

**STAFF REPORT: JUNE 9, 2021 MEETING**

**PREPARED BY: J. ROSS/G. LANDSBERG**

**ADDRESS: 200 EDMUND PLACE**

**HISTORIC DISTRICT: BRUSH PARK**

**APPLICANT: ANDREW BODLEY (ARCHITECT)/BEDROCK (OWNER)**

**OWNER: BRUSH PARK DEVELOPMENT COMPANY PHASE 1 LLC**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 5/17/2021**

**DATE OF STAFF VISIT: 6/2/2021, 6/4/2021**

**SCOPE OF WORK: REVISION OF PREVIOUSLY-APPROVED, MULTI-FAMILY BUILDING DESIGN (UNAPPROVED WORK COMPLETED/IN-PROGRESS WITHOUT PERMIT)**

### **EXISTING CONDITIONS**

The project area includes a single building which is currently under construction. Specifically, the current building is 3-5 stories in height, with the highest/5-story mass located at the northernmost portion of the building. As the building extends south along John R, it steps down to a 3-story height. The building's roof is flat and windows are aluminum, combo fixed-and-awning units. Storefronts are also aluminum. Currently, the front (John R façade) and side (Edmund Place façade) of building lack exterior cladding. Brick is nearly fully installed at the alley and rear elevations. Roofs appear to be complete and windows have been installed.

The adjacent surrounds include ca. 1890s, three-story detached buildings, a 9-story ca. 1920s apartment building and three-story multiple-family buildings that were erected in 2019.



*200 Edmund Place, current appearance from the northwest; staff photo, June 2, 2021.*



*200 Edmund Place, current appearance from the southwest (alley elevation); staff photo, June 4, 2021.*



*200 Edmund Place, current appearance from the northeast (rear, along Edmund Place); staff photo, June 4, 2021.*

## PROPOSAL

The applicant appeared in front of this body at the February 17, 2016 special meeting with a proposal to establish a new mixed-use, multiple-building development (to include commercial and multiple family) within the area bounded by John R, Brush Street, Alfred, and Edmund Place. The development included several building typologies to include apartments, duplexes, townhomes, and carriage homes. The Commission issued a Certificate of Appropriateness for the proposal as presented. With the current proposal, the applicant is seeking to revise the previously-approved “Apartment Building A-1” design located at 200 Edmund Place (see the applicant’s submission for the building design which was approved in 2016). Specifically, the design the Commission approved in 2016 was to be erected according to the following:

- At the highest/northernmost mass, the building was to rise 6 stories and measure 77’-0” in height. As the building extends southward, it would gradually step down to 3 stories, measuring 42’-0” in height
- Exterior walls were to be grey brick with prominent sweeps of projecting brick detailing proposed at the front elevation in order to provide texture
- Windows were proposed as 1/1 double-hung and fixed aluminum units, in deeply recessed openings and with several windows turning corners
- Mesh guardrails were proposed at the rooftop terraces

The current design revisions include the following:

- 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. The projecting brick detailing will be replaced with variegated grey brick cladding.
- Windows are combo awning and fixed aluminum units to be trimmed with metal cladding. Wraparound windows at corners have been deleted.
- Metal picket railing will be added at the terraces



*Original six-story building as approved in 2016. Note large areas of textural, pixelated brick, cut-corner windows, and consistently similar parapet heights stepping down in an ordered and balanced manner.*

It is noted the building has been erected and the windows installed. Also, brick cladding has been added to the south and east elevations. Currently, the work has been suspended until the June 9, 2021 HDC meeting so that

this body can review the proposed/undertaken revisions. In correspondence directed to HDC staff, a representative of the owners stated the following in re: to their undertaking of the work with first obtaining HDC approval for the revisions:

*In regards to our current application and project under review, we originally applied and received approval of the building permit on this project in 2017. The design of the building in that permit set (of drawings) was in keeping with the approved design in our 2016 PD & HDC approval. Due to numerous challenges faced on our other construction projects in City Modern (schedule delays, availability of trades, material, et cetera) we held off on commencing construction of this building. As we worked through the construction of our other buildings we identified a number of items we wanted to address on our subsequent buildings at City Modern, including the building at 200 Edmund Place. Accordingly we updated the drawings for this building and submitted (through Sachse Construction) to BSEED in June 2020. The drawings that were submitted to BSEED included the following revisions: (i) a 5 storey elevation design, (ii) revised window types and locations and (iii) revision to the protruding brick pattern was replaced with the variation in brick finish throughout the façade. I have attached an email chain from early September 2020 which references only 1 review remaining as outstanding on this submission. After reviewing the changes to the building design, BSEED advised that we could commence construction of the project based on the 2017 building permit application/approval, but that we would need to submit bulletin(s) for any changes that vary from the original design. The issued for construction documents, inclusive of the project's Bulletins 1-10 were submitted to BSEED in February 2021, which subsequently led to the comments received by HDC staff in early April 2021.*

The applicant has also included email correspondence which outlines building department direction in the matter. Note that HDC staff was not copied on the discussion between the applicant and building department and provided no approval at any point. The building department is not able to approve changes in districts without HDC approval.

## STAFF OBSERVATIONS AND RESEARCH

- HDC staff met with the applicant to discuss the proposed revisions. The applicant noted that the projecting brick detailing proposed in the original applicant was removed because the architecture team determined that the condition will contribute to snow, ice, and water collecting on the projecting brick. Over time, this condition will lead to spalling at the projecting brick detailing which would eventually result in the need to re clad the building.
- It is staff's opinion that the proposed projecting brick provided substantial and important textural complexity to the building's primary elevation. The applicant states that a reason for redesign was the potential of the cladding's eventual failure, apparently when composed as part of a typical brick veneer system. However, no substitute textural element of a similar scale or character has been proposed.

## ISSUES

- **Brick.** The proposed “variegated brick,” as a substitute for the dramatic textural waves of projecting brick approved by the Commission in 2016, is unconvincing. In the original application, the applicant specifically (and correctly) identified the textured brick as playing a critical role in responding to several Elements of Design for the Brush Park Historic District. For Element #8 (*Relationship of textures*), the applicant argued that the brick pattern provides architectural detail and texture across the façade” and that “the gradation of projected brick to flush standard brick creates contrast to emphasize critical edges.” Per Element #10, (*Relationship of architectural details*), “Variation in brick detailing provides architectural interest and façade relief.” Then, for Element #19 (*Degree of complexity within the facades*), “Detailed brick patterning creates complexity in shadow lines and material texture.” Finally, responding to Element #22 (*General Environmental Character*), the applicant in their original application stated that “Brick is utilized in a contemporary application to create architectural detail and contrast.” All of these attributes and character-defining elements have been lost in the redesign. Staff recommends that an alternate design reintroducing complexity and shadow into the primary façades, consistent with other recent HDC approvals and projects in the District, be required in order to align with the District's Elements of Design. Potentially, this could be accomplished by needling additional distinctive colored bricks into the field mix to reproduce the splashes of intensity and texture found at each mass in the original design.



*Original design from 2016 (left) versus current photo at the alley elevation (right) as constructed. It is not clear to staff if this is the effect meant to serve as “variegated” brick. The as-built appearance here (brick type “BR-1”, per the drawings) is plain and monolithic with almost no discernible variety or texture, whereas the approved brick effect is markedly textural, giving a robust, pixelated effect with strong shadows. Staff photo, 6/4/21.*

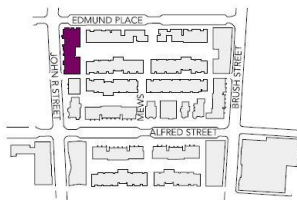
## APARTMENT BUILDING\_A-1\_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS

### Relationship of materials (#7)

- » Primarily facade material is brick
- » Metal trim

### Rhythm of entrance and/or porch projections (#6)

- » Windows at residential levels are slightly inset, creating architectural detail and depth
- » Storefront entrances are inset at the ground level, shaded by projecting building masses above
- » The absence of projections at the ground plane is to maximize accessibility to commercial uses



### Relationship of textures (#8)

- » Brick pattern provides architectural detail and texture across the facade
- » Gradation of projected brick to flush standard brick creates contrast to emphasize critical edges
- » Relationship between textured brick pattern and smooth standard brick
- » Smooth metal trim provides additional layer of texture to the brick facades

### Relationship of colors (#9)

- » Charcoal-colored brick, relating to the slate tones of historic homes
- » Dark metal trim provides an accent color

### Relationship of architectural details (#10)

- » Variation in brick detailing provides architectural interest and facade relief
- » Gradation of projected brick to flush standard brick creates a contrast that emphasizes critical edges
- » Dark metal mullions and window surrounds reinforce architectural datum

BRUSH PARK DEVELOPMENT COMPANY  
BRUSH PARK PARCEL A+B\_HISTORIC DISTRICT COMMISSION DRAWING PACKAGE  
17 FEBRUARY 2016

76 of 311

The applicant's original arguments (page from 2016 application) show the importance assigned to the projecting brick pattern, which was used to satisfy several Elements of Design. The "variegated brick" effect now proposed in the current redesign is nearly indistinguishable from the "background" brick in the original 2016 design. Staff agrees with the original points presented here.

