

9-16-2020

NOTICE OF DENIAL

Brush Park Dev Co Phase 1L
630 Woodward
Detroit, MI

RE: 290 Edmund Place: Brush Park Historic District

Dear Brush Park Dev Co Phase 1L:

At the regularly scheduled meeting that was held on September 9, 2020, the Detroit Historic District Commission ("Commission") reviewed the above-referenced application for building permit. Pursuant to Section 21-2-80 of the 2019 Detroit City Code, the Commission hereby issues a Notice of Denial which is effective as of August 18, 2020. The Commission finds that the proposed work does not qualify for a Certificate of Appropriateness for the following reasons:

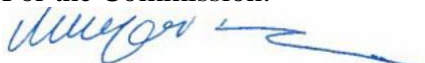
- ï The submitted design for a new apartment building at 290 Edmund Place is not appropriate in regard to the defined Elements of Design for the Brush Park Historic District and the Secretary of the Interior's Standards for Rehabilitation (36 CFR Part 67)

You may file a new application for consideration if the application is corrected, if new information is obtained regarding the application, or if the proposed scope of work changes. Please be advised that a permit applicant that is aggrieved by a decision of the Detroit Historic District Commission concerning a permit application may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Brian D. Conway State Historic Preservation
Officer Michigan Historical Center
717 W. Allegan Street
Lansing, Michigan 48918-
1800

Once this administrative right of appeal has been exhausted, a permit applicant may file an appeal of the decision of the State Historic Preservation Review Board with the circuit court. If you have any questions regarding the foregoing, please contact Taylor Leonard, Counsel for the Commission at (313) 237-3006.

For the Commission:



Jennifer
Ross Staff
Detroit Historic District Commission

CITY MODERN DUPLLETTE D-2

HISTORIC DISTRICT COMMISSION UPDATE







SEPTEMBER 2020
BEDROCK ARCHITECTURE



AGENDA

D-2 DESIGN UPDATE

- HISTORIC CONTEXT
- ORIGINAL DESIGN
- PROPOSED DESIGN
- ELEVATIONS
- MATERIALS
- OPENINGS

-  HISTORIC HOMES
-  TOWNHOMES
-  CARRIAGE HOMES
-  THE FLATS
-  DUPLETTE D-2
-  BUILDING H-1



HISTORICAL CONTEXT

CITY MODERN

The historic mansions work in harmony to create a rich rhythm of solid and void, while the roof lines and building forms vary in order to break down their mass. **This set of criteria creates a cohesive, familiar streetscape while affording each individual home a distinctive character.**



