

**STAFF REPORT 03-11-2020 MEETING**

**PREPARED BY: G. LANDSBERG**

**APPLICATION NUMBER: 20-6663**

**ADDRESSES: 269 WINDER (4 PARCELS INCLUDING 2515 BRUSH, 269, 281, 291 WINDER)**

**HISTORIC DISTRICT: BRUSH PARK**

**APPLICANT: MHT HOUSING, INC./KEM-TEC/HAMILTON ANDERSON**

**OWNER: CITY OF DETROIT (PENDING SALE TO APPLICANT)**

**DATE OF COMPLETE APPLICATION: 02-25-2020**

**DATE OF STAFF VISIT: 03-08-2020**

**SCOPE: ERECT A NEW MIXED-USE APARTMENT BUILDING**



*View of 2515 Brush at corner of Winder and Brush, looking northwest. Staff photo, March 8, 2020.*

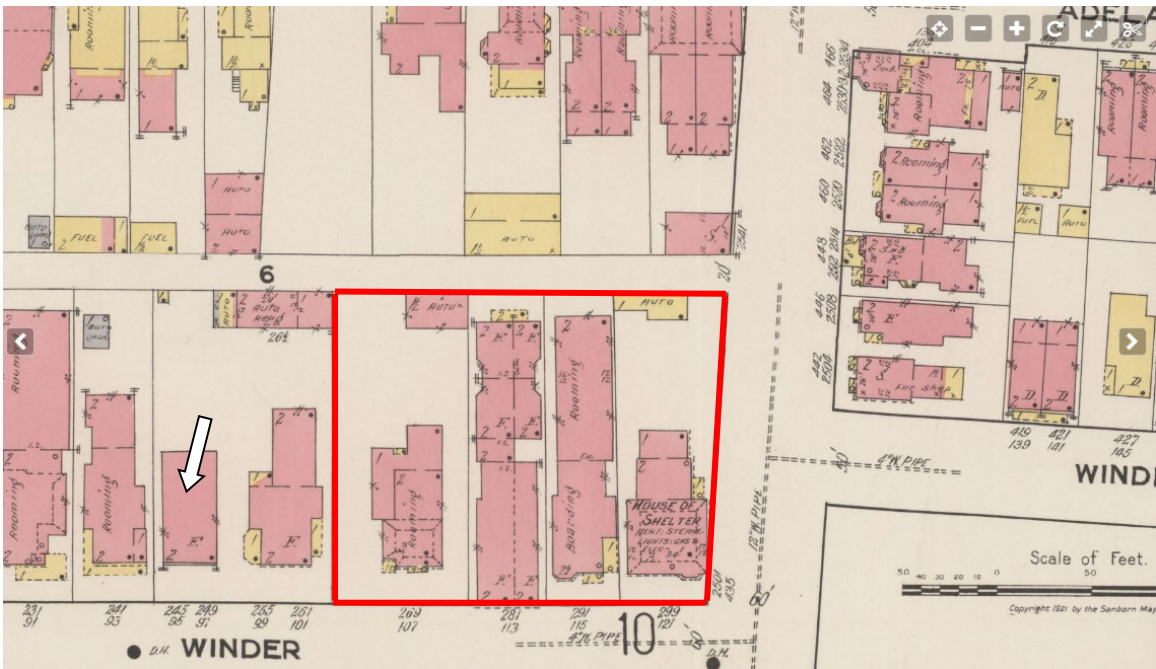
## **PROPOSAL**

The applicant proposes to erect a four-story mixed-use apartment building consisting of 58 affordable housing units (100% affordable) at Brush and Winder Streets. The building will be oriented along Brush, providing commercial storefront and a community room at the sidewalk level with residential units above. Along with the associated parking lot and green space, the development will occupy four currently vacant parcels running west along Winder. This **new construction proposal** is for a building of contemporary design with facades of light and dark gray reinforced concrete panels and a regular fenestration pattern of vertically-oriented windows. The windows and storefronts will be light and dark bronze, except those windows in areas of dark panels, which will be off-white.

The parcels have been vacant lots since demolition of the historic buildings on them in recent decades.



Parcel viewer satellite view of vicinity. Project parcels outlined in red.



