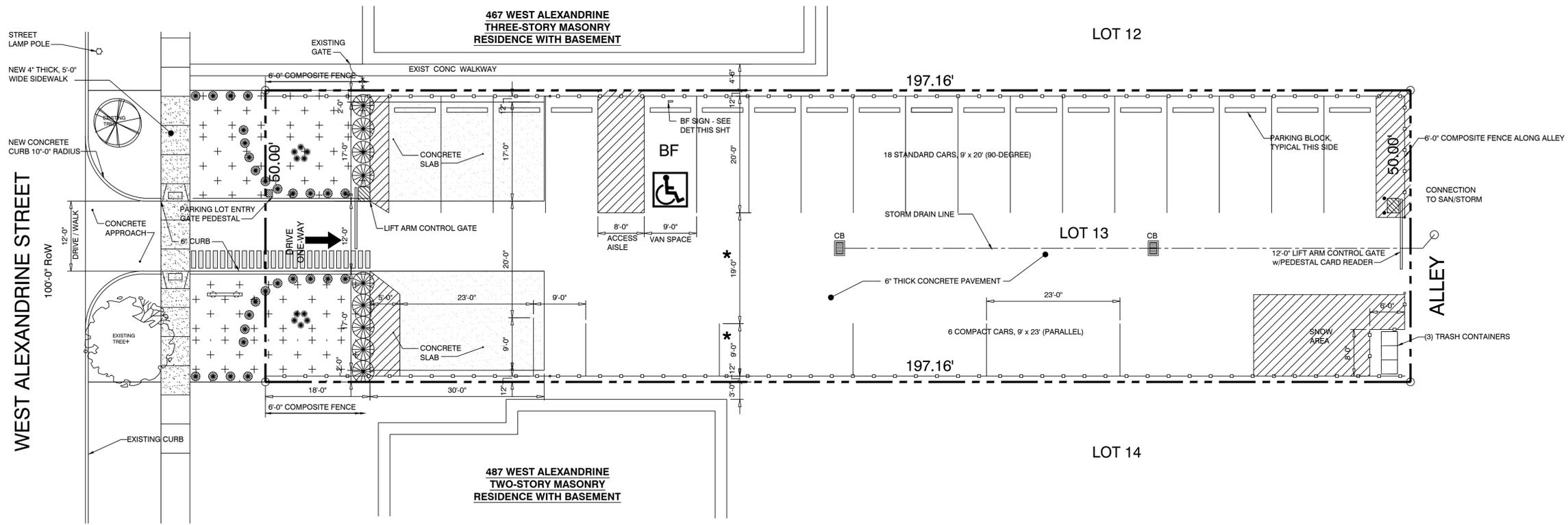
VIEW OF VACANT LOT LOOKING NORTH



VIEW OF RESIDENTIAL STRUCTURES ACROSS THE STREET



VIEW OF THE RESIDENTIAL STRUCTURES TO THE EAST ACROSS THE STREET



# Gate House

477 WEST ALEXANDRINE STREET  
DETROIT, MICHIGAN 48201



STEVEN C. FLUM, INC.  
architecture-urban planning  
3105 Holbrook Street, Hamtramck, MI 48212  
VM: 313.831.2844 WEB: stevenflum.com

**477 West Alexandrine, LLC**  
627 West Alexandrine, #10  
Detroit, Michigan 48201

## 1 PROPOSED SITE PLAN

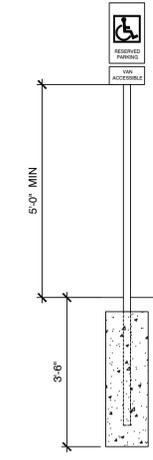
SCALE: 1" = 10'-0"



