

# DHDC 22-7939

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

08/16/2022

### NOTICE TO PROCEED

Timothy Flintoff, AIA  
4545 Architecture  
3011 West Grand Blvd., Suite 400  
Detroit, MI 48202

**RE: Application Number 22-7939, 7940, 7941, 7942, 7943, 7944; 346-362 West Grand Boulevard, 3636 Porter; Hubbard Farms Historic District  
Project Scope: Erect two multi-unit townhouse buildings and detached garage**

Dear Applicant,

At the Regular Meeting that was held on August 10, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1)/5(6) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and (6), and Sections 21-2-73, 75 and 78 of the 2019 Detroit City Code; the DHDC hereby issues a Notice to Proceed (“NTP”) for the following work, effective on August 16, 2022, as the work does not meet the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design, but is without substantial detriment to the public welfare and without substantial derogation from the intents and purposes of Article II, Chapter 21, and where one or more of the conditions of Section 21-2-75 have been met:

***Erect two multi-unit townhouse buildings and detached garage, per the submitted drawings, documents, narrative, and scope of work.***

Please retain this NTP 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](mailto:hdc@detroitmi.gov).

For the Commission:



Garrick Landsberg, Director



July 15, 2022

RE: 346-362 W. Grand Blvd & 3636 Porter St. Development – New Construction Historic District Commission Submission

**Scope of Work**

New Construction of 11-Unit Townhouse Development

- Construction of 8 unit building with detached garage and private backyard for 4 units
- Construction of 3 unit building
- Site improvements/landscaping
- Remove existing curb cut
- Site engineering improvements
- Civil engineering improvements
- New DTE ground-mounted transformer



