

**STAFF REPORT 10-9-2019 MEETING**  
**APPLICATION NUMBER 19-6493**  
**ADDRESS: 4120-4128 SECOND**  
**HISTORIC DISTRICT: WILLIS SELDEN**  
**APPLICANT: TONYA STAPELTON AND BLAKE HILL**  
**DATE OF COMPLETE APPLICATION: 8/26/2019**  
**DATE OF STAFF SITE VISIT: 10/1/2019**

**PREPARED BY: J. ROSS**

**SCOPE: REHAB BUILDING AND ERECT A NEW SIDE ADDITION**

### **EXISTING CONDITIONS**

Erected ca. 1950, the building at 4120-4128 Second is a one-story commercial structure that most recently housed the Will Leather Goods retail store. The building features steel beam and concrete block construction and is topped with a flat roof. Exterior walls are concrete block on the side and rear facades and a buff-colored Roman brick on the primary elevation. Windows at the side façades are glassblock with the exception of the south-facing windows at the entry vestibule. The primary façade features wood storefront windows and an entry door, which were added to the building in 2015. A concrete parking area is located to the south of the building.

### **4120 Second Street, current appearance**





## **PROPOSAL**

With the current proposal, the applicant is seeking this body's approval to rehabilitate the building in order to accommodate the establishment of a new restaurant within its interior space. Specific work items associated with the project include the following:

### **South Elevation Addition**

- At south/side of building, erect a new 1-story, steel-frame enclosed seating area. The addition will feature a flat roof with skylights and integrated planters. The addition's footprint will measure 20'-5" x 99'-5". The addition will measure in height 16'-6".
- White metal panels will be located at the cornice and base
- The rear/easternmost bay will be erected of CMU. Painted brick will clad this bay
- Windows are white operable (tri-fold) aluminum storefront units.
- Doors include an aluminum bi-fold unit at the west elevation and a single aluminum hinged door with aluminum sidelites and transom at the south elevation
- Remove the existing acrylic "TOMBOY" signage, which was installed between 2009 and 2011

### **Outdoor Patio Area**

- To the west on the new addition, establish a new 20'-4" x 20'-6" patio area
- The patio will be enclosed with a new 3'-0"-high brick wall enclosure with integrated planter cap

### **Landscape/Hardscape**

- Install new plantings at the parking lot (species not identified)
- Install potted plants at the sidewalk (species and style of pot not identified)
- Install plantings at new 3'-0"-high brick wall patio enclosure and addition rooftop (species not identified)
- Erect a new 3'-0"-high CMU, brick clad (painted white) wall to the south of the addition. Install plantings at this location (species not identified)
- At the eastern edge of the new addition and property line, replace the existing 6'-0"-high brick wall with a new 70'-0" long, 16'-5"-high brick fence (painted white). Note, the applicant states that a mural will be added to this wall at a future date
- At southeastern edge of parcel/parking lot, install a 2'-6"-tall brick wall with stone cap (painted white)

### **South Elevation**

- Create three new 11'-0"-high openings and infill existing opening with masonry (will be obscured by new addition)
- Paint existing/visible painted masonry wall white

### **West Elevation**

- At the eight window bays, remove four existing mullions to create four window bays. Retain remaining existing wood mullions and window framing and paint white
- At each of the three remaining window southernmost bays, install aluminum trifold windows (finish color white)
- At the northernmost bay, install end aluminum sliding takeout windows and fixed light window
- Install a new aluminum-frame canvas awning above the storefront windows (pink and white)
- Replace the existing, non-historic wood front door and sidelites with a set of paired metal doors (color pink, final design not specified)
- Paint existing unpainted, buff colored brick white

- Tuckpoint masonry where necessary

### **North Elevation**

- Infill two existing door openings with new CMU to match existing wall
- Remove one glassblock window and infill opening with new CMU to match existing wall
- Tuckpoint masonry where necessary and paint white to match existing

### **Rear Dumpster Enclosure**

- Install a new CMU trash enclosure (6'-0" tall) with metal decking grate tow house (2) 8 yard dumpsters and a grease bin

### **Lighting**

- Install new light fixtures at front/west and side/south elevation

### **Signage**

- Install new three new internally-illuminated signs as per the submission: one wall mounted sign at the side/south elevation; one wall mounted sign at the front/west elevation; and one blade sign at the front/west elevation (note that details re: the signage, to include materiality, color, detailed sections, have not been submitted)

### **Rooftop**

- Install new rooftop mechanical units (dimensions/specs not provided)

## **STAFF OBSERVATIONS AND RESEARCH**

- The existing glassblock windows, wood storefront windows at the front and side elevation, and the wood door at the front elevation were added in 2015. See the below image, which depicts the building's appearance before the most recent rehab
- The building side elevation masonry walls are currently painted white, while the front elevation brick is unpainted
- The pink color proposed for the awning and door is not on the property's prescribed color chart. The applicant has stated that this color reflects their branding
- The three new signs will be internally illuminated