\* 10% DIMENSIONAL ADMINISTRATIVE ADJUSTMENT REQUESTED

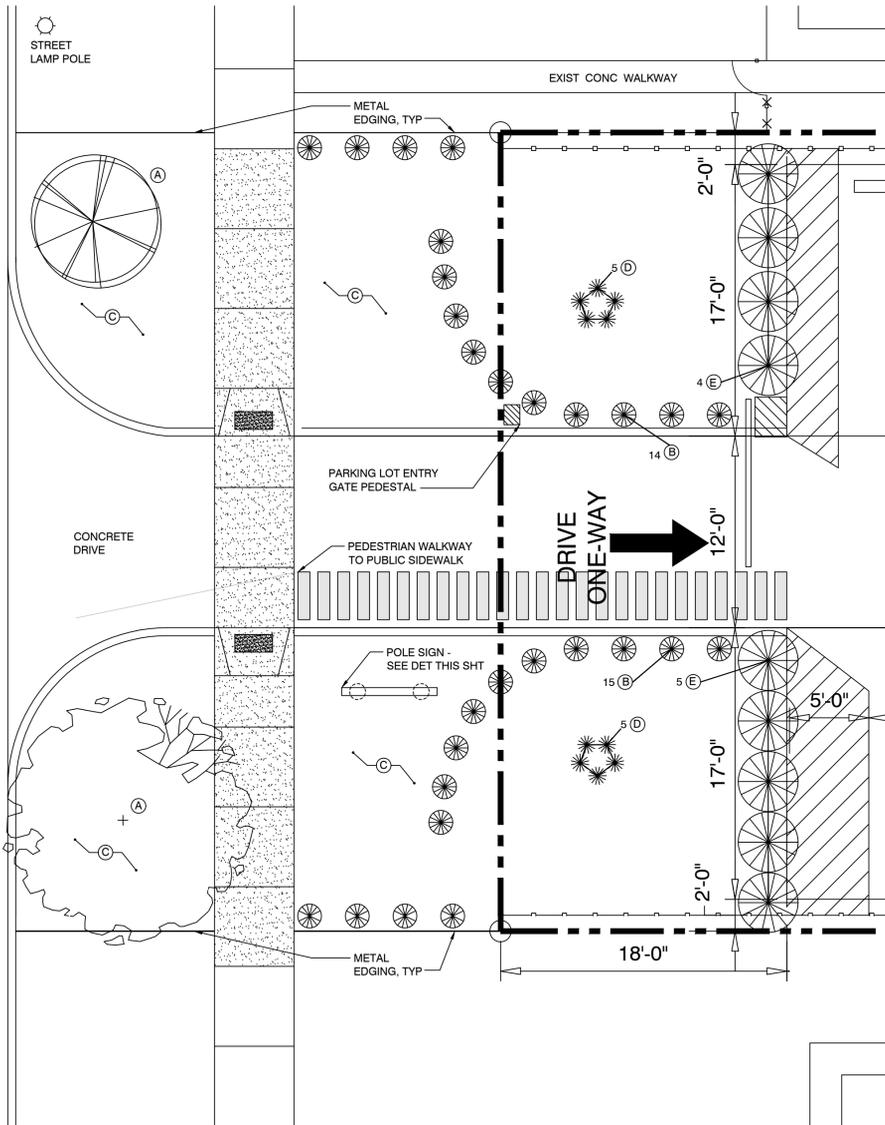
### PLANT LIST

- (A) EXISTING GINKGO TREE
- (B) DWARFED BURFORD HOLLY, 3 GALLON
- (C) PERWINKLE GROUND COVER PLANT, 6" APART
- (D) FOUNTAIN GRASS, 2 GAL
- (E) RELOCATED TALL ARBORVITAE



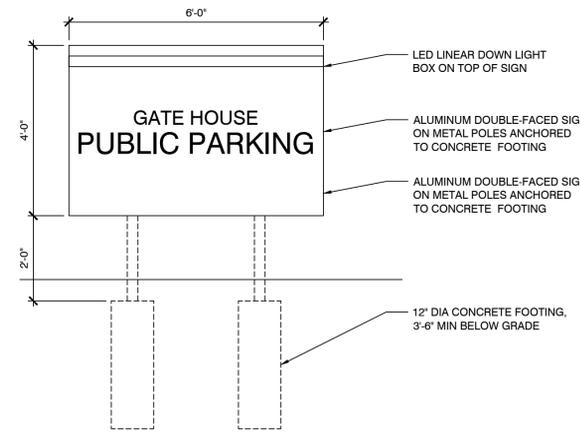
## 5 ADA SIGN DETAIL

SCALE: 1/2" = 1'-0"



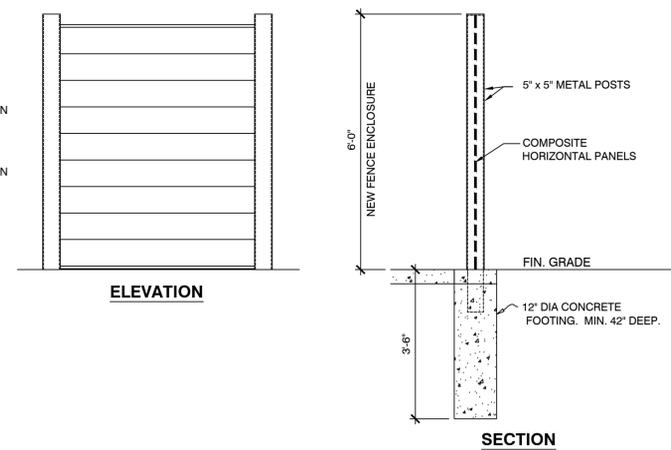
## 2 ENLARGED LANDSCAPE PLAN

SCALE: 3/16" = 1'-0"



## 4 POLE SIGN DETAIL

SCALE: 1/2" = 1'-0"



## 3 VINYL FENCE DETAILS

SCALE: 1/2" = 1'-0"

© SCF, inc. MAY 2023

REV.	DESCRIPTION	DATE
	DESIGN DEVELOPMENT	05.01.2023
	HISTORICAL COMMISSION	12.27.2023
	HISTORICAL COMMISSION	02.05.2024
	HISTORICAL COMMISSION	02.19.2024

c:\FlumNew\1543...\Prop Site Pl.dwg

# PHASE-ONE SITE PLAN

SHEET DESCRIPTION:  
PROPOSED SITE PLAN & DETAILS

DRAWN: CHECKED: SCF

SCALE: VARIES

DATE: 01 JUNE 2023

JOB NO	SHEET NO
1621	A0.2



PHASE ONE PARKING LOT RENDERING 477 W ALEXANDRINE



PHASE ONE PARKING LOT RENDERING 477 W ALEXANDRINE



PHASE ONE PARKING LOT RENDERING  
477 W ALEXANDRINE

WEST ALEXANDRINE

PHASE 1



PHASE ONE PARKING LOT RENDERING 477 W ALEXANDRINE



PHASE ONE PARKING LOT RENDERING 477 W ALEXANDRINE

# Gate House

477 WEST ALEXANDRINE STREET  
DETROIT, MICHIGAN 48201



STEVEN C. FLUM, INC.  
architecture urban planning  
3105 Holbrook Street, Hamtramck, MI 48212  
VM: 313.831.2844 WEB: stevenflum.com