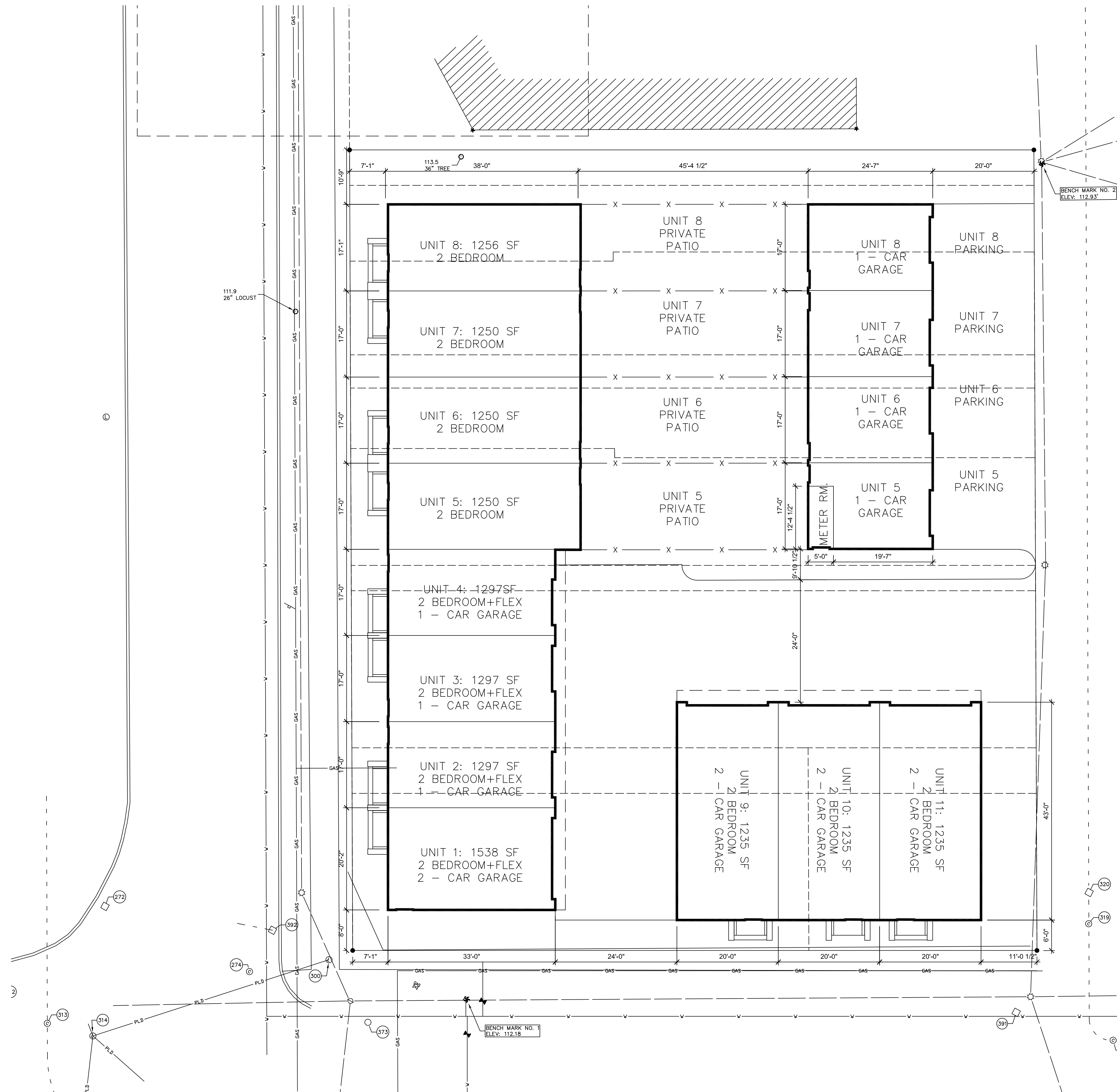
July 15, 2022

RE: 346-362 W. Grand Blvd & 3636 Porter St. Development – New Construction Historic District Commission Submission

**Description of Project**

The W. Grand Blvd.-Porter St. Townhouse development is a new construction of 11 units, ranging from 1235-1297 square feet each, with 3 unit types: four 2 bedroom, 2-story units each with a detached garage and private yard on W. Grand Blvd., four additional 2-bedroom, 3-story units facing W. Grand Blvd., and three 2 bedroom, 2-story units facing Porter Street. Units without a detached garage will have vehicle access to private ground-level garages via an alley off of Porter St.

The proposed structures are wood framed with brick veneer and Hardie panel, with burnished block foundation walls. Care was taken in material and color selection to complement existing structures of the neighborhood. Construction will include civil and site engineering improvements and landscaping improvements.



**ARCHITECTURAL SITE PLAN**  
SCALE: 1"=10'-0"

**4545 architecture**  
3011 W. GRAND BLVD  
STE 400  
DETROIT, MI 48208  
P. 313.450.4545  
TM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :  
**DWELL GRAND LLC**  
**346-362 E. GRAND BLVD**  
**AND PORTER ST**  
**TOWNHOUSES**

Issued for :  
**HDC 07/18/2022**

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Drawn by :  
**TRF**  
Check by :

Sheet Title :  
**ARCHITECTURAL**  
**SITE PLAN**

Project No. :  
**2022001**

Sheet No. :  
**SP.1.1**

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CONSULTANT:

Project :  
**DWELL GRAND LLC**  
**346-362 E. GRAND BLVD**  
**AND PORTER ST**  
**TOWNHOUSES**

Issued for :  
**HDC 07/18/2022**

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Sheet Title :  
**FLOOR PLANS**

Project No. :  
**2022001**

Sheet No. :  
**A1.1**

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AREA  
 FIRST FLOOR: 249 GSF  
 SECOND FLOOR: 639 GSF  
 THIRD FLOOR: 650 GSF  
 TOTAL: 1538 GSF