- **Windows.** In the original application, the windows are proposed to be recessed with a prominent reveal trim in black, and are called out as "slightly inset, creating architectural detail and depth". In combination with the projecting brick, the recessed windows gave a distinct depth to the façade. There were also at least three "cut-corner" corner windows proposed at the six-story building, including two at the second primary elevation along Edmund Place. The original windows, in combination with the brick texture described above, created a complex and appropriate character for the proposed building. The "cut-corner" windows have now been removed from the design, and the recessed windows have been shorn of the accompanying projecting brick that created such an engaging juxtaposition. Staff is concerned that the resultant effect tends toward being flat and featureless; in effect, a background building in a foreground location. The Edmund Place elevation, a primary elevation of the building, is especially lacking. One entire column of windows has been removed, and there is no apparent intent to give the elevation any prominence or character.
- **Hierarchy of Elevations.** The original design gave substantial and robust character to the primary elevations at John R and Edmund Place, an appropriate and vital reinterpretation of the district's historic character at an exceedingly prominent intersection. As redesigned and partially completed, it is hard to walk around the building and understand which elevations are primary and which are secondary. All appear to be likely to express the same flat, gray brick character. Addressing the brick texture issue outlined above would substantially mitigate this issue.
- **Revision to a five-story building, and changes to parapet height in the "step-down" masses.** The original design gave the first four "masses," or "buildings" the same parapet height, with the exception of the final and fifth "mass" at the alley. The redesign forces an awkward workaround in an attempt to preserve this consistent rhythm. Because the first two masses are now both five-story buildings, the

parapet of the second mass is given a “haircut” to create an artificial “step-down” effect imitating the original design. The overall effect is a jumbled composition at the roofline which suffers in comparison to the originally approved design. Per the Elements of Design, #21 (*Symmetric or asymmetric appearance*), HDAB writes that “asymmetrical but balanced compositions are common.” The new composition is asymmetrical, but unbalanced.

- It is staff’s opinion that the overall expression of the proposed redesign is at odds both with the original more engaging design, and is not consistent with the historic character of the district overall. As such several conditions are proposed to the Commission as part of a recommendation to approve, below.



*The proposed revised elevation, per submitted drawing A3.1.1. The proposed type brick “BR-1” is the same on all sides of the building. Notice the markedly inconsistent parapet heights (the dimension between the tops of the highest windows, and the tops of each mass).*

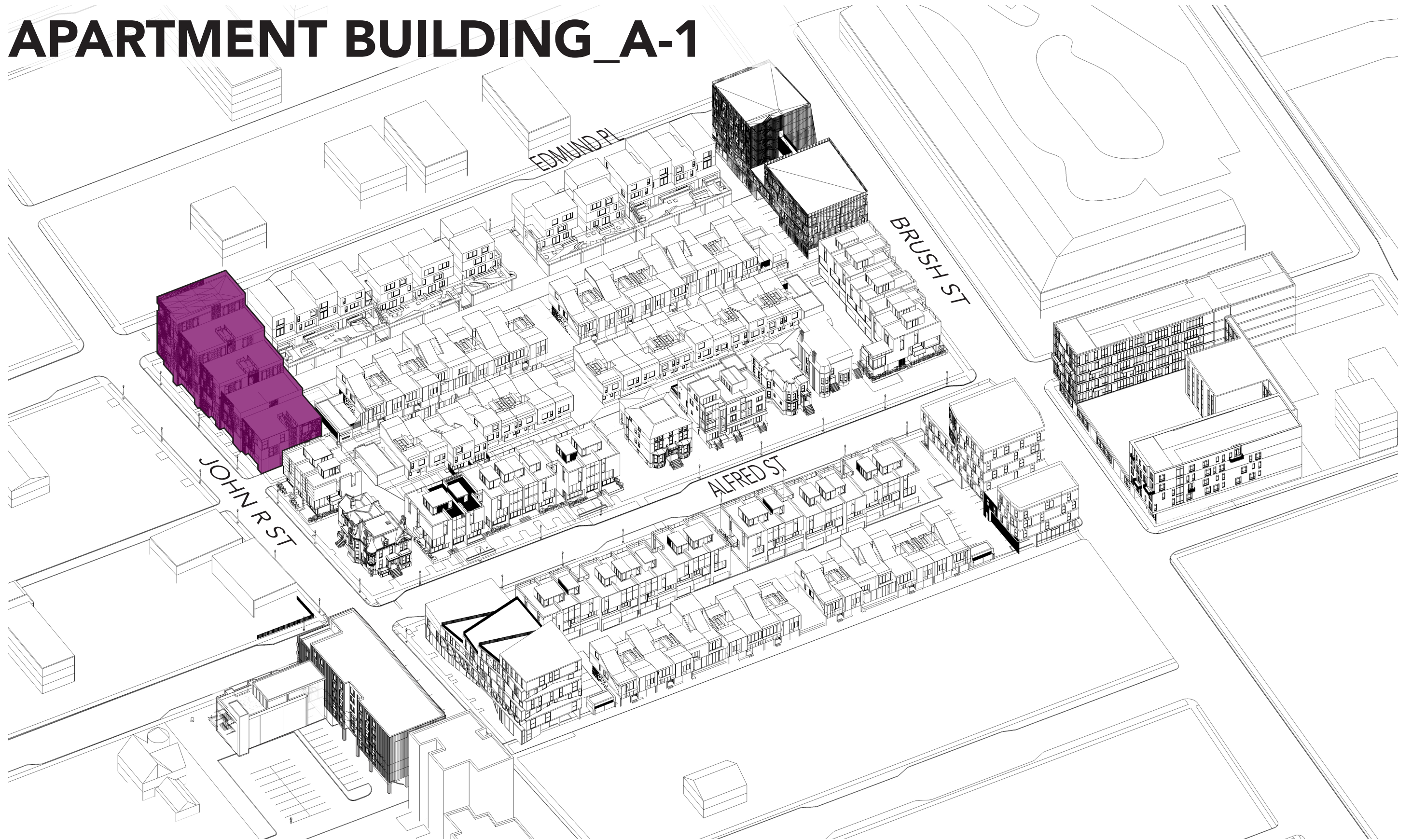
## RECOMMENDATION

### Section 21-2-73, Certificate of Appropriateness (COA)

It is staff’s opinion that the proposal should qualify for a Certificate of Appropriateness (COA). Staff therefore recommends that the Commission issue a COA for the proposed application because it meets the Secretary of the Interior’s Standards and the Brush Park Elements of Design, with the conditions that the design be revised to:

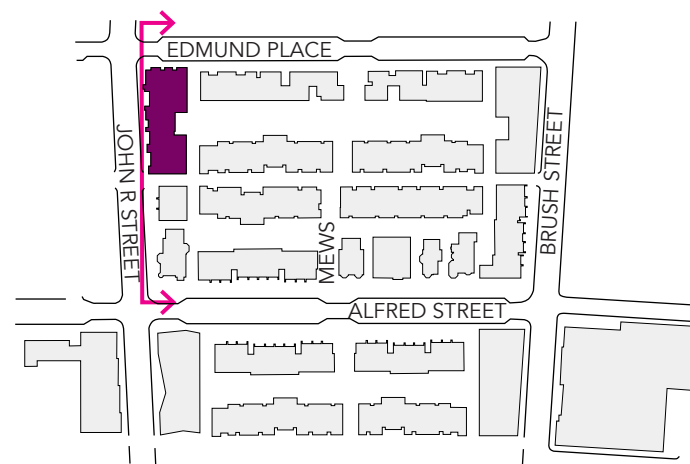
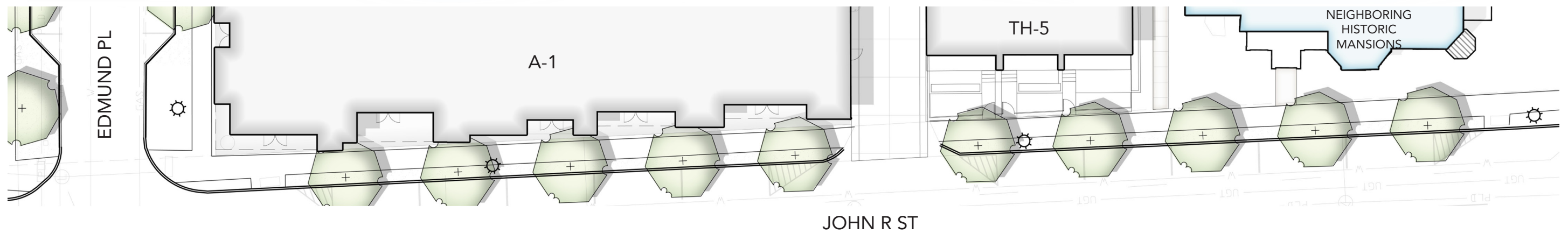
- Re-incorporate substantial brick texturing or other articulation, acceptable to staff and per Commission guidance, to introduce the texture and complexity expected by the District’s Elements of Design, specifically Elements 8, 10, 19, and 22.
- Give additional prominence to the Edmund Place façade to match the prominence of the John R façade, acceptable to staff and per Commission guidance, per Elements 21 and 22
- Create a visually consistent step-down at the parapet level, acceptable to staff and per Commission guidance, to preserve the balance and regularity of the originally approved design, per Elements 21 and 22

