

STAFF REPORT: JULY 8, 2020 MEETING

PREPARED BY: B. CAGNEY

APPLICATION NUMBER: 20-6773

ADDRESS: 4125 SECOND

HISTORIC DISTRICT: WILLIS-SELDEN

APPLICANT: JOE GALLAGHER / THE GREEN GARAGE, LLC.

PROPERTY OWNER: THOMAS BRENNAN / GREEN GARAGE, LLC.

SCOPE OF WORK: ERECT EXTERIOR STAIR SYSTEM AT REAR OF BUILDING

PROVISIONAL COMPLETE DATE: 6-22-2020

DATE OF STAFF SITE VISIT: 7-1-2020



Front Elevation, from Second Ave., Staff Photo



"Rear" Elevation, from W. Alexandrine, Staff Photo

Existing Conditions

The building at 4125 Second was built in 2017 after being approved by the Historic District Commission at the 12/9/2015 Meeting. The building, "Seasons Market" is set back from the Northwest corner of Second Ave and W. Alexandrine and is a part of El Moore Gardens, a "publicly accessible neighborhood garden." The building is of contemporary construction, with primarily brick and limestone on the first floor and a dark grey board and batten panel cladding on the second floor.

Proposed Exterior Modification

- The applicant proposes **a new exterior staircase at the rear of the building**. The intent of this staircase is to allow egress access from the second floor deck to the ground level.
 - **The proposed stairs** will be constructed of steel c-channel stringers, with steel tubing and rod railings, painted black to match the exterior color of the second floor. The treads will be aluminum grate.
 - A 44" opening will be cut in the existing brick parapet wall.
 - The existing pergola will be modified by removing the center of rafters to provide headroom for stairs.

Staff Observations:

- **Location:** The staircase will be located at the rear of the building, not visible from Second Ave. The staircase might be visible from W. Alexandrine, however, from a distance. It is staff's opinion that the addition will not detract from the building or the Willis-Selden HD.
- **Exterior Modification:** The staircase will require slight modifications to the existing parapet and pergola, neither of which are historic age materials. It is staff's opinion that selected materials for the staircase are appropriate and the overall impact will not detract from any character defining features of the building or the Willis-Selden HD.

Recommendations:

- **Addition of New Staircase:** Staff recommends that the Commission issue a Certificate of Appropriateness for the proposed work based on Secretary of the Interior’s Standards for Rehabilitation.



“Rear” Elevation and view of gardens, from W. Alexandrine, Staff Photo

To: Historic District Commission
RE: Seasons Building
4125 Second Ave
Detroit, MI 48201
BLD2020-01733
Willis-Seldon Historic District

To Whom it May Concern:

The Green Garage, LLC has applied for a building permit to remodel the interior of the existing Seasons Market building to accommodate a cafe and produce market. As part of this conversion, an exterior egress staircase needs to be installed from the second floor to the ground level. This will be in the rear of the building, and not visible from the front of the building.

The existing building consists of a brick and limestone exterior with a board and batten style second floor. The stairs will be constructed of steel c-channel stringers, with steel tubing and rod railings painted black to match second floor exterior color. The treads will be aluminum grate.

With the exception of the metal stairs, no new materials will be added to the exterior of the building.

Work will consist of:

- Cutting 44" wide opening in existing brick and panel parapet wall.
- Removing center of rafters of existing pergola to provide headroom for stairs.
- Installing metal stairs from existing deck to grade.

We look forward to adding this fresh produce and grocery store to the surrounding neighborhood.

If you need any additional information, please contact me at any time.

Regards,

Joe Gallagher
The Green Garage, LLC
248 345 8309
jgallagher615@gmail.com



4125

22 SEASONS
12 SEASONS





4175

FRANCIS
ESPANOLA

OKAY







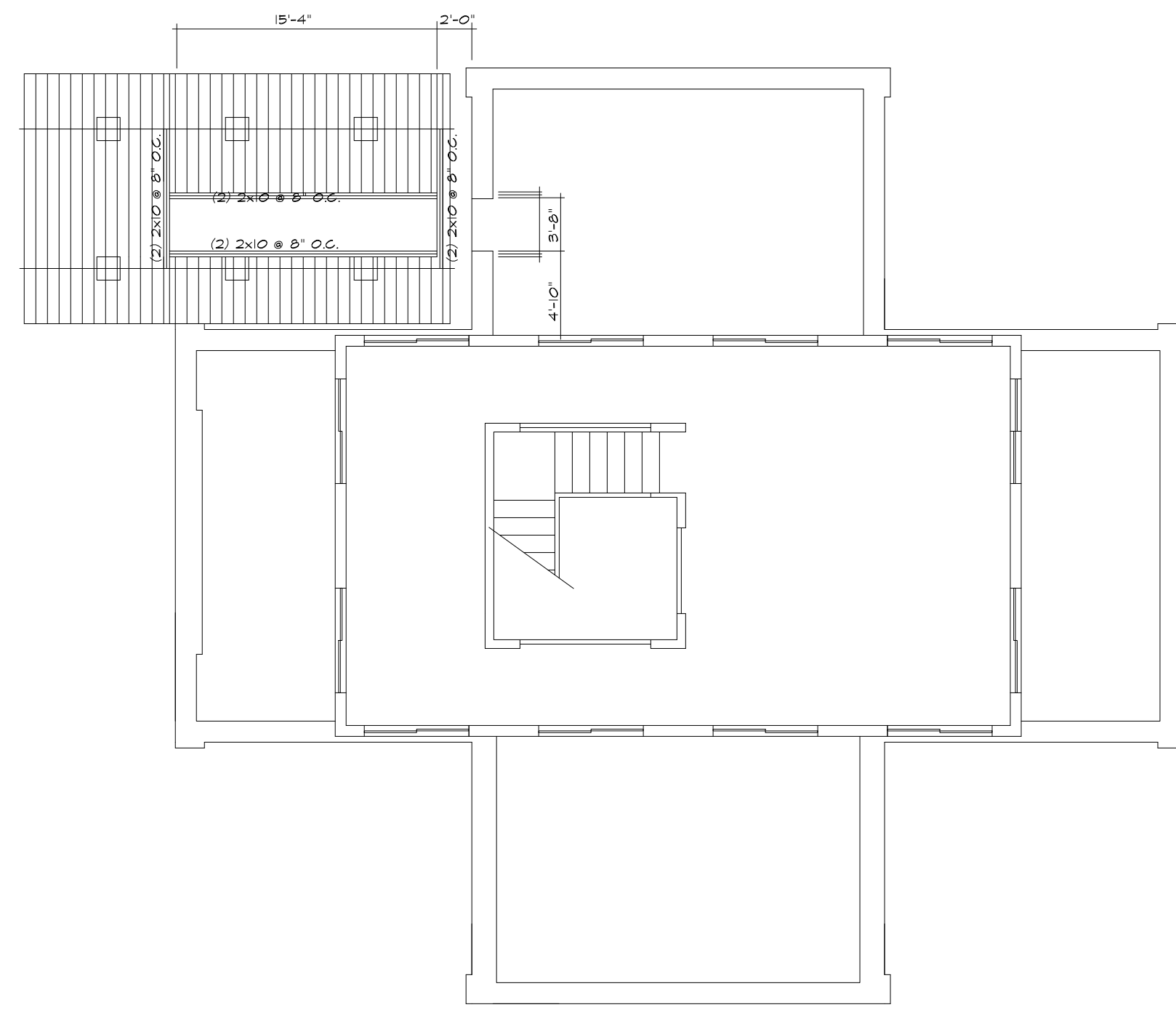












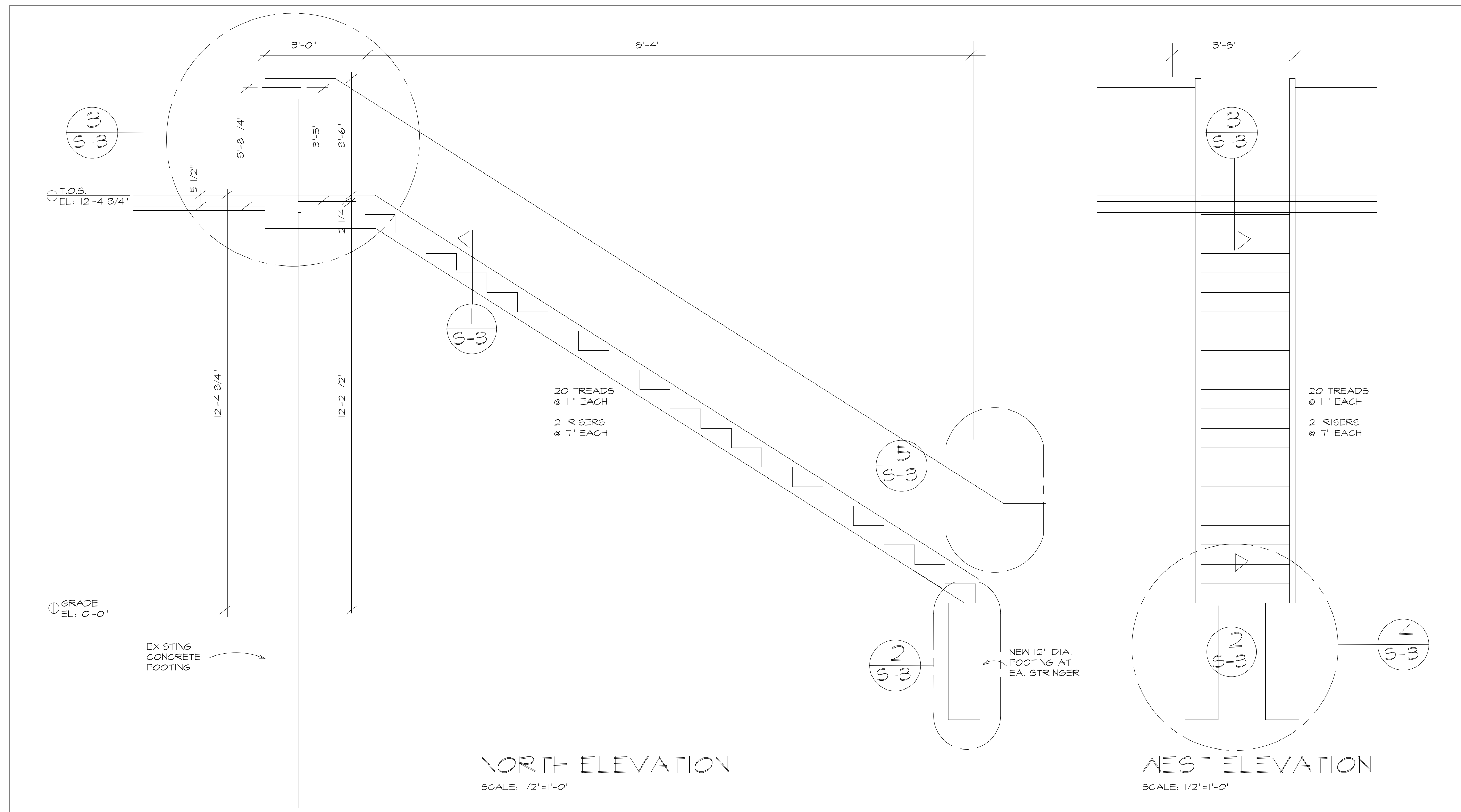
ROOF PLAN
SCALE: 1/8"=1'-0"