© Eliza Rolle 2016

APPROVED D-2 DESIGN

PERSPECTIVE

APPROVED DESIGN

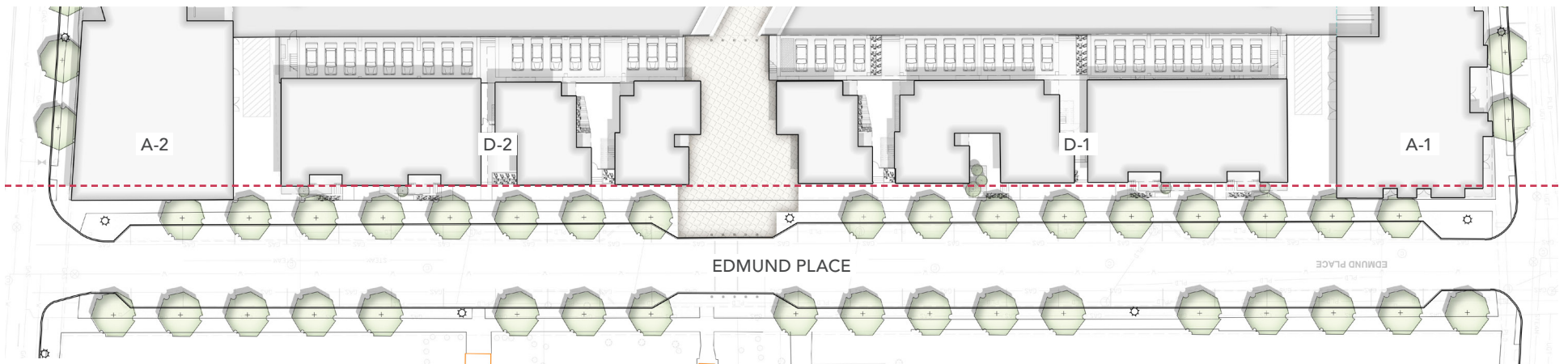


CONTEXT + MATERIALS

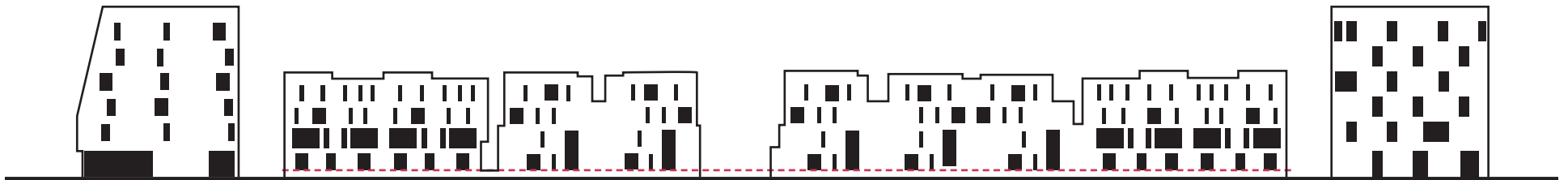
APPROVED DESIGN



APPROVED NORTH ELEVATION



APPROVED PARTIAL SITE PLAN



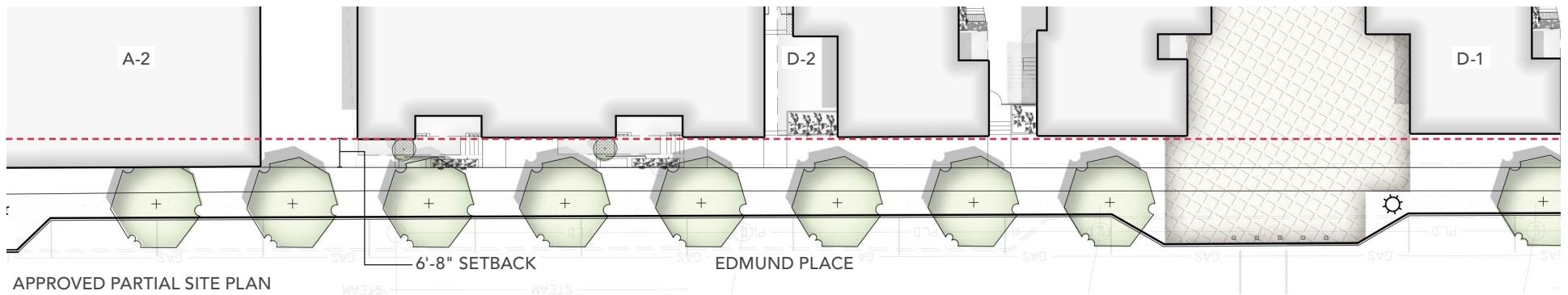
APPROVED FORM + FENESTRATION

CONTEXT + MATERIALS

APPROVED DESIGN



APPROVED NORTH ELEVATION



APPROVED PARTIAL SITE PLAN

PRIMARY CLADDING(S)

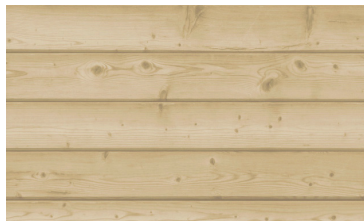


LIGHT GRAY BRICK
LIGHT & MEDIUM GRAY



CHARCOAL + IRONSPOT MIX W/
DARK MORTAR

SECONDARY CLADDING(S)



CEDAR SIDING
NATURAL CLEAR COAT



VARIED RED MIX W/ LIGHT
MORTAR

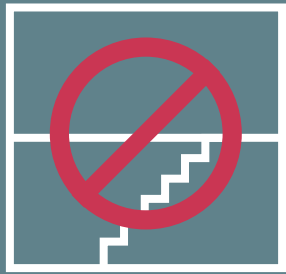


DARK + MEDIUM GRAY MIX W/
LIGHT MORTAR

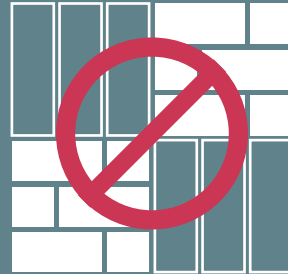
PROPOSED D-2 DESIGN

DESIGN GOALS

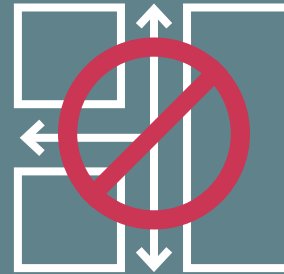
PROPOSED DUPLEX D-2



**REDUCE EXTERIOR
VERTICAL
CIRCULATION**



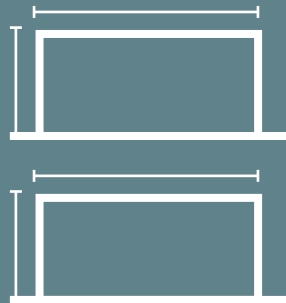
**REDUCE VARIETY
OF EXTERIOR
MATERIALS**