# APARTMENT BUILDING\_A-1

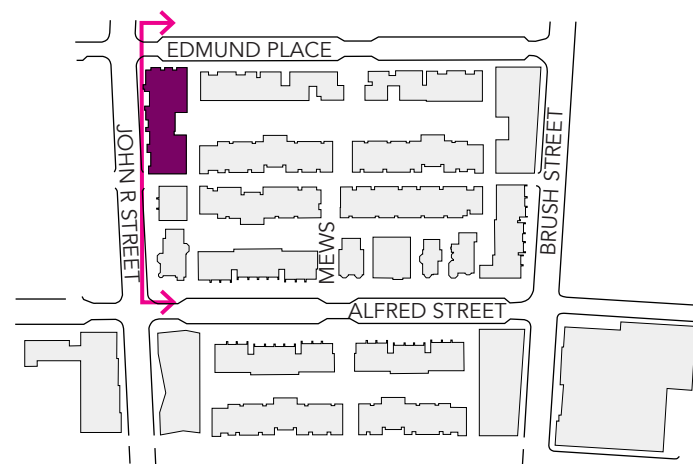
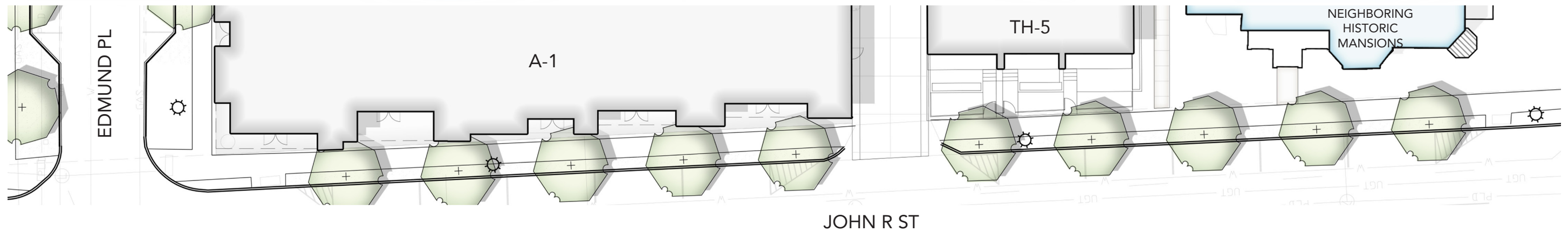




# APARTMENT BUILDING\_A-1\_BLOCK CONTEXT - ORIGINAL DESIGN



# APARTMENT BUILDING\_A-1\_BLOCK CONTEXT - CURRENT DESIGN



# APARTMENT BUILDING\_A-1\_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS



## Height (#1)

- » 5 stories, tallest (reduced from 6), now consistent with 2660 John R and 124 Alfred.
- » 3 stories, shortest



## Proportion of building's front facade (#2)

- » Harmonious composition of five vertically-oriented masses
- » Masses gradually step down in height and back from property line along John R Street

## Proportion of openings within the facade (#3)

- » Openings (windows, entries, storefronts) constitute +/- 35% of the total facade area, consistent with historical precedents
- » At ground level, mullions divide storefront openings into vertically-oriented panels
- » At upper levels, windows are square or vertically proportioned

## Rhythm of solids to voids in front facade (#4)

- » Window placements are varied to create interest and avoid excessive repetition; balanced across the facade
- » Storefront openings are placed at the ground level in strategic locations to create openness and enhance the pedestrian environment

# APARTMENT BUILDING\_A-1\_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS

## Relationship of materials (#7)

- » Primarily facade material is brick
- » Metal trim

## Rhythm of entrance and/or porch projections (#6)

- » Windows at residential levels are slightly inset, creating architectural detail and depth
- » Storefront entrances are inset at the ground level, shaded by projecting building masses above



## Relationship of textures (#8)

- » Natural variation in brick color/finish provides subtle pattern to the facade
- » Smooth metal trim provides additional layer of texture to the brick facades

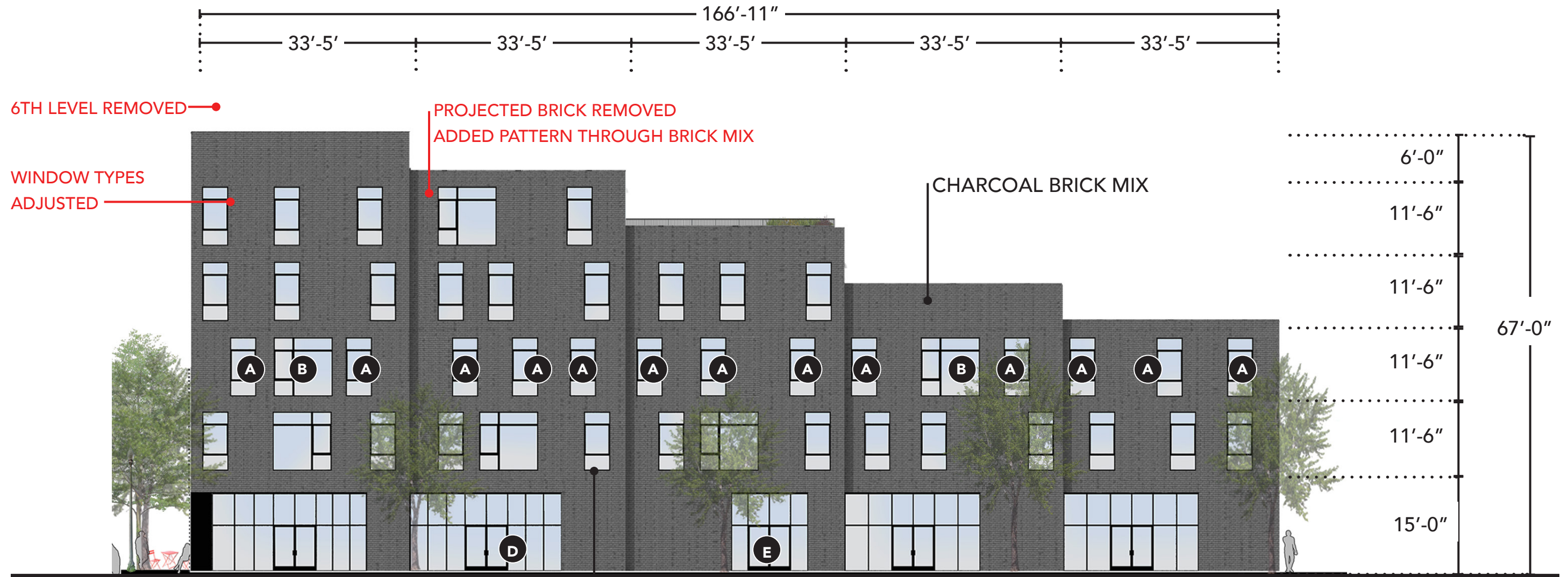
## Relationship of colors (#9)

- » Charcoal-colored brick, relating to the slate tones of historic homes
- » Dark metal trim provides an accent color

## Relationship of architectural details (#10)

- » Variation in brick pattern provides architectural interest
- » Dark metal mullions and window surrounds reinforce architectural datum