**477 West Alexandrine, LLC**  
627 West Alexandrine, #10  
Detroit, Michigan 48201

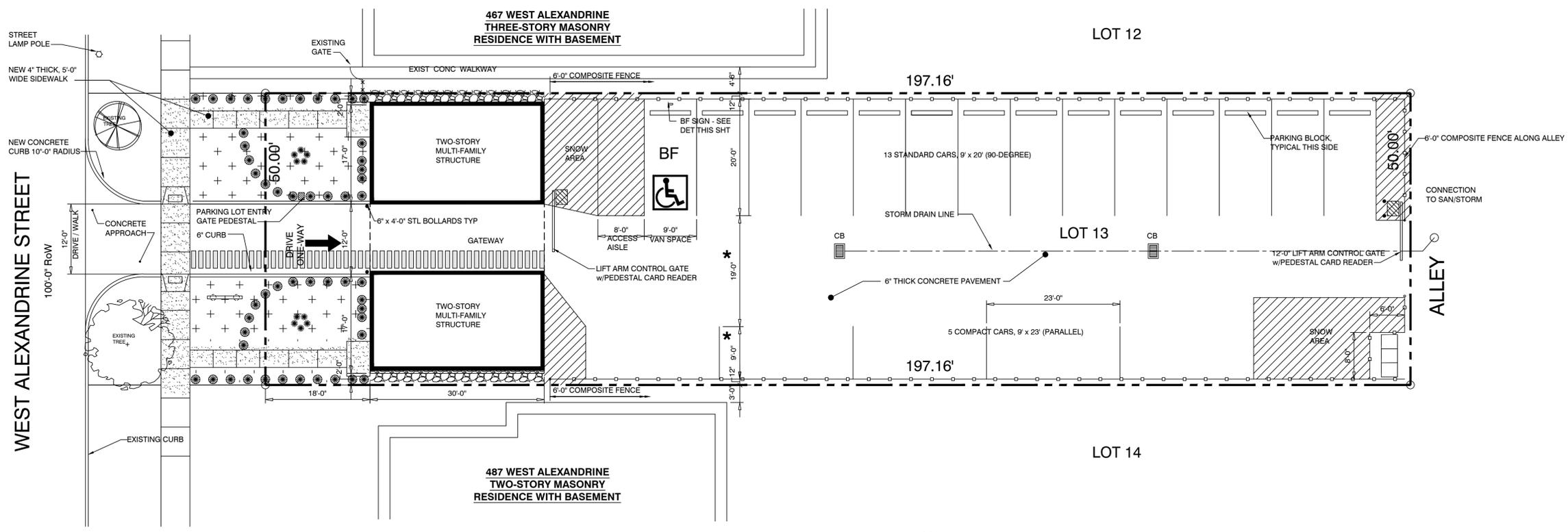
© SCF, inc. MAY 2023

REV.	DESCRIPTION	DATE
	DESIGN DEVELOPMENT	05.01.2023
	HISTORICAL COMMISSION	12.27.2023
	HISTORICAL COMMISSION	02.19.2024

c:\FlumNew\1543...\Prop Site Pl.dwg

## PHASE-TWO SITE PLAN w/BUILDING

SHEET DESCRIPTION: PROPOSED SITE PLAN & DETAILS	
DRAWN:	CHECKED: SCF
SCALE: VARIES	
DATE: 01 JUNE 2023	
JOB NO 1621	SHEET NO A0.1