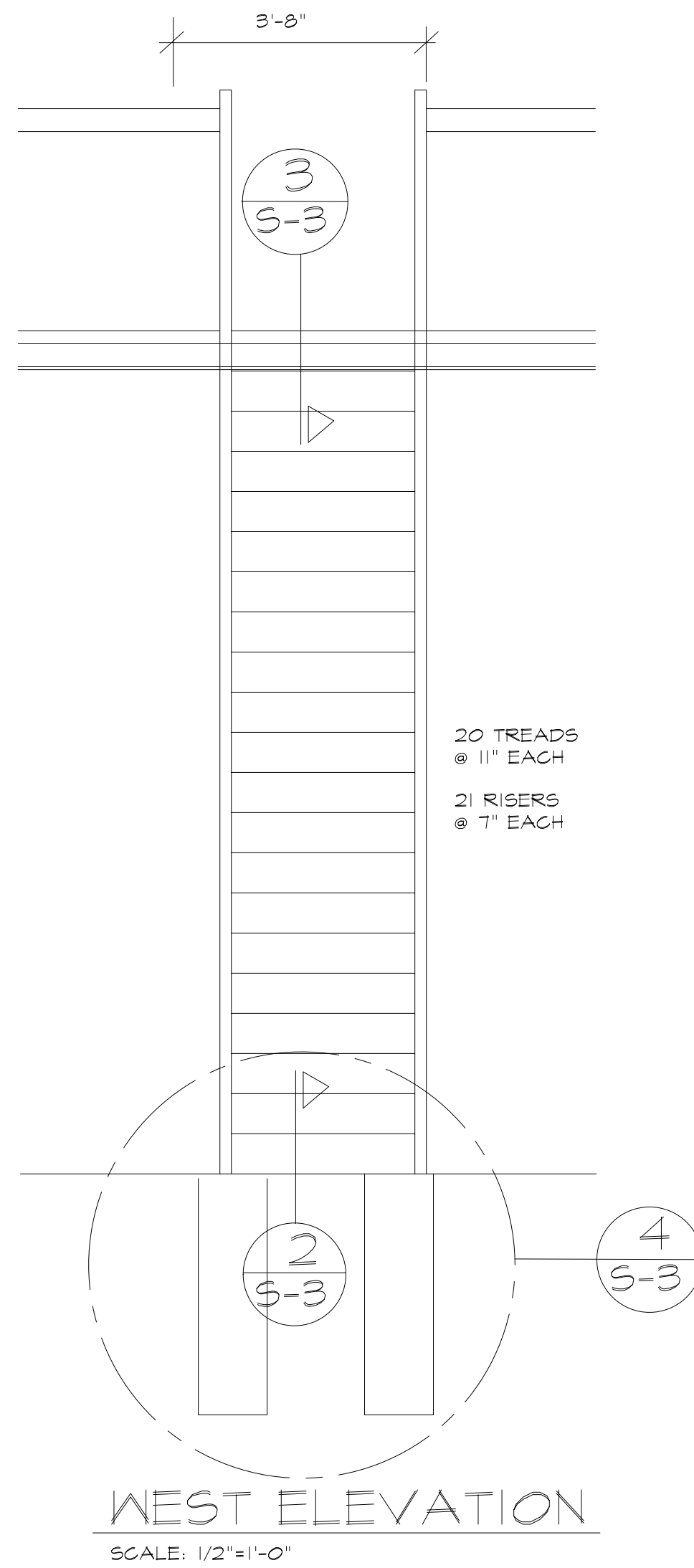
NORTH ELEVATION
SCALE: 1/8"=1'-0"



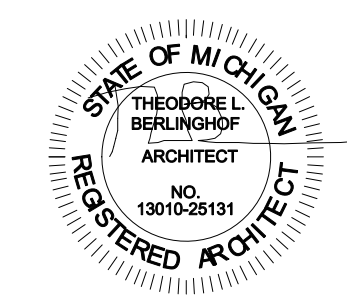
WEST ELEVATION
SCALE: 1/8"=1'-0"



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



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



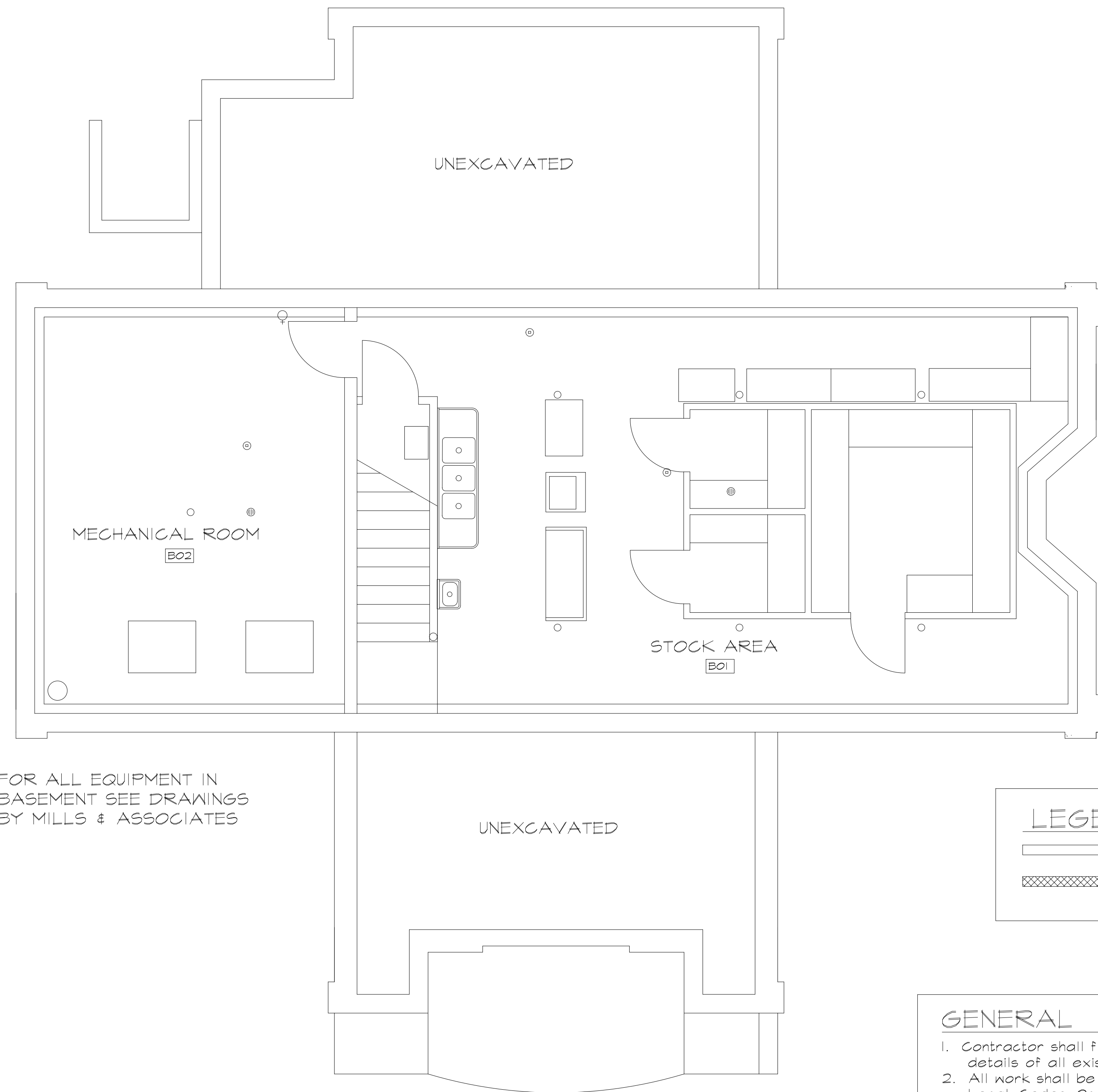
6-4-20	FOR PERMIT			
3-10-20	OWNER REVIEW	DATE	BY	BULLETIN
	ISSUE FOR			REVISIONS

SEASONS MARKET
4125 SECOND AVENUE
DETROIT, MI 48201

Architects Planners Engineers
ARCHITECTS INTERNATIONAL INC.
17400 Wildemere
Detroit, Michigan 48221
Phone: 313-341-7930
Fax: 313-341-6944