1921 Sanborn map of vicinity. The only historic structure in this image still extant is indicated by arrow (see current photo next page). Brick buildings are indicated in red, wood frame in yellow.



*View of project site at approximate location of 281 Winder. Staff photo. See 1980 view page 5.*



*View towards west at project site showing adjacent historic building (245-255 Winder, see Sanborn map) and mid-2000s contextual development west of John R intersection. Staff photo.*

## STAFF OBSERVATIONS AND RESEARCH

Like many of the parcels in the Brush Park Historic District (established in 1980), the four (now city-owned) parcels subject to this development proposal once held historic buildings that suffered a long period of deterioration, multiple owners, off-and-on stabilization efforts, intervention by the HDC and its staff, condemnation, and ultimately demolition from the late 1990s through the late 2000s:

- The historic mansion at 269 Winder was demolished under an emergency demolition order issued in 2009. Previously it had received an emergency demolition order in 1999, followed by a MOA between the city and the former owner to mothball and secure the building as part of the large Crosswinds development project. Roof coverings were installed but were failing by the early 2000s. The HDC did issue a COA for an \$860,000 rehabilitation to the former owner in 2007, but another emergency demolition was ordered and executed about two years later. HDC does not review emergency demolition orders.



*HDAB Designation Photo of 269 Winder, 1980. Demolished 2009.*

- The historic multi-unit building at 281 Winder was demolished under an emergency declaration order from BSEED, also in 2009. This building, “The Yale,” was of red brick and stone construction and presented a modest two-story residential façade to the street, with a tile roof. An extensive apartment wing extended to the rear covering most of the parcel (see Sanborn map, page 2).



*HDAB Designation Photo of 281 Winder, 1980. This is approximately the view of the current photo at top of page 3.*



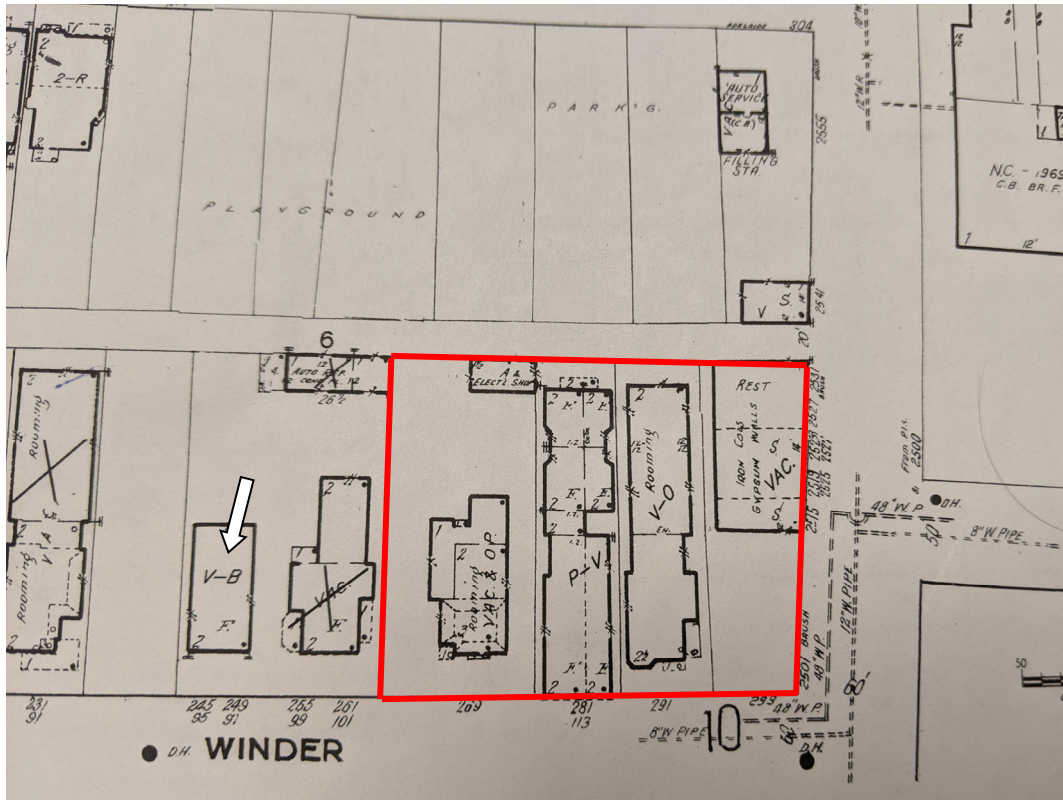
*Google Street View photo of 269 and 281 Winder from 2007, about two years before demolition.*