# APARTMENT BUILDING\_A-1\_WEST ELEVATION ALONG JOHN R

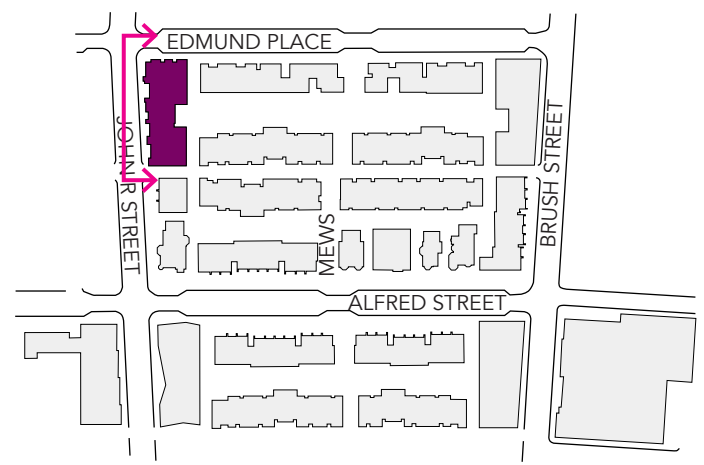


DARK METAL  
WINDOWS AND TRIM

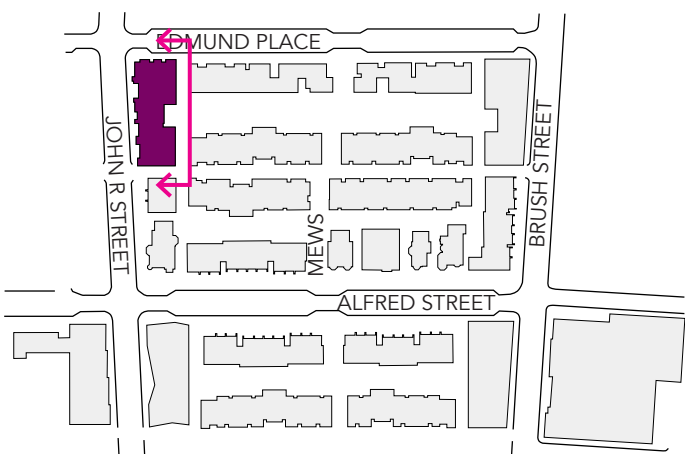
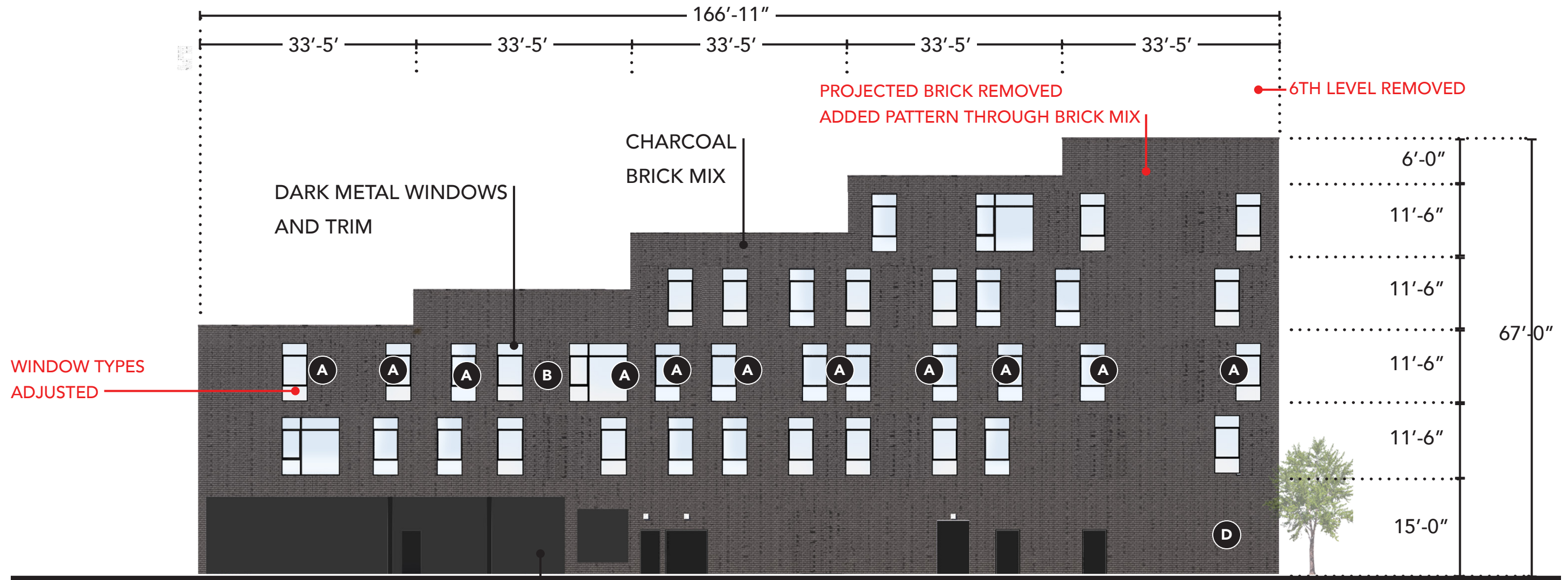
## OPENING SCHEDULE\*

- A** WINDOW TYPE A, TYPICAL
- B** WINDOW TYPE B, TYPICAL
- WINDOW TYPE C, REMOVED
- D** STOREFRONT TYPE D, TYPICAL
- E** STOREFRONT DOOR TYPE E, TYPICAL

\*REFER TO A-1 WINDOW AND DOOR SHEETS FOR FURTHER DETAILS



# APARTMENT BUILDING\_A-1\_EAST ELEVATION FROM NEIGHBORING PARCEL

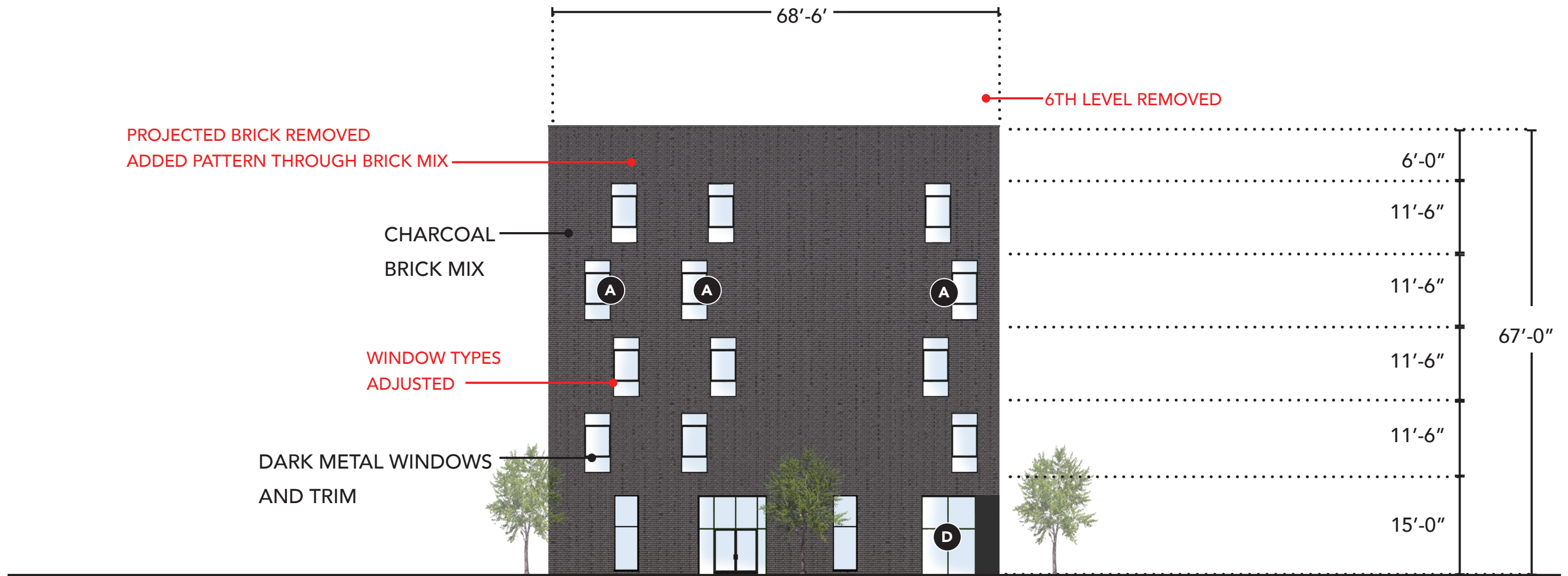


## OPENING SCHEDULE\*

- A** WINDOW TYPE A, TYPICAL
- B** WINDOW TYPE B, TYPICAL
- C** WINDOW TYPE C, REMOVED
- D** STOREFRONT TYPE D, TYPICAL
- E** STOREFRONT DOOR TYPE E, TYPICAL