**REMOVE
INTERMEDIATE
PATHWAYS**



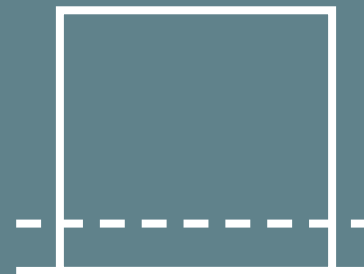
**MAINTAIN
PEDESTRIAN SCALE
ALONG STREET**



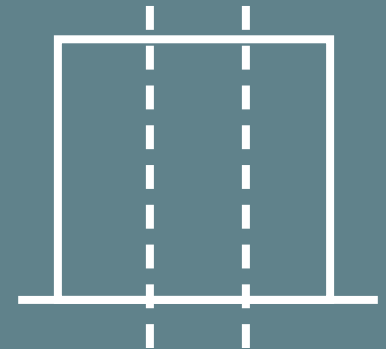
**MAINTAIN BUILDING
HEIGHT + GENERAL
FOOTPRINT**



**INCREASE DENSITY
OF UNIT MIX**



**MAINTAIN HISTORIC
DATUM AT GROUND
FLOOR**



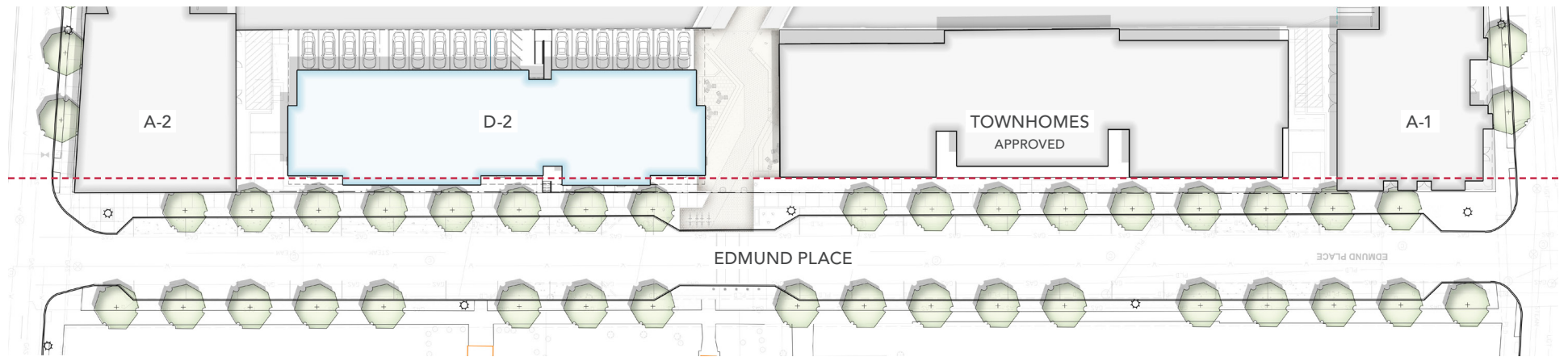
**MAINTAIN VERTICAL
ORIENTATION**

CONTEXT + MATERIALS

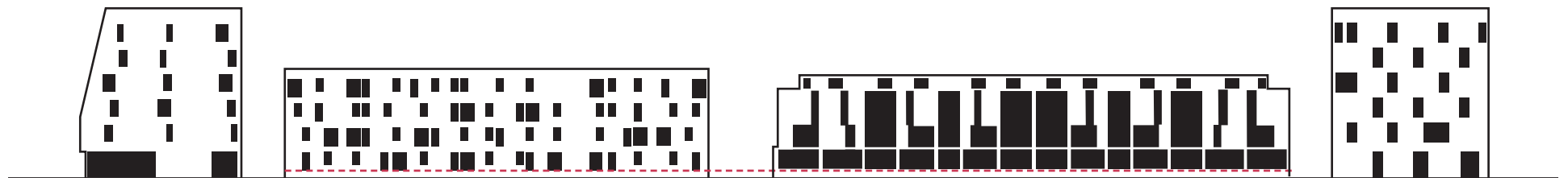
PROPOSED DESIGN



PROPOSED STREETSCAPE



PROPOSED PARTIAL SITE PLAN



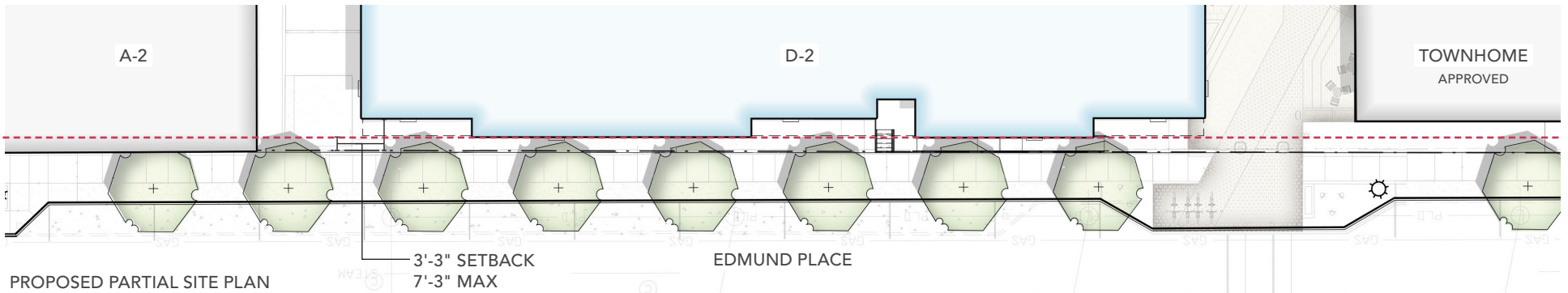
PROPOSED FORM + FENESTRATION

CONTEXT + MATERIALS

PROPOSED DESIGN

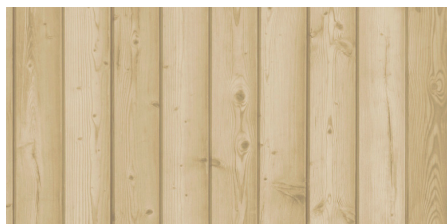


PROPOSED PARTIAL STREETSCAPE



PROPOSED PARTIAL SITE PLAN

WD-01



RED CEDAR CLADDING
4" WIDE, CLEAR COAT, VERTICAL

MAS-01



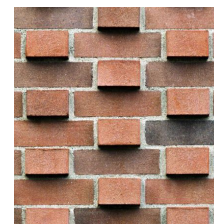
BRICK VENEER
2-1/4" MODULAR, MONTEREY RED MIX

MAS-02



TEXTURED BRICK
2-1/4" MODULAR, MONTEREY RED MIX

MAS-03



MTL-01



RAILINGS, DOORS, AND WINDOWS
POWDER-COATED DARK BRONZE

REFINED DESIGN

PROPOSED DUPLEX D-2: MATERIAL REGIONS



PROPOSED NORTH MATERIAL REGIONS

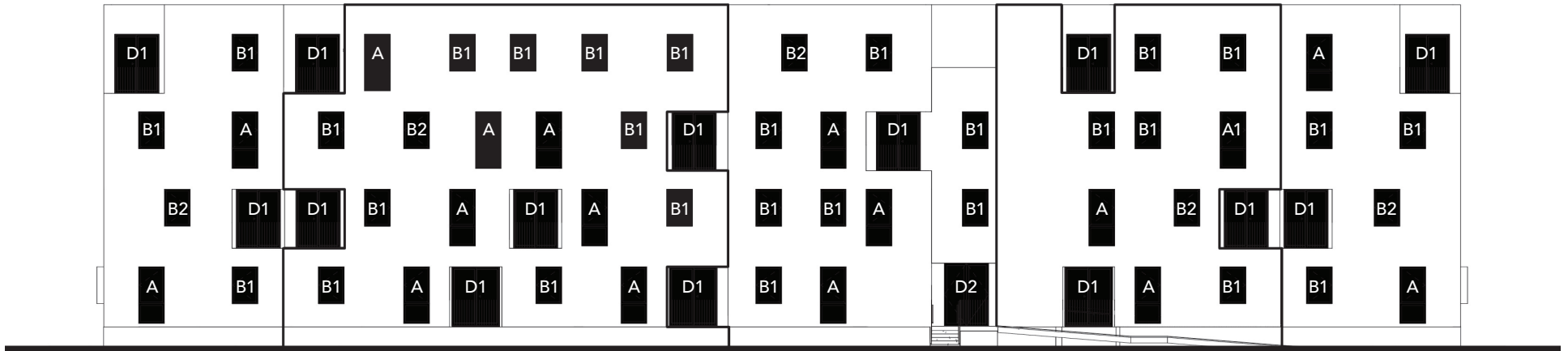


PROPOSED SOUTH MATERIAL REGIONS



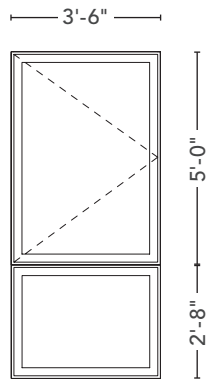
REFINED DESIGN

PROPOSED DUPLEX D-2: OPENINGS



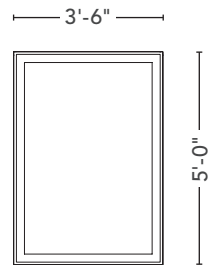
PROPOSED NORTH OPENINGS

WINDOW TYPE A



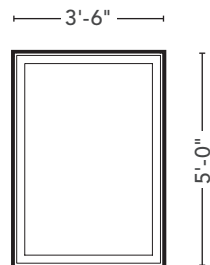
ALUMINUM CLAD WOOD CASEMENT + FIXED WINDOW

WINDOW TYPE B



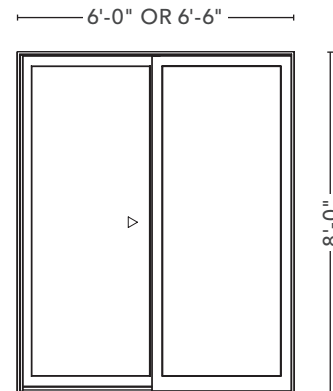
ALUMINUM CLAD WOOD FIXED WINDOW

WINDOW TYPE B2



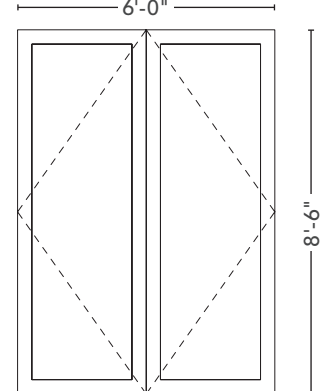
ALUMINUM CLAD WOOD CASEMENT WINDOW WITH METAL WINDOW BOX

UNIT BALCONY DOOR D1



ALUMINUM EXTERIOR SLIDING DOOR WITH FULL LITE

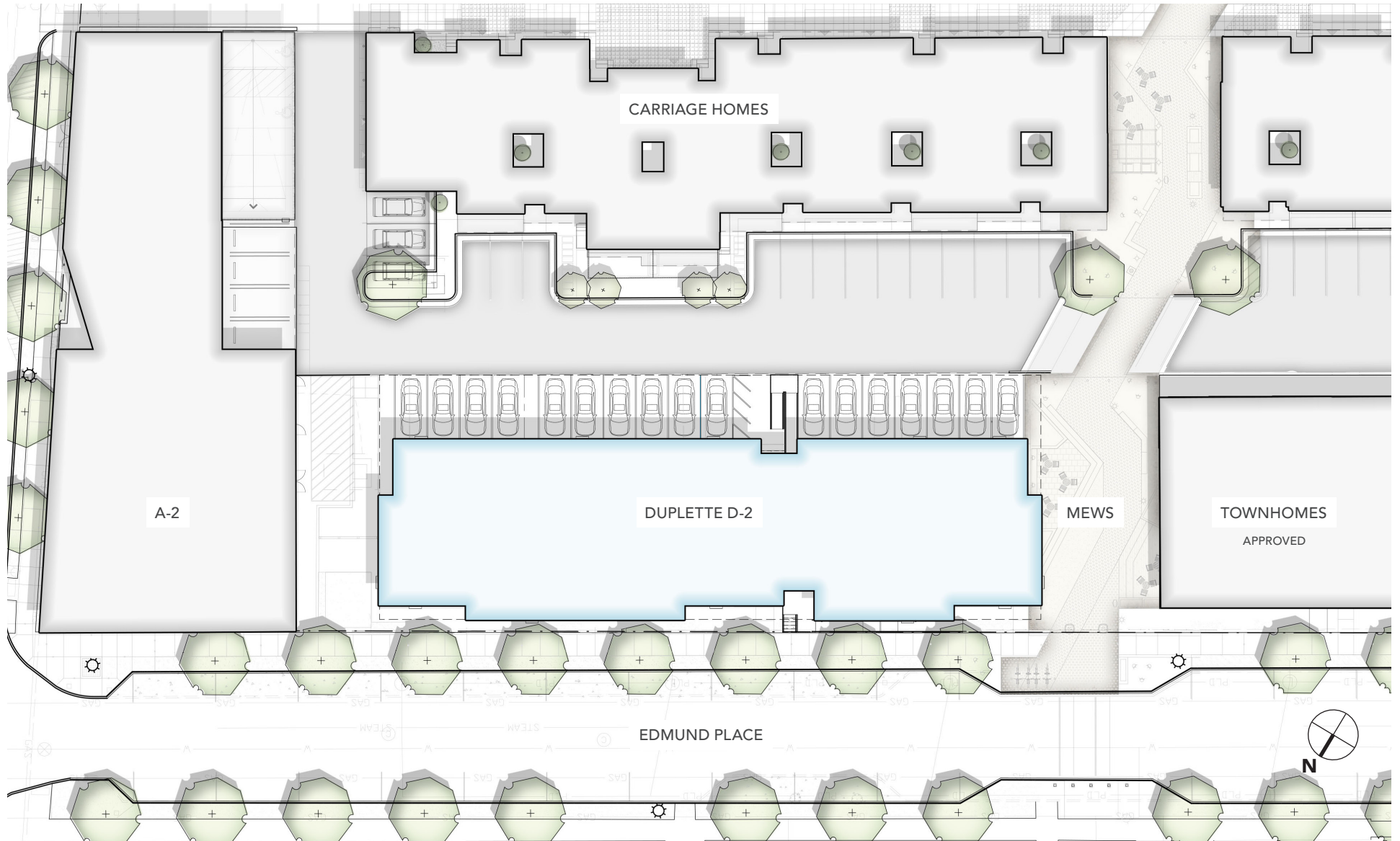
ENTRANCE DOOR D2



ALUMINUM + GLASS EXTERIOR STOREFRONT DOUBLE DOOR

SITE PLAN

PROPOSED DUPLEX D-2



PERSPECTIVE

PROPOSED D-2 DESIGN



ELEVATIONS

PROPOSED



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

ELEVATIONS

PROPOSED



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

MATERIALS

PROPOSED

MAS-01



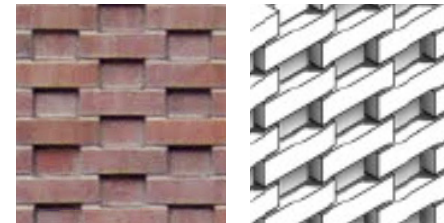
BRICK VENEER
2-1/4" MODULAR, MONTEREY RED MIX

WD-01



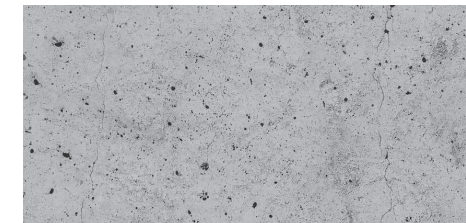
RED CEDAR CLADDING
4" WIDE, CLEAR COAT, VERTICAL

MAS-02



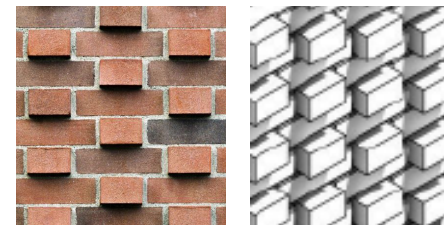
TEXTURED BRICK, RECEDING
2-1/4" MODULAR, MONTEREY RED MIX

CON-02



POURED CONCRETE
EXPOSED FOUNDATION WALL

MAS-03



TEXTURED BRICK, PROTRUDING
2-1/4" MODULAR, MONTEREY RED MIX

MTL-01



RAILINGS, DOORS, AND WINDOWS
POWDER-COATED DARK BRONZE

OPENINGS

PROPOSED WINDOWS

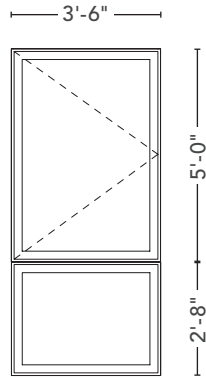
MANUFACTURER:
QUAKER WINDOWS AND DOORS

SERIES:
M600 MODERNVU

MATERIAL:
ALUMINUM

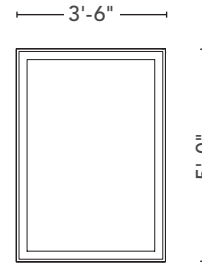
COLOR:
DARK BRONZE ANODIZED

WINDOW TYPE A



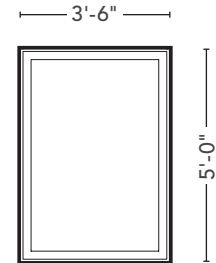
ALUMINUM CLAD WOOD CASEMENT +
FIXED WINDOW

WINDOW TYPE B1



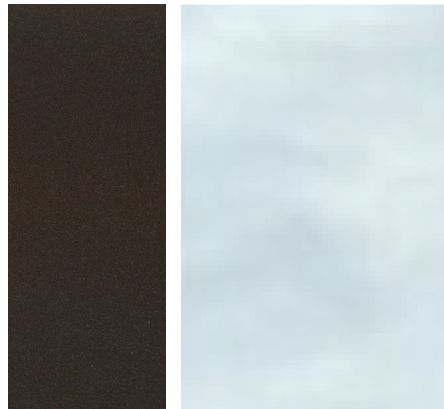
ALUMINUM CLAD WOOD FIXED
WINDOW

WINDOW TYPE B2



ALUMINUM CLAD WOOD CASEMENT
WINDOW WITH METAL WINDOW BOX

MATERIALS



DARK BRONZE ANODIZED ALUMINUM
+ TYPICAL GLAZING

SAMPLE IMAGE



QUAKER CASEMENT WINDOW WITH
MINIMAL PROFILE

OPENINGS

PROPOSED DOORS

BALCONY DOORS

MANUFACTURER:
QUAKER WINDOWS AND DOORS

SERIES:
M600 MODERNVU

MATERIAL:
ALUMINUM

COLOR:
DARK BRONZE ANODIZED

LOBBY ENTRANCE DOORS

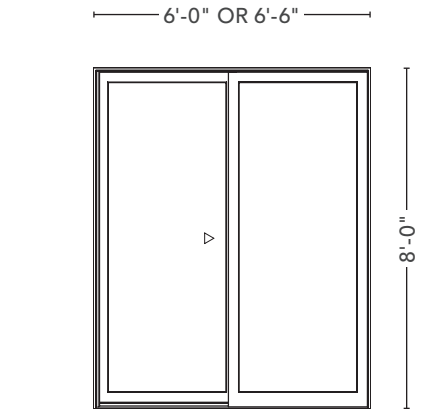
MANUFACTURER:
KAWNEER

SERIES:
INSULCLAD 360

MATERIAL:
ALUMINUM

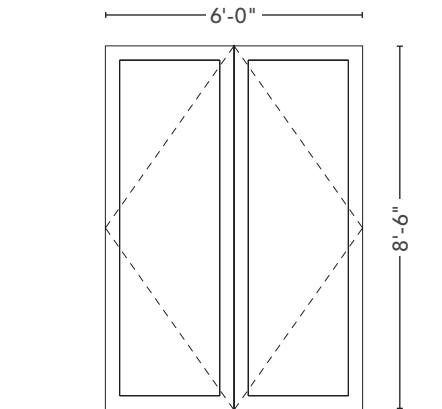
COLOR:
DARK BRONZE ANODIZED

UNIT BALCONY DOOR D1



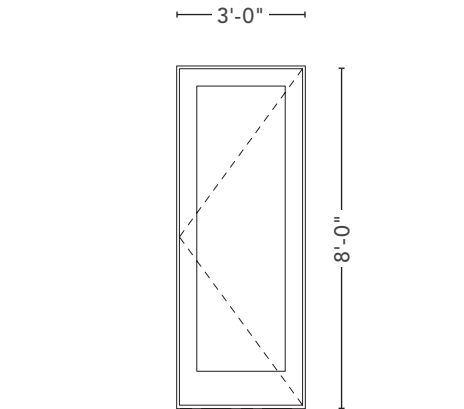
ALUMINUM EXTERIOR SLIDING DOOR
WITH FULL LITE

LOBBY ENTRANCE DOOR D2



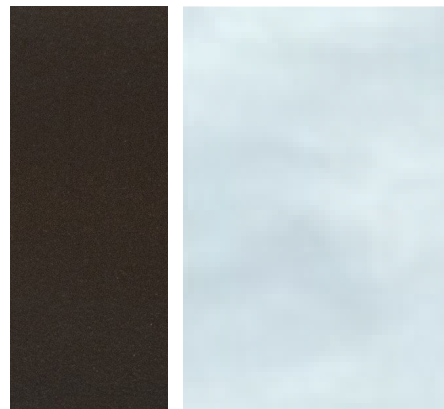
ALUMINUM + GLASS EXTERIOR
STOREFRONT DOUBLE DOOR

UNIT BALCONY DOOR D3



ALUMINUM EXTERIOR SWINGING
DOOR WITH FULL LITE

MATERIALS



DARK BRONZE ANODIZED ALUMINUM
+ TYPICAL GLAZING

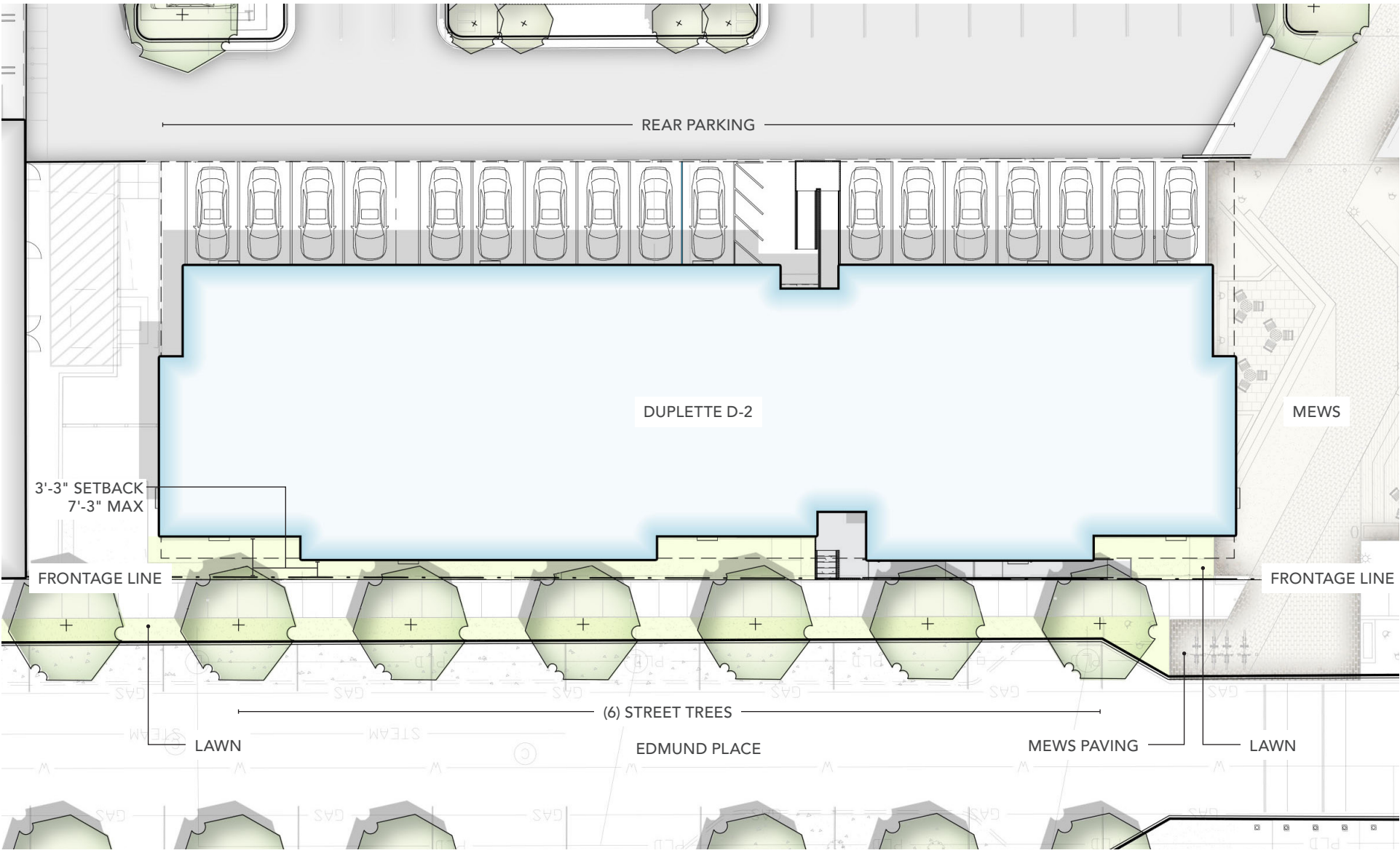
SAMPLE IMAGE



QUAKER EXTERIOR SWINGING DOOR
WITH FULL LITE

SITE + LANDSCAPE

APPROVED PLAN





BEDROCK

— DETROIT —