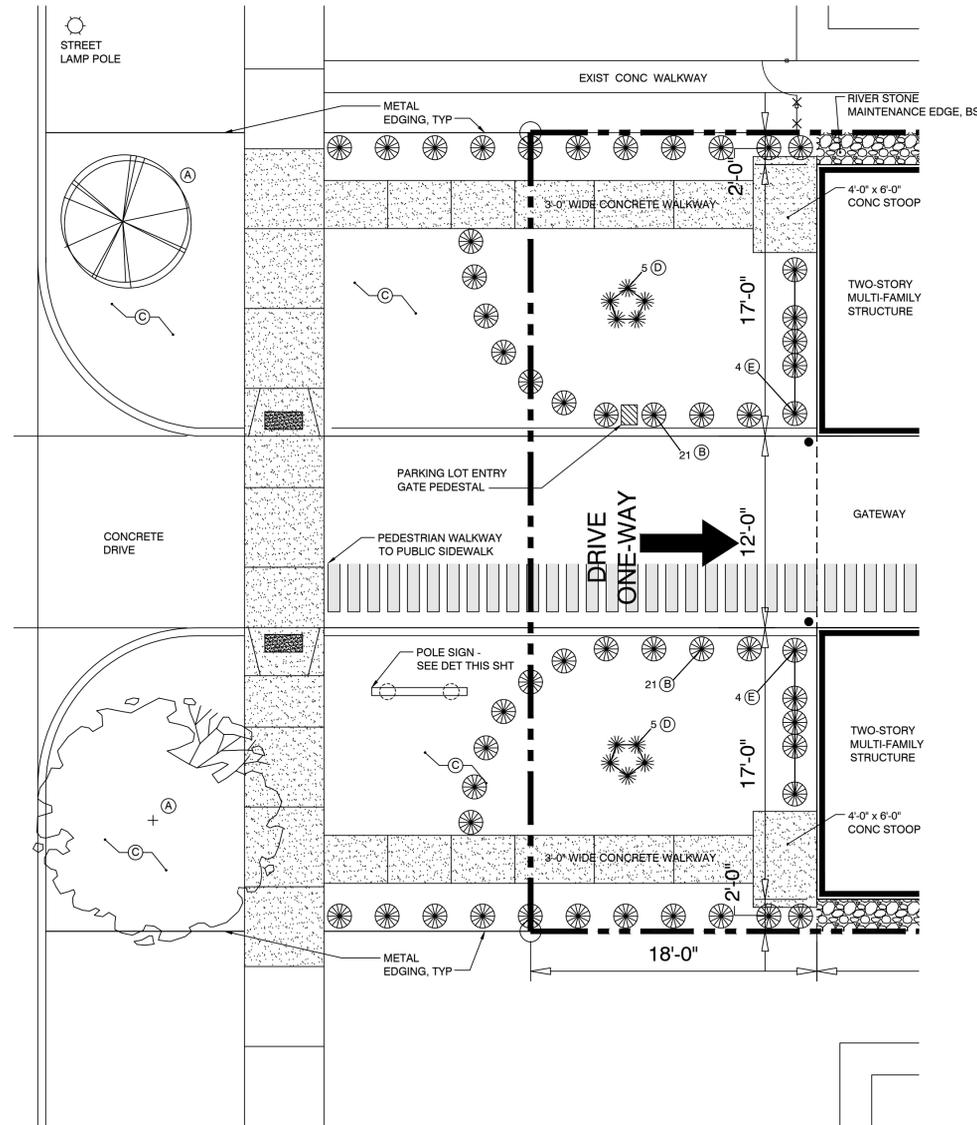
### PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

\* 10% DIMENSIONAL ADMINISTRATIVE ADJUSTMENT REQUESTED

#### PLANT LIST

- (A) EXISTING GINKGO TREE
- (B) DWARFED BURFORD HOLLY, 3 GALLON
- (C) PERWINKLE GROUND COVER PLANT, 6" APART
- (D) FOUNTAIN GRASS, 2 GAL
- (E) CARDINAL RED HYDRANGEA, 1 GAL (REPLACE TALL ARBORVITAE)



### ENLARGED LANDSCAPE PLAN

SCALE: 3/16" = 1'-0"

2  
A0.1



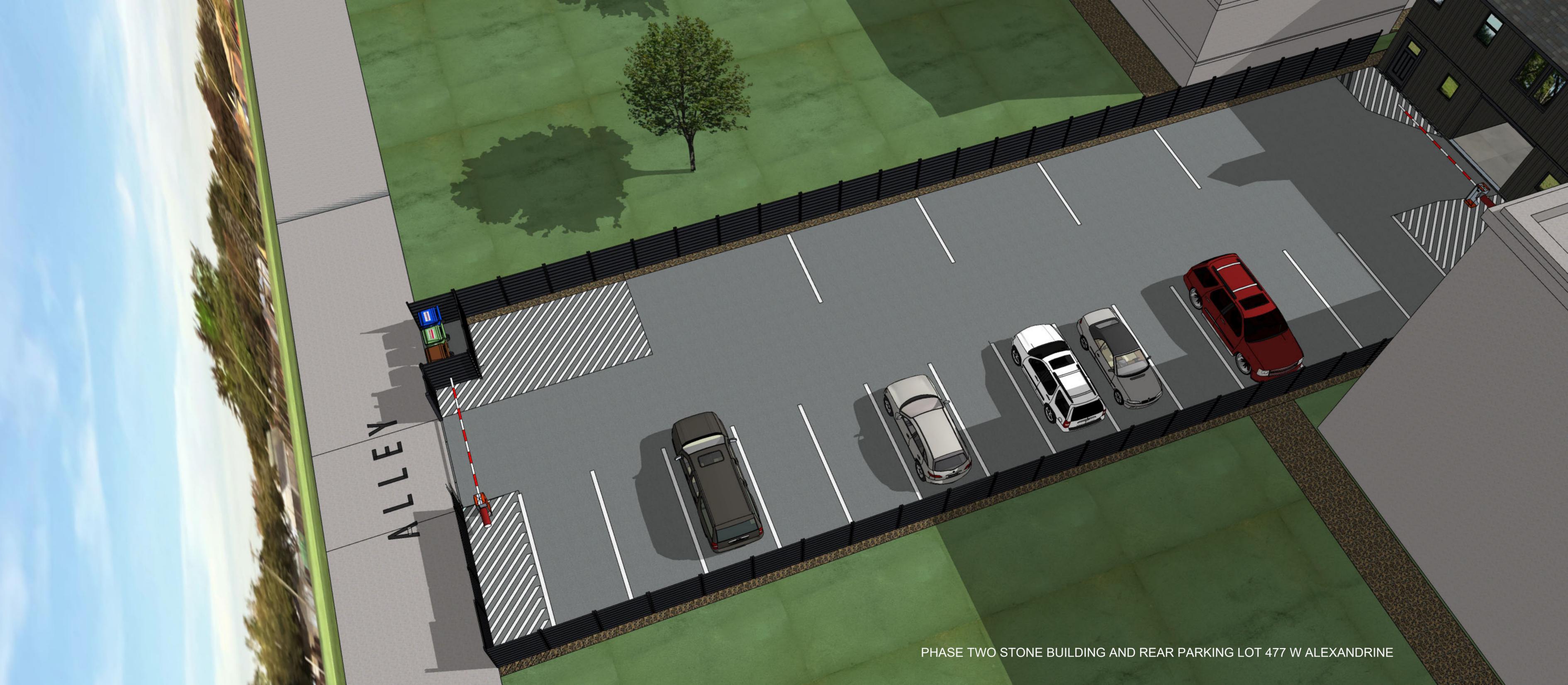
PHASE TWO STONE BUILDING AND REAR PARKING LOT 477 W ALEXANDRINE



PHASE TWO STONE BUILDING AND REAR PARKING LOT 477 W ALEXANDRINE



PHASE TWO STONE BUILDING AND REAR PARKING LOT 477 W ALEXANDRINE



ALLEY

PHASE TWO STONE BUILDING AND REAR PARKING LOT 477 W ALEXANDRINE

**THE GATE HOUSE 4-PLEX**  
477 WEST ALEXANDRINE  
DETROIT MICHIGAN 48201



© SCF, inc. DEC 2023

REV.	DESCRIPTION	DATE
	OWNER REVIEW	12.11.2023
	OWNER REVIEW	12.19.2023
	HISTORIC DC SUBMISSN	12.21.2023
	OWNER REWV REVISIONS	02.16.2024
	HISTORIC REVD SUBMISSN	02.19.2024

c:\FlumNew\1621-477WA\PropPls.dwg

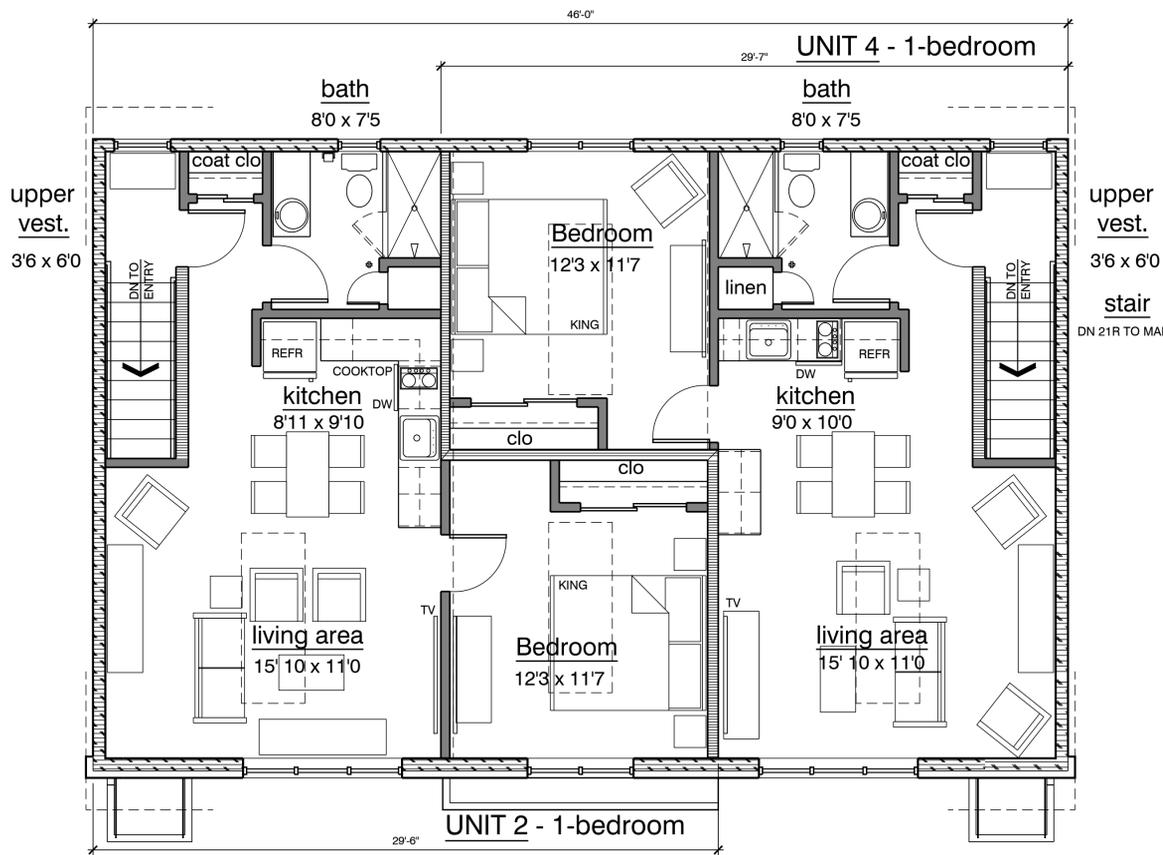
SHEET DESCRIPTION:  
PROPOSED FLOOR PLANS  
AND FRONT ELEVATION

DRAWN: LAP	CHECKED: SCF
---------------	-----------------

SCALE: 1/4" = 1'-0"