## **ISSUES**

- The applicant proposes to paint unpainted brick at the building's front elevation
- See <https://www.nps.gov/tps/standards/rehabilitation/rehab/masonry01.htm>, in which the National Park Service does not recommend "applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated..."
- The applicant proposes to install three new internally-illuminated signs.
- The new addition will be highly visible. However, it is staff's opinion that it will be compatible with the massing, size, scale, and architectural features of the existing historic building while remaining distinct as a new addition

## **RECOMMENDATION**



As noted above, it is staff's opinion that the new side addition will not destroy historic materials that characterize the property and that it will be compatible with the massing, size, scale, and architectural features of the existing historic building and/or its historic surrounds. In addition, it is staff's opinion that the proposed new work will not result in the removal of historic materials or alteration of features and spaces that characterize a property. Staff therefore recommends that the Commission issue a Certificate of Appropriateness (COA) for the work because it meets the Secretary of the Interior Standards for Rehabilitation, standards # 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided* and 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.* However, staff does recommend that the Commission issue this COA with the following conditions:

- The unpainted masonry at the front elevation shall not be painted
- The applicant shall submit a final full signage application to HDC staff for review and approval. Should staff determine that the work does not meet the Standards, staff shall forward the proposal to the Commission for review at a future meeting
- The applicant shall submit a final mural proposal (for the new rear wall) to HDC staff for review and approval prior to the work. Should staff determine that the work does not meet the Standards, staff shall forward the proposal to the Commission for review at a future meeting



**Google Earth Image dating from 2011, appearance prior to 2015 rehab**

# SAUCE

ITALIAN MARKET & PIZZERIA LOCATED AT 4120 SECOND AVE



MCINTOSH ARCHITECTURE  
PORIS ASSOCIATES



DETROIT HDC SUBMISSION (REVISED) - 9.26.19



# SAUCE

## WILLIS-SELDEN LOCAL HISTORIC DISTRICT

THE WILLIS-SELDEN LOCAL HISTORIC DISTRICT CONSISTS OF APPROXIMATELY 110 BUILDINGS (EIGHTY-NINE OF WHICH CONTRIBUTE TO THE SIGNIFICANCE OF THE PROPOSED DISTRICT) GENERALLY LOCATED IN THE VICINITY OF WEST WILLIS AND SELDEN AVENUES BETWEEN WOODWARD AVENUE AND THIRD AVENUE, ABOUT ONE AND ONE-HALF MILES NORTH OF DOWNTOWN DETROIT. THE CONTRIBUTING BUILDINGS WERE ERECTED BETWEEN 1875 AND 1959 AND INCLUDE THIRTY-THREE APARTMENT BUILDINGS, TWENTY-FIVE HOUSES, FOURTEEN SMALL COMMERCIAL BUILDINGS, TEN BUILDINGS WHICH ORIGINALLY HOUSED LIGHT INDUSTRIAL, MANUFACTURING, REPAIR, OR WAREHOUSE BUSINESSES, AS WELL AS SEVEN BUILDINGS OF OTHER USES. THE WILLIS-SELDEN LOCAL HISTORIC DISTRICT IS BASED ON THE WILLIS-SELDEN HISTORIC DISTRICT AS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES; HOWEVER, THE LOCAL DISTRICT INCLUDES A SOMEWHAT GREATER NUMBER OF CONTRIBUTING BUILDINGS THAN THE NATIONAL REGISTER DISTRICT.

## HISTORICAL SIGNIFICANCE OF 4120 SECOND AVE.

4120 SECOND AVENUE IS LISTED AS A CONTRIBUTING RESOURCE TO THE WILLIS-SELDEN LOCAL HISTORIC DISTRICT. ALTHOUGH VERY LITTLE IS KNOWN OF IT'S PREVIOUS USAGE, WE HAVE LEARNED THAT 4120 SECOND AVE. WAS BUILT IN 1950 AND WAS MOST LIKELY RELATED TO THE DISTRICT'S NUMEROUS AUTO RELATED OR SERVICE BUSINESSES.