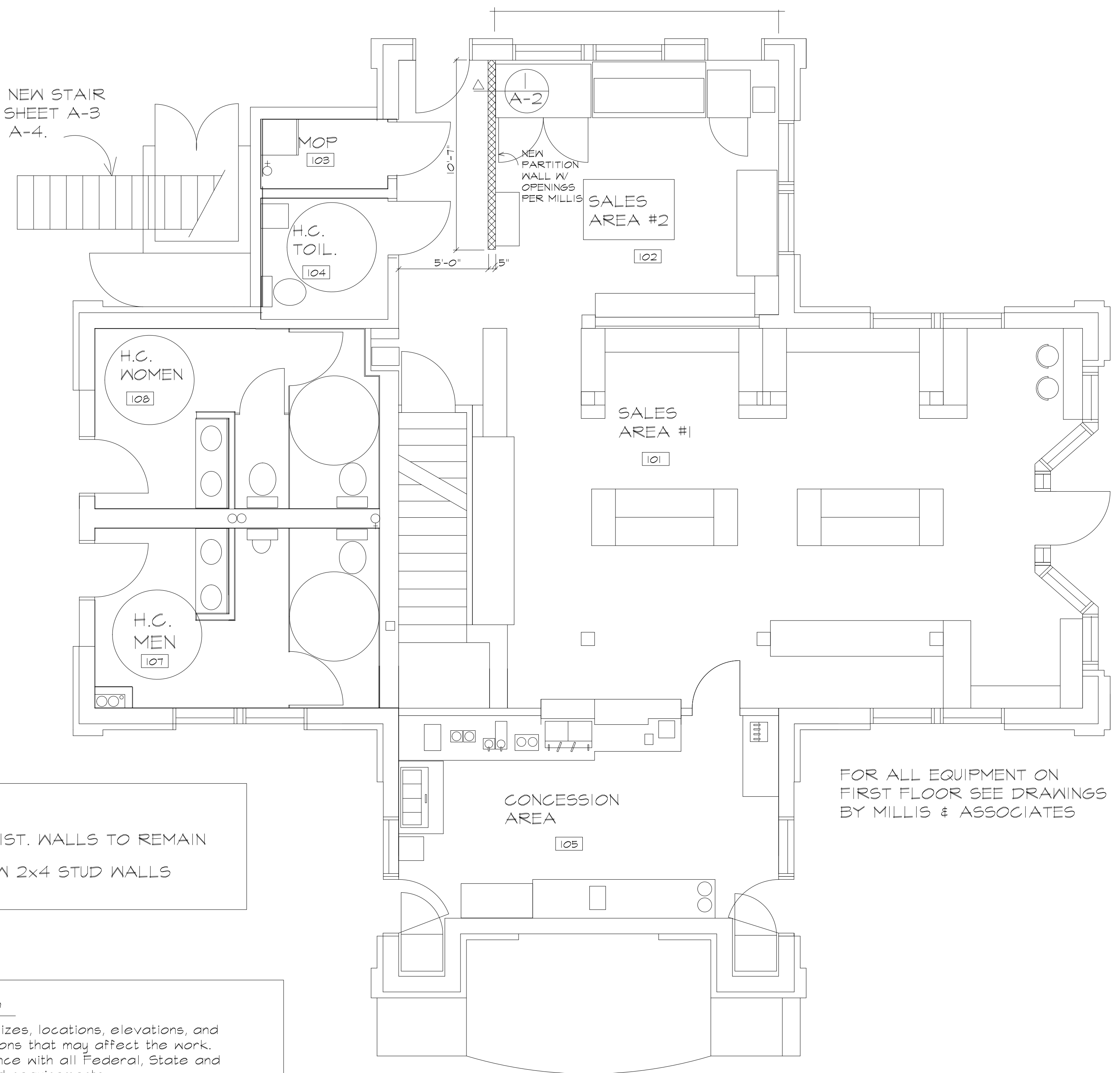
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DRAWN TLB	DATE 3-6-20	2003
APPROVED TLB		
SHEET TITLE		SHEET NO.

NEW EXTERIOR STAIR PLAN A-3



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

FOR NEW STAIR
SEE SHEET A-3
AND A-4.



1ST. FLOOR PLAN
SCALE: 1/4"=1'-0"

LEGEND

— EXIST. WALLS TO REMAIN

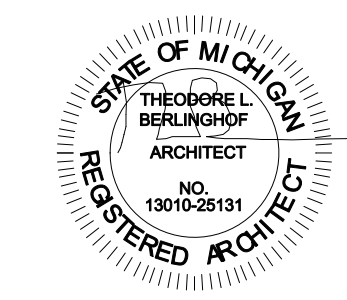
▨ NEW 2x4 STUD WALLS

- GENERAL NOTES**
1. Contractor shall field verify sizes, locations, elevations, and details of all existing conditions that may affect the work.
 2. All work shall be in accordance with all Federal, State and Local, Codes, Ordinances and requirements.
 3. Contractor and Subcontractors shall be licensed as required by law in the performance of their work.
 4. Should existing conditions other than those indicated on the drawings be encountered, the Architect shall be notified immediately in writing.
 5. The Architect will not have control, or charge of, and will not be responsible for construction means, methods, techniques, sequences, or procedures, or for the safety precautions and programs in connection with the work.
 6. All interior finishes to have a flame rating of less than 200 and a smoke density of less than 450.
 7. Provide portable Fire Extinguishers for all areas per NFPA Standard #101.
 8. The Equipment Contractor shall be responsible for coordination of all plumbing and electrical work at the project.

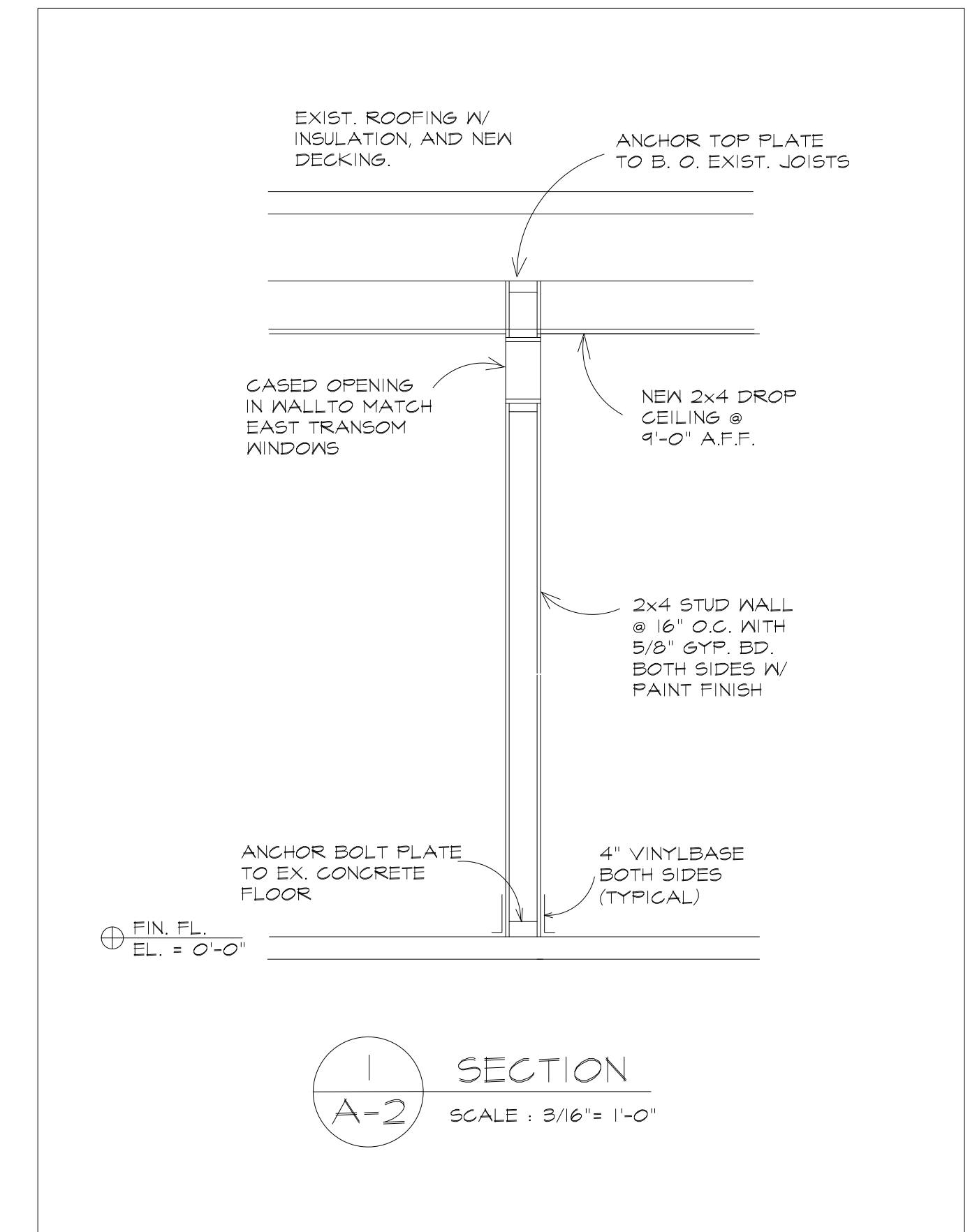
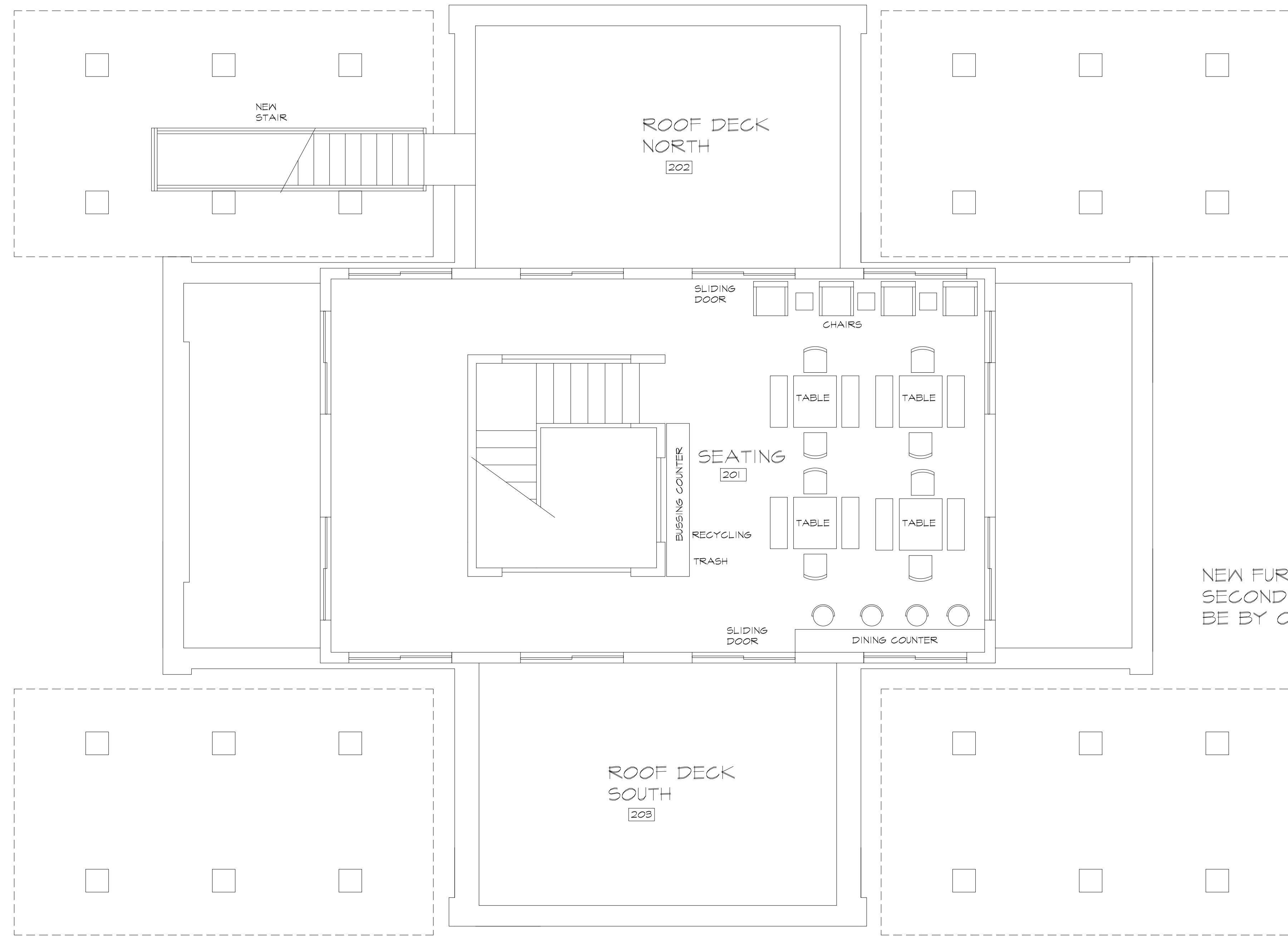
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SHEET TITLE		SHEET NO.
BSMT. & 1ST. FL. PLANS		A-1



