

6/17/2021

**CERTIFICATE OF APPROPRIATENESS**

Andrew Bodley  
630 Woodward  
Detroit, Michigan

**RE: 200 Edmund Place: Brush Park Historic District**

Dear Mr. Bodley:

The Detroit Historic District Commission reviewed the above-listed application for permit at the June 9, 2021 regular meeting pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Sections. 21-2-57 and 21-2-73 of the 2019 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 97-02 (adopted October 8, 1997); and Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998) and hereby issues a Certificate of Appropriateness (COA), which is effective as of June 17, 2021.

The Commission finds that the erection of a new building/revisions to the building design which was approved in 2016, per the below and the attached renderings meets the defined Elements of Design for the Brush Park Historic District and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67):

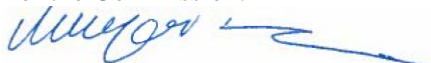
- At its highest mass, the building will rise to 5 stories and measure 67'-0" in height. The building would gradually step down to 3 stories, measuring 42'-0" in height
- The exterior walls will be clad with grey brick
- Windows are combo awning and fixed aluminum units to be trimmed with metal cladding.
- Metal picket railing will be added at the terraces

However, this COA has been issued **with the following conditions:**

- The design must re-incorporate substantial brick texturing or other articulation, acceptable to staff and per Commission guidance, to introduce the texture and complexity expected by the District's Elements of Design, specifically Elements 8, 10, 19, and 22.
- The design must give additional prominence to the Edmund Place façade to match the prominence of the John R facade, acceptable to staff and per Commission guidance, per Elements 21 and 22

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:



Jennifer Ross  
Staff  
Detroit Historic District Commission

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Commission staff finds that the erection of a new building, to include projecting brick detailing as described below and in the attached renderings meets the defined Elements of Design for the Brush Park Historic District and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (36 CFR Part 67):

1. The latest design includes a reintroduced brick pattern that utilizes projected bricks, at ¾" projection, in a Flemish bond pattern. Location and extents provided below.
2. The reintroduced brick patterning will be placed in the following locations.
  - a. Along the west façade on each stepped massing. IN these areas, the pattern will occupy roughly 1/3 of each mass, running vertically up the building.
  - b. Along the North façade the pattern will wrap the corner from the west and extend east roughly a 1/3 of the facades mass. Compared to the originally approved design and per HDC request, we have increased the extents of the pattern (to the east and down to grade) to bring added interest to the Edmund St. facade.
3. The patterning of each of these areas is designed to have a subtle gradient consisting of 2 main patterns. The transition in density (or percentage of projecting brick) of pattern will create said gradient.
4. Based on the buildings previous design, we are using a brick mix as the primary building material. In the areas of projecting brick pattern, the darker bricks in the mix (which include a subtle texture difference) will be projected.

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For the Commission:



Jennifer Ross  
Staff  
Detroit Historic District Commission