AREA  
 FIRST FLOOR: 210 GSF  
 SECOND FLOOR: 542 GSF  
 THIRD FLOOR: 445 GSF  
 TOTAL: 1297 GSF

AREA  
 FIRST FLOOR: 210 GSF  
 SECOND FLOOR: 542 GSF  
 THIRD FLOOR: 445 GSF  
 TOTAL: 1297 GSF

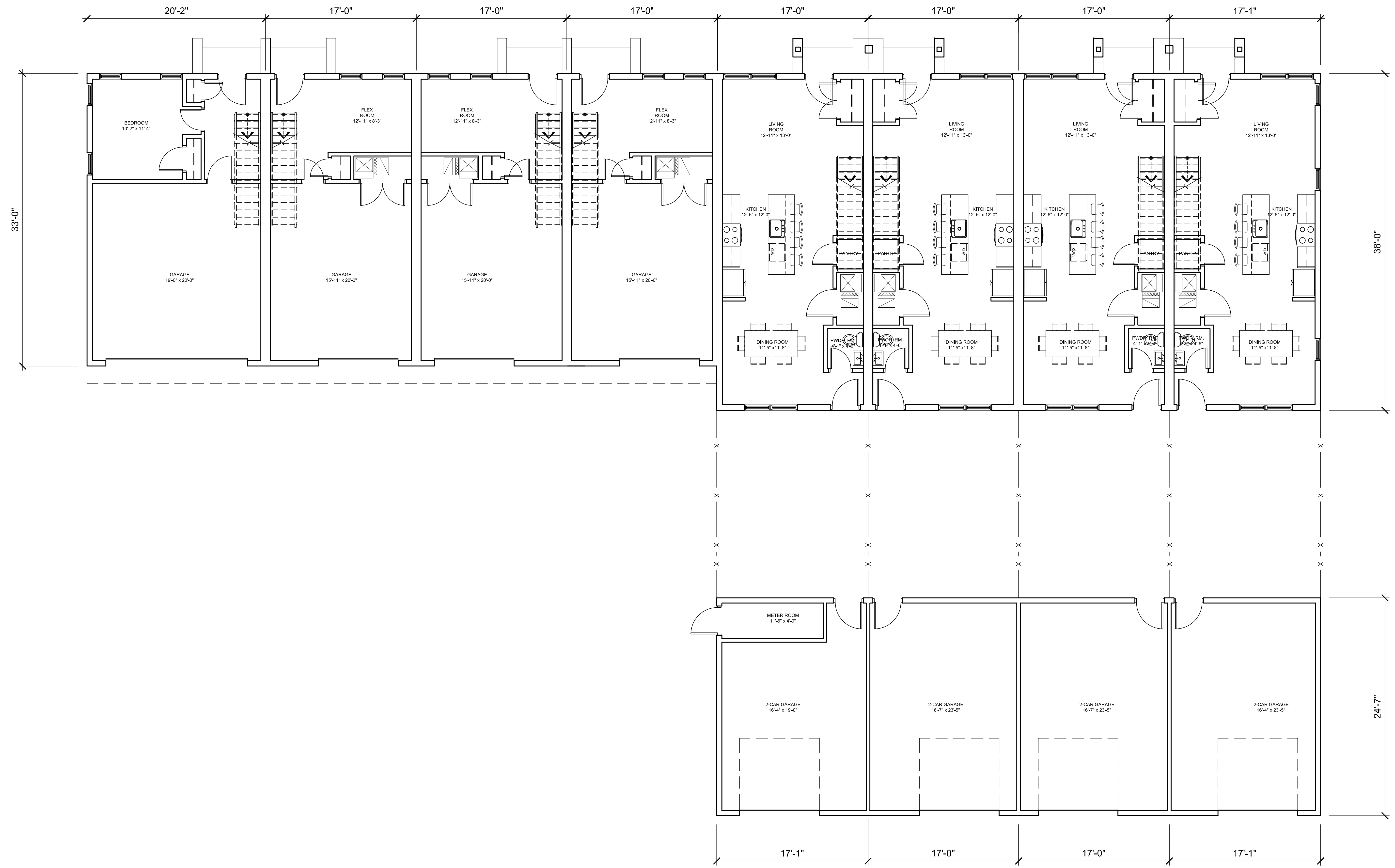
AREA  
 FIRST FLOOR: 210 GSF  
 SECOND FLOOR: 542 GSF  
 THIRD FLOOR: 445 GSF  
 TOTAL: 1297 GSF

AREA  
 FIRST FLOOR: 646 GSF  
 SECOND FLOOR: 604 GSF  
 TOTAL: 1250 GSF

AREA  
 FIRST FLOOR: 646 GSF  
 SECOND FLOOR: 604 GSF  
 TOTAL: 1250 GSF

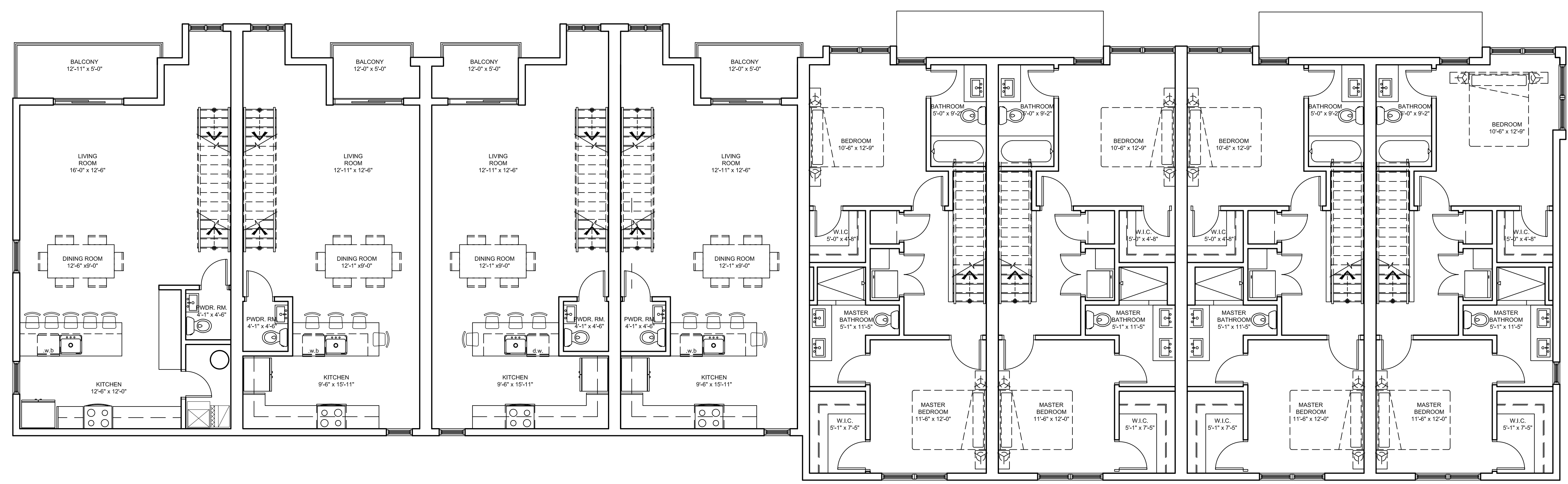
AREA  
 FIRST FLOOR: 646 GSF  
 SECOND FLOOR: 604 GSF  
 TOTAL: 1250 GSF