\*REFER TO A-1 WINDOW AND DOOR SHEETS FOR FURTHER DETAILS

# APARTMENT BUILDING\_A-1\_NORTH ELEVATION ALONG EDMUND PLACE

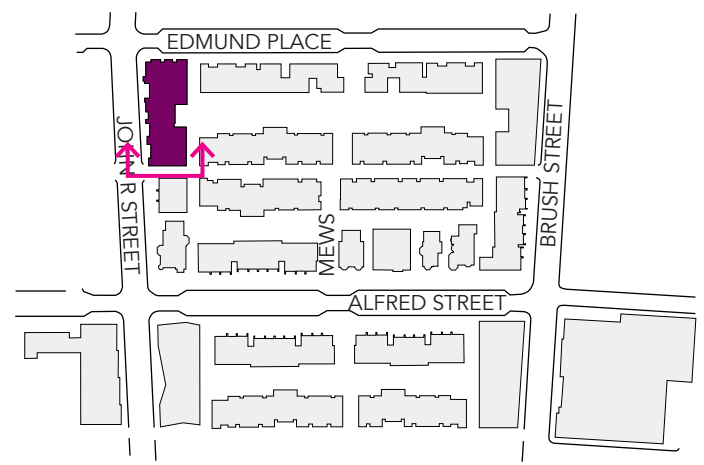
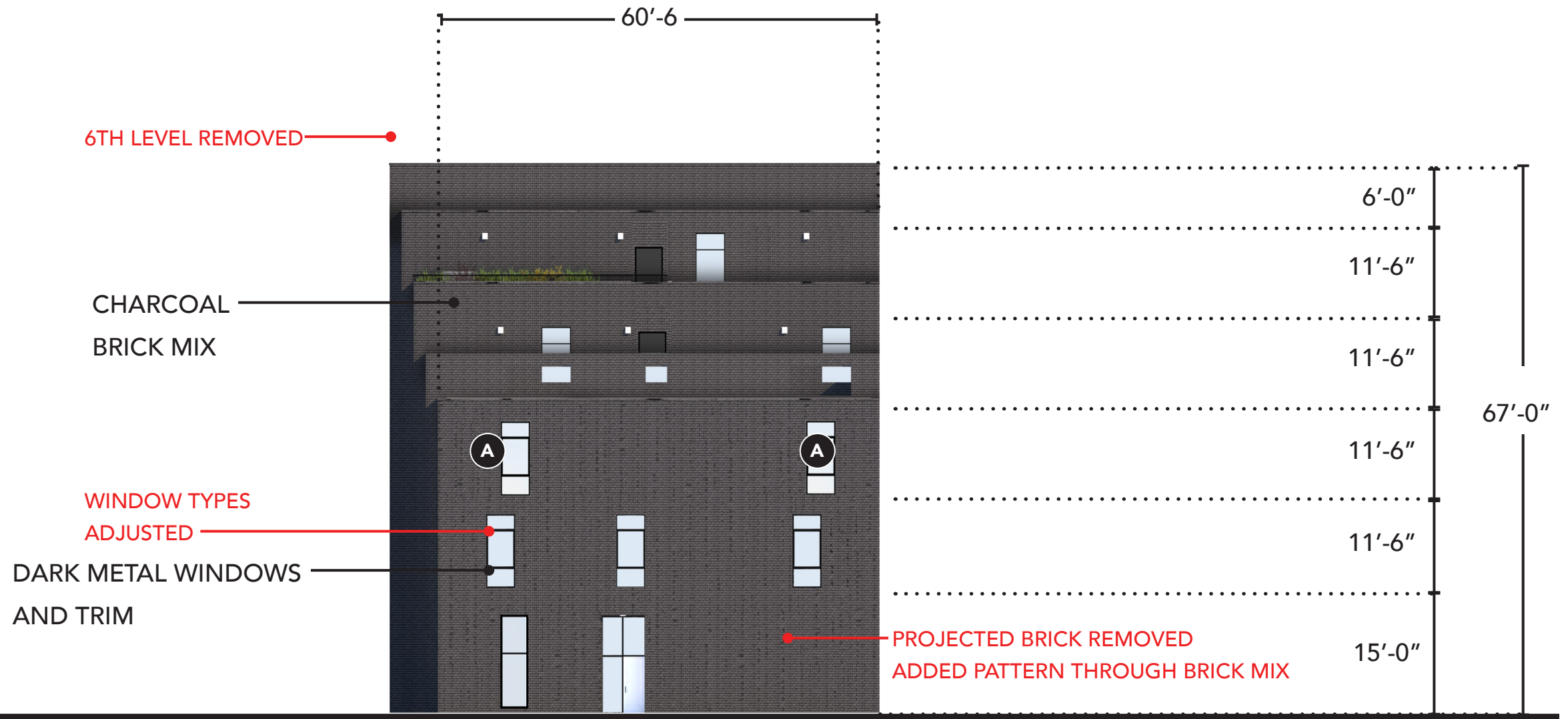


## OPENING SCHEDULE\*

- A** WINDOW TYPE A, TYPICAL
- B** WINDOW TYPE B, TYPICAL
- WINDOW TYPE C, REMOVED
- D** STOREFRONT TYPE D, TYPICAL
- E** STOREFRONT DOOR TYPE E, TYPICAL

\*REFER TO A-1 WINDOW AND DOOR SHEETS FOR FURTHER DETAILS

# APARTMENT BUILDING\_A-1\_SOUTH ELEVATION FROM THE ALLEY



## OPENING SCHEDULE\*

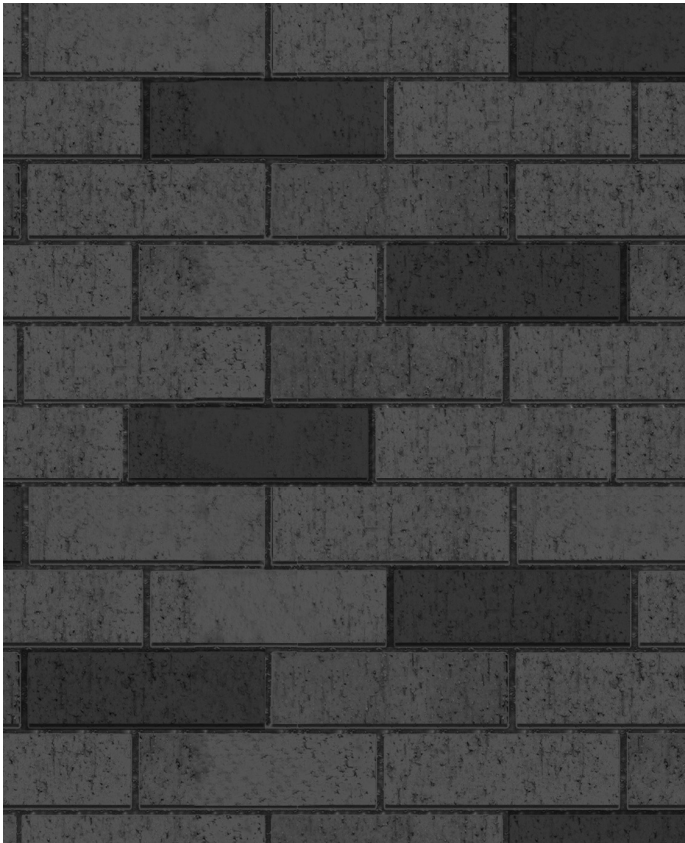
- A** WINDOW TYPE A, TYPICAL
- B** WINDOW TYPE B, TYPICAL
- WINDOW TYPE C, REMOVED
- D** STOREFRONT TYPE D, TYPICAL
- E** STOREFRONT DOOR TYPE E, TYPICAL

\*REFER TO A-1 WINDOW AND DOOR SHEETS FOR FURTHER DETAILS



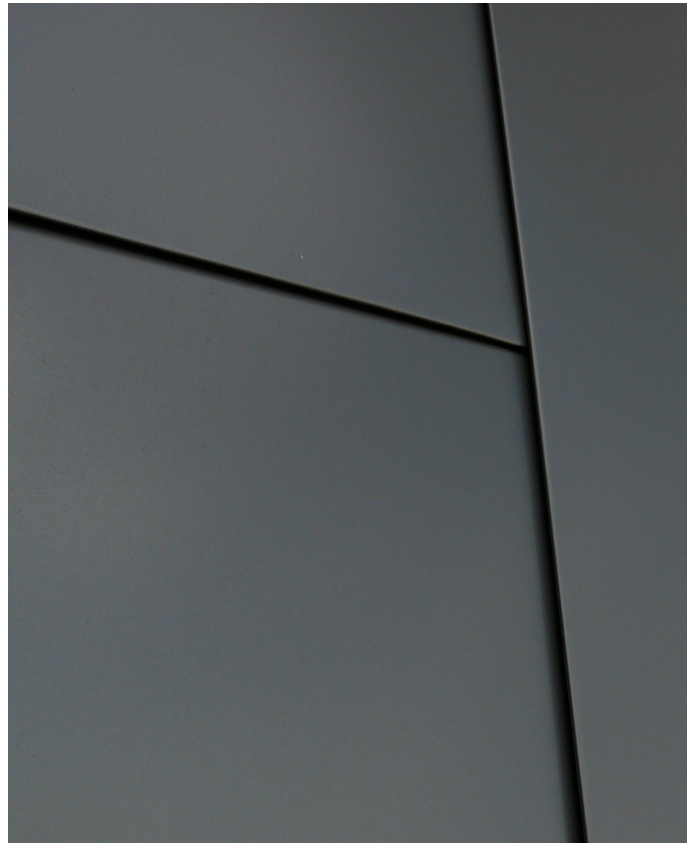
# APARTMENT BUILDING\_A-1\_BUILDING MATERIAL PALETTE

## PRIMARY CLADDING(S)



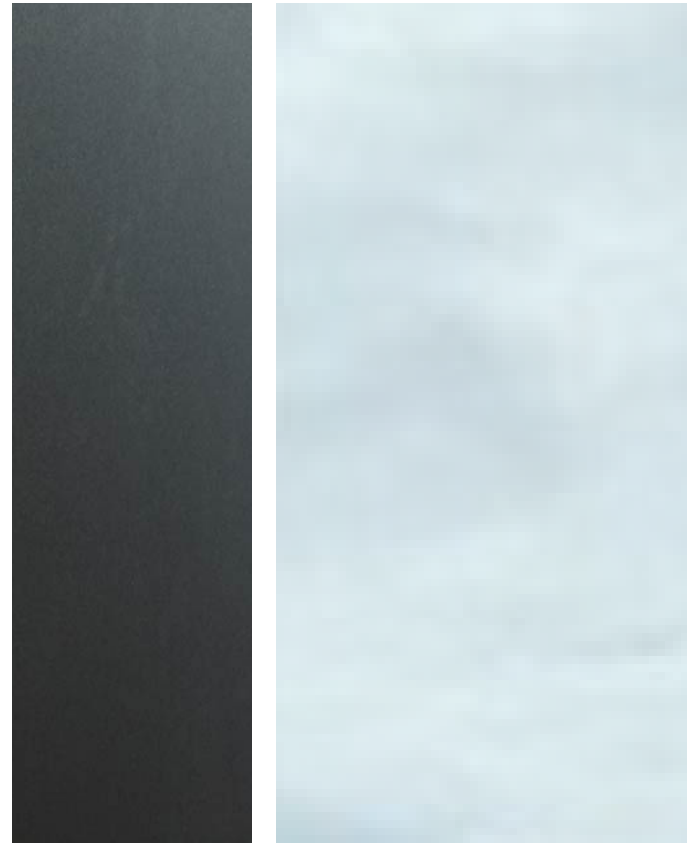
CHARCOAL BRICK MIX  
(ADDED PATTERN THROUGH MIX)