## PROPOSED PROJECT

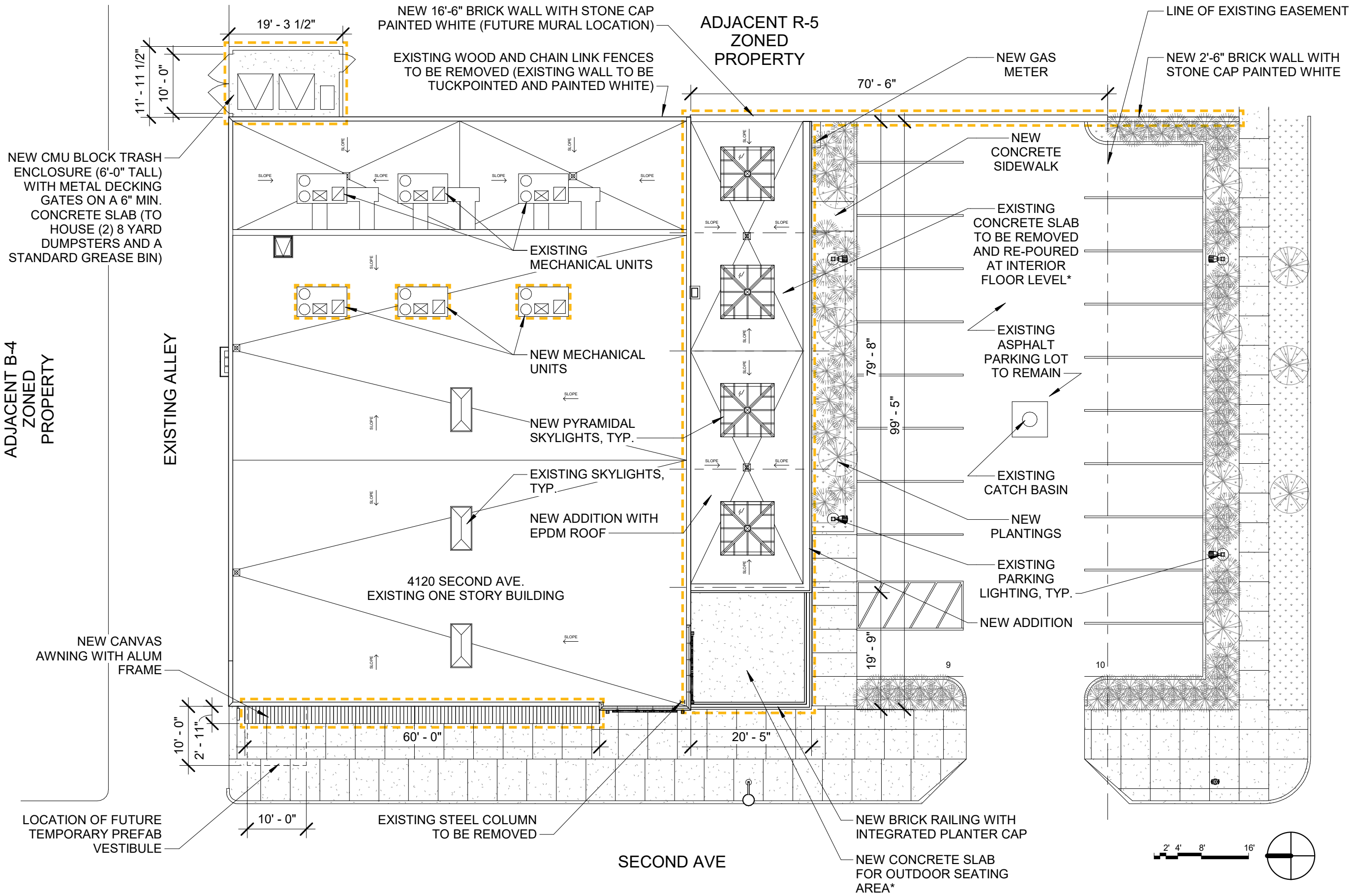
A LOCAL RESTAURATEUR PLANS TO REDEVELOP THE FORMER WILL LEATHER GOODS SPACE INTO AN PALM-SPRINGS INSPIRED ITALIAN MARKET AND PIZZERIA. IN AN EFFORT TO MAXIMIZE DINING SPACE, A NEW ADDITION WITH OPERABLE WINDOWS IS PROPOSED ON THE SOUTH ELEVATION WITH OUTDOOR SEATING AND LANDSCAPING. ITEMS BEING PROPOSED ON THE WEST ELEVATION INCLUDE NEW OPERABLE WINDOWS INSTALLED IN THE EXISTING STOREFRONT, A NEW TAKE-OUT WINDOW, A NEW CANVAS AWNING ABOVE THE STOREFRONT, AND A NEW ALUMINUM STOREFRONT SYSTEM INSTALLED IN THE CORNER VESTIBULE. EXISTING STOREFRONT TRIM AND MASONRY ARE TO BE PAINTED WHITE THROUGHOUT. CONTEMPORARY GAS LANTERNS WILL BE ADDED TO THE WEST AND SOUTH FACADES. WITH SUPPORT FROM THE NEIGHBORING R-5 PROPERTY, THE EXISTING PRIVACY WALL ON THE EAST SIDE WILL BE DEMOLISHED AND REBUILT TO ALIGN WITH THE HEIGHT OF THE ADDITION FOR A NEW PUBLIC MURAL. ALSO IN CONJUNCTION WITH THE NEIGHBORING PROPERTY, A NEW MASONRY TRASH ENCLOSURE WILL BE BUILT OFF OF THE ALLEY THAT WILL BE SHARED BY BOTH PROPERTIES. THE PARKING LOT WILL REMAIN AS EXISTING, WITH NEW PLANTINGS AND A HEDGE BEING ADDED ALONG THE EDGE OF THE ADDITION.











NEW 16'-6" BRICK WALL WITH STONE CAP PAINTED WHITE (FUTURE MURAL LOCATION)  
 EXISTING WOOD AND CHAIN LINK FENCES TO BE REMOVED (EXISTING WALL TO BE TUCKPOINTED AND PAINTED WHITE)

ADJACENT R-5 ZONED PROPERTY

LINE OF EXISTING EASEMENT  
 NEW 2'-6" BRICK WALL WITH STONE CAP PAINTED WHITE

NEW CMU BLOCK TRASH ENCLOSURE (6'-0" TALL) WITH METAL DECKING GATES ON A 6" MIN. CONCRETE SLAB (TO HOUSE (2) 8 YARD DUMPSTERS AND A STANDARD GREASE BIN)

ADJACENT B-4 ZONED PROPERTY

EXISTING ALLEY

EXISTING MECHANICAL UNITS

NEW MECHANICAL UNITS

NEW PYRAMIDAL SKYLIGHTS, TYP.

EXISTING SKYLIGHTS, TYP.

NEW ADDITION WITH EPDM ROOF

4120 SECOND AVE. EXISTING ONE STORY BUILDING

NEW CANVAS AWNING WITH ALUM FRAME

LOCATION OF FUTURE TEMPORARY PREFAB VESTIBULE

EXISTING STEEL COLUMN TO BE REMOVED

SECOND AVE

NEW BRICK RAILING WITH INTEGRATED PLANTER CAP

NEW CONCRETE SLAB FOR OUTDOOR SEATING AREA\*

NEW GAS METER

NEW CONCRETE SIDEWALK

EXISTING CONCRETE SLAB TO BE REMOVED AND RE-POURED AT INTERIOR FLOOR LEVEL\*

EXISTING ASPHALT PARKING LOT TO REMAIN

EXISTING CATCH BASIN

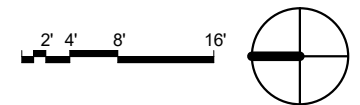
NEW PLANTINGS

EXISTING PARKING LIGHTING, TYP.

NEW ADDITION

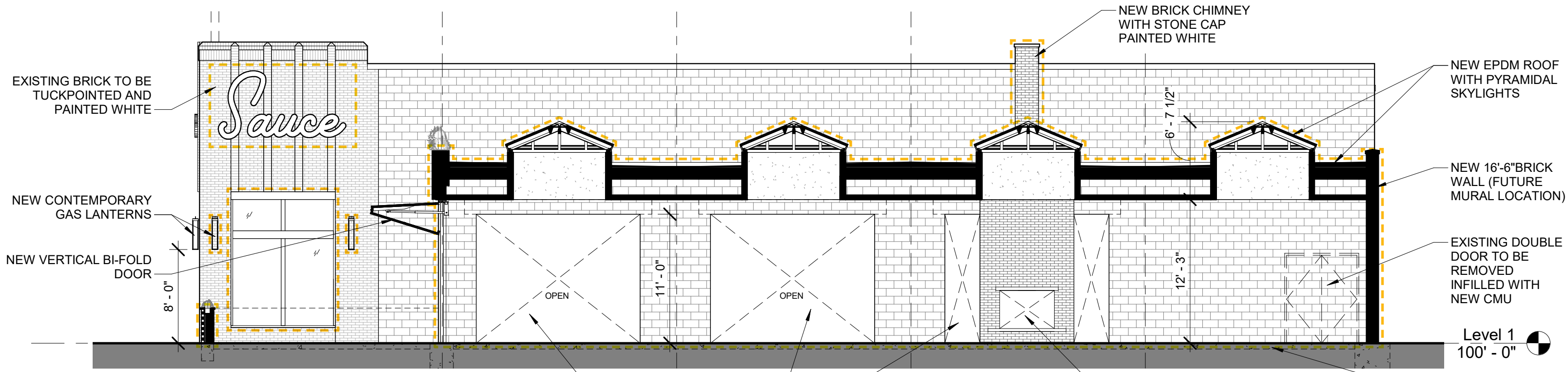
ALEXANDRINE ST

\*NEW EXTERIOR CONCRETE TO BE TINTED GREY OR FINISHED WITH A CURING COMPOUND SO IT DOES NOT APPEAR TO BE BRIGHT WHITE.

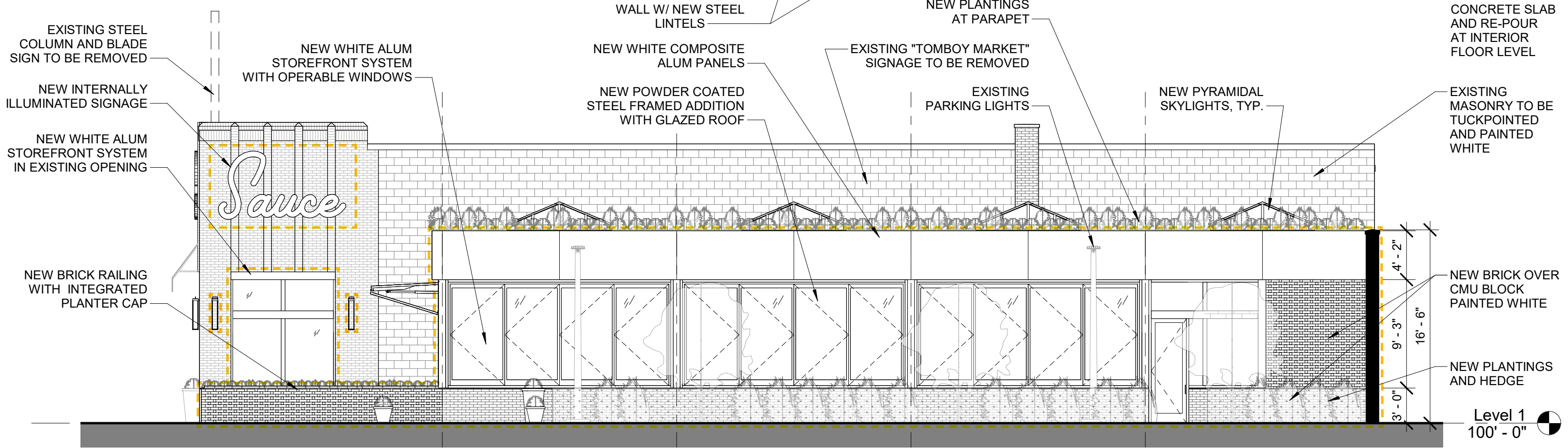






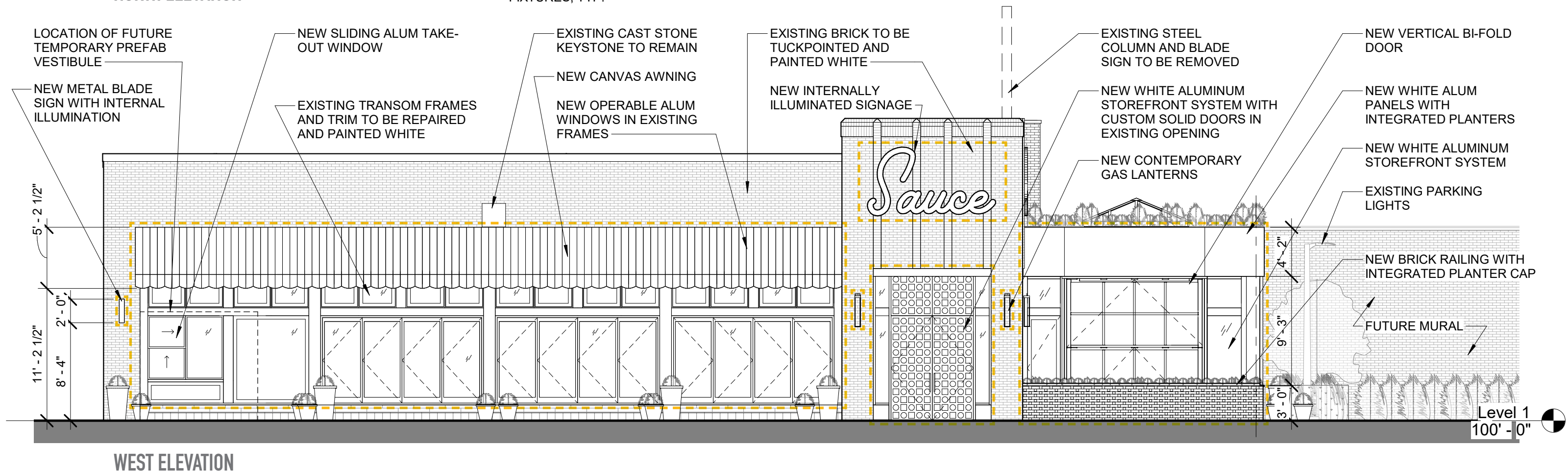
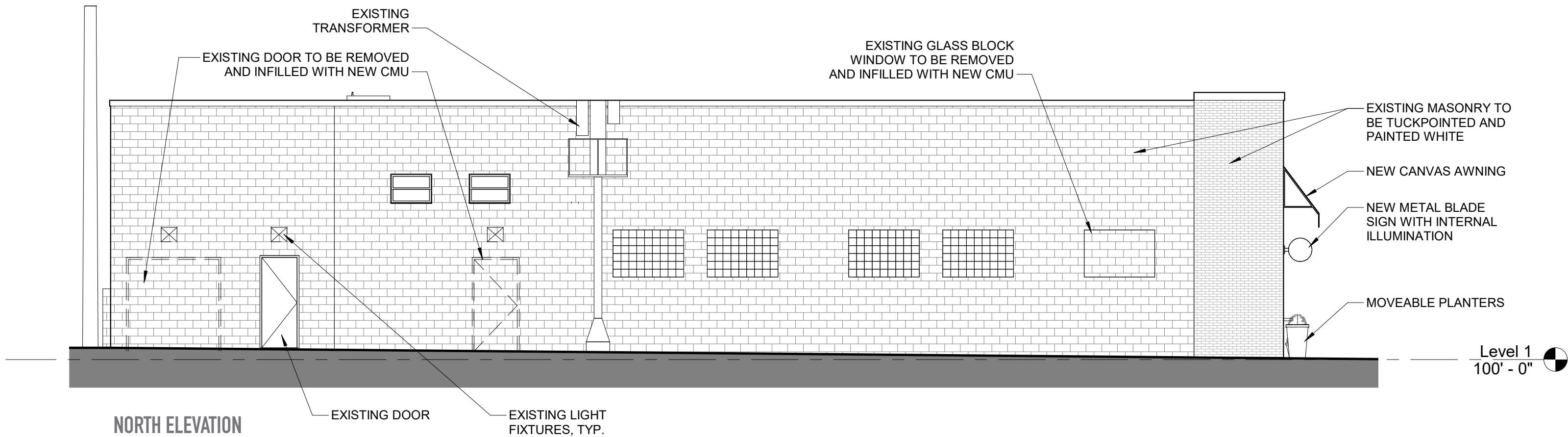


**SOUTH ELEVATION B**



**SOUTH ELEVATION A**

**EXTERIOR ELEVATIONS**







PAINTED BRICK



POWDER COATED STEEL



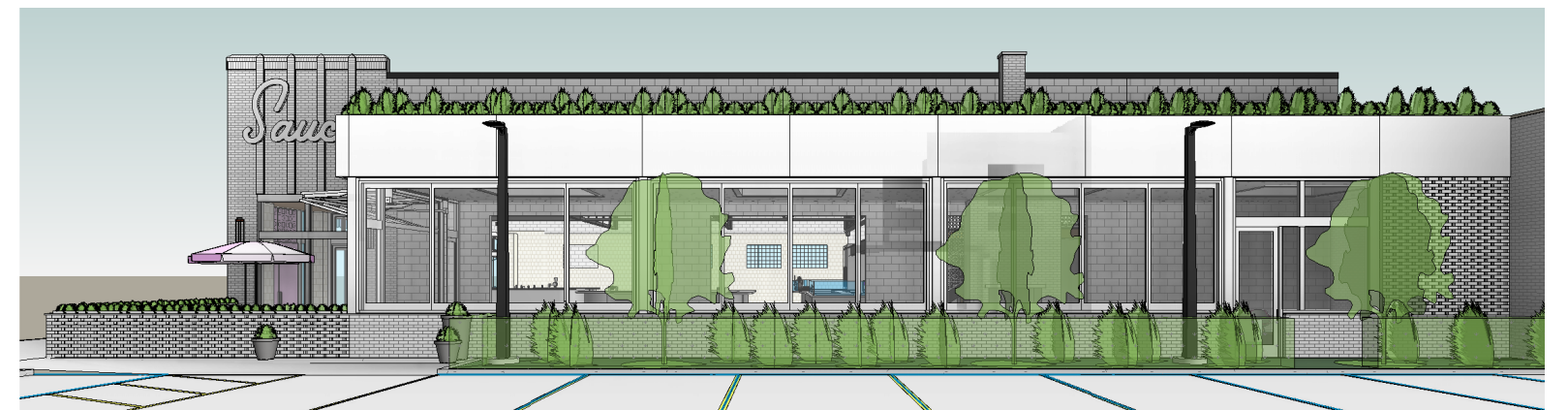
WHITE ALUMINUM



CLEAR GLASS



NATIVE PLANTINGS







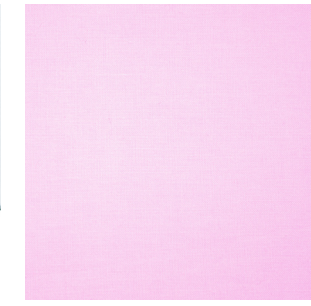
PAINTED BRICK



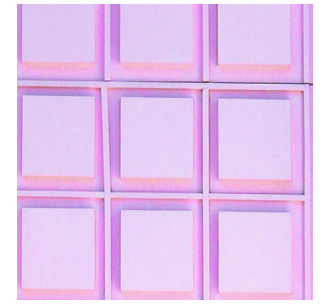
WHITE ALUMINUM



CLEAR GLASS



CANVAS



SOLID METAL DOORS



CONTEMPORARY POLISHED COPPER GAS LANTERN



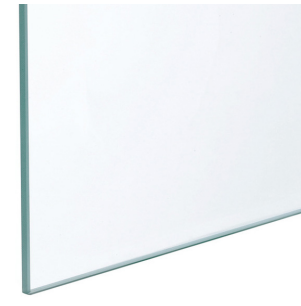




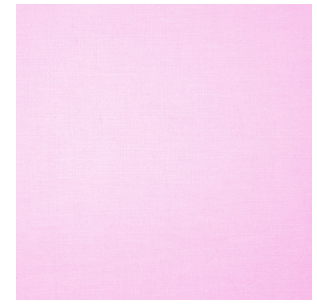
PAINTED BRICK



WHITE ALUMINUM



CLEAR GLASS



CANVAS



INTERNALLY ILLUMINATED BLADE SIGN



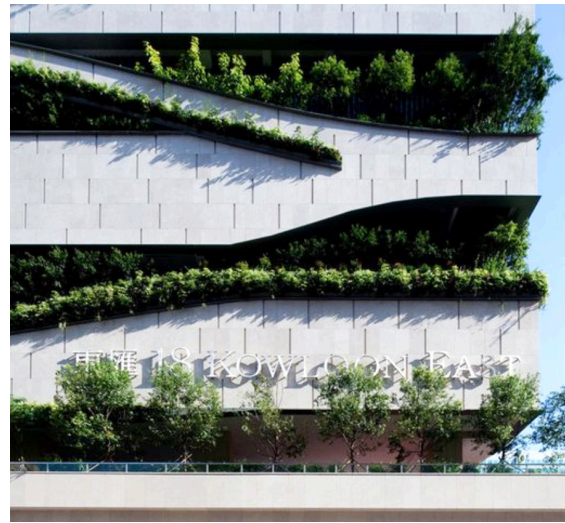
THANK YOU FOR YOUR CONSIDERATION!



MCINTOSH ARCHITECTURE  
PORIS ASSOCIATES









# Public Works

*By Tristan Eaton*





*Meet the Artist*

# Tristan Eaton

Born in L.A. in 1978, Tristan Eaton started pursuing street art as a teenager, painting everything from billboards to dumpsters in the urban landscapes of the cities where he lived, be it London, Detroit, or New York. He designed his first toy for Fisher-Price at 18 years old and soon became a driving force in the world of designer toys. Eaton's work for Kidrobot, including the famous Dunny and Munny art toys, helped him achieve international renown and an ever-growing fan base. After forming his Creative Agency Thunderdog Studios in New York City in 2004, Eaton became a leader in the advertising and commercial-art spheres, and is regularly commissioned by a roster of clients that includes Nike, Versace, and even Barack Obama.

These days, Eaton is one of the most prominent street artists working today. Eaton's large scale mural work features a meticulous, visual collage of pop imagery mixed with his unique personal style, all executed with freehand spray paint on a colossal scale. Eaton now focuses on his Fine Art and large-scale mural work full-time, which can be found in dozens of cities across the globe from Paris to Shanghai. Eaton's work can also be seen in the Museum of Modern Art's (MoMA) permanent collection.



# Wynwood Walls

*Miami, FL*





# Liberty

New York, NY





# Intermission

*New York, NY*





# The Gilded Lady

New York, NY





# Big City of Dreams

*New York, NY*





# Alexander Graham Bell

*West Palm Beach, FL*





# Audrey of Mulberry

*New York, NY*





Thank you.

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT  
PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 8/23/19

## PROPERTY INFORMATION

ADDRESS: 4120 Second Avenue AKA: \_\_\_\_\_

HISTORIC DISTRICT: Willis - Selden Historic District

SCOPE OF WORK: (Check ALL that apply)  
 Windows/Doors     Roof/Gutters/Chimney     Porch/Deck     Landscape/Fence/Tree/Park     General Rehab  
 New Construction     Demolition     Addition     Other: Enclosed Patio/Mural

## APPLICANT IDENTIFICATION

Property Owner/Homeowner     Contractor     Tenant or Business Occupant     Architect/Engineer/Consultant

NAME: Jeremy Sasoon COMPANY NAME: Heirloom Hospitality d/b/a Sauce

ADDRESS: 217 Pierce Street #208 CITY: Birmingham STATE: MI ZIP: 48009

PHONE: 248-613-1000 MOBILE: \_\_\_\_\_ EMAIL: Jeremy@heirloomhospitality.com

Consultant: Tonja Stapleton at Parkstone Development Partners 313-329-2655 or tonja@parkstonedevelopment.com

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

**\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\***

- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

### NOTE:

Based on the scope of work, additional documentation may be required.

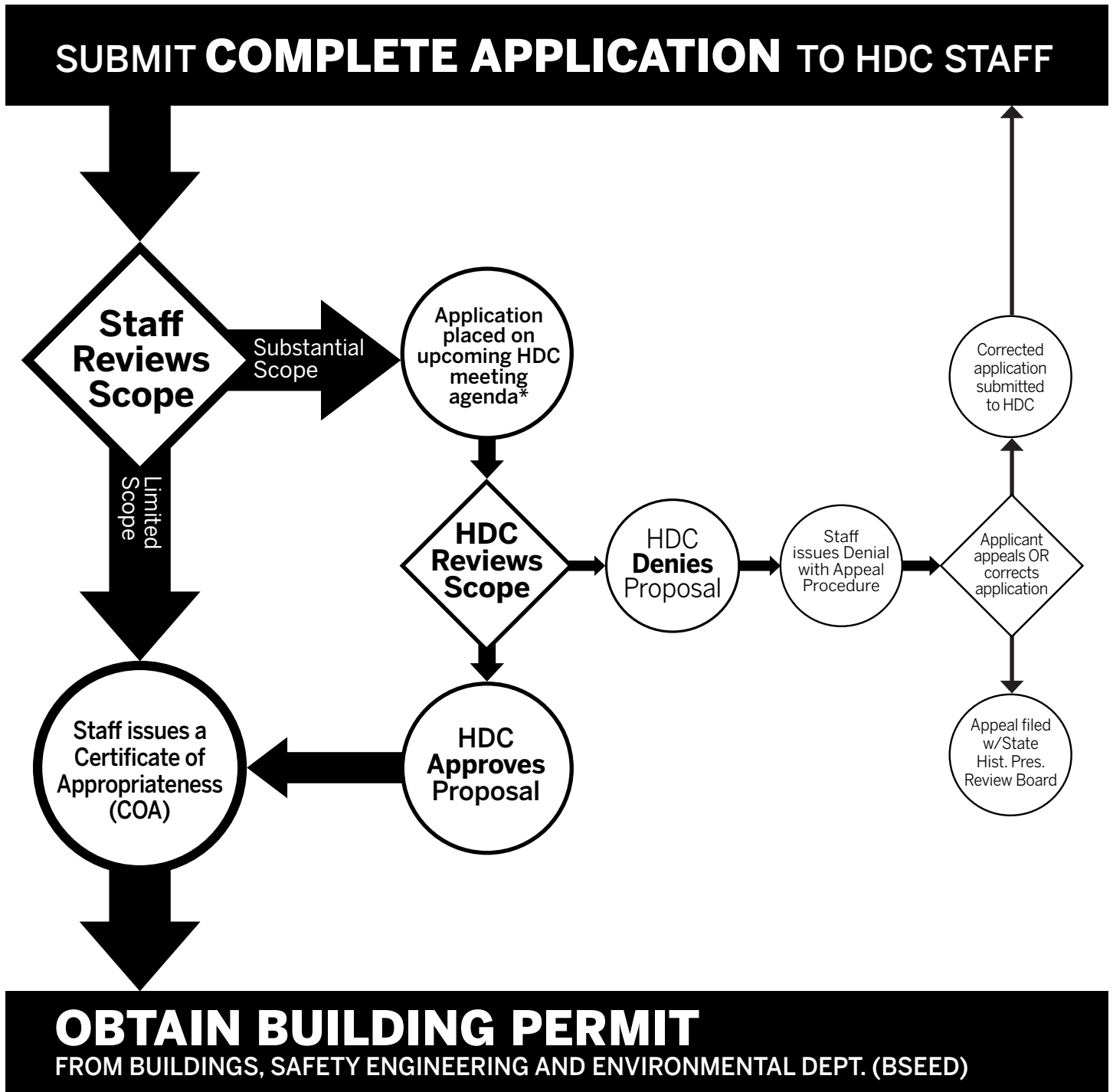
See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**



# HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



\* THE COMMISSION MEETS REGULARLY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH. (SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc)



Effective 10/11/2011

**SUMMARY**

This ordinance amends Chapter 25, Article II, of the 1984 Detroit City Code by adding Section 25-2-181 to establish the Willis-Selden Local Historic District, and to define the elements of design for the district.

**IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

**Section 1.** Chapter 25, Article II, of the 1984 Detroit City Code is amended by adding Section 25-2-181 to read as follows:

**Sec. 25-2-181. Willis-Selden Local Historic District.**

(A) A 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.

(D) The defined elements of design, as provided for in Section 25-2-2 of this code, are as follows:

- (1) *Height.* Single-family or small multi-unit residential structures range in height from one and one-half (1½) to two and one-half (2½) stories in height. Apartment buildings typically range in height from two (2) stories to four (4) stories, often on high basements; a majority of these buildings are three (3) 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 (1) to two (2) stories in height. The building at 444 West Willis Avenue, commonly known as the Willys-Overland Building, is historically four (4) stories in height and features a modern, set back, fifth (5th) story addition. The building at 3933 Woodward Avenue, commonly known as the Garden Theater, is three (3) 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 one and one-half (1½) times as tall as the sanctuary, and a two (2) 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 twenty percent (20%) and thirty-five percent (35%) of the front façade. Commercial buildings often feature expansive storefront windows on their first (1st) floors, though in many cases these windows have been covered with boards or closed in 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, semicircular, 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 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 separated by narrow setbacks. Commercial buildings frequently abut adjacent buildings, typically featuring 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 Entrances 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 on 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 have, in many cases, been replaced with windows of more 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 contrast markedly with brick facing. Brick apartment buildings are generally unpainted, with gray stone trim contrasting 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 nonresidential 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 steep, 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 building 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 nonexistent, 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 several feet back 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 coverages within the district are generally high, but vary based on building type. Single-family residential buildings and smaller apartment buildings often occupy between twenty percent (20%) and forty percent (40%) of their lots, with much of the remaining space being devoted to rear yards. Other building types range from fifty percent (50%) to one hundred percent (100%) 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 on 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 façade 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 is, for the most part, 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.

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