AREA  
 FIRST FLOOR: 649 GSF  
 SECOND FLOOR: 607 GSF  
 TOTAL: 1256 GSF

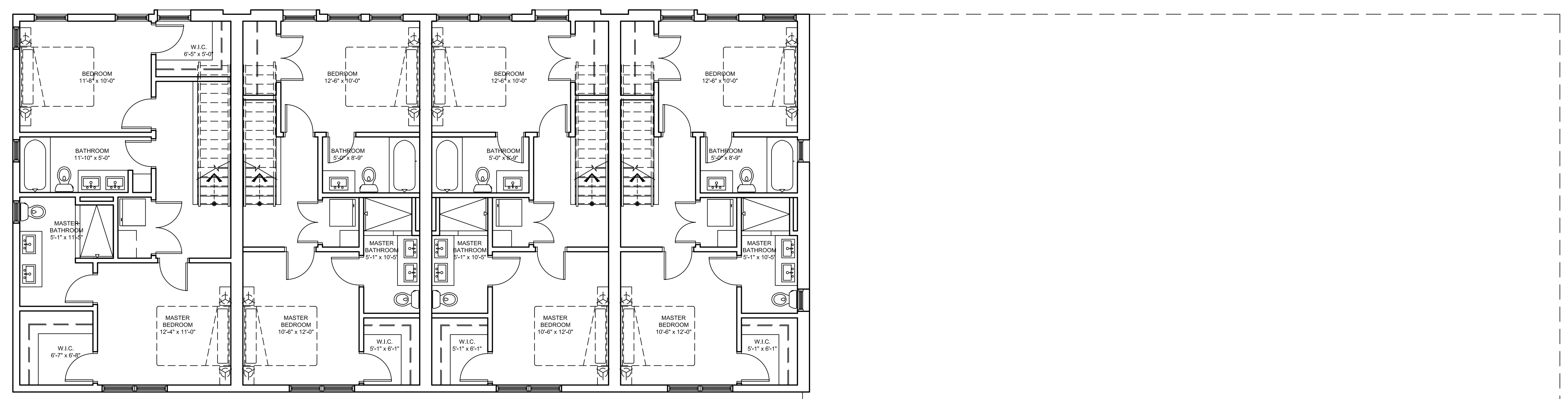


**FIRST FLOOR PLAN**  
 SCALE: 3/16"=1'-0"

CONSULTANT:



SECOND FLOOR PLAN  
 SCALE: 3/16"=1'-0"



THIRD FLOOR PLAN  
 SCALE: 3/16"=1'-0"