## SECONDARY CLADDING(S)



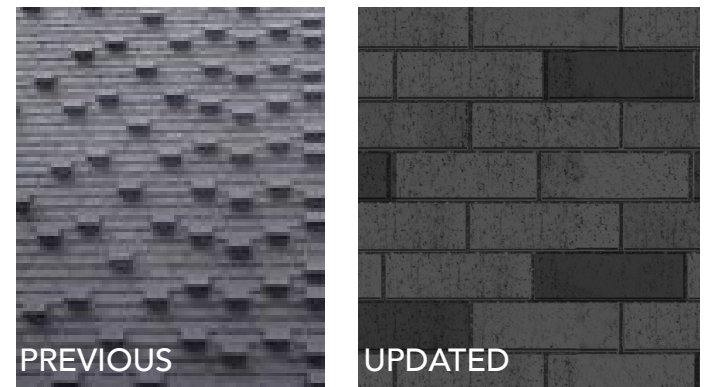
DARK METAL

## WINDOW, DOOR, STOREFRONT



DARK ANODIZED ALUMINUM  
WINDOWS + STOREFRONT, TYPICAL  
GLAZING

## RAILING, ACCENT, DETAILS



BRICK PATTERN

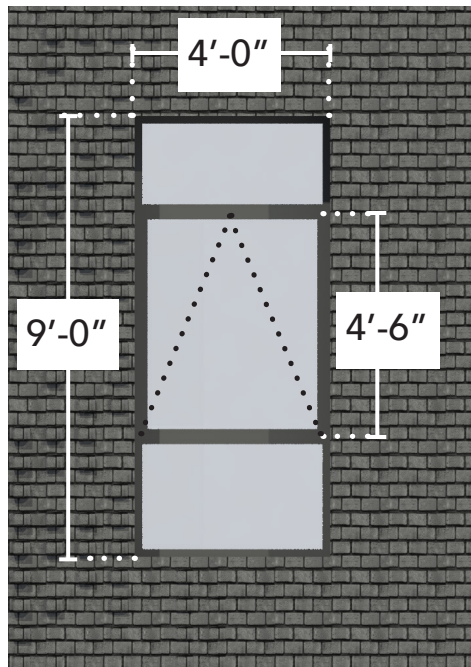


MESH GUARDRAIL AT TERRACE



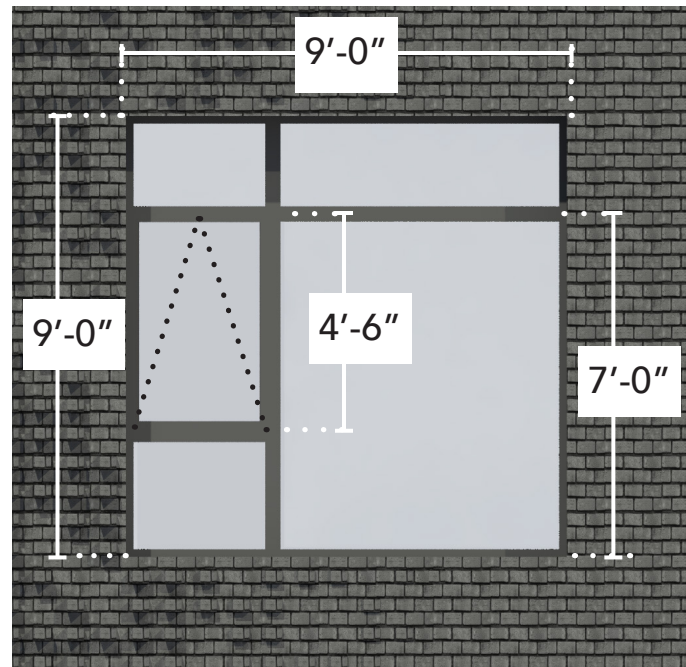
# APARTMENT BUILDING\_A-1\_WINDOW, DOOR, + STOREFRONT SHEET

**WINDOW TYPE A**



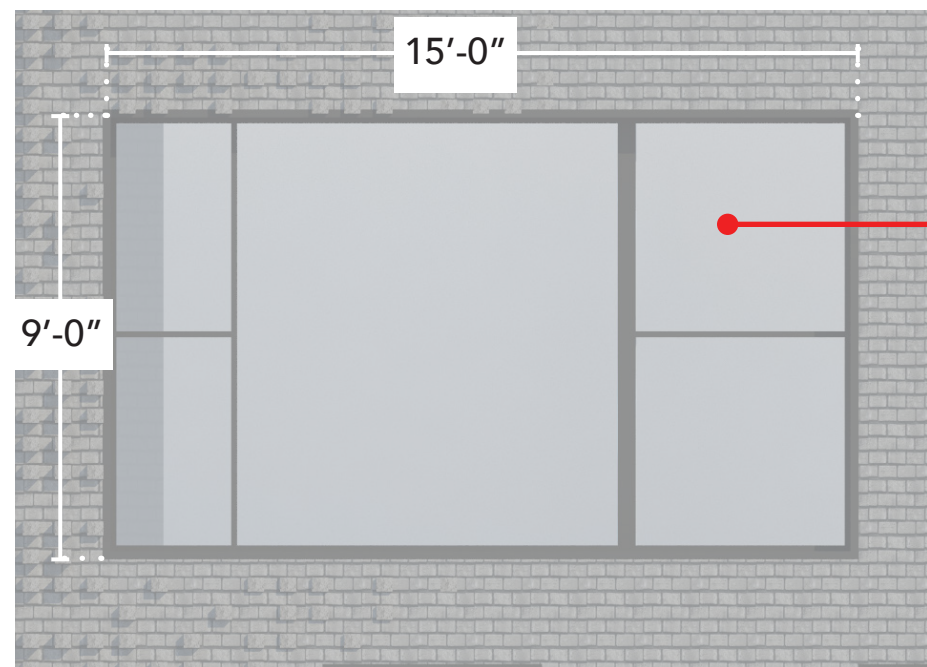
**TYPE A\_4'-0" X 9'-0" DARK ANODIZED ALUMINUM WINDOW.**