2ND. FL. PLAN
SCALE: 1/4"=1'-0"

ROOM FINISH SCHEDULE

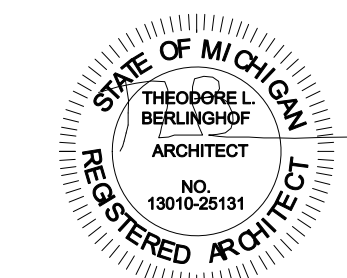
ROOM NUMBER	ROOM NAME	BASE		FLOOR		WALLS						CEILING		REMARKS		
		MAT'L	FIN	MAT'L	FIN	NORTH	EAST	SOUTH	WEST	MATERIAL	FIN					
B-1	BASEMENT	VIN.	F.F.		SEAL	HARDIE	W. PT.	HARDIE	W.P.T.	HARDIE	W.P.T.	HARDIE	W.P.T.	GYP. BD.	W.P.T.	
B-2	MECH. ROOM			CONC.	SEAL	HARDIE		GYP.BD.	PRIME	HARDIE		GYP.BD.	UNPT.	GYP. BD.	PRIME	
101	SALES AREA #1	WD.	STN.	WD.	STN.	GYP.BD.	PT.	GYP.BD.	PT.	GYP.BD.	PT.	GYP.BD.	PT.	GYP. BD.	PT.	
102	SALES AREA #2	WD.	STN.	CONC.	SEAL	GYP.BD.	PT.	GYP.BD.	PT.	GYP.BD.	PT.	GYP.BD.	PT.	GYP. BD.	PT.	
103	MOP ROOM	CER.	F.F.	CONC.	SEAL	GYP.BD.	PT.	GYP.BD.	PT.	GYP.BD.	PT.	GYP.BD.	PT.	GYP. BD.	PT.	
104	INTERIOR TOILET	CER.	F.F.	CER.	F.F.	GYP.BD.	PT.	GYP.BD.	PT.	GYP.BD.	PT.	GYP.BD.	PT.	GYP. BD.	PT.	NORTH, SOUTH, EAST WALLS CER.TD 42" A.F.F.
105	CONCESSION AREA	CER.	F.F.	CONC.	SEAL	GYP.BD.	W. PT.	GYP.BD.	W.P.T.	GYP.BD.	W.P.T.	GYP.BD.	W.P.T.	GYP. BD.	W.P.T.	
107	H.C. MEN	CER.	F.F.	CER.	F.F.	GYP.BD.	PT.	GYP.BD.	PT.	GYP.BD.	PT.	GYP.BD.	PT.	GYP. BD.	PT.	
108	H.C. WOMEN	CER.	F.F.	CER.	F.F.	GYP.BD.	PT.	GYP.BD.	PT.	GYP.BD.	PT.	GYP.BD.	PT.	GYP. BD.	PT.	
201	SEATING AREA	WD.	STN.	WD.	STN.	GYP.BD.	PT.	GYP.BD.	PT.	GYP.BD.	PT.	GYP.BD.	PT.	GYP. BD.	PT.	
202	ROOF DECK N.			TIMBERTECH	F.F.											
203	ROOF DECK S.			TIMBERTECH	F.F.											

FINISH NOTES:
 CER. TILE=CERAMIC TILE, F.F.= FACTORY FINISH, CONDC.= CONCRETE, VIN.=VINYL BASE, BLOCK=CONCRETE BLOCK, GYP. BD.=GYPSUM BOARD, PT.=PAINT FINISH, STN.+ STAIN & SEAL, WOOD= 1x6 WOOD BASE (FCS CERT),
 HARDIE= HARDIE PANELS, BRICK= COMMON BRICK, RAIL= 36" METAL RAILING, UNFIN= UNFINISHED/NATURAL, SEALER= WASHABLE CONDC. SEALER, W.P.T.= GLOSS PAINT WASHABLE

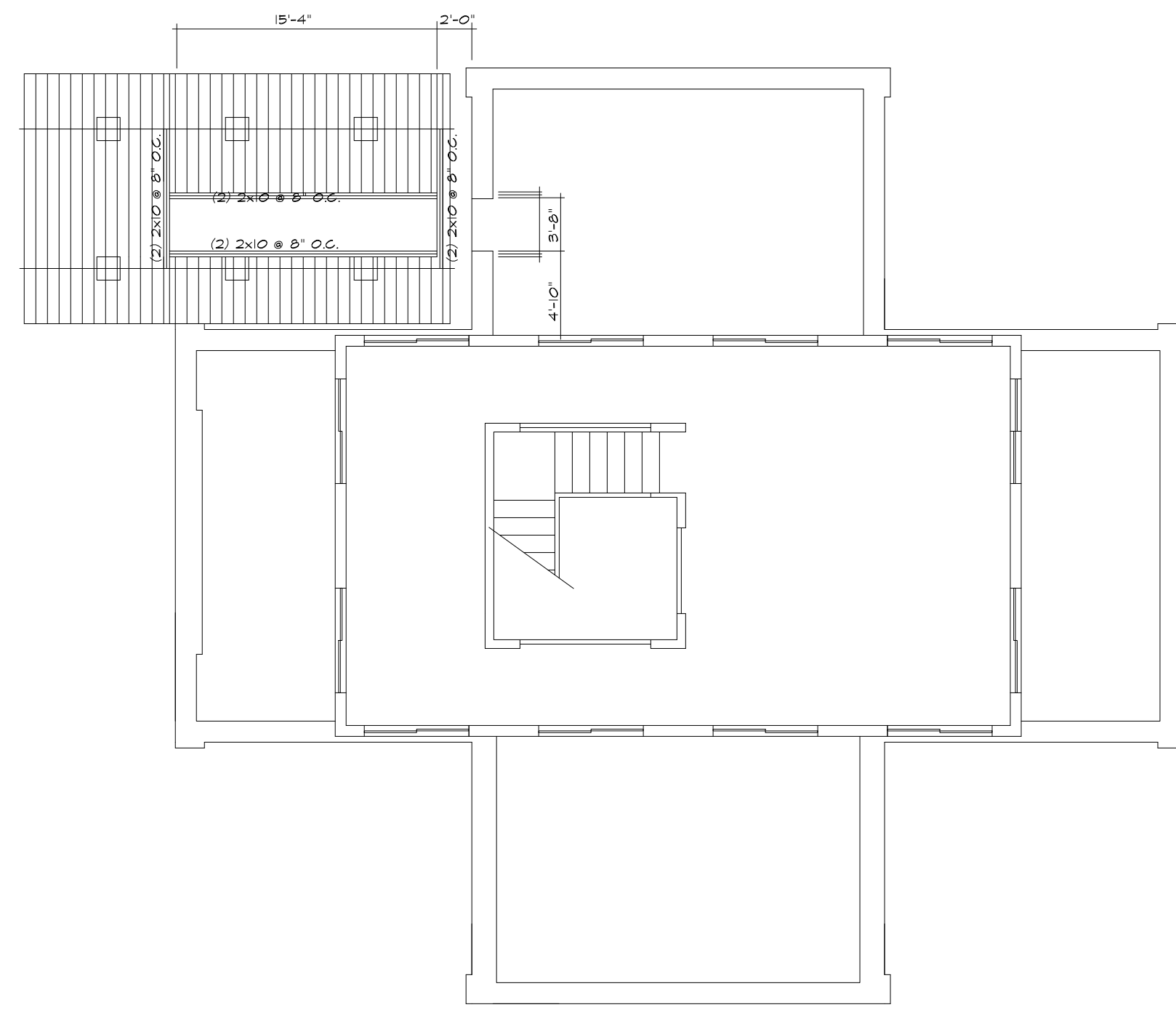
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 Fax: 313-341-6944



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SHEET TITLE		SHEET NO.
2ND. FLOOR PLAN		A-2



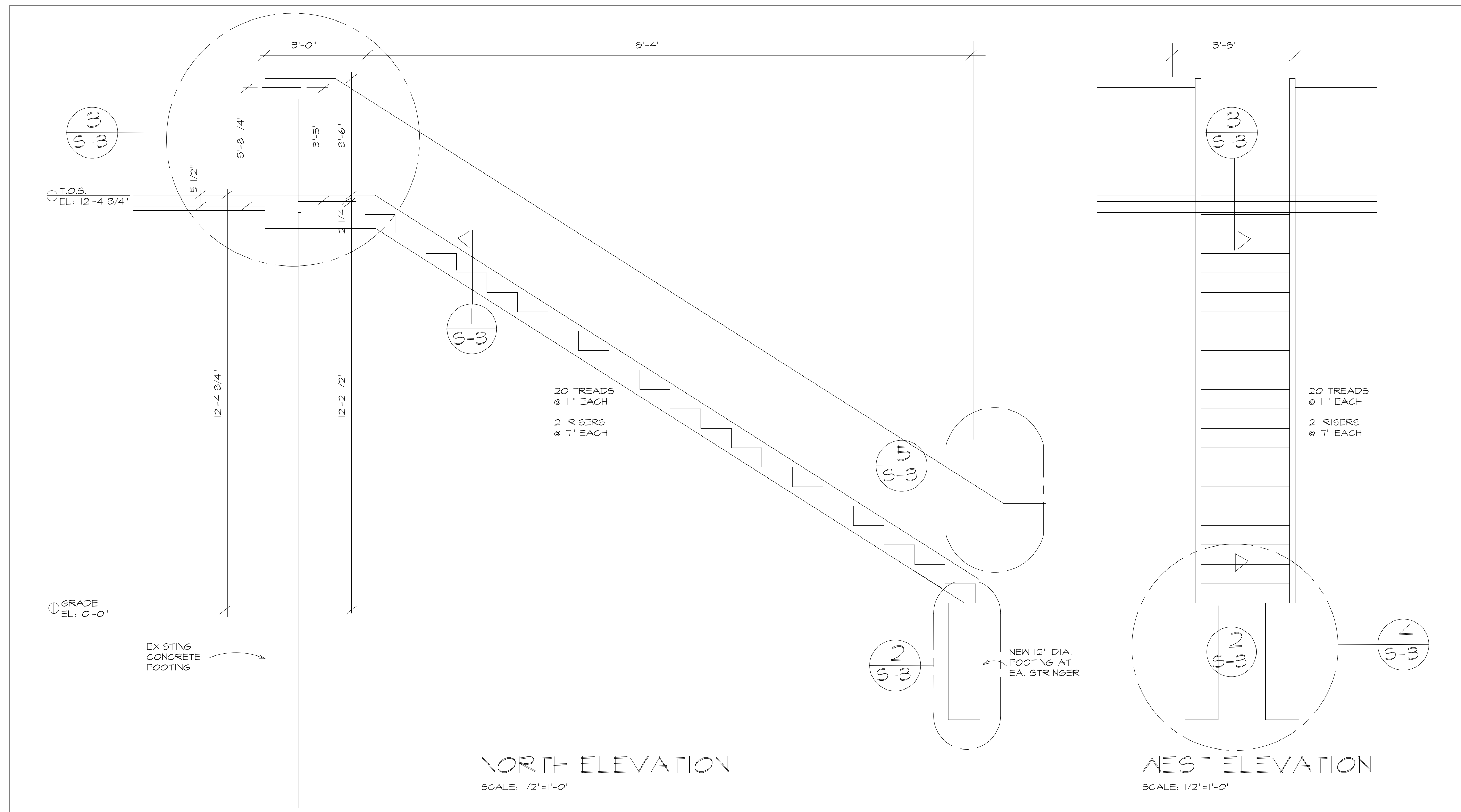
ROOF PLAN
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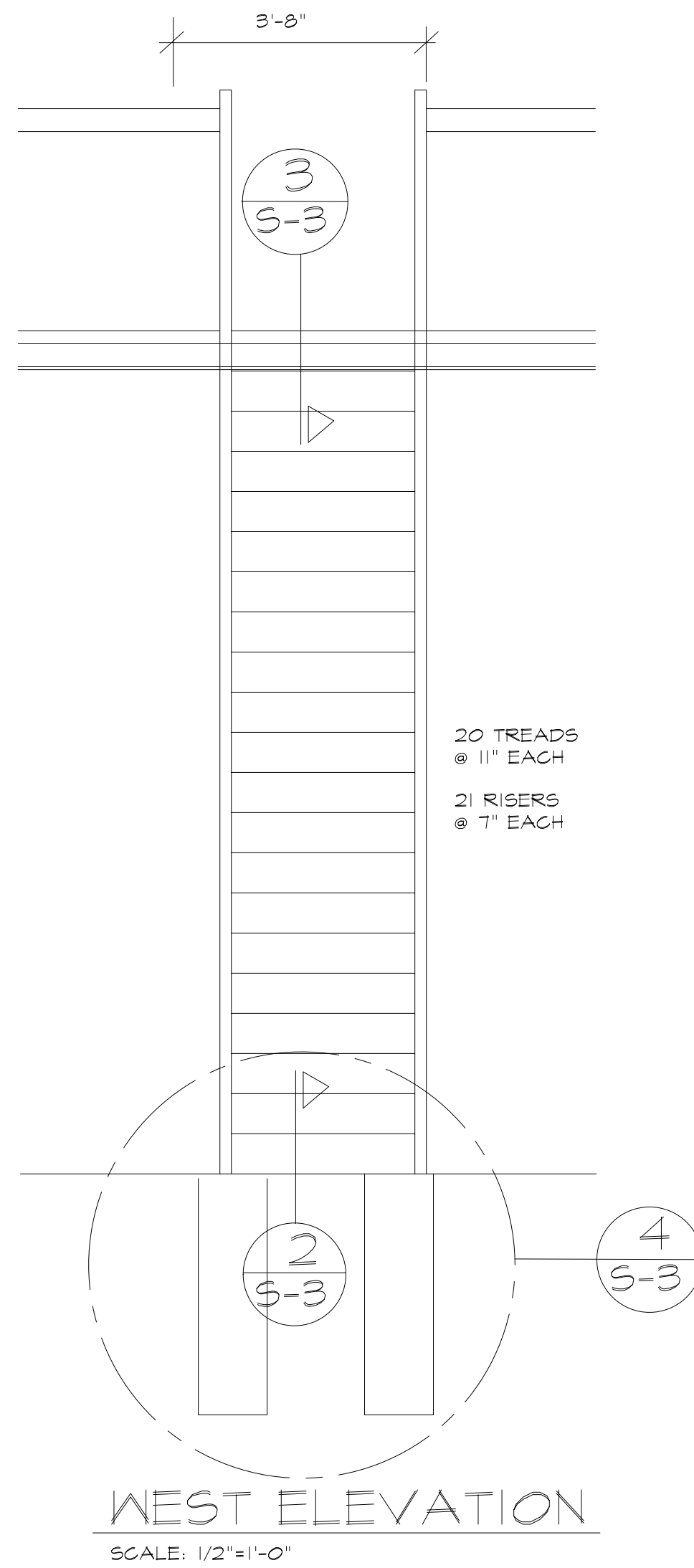
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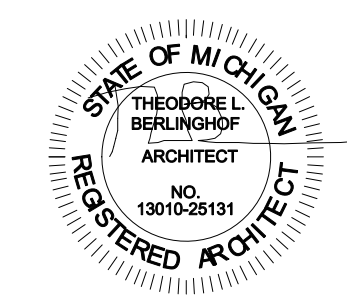
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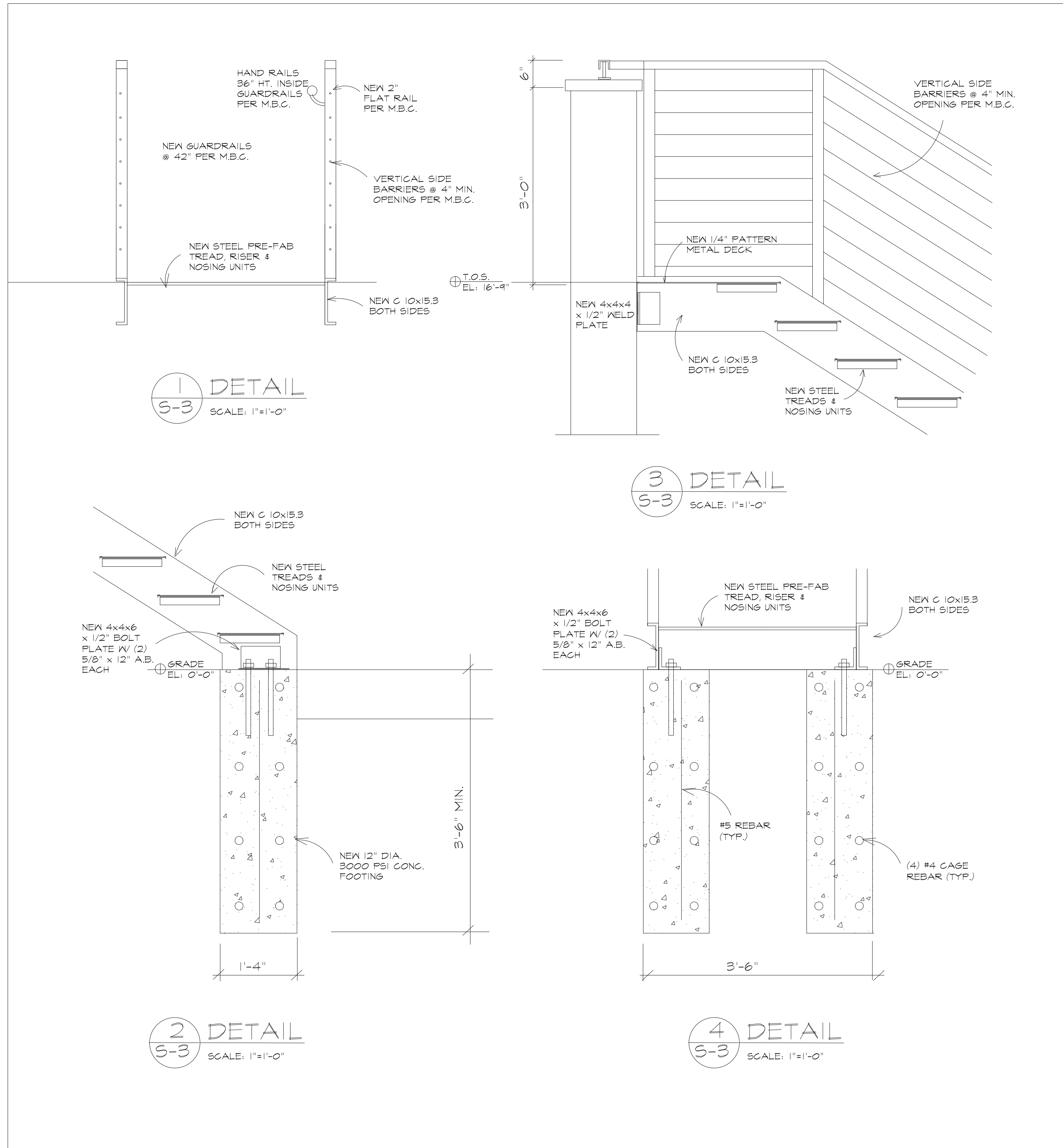
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NEW EXTERIOR STAIR PLAN A-3



SPECIFICATIONS

CONCRETE WORK

1. Provide and Install Concrete in the following areas:
 - a. Concrete Trench Footings.
2. Use ASTM C 150, Type I Concrete, 3000 p.s.i. Provide Concrete Tests to Owner for verification.
3. Use ACI Standards and Practices for Formwork and Reinforcing. ACI 301 and ACI 318.
4. Use ASTM A 615 Grade 60 or greater for reinforcing.

METAL FABRICATIONS

1. Provide miscellaneous metal work such as stair Support brackets, Steel Plates in order to complete the project.
2. Comply with all governmental regulations and Codes.
3. Fabricate the metal work with accurate angles and surfaces which are true to the required lines and levels, grinding exposed welds smooth and flush, forming exposed connections with hairline joints, and using concealed fastenings whenever possible.
4. Shop prime the work with "Rustoleum #5769 Primer" or equal. Where work will be inaccessible, apply two coats of primer.
5. After erection, grind exposed welds and touch up with Primer.

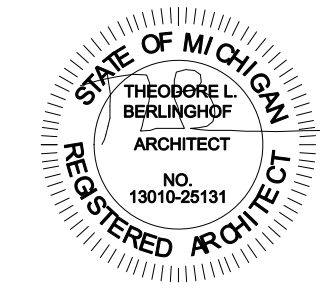
SHEET METAL FABRICATIONS

1. Install New Metal Decking, & prefabricated tread-risers.
2. Decking and stair landing to be perforated and sealed against moisture.
3. Use Galvanized Steel Sheet in compliance with ASTM A526, with Factory Finish.
4. Provide and install all necessary fasteners, clips, angles, bent metal, and trim necessary to support the Metal Fabrications to complete the project.
4. Steel Sheet is to be 18 Gauge minimum.
5. Submit Shop Drawings Metal Fabrications.

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NEW FIRE STAIR DETAILS		A-4

RENOVATION FOR SEASONS MARKET

4125 SECOND AVENUE, DETROIT, MI 48201

USE GROUP

GROUP M - MERCANTILE

CONSTRUCTION TYPE

TYPE V-B

SQUARE FOOTAGE

FIRST FL.= 2107.8 SQ. FT.
 SECOND FL.= 920.0 SQ. FT.
 TOTAL: 3027.8 SQ. FT.

OCCUPANCY LOAD

FIRST FLOOR
 GENERAL 1752.9 SQ. FT.
 @ 1/60 S.F. = 29.22 PERSONS
 CONCESSION 354.9 SQ. FT.
 @ 1/300 S.F. = 1.18 PERSONS
 TOTAL: 30.40 PERSONS

SECOND FLOOR 920.0 SQ. FT.
 OPEN STAIR -126.0 SQ. FT.
 749.0 SQ. FT.
 @ 1/60 S.F.= 13.2 PERSONS
 BALCONIES 708 S.F.
 @ 1/60 S.F.= 11.8 PERSONS
 TOTAL= 25.0 PERSONS

BASEMENT 1364 SQ. FT.
 @ 1/60 S.F.= 4.5 PERSONS
 TOTAL: 59.9 PERSONS

ZONING

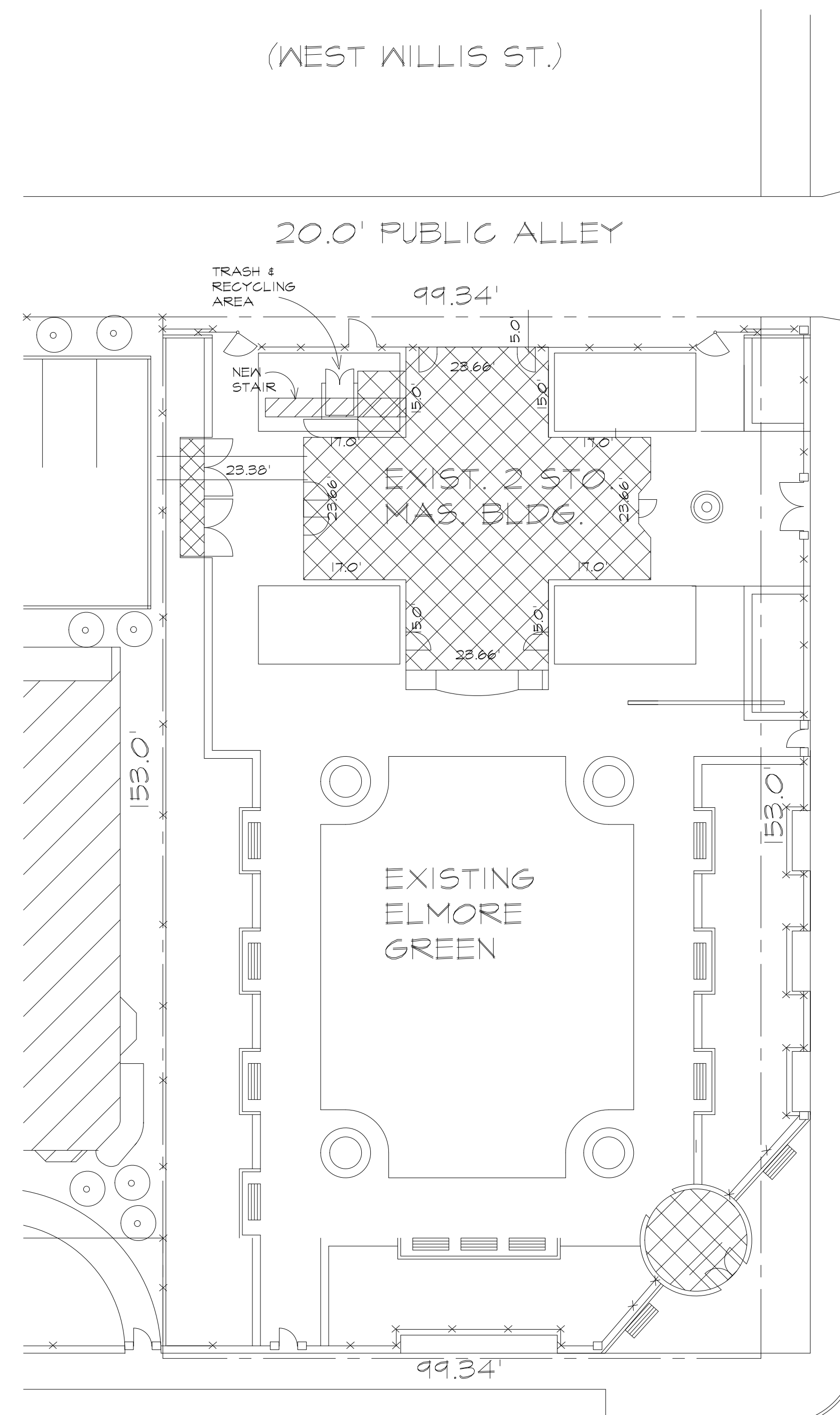
SD-2 SPECIAL DEVELOPMENT
 DISTRICT - MIXED USE

LEGAL DESCRIPTION

LOTS 15 AND 16 OF BLOCK 96 OF
 THE "PLAT OF SUBDIVISION OF PART
 OF THE CASS FARM", L. 1, P. 175-177
 PLATS, WAYNE COUNTY RECORDS.

PROJECT DESCRIPTION

OWNER WOULD LIKE TO RENOVATION
 THE EXISTING BUILDING INTO A
 MARKET WITH A CONCESSION STAND
 LOCATED IN THE SOUTH QUADRANT
 OF THE BUILDING.



LIST OF DRAWINGS

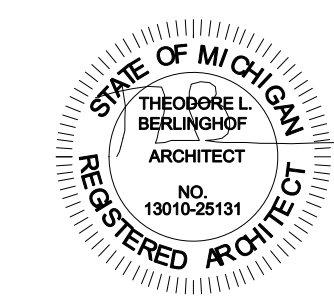
- ARCHITECTURAL PLANS
 SP-1 SITE PLAN
 A-1 BSMT. & 1ST. FL. PLANS
 A-2 2ND. FLOOR PLAN
 A-3 NEW EXTERIOR STAIR PLAN
 A-4 NEW STAIR DETAILS
 P-1 BSMT. & 1ST. FL. PLUMBING PLANS
 P-2 PLUMBING RISERS
 M-1 BSMT. & 1ST. FL. H.V.A.C. PLANS
 M-2 SECOND FL. H.V.A.C. PLAN
 E-1 BSMT. & 1ST. FL. POWER PLANS
 E-2 SECOND FL. POWER PLAN
 E-3 BSMT. & 1ST. FL. LIGHTING PLANS
 E-4 SECOND FL. POWER PLAN
 E-5 ELECTRICAL RISER DIAGRAMS

- FOOD SERVICE EQUIPMENT PLANS
 PSE-1 1ST. FL. CONCESSION PLAN
 PSE-2 CONCESSION MECH. PLAN
 PSE-3 CONCESSION ELEC. DETAILS
 PSE-4 CONCESSION ELEC. PLAN
 PSE-5 1ST. FL. MARKET PLAN
 PSE-6 MARKET MECHANICAL PLAN
 PSE-7 MARKET ELECTRICAL DETAILS
 PSE-8 BSMT. EQUIPMENT PLAN
 PSE-9 BSMT. MECHANICAL PLAN
 PSE-10 BSMT. ELEC. DETAILS
 PSE-11 BSMT. ELEC. PLANS
 PAS-12 BSMT. REFRIG. DETAILS
 PSE-13 WALK-IN COOLERS
 PSE-14 WALK-IN COOLER DETAILS

CODES USED

- 2015 MICHIGAN BUILDING CODE
 2015 MICHIGAN MECHANICAL CODE
 2015 MICHIGAN PLUMBING CODE
 2017 NATIONAL ELECTRICAL CODE
 W/ STATE AMANDMENTS
 MICHIGAN BARRIER FREE DESIGN LAW
 AS AMMENDED AND ICC/ANSI A117.1
 LOCAL ZONING ORDINANCES

SITE PLAN
 SCALE: 1/16"=1'-0"



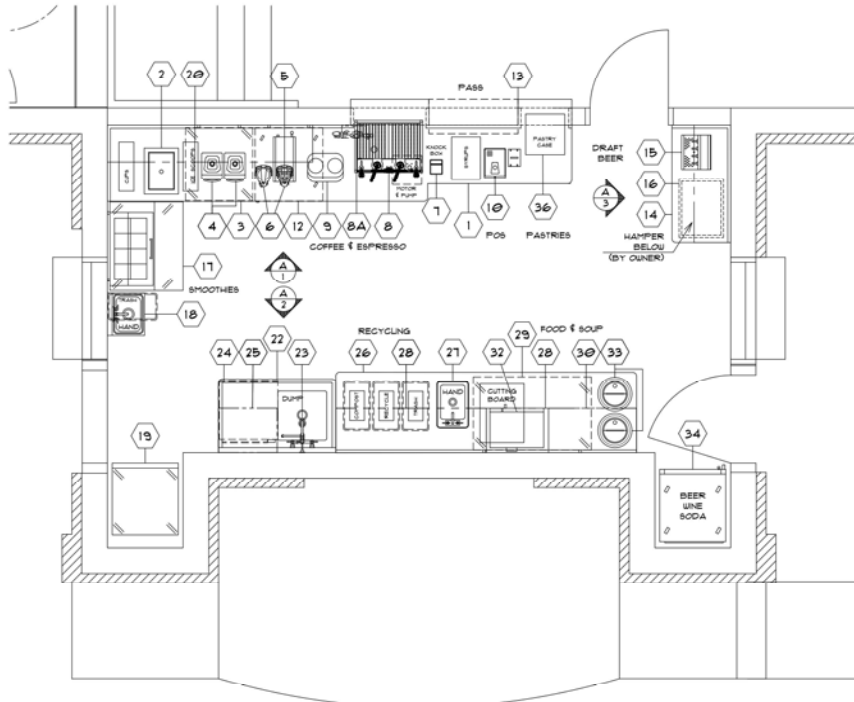
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SHEET TITLE		SHEET NO.
SITE PLAN		SP-1

REVISED



CAFE FLOOR PLAN

ITEM #	QTY	UNITS	CATEGORY	MFR	MODEL	EQUIPMENT REMARKS	SUPPLIED BY
1	1	LOT	FRONT COUNTER	RFD FABRICATING	CUSTOM S/S		
2	1		DROP-IN ICE BIN	GLASTENDER	DH1B2		
3	1		REACH-IN UNDER-COUNTER FREEZER	TRUE	TUC-21F-D-2-HC	W/ 2.25" CASTERS	
4	2		BLENDER	VITAMIX	036019		
5	1		COFFEE BREWER	BUNN	23001.0003		
6	2		AIRPOT	BUNN	32130.0000		
7	1		KNOCK BOX	RFO	EPK665B		
8	1		ESPRESSO MACHINE	RFO	LINEA-PB-2-AV		
8A	1		ESPRESSO WATER FILTER	EVERPURE	EV927222		
9	1		COFFEE GRINDER	RFO	K30 TWIN		
10	1	LOT	POS & PRINTER	CUSTOM			BY OWNER
11			SPARE NUMBER				
12	1		UNDER-COUNTER REFRIGERATOR	TRUE	TUC-21G-LP-HC-FGD01		
13	1		PASS-THRU SHELF	CUSTOM MILLWORK	CUSTOM		BY MILLWORK CONTR
14	1	LOT	BEER COUNTER	RFD FABRICATING	CUSTOM S/S		
15	1		BEER TAPS	GLASTENDER	BT-4-S5		BY BEVERAGE CO.
16	1		WALL SHELF	ADVANCE TABCO	W5-15-48		
17	1		SANDWICH / SALAD PREP REFRIG.	TRUE	T88U-36-08-HC		
18	1		HAND SINK	ADVANCE TABCO	T-P5-60		
19	1		REACH-IN REFRIGERATOR	TRUE	T-23-HC		
20	1		WALL SHELF	RFD FABRICATING	CUSTOM S/S		
21			SPARE NUMBER				
22	1		DISHTABLE	ADVANCE TABCO	DTU-U60-48L		
23	1		PRE-RINSE FAUCET	TFS BRASS	MPZ-8ULV-08-CR		
24	1		UNDER-COUNTER DISHWASHER	HOBART	LXE4-BULDUP		
25	2		DISH SHELF	METRO	182-4NK3		
26	1	LOT	BACK COUNTER	RFD FABRICATING	CUSTOM S/S		
27	1		DROP-IN SINK	ADVANCE TABCO	DH-110		
28	3		WALL SHELF	RFD FABRICATING	CUSTOM S/S		
29	1		UNDER-COUNTER REFRIGERATOR	TRUE	TUC-48-LP-HC		
30	1		WALL SHELF	ADVANCE TABCO	W5-18-36		
31			SPARE NUMBER				
32	1		MICROWAVE OVEN	ACP	RC510TS	ON SHELF	
33	2		SOUP WARMER	VOLLRATH	741101DU		
34	1		REACH-IN REFRIGERATOR	TRUE	T-23G-HC-FGD01		
35			SPARE NUMBER				
36	1		COUNTERTOP PASTRY CASE	CAL-MIL	IP255-13		
37-38			SPARE NUMBER				

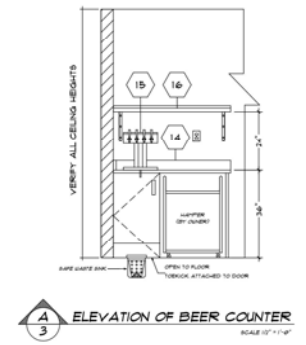
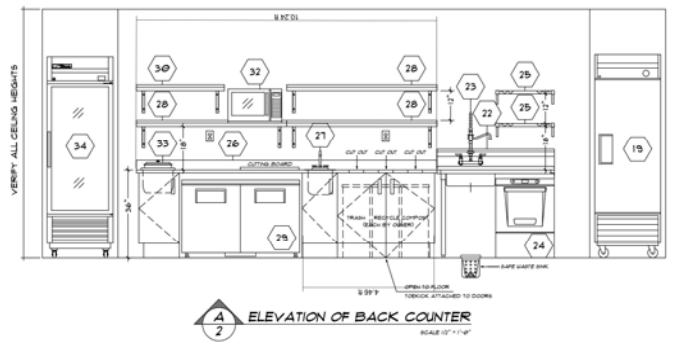
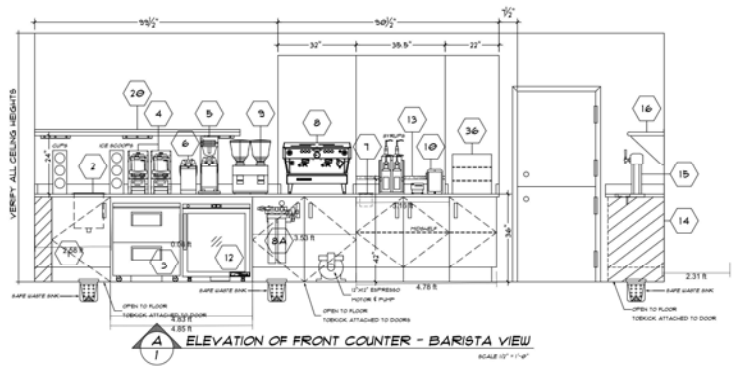
SEASONS MARKET CAFE
 FIRST FLOOR
 DETROIT, MI
 FOODSERVICE EQUIPMENT
 FLOOR PLAN

DRAWN BY: CB/PL
 DATE: 05.20.20
 CHECKED BY: JMK
 SCALE: 1/2" = 1'-0"

15614 Farmington Rd.
 Livonia, Michigan 48150
 p: 734.458.4775 | f: 734.458.4778
 drawing@blmillis.com



JOB NO#
 2680
 SHEET
 FSE-1
 OF 14



WALK - IN SPECIFICATIONS



FREEZER / COOLER

OVERALL SIZE: 17'-11" x 11'-6" x 7'-6 1/4"

PANELS

FRAMED IN PLACE (MINIMUM 1/8" AIR GAP)

EXTERIOR FINISH

WALL: GALVALUME - FINISHED TO GA EXCEPT AS NOTED
TOP: GALVALUME - FINISHED TO GA
FLOOR: GALVALUME - FINISHED TO GA

INTERIOR FINISH

WALL: ALUMINUM - NATIONAL FINISHED - (M)
TOP: ALUMINUM - FINISHED (M)
FLOOR: ALUMINUM - FINISHED (M)

FLOOR TYPE

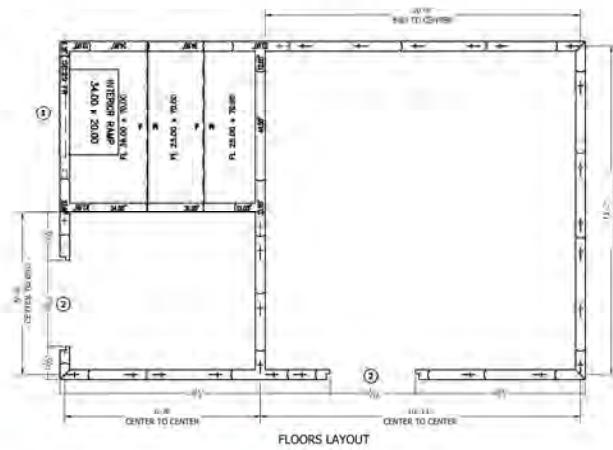
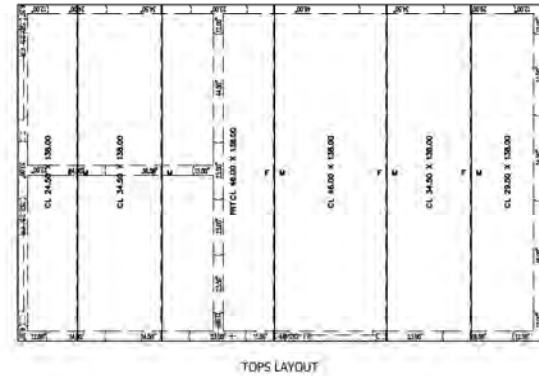
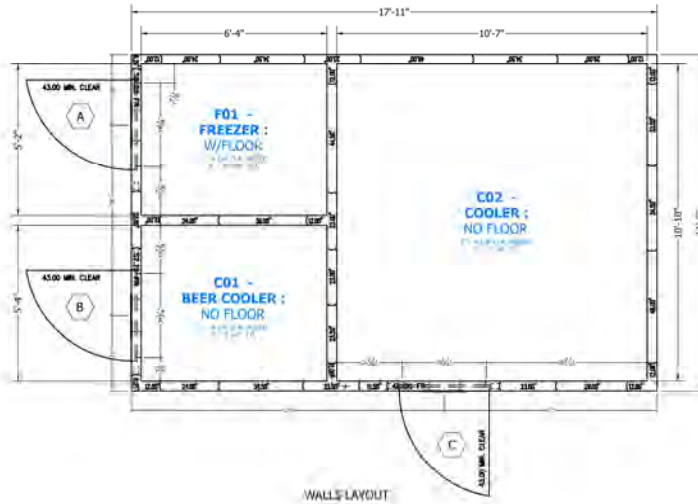
STANDARD TRAP DIA.
ALUMINUM - FINISHED (M)
COIL: BURN COOLING - (SEE) WALL 4" x 4" HIGH
NO. COILS: 10 - (SEE) WALL 4" x 4" HIGH

WALK-IN ACCESSORIES

(1) 1/2" AIR GAP BETWEEN WALK-IN COOLER PANELS
(2) LIGHT FIXTURES - KNOX LUMI LED 15W COOL
NO. FIXTURES: 2 - 1" x 4" GALVALUME FINISHED TO GA
(3) 1/2" AIR GAP BETWEEN WALK-IN COOLER PANELS

REFRIGERATION

REFRIG.



ATTENTION

SUBMITTAL DRAWING NOT INTENDED FOR INSTALLATION
AS-BUILT DRAWING FOR INSTALLATION WILL BE AVAILABLE AFTER OWNER IS PLACED IN POSSESSION OF AS-BUILT DRAWING WILL BE PROVIDED FOR THE OWNER'S REVIEW AND APPROVAL. THE AS-BUILT DRAWING WILL BE PROVIDED TO THE OWNER WITHIN 30 DAYS OF THE DATE OF THE AS-BUILT DRAWING. THE AS-BUILT DRAWING WILL BE PROVIDED TO THE OWNER WITHIN 30 DAYS OF THE DATE OF THE AS-BUILT DRAWING. THE AS-BUILT DRAWING WILL BE PROVIDED TO THE OWNER WITHIN 30 DAYS OF THE DATE OF THE AS-BUILT DRAWING.

FOR APPROVAL
YOU MUST REVIEW ALL NOTES, DETAILS, COMMENTS, FINISHES, BRANDS, ETC. LOCATIONS AND MATERIALS.

APPROVAL: RECEIVED AND/OR: MANUFACTURER AS DRAWN

APPROVED AS NOTED: MAY BE REQUIRED CHANGES AND MANUFACTURE AS DRAWN

NOT APPROVED: CHANGES WILL BE DRAWN BY: REVIEWER AND REVISIONS

SMOOTH FINISH DISCLAIMER

Panels with non-textured and/or no-profile panel finishes (smooth finishes) on the exterior and interior faces may exhibit "oil canning" and flatness imperfections on the surface. Our standard panels have a stucco embossed texture on both faces that helps to reduce oil canning and any other irregularities in the exposed surface. Please be aware of this potential situation in your specification process. Such "oil canning" and flatness issues are typical and are not covered under standard warranties.

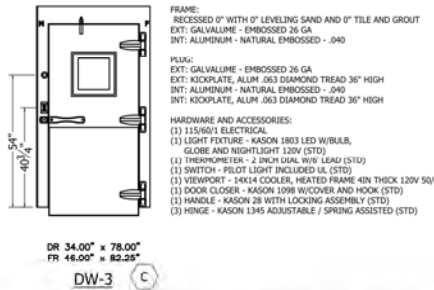
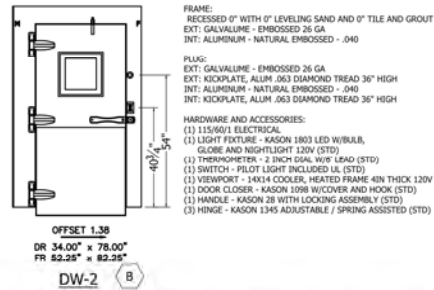
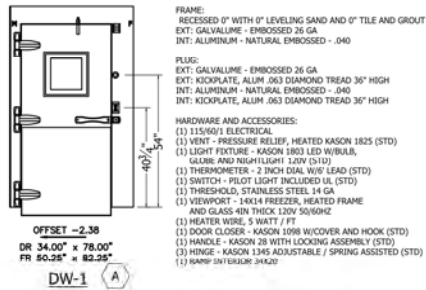


NOTICE:

Kolpak and Hartford walk-ins are compliant with UL standards.

- Door panels are UL471, UL file listing E46140.
- Standard Evaporator coils are UL412.
- Condensing Lines are UL1995.

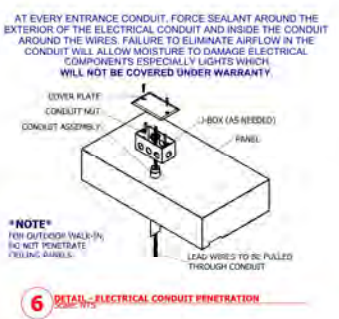
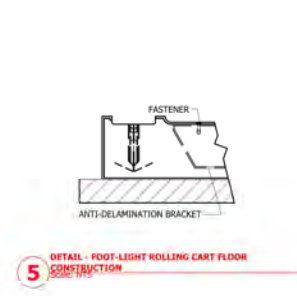
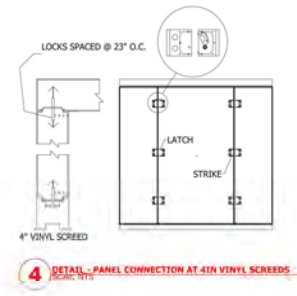
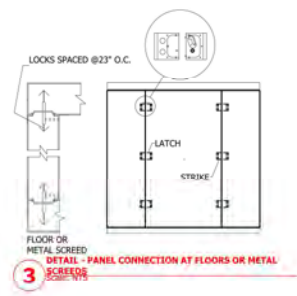
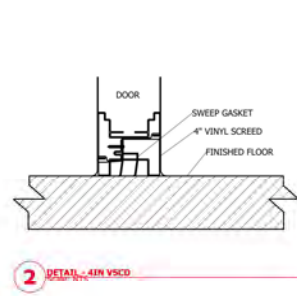
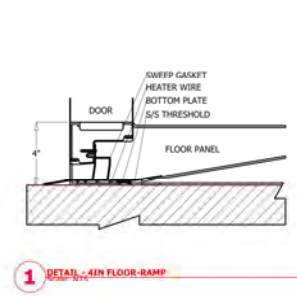




DOOR ELECTRICAL INFORMATION				
DESCRIPTION	QTY	VOLT	AMP	AMP LOAD
LED LIGHT	2	0.4	0.0	
HEATER WIRE	2	0.8	0.8	
KASON 1803 SWITCH / DIGITAL THERMOMETER / GLOBE	0	0.80	0.0	
HEATED AIR VENT	1	0.1	0.0	
HEATED VIEWPORT	1	0.8	0.8	
AIR SHIELD	0	1.4	0.0	
IN/OUT BUZZER	0	0.1	0.0	
PILOT LIGHT	0	1.4	0.0	
ALARMS	0	1.0	0.0	
115 VOLT, SINGLE PHASE, 60 HZ, TOTAL DOOR AMPS:				2.60

DOOR ELECTRICAL INFORMATION				
DESCRIPTION	QTY	VOLT	AMP	AMP LOAD
LED LIGHT	2	0.4	0.0	
HEATER WIRE	2	0.8	0.8	
KASON 1803 SWITCH / DIGITAL THERMOMETER / GLOBE	0	0.80	0.0	
HEATED AIR VENT	0	0.1	0.0	
HEATED VIEWPORT	1	0.8	0.8	
AIR SHIELD	0	1.4	0.0	
IN/OUT BUZZER	0	0.1	0.0	
PILOT LIGHT	0	1.4	0.0	
ALARMS	0	1.0	0.0	
115 VOLT, SINGLE PHASE, 60 HZ, TOTAL DOOR AMPS:				1.70

DOOR ELECTRICAL INFORMATION				
DESCRIPTION	QTY	VOLT	AMP	AMP LOAD
LED LIGHT	2	0.4	0.0	
HEATER WIRE	2	0.8	0.8	
KASON 1803 SWITCH / DIGITAL THERMOMETER / GLOBE	0	0.80	0.0	
HEATED AIR VENT	0	0.1	0.0	
HEATED VIEWPORT	1	0.8	0.8	
AIR SHIELD	0	1.4	0.0	
IN/OUT BUZZER	0	0.1	0.0	
PILOT LIGHT	0	1.4	0.0	
ALARMS	0	1.0	0.0	
115 VOLT, SINGLE PHASE, 60 HZ, TOTAL DOOR AMPS:				2.10



AT EVERY ENTRANCE CONDUIT, FORCE SEALANT AROUND THE EXTERIOR OF THE ELECTRICAL CONDUIT AND INSIDE THE CONDUIT AROUND THE WIRES. FAILURE TO ELIMINATE AIRFLOW IN THE CONDUIT WILL ALLOW MOISTURE TO DAMAGE ELECTRICAL COMPONENTS ESPECIALLY LIGHTS WHICH WILL NOT BE COVERED UNDER WARRANTY.

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: 06/19/2020

PROPERTY INFORMATION

ADDRESS: 4125 Second Avenue

AKA: Seasons

HISTORIC DISTRICT: Willis/Selden

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Other: <u>Egress stairs on rear</u>	

APPLICANT IDENTIFICATION

Property Owner/
Homeowner

Contractor

Tenant or
Business Occupant

Architect/Engineer/
Consultant

NAME: Joe Gallagher

COMPANY NAME: The Green Garage, LLC

ADDRESS: 4444 Second Ave

CITY: Detroit

STATE: MI

ZIP: 48201

PHONE: _____

MOBILE: 248 345 8309

EMAIL: jgallagher615@gmail.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- 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 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

P2 - BUILDING PERMIT APPLICATION

Date: 6/24/2020

PROPERTY INFORMATION

Address: 4125 Second Ave Floor: Suite#: Stories:
AKA: Lot(s): Subdivision:
Parcel ID#(s): Total Acres: Lot Width: Lot Depth:
Current Legal Use of Property: Proposed Use:
Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations
Foundation Only Change of Use Temporary Use Other: Alteration
Revision to Original Permit #: (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

Interior conversion to food market with concession area, with emergency exit stair added to second floor

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building
Other: Size of Structure to be Demolished (LxWxH) cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: Type of Construction (per current MI Bldg Code Table 601)

Estimated Cost of Construction \$ By Contractor \$ By Department

Structure Use

Residential-Number of Units: Office-Gross Floor Area Industrial-Gross Floor Area
Commercial-Gross Floor Area: Institutional-Gross Floor Area Other-Gross Floor Area

Proposed No. of Employees: List materials to be stored in the building:

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: Date: Fees Due: DngBld? No

Permit Description:

Permit #: Current Legal Land Use: Proposed Use:

Permit#: Date Permit Issued: Permit Cost: \$

Zoning District: Zoning Grant(s):

Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ New \$

Structural: Date: Notes:

Zoning: Date: Notes:

Other: Date: Notes:



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner Property Owner/Homeowner is Permit Applicant

Name: Thomas Brennan Company Name: Green Garage, LLC

Address: 1901 Austin Ave City: Ann Arbor State: MI Zip: 48104

Phone: _____ Mobile: 248 840 6547

Driver's License #: _____ Email: greengaragedetroit@gmail.com

Contractor Contractor is Permit Applicant

Representative Name: Joe Gallagher Company Name: Green Garage, LLC

Address: 4444 Second Ave City: Detroit State: MI Zip: 48201

Phone: _____ Mobile: 248 345 8309 Email: jgallagher615@gmail.com

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant

Name: Thomas Brennan Phone: 248 840 6547 Email: greengaragedetroit@gmail.com

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit Applicant

Name: Theodore Berlinghof State Registration#: 13010-25131 Expiration Date: _____

Address: 17400 Wildemere City: Detroit State: MI Zip: 48221

Phone: 313 341 7930 Mobile: _____ Email: architects.int@att.net

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be

Print Name: Joseph Gallagher Signature: [Signature] Date: 6/24/2020
(Permit Applicant)

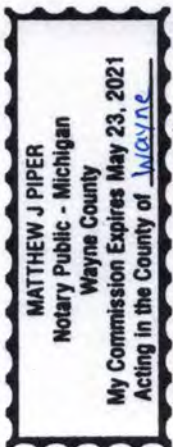
Driver's License #: G426441792517 Expiration: 6/30/2024

Subscribed and sworn to before me this 24th day of June 2020 A.D. Wayne County, Michigan

Signature: [Signature] My Commission Expires: 5/23/21
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



Effective 10/11/2011

S U M M A R Y

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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