Project :  
 DWELL GRAND LLC  
 346-362 E. GRAND BLVD  
 AND PORTER ST  
 TOWNHOUSES

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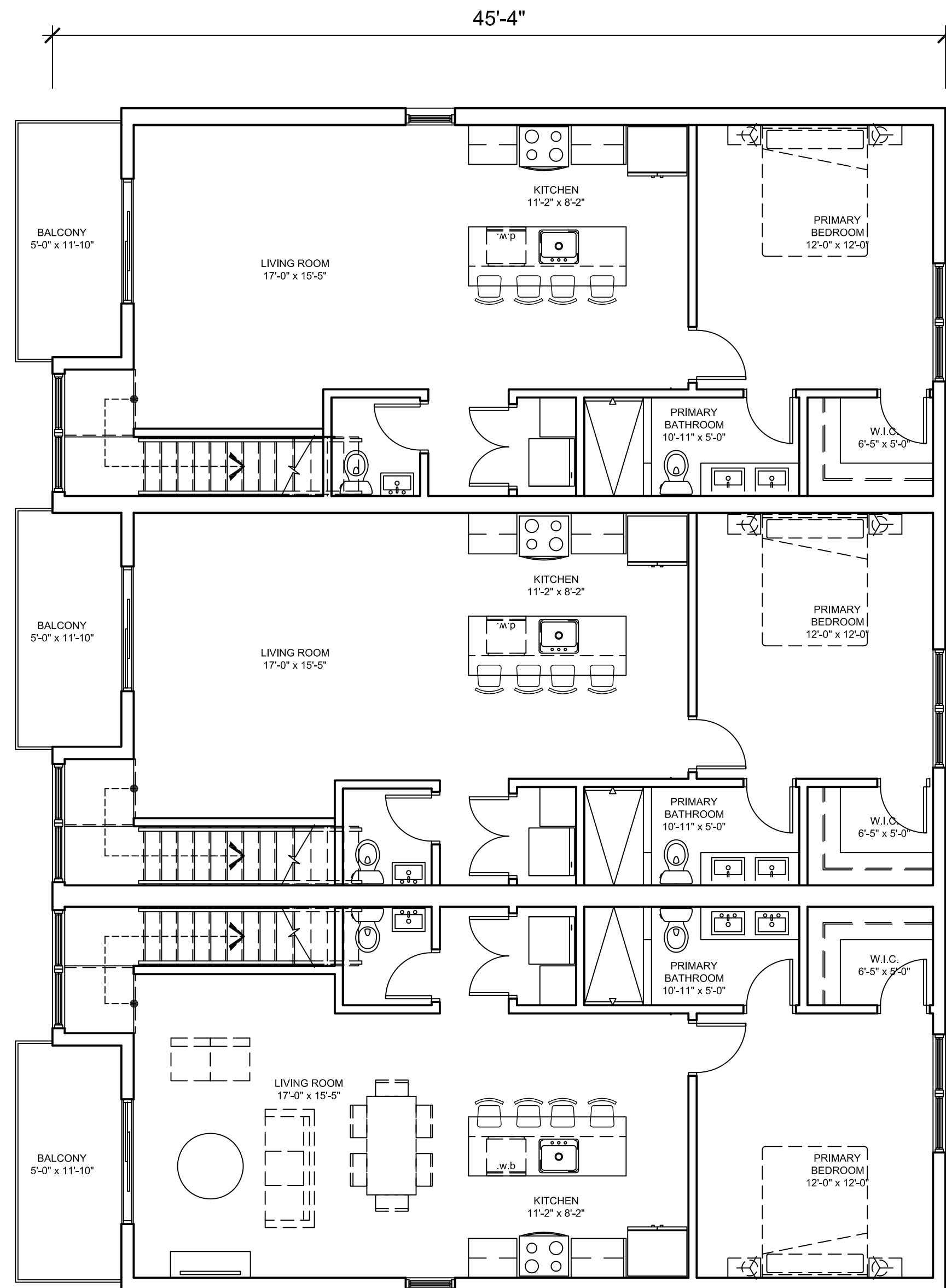
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Sheet Title :  
 FLOOR PLANS

Project No. :  
 2022001

Sheet No. :  
 A1.2

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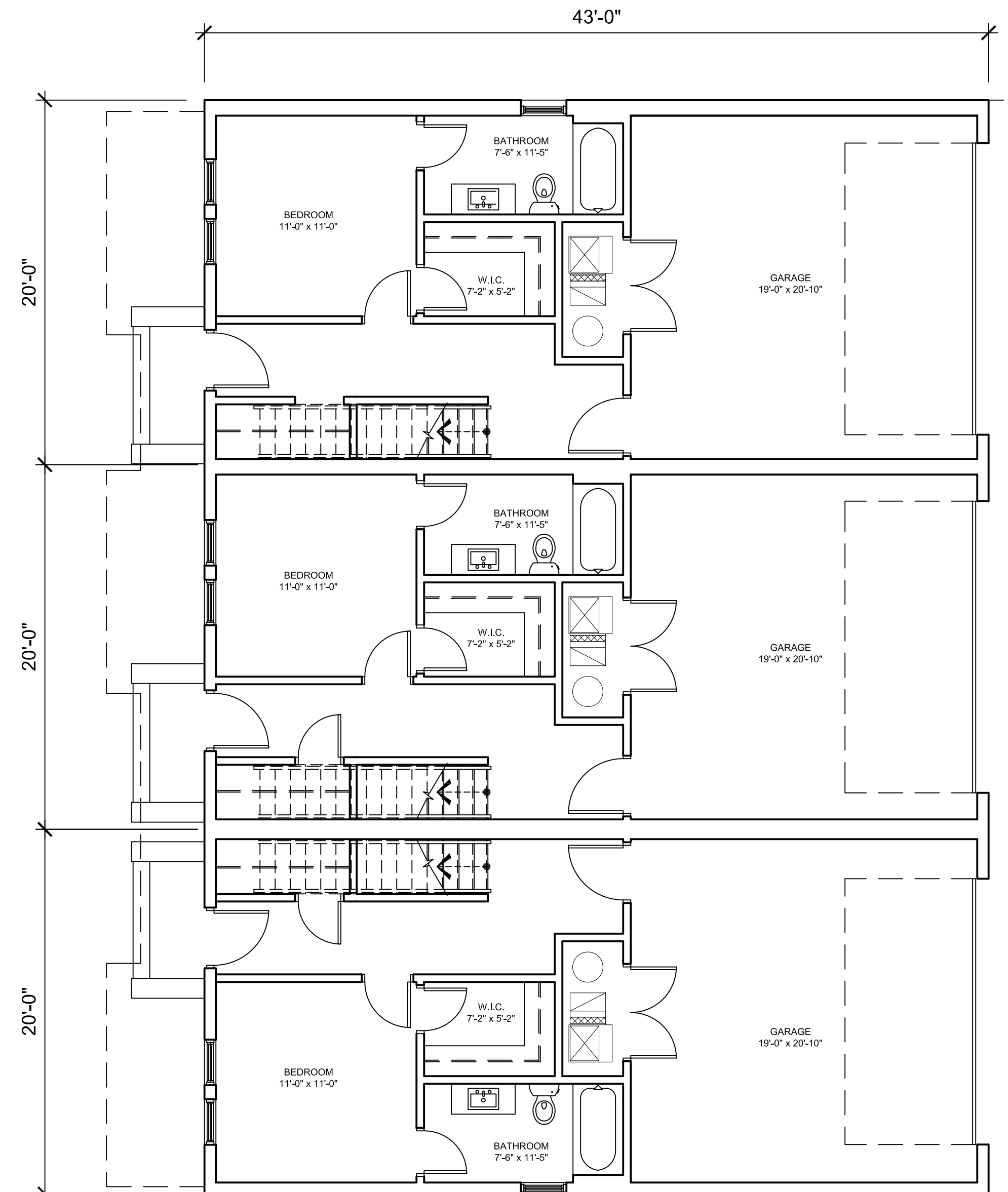



**SECOND FLOOR PLAN**  
 SCALE: 3/16"=1'-0"

**AREA**  
 FIRST FLOOR: 429 GSF  
 SECOND FLOOR: 786 GSF  
 TOTAL: 1234 GSF

**AREA**  
 FIRST FLOOR: 429 GSF  
 SECOND FLOOR: 786 GSF  
 TOTAL: 1234 GSF

**AREA**  
 FIRST FLOOR: 438 GSF  
 SECOND FLOOR: 786 GSF  
 TOTAL: 1234 GSF




**FIRST FLOOR PLAN**  
 SCALE: 3/16"=1'-0"

CONSULTANT:

Project :  
**DWELL GRAND LLC**  
**346-362 E. GRAND BLVD**  
**AND PORTER ST**  
**TOWNHOUSES**

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**FLOOR PLANS**

Project No. :  
**2022001**

Sheet No. :  
**A13**

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CONSULTANT:

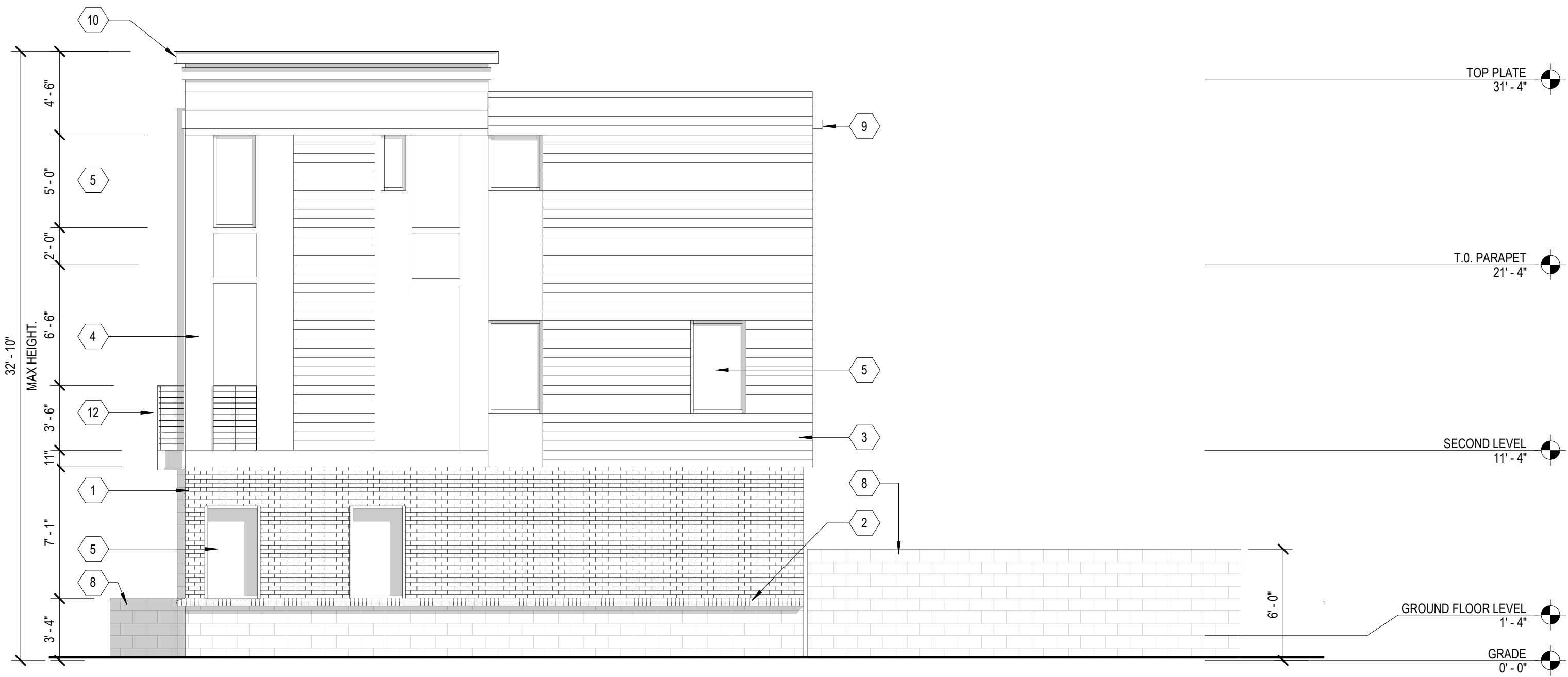
**GENERAL ELEVATION/SECTION NOTES:**

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
4. ALL FOUNDATIONS TO EXTEND 42" MIN. BELOW GRADE
5. ALL FOUNDATIONS ADJACENT TO EXIST. FND'S TO MATCH BOTTOM ON FOOTING ELEVATION.
6. UNDER NO CIRCUMSTANCES EXCAVATE BELOW BOTTOM OF EXIST. FND'S TO A MIN. INFLUENCE ZONE DELINEATED BY 1 VERTICAL, 2 HORIZONTAL LINE

**ELEVATION KEY NOTES:**

(TYPICAL THIS SHEET ONLY)

- 1 BRICK VENEER BASIS OF DESIGN:  
BRICKTECH  
ASH VELOUR  
MATTE FINISH  
MORTAR: PLATINUM VELOUR COLOR MATCH
- 2 BRICK SILL AND SOLDIER COURSE BASIS OF DESIGN:  
BRICKTECH  
PLATINUM VELOUR  
MATTE FINISH  
MORTAR: PLATINUM VELOUR COLOR MATCH
- 3 JAMES HARDIE LAP SIDING WITH 3" COLOR-MATCHED TRIM AT EDGES AND CORNERS, AGED PEWTER
- 4 JAMES HARDIE PANEL SIDING AND TRIM, BLACK
- 5 FIBERGLASS CASEMENT WINDOWS, BASIS OF DESIGN: ANDERSEN 100 SERIES. FINISH: BLACK (INTERIOR AND EXTERIOR). CONTRACTOR TO VERIFY WINDOWS IN BEDROOMS MEET EGRESS REQUIREMENTS.
- 6 FIBERGLASS ENTRY DOOR, THERMATRUE, BLACK
- 7 SLIDING PATIO DOOR, BASIS OF DESIGN: ANDERSEN 100 SERIES. FINISH: BLACK (INTERIOR AND EXTERIOR)
- 8 BURNISHED BLOCK WITH BRICK SILL  
BLOCK BASIS OF DESIGN:  
CONSUMERS CONCRETE COMPANY  
ASH
- 9 CONTINUOUS SEAMLESS GUTTER AND DOWNSPOUTS.  
PREFINISHED BLACK
- 10 PAINTED BRAKE METAL TRIM, BLACK
- 11 ENTRY CANOPY: MEMBRANE ROOFING ON 1/2" PLYWOOD AND CONTILEVERED WOOD FRAMING. PAINTED METAL FASCIA (BLACK)



**4 SOUTH ELEVATION- W. GRAND BLVD. BUILDING**  
 SCALE: 3/16" = 1'-0"

Project :  
 W. GRAND AND PORTER  
 TOWNHOME  
 DEVELOPMENT  
 INKWELL PARTNERS  
 346 W. GRAND BLVD  
 DETROIT, MI 48216

Issued for :  
 HDC 07/18/2022



**1 WEST ELEVATION- W. GRAND BLVD. BUILDING**  
 SCALE: 3/16" = 1'-0"

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 JRM  
 Checked by :  
 JRM  
 Sheet Title :  
 EXTERIOR  
 ELEVATIONS  
 Project No. :  
 2020041

Sheet No. :  
**A3.1**

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CONSULTANT:

**GENERAL ELEVATION/SECTION NOTES:**

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**ELEVATION KEY NOTES:**

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MATTE FINISH  
MORTAR: PLATINUM VELOUR COLOR MATCH
- 2 BRICK SILL AND SOLDIER COURSE BASIS OF DESIGN:  
BRICKTECH  
PLATINUM VELOUR  
MATTE FINISH  
MORTAR: PLATINUM VELOUR COLOR MATCH
- 3 JAMES HARDIE LAP SIDING WITH 3" COLOR-MATCHED TRIM AT EDGES AND CORNERS, AGED PEWTER
- 4 JAMES HARDIE PANEL SIDING AND TRIM, BLACK
- 5 FIBERGLASS CASEMENT WINDOWS, BASIS OF DESIGN: ANDERSEN 100 SERIES. FINISH: BLACK (INTERIOR AND EXTERIOR). CONTRACTOR TO VERIFY WINDOWS IN BEDROOMS MEET EGRESS REQUIREMENTS.
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- 8 BURNISHED BLOCK WITH BRICK SILL BLOCK BASIS OF DESIGN: CONSUMERS CONCRETE COMPANY ASH
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- 11 ENTRY CANOPY: MEMBRANE ROOFING ON 1/2" PLYWOOD AND CONTILEVERED WOOD FRAMING. PAINTED METAL FASCIA (BLACK)