**WINDOW TYPE B**



**TYPE B\_9'-0" X 9'-0" DARK ANODIZED ALUMINUM WINDOW.**

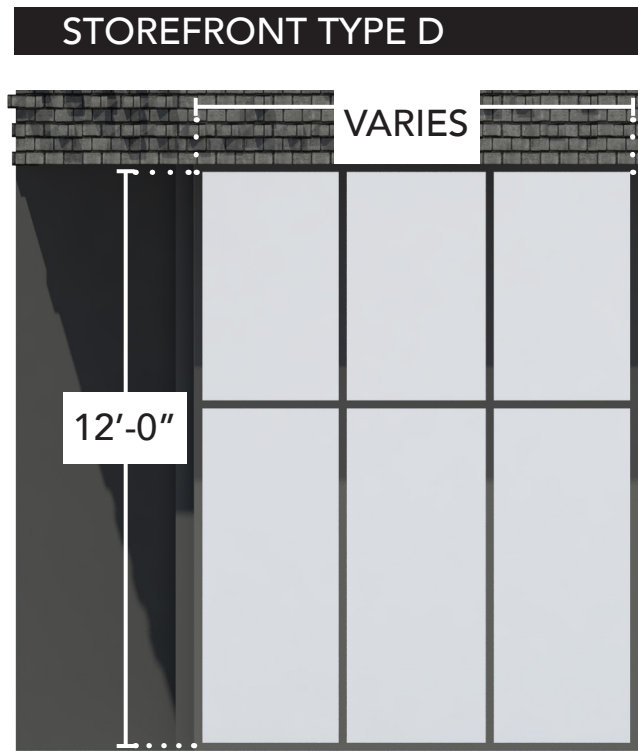
**WINDOW TYPE C**



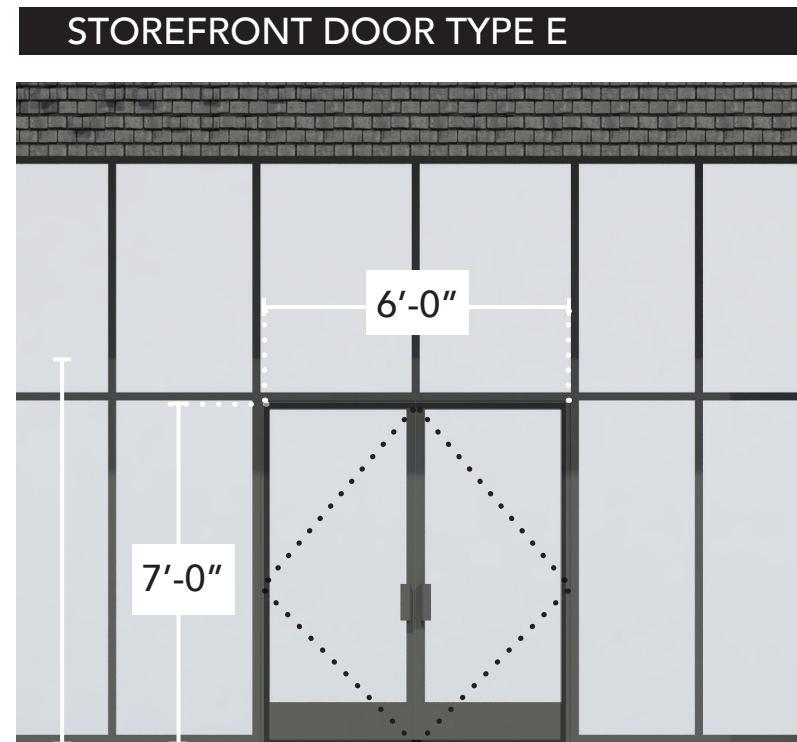
**TYPE C\_15'-0" X 9'-0" DARK ANODIZED ALUMINUM WINDOW.**



# APARTMENT BUILDING\_A-1\_WINDOW, DOOR, + STOREFRONT SHEET



**TYPE D\_12'-0"** TALL DARK ANODIZED ALUMINUM STOREFRONT SYSTEM, 3'-0" WIDE MODULES.



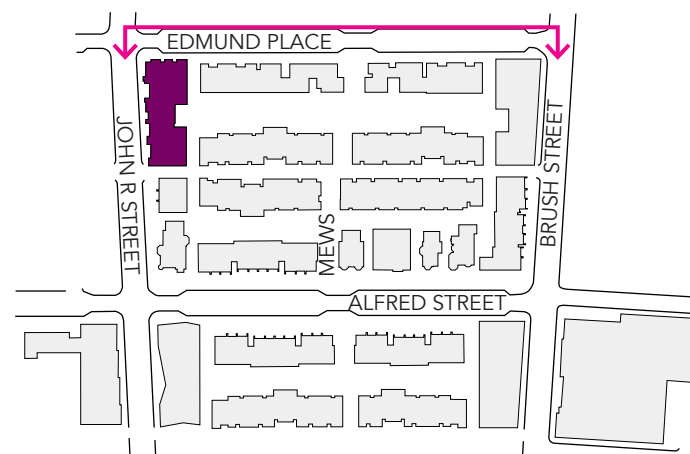
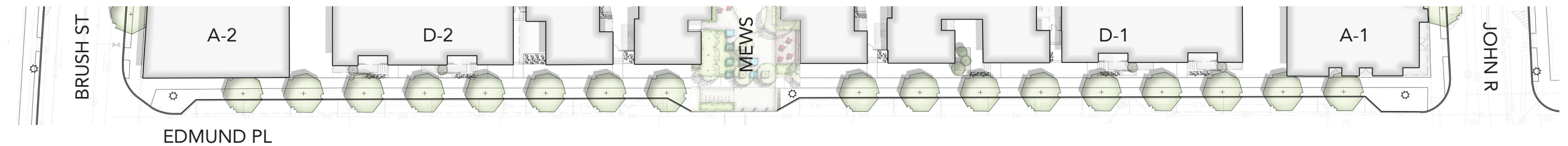
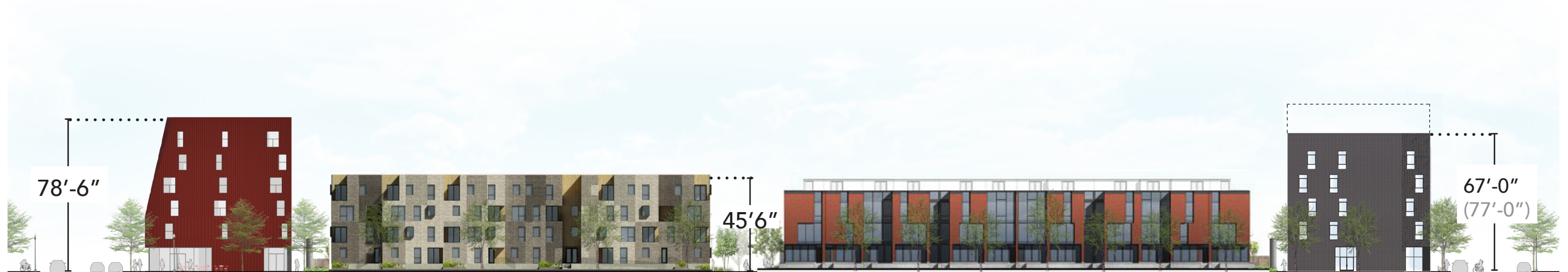
**TYPE E\_6'-0" X 7'-0"** DARK ANODIZED ALUMINUM STOREFRONT DOUBLE DOORS.



# APARTMENT BUILDING\_A-1\_APENDIX



# APARTMENT BUILDING\_A-2\_BLOCK CONTEXT



# APARTMENT BUILDING\_A-1\_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS

## Relationship of roof shapes (#11)

- » Flat roofs at varying heights

## Relationship of significant landscape features and surface treatments (#13)

- » Sidewalks are maintained characteristically close to the curb
- » Street trees in the landscape strip between sidewalk and curb
- » Vegetated roof decks provide additional landscaped elements to the facades
- » Vehicular site access is maintained from the rear off existing alley



VERTICALLY-ORIENTED MASSES



## Scale of facades and facade elements (#15)

- » Facades elements at differing scales
- » Overall building is broken into five distinct masses, breaking up the horizontal scale of the building
- » Ground floor retail openings are large in scale, signifying a public use
- » Residential openings are smaller in scale and more rhythmic

## Directional expression of front facades (#16)

- » Each facade is comprised of vertical design elements
- » Residential windows are vertically proportioned
- » Overall building is broken into vertically-oriented masses

## Degree of complexity with the facades (#19)

- » Detailed brick patterning creates complexity in shadow lines and material texture
- » Differing window sizes and spacing on the residential levels offer more architectural interest than typical repetitive openings
- » Dark metal mullions and window surrounds add simple detail to windows

# APARTMENT BUILDING\_A-1\_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS

## Orientation, vistas, overviews (#20)

- » Primarily oriented to John R, consistent with other apartment buildings oriented to north-south streets
- » Roof terraces at each floor provide views of the street, neighborhood, and Downtown; each terraced area has unique views
- » Building defines the street edge and provides a visibly active corner
- » Restores the historic relationship of vistas within the neighborhood

## Symmetric or asymmetric appearance (#21)

- » Asymmetrical but balanced composition - common throughout the neighborhood



VIEWS SOUTH TO DETROIT SKYLINE



## General environmental character (#22)

- » Brick is utilized in a contemporary application to create architectural detail and contrast
- » The building's mass acknowledges the heights of nearby existing structures, blending with the neighborhood fabric



Detroit Historic District Commission  
2 Woodward, suite 808  
Detroit, Michigan 48226

May 17, 2021

Dear Detroit Historic District Commission,

On behalf of Brush Park Development Company Phase I LLC ("BPDC"), we are submitting for your consideration and approval a revised design package for 200 Edmund Place (formerly known as 'A1') at our City Modern development in Brush Park.

The Commission will recall that an original concept design for 200 Edmund Place was approved in 2016 as a part of the development agreement between the City of Detroit and BPDC.

Since approval of the project in 2016 and start of construction late that year, there has been 13 ground-up (new construction) buildings completed at City Modern. The completed buildings include Affordable (LIHTC) Seniors Housing, market rate multi-family product, the rehabilitation of 3 historic homes on Alfred Street as well as for sale townhome and carriage home units, totaling more than 275 units.

The design package attached herein addresses the many 'lessons learned' in delivering the above-mentioned buildings at City Modern. As you will note throughout the package, we have not wavered from the original design intent and the many historic elements of design remain untouched. The revisions as noted throughout the package address our concerns as a long-term owner/operator of real estate and our ability to manage and maintain our properties to the highest level.

We believe the revisions have resulted in a superior product that will better complement and enhance the Historic Brush Park Neighborhood for years to come. We hope you find the enclosed design to be aligned with the Commission's expectations, as well as our united goals of increasing local housing supply and building a vibrant and thriving Detroit.

Sincerely,

A handwritten signature in black ink that reads "Jonathan A. Mueller". The signature is written in a cursive, flowing style.

Jonathan Mueller  
*Senior Director, Development*

Bedrock Management Services LLC on behalf of Brush Park Development Company Phase I LLC



## Mueller, Jonathan

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**From:** Jason Proctor <jproctor@sachse.net>  
**Sent:** Friday, June 4, 2021 2:34 PM  
**To:** Mueller, Jonathan  
**Cc:** Bodley, Andrew; Brown, David  
**Subject:** FW: [EXTERNAL] Re: Brush Park A1 - PRV2017-00777 - Plan Review Status

**Jason Proctor**  
PROJECT MANAGER

C 262-409-3157  
D 313-481-8200  
E jproctor@sachse.net

**SACHSE CONSTRUCTION**

3663 Woodward Avenue | Suite 500 | Detroit, MI 48201

Web [www.sachseconstruction.com](http://www.sachseconstruction.com) | Fax 313-481-8250



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**From:** Charles Reed <reedc@detroitmi.gov>  
**Sent:** Wednesday, September 2, 2020 12:16 PM  
**To:** Evan Pomeroy <epomeroy@sachse.net>  
**Cc:** Marian Enwyia <menwyia@sachse.net>; Jason Proctor <jproctor@sachse.net>  
**Subject:** [EXTERNAL] Re: Brush Park A1 - PRV2017-00777 - Plan Review Status

You only have Fire outstanding. The other reviewers have completed their reviews.

Best Regards,

Charles Oscar Reed V

Supervisor Of Plan Review

..... "KEEP ON" .....

Buildings, Safety Engineering & Environmental Department

Plan Review Division

Coleman A. Young Municipal Center

2 Woodward Avenue, Suite 409

Detroit, Michigan 48226

Phone: (313) 224-0297

Email: [reedc@detroitmi.gov](mailto:reedc@detroitmi.gov)

Michael Duggan, Mayor

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**From:** Evan Pomeroy <epomeroy@sachse.net>  
**Sent:** Wednesday, September 2, 2020 12:02 PM  
**To:** Charles Reed <reedc@detroitmi.gov>  
**Cc:** Marian Enwyia <menwyia@sachse.net>; Jason Proctor <jproctor@sachse.net>; Evan Pomeroy <epomeroy@sachse.net>  
**Subject:** [EXTERNAL] Brush Park A1 - PRV2017-00777 - Plan Review Status

Good afternoon Inspector Reed,

I was talking with Chief Hewlett yesterday regarding the plan review for the project above, and was told to contact you regarding the status of the permit review process to see what departments have or still need to finish their review of the resubmitted comments and drawings.

Would you be able to let us know, or point me in the correct direction as to who to talk to regarding this? We'd like to give the owner an update as to where we are at in the process, and what other comments/concerns have come back with the re-review.

Feel free to give me a call to discuss as well if that is easier.

Thank you for your help!

**Evan Pomeroy**

Assistant Project Manager



**SACHSE CONSTRUCTION**

1528 Woodward Avenue | Suite 600 | Detroit, MI 48226

**P** 313-481-8200 | **C** 313-549-6651 | **F** 313-481-8250

[epomeroy@sachse.net](mailto:epomeroy@sachse.net) | [www.sachseconstruction.com](http://www.sachseconstruction.com)

**WE'RE MOVING!**

On **September 28**, Sachse Construction is relocating to a new space in Detroit. Mark your calendars!

**ON SEPTEMBER 28, OUR NEW HOME WILL BE**

3663 Woodward Avenue | Suite 500 | Detroit, MI 48201

CONSTRUCTION MANAGEMENT • GENERAL CONTRACTING  
LEED INITIATIVES • TENANT COORDINATION  
DESIGN BUILD • POST CONSTRUCTION

**ATTENTION: This email was sent from an external source. Please be extra cautious when opening attachments or clicking links.**

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

DATE: \_\_\_\_\_

## PROPERTY INFORMATION

ADDRESS(ES): \_\_\_\_\_ AKA: \_\_\_\_\_

PARCEL ID: \_\_\_\_\_ HISTORIC DISTRICT: \_\_\_\_\_

SCOPE OF WORK:  Windows/Doors  Walls/Siding  Painting  Roof/Gutters/Chimney  Porch/Deck/Balcony  Addition  
(Check ALL that apply)  Demolition  Signage  New Building  Major Alteration (3+ scope items)  Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION: 5-story ground-up mixed-use building with 4,600 sf of ground floor retail and 35 market-rate residential units on levels 2-5.

## APPLICANT IDENTIFICATION

Property Owner/Homeowner  Contractor  Tenant or Business Occupant  Architect/Engineer/Consultant

NAME: \_\_\_\_\_ COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## 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](http://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 (BSEtED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: **HDC@DETROITMI.GOV**

# P2 - BUILDING PERMIT APPLICATION

Date: \_\_\_\_\_

## PROPERTY INFORMATION

Address: \_\_\_\_\_ 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: \_\_\_\_\_

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)

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: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ Email: \_\_\_\_\_

**Contractor**  Contractor is Permit Applicant

Representative Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

City of Detroit License #: \_\_\_\_\_

**TENANT OR BUSINESS OCCUPANT**  Tenant is Permit Applicant

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

Name: \_\_\_\_\_ State Registration#: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

**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: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Permit Applicant)

Driver's License #: \_\_\_\_\_ Expiration: \_\_\_\_\_

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

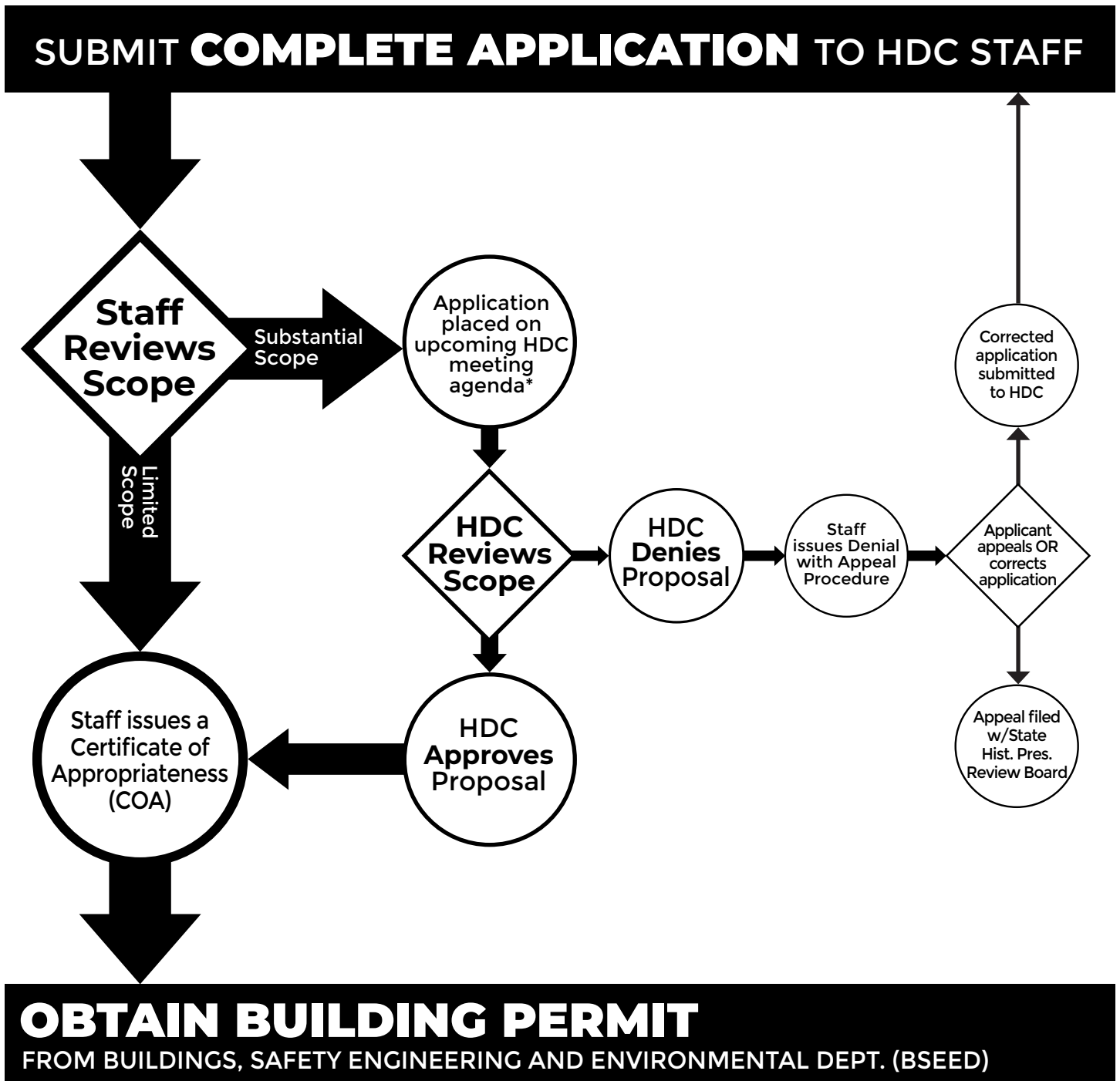
Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**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](http://detroitmi.gov/bseed/elaps) for more information.



# HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



\* THE COMMISSION MEETS REGULARY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH.  
(SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT: [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc)