

STAFF REPORT: 03-11-20 MEETING
APPLICATION NUMBER: 20-6670
ADDRESS: 441 W. WILLIS AVENUE
HISTORIC DISTRICT: WILLIS-SELDEN
APPLICANT: ROBERT SLATTERY
DATE OF COMPLETE APPLICATION: 02-25-2020
DATE OF STAFF SITE VISIT: 02-28-2020

PREPARED BY: A. DYE

SCOPE: ERECT NEW THREE-STORY BUILDING

EXISTING CONDITIONS

The parcel at 441 W. Willis is currently a paved, gated surface parking lot. The BSEED permit cards confirmed a building had existed on this lot. The date of construction isn't known, but the 1897 Sanborn map shows a residence and associated out-buildings on this parcel. While a dramatic change to W. Willis is evidenced between the 1897 and 1921 maps, little changed between 1921 and 1950. However, the permit cards show the building at 441 W. Willis went through a number of conversions in the 1940s and 1950s to smaller/more apartments and single rooms, as well as change of use for the land, culminating in the building's demolition in 1965 and change of use for commercial parking.

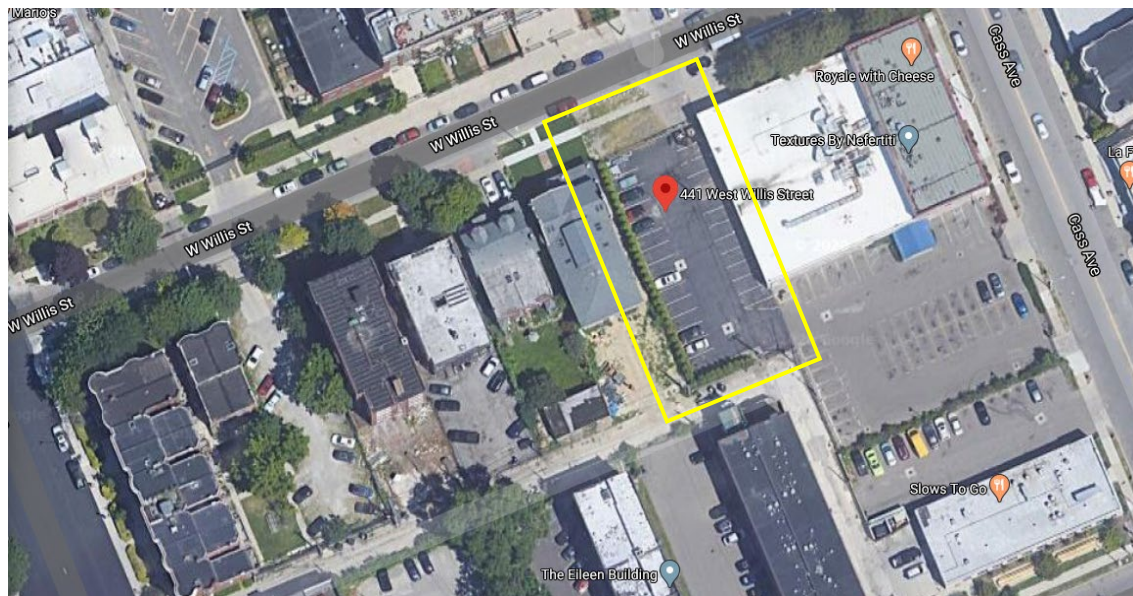
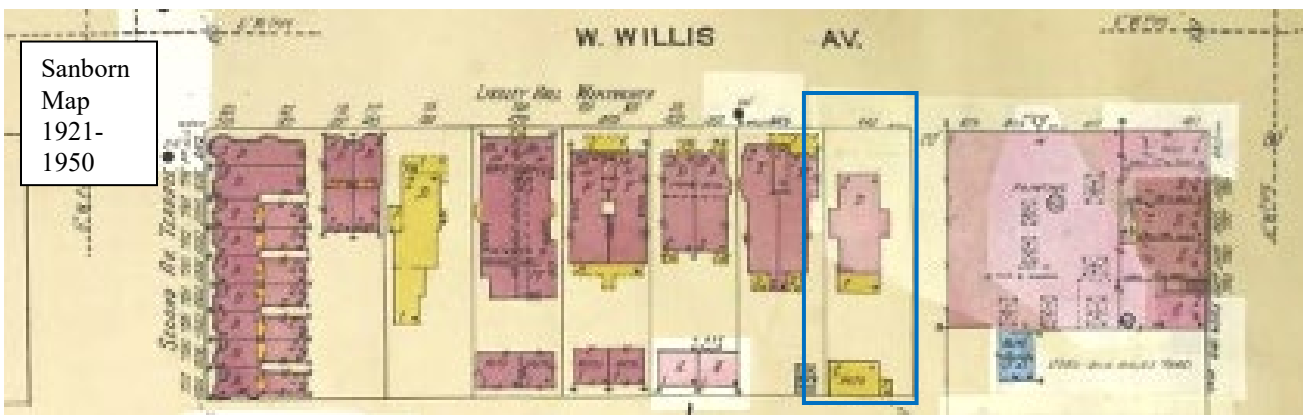
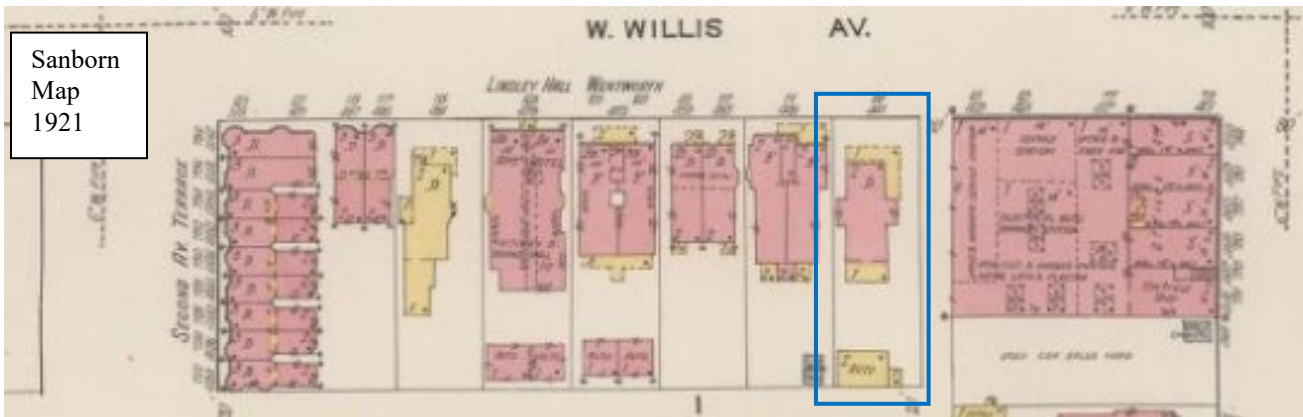
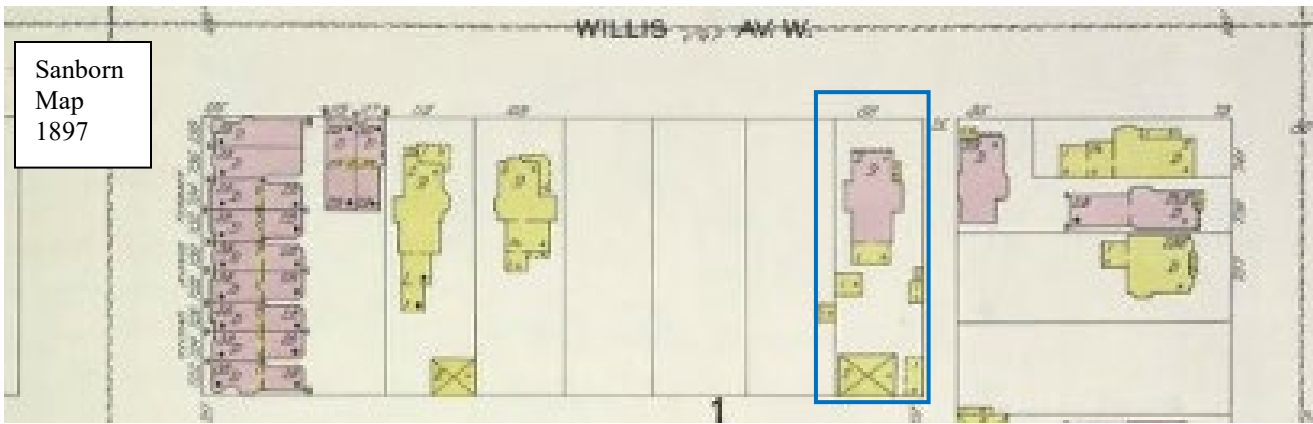
441 FILED AS COMPLETE
W Willis 7
46773 6-16-47 Lot No. Date
Use use of land
Cons. O.K.
Remarks use rear side & front yard adjacent to the alley for parking of automobiles. App'd Bd Zen App Case

441
W. Willis REVISED
18582 10-9-53 Lot No. Date
Use dwelling
Cons. brick
Remarks \$950.
Convert 2 apts. to 3 apts. & 5 s.r. as per plan. Appr. BZA #866-53 dtd. 8-11-53

441
W. Willis OK
49437 3/28/55 Lot No. Date
Use mult. dwg. 3 & 5 SR to 5
Cons. brick
Remarks \$1000.00 O.K.
Inter. alt. to change use of bldg. from 3 apts. & 5 sl.rms. to 5 apts. & install addnl. window 2nd flr. rear apt. kitchen as per plan

441 FILED AS COMPLETE
W. Willis 7
68894 5-20-65 Lot No. Date
Use Br. dwelling-5
Cons. O.K.
Remarks Wreck and remove debris

441
W. Willis OK
68896 5-20-65 Lot No. Date
Use Use of Land
Cons. O.K.
Remarks Use vacant land for commercial parking (Approved for license).





PROPOSAL

The applicant proposes the construction of a three story building, to be located at the northwest corner of the lot. The setback from the west lot line is three feet; whereas the front of the building will be constructed on the north lot line, abutting the public right-of-way. The three-story building extends about 100 feet back, at which time the width reduces from 46'-11" to 26'-10", reduces in height to two stories, and extends in length to the rear lot line.

The front elevation is a symmetrical design with fixed full-height windows centrally placed on each floor. Proposed to flank these openings are additional openings with sliding doors that would lead out to either an at-grade patio or suspended (held by steel tension cables) galvanized metal balconies, painted black, with a wooden or concrete deck. Custom fabricated iron rails will installed, the balconies will be like the Willys-Ovrland Lofts across the street. Additional fencing is proposed to be installed at-grade to fully enclose the front yard for the use of the residents living on the first floor.

The building will be all electric with a heat pump split system.

Exterior Walls

- Masonry veneer - Belden Brick, Standard dimension, Dark gray or black, with dark mortar (specific color not submitted, mortar profile not submitted), running bond pattern with brick soldier courses above all openings and running the perimeter of the building at the roofline. Three photocopies of brick were submitted, Carbon Black Smooth, Field Gray Smooth and Field Gray Velour.
- Windows - Pella Architect Series, Contemporary, clear glass (no muntins), glass option not submitted, black frame and black hardware. Operable windows will be casement windows.
- Doors – Patio/balcony doors: Pella Architect Series, Contemporary, three-panel (fixed-active-fixed);
Garage doors: Eight-panel overhead doors, CoPlay Avante Collection, Aluminum and Glass Doors, glass panels, black frame

Lot

- Dumpster enclosure – design and finish not submitted, description states “6’ wood fence, 16’ metal gate.”
- Gate for vehicular traffic at alley/rear parking is not delineated on the site plan, nor were the design details submitted.
- Additional fencing suggested for part of the vacated alley and front yard not delineated or described on the site plan
- Lighting for the parking is existing, wall packs on the alley wall of the Davita Dialysis building.
- Landscaping – Front yard patios will be 32’ x 12’ and laid with pavers - a photocopy of square and rectangular, rough surface manufactured (?) stone was submitted, color: gray or tan. Three trees: two Japanese lace Maple and one Red Bud will be planted; the garden bed surrounding the patio will have a mixture of perennials.
- Per the applicant, “Although the special district allows for a zero-lot line building, we are leaving three feet on the west elevation. The renderings show the building on a zero lot line frontage, the landscape on the front elevation is on the public right-of-way and we have been allowed to build balconies over the public right-of-way with permission as we did with the Willys Overland Lofts.”

The finished height of the proposed building, from grade to parapet, is 34’-6 7/8”. For comparison, the adjacent building directly to the west (and about six feet from the proposed building) stands 32’-0” from grade to the highest point of structure. The building to the east (which will remain separated from the new construction by a 9’-0” wide vacated alley) stands 18’-0” from grade to the parapet.

The vacated alley is to remain an asphalt surface for about the first half of the length of the lot; the last half of the alley is proposed as parking spaces (no ADA-accessible space shown). The rendering of the building's east elevation shows an enclosure for a portion of the front surface lot, but it is not shown on the site plan. There also appears to be an entrance door leading to the fenced space, but the east elevation shows two windows where this enclosure is proposed. Additionally, the fence of the enclosure, as well as the front yard perimeter fence, looks to be about seven feet tall, based on the people added to the perspective. However, the site plan says the front perimeter fence is four-feet tall.

The site plan does not show a sliding gate at the alley at the southern end of the lot, nor any specification on the material, design and height of the gate and fence that would enclose the parking from the alley.

STAFF OBSERVATIONS AND RESEARCH

- The Willis-Selden local historic district was established in 2011.
- At the June 9, 2014 meeting, the HDC approved the design for two, three-story buildings at 441 W. Willis and 4141 Cass, as well as a parking lot that spanned the rear property between the two buildings. *The current proposal does not include a building at 4141 Cass.*
- The streetwall on the north and south sides of Willis, from Cass to Second, is mostly intact with historic structures. Two surface parking lots, one of which is the lot within this proposal, are present on the south side of the street; one surface lot is on the north side.
- With the exception of the building at the corner of Willis and Cass, the buildings on the south side of Willis have front entrances leading directly from the sidewalk, and only one is enclosed with a fence.
- The massing of the proposed building is in keeping with the Elements of Design, which is described for apartment buildings to range from neutral to slightly vertical in directional expression, though a smaller number are horizontal in directional expression.
- Also noted in the Elements of Design, the relationship of colors within the district are natural brick colors in shades of brown, red and buff predominate on wall surfaces.

ISSUES

- The fence is shown to be exceptionally tall in the renderings. The applicant should clarify the height, design, and placement for each fence installation.
- As noted in the proposal, there are a number of details which need clarification; some of the omissions impact the design of the building and site and must be included on the final plans submitted for review.

RECOMMENDATION

It is staff's opinion the work as proposed will not result in the removal of historic materials or the alteration of features and spaces that characterize the property and district. The work is also compatible with the district's architectural character. Staff therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation, Standards:

#9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

However, staff recommends the Commission issue the COA with the following conditions:

- The site plan, elevation drawings, associated construction drawings (not submitted at time of the staff report) and catalog cuts be revised to reflect all of the details and designs proposed for the project and submitted for HDC staff review.
- A material sample of the face brick, confirming the exterior finish color, along with the mortar color, shall be submitted to HDC staff for review.
- Should the revised plans deviate from the scope of work presented with this staff report, staff will require the applicant to re-submit the project for HDC review at an upcoming meeting.





From Site, Looking North



From Site, Looking Northwest



From Site, Looking Northwest



From Site, Looking Southwest



Looking East on W. Willis



Looking West on W. Willis



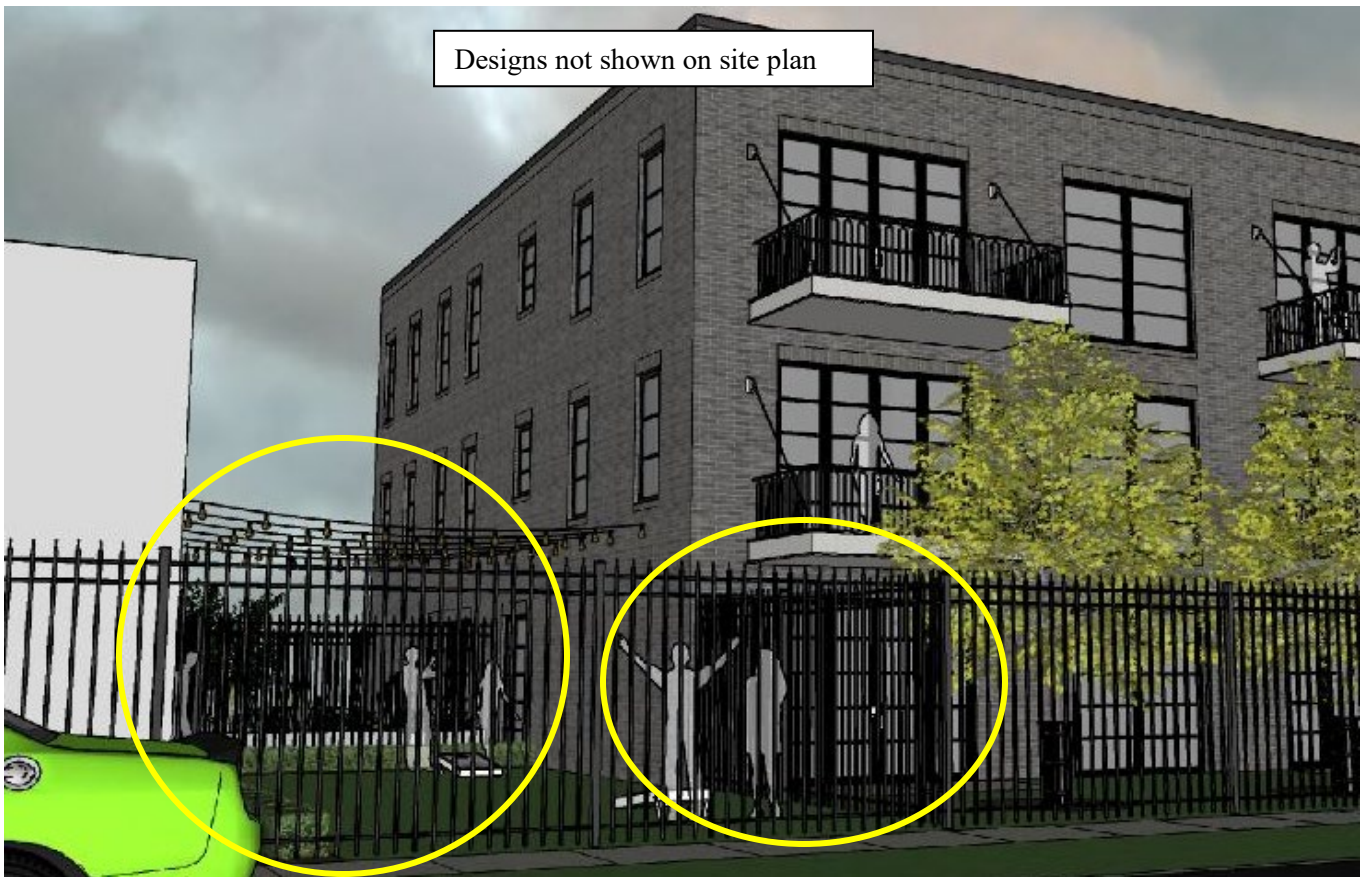
Looking West on W. Willis – NW Corner of the Applicant's lot is seen on the left



North Elevation



North-East Elevations



*Tall Fencing

*Fenced area

*Additional front yard fencing



North-East Corner – Close-Up



Belden Brick, Carbon Black, Smooth



Belden Brick, Field Gray, Smooth



Belden Brick, Field Gray, Velour



ALUMINUM & GLASS GARAGE DOORS



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modern glass and aluminum garage doors.



Modernize your home with our popular line-up of aluminum and glass garage doors. The durable aluminum frame is available in a number of colors, including clear, black and bronze anodized, to complement your home style. Multiple glass options allow you to bring as much or as little natural light in as well as control the level of privacy.

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OVERVIEW

DESIGN OPTIONS

CONSTRUCTION

BROCHURE

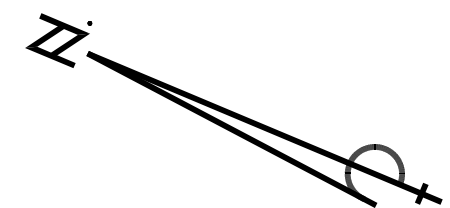
INSTALLATION & CARE

OVERVIEW

Clopay® Avante® Collection garage doors are constructed with aluminum and glass panels, lending a clean and modern aesthetic to any home or building. Avante® doors come with a five-year warranty on the finish and a three-year warranty on hardware. The collection offers two models, the Avante AV and the Avante AX. Both models are characterized by the following features:

- Durable, low-maintenance 2-1/8" commercial grade aluminum frame with many glazing options.
- Frame and solid aluminum panels available in choice of anodized and powder-coated finishes.
- Tempered full-view glass, acrylic or solid aluminum panel options. Insulated glass garage door panels are available for increased energy efficiency.
- Choose from our selection of aluminum garage door panel colors: White, Bronze, Brown, Clear Anodized, Bronze Anodized, Black Anodized.
- ColorBlast custom colors available.
- Color-matched aluminum grip handle.

- The Project at 441 West Willis is currently a parking lot, the renderings and site plans show the building, floor plans the interior of the units.
- The Balconies will be like the Willys-Ovrland Lofts of which I was a partner. They will be a galvanized metal, painted black, with either a wooden deck or concrete deck.
- Windows will be from the Pella Contemporary Line all black frame, Black Hardware. The operable windows will be casement window, for better efficiency.
- The garage doors will be from Coplay Garage glass doors on a black frame
- Lighting for the parking is existing, wall packs on the alley wall of the Davita Dialysis building
- Landscaping on the front yard will include a 32 x 12 Patio with pavers and entry walk thru both 1st floor patio doors. On the front landscape area which is on the public right of way there will be three trees 2 Japanese lace Maples, and one Red Bud. The garden bed surrounding the patio will have a mixture of perennials.
- The Brick will be a Dark Grey or Black with dark mortar.
- The building will be all electric with a heat pump split system.
- Although the special district allows for a zero-lot line building, we are leaving three feet on the west elevation
- The renderings shows the building on a zero lot line frontage the landscape on the front elevation is on the public right of way and we have been allowed to build the balconies over the public right of way with permission as we did with the Willys Overland Lofts.



CASS AVENUE 80 FEET WIDE

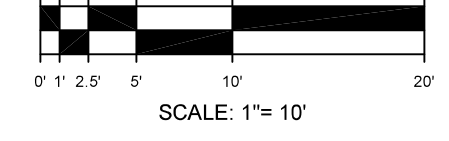
PROPERTY DESCRIPTION (TAX PARCEL NO. 0200863-0):

PART OF LOT 7, BLOCK 95, INCLUDING THE VACATED ALLEY LYING ADJACENT TO THE EAST LINE OF LOT 7, BLOCK 95, AND WEST OF AND ADJACENT TO THE WEST LINE OF LOTS 5, 6 AND PART OF LOT 4, BLOCK 95, OF THE "PLAT OF SUBDIVISION OF PART OF THE CASS FARM", CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 1 OF PLATS, ON PAGES 175, 176 AND 177, WAYNE COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF WILLIS AVENUE (100 FEET WIDE), SAID POINT BEING DISTANT SOUTH 67 DEGREES 09 MINUTES 05 SECONDS WEST, 150.00 FEET AS MEASURED ALONG SAID SOUTHERLY LINE OF WILLIS AVENUE FROM THE INTERSECTION OF THE SOUTHERLY LINE OF WILLIS AVENUE WITH THE WESTERLY LINE OF CASS AVENUE (80 FEET WIDE), SAID LINE BEING THE NORTHERLY LINE OF LOT 6, BLOCK 95, OF SAID "PLAT OF SUBDIVISION OF PART OF THE CASS FARM" (L. 1, PLATS, P. 175, 176 AND 177, W.C.R.); PROCEEDING THENCE FROM SAID POINT OF BEGINNING SOUTH 22 DEGREES 47 MINUTES 00 SECONDS EAST, ALONG THE EASTERLY LINE OF A VACATED ALLEY (20 FEET WIDE), SAID LINE BEING ALSO THE WESTERLY LINE OF LOTS 6 AND 5, BLOCK 95 AND PART OF THE WESTERLY LINE OF LOT 4, BLOCK 95 OF SAID SUBDIVISION, A DISTANCE OF 153.00 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF AN EAST / WEST PUBLIC ALLEY (20 FEET WIDE) WITH THE EASTERLY LINE OF A NORTH / SOUTH PUBLIC ALLEY (20 FEET WIDE); THENCE SOUTH 67 DEGREES 09 MINUTES 05 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID EAST / WEST PUBLIC ALLEY, SAID LINE BEING ALSO THE SOUTHERLY END OF SAID VACATED ALLEY AND THE SOUTHERLY LINE OF LOT 7, BLOCK 95, OF SAID SUBDIVISION, A DISTANCE OF 70.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 7, BLOCK 95; THENCE NORTH 22 DEGREES 47 MINUTES 00 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT 7, BLOCK 95, A DISTANCE OF 153.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT; THENCE NORTH 67 DEGREES 09 MINUTES 05 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID WILLIS AVENUE, SAID LINE BEING ALSO THE NORTHERLY LINE OF SAID LOT 7 AND THE NORTHERLY END OF SAID VACATED ALLEY, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10,715 SQUARE FEET OR 0.246 ACRE, MORE OR LESS, OF LAND IN AREA.

SITE PLAN

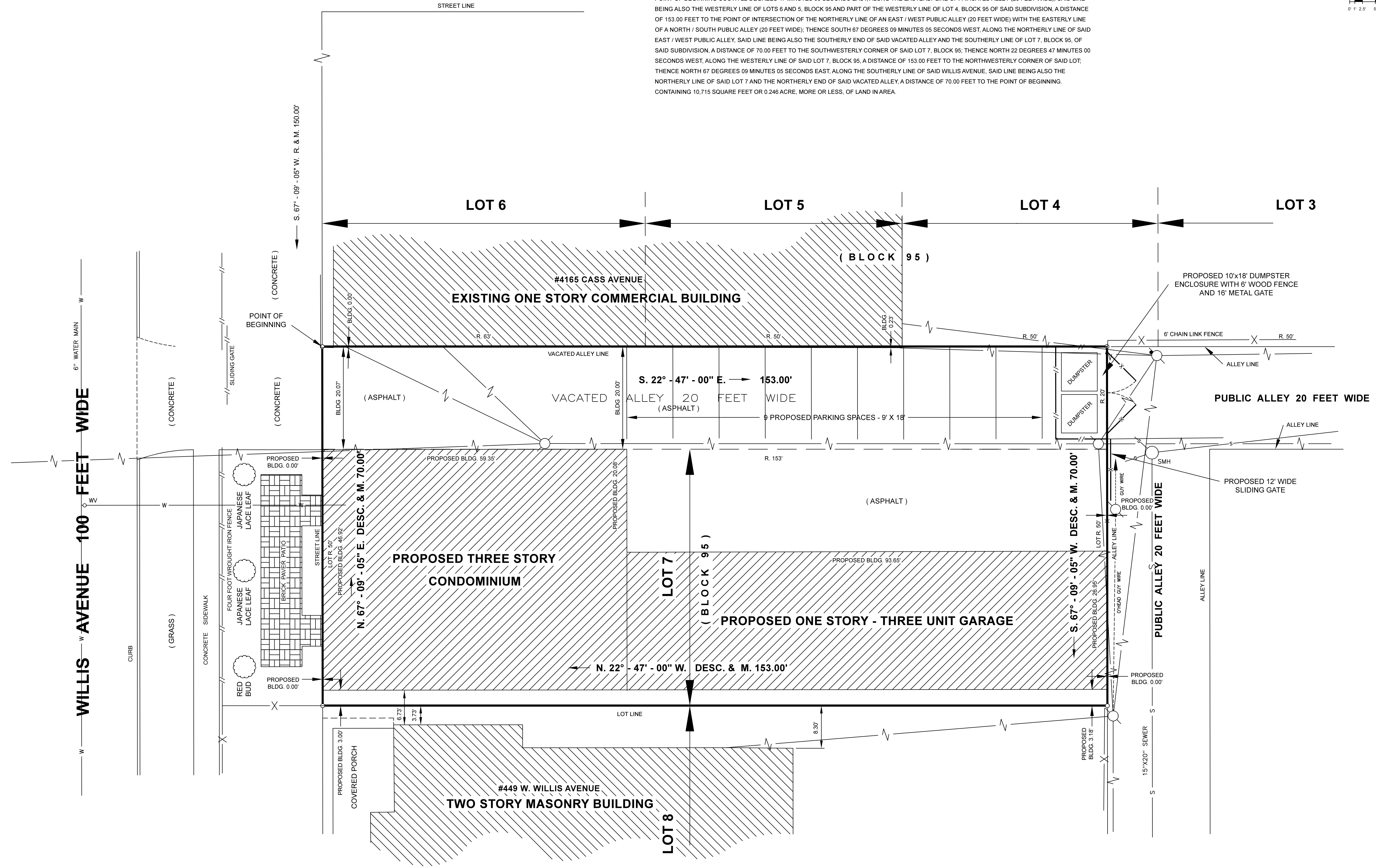
FOR LOT 7, BLOCK 95, INCLUDING THE VACATED ALLEY LYING ADJACENT TO LOTS 5, 6 AND 7 AND PART OF LOT 4, BLOCK 95, OF THE "PLAT OF SUBDIVISION OF PART OF THE CASS FARM", (L. 1, PLATS, P. 175, 176 & 177, WAYNE COUNTY RECORDS), CITY OF DETROIT, WAYNE COUNTY, MICHIGAN.

FEBRUARY 24, 2020



SURVEY NO. 20354-SITE PLAN

FOR: MIDTOWN DEVELOPMENT LLC
MR. ROBERT SLATTERY



DRAFT COPY

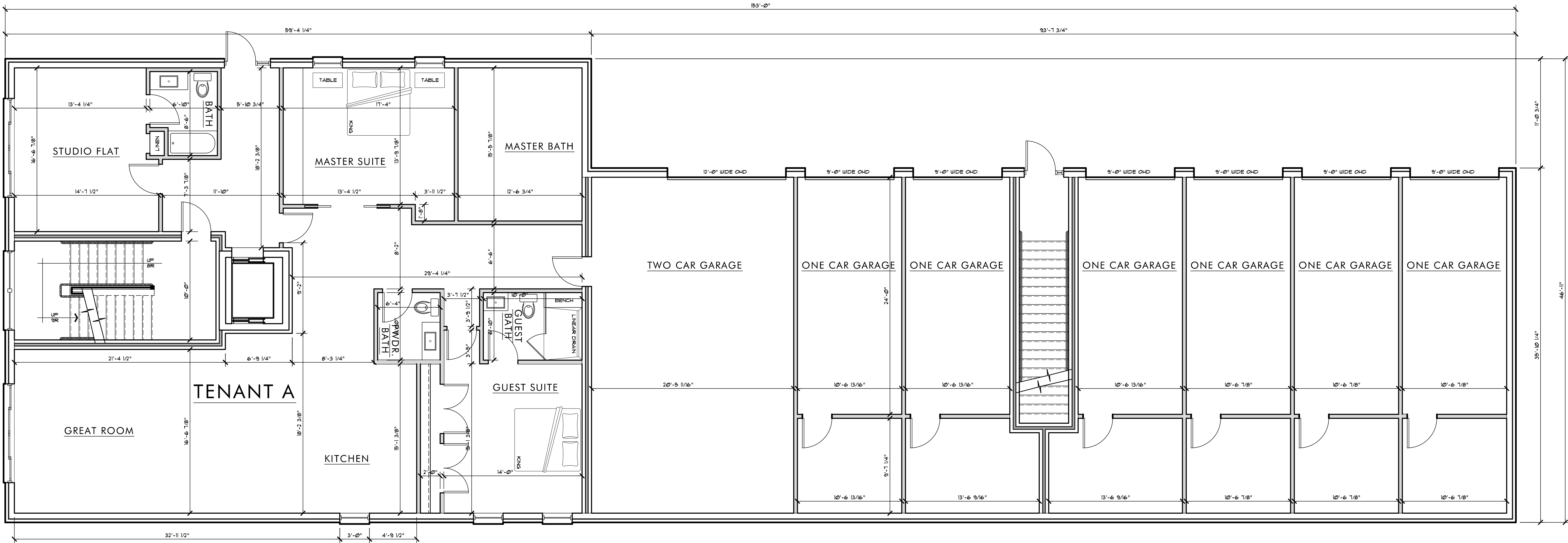
DAVID C. ADAMS & SON
PROFESSIONAL LAND SURVEYORS, INC.
IF THE SURVEYOR'S SIGNATURE IS NOT IN A CONTRASTING COLOR, THE PLAN IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS.
by: PAUL J. KRIETSCH
PROFESSIONAL LAND SURVEYOR NO. 30086

David C. Adams & Son
Professional Land Surveyors, Inc.
25517 Five Mile Road
Detroit, Michigan 48239
Tel: 313-538-1222
Fax: 313-538-8438
www.DCAsurveys.com

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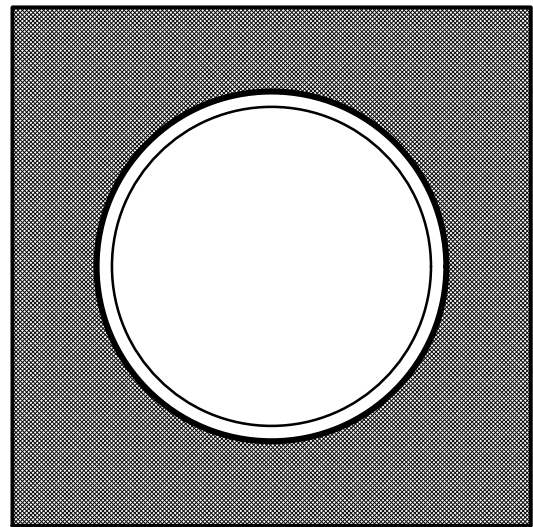
[PROJECT INFORMATION]
[LOCATION]
441 W. Willis St. Detroit, MI 48201
[PROJECT COORDINATOR]
Robert Slattery 313.418.4261
[PROJECT ENGINEER]
Mulhern & Kulp Structural Engineering
300 Brookside Ave Bldg. 4, Suite 150 Ambler, PA 19002 215.646.8001



MAIN LEVEL LAYOUT

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

TENANT A S.F.	1365 S.F.
TENANT B S.F.	1241 S.F.
TENANT C S.F.	1236 S.F.
TENANT D S.F.	1553 S.F.
TENANT E S.F.	1601 S.F.
TENANT F S.F.	1241 S.F.
TENANT G S.F.	1241 S.F.



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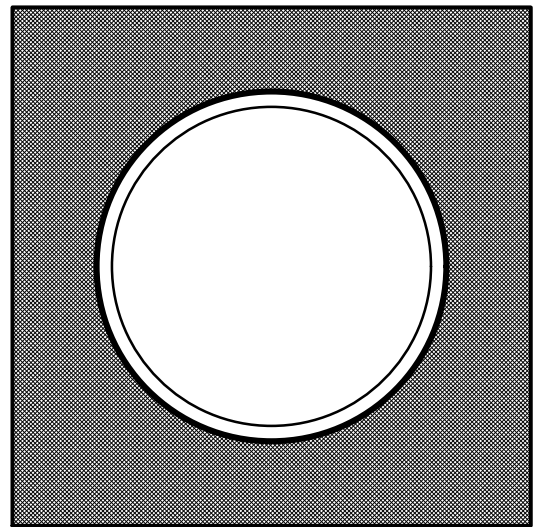
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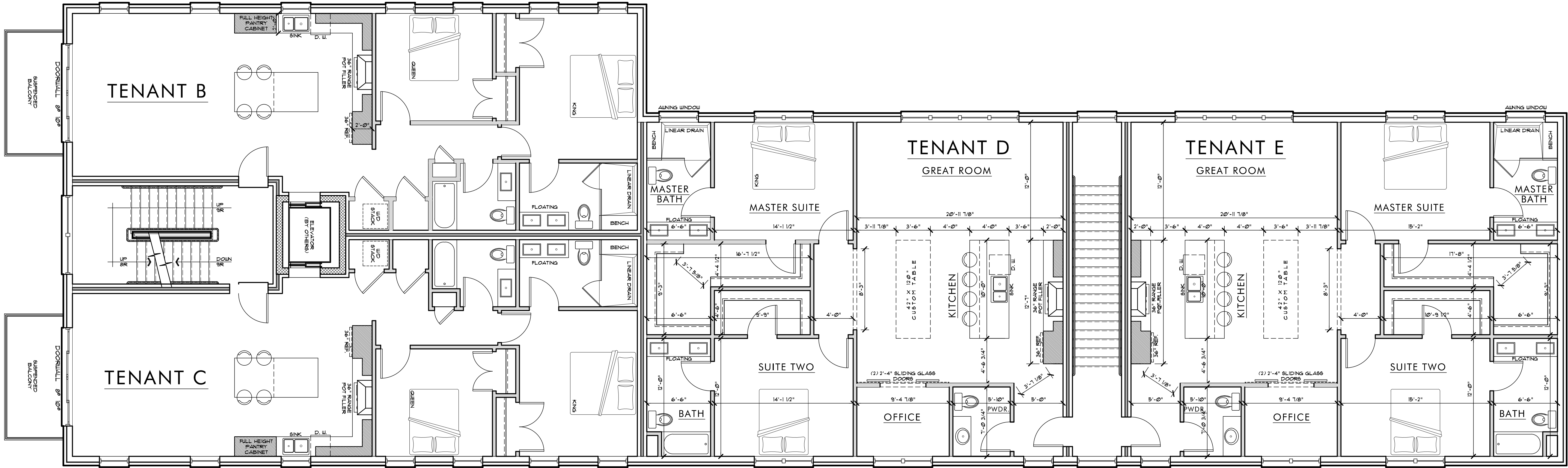
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SECOND LEVEL LAYOUT

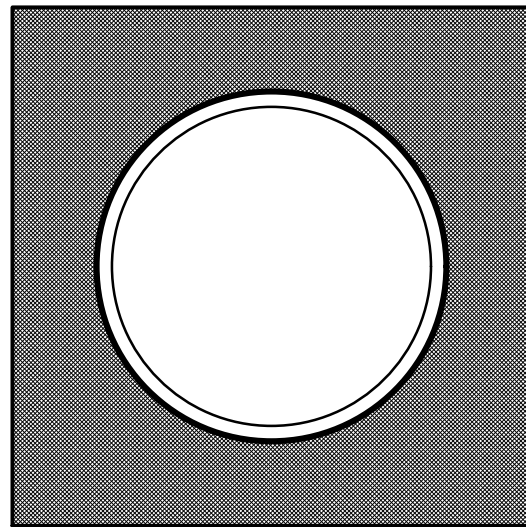
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TENANT A S.F.	1365 S.F.
TENANT B S.F.	1241 S.F.
TENANT C S.F.	1236 S.F.
TENANT D S.F.	1553 S.F.
TENANT E S.F.	1601 S.F.
TENANT F S.F.	1241 S.F.
TENANT G S.F.	1241 S.F.

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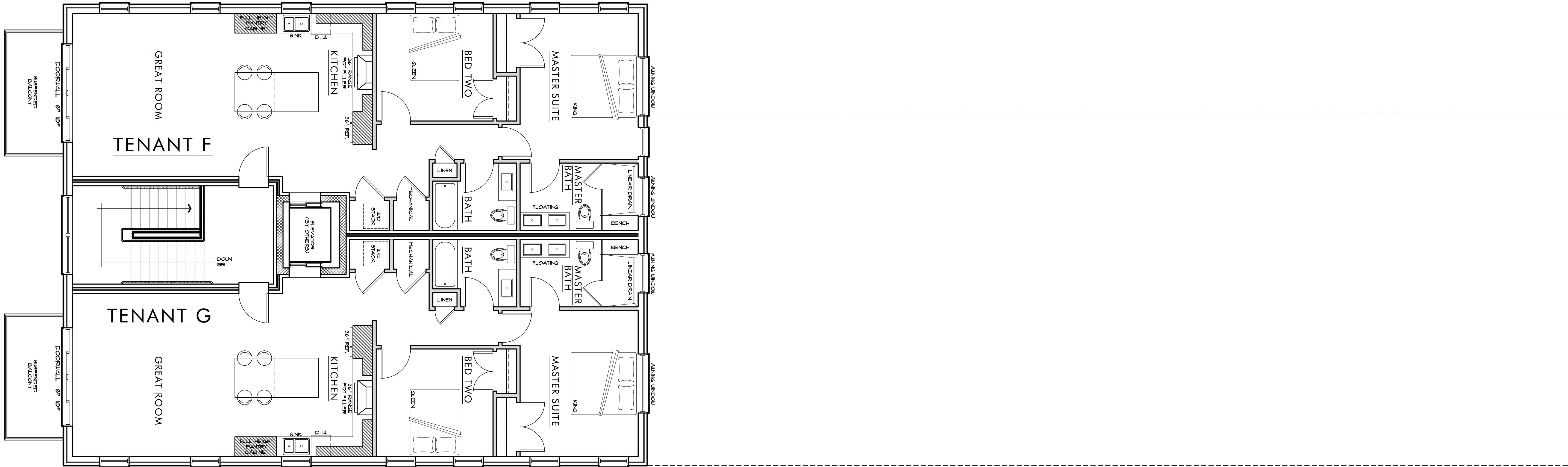
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THIRD LEVEL LAYOUT

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

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TENANT B S.F.	1241 S.F.
TENANT C S.F.	1236 S.F.
TENANT D S.F.	1553 S.F.
TENANT E S.F.	1601 S.F.
TENANT F S.F.	1241 S.F.
TENANT G S.F.	1241 S.F.

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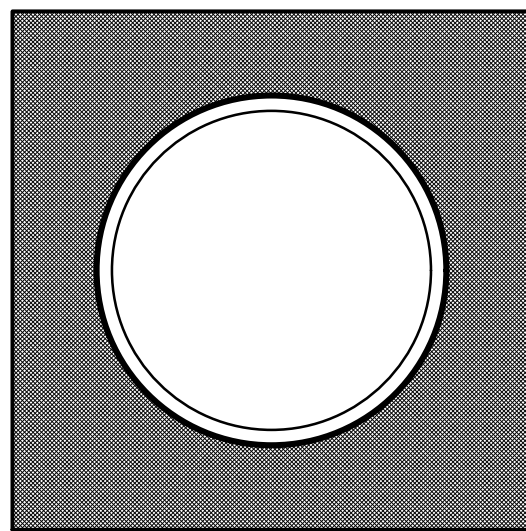
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NEW BUILT UP PARAPET CAP (TYP.)

4" BRICK SOLDIER COURSE (TYP.)

NEW CABLE TENSION STEEL
BALCONY, 12 INCH EXTENSION
(TYP.)

CUSTOM FABRICATED IRON
RAIL TO BE
POWDER-COATED. (TYP.)

SLOPE GRADE AWAY FROM
STRUCTURE (TYP.)

FRONT ELEVATION (SOUTH-EAST)

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

SIDE ELEVATION (NORTH-EAST)

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

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Robert Slattery
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NEW BUILT UP PARAPET CAP (TYP.)

4" BRICK SOLDIER COURSE (TYP.)

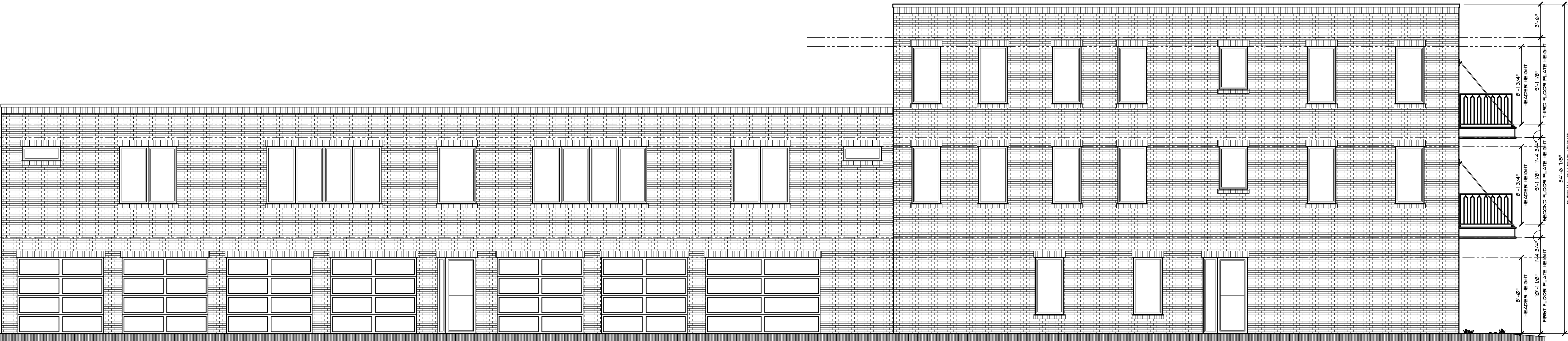
NEW BUILT UP PARAPET CAP (TYP.)

4" BRICK SOLDIER COURSE (TYP.)

SLOPE GRADE AWAY FROM
STRUCTURE (TYP.)

REAR ELEVATION (NORTH-WEST)

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



SIDE ELEVATION (SOUTH-WEST)

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

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Architect Series® Contemporary Sliding Patio Door

Standard Size Tables

6' 8" One-Panel Fixed and Sidelight

Opening	2' 7 1/2" (800)	3' 1 1/2" (953)	3' 7 1/2" (1 105)	4' 1 1/2" (1 257)	5' 1 1/2" (1 562)
Frame	2' 6 3/4" (781)	3' 0 3/4" (933)	3' 6 3/4" (1 086)	4' 0 3/4" (1 238)	5' 0 3/4" (1 543)
6' 8" (2 032)					
6' 7 1/2" (2 019)					
	FIXED (O) 3180	FIXED (O) 3780	FIXED (O) 4380	FIXED (O) 4980	FIXED (O) 6180

6' 8" Two-Panel Fixed-Active

Opening	5' 0" (1 524)	6' 0" (1 829)	7' 0" (2 134)	8' 0" (2 438)	10' 0" (3 048)
Frame	4' 11 1/4" (1 505)	5' 11 1/4" (1 810)	6' 11 1/4" (2 115)	7' 11 1/4" (2 419)	9' 11 1/4" (3 029)
6' 8" (2 032)					
6' 7 1/2" (2 019)					
	FIXED-VENT (OX) 6080	FIXED-VENT (OX) 7280	FIXED-VENT (OX) 8480	FIXED-VENT (OX) 9680	FIXED-VENT (OX) 12080

6' 8" Three-Panel Fixed-Active-Fixed

Opening	7' 6 3/4" (2 305)	9' 0 3/4" (2 762)	10' 6 3/4" (3 219)	12' 0 3/4" (3 677)	15' 0 3/4" (4 591)
Frame	7' 6" (2 286)	9' 0" (2 743)	10' 6" (3 200)	12' 0" (3 658)	15' 0" (4 572)
6' 8" (2 032)					
6' 7 1/2" (2 019)					
	3 PANEL (OXO) 9080	3 PANEL (OXO) 10880	3 PANEL (OXO) 12680	3 PANEL (OXO) 14480	3 PANEL (OXO) 18080

6' 8" Four-Panel Fixed-Vent-Vent Fixed

Opening	9' 8 7/8" (2 969)	11' 8 7/8" (3 578)	15' 8 7/8" (4 797)	19' 8 7/8" (6 017)
Frame	9' 8 1/8" (2 950)	11' 8 1/8" (3 559)	15' 8 1/8" (4 778)	19' 8 1/8" (5 998)
6' 8" (2 032)				
6' 7 1/2" (2 019)				
	4 PANEL (OXXO) 11780	4 PANEL (OXXO) 14180	4 PANEL (OXXO) 18980	4 PANEL (OXXO) 23780

Not to scale.

Traditional grille patterns shown, additional patterns and profiles available.

All doors are glazed with tempered glass.

Two panel doors—Fixed-Vent (OX), right panel opens, left panel is fixed. Units open in the direction of the arrow as viewed from the exterior.

Vent-Fixed (XO) doors are also available.

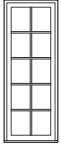
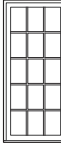



Fixed-Vent-Fixed (OXO) combination doors also available as OOX and XOO combinations.



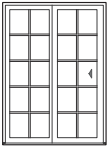
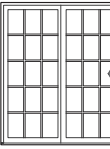
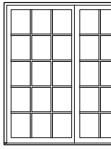
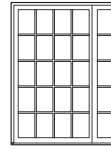
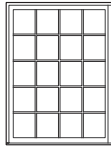
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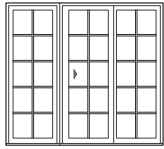
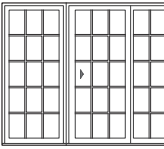
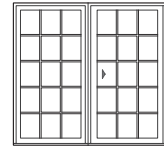
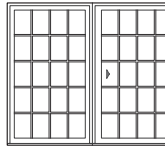
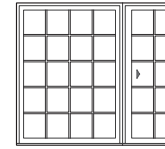
6' 10" One-Panel Fixed and Sidelight

Opening	2' 7 1/2" (800)	3' 1 1/2" (953)	3' 7 1/2" (1 105)	4' 1 1/2" (1 257)	5' 1 1/2" (1 562)
Frame	2' 6 3/4" (781)	3' 0 3/4" (933)	3' 6 3/4" (1 086)	4' 0 3/4" (1 238)	5' 0 3/4" (1 543)
6' 10" (2 083) 6' 9 1/2" (2 070)					
	FIXED (O) 3182	FIXED (O) 3782	FIXED (O) 4382	FIXED (O) 4982	FIXED (O) 6182

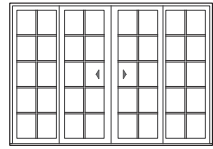
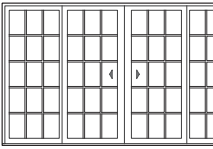
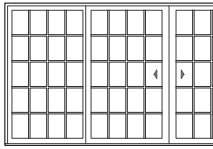
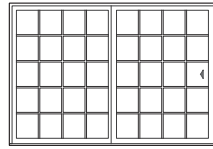
6' 10" Two-Panel Fixed-Active

Opening	5' 0" (1 524)	6' 0" (1 829)	7' 0" (2 134)	8' 0" (2 438)	10' 0" (3 048)
Frame	4' 11 1/4" (1 505)	5' 11 1/4" (1 810)	6' 11 1/4" (2 115)	7' 11 1/4" (2 419)	9' 11 1/4" (3 029)
6' 10" (2 083) 6' 9 1/2" (2 070)					
	FIXED-VENT (OX) 6082	FIXED-VENT (OX) 7282	FIXED-VENT (OX) 8482	FIXED-VENT (OX) 9682	FIXED-VENT (OX) 12082

6' 10" Three-Panel Fixed-Active-Fixed

Opening	7' 6 3/4" (2 305)	9' 0 3/4" (2 762)	10' 6 3/4" (3 219)	12' 0 3/4" (3 677)	15' 0 3/4" (4 591)
Frame	7' 6" (2 286)	9' 0" (2 743)	10' 6" (3 200)	12' 0" (3 658)	15' 0" (4 572)
6' 10" (2 083) 6' 9 1/2" (2 070)					
	3 PANEL (OXO) 9082	3 PANEL (OXO) 10882	3 PANEL (OXO) 12682	3 PANEL (OXO) 14482	3 PANEL (OXO) 18082

6' 10" Four-Panel Fixed-Vent-Vent Fixed

Opening	9' 8 7/8" (2 969)	11' 8 7/8" (3 578)	15' 8 7/8" (4 797)	19' 8 7/8" (6 017)
Frame	9' 8 1/8" (2 950)	11' 8 1/8" (3 559)	15' 8 1/8" (4 778)	19' 8 1/8" (5 998)
6' 10" (2 083) 6' 9 1/2" (2 070)				
	4 PANEL (OXXO) 11782	4 PANEL (OXXO) 14182	4 PANEL (OXXO) 18982	4 PANEL (OXXO) 23782

Not to scale.

Traditional grille patterns shown, additional patterns and profiles available.

All doors are glazed with tempered glass.

Two panel doors—Fixed-Vent (OX), right panel opens, left panel is fixed. Units open in the direction of the arrow as viewed from the exterior.

Vent-Fixed (XO) doors are also available.

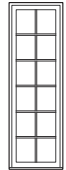
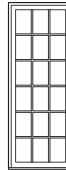

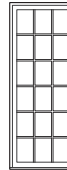

Fixed-Vent-Fixed (OXO) combination doors also available as OOX and XOO combinations.



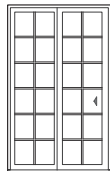
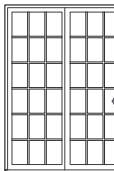
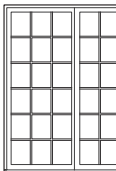
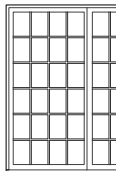
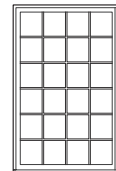
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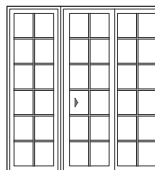
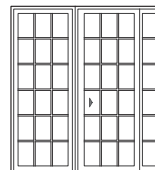
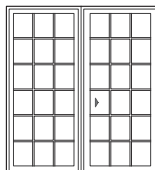
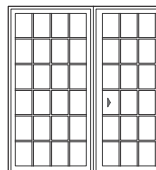
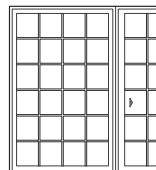
8' 0" One-Panel Fixed and Sidelight

Opening	2' 7 1/2" (800)	3' 1 1/2" (953)	3' 7 1/2" (1 105)	4' 1 1/2" (1 257)	5' 1 1/2" (1 562)
Frame	2' 6 3/4" (781)	3' 0 3/4" (933)	3' 6 3/4" (1 086)	4' 0 3/4" (1 238)	5' 0 3/4" (1 543)
8' 0" (2 438) 7' 11 1/2" (2 426)					
	FIXED (O) 3196	FIXED (O) 3796	FIXED (O) 4396	FIXED (O) 4996	FIXED (O) 6196

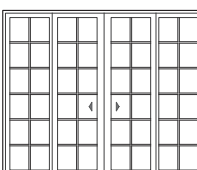
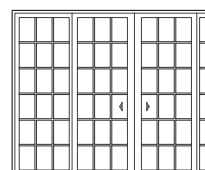
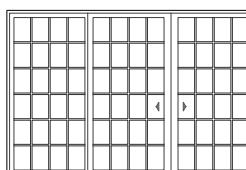
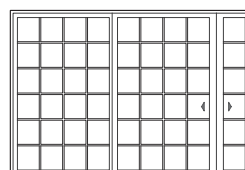
8' 0" Two-Panel Fixed-Active

Opening	5' 0" (1 524)	6' 0" (1 829)	7' 0" (2 134)	8' 0" (2 438)	10' 0" (3 048)
Frame	4' 11 1/4" (1 505)	5' 11 1/4" (1 810)	6' 11 1/4" (2 115)	7' 11 1/4" (2 419)	9' 11 1/4" (3 029)
8' 0" (2 438) 7' 11 1/2" (2 426)					
	FIXED-VENT (OX) 6096	FIXED-VENT (OX) 7296	FIXED-VENT (OX) 8496	FIXED-VENT (OX) 9696	FIXED-VENT (OX) 12096

8' 0" Three-Panel Fixed-Active-Fixed

Opening	7' 6 3/4" (2 305)	9' 0 3/4" (2 762)	10' 6 3/4" (3 219)	12' 0 3/4" (3 677)	15' 0 3/4" (4 591)
Frame	7' 6" (2 286)	9' 0" (2 743)	10' 6" (3 200)	12' 0" (3 658)	15' 0" (4 572)
8' 0" (2 438) 7' 11 1/2" (2 426)					
	3 PANEL (OXO) 9096	3 PANEL (OXO) 10896	3 PANEL (OXO) 12696	3 PANEL (OXO) 14496	3 PANEL (OXO) 18096

8' 0" Four-Panel Fixed-Vent-Vent Fixed

Opening	9' 8 7/8" (2 969)	11' 8 7/8" (3 578)	15' 8 7/8" (4 797)	19' 8 7/8" (6 017)
Frame	9' 8 1/8" (2 950)	11' 8 1/8" (3 559)	15' 8 1/8" (4 778)	19' 8 1/8" (5 998)
8' 0" (2 438) 7' 11 1/2" (2 426)				
	4 PANEL (OXXO) 11796	4 PANEL (OXXO) 14196	4 PANEL (OXXO) 18996	4 PANEL (OXXO) 23796

Not to scale.

Traditional grille patterns shown, additional patterns and profiles available.

All doors are glazed with tempered glass.

Two panel doors—Fixed-Vent (OX), right panel opens, left panel is fixed. Units open in the direction of the arrow as viewed from the exterior.

Vent-Fixed (XO) doors are also available.




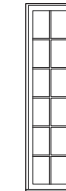

Fixed-Vent-Fixed (OXO) combination doors also available as OOX and XOO combinations.



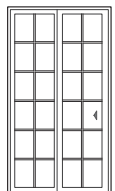
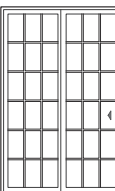
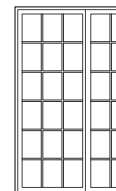
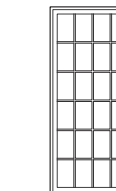
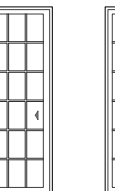
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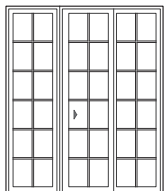
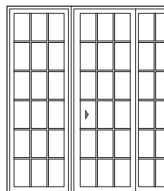
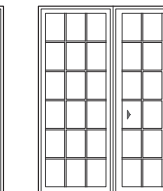
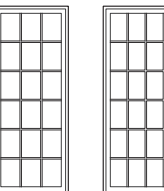
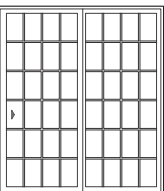
9' 0" One-Panel Fixed and Sidelight

Opening	2' 7 1/2" (800)	3' 1 1/2" (953)	3' 7 1/2" (1 105)	4' 1 1/2" (1 257)	5' 1 1/2" (1 562)
Frame	2' 6 3/4" (781)	3' 0 3/4" (933)	3' 6 3/4" (1 086)	4' 0 3/4" (1 238)	5' 0 3/4" (1 543)
9' 0" (2 743) 8' 11 1/2" (2 731)					
	FIXED (O) 31108	FIXED (O) 37108	FIXED (O) 43108	FIXED (O) 49108	FIXED (O) 61108

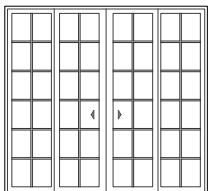
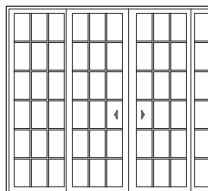
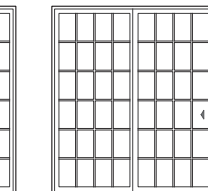
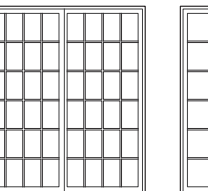
9' 0" Two-Panel Fixed-Active

Opening	5' 0" (1 524)	6' 0" (1 829)	7' 0" (2 134)	8' 0" (2 438)	10' 0" (3 048)
Frame	4' 11 1/4" (1 505)	5' 11 1/4" (1 810)	6' 11 1/4" (2 115)	7' 11 1/4" (2 419)	9' 11 1/4" (3 029)
9' 0" (2 743) 8' 11 1/2" (2 731)					
	FIXED-VENT (OX) 60108	FIXED-VENT (OX) 72108	FIXED-VENT (OX) 84108	FIXED-VENT (OX) 96108	FIXED-VENT (OX) 120108

9' 0" Three-Panel Fixed-Active-Fixed

Opening	7' 6 3/4" (2 305)	9' 0 3/4" (2 762)	10' 6 3/4" (3 219)	12' 0 3/4" (3 677)	15' 0 3/4" (4 591)
Frame	7' 6" (2 286)	9' 0" (2 743)	10' 6" (3 200)	12' 0" (3 658)	15' 0" (4 572)
9' 0" (2 743) 8' 11 1/2" (2 731)					
	3 PANEL (OXO) 90108	3 PANEL (OXO) 108108	3 PANEL (OXO) 126108	3 PANEL (OXO) 144108	3 PANEL (OXO) 180108

9' 0" Four-Panel Fixed-Vent-Vent Fixed

Opening	9' 8 7/8" (2 969)	11' 8 7/8" (3 578)	15' 8 7/8" (4 797)	19' 8 7/8" (6 017)
Frame	9' 8 1/8" (2 950)	11' 8 1/8" (3 559)	15' 8 1/8" (4 778)	19' 8 1/8" (5 998)
9' 0" (2 743) 8' 11 1/2" (2 731)				
	4 PANEL (OXXO) 117108	4 PANEL (OXXO) 141108	4 PANEL (OXXO) 189108	4 PANEL (OXXO) 237108

Not to scale.

Traditional grille patterns shown, additional patterns and profiles available.

All doors are glazed with tempered glass.

Two panel doors—Fixed-Vent (OX), right panel opens, left panel is fixed. Units open in the direction of the arrow as viewed from the exterior.

Vent-Fixed (XO) doors are also available.


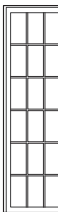



Fixed-Vent-Fixed (OXO) combination doors also available as OOX and XOO combinations.



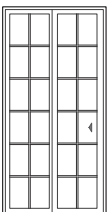
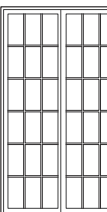
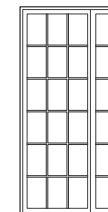
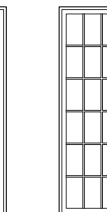
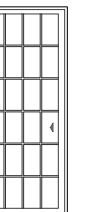
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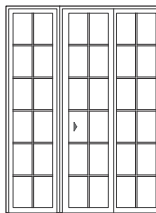
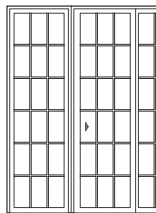
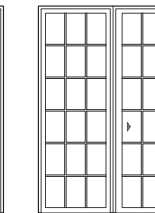
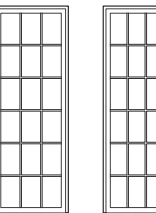
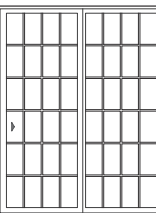
10' 0" One-Panel Fixed and Sidelight

Opening	2' 7 1/2" (800)	3' 1 1/2" (953)	3' 7 1/2" (1 105)	4' 1 1/2" (1 257)	5' 1 1/2" (1 562)
Frame	2' 6 3/4" (781)	3' 0 3/4" (933)	3' 6 3/4" (1 086)	4' 0 3/4" (1 238)	5' 0 3/4" (1 543)
10' 0" (3 048) 9' 11 1/2" (3 035)					
	FIXED (O) 31120	FIXED (O) 37120	FIXED (O) 43120	FIXED (O) 49120	FIXED (O) 61120

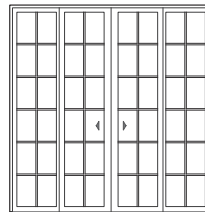
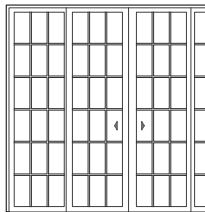
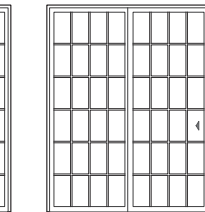
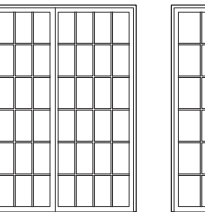
10' 0" Two-Panel Fixed-Active

Opening	5' 0" (1 524)	6' 0" (1 829)	7' 0" (2 134)	8' 0" (2 438)	10' 0" (3 048)
Frame	4' 11 1/4" (1 505)	5' 11 1/4" (1 810)	6' 11 1/4" (2 115)	7' 11 1/4" (2 419)	9' 11 1/4" (3 029)
10' 0" (3 048) 9' 11 1/2" (3 035)					
	FIXED-VENT (OX) 60120	FIXED-VENT (OX) 72120	FIXED-VENT (OX) 84120	FIXED-VENT (OX) 96120	FIXED-VENT (OX) 120120

10' 0" Three-Panel Fixed-Active-Fixed

Opening	7' 6 3/4" (2 305)	9' 0 3/4" (2 762)	10' 6 3/4" (3 219)	12' 0 3/4" (3 677)	15' 0 3/4" (4 591)
Frame	7' 6" (2 286)	9' 0" (2 743)	10' 6" (3 200)	12' 0" (3 658)	15' 0" (4 572)
10' 0" (3 048) 9' 11 1/2" (3 035)					
	3 PANEL (OXO) 90120	3 PANEL (OXO) 108120	3 PANEL (OXO) 126120	3 PANEL (OXO) 144120	3 PANEL (OXO) 180120

10' 0" Four-Panel Fixed-Vent-Vent Fixed

Opening	9' 8 7/8" (2 969)	11' 8 7/8" (3 578)	15' 8 7/8" (4 797)	19' 8 7/8" (6 017)
Frame	9' 8 1/8" (2 950)	11' 8 1/8" (3 559)	15' 8 1/8" (4 778)	19' 8 1/8" (5 998)
10' 0" (3 048) 9' 11 1/2" (3 035)				
	4 PANEL (OXXO) 117120	4 PANEL (OXXO) 141120	4 PANEL (OXXO) 189120	4 PANEL (OXXO) 237120

Not to scale.

Traditional grille patterns shown, additional patterns and profiles available.

All doors are glazed with tempered glass.

Two panel doors—Fixed-Vent (OX), right panel opens, left panel is fixed. Units open in the direction of the arrow as viewed from the exterior.

Vent-Fixed (XO) doors are also available.

Fixed-Vent-Fixed (OXO) combination doors also available as OOX and XOO combinations.



Architect Series® Contemporary Sliding Patio Door

Special Sizes and Dimensions

Special Size Frame Dimensions,

Door Type	Minimum	Maximum
O	2' 6" W x 6' 2" H (30-3/4" x 74") (781 x 1 880)	5' 3/4" W x 9' 11-1/2" H (60-3/4" x 119-1/2") (1 543 x 3 035)
OX, XO	4' 11-1/4" W x 6' 2" H (59-1/4" x 74") (1 505 x 1 880)	9' 11-1/2" W x 9' 11-1/2" H (119-1/2" x 119-1/2") (3 035 x 3 035)
OXO	7' 6" W x 6' 2" H (90" x 74") (2 286 x 1 880)	15' 0" W x 9' 11-1/2" H (180" x 119-1/2") (4 572 x 3 035)
OXXO	9' 8-1/8" W x 6' 2" H (116-1/8" x 74") (2 950 x 1 880)	19' 8-1/8" W x 9' 11-1/2" H (236-1/8" x 119-1/2") (4 572 x 5 998)

Knock-down Frames

When the below conditions are met, units will be shipped as knock-down frames.

Certain ILT grille configurations will also require knock-down frames, contact your local sales representative for details.

Door Type	
O	FW > 48.75" or FH > 95.5"
OX, XO	FW > 95.25" or FH > 95.5"
OXO	FW > 144" or FH > 95.5"
OXXO	FW > 188.125" or FH > 95.5"

Miscellaneous Formulas

	Doors	
	Width	Height
Visible Glass	Width of O = Frame - 6.125" Width of OX, XO = (Frame - 10.9375) ÷ 2 Width of OXO = (Frame - 18.0625) ÷ 3 Width of OXXO = (Frame - 20.5") ÷ 4	Height = Frame - 6-1/8"
Actual Glass	Width of O = Frame - 7.125" Width of OX, XO = (Frame - 11.9375) ÷ 2 Width of OXO = (Frame - 19.0625) ÷ 3 Width of OXXO = (Frame - 21.5") ÷ 4	Height = Frame - 7-1/8"
Clear Opening ₂	Width of OX, XO = (Frame - 13.625") ÷ 2 Width of OXO = (Frame - 21.5") ÷ 3 Width of OXXO = (Frame - 30.375") ÷ 2	Height = Frame - 3-3/4"

(1) Available within size range shown.

(2) Clear opening width shown is with standard hardware, premium hardware reduces opening width by 1.612" for OX, XO, OXO doors, and 2.144" for OXXO doors. Keep frame dimensions to the nearest 1/8" increment. To convert areas to square meters (m²), multiply square feet by 0.0929.

Fixed-Vent-Fixed (OXO) combination doors also available as OOX and XOO combinations.



WOOD

Pella® Architect Series® Contemporary

\$\$\$-\$\$\$\$



Pella Architect Series Contemporary casement window with a Saldo fold-away crank

FEATURES

Sleek, smart lines and expansive glass

Virtually unlimited design choices including custom sizes

Minimalist hardware with modern finishes

WINDOW STYLES

Custom sizes, venting, fixed and combination configurations are also available.



AWNING



CASEMENT



FIXED

PATIO DOOR STYLES



SLIDING



HINGED



BIFOLD



MULTI-SLIDE



Colors & Finishes

PELLA® ARCHITECT SERIES® CONTEMPORARY

WOOD TYPES

Choose the wood species that best complements your home's interior.



PREFINISHED PINE INTERIOR COLORS

When you select pine, we can prefinish in your choice of seven stains or three paint colors. Unfinished or primed and ready-to-paint are also available.



ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.* Custom colors are also available.

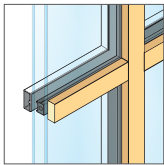


* EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

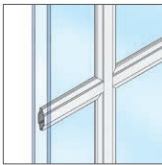
Grilles PELLA® ARCHITECT SERIES® CONTEMPORARY

GRILLES

Choose the look of true divided light or make cleaning easier by selecting grilles-between-the-glass.



SQUARE INTEGRAL
LIGHT TECHNOLOGY®¹
7/8"



ALUMINUM GRILLES-
BETWEEN-THE-GLASS
3/4"

GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS:²

WHITE	IVORY	TAN ³
PUTTY ³	BROWN ³	HARVEST
BRICKSTONE	CORDOVAN	BLACK
MORNING SKY GRAY	SAND DUNE	

GRILLE PATTERNS

In addition to the patterns shown here, custom grille patterns are available.



TRADITIONAL



9-LITE PRAIRIE



TOP ROW



CROSS

¹ Color-matched to your product's interior and exterior color.

² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

³ Only available with matching interior and exterior colors.

Window Hardware

PELLA® ARCHITECT SERIES® CONTEMPORARY

MODERN COLLECTION

Achieve the ultimate contemporary look with exclusive hardware designed by Pella.



FOLD-AWAY
CRANK
Saldo

FINISHES:

CHAMPAGNE	WHITE	BROWN
MATTE BLACK	BRIGHT BRASS	OIL-RUBBED BRONZE
SATIN NICKEL	POLISHED CHROME	POLISHED NICKEL

Added Security

INSYNCTIVE® TECHNOLOGY

Choose optional built-in security sensors powered by Insynctive technology so you know at a glance if your windows are closed and patio doors are closed and locked.

Patio Door Hardware^{*} PELLA® ARCHITECT SERIES® CONTEMPORARY

MODERN COLLECTION

Achieve the ultimate contemporary look with sleek finishes.



**HINGED PATIO
DOOR HANDLE**
Spiere



**SLIDING PATIO
DOOR HANDLE**
Plazo

FINISHES:

**MATTE
BLACK**

**SATIN
NICKEL**

**POLISHED
CHROME**

**POLISHED
NICKEL**

CLASSIC COLLECTION

Choose timeless pieces for a look that will never go out of style.



**HINGED PATIO
DOOR HANDLES**
Locus | Virago



**SLIDING PATIO
DOOR HANDLE**
Ambrose

FINISHES:

**MATTE
BLACK**

**ANTIQUÉ
BRASS**

**BRIGHT
BRASS**

**OIL-RUBBED
BRONZE**

**SATIN
NICKEL**

RUSTIC COLLECTION

Stand out with bold looks and create an utterly unique aesthetic.



**HINGED PATIO
DOOR HANDLES**
Rustiek | Gusto



**SLIDING PATIO
DOOR HANDLE**
Notus

FINISHES:

**DISTRESSED
BRONZE**

**DISTRESSED
NICKEL**

ESSENTIAL COLLECTION

Elevate your style and transform your home with elegant selections.



**HINGED PATIO
DOOR HANDLE**



**SLIDING PATIO
DOOR HANDLE**

FINISHES:

CHAMPAGNE

WHITE

BROWN

**MATTE
BLACK**

**BRIGHT
BRASS**

**OIL-RUBBED
BRONZE**

**SATIN
NICKEL**

* Different patio door hardware options available on Pella® Scenescape™ bifold and multi-slide products. See pella.com or contact your local Pella sales representative for availability.

Glass PELLA® ARCHITECT SERIES® CONTEMPORARY

INSULSHIELD® LOW-E GLASS

Advanced Low-E insulating dual-pane glass with argon¹

AdvancedComfort Low-E insulating dual-pane glass with argon¹

NaturalSun Low-E insulating dual-pane glass with argon¹

SunDefense™ Low-E insulating dual-pane glass with argon¹

ADDITIONAL GLASS OPTIONS

Laminated (non-impact-resistant)^{2,3}, tinted^{1,2} or obscure^{1,2} glass also available on select products

STC (Sound Transmission Class)-improved dual-pane sound glass^{4,5}

Screens⁶

ROLSCREEN®

Rolscreen soft-closing retractable screens roll out of sight when not in use. (Available on sliding patio doors only.)

FLAT

InView™ screens are clearer than conventional screens. Vivid View® window screens offer the sharpest view.

WOOD-WRAPPED

Optional wood veneer can be added over the metal screen channel on interior screens to provide a more seamless look.

¹ Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.

² Available with Low-E insulating glass with argon on select products.

³ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

⁴ Available on select products only. See your local Pella sales representative for availability.

⁵ Sound control glass consists of dissimilar glass thickness (3mm/5mm).

⁶ Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

Want to learn more? Call us at 833-44-PELLA or visit pella.com



The confidence of Pella's warranty.

Pella® Architect Series® products are covered by the best limited lifetime warranty for wood windows and patio doors.⁷ See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

⁷ Based on comparing written limited warranties of leading national wood window and wood patio door brands.



Connect with Pella:



Sec. 21-2-217. - Willis-Selden Local Historic District.

- (a) An historic district to be known as the Willis-Selden Local Historic District is established in accordance with the provisions of this article.
- (b) This historic district designation is certified as being consistent with the Detroit Master Plan of Policies.
- (c) The boundaries of the Willis-Selden Local Historic District, as shown on the map on file in the Office of the City Clerk, are as follows:

Beginning at a point, that point being the intersection of the center lines of Selden Avenue and Third Street; thence north along the center line of Third Street to its intersection with the center line of West Willis Avenue; thence east along the center line of West Willis Avenue to its intersection with the west boundary, extended north and south, of Lot 21 of Block 98 of the Cass Farm Subdivision, Liber 1, Page 259; thence north along said extended west property boundary to its intersection with the center line of the east-west alley lying between West Canfield Avenue and West Willis Avenue; thence east along the center line of said alley to its intersection with the east property boundary, extended north and south, of Lot 20 of Block 98 of the Cass Farm Subdivision, Liber 1, Page 259; thence south along said extended property boundary to the center line of West Willis Avenue; thence east along the center line of West Willis Avenue to its intersection with the center line of Second Avenue; thence north along the center line of Second Avenue to its intersection with the north property boundary, extended east and west, of a parcel described as the south 40 feet of Lots 15 and 16 of Block 97 of the Cass Farm Subdivision, Liber 1, Page 259; thence east along said extended property boundary to its intersection with the east boundary, extended north and south, of Lot 15 of Block 97 of the Cass Farm Subdivision, Liber 1, Page 259; thence south along said extended property boundary to its intersection with the center line of the east-west alley lying between West Canfield Avenue and West Willis Avenue; thence east along the extended center line of said alley to its intersection with the center line of the north-south alley lying west of and parallel to Cass Avenue; thence north along the center line of said alley to the center line of West Canfield Avenue; thence east along the center line of West Canfield Avenue to the center line of Cass Avenue; thence south along the center line of Cass Avenue to the south boundary, extended east and west, of part of Lot 23 of the Subdivision of Park Lots, Liber 1, Page 128; thence east along said extended property boundary to its intersection with the center line of the north-south alley lying east of and parallel to Cass Avenue; thence south along the center line of said alley to its intersection with the center line of West Willis Avenue; thence east along the center line of West Willis Avenue to its intersection with the center line of Woodward Avenue; thence south along the center line of Woodward Avenue to its intersection with the center line of Selden Avenue; thence west along the center line of Selden Avenue to its intersection with the center line of the north-south alley lying west of and parallel to Woodward Avenue; thence north along the center line of said alley to its intersection with the center line of West Alexandrine Avenue; thence west along the center line of West Alexandrine Avenue to its intersection with the center line of Cass Avenue; thence south along the center line of Cass Avenue to its intersection with the center line of Selden Avenue; thence west along the center line of Selden Avenue to its intersection with the east property boundary, extended north and south, of Lot 9 of Block 91 of the Cass Farm Subdivision, Liber 1, Page 175-177; thence south along said extended property boundary to its intersection with the center line of the east-west alley between Selden Avenue and Brainard Avenue; thence west along the center line of said alley to its intersection with a line running five feet west of and parallel to the western boundary of Lot 9 of Block 91 of the Cass Farm Subdivision, Liber 1, Page 175-177; thence north along said line to its intersection with the center line of Selden Avenue; thence west along the center line of Selden Avenue to its intersection with the center line of the west property boundary, extended north and south, of Lot 24 of Block 93 of the Cass Farm Subdivision, Liber 1, Page 175-177; thence north along said extended property boundary to the center line of the east-west alley between West Alexandrine Avenue and Selden Avenue; thence west along the center line of said alley to its intersection with the center line of Second Avenue; thence south along the center line of Second Avenue to its intersection with the northern boundary, extended east and west, of Lot 3 of Block 92 of Milo A. Smith's Subdivision, Liber 4, Page 15; thence east along said extended boundary to its

intersection with the center line of the north-south alley lying east of and parallel to Second Avenue; thence south along the center line of said alley to its intersection with the center line of the east-west alley lying between Selden Avenue and Brainard Avenue; thence east along the center line of said alley to its intersection with the eastern boundary line, extended north and south, of Lot 21 of the Cass Farm Subdivision, Liber 1, Page 175-177; thence south along said extended boundary line to its intersection with the center line of Brainard Avenue; thence east along said center line to its intersection with a line lying 10 feet east of and parallel to the eastern boundary of Lot 11 of Block 89 of the Cass Farm Subdivision, Liber 1, Page 175-177; thence south along said line to the center line of the east-west alley lying between Brainard Avenue and Martin Luther King Jr. Boulevard; thence west along the center line of said alley to its intersection with a line lying 10 feet west of and parallel to the western boundary of Lot 20 of Block 89 of the Cass Farm Subdivision, Liber 1, Page 175-177; thence south along said line to its intersection with the center line of Martin Luther King Jr. Boulevard; thence west along said center line to its intersection with a line lying ten feet west of and parallel to the western boundary line of Lot 20 of Block 89 of the Cass Farm Subdivision, Liber 1, Page 175-177, as extended north and south; thence north along said boundary line, as extended, to its intersection with the center line of the east-west alley lying between Brainard Avenue and Martin Luther King Jr. Boulevard; thence west along the center line of said alley to its intersection with a line lying ten feet east of the east boundary of Lot 15 of Block 89 of the Cass Farm Subdivision, Liber 1, Page 175-177; thence north along said boundary line to its intersection with a line lying 38 feet south of and parallel to the northern boundary of Lot 14 of Block 89 of the Cass Farm Subdivision, Liber 1, Page 175-177; thence west along said line to its intersection with the western boundary line of Lot 14 of Block 89 of the Cass Farm Subdivision, Liber 1, Page 175-177, as extended north and south; thence north along said boundary line, as extended to the center line of the east-west alley lying between Selden Avenue and Brainard Avenue; thence west along the center line of said alley to its intersection with the center line of the north-south alley lying east of and parallel to Third Street; thence north along the center line of said alley to its intersection with the center line of Selden Avenue; thence west along the center line of Selden Avenue to the point of beginning.

(Legal Description: Lots 4-9, 16-22, 32, 34-35, 39-45 of the Subdivision of Park Lots 61 & 62, as recorded in Liber 1, Page 128 Plats, Wayne County Records; also, the west ten feet of Lot 10, Lots 11-13, the east 40 feet of Lot 14, the east ten feet of lot 19, and Lots 20-21 of Block 89, Lot 9, the east five feet of Lot 10, and Lots 19-21 of Block 91, Lots 9-16 of Block 92, Lots 1-16 and 24 of Block 93, Lots 1-12, 15-16, and 20-24 of Block 94, Lots 1-20 of Block 95, and Lots 1-10 and 12-22 of Block 96, Lots 1, 5-8, and the south 40 feet of Lots 15-16 of Block 97, Cass Farm Subdivision, as recorded in Liber 1, Page 175-177 Plats, Wayne County Records; also, Lots 20-21 of Block 98, Cass Farm Subdivision, as recorded in Liber 1, Page 259 Plats, Wayne County Records; also, Lots 1-4 of Fales Subdivision, as recorded in Liber 1, Page 287 Plats, Wayne County Records; also, Lots A-F of Block 94, Cass Farm Subdivision, as recorded in Liber 4, Page 11 Plats, Wayne County Records; also, Lots 1-3 of Block 91 of Milo A. Smith's Subdivision, as recorded in Liber 4, Page 15 Plats, Wayne County Records; also, the north 30 feet of Lot 2, and Lots 3-5 of the Resubdivision of Part of Cass Farm, as recorded in Liber 6, Page 46, Plats, Wayne County Records.)

(d) The elements of design, as defined in Section 21-2-2 of this Code, are as follows:

- (1) *Height.* Single-family or small multi-unit residential structures range in height from 1½ to 2½ stories in height. Apartment buildings typically range in height from two stories to four stories, often on high basements; a majority of these buildings are three stories in height with high basements. The apartment building at 70 West Alexandrine Avenue is eight stories in height. Commercial and other building types typically range from one to two stories in height. The building at 444 West Willis Avenue, commonly known as the Willys-Overland Building, is historically four stories in height and features a modern, set back, fifth story addition. The building at 3933 Woodward Avenue, commonly known as the Garden

Theater, is three stories in height. The building at 3901 Cass Avenue, commonly known as Cass Avenue Methodist Church, features a sanctuary that is a tall, single story in height, a tower that is approximately 1½ times as tall as the sanctuary, and a two-story addition.

- (2) *Proportion of buildings' front façades.* Front façades of single-family or small multi-unit residential structures are typically as tall as wide or slightly taller than wide. Front façades of apartment buildings are commonly as tall as wide or slightly taller than wide, with the exception of broader buildings at 3761 Second Avenue, commonly known as the Coronado Apartments, 711 West Alexandrine Avenue, 495-497 West Willis Avenue, and 477 West Alexandrine Avenue, which are significantly wider than tall. Front façades of single-story commercial buildings are significantly wider than tall, while multi-story commercial buildings and other non-residential buildings tend to be slightly wider than tall. Buildings often occupy most or all of deep lots, resulting in side elevations of buildings that are often substantially wider than tall.
- (3) *Proportion of openings within the façades.* Openings typically amount to between 20 percent and 35 percent of the front façade. Commercial buildings often feature expansive storefront windows on their first floors, though in many cases these windows have been covered with boards or closed with brick or concrete block. Sash windows, taller than wide, predominate on all building types. On apartment buildings, sash windows are sometimes arranged in groupings which, together, are square or wider than tall. A significant minority of buildings feature arched, mullioned, semi-circular, casement, or dormer windows appropriate to their respective architectural styles. Upper sashes and transoms are occasionally subdivided into smaller panes. Casement windows are usually subdivided into smaller panes. Door openings are typically slightly larger in scale than window openings. Primary entrance openings are usually centered on the façades of commercial and apartment buildings, but are usually off-center on the façades of smaller residential buildings.
- (4) *Rhythm of solids to voids in front façades.* Despite a variety of building types, the overall impression is one of regular, repetitive openings arranged horizontally within façades. A repetitive flow of storefront openings, where they exist, creates a rhythm along commercial frontage. Smaller residential buildings as well as the building at 3901 Cass Avenue, commonly known as Cass Avenue Methodist Church, display more varied, often asymmetrical, arrangements of openings, but the overall impression is still one of regular, repetitive openings.
- (5) *Rhythm of spacing of buildings on streets.* Rhythm of spacing on streets is generally determined by setbacks from side lot lines. The overall character of the district is one of densely clustered, yet visually distinct, structures separate by narrow setbacks. Commercial buildings frequently abut adjacent buildings, typically featured no setbacks from side lot lines, especially on Woodward Avenue where evenly spaced storefronts create a regular spacing of buildings. There is a general regularity in the widths of subdivision lots from one block to another, contributing to a regular rhythm of spacing of buildings on streets.
- (6) *Rhythm of entrance and/or porch projections.* Porches on smaller residential buildings typically project while those on other types of buildings usually do not. On residential buildings only, entrances are often located several steps above grade to accommodate high basements. Doorways on smaller residential buildings are often set beneath gable-roofed or arched openings, while doorways on other buildings are typically centered on their façades. A regular rhythm of entrances is created by a row of similar commercial buildings along Woodward Avenue.
- (7) *Relationship of materials.* A majority of buildings are faced with brick and feature stone or cast stone trim. Single-family residential buildings are generally faced with brick and feature wooden brackets, bay

windows, vergeboards, timbering, porch supports, dentils, entablature, or other Classically-inspired elements, and other details depending upon style. A small number of single-family residential buildings feature wood clapboard siding. Stone or stone facing defines the foundations of buildings at 643-647 and 748 West Alexandrine Avenue, 481 Brainard Avenue, 3957 and 4107 Cass Avenue, and 500 West Willis Avenue, the lower levels of buildings at 4120 Cass Avenue, 3761 Second Avenue, 495-497 West Willis Avenue, and the entire primary façade of buildings at 624 and 627 West Alexandrine Avenue and 3977 Cass Avenue. The buildings at 3901 Cass Avenue, commonly known as Cass Avenue Methodist Church, 3900 and 3977 Second Avenue, and 4100 Third Avenue are composed primarily of stone. Sash windows are historically wood but, in many cases, have been replaced with windows of modern materials. Stone is used for window sills on a majority of buildings within the district. While roofs within the district are generally flat and not visible, pitched roofs typically feature visible slate or asphalt shingles. Buildings at 686 Selden and 711 West Alexandrine Avenue feature clay tile roofs. The building at 3901 Cass Avenue, commonly known as Cass Avenue Methodist Church, features a copper roof on its tower.

- (8) *Relationship of textures.* On a majority of buildings within the district, the major textural effect is that of brick with mortar joints juxtaposed with cast stone or limestone trim. Patterned brickwork is used to create subtle detail on commercial and apartment buildings, such as spandrels and rectangular panels, and more pronounced textural interest where it exists on the upper stories of buildings, such as at 461 West Alexandrine Avenue, and in an arcaded cornice on the building at 711 West Alexandrine Avenue. Where they exist, detailed wooden vergeboards, gables, brackets, and dormers create considerable textural interest on all single-family residential buildings in the district. Rough-cut stone with thick mortar joints creates considerable textural interest on buildings where it exists, while other buildings feature smooth stone with thin mortar joints. In general, asphalt-shingle roofs do not contribute to textural interest.
- (9) *Relationship of colors.* Natural brick colors in shades of brown, red, and buff predominate on wall surfaces, while natural stone colors in shades of gray, red, and brown also exist. Although most roofs are flat and therefore not visible, sloped roofs typically feature gray asphalt, while some feature red or green clay tile or slate in contrasting colors of gray, red, or green. Wooden architectural details are frequently painted in bold colors, appropriate to the architectural style of the buildings, which contract markedly with brick facing. Brick apartment buildings are generally unpainted, with gray stone trim contracting with brown or buff brickwork. Brick on commercial buildings is frequently painted in shades of yellow or orange. The original colors of any building, as determined by professional analysis, are always acceptable for that building and may provide guidance for similar buildings.
- (10) *Relationship of architectural details.* Buildings in the district exemplify a broad range of architectural styles, and their architectural details relate to their style. Pre-1880 residential buildings, as well as commercial buildings on Woodward Avenue, are Italianate in style. Single-family residential buildings are often Queen Anne or Stick/Eastlake in style. Romanesque Revival structures include the building at 3977 Second Avenue, commonly known as the Campbell-Symington House, and the building at 3901 Cass Avenue, commonly known as the Cass Avenue Methodist Church. Larger apartment buildings include the Spanish Medieval building at 624 West Alexandrine Avenue, commonly known as the El Moore Flats, and several buildings in Beaux Arts and Colonial Revival styles. Also represented are the Jacobethan Revival, Craftsman, Spanish Colonial, Late Gothic, and Neo-Georgian styles. Buildings range from vernacular to high style in appearance, with the level of architectural detail varying greatly from one building to the next.
- (11) *Relationship of roof shapes.* Most apartment buildings and all non-residential buildings have flat roofs

that cannot be seen from the ground, with the exception of the building at 3901 Cass Avenue, commonly known as Cass Avenue Methodist Church, with prominent cross gables defining its nave and transept and a hip roof defining a two-story addition. Single-family residential buildings feature multiple roof shapes, with steps, intersecting gables, dormers, towers, and tall chimneys creating dramatic silhouettes. Flat-roofed apartment buildings often feature stepped or triangular parapet walls, occasionally with crenellation or balustrades, which add interest to the building's roofline.

- (12) *Walls of continuity.* Setbacks of residential buildings tend to vary slightly from one buildings to the next, but generally create a wall of continuity on all streets in the district, except where building demolition has created vacant lots. The continuous façades of commercial buildings, where they exist in rows, create significant walls of continuity in the district. Fencing, often modern steel units that resemble historic cast or wrought iron fencing, exists at the front lot line of many properties and suggests an additional wall of continuity. Mature trees and public lighting fixtures generally do not contribute to a wall of continuity due to their irregular placement throughout the district.
- (13) *Relationship of significant landscape features and surface treatments.* The overall impression is that east-west streetscapes are abundantly planted whereas north-south streetscapes are not. Typical treatment of individual residential properties is a shallow, flat front lawn in grass turf, subdivided by a straight concrete walk leading to the front entrance. Alleys provide access to the rear of a majority of lots in the district; a small number of these lots contain garages in the rear accessed via the alley. Trees, hedges, and other landscaping features are irregularly spaced. Trees in the front yards of buildings vary in size, age, and species. Most commercial buildings, and a smaller number of apartment buildings, are built up to the front lot line. Public sidewalks run alongside all streets in the district. Curbs, while historically stone, have been replaced with concrete in a majority of the district. Public lighting is generally of the modern, steel, pole-mounted variety, though wrought iron-style light fixtures exist on Woodward Avenue.
- (14) *Relationship of open space to structures.* Front and side yards range from shallow to non-existent, while most smaller residential buildings feature rear yards. Other than public rights-of-way, large areas of open space exist only where they have been created by building demolition; sometimes these spaces serve as parking lots or are maintained as open lawns.
- (15) *Scale of façades and façade elements.* Single-family residential buildings are moderate to large in scale relative to typical buildings from the period in which they were constructed. Apartment buildings range from small to large in scale, with a small number of buildings, such as the building at 70 West Alexandrine and the building at 3751-73 Second Avenue, commonly known as the Coronado Apartments, being significantly larger in scale than the others. The building at 444 West Willis Avenue, commonly known as the Willys-Overland building, is also large in scale. Elements within the façades are generally small to medium in scale.
- (16) *Directional expression of front elevations.* Façades of single-family residential structures are generally vertical in directional expression due to tall window and door openings and peaked rooflines. Apartment buildings generally range from neutral to slightly vertical in directional expression, though a smaller number are horizontal in directional expression. Commercial buildings, especially single-story ones, are generally horizontal in directional expression due to broad storefront windows and, where they exist, horizontal cornices.
- (17) *Rhythm of building setbacks.* A degree of irregularity is introduced by varying setbacks of front façades; smaller residential buildings tend to be set back several feet from the public sidewalk, while larger apartment buildings and other buildings often occupy their entire lots. While setbacks may vary slightly

from one building to the next, the overall impression is one of a consistent rhythm of building setbacks. Where building demolition has occurred, the original rhythmic progression of buildings has been disrupted.

- (18) *Relationship of lot coverages.* Lot coverage within the district are generally high, but vary based on building type. Single-family residential buildings and smaller apartment buildings often occupy between 20 percent and 40 percent of their lots, with much of the remaining space being devoted to rear yards. Other building types range from 50 percent to 100 percent lot coverage. Large buildings may have light courts or central courtyard spaces. Commercial buildings, in particular, often occupy a large percentage of their lots.
- (19) *Degree of complexity within the façades.* The façades within the district range from simple to complex, depending upon style. Overall, front façades tend to be simple in their massing and mostly regular in their fenestration, though a variety of window and door shapes, materials, architectural elements, and details of individual buildings increase the overall level of complexity of the district.
- (20) *Orientation, vistas, overviews.* Buildings generally face the streets and are entered from the front façades by a single or double doorway. The tallest buildings within the district, such as the building at 70 West Alexandrine Avenue, the building at 3901 Cass Avenue, commonly known as Cass Avenue Methodist Church, the building at 3761 Second Avenue, commonly known as the Coronado Apartments, and the building at 444 West Willis Avenue, commonly known as the Willys-Overland Building, constitute landmarks that are clearly visible from several blocks away. The buildings on Woodward Avenue, visible from a considerable distance up and down the street, are a significant component of a broader streetscape.
- (21) *Symmetric or asymmetric appearance.* The appearance of front façades in the district, for the most part, is symmetrical. Single-family residential buildings tend to display a modest degree of asymmetry in massing and architectural detail.
- (22) *General environmental character.* The general character of the district is that of a medium-density, mixed-use, urban neighborhood of small to large apartment buildings interspersed with other building types. The district maintains a sense of vitality as a result of its mixture of uses and the correspondingly diverse physical appearance of its buildings.

(Code 1984, § 25-2-181; Ord. No. 24-11, § 1(25-2-181), eff. 10-11-2011)