Project :  
 W. GRAND AND PORTER  
 TOWNHOME  
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 346 W. GRAND BLVD  
 DETROIT, MI 48216

Issued for :  
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 JRM  
 Checked by :  
 JRM  
 Sheet Title :  
 EXTERIOR  
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 Project No. :  
 2020041  
 Sheet No. :

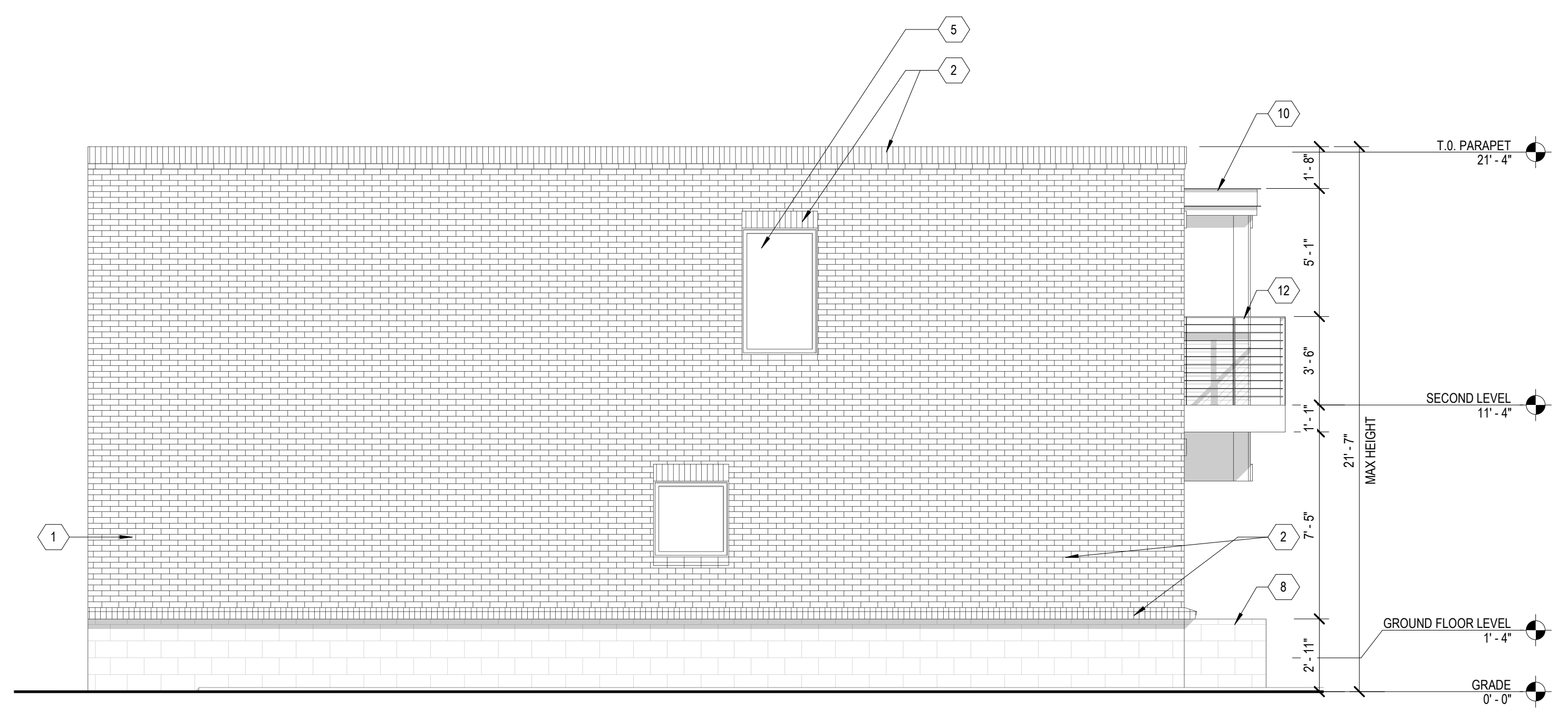
**A3.2**

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**1 SOUTH ELEVATION- PORTER BUILDING**  
 SCALE: 1/4" = 1'-0"



**3 WEST ELEVATION-PORTER BUILDING**  
 SCALE: 1/4" = 1'-0"