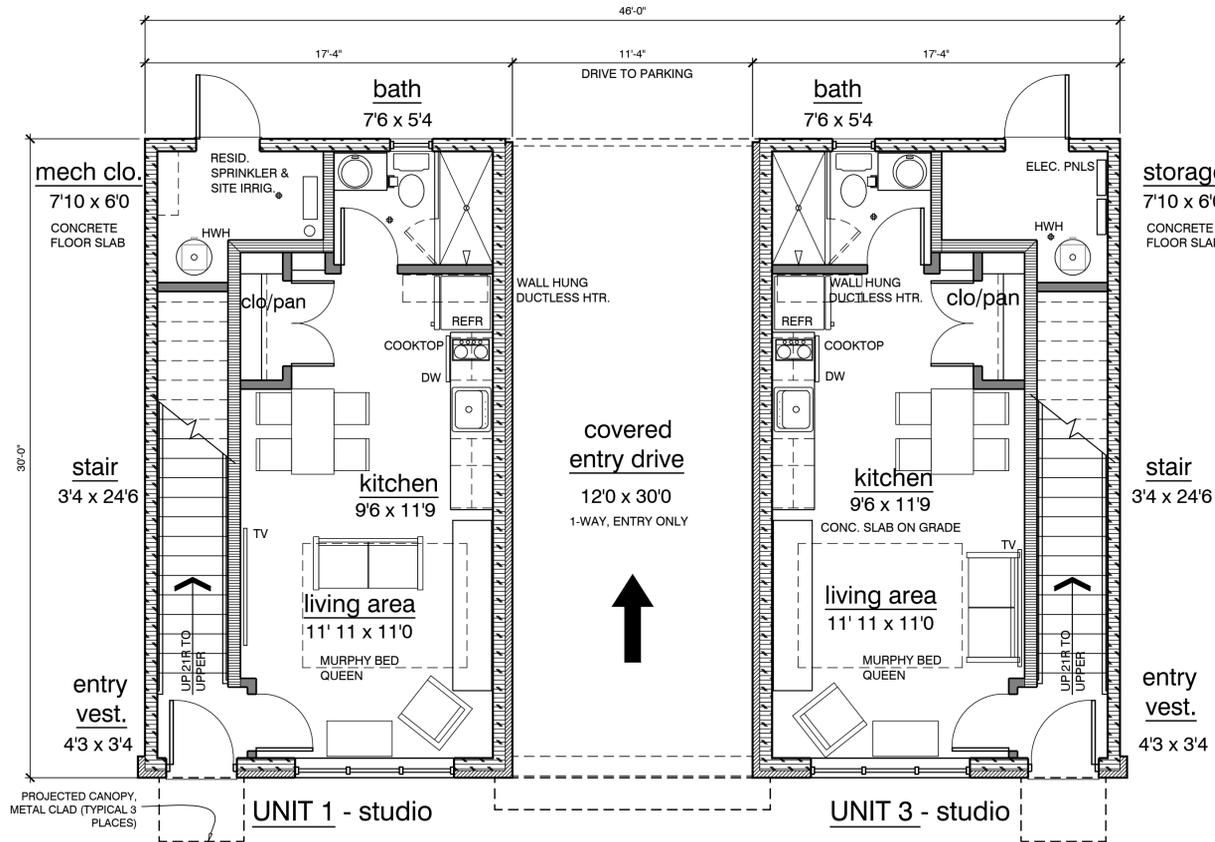
DATE: 19 FEBRUARY 2024

JOB NO 1621	SHEET NO A-2
----------------	-----------------



3 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



1 1ST FLOOR PLAN/GRADE

SCALE: 1/4" = 1'-0"

**UNIT DESCRIPTION**

	TYPE	SQUARE FOOTAGE
1ST FLOOR:		
UNIT 01	STUDIO	316 NET
UNIT 03	STUDIO	316 NET
2ND FLOOR:		
UNIT 02	1-BEDROOM	627 NET
UNIT 04	1-BEDROOM	631 NET
TOTAL BUILDING:		2,420 GSF

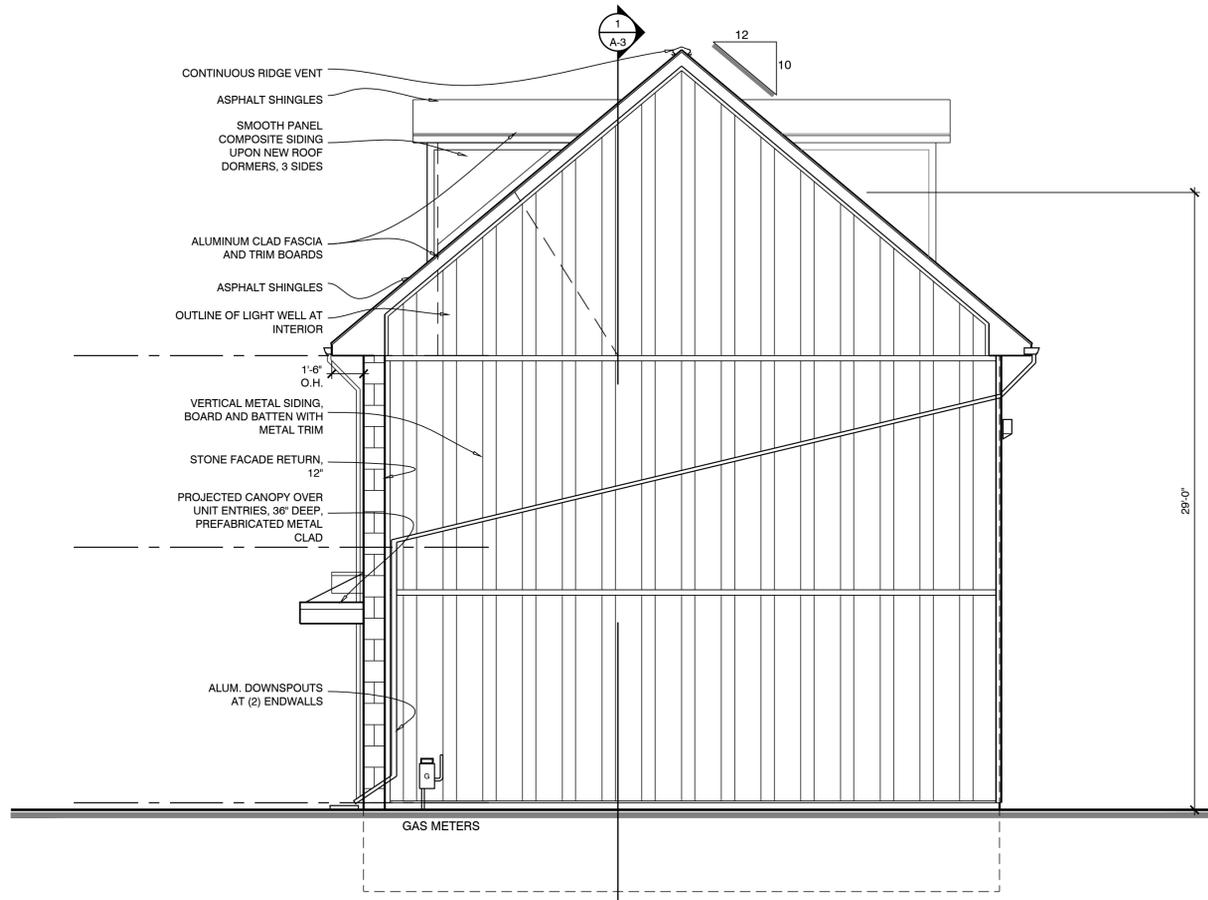


2 FRONT ELEVATION - NORTH

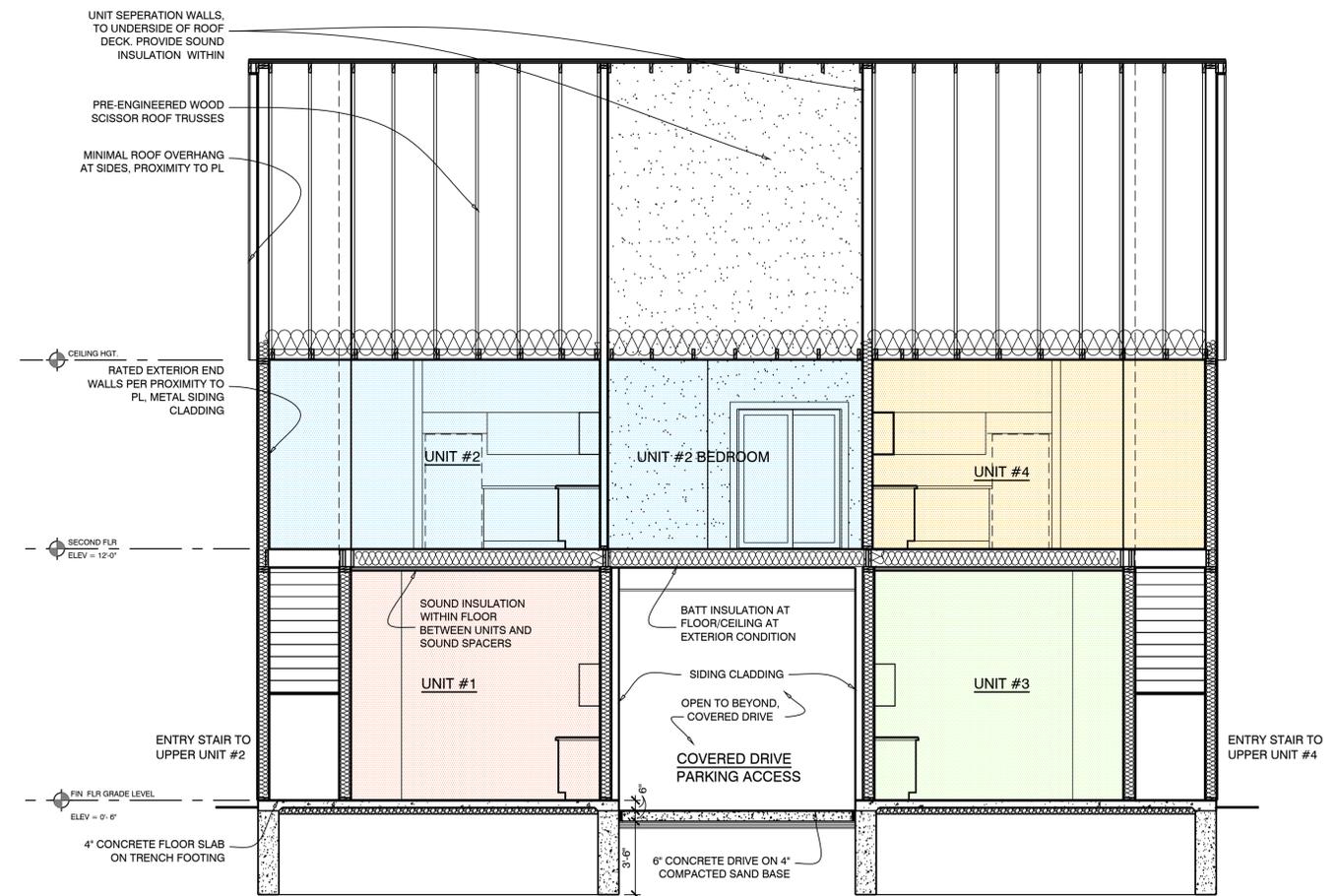
SCALE: 1/4" = 1'-0"

WEST ALEXANDRINE

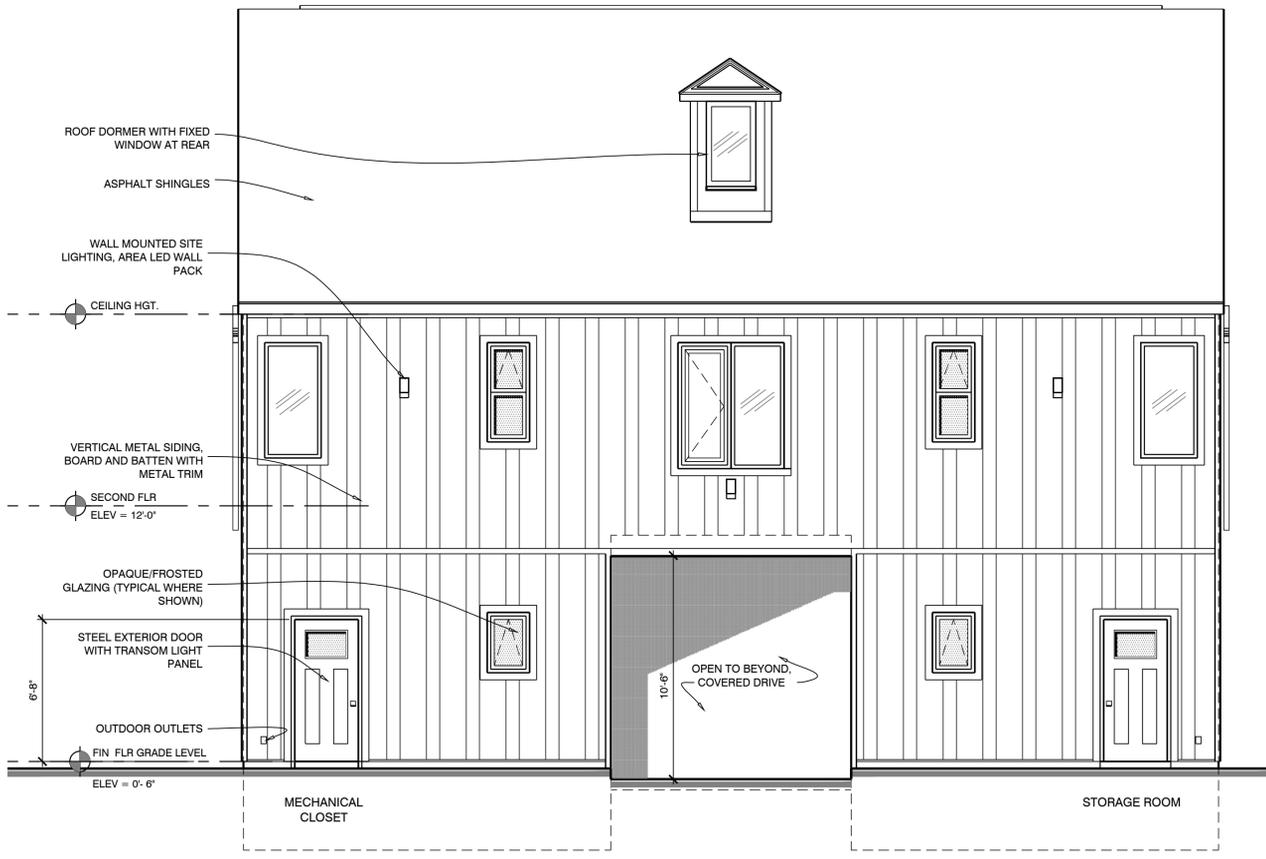




**3 SIDE ELEVATIONS - WEST SHOWN**  
 SCALE: 1/4" = 1'-0"  
 EAST ELEVATION OPP. HAND



**1 BUILDING SECTION LOOKING SOUTH**  
 SCALE: 1/4" = 1'-0"



**2 REAR ELEVATION - SOUTH**  
 SCALE: 1/4" = 1'-0"  
 GATED PARKING LOT

© SCF, inc. DEC 2023

REV.	DESCRIPTION	DATE
	OWNER REVIEW	12.19.2023
	HISTORIC DC SUBMISSN	12.21.2023
	OWNER REWV REVISIONS	02.16.2024
	HISTORIC REVD SUBMISSN	02.19.2024

c:\FlumNew\1621-477WA\PropPls.dwg

SHEET DESCRIPTION: PROPOSED ELEVATIONS AND BUILDING SECTION	
DRAWN: LAP	CHECKED: SCF
SCALE: 1/4" = 1'-0"	
DATE: 19 FEBRUARY 2024	
JOB NO 1621	SHEET NO A-3