

STAFF REPORT: 10/13/2021 MEEETING

PREPARED BY: J. ROSS

ADDRESS: 108 (106) E. FOREST

HISTORIC DISTRICT: MADISON-HARMONIE

APPLICATION : #21-7515

APPLICANT: BRAD ROTTSCHAFER

OWNER: FOREST HOUSE LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 9/20/2021

DATE OF STAFF SITE VISIT:10/7/2021

SCOPE: REVISION TO PREVIOUSLY-APPROVED DESIGN

EXISTING CONDITIONS

The project area is an empty, grassy parcel that is located at the southwest corner of John R and E. Forest. An historic-age, brick church is located directly to the west of the subject parcel, while a ca. 1910, brick single family home is to the south. A non-historic, 13-story red brick apartment building is to the north on E. Forest and an expansive ca. 1980, 5-story hospital is to the east, on John R.



108 E. Forest, 10/7/2021 Staff site visit

PROPOSAL

The applicant appeared in front of the Commission at their regular March 2019 meeting with a proposal to erect a new, mixed-use building within the subject parcel. Specifically, the building was proposed to be erected according to the following description:

- The new building shall house one commercial space on the ground floor and 11 living units. The 3-4 story, high building will feature an L-plan with an interior paved driveway area to the rear. The building setback is consistent with nearby/adjacent historic buildings to allow for small front lawns and porches. A narrow landscaped area to the west of the building will serve as a buffer between the building and the church next door. Exterior walls will be clad with a buff brick and precast concrete panel at the first story and lapped

composite siding with metal panel accents at stories 2-4. The rooftop will feature a sheltered deck area. Windows and doors are aluminum.

The Commission approved the proposed design with no conditions.

With the current proposal, the applicant is seeking the Commission's approval to revise the design that was approved in 2019 as per the submitted design. Per the submitted documents, the primary elements which are proposed for revision include the following:

- Expanded covered rooftop area
- Elimination of the stair to rooftop
- Enclose rooftop area
- Between windows, add "wood look" lapped metal siding accents
- Revision to window configuration
- Removal of 3rd floor balconies
- Replacement of proposed glass guardrails with metal
- At rooftop enclosed area, replace cement board siding with metal panel siding
- Replace full-light glass doors with wood doors
- At first story/base, replace precast concrete with brick
- At front and side elevations, slightly reduce setbacks

Per the applicant the new windows, doors "wood look" metal, and rooftop enclosure siding materials are the following:

- Windows are Quaker Aluminum.
- Knotwood is the wood looking metal siding. This is a very high quality product that is thick gauged aluminum. <https://alumarch.com/knotwood-woodgrain-colors/>
- The siding proposed on the rooftop is the same that is on the connecting townhouse to the live/work, which is CorTen Metal.
- The doors are Jeldwen CCA 100 Doors. The architect wants a more Scandinavian look to them. They will be stained to match Metal Wood. See photos of how we used them on a custom home.

STAFF OBSERVATIONS AND RESEARCH

- Note, that staff does have the authority to approval "minor revisions" to designs/applications which the Commission has approved. However, in this case, staff is forwarding these proposed revisions to the Commission due to the large number of proposed new/revised work items.
- It is staff's opinion that the proposed revisions are in keeping with the district's elements of design and meet the Standards

ISSUES

- None

RECOMMENDATION

Section 21-2-78. Determinations of the Historic District Commission

Staff recommends that the Commission issue a Certificate of Appropriateness (COA) for the proposed project because it conforms to the district's Elements of Design and meet the Secretary of the Interior Standards for Rehabilitation



APPROVED

SUGAR HILL | JOHN R & FOREST

MOSAIC HOMES

CHAD GOULD ARCHITECT LLC ©2019

May 27, 2019



REVISED*

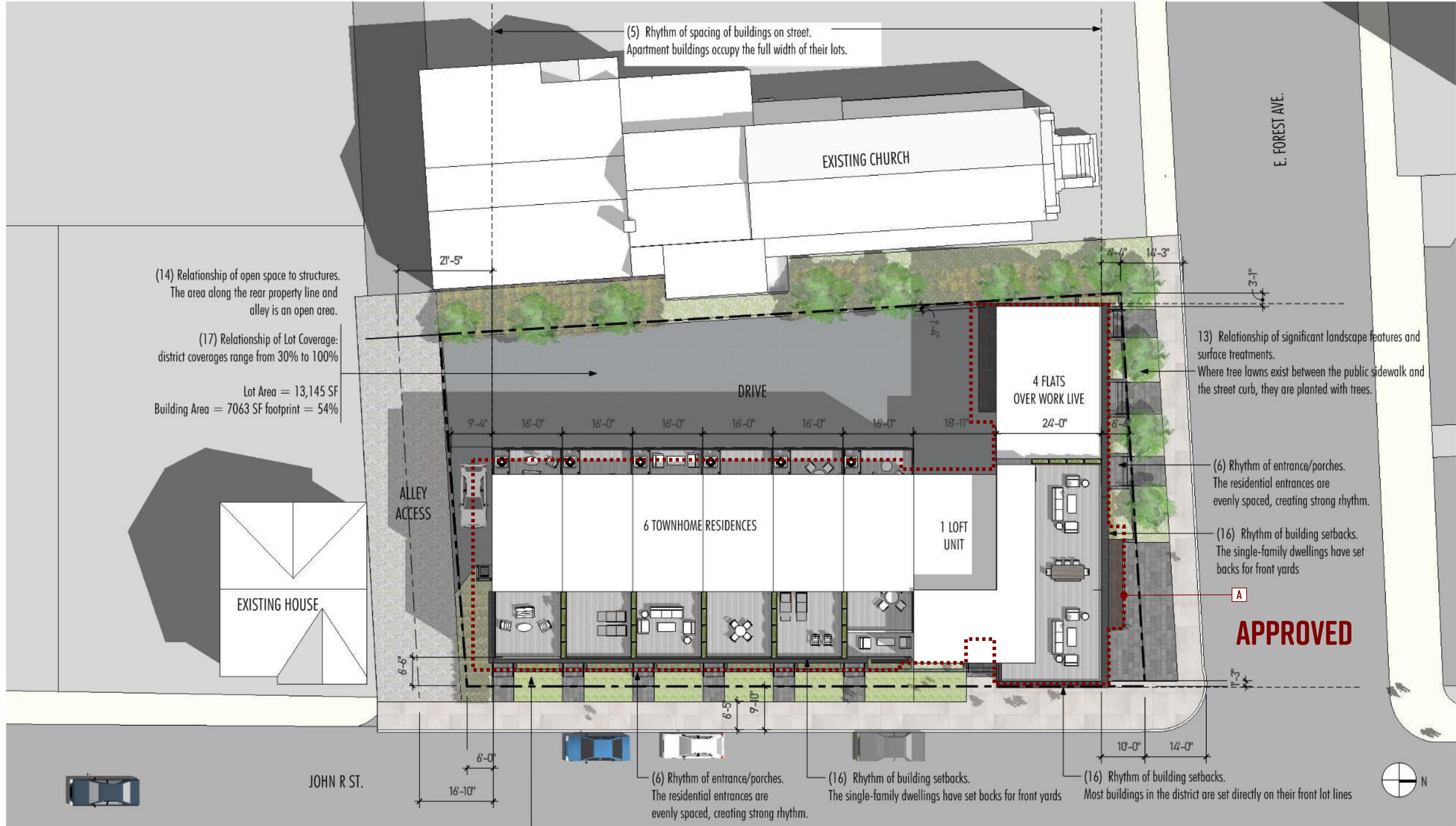
* SEE ELEVATION SHEETS FOR NOTED DIFFERENCES

SUGAR HILL | JOHN R & FOREST

MOSAIC HOMES

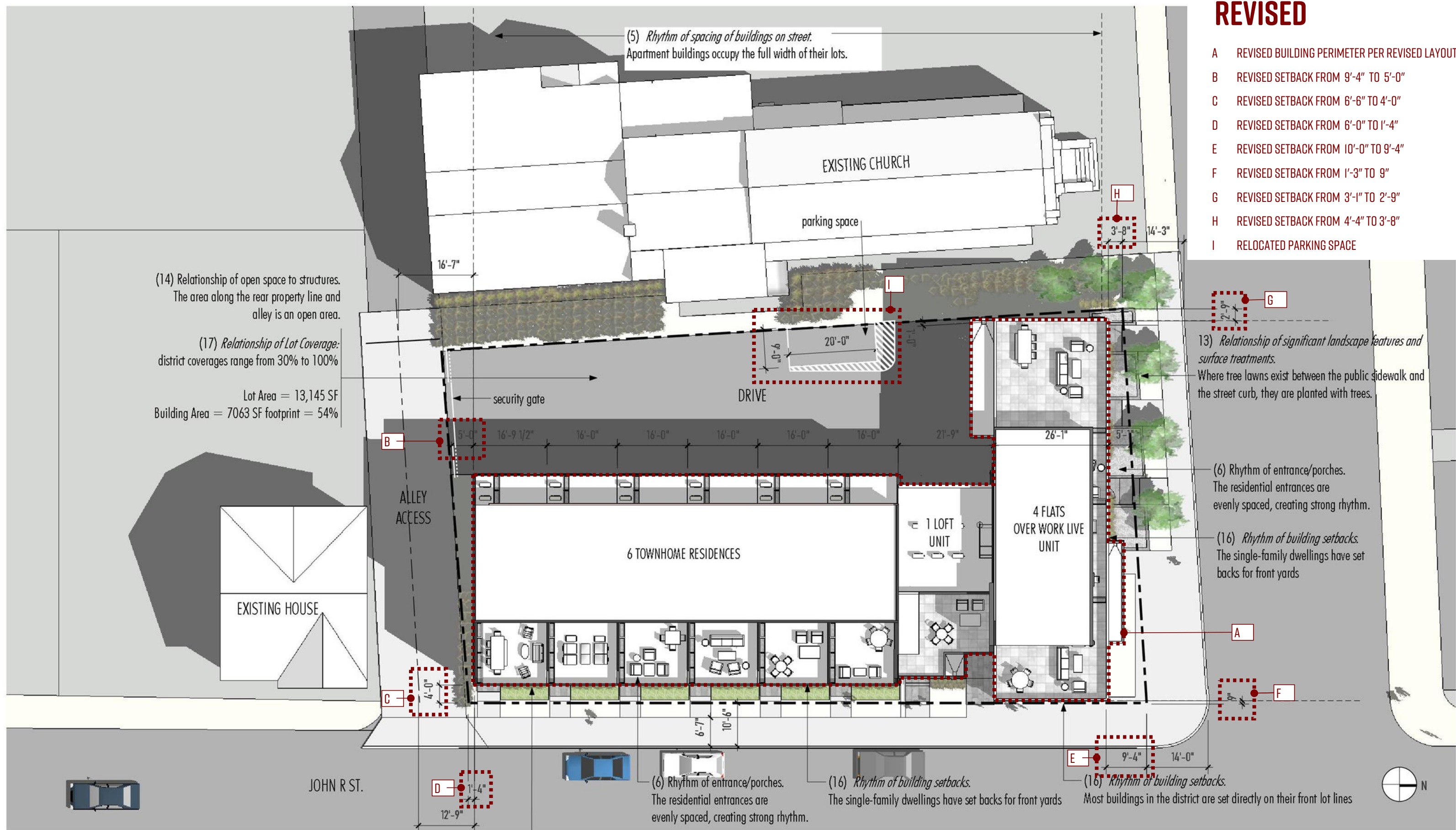
CHAD GOULD ARCHITECT LLC ©2019

August 28, 2021



(13) Relationship of significant landscape features and surface treatments. Where apartment buildings are set back slightly from the public sidewalks, a shallow area of grass turf front lawn exists. single-family dwellings generally have shallow front lawn with plantings

SITE PLAN 1/20'



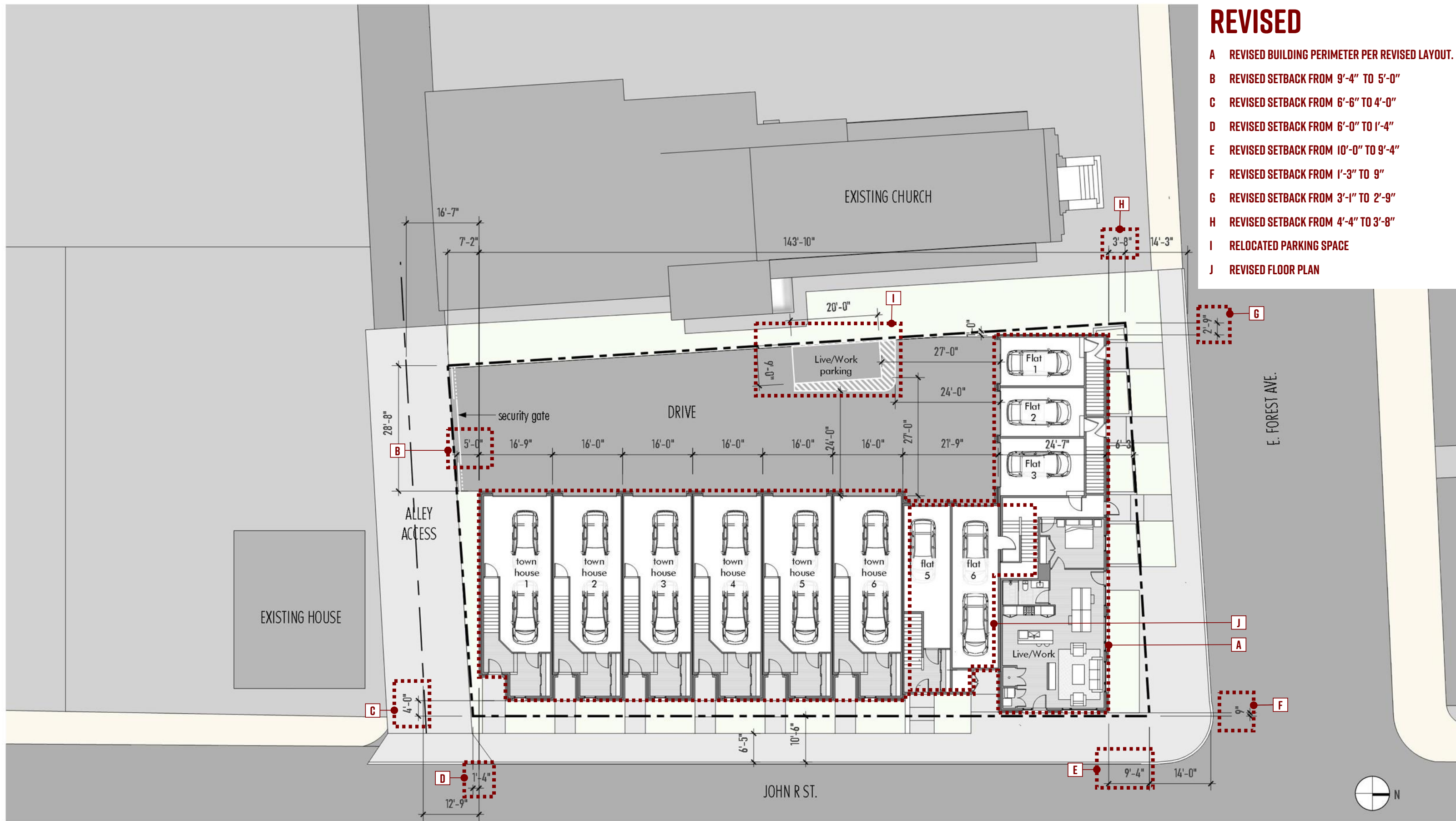
(13) Relationship of significant landscape features and surface treatments. Where apartment buildings are set back slightly from the public sidewalks, a shallow area of grass turf front lawn exists. single-family dwellings generally have shallow front lawn with plantings

SITE PLAN 1/20'



APPROVED

OVERALL GROUND FLOOR PLAN 20'



REVISED

- A REVISED BUILDING PERIMETER PER REVISED LAYOUT.
- B REVISED SETBACK FROM 9'-4" TO 5'-0"
- C REVISED SETBACK FROM 6'-6" TO 4'-0"
- D REVISED SETBACK FROM 6'-0" TO 1'-4"
- E REVISED SETBACK FROM 10'-0" TO 9'-4"
- F REVISED SETBACK FROM 1'-3" TO 9"
- G REVISED SETBACK FROM 3'-1" TO 2'-9"
- H REVISED SETBACK FROM 4'-4" TO 3'-8"
- I RELOCATED PARKING SPACE
- J REVISED FLOOR PLAN

OVERALL GROUND FLOOR PLAN 20'



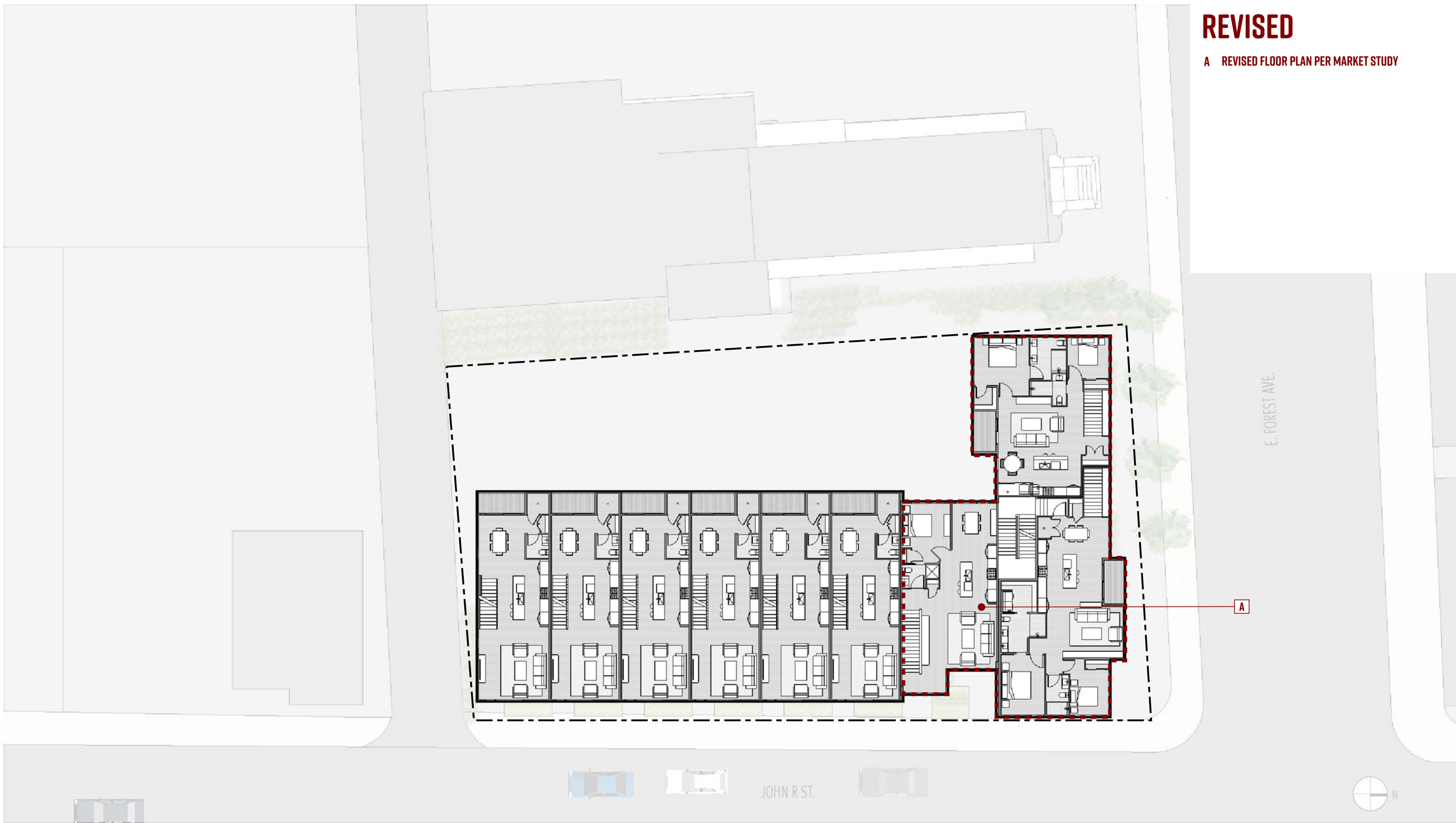
APPROVED

JOHN R ST.

E. FOREST AVE.



OVERALL SECOND FLOOR PLAN | 20'



REVISED

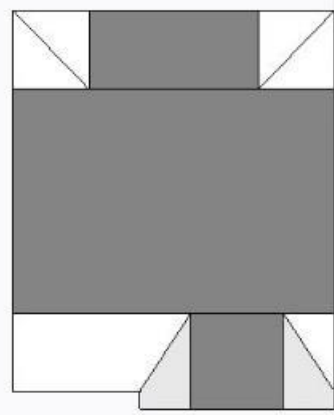
A REVISED FLOOR PLAN PER MARKET STUDY

JOHN R ST.

E. FOREST AVE.



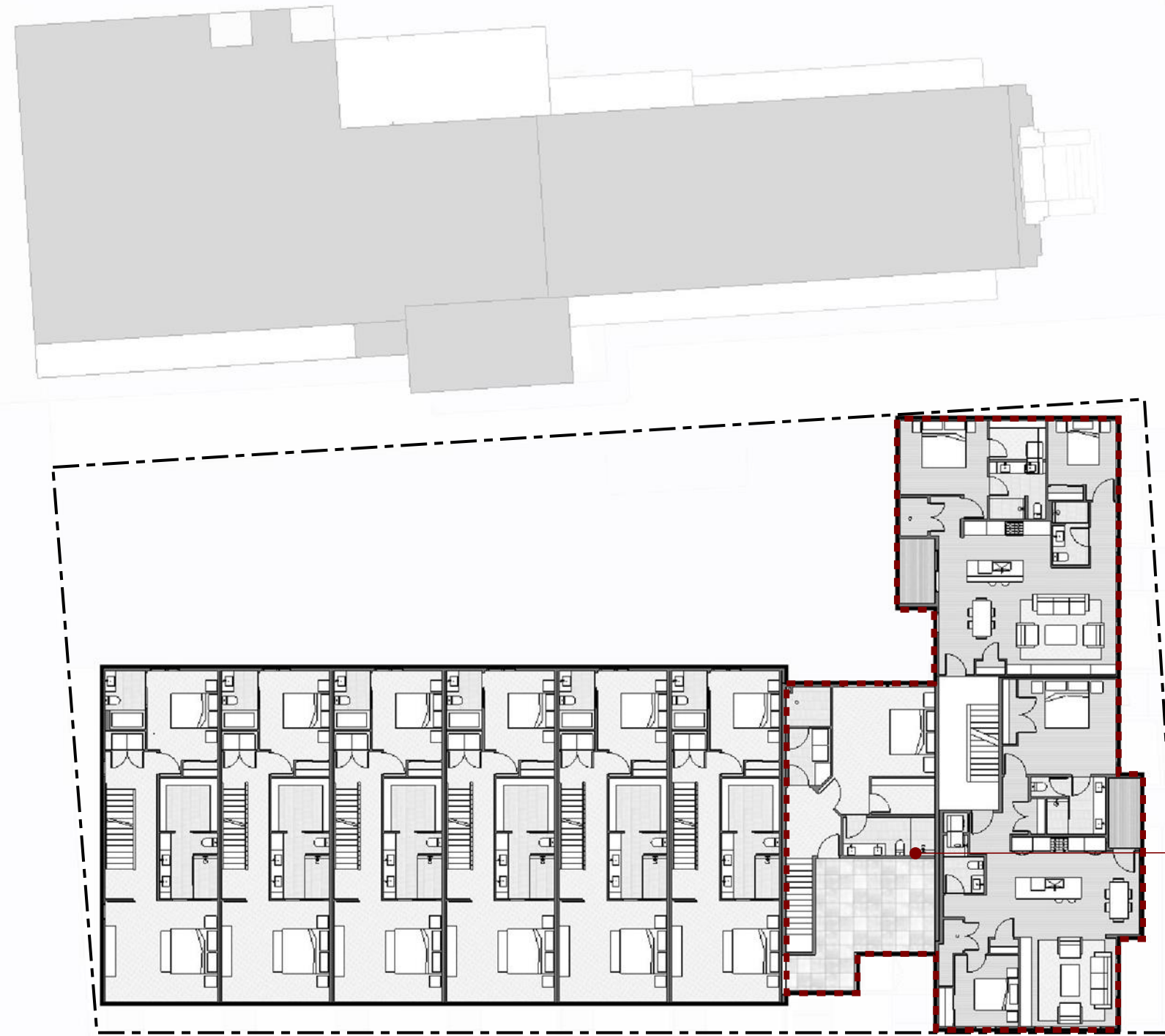
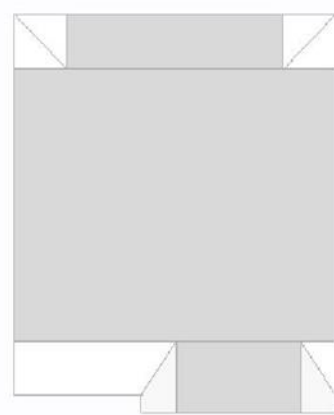
OVERALL SECOND FLOOR PLAN | 20'



APPROVED



OVERALL THIRD FLOOR PLAN | 20'

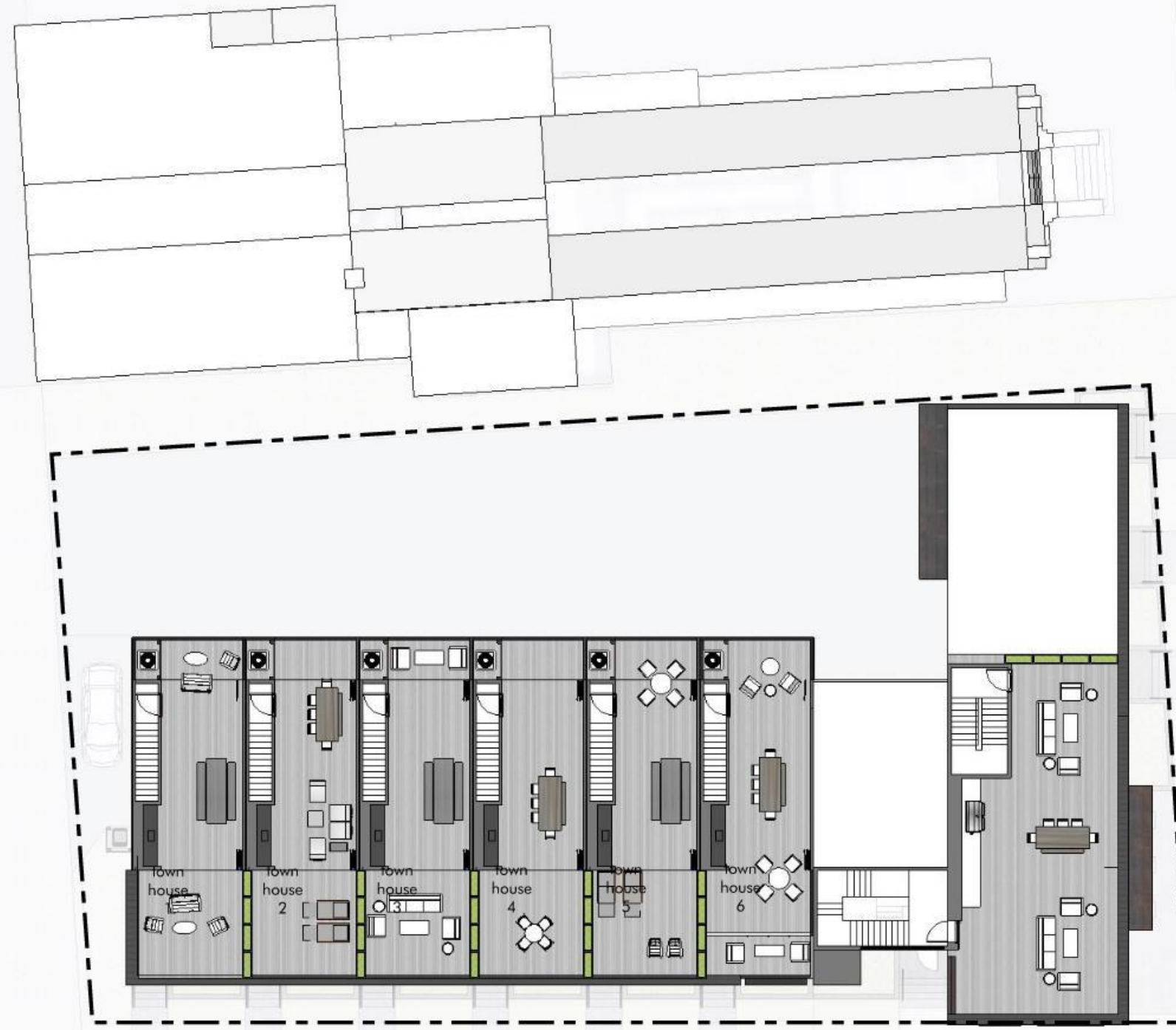
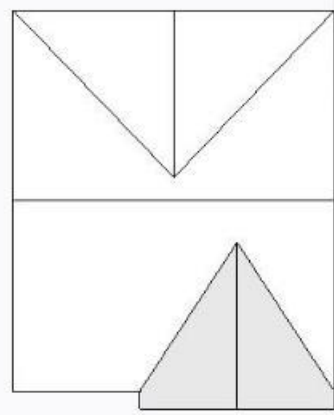


REVISED

A REVISED FLOOR PLAN PER MARKET STUDY



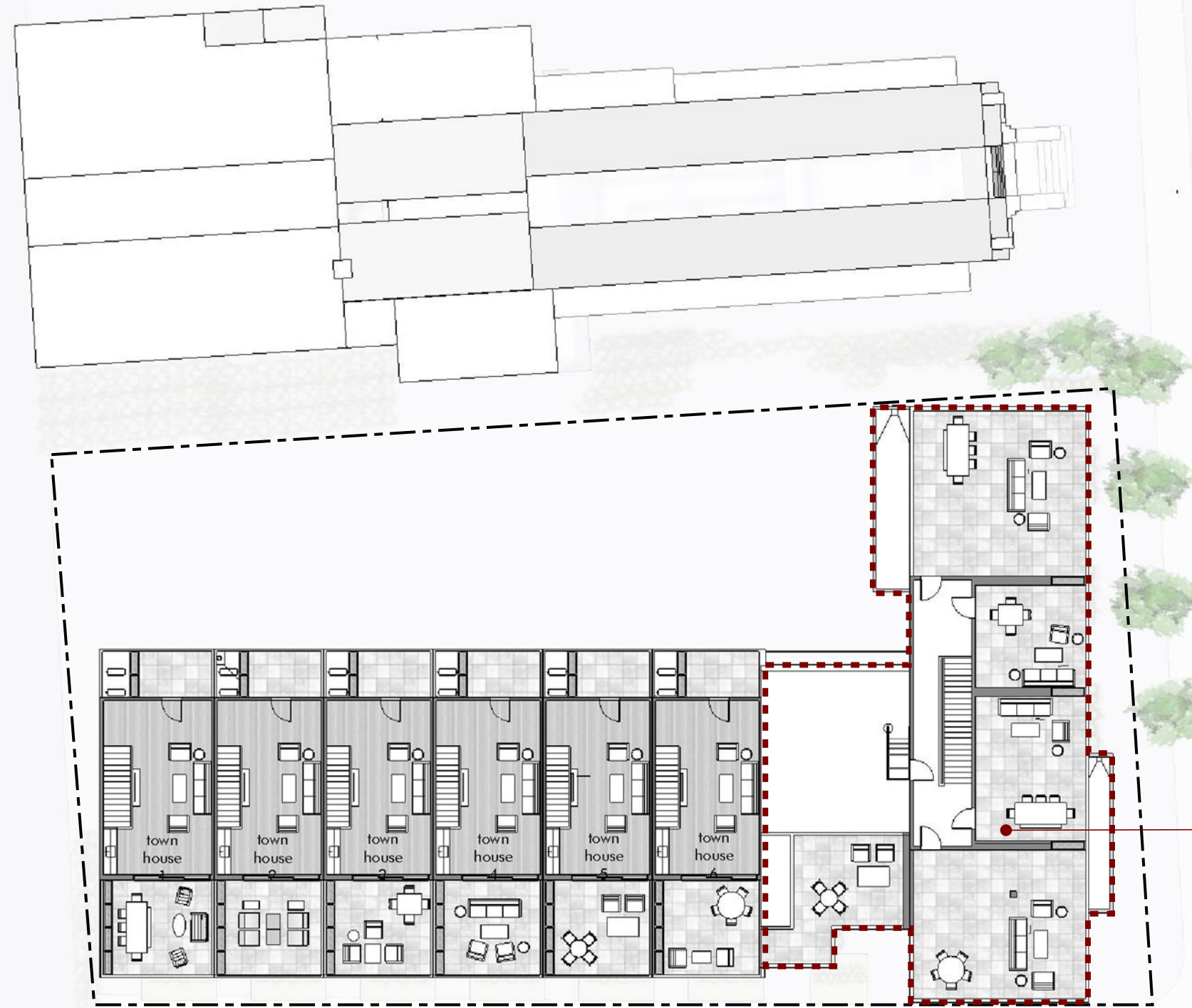
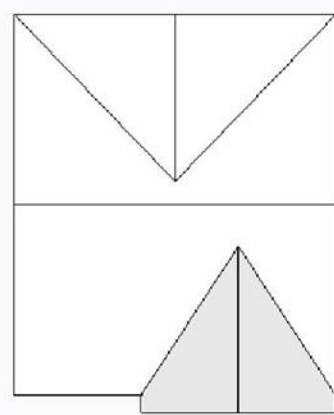
OVERALL THIRD FLOOR PLAN | 20'



APPROVED



OVERALL THIRD FLOOR PLAN | 20'



REVISED

A REVISED FLOOR PLAN PER MARKET STUDY



OVERALL FOURTH FLOOR PLAN | 20'



APPROVED



REVISED

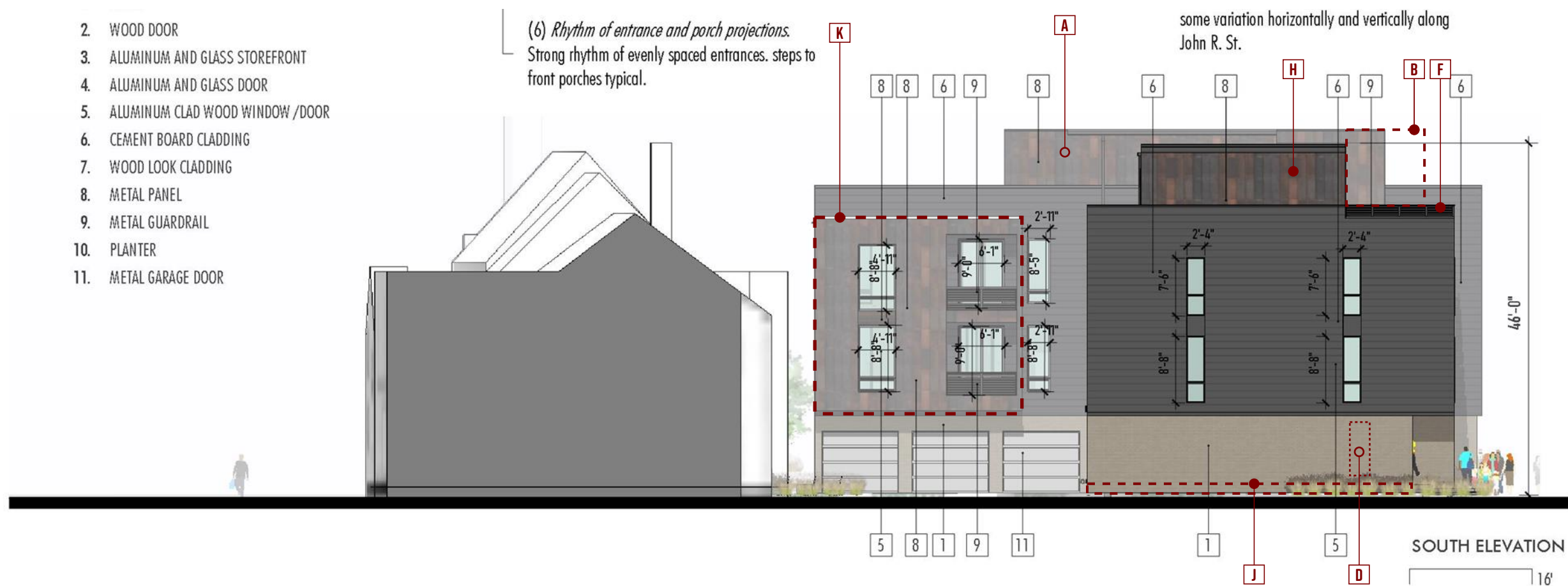
- A EXPANDED COVERED ROOFTOP AREA.
- B ELIMINATED STAIR TO ROOFTOP.
- C ADDED WOOD LOOK SIDING BETWEEN WINDOWS.
- D REVISED WINDOW.
- E ELIMINATED BALCONIES ON THIRD FLOOR.
- F REVISED GUARDRAIL FROM GLASS TO METAL.
- G ENCLOSED COVERED ROOFTOP DECK.
- H REVISED CEMENT BOARD LAP SIDING TO METAL SIDING.
- I REVISED DOOR STYLE FROM FULL GLASS TO WOOD.
- J ELIMINATED PRECAST BASE REPLACE WITH BRICK
- K REVISED BALCONY AREA PER ADDED BEDROOM.



APPROVED

CHAD GOULD ARCHITECT LLC ©2019

MOSAIC HOMES | SUGAR HILL | JOHN R & F



REVISED

- A EXPANDED COVERED ROOFTOP AREA.
- B ELIMINATED STAIR TO ROOFTOP.
- C ADDED WOOD LOOK SIDING BETWEEN WINDOWS.
- D REVISED WINDOW.
- E ELIMINATED BALCONIES ON THIRD FLOOR.
- F REVISED GUARDRAIL FROM GLASS TO METAL.
- G ENCLOSED COVERED ROOFTOP DECK.
- H REVISED CEMENT BOARD LAP SIDING TO METAL SIDING.
- I REVISED DOOR STYLE FROM FULL GLASS TO WOOD.
- J ELIMINATED PRECAST BASE REPLACE WITH BRICK
- K REVISED BALCONY AREA PER ADDED BEDROOM.



APPROVED

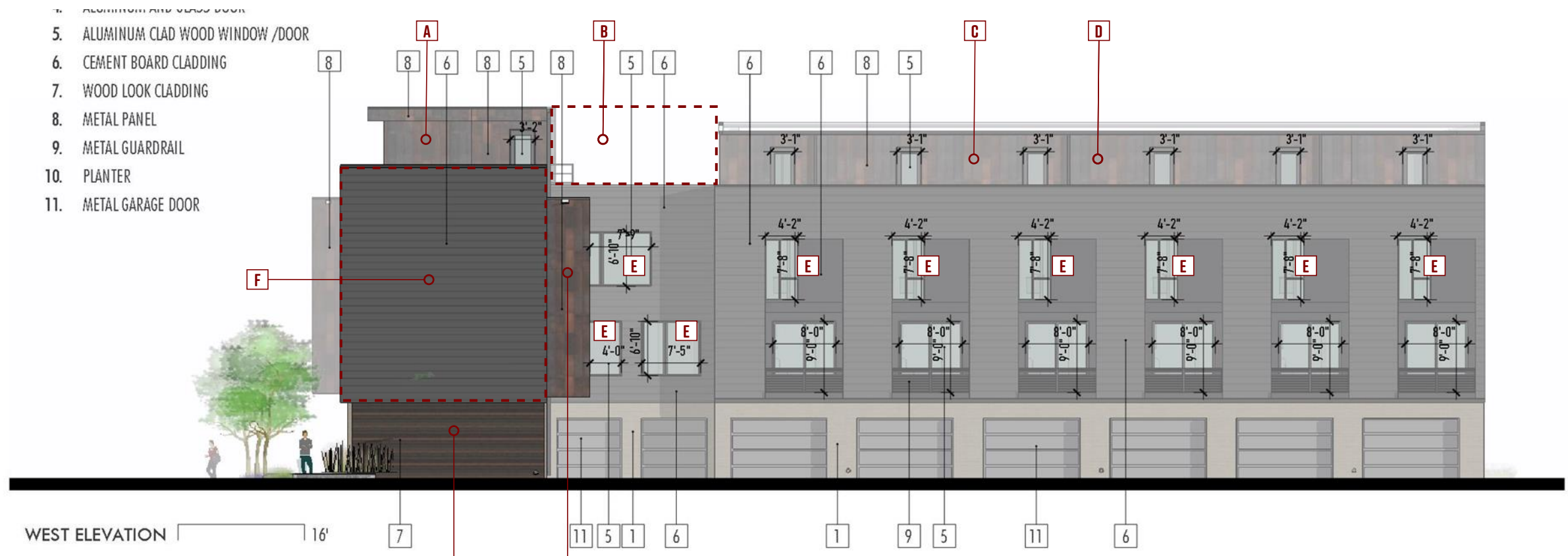


REVISED

- A EXPANDED COVERED ROOFTOP AREA.
- B ELIMINATED STAIR TO ROOFTOP.
- C ENCLOSED COVERED ROOFTOP DECK.
- D REVISED CEMENT BOARD LAP SIDING TO METAL SIDING.
- E REVISED WINDOW
- F ELIMINATED WINDOWS PER BUILDING CODE. TOO CLOSE TO PROPERTY LINE
- G REVISED FROM BRICK TO WOOD LOOK METAL SIDING.
- H REVISED BALCONY AREA PER ADDED BEDROOM.



APPROVED



REVISED

- A EXPANDED COVERED ROOFTOP AREA.
- B ELIMINATED STAIR TO ROOFTOP.
- C ENCLOSED COVERED ROOFTOP DECK.
- D REVISED CEMENT BOARD LAP SIDING TO METAL SIDING.
- E REVISED WINDOW
- F ELIMINATED WINDOWS PER BUILDING CODE. TOO CLOSE TO PROPERTY LINE
- G REVISED FROM BRICK TO WOOD LOOK METAL SIDING.
- H REVISED BALCONY AREA PER ADDED BEDROOM.



APPROVED



REVISED*
* SEE ELEVATION SHEETS FOR NOTED DIFFERENCES



APPROVED



REVISED*

* SEE ELEVATION SHEETS FOR NOTED DIFFERENCES



APPROVED



REVISED*

* SEE ELEVATION SHEETS FOR NOTED DIFFERENCES



FOREST HOUSE

MOSAIC
PROPERTIES

john r & forest avenue

**Live/Work,
Lofts &
Townhomes**

SUGAR HILL ARTS DISTRICT



Table of Contents:

1. Project Description
2. Site Plan and Photos
3. Section 25-2 170 Sugar Hill Arts Historic District (Elements of design)
4. Exhibits
 - Neighborhood Letter. (Exhibit A)
 - Materials List (Exhibit B)
 - Floor Plans and Elevations with Elements of Design Noted. (Exhibit C)



Project Description

INTRODUCTION.

The presented project located at 106 and 118 E. Forest consists of new construction located on an abandon 13,187 sf (.30 acres) parking lot located at the corner of John R and Forest Avenue. This project, along with 84 apartments proposed by Develop Detroit to the South, will significantly improve the Sugar Hill Arts District and bring more residents to the area to help support the arts and local business. The master plan for Sugar Hill includes generating housing uses on vacant land in the district.

The new modern building proposed has 1 Live/Work unit, 4 lofts and 7 townhomes. The residential spaces are small to medium in size from 800 to 1,800 sf not inclusive of porches. These urban spaces are designed to have usable outdoor spaces and porches for its residents to enjoy. The roof top decks will have planter boxes for herbs, vegetables or flowers and will provide a sheltered roof to retreat from the hot, summer sun. The property is being developed and built by Mosaic Properties. www.mosaicproperties.com Construction is expected to commence in April of 2022 and be complete by May of 2023.

This project was previously approved by the Detroit Historic District Commission on 3.13.2019. See Exhibit A.

Covid and increased construction costs created market challenges that lead us to make improvements to the efficiency and increased value of the building. The plan remains very much the same as before with improvements made in the efficiency of stairwell access, increased the size of one of the units and added an additional interior garage. A comparison plan is attached to this submittal in Exhibit C.

BREIF HISTORTY.

In 1957, the Sanborn maps show 4 large homes on the property. By 1977, these homes were shown to be removed. The property served as a parking lot for about 15 years for the church and is currently a fenced enclosed area.

ARCHITECTURAL SUMMARY.

The Sugar Hill District has buildings at multiple heights but most are between 1 and 4 stories. The mass of the building is approximately 38 feet tall, whereas the highest element fo the building, the stairwell to the roof top deck is 46'8". The varying heights of the roof are a design strategy to incorporate the many different roof heights in the Sugar Hill District. As illustrated in the Exhibit C, the approximate roof heights of the house to the South on John R and the Church to the West on Forest Avenue is complementary to their varying heights. Furthermore, setbacks of walls, windows, porches and roof elements give the plan dimension and character that is consistent with the area.