- The demolition of 291 Winder, another multi-unit building, was permitted by a COA issued to James Marusich (PDD) in 2003, as the HDC found that the building was no longer contributing to the character of the district. The 2002 Sanborn map records it as vacant and open to trespass. Four years earlier it had been subject to the same MOA as 269 Winder and considered likely for rehabilitation.



*HDAB Designation Photo of 291 Winder, 1980. The original nineteenth century three-story mansion featured red brick and a spectacularly intricate and ornamented roof line and porch. Note the early twentieth century apartment block addition extending to the rear, a typical addition in Brush Park to accommodate more residents in the twentieth century.*

- The historic building at 2515-31 Brush was a 1920s era single-story commercial building that consisted of storefronts oriented to the east along Brush. This building was permitted to be demolished by the HDC at the May 2003 meeting, under Notice to Proceed condition 2, stating that the structure was a deterrent to a major improvement program which will be of substantial benefit to the community. It is unclear what program the NTP was referring to, as nothing was ever built. The applicant was also James Marusich (PDD).
- The Brush Park Historic District, unique among the city's historic districts, is the only district described in its Elements of Design for general environmental character (#22) with the phrase "a long period of decline." Since this sentence was written in 1980, this decline has generally continued, with some limited redevelopment but a disastrous loss of historic fabric throughout the district.
- At some point in recent years all four subject parcels became publicly owned.
- Importantly, none of the above projects or actions are connected to the current applicant, who was identified by the city of Detroit after an RFP process to redevelop the site for affordable housing



2002 Sanborn map of vicinity. X=demolished, V-B=vacant and boarded. V-O=vacant and open. White arrow points to extant building, now rehabilitated, at 245-255 Winder. Note 1920s store building at 2515 Brush.



Current view along Brush looking south towards the CBD/stadium area, across Fisher freeway. Staff photo.



*Current view along Winder looking east towards the proposal site, showing existing context. Staff photo.*



*Current view along Brush to the north of site, with other recently approved “white” buildings in vicinity. Staff photo.*



In the last four years, the nearly century-long decline of Brush Park as a stable residential enclave has finally been arrested, and the neighborhood has seen a remarkable flurry of rehabilitation, development and construction. The streets adjacent to this development parcel are lined with new buildings either just completed or well underway. Because of the dozens of demolitions of historic buildings suffered by the district, the cohesiveness of Brush Park as a historic area is beginning to feel stretched. Staff suggests that it may be necessary for the HDC to consider certain aspects of projects which may help preserve the basis of the district's historic character while continuing to allow for dense redevelopment of the district's vacant lots.

Several buildings, including two to the immediate north of the project site, are rendered in light or white colors and flat elevations typical of recent development projects elsewhere in Detroit, and nationwide. There are times, in cohesive architectural districts, where a "one off" building that is stridently modern and even geographically atypical helps to sharpen the appreciation of the historic context. The most prominent example in architectural history is the construction of SOM's Lever House on New York City's Park Avenue in the early post-war era, which was a glassy skyscraper effectively juxtaposed against its brick and stone neighbors. However, continued proliferation of "one off" buildings in Brush Park appears to be resulting in the creation of an architectural theme park with no coherent connection to the historic Elements of Design that the Commission is obliged to consider. It is worth quoting the district's Elements on materials (#7) and color (#9) in their entirety:

*"By far the most prevalent material in the district is common brick; other forms of brick, stone and wood trim are common; wood is used as a structural material only east of Brush. Some later buildings have stucco wall surfaces. Originally, roofs were wood or slate with an occasional example of tile; asphalt replacement roofs are common."*

*"Brick red predominates, both in the form of natural color brick and in the form of painted brick. Other natural brick and stone colors are also present. These relate to painted woodwork in various colors, and there is an occasional example of stained woodwork."*

Almost without peer among Detroit's historic districts, Brush Park once had a remarkably unified collection of red brick and stone buildings with somberly painted trim, architectural heft, dazzling ornamentation, and deeply articulated detailing. Some of the recent developments have gone further than others in incorporating the historic materials and color palette, and reinterpreting it in a reasonable and cost-effective modern form. Others have pursued a contrasting approach, aiming for airiness and freedom in form, which has also found favor with the Commission as a modern interpretation of Victorian playfulness and creativity found historically in the district's ornamentation. Staff recommends that it is an appropriate time for the Commission to consider a course correction, with the specific intent of reinforcing certain neglected Elements of Design that make Brush Park recognizably a historic district. At a minimum, staff suggests that the Commission consider limiting the preponderance of "flat" elevations and buildings rendered in dominant bright or light colors, which in particular seem to be at odds with the historic context and the established Elements of Design.



*View along Alfred Street showing new construction effectively responding to the historic context. Staff photo.*



*View along John R to south, showing recently constructed apartment building in vicinity. Staff photo.*

## ISSUES

- The proposal is for a series of vacant lots in an area with limited immediate historic context, but the parcel is at a highly visible entry point to the neighborhood near the southeast corner, with a connection over the Fisher freeway to the stadium area and central business district.
- A defining feature of the Brush Park Historic District amongst its historic buildings is the use of red/brown brick, natural stone, and articulation of exterior surfaces (windows, ornamentation) with pronounced recession, projection, and shadow lines. This approach to architectural features should extend to new buildings to protect the integrity of the district, per the Standards.
- The Commission has recently (2015-2019) approved a number of contemporary buildings in Brush Park. Some of these have not hewed strictly to the Elements of Design, diluting the overall historic context and potentially endangering the historic character of the District.
- Massing, size, scale and streetwall orientation are consistent with the District’s Elements of Design for large apartment buildings, in staff’s opinion.
- Storefront treatment along Brush is consistent with previous historic development on the site.
- The District would clearly benefit from the additional density represented by the development. Brush Park was historically a very dense residential district.



*Distant view of Brush Park HD from the southwest. Note high visibility of “white” buildings amid general district character. Staff photo.*

## RECOMMENDATIONS

### Section 21-2-73, Certificate of Appropriateness

It is staff's opinion that, **with the two proposed conditions below**, the project should qualify for a Certificate of Appropriateness. Staff recommends that the Commission approve a COA for the proposed application, as it meets the Secretary of the Interior's Standards, especially 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.*

**With the conditions** that the applicant:

1. Revise the white (lighter) colored fiber reinforced concrete panels to a more appropriate (darker) color; and,
2. Revise the elevations to make the building elevations less flat; at a minimum, by deepening the window recesses or otherwise giving openings, edges, or rooflines more depth, weight, articulation and/or shadow lines, subject to approval of both HDC and PDD design review staff.

### Section 21-2-5, Effects of projects on districts

Since the project involves a discretionary action by the city involving a sale of publicly-owned property in or adjacent to a city-owned historic district, the Commission has the obligation to make a finding concerning the "demonstrable effects of the proposed project and report same to the Mayor and City Council." The intent of this section is to provide guidance to city government prior to committing to a particular course of action, under the following requirement:

*A City-financed, licensed, permitted, authorized or contracted physical development project shall be considered to have a demonstrable effect on a designated or proposed historic district when any condition of the project creates a change, beneficial or adverse, in the quality of the historical, architectural, archeological, engineering, social or cultural significance that qualified the property for designation as an historic district or that may qualify the property for designation as an historic district. Generally, adverse effects occur under conditions which include:*

- (1) Destruction or alteration of all or part of a resource;
- (2) Isolation from or alteration of the surrounding environment of a resource;
- (3) Introduction of visual, audible, or atmospheric elements that are out of character with the resource and its setting;
- (4) Transfer or sale of a City-owned resource without adequate conditions or restrictions regarding preservation, maintenance, or use; and
- (5) Neglect of a resource resulting in its deterioration or destruction.

Staff recommends that the Commission find a demonstrable effect, and that it is likely to be **beneficial**.

## BRUSH PARK ELEMENTS OF DESIGN

(1)

*Height.* Height varies in the district from one to 11 stories. In the area between Woodward Avenue and Brush, the original development was almost exclusively 2½ story houses. Later changes included the construction of apartment buildings among the houses, the majority of which are three stories in height. The tallest building, the former Detroit Hotel, is located on Woodward Avenue in the commercial strip. All other buildings more than four stories in height are located between Woodward Avenue and John R, and generally on or immediately adjacent to buildings on those streets. East of Brush, the original development ranged from one to 2½ stories. Later redevelopment includes apartment buildings not more than four stories tall, most often located on Brush. In the case of the 19th Century houses located between Woodward Avenue and Brush, the 2½ story height implies more height in feet than usual, since ceiling heights in these houses are unusually high.

(2)

*Proportion of building's front façade.* Buildings in the district are usually taller than wide; horizontal proportions exist only in incompatible later buildings, except for row house buildings.

(3)

*Proportion of openings within the façades.* Areas of void generally constitute between 15 percent and 35 percent of the total façade area, excluding the roof. Proportions of the openings themselves are generally taller than wide; in some cases, vertically proportioned units are combined to fill an opening wider than tall.

(4)

*Rhythm of solids to voids in front façade.* Victorian structures in the district often display great freedom in the placement of openings in the façades, although older examples are generally more regular in such placement than later examples. In later apartments, openings tend to be very regular.

(5)

*Rhythm of spacing of buildings on streets.* The area between Woodward Avenue and Brush appears to have been developed in a very regular spacing, with 50-foot lots. This regularity has been disrupted by the demolition of many of the houses, and the vacant land resulting, as well as the occasional combination of lots for larger structures, particularly close to Woodward Avenue. East of Brush, smaller lots were used in subdividing, but many buildings stand on more land than one lot, and the parcel sizes are now quite irregular, as is the placement of buildings.

(6)

*Rhythm of entrance and/or porch projections.* Most buildings have or had a porch or entrance projection. The variety inherent in Victorian design precludes the establishment of any absolute rhythm, but such projections were often centered. On Woodward Avenue, the commercial nature of most buildings and the widening of Woodward Avenue has effectively eliminated such projections.

(7)

*Relationship of materials.* By far the most prevalent material in the district is common brick; other forms of brick, stone and wood trim are common; wood is used as a structural material only east of Brush. Some later buildings have stucco wall surfaces. Originally, roofs were wood or slate with an occasional example of tile; asphalt replacement roofs are common.

(8)

*Relationship of textures.* The most common relationship of textures in the district is the low-relief pattern of mortar joints in brick contrasted to the smoother or rougher surfaces of stone or wood trim. Slate,

wood, or tile roofs contribute particular textural values where they exist, especially in the case of slates or shingles of other than rectangular shape.

(9)

*Relationship of colors.* Brick red predominates, both in the form of natural color brick and in the form of painted brick. Other natural brick and stone colors are also present. These relate to painted woodwork in various colors, and there is an occasional example of stained woodwork. Roofs of other than asphalt are in natural colors; older slate roofs are often laid in patterns with various colors of slate. Original color schemes for any given building may be determined by professional analysis of the paint layers on the building, and when so determined are always appropriate for that building.

(10)

*Relationship of architectural detail.* On the buildings of the Victorian period, elaborate detail in wood, stone, or sheet metal was common; areas treated include porches, window and door surrounds, cornices, dormers, and other areas. Later buildings are generally simpler, but include less elaborate detail in similar areas.

(11)

*Relationship of roof shapes.* Examples of many roof shapes, including pitched gable roofs, hip roofs, mansard roofs, and gambrel roofs are present. Different types are sometimes combined in a single structure, and tower roofs, cupolas, lanterns, belvideres, monitors, conical roofs are used on various Victorian houses. Flat roof areas in the center of hip or mansard roofs are frequent. Later apartment and commercial buildings generally have flat roofs not visible from the ground. The generally tall roofs add height to the houses of the Victorian period.

(12)

*Walls of continuity.* Between Woodward Avenue and Brush, the houses originally honored common setbacks which provided for front lawns. Some of the later apartments have not been set back to the same line as the houses amongst which they were built, thus disturbing the original line of continuity. On Woodward Avenue, the commercial development is typically at the sidewalk, creating a wall of continuity. This is not entirely continuous due to parking lots and some buildings set well back. On John R and Brush, and east of Brush, buildings are typically placed at or near the sidewalk with little or no front yard. Where buildings are continuous, a wall of continuity is created.

(13)

*Relationship of significant landscape features and surface treatments.* The major landscape feature of the district is the vacant land, which creates a feeling that buildings are missing in the district. Some houses have more than the standard 50-foot lot and have wide side yards. Individual houses have front lawns often subdivided by walks leading to the entrance; lawns are exceedingly shallow or nonexistent in the area between Beaubien and Brush. Side drives are rare, access to garages or coach houses being from the alleys. The closing of Watson and Edmund Place between John R and Brush has created landscaped malls uncharacteristic to the district. Some walks of stone slabs have survived; others have been replaced in concrete. Sidewalks are characteristically close to the curb.

(14)

*Relationship of open space to structures.* There is a large quantity of open space in the area, due to demolition of buildings. The character of this open space is haphazard as it relates to buildings, and indicates the unplanned nature of demolitions due to decline. The feeling created is that buildings are missing and should be present. On Watson and Edmund between John R and Brush, the streets have been removed and replaced with landscaped malls. The traditional relationship of houses to street has thus become a relationship between houses and landscaped strip open space.

(15)

*Scale of façades and façade elements.* In the large houses between John R and Brush, the scale tends to be large, and the façade elements scaled and disposed to emphasize the large size of the houses. Towers, setbacks, porches and the like divide façades into large elements. On Woodward Avenue, the scale ranges from very large, and emphasized by many small window openings, as in the former Detroit Hotel, and very large, made up of large architectural elements, such as the churches, down to quite small, with large windows emphasizing the small size, as in some commercial fronts. East of Brush, the scale is smaller and the detail less elaborate, creating a more intimate setting with the buildings closer to the street. Later apartments are in scale with simple but large elements near the ground and repetitive window openings above, frequently capped by a substantial cornice.

(16)

*Directional expression of front façades.* A substantial majority of the buildings in the district have front façades vertically expressed. Exceptions are some commercial buildings on Woodward Avenue, row houses on John R or Brush, and some duplexes or row houses east of Brush.

(17)

*Rhythm of building setbacks.* Buildings on the north-south streets generally have little or no setback, while older houses on the east-west streets between Woodward Avenue and Brush have some setback, which varies from street to street, though generally consistent in any one block. Later apartments and commercial structures in that area often ignore the previously established setback. Between Brush and Beaubien, setback is generally very limited, only a few feet, if any, of lawn space being provided between sidewalk and building.

(18)

*Relationship of lot coverage.* Older single-family houses between Woodward Avenue and Brush generally occupy about 25 to 30 percent of the building lot, not including coachhouses or garages. Later apartments and commercial buildings often fill a much higher percentage of the lot, sometimes approaching or reaching complete lot coverage. Between Brush and Beaubien, lot coverage for residential structures is generally about 40 percent, with commercial and later apartment buildings again occupying a larger percentage of their lots.

(19)

*Degree of complexity with the façades.* The older houses in the district are generally characterized by a high degree of complexity within the façades, with bay windows, towers, porches, window and door hoods, elaborate cornices, and other devices used to decorate the buildings. Newer houses in the northern end of the district and older houses in the southern end tend to be somewhat simpler than the high Victorian structures between them; later apartments and commercial buildings tend to have more classical decorative elements of a simpler kind.

(20)

*Orientation, vistas, overviews.* Houses are generally oriented to the east-west streets, while apartments and commercial structures are more often oriented to the north-south streets. The construction of the Fisher Freeway has created an artificial public view of the rear yards on Winder between Woodward and Brush. The vacant land in the area, largely the result of demolition, creates long-distance views and views of individual buildings from unusual angles which are foreign to the character of the neighborhood as an intensely developed urban area. Garages and coach houses are located in the rear of residential properties and are generally oriented to the alley.

(21)

*Symmetric or asymmetric appearance.* In the Victorian structures, examples of both symmetric and asymmetric design occur; symmetry is more characteristic of the earlier houses, while the high Victorian examples are more likely to assemble elements in a romantic, asymmetric composition. Later houses to

the north are more often symmetrical, especially when derived from classical precedