

DHDC 22-8150

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

12/20/22

CERTIFICATE OF APPROPRIATENESS

Pierre R. Roberson
Immersive Design Studio PLC
24875 Thorndyke Street
Southfield, MI 48033

**RE: Application Number 22-8150; 84 Edmund Place; Brush Park Historic District
Project Scope: Erect new multi-family buildings**

Dear Applicant,

At the Regular Meeting that was held on December 14, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on December 20, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Erect new multi-family buildings per submitted drawings and renderings, as attached.

With the conditions that:

- ***The design be further developed at the non-primary elevations consistent with input from PDD Design Review and Historic staff. Upon receipt of an updated design, staff may approve the revisions for permit if consistent with the Elements of Design and the Secretary of the Interior’s Standards, or return the design to the Commission for further review if necessary.***
- ***Product selections for exterior elements including but not limited to doors, windows, and railings be provided for staff review.***
- ***The color of the fiber panels be reviewed by historic staff to be consistent with historic design elements***

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Garrick B. Landsberg, Director

84 Edmund Place

Brush Park Form Based Code Development Review Application

Submission Date: October 24, 2022

Project Narrative

84 Edmund Place will be a new 9 unit multi-family residential development

Development Attributes:

3 Multi-Story Townhomes appx 4000 SF each, at street frontage on Edmund Place

3 Story + Finished Basement

3BR, 3Bath, Elevator, Designed for ADA Accessible retrofit, Roof Terrace

2 Car garage at grade accessible at rear of townhomes

3 Apartments appx 1675 SF above the Townhome garages

2 Story

2BR, 2Bath, Outdoor Balconies

2 Townhomes appx 3400 SF at alley

3 Story + Finished Basement

4BR, 3.5 Bath, Outdoor Balconies

1 Car garage at grade

1 Townhome appx 3400 SF at alley

3 Story + Finished Basement

3BR, 3.5 Bath, Outdoor Balconies

1 Car garage at grade

Site Information:

Current site faces Edmund Place with dimensions of 95.5' x 167.05'

Site Area: 15,953.275

Current Use: Surface Parking

No indications of adverse environmental conditions on the site

Proposed structural approach:

Wood Frame construction

Brick veneer facade

Lightweight cementitious rainscreen accent material

Operable windows

Parking Calculations:

.5 space/DU x 9 DU = 5 min parking spaces

Title Sheet

Property Address

84 Edmund Place
Detroit MI, 48201

Property Legal Description

S EDMUND PL 10 W 45.50 FT 11 BLK 5 BRUSH SUB L1 P191 PLATS, WCR 1/40 95.5 X 167.05 SPLIT/COMBINED ON 09/30/2019 FROM 01000702., 01000703., 01000704.;

Architect

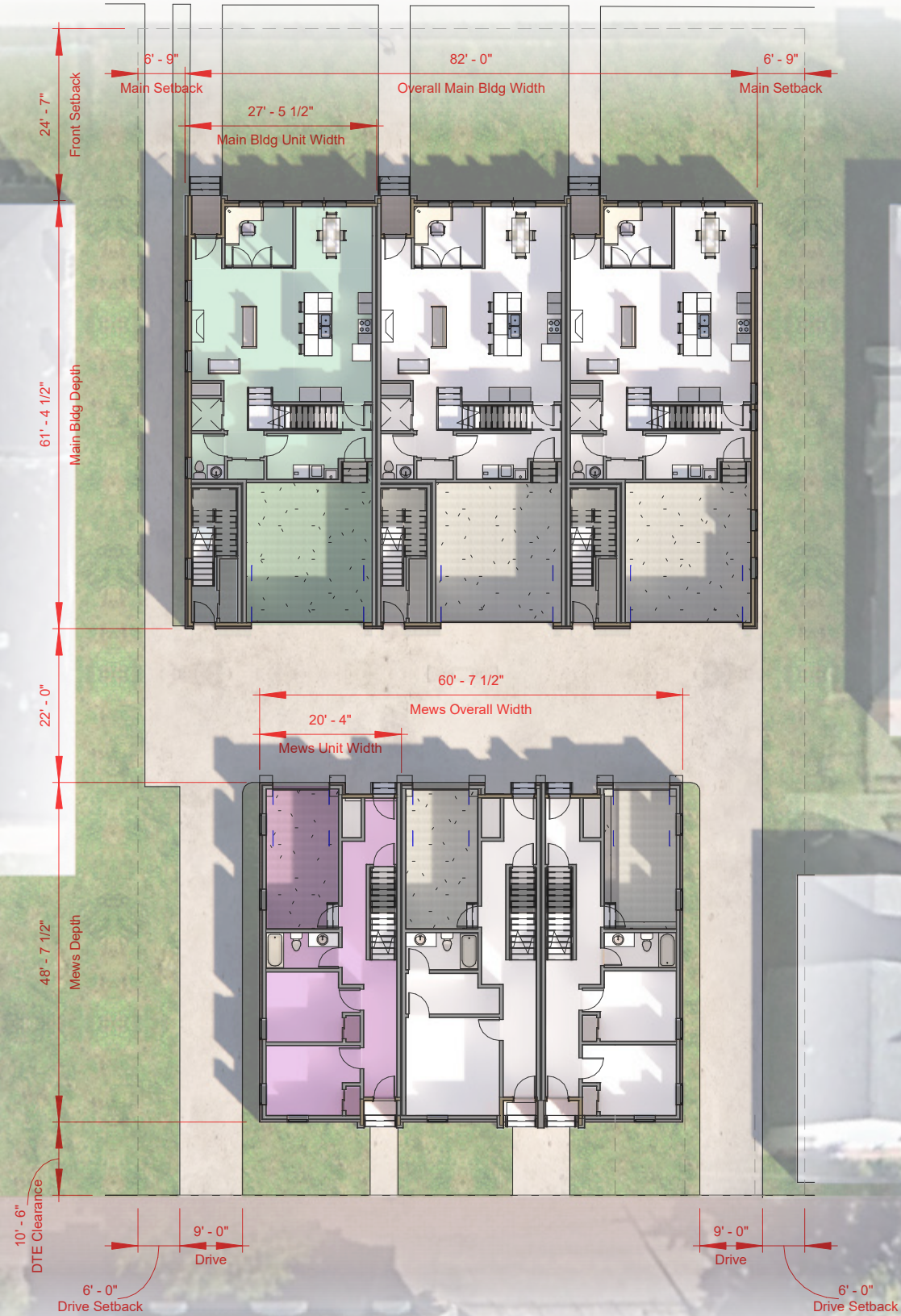
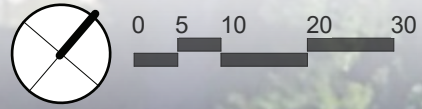
Immersive Design Studio
Pierre Roberson, AIA, NOMA
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734-330-0927



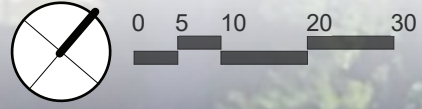
Location Map



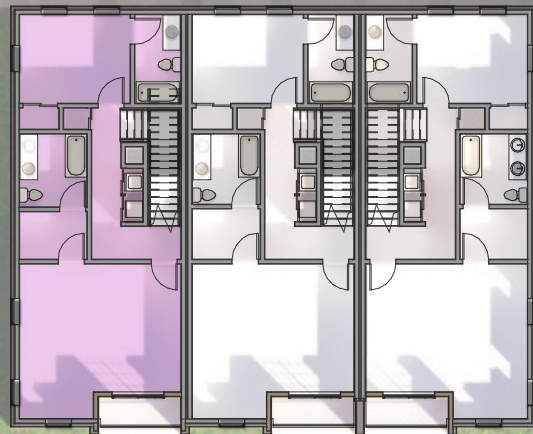
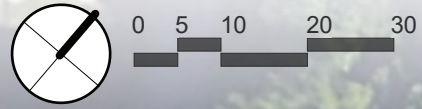
Site Plan / First Floor Plan



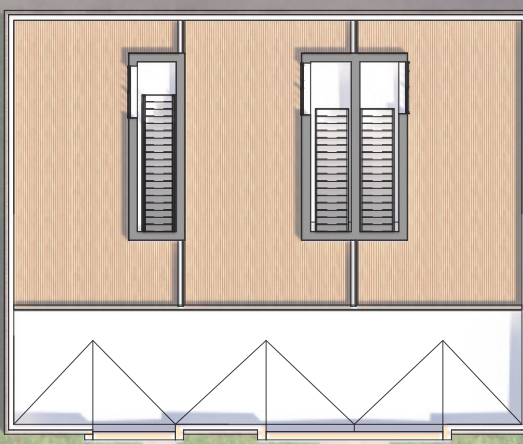
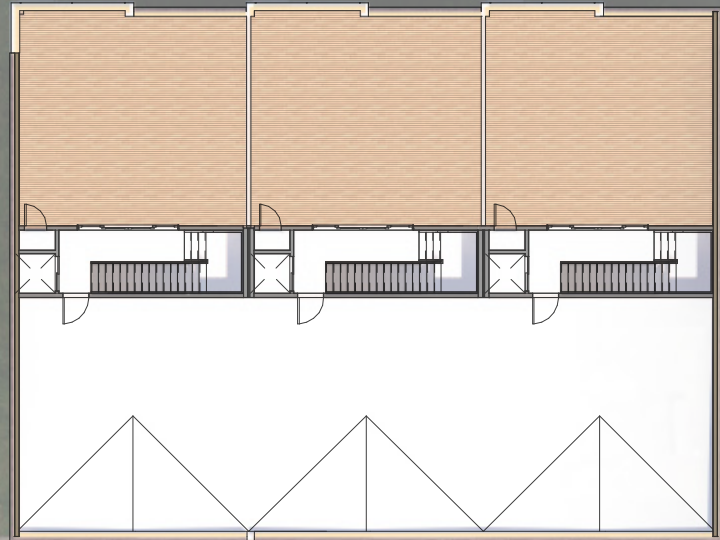
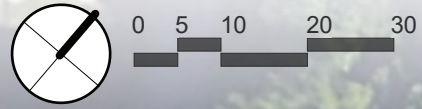
Second Floor Plan



Third Floor Plan



Roof Plan



Elevations - North Street Frontage Elevation



104 Edmund Pl - Eastlake Style

- Red brick exterior
- Painted wood trim
- Tall, paired, narrow windows (appx 3'x6.75')
- Dormer windows
- Small entry porch with posts
- Dark Window trim
- Tall narrow massing rhythm (11'-16' wide)

84 Edmund Pl

- Red brick exterior
- Fiber cement accent to complement adjacent trim
- Tall, paired, narrow windows (appx 3'x6.75')
- Dark Window trim
- Tall narrow massing rhythm (11'-14' wide)

64 Edmund Pl - Italianate Style

- Low hipped roof
- Wood cornice
- Wide eaves
- Entry porch
- Cubic symmetrical massing with tall narrow facade areas (14'-16' wide)
- Tall narrow window

46 Edmund Pl - Eastlake Style

- Red brick exterior
- Painted wood trim
- Tall, singular, narrow windows (appx 3'x6.75')
- Dormer windows
- Small entry porch with posts
- Light Window trim
- Tall narrow massing rhythm (11'-16' wide)



Elevations



West Elevation (East Opp. Hand)



Main Building South Elevation



Mews Building North Elevation



Mews Building South Elevation

84 Edmund Place Street Frontage

Red Brick

Lightweight Fiber Cement
Rainscreen - Color to
complement Historic homes

Recessed volume creates break
in vertical plane - safe private
balcony for homeowner

Tall Narrow Paired
Fenestration to
Match Eastlake
Style

Dark Accent
Color @
window Trim

Wood
Accent

84 Edmund Place Mews Building

Red Brick

Lightweight Fiber Cement
Rainscreen - Color to
complement Historic homes

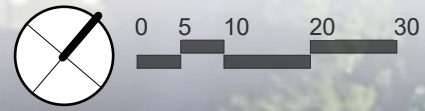
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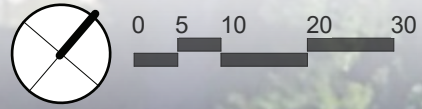
Wood
Accent

Preliminary Landscape Strategy*



* Landscape architect to be engaged at future date. General landscape strategy indicates high-level design intent for location of grass, plantings, and pavement

Preliminary Storm water Management Strategy



84 Edmund Place

Thank you for reviewing!



Accompanying Documents

- FBC Application
- Architect Representation Authorization
- Signed Purchase Agreement