The building is largely symmetrical along John R and asymmetrical as it wraps moured to E. Forest Avenue, which this variation is consistent with the district. The lower portion of the building will be constructed with a buff brick with cast stone trim to provide contrast to the darker horizontal siding and metal noted on the plan. The design is generally rich in the variety of textures and color. The roofs are flat and will be constructed of a rubber. The modernity of the building is cohesive with the buildings in the area and its primary orientation toward John Dingell Veterans Hospital to the East. As to how the plan meets the Elements of Design for the Sugar Hill Arts District, see Exhibit C Plans and corresponding notes.



Proposed: Mosaic Properties.

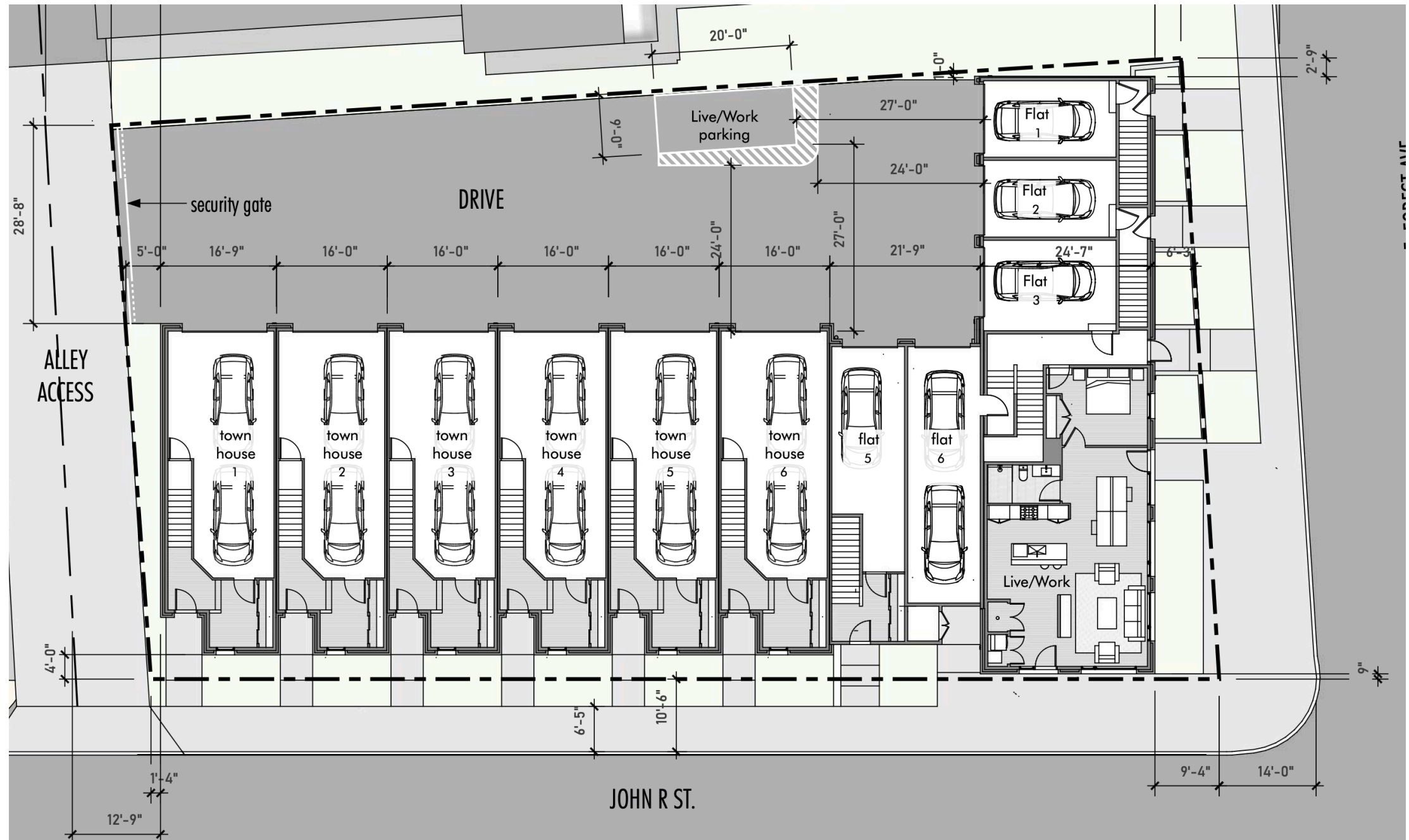


Overview of Site Plan:

Our design intent was to address John R and Forest Avenue with facades that would front both streets in a manner that would best complement the street and hide the garages in the rear of the building from view. This plan accomplishes that goal.

Currently, there is no landscaping or greenery. Our plan is to create a greenbelt between the church to the West and mature tree plantings along E. Forest, which will provide a canopy and cooling effect to this Urban environment. Columnar Trees and Grasses will be planted along John R to create an organic connection between the street and the building.

Ingress/Egress to the site will be located to the South alleyway. The plan has an average 1.5 parking spaces per unit, which meets the ordinance.



SUGAR HILL ELEMENTS OF DESIGN. (See Noted Plans in Exhibit C)

The Sugar Hill/John R Music & Art Historic District defined elements of design, as proposed:

- (1) Height. The proposed building is 4 stories tall. [\[See pages 12, 13\]](#)
- (2) Proportion of building's front façades:

The primary façade along John R has a vertical proportion. The primary façade along E. Forest has a horizontal proportion. [\[See pages 12, 13\]](#)
- (3) Proportion of openings within the façade:

The Storefront windows at the corner of John R and E. Forest are composed of large panes of plate glass above a cast stone concrete apron wall. Entrance openings occupy a variety of positions among the storefronts, one opening on each John R and E. Forest.

The residential units are accessed through individual entrances along John R and Forest. The upper floors have individual window units and feature a variety of window shapes, sizes. The percentages of openings are thirty-five (37) percent along Forest and forty-two (42) along John R. [\[See pages 12, 13\]](#)
- (4) Rhythm of solids to voids in the front façades: Openings within the façades are generally regularly arranged, horizontally by floor and vertically by bay. A rhythm of storefronts at ground level adds to the flow of the buildings on the street level. The single-family dwellings have greater variety in the placement of solids to voids and window sizes and proportions. [\[See pages 12, 13\]](#)
- (5) Rhythm of spacing of buildings on streets: The building occupies the full width of the lot. [\[See pages 12, 13\]](#)
- (6) Rhythm of entrance and/or porch projections. The residential entrances are spaced evenly, and a strong rhythm is created with steps leading to the front porch. [\[See pages 02,12, 13\]](#)
- (7) Relationship of materials. Materials are consistent with the district use of brick and cast stone, metal and glass. Above the ground floor cement board cladding is also utilized. Doors on commercial component are aluminum-framed glass. [\[See pages 12, 13\]](#)
- (8) Relationship of textures. A variety of textural relationships proposed with the use of brick, cast stone, metal, cement board cladding. In general, the design is rich in textural interest. [\[See pages 12, 13\]](#)
- (9) Relationship of colors: Buff color brick with cast stone trim provide contrast to the darker cement board and metal materials above. The design is generally rich in the variety of color. [\[See pages 12, 13\]](#)
- (10) Relationship of architectural details. Architectural details fit the modern date, style and function of the building. [\[See pages 12, 13\]](#)
- (11) Relationship of roof shapes. The roof is flat and consistent with most roofs in the district. [\[See pages 12, 13\]](#)
- (12) Walls of continuity. Walls of continuity are created as much as possible. Abutting buildings along the front lot lines is not possible due to required side setbacks and the alleyway. [\[See pages 02,12, 13\]](#)
- (13) Relationship of significant landscape features and surface treatments. Tree lawns exist between the public sidewalk and the street curb and along E. Forest are planted with trees. Along John R, the building is set back slightly from the public sidewalk and a shallow area of grass turf front lawn is proposed. [\[See page 02\]](#)
- (14) Relationship of open space to structures. The area along the rear property line and alley is an open drive area. [\[See page 02\]](#)
- (15) Directional expression of front elevation. The elevation along John R express vertically while the expression along E. forest expresses horizontality. [\[See pages 02,12, 13\]](#)
- (16) Rhythm of building setbacks. The building is proposed to be set along the front setback at its corner along John R and E. Forest. With small setbacks along both John R. and E. Forest form small yard, landscape, and tree yard areas. [\[See page 02\]](#)
- (17) Relationship of lot coverage. The building occupies most of the lot. The Lot Area = 13,145 SF and Building Area = 7063 SF. Lot coverage is 54% [\[See page 02\]](#)
- (18) Scale of façades and façade elements. The scale of façade elements is appropriate to the style, size and function of the building with large expanses of storefront windows on the ground floor, with residential entrances moderately scaled with smaller scaled windows above. [\[See pages 12, 13\]](#)
- (19) Degree of complexity within the façades. The building is moderately complex. Arrangements of windows, elements and details are generally regular and repetitive in nature along John R, with interest and variation along E. Forest. [\[See pages 12, 13\]](#)
- (20) Orientation, vistas, overviews. The primary orientation of the building is towards John R. Street and E. Forest Ave and vistas are towards the Dingell Veterans Hospital to the east. [\[See pages 12, 13\]](#)
- (21) Symmetric or asymmetric appearance. The building is largely symmetrical along John R and asymmetrical in as it wraps around to E. Forest. This variation is consistent with the district. [\[See pages 12, 13\]](#)
- (22) General environmental character. The proposed character is consistent with the general character within the district. A strong corner is created at E. Forest and John R. The building fills the width of the lot and as much as possible contributes to the street wall. There is consistency and variation in the architecture that fits with its function and is appropriately scaled to the district. [\[See pages 02,12, 13\]](#)



EXHIBIT A.

Detroit Historic Commission Letter

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226
PHONE 313-224-6536
FAX 313-224-1310

3/19/2019

CERTIFICATE OF APPROPRIATENESS

BRAD ROTTSCHAFER
106 E. Forest
DETROIT, MI

RE: APPLICATION NO: 19-6079: 106 E. Forest: Sugar Hill HISTORIC DISTRICT

Dear Mr. Rottschafer:

The Detroit Historic District Commission review this project at the 3/13/2019 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); Section 25-2-57(b) of the 1984 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), the staff of the Detroit Historic District Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness (COA), which is effective as of 3/13/2019.

The following work items as per the signed scope and drawings meets the Secretary of the Interior Standards, standard # 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment*

- Erect a new, mixed use building at 106 E. Forest. Specifically, the building will house one commercial space on the ground floor and 11 living units. The 3-4 story, high building will feature an L-plan with an interior paved driveway area to the rear. The building setback is consistent with nearby/adjacent historic buildings to allow for small front lawns and porches. A narrow landscaped area to the west of the building will serve as a buffer between the building and the church next door. Exterior walls will be clad with a buff brick and precast concrete panel at the first story and lapped composite siding with metal panel accents at stories 2-4. The rooftop will feature a sheltered deck area. Windows and doors are aluminum. with the following conditions:

However, this approval was issued with the condition that staff shall be afforded the opportunity to review and approve the final project construction drawings and landscape plan, to include any minor revisions, prior to the issuance of the permit.

Please retain this Certificate of Appropriateness for your files. You should now proceed to the City of Detroit Buildings Safety and Engineering Department to obtain a building permit. The Detroit Historic District Commission's approval and issuance of a Certificate of Appropriateness does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding this letter, please contact me at (313) 224-8907.

For the Commission:

Jennifer Ross
Staff
Detroit Historic District Commission

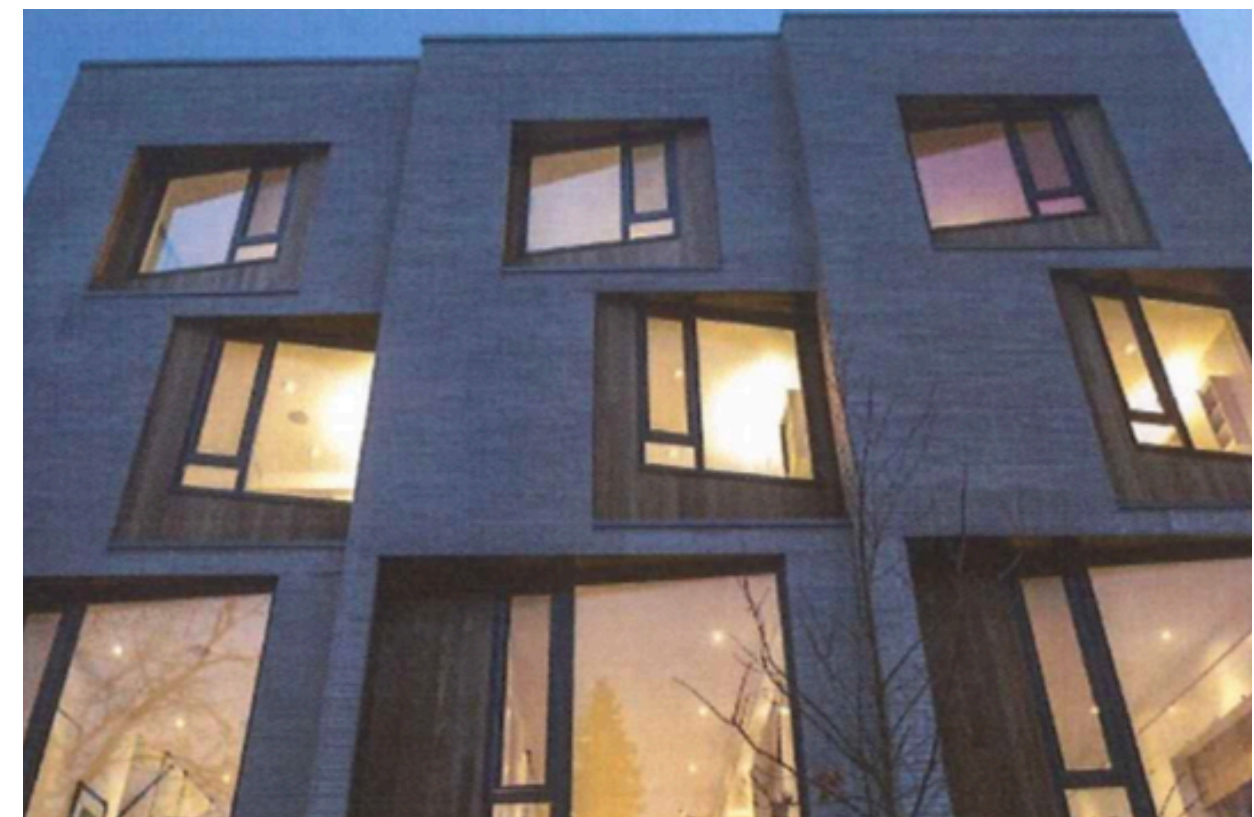


EXHIBIT B

Exterior Siding:

Lap Siding: (6)

Brand: LP Siding.

Color: Match Jeldwen Window

Chestnut Bronze

Smooth Finish 12" inch

www.lpcorp.com



Brick: (1)

Brand: Belden.Brick:

Color: Modular Empire Grey Smooth A.

Sample will be Provided.



Metal on Tower Stairwell: (8)

CoreTen

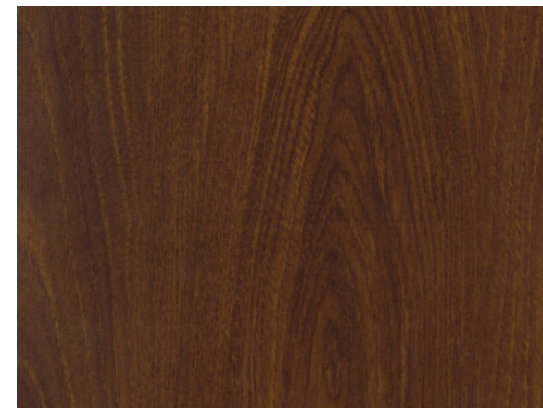
Sample will be Provided.

Wood Details. (7)

Knotwood. Extruded Aluminum.

Color: Kwila

www.knotwood.com



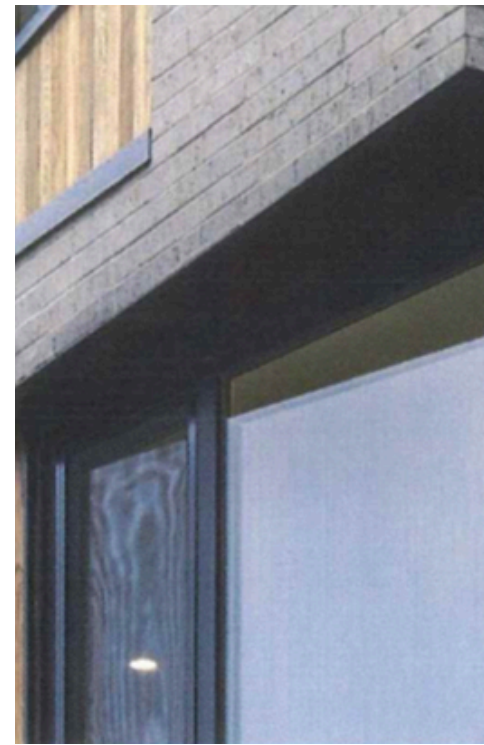
Windows, Doors and Lights:

Windows and Doors On Live/Work: (5)

Brand. Jeldwen Site Line Aluminum Clad

Color: Chestnut Bronze

www.jeldwen.com



P5675-20/30K

Images:



Dimensions:

Diameter: Width: 5"
Depth: 8.7/8"
Height: 14"
H/CTR: 8"

Front Doors Townhomes and Lofts: (4)

Brand. Therma Tru CCR -100

Color: Stain to Match Knotwood Kwila

www.thermatru.com



Exterior Lights on Front Doors and Garages:

Brand. Progress Lighting

Color: Dark Bronze

Garage Doors: (12)

Brand: Accent Doors by CHI Overhead Doors.

Color: Dark Oak

www.chiohd.com/planks

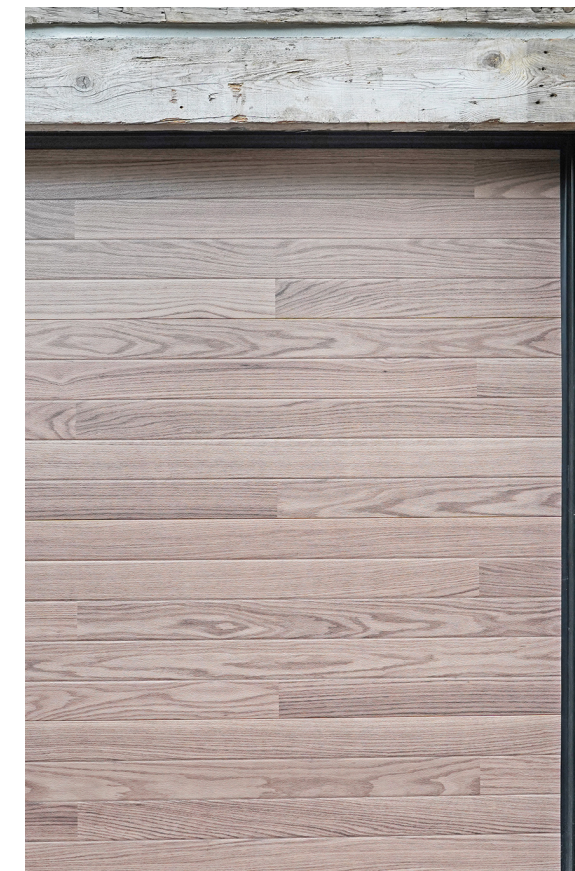
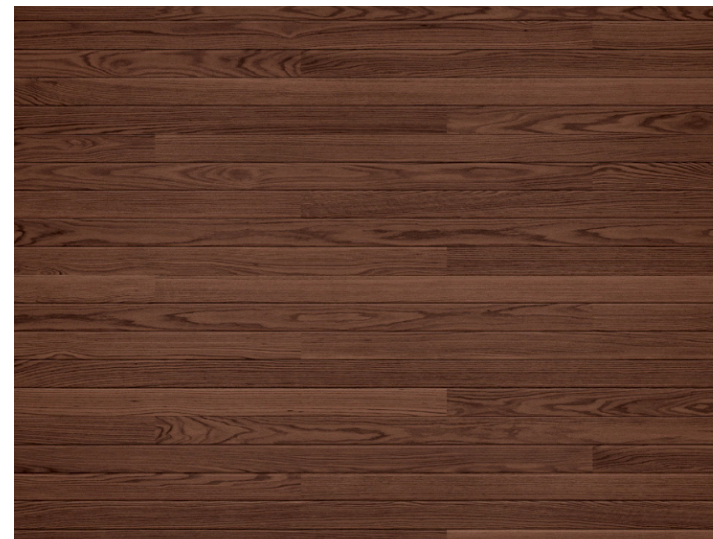




EXHIBIT C

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: 8/31/21

PROPERTY INFORMATION

ADDRESS(ES): 106 & 118 E. Forest Ave. Detroit 48201 AKA: _____

PARCEL ID: _____ HISTORIC DISTRICT: Sugar Hill

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Walls/ Siding	<input type="checkbox"/> Painting	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/Deck/ Balcony	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input type="checkbox"/> Signage	<input checked="" type="checkbox"/> New Building	<input type="checkbox"/> Major Alteration (3+ scope items)	<input type="checkbox"/> Site Improvements <i>(landscape, trees, fences, patios, etc.)</i>	

BRIEF PROJECT DESCRIPTION: 7 Townhomes, 4 Flats and 1 Live/Work.
7 Townhomes, 4 Flats and 1 Live/Work.

APPLICANT IDENTIFICATION

Property Owner/
Homeowner

Contractor

Tenant or
Business Occupant

Architect/Engineer/
Consultant

NAME: Brad Rottschafer COMPANY NAME: Mosaic Properties, Inc.

ADDRESS: 2050 Celadon Drive Ste. B CITY: Grand Rapids STATE: MI ZIP: 49525

PHONE: 616.235.0711 MOBILE: 616.340.5366 EMAIL: brad@mosaicproperties.com

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)
- Current Photographs:** Including the front of the building & detailed photographs of the area(s) affected by the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.
- 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 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: 8/31/21

PROPERTY INFORMATION

Address: 106 & 118 E. Forest Ave. Detroit 48201 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)

Building 12 new condominiums on an abandon parking lot.

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: Forest House Midtown, LLC Company Name: _____
Address: 2050 Celadon Drive, NE City: Grand Rapids State: MI Zip: 49525
Phone: 616.235.0711 Mobile: 616.340.5366
Driver's License #: 321098040062 Email: brad@mosaicproperties.com

Contractor Contractor is Permit Applicant

Representative Name: Brad Rottschafer Company Name: Mosaic Properties, Inc
Address: 2050 Celadon Drive, NE City: Grand Rapids State: MI Zip: 49525
Phone: 616.235.0711 Mobile: 616.340.5366 Email: brad@mosaicproperties.com
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: David Root State Registration#: 65066 Expiration Date: ?
Address: 6303 26 Mile Rd. Suite 100 City: Washington Twp. State: MI Zip: 48094
Phone: 313.962.4442 Mobile: 419.276.0921 Email: droot@giffelswebster.com

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: Brad Rottschafer 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: Brad Rottschafer Signature: _____ Date: 1/13/21
(Permit Applicant)

Driver's License #: 321098040062 Expiration: 1.23.2025

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

Signature: _____ My Commission Expires: _____
(Notary Public)

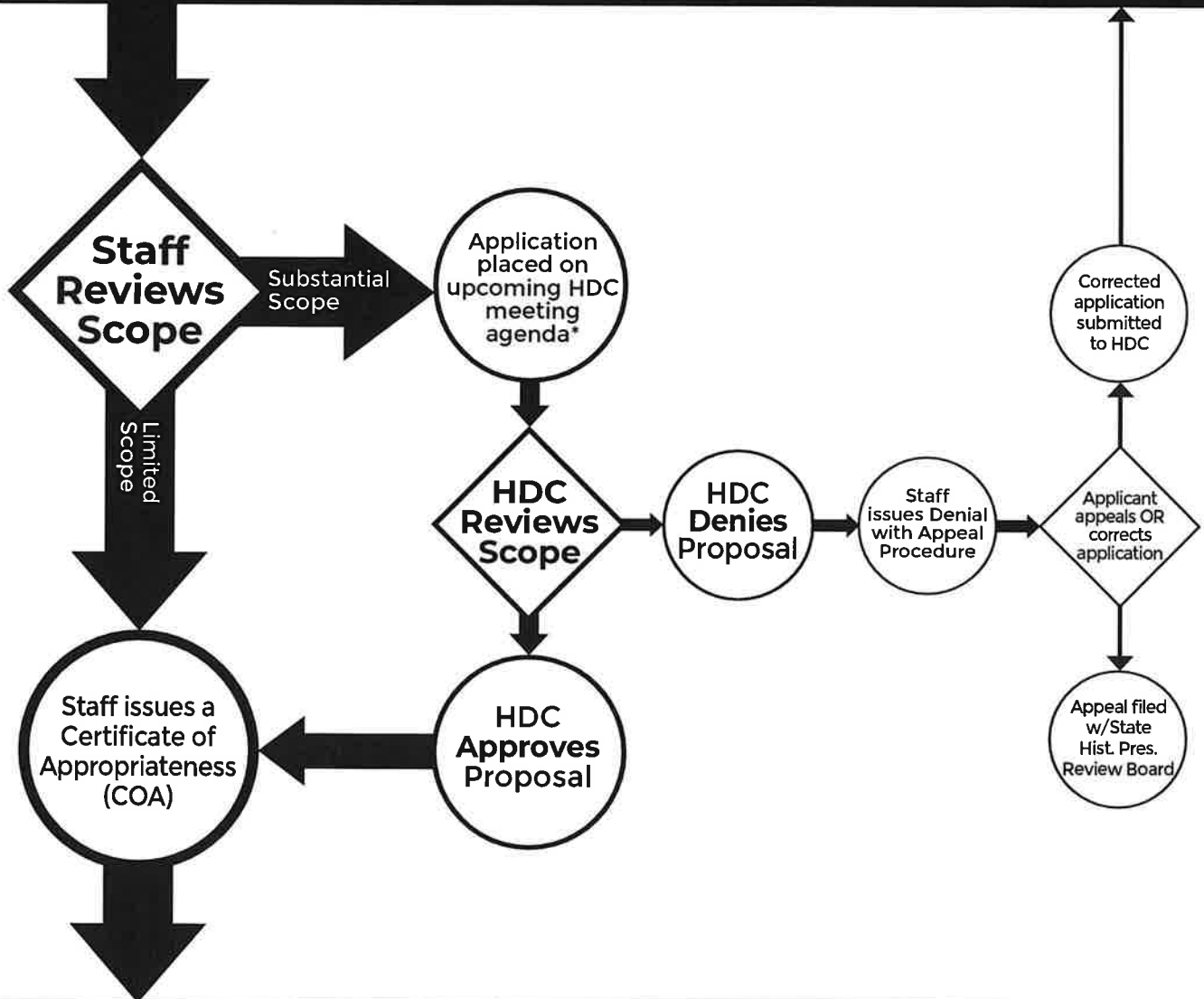
Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS

SUBMIT **COMPLETE APPLICATION** TO HDC STAFF



OBTAIN BUILDING PERMIT

FROM BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPT. (BSEED)

* THE **COMMISSION MEETS REGULARLY 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