



January 4, 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
Historic District: Willis-Selden Building Permit Review: BLD2023-02239**

HDC Commissioners and Staff,

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 car parking lot with a perimeter opaque fence.
- Erection of a parking sign to be located in the front yard.

The design goal was to provide a modern interpretation of a stone gate house that would obscure the view of the rear yard parking lot from the street.

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 a 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 four skylights. 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.

Rear Yard Parking Lot

The rear concrete paved 19-car parking lot will be enclosed with a 6 foot high composite fence. The parking lot will have a controlled entry access from Alexandrine. Pedestal access control will be located in covered drive area and a gate arm will be located just past the covered area. Access to the parking lot is from Alexandrine. There will be an exit gate only to the alley. All vehicular traffic will be designated one way. On the Alexandrine block there are several existing drives. On the south side of Alexandrine there are 2 driveways and 3 driveways on the north side. There is also two existing parking lots on the north side facing Alexandrine.

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 and Material Cut Sheets

Enclosed are the following proposed drawings:

- Site plan with a partial landscape plan
- Floor plans
- Exterior elevations
- Building section

Enclosed are exterior material and lighting cut sheets:

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. Skylights: Velux aluminum curb mounted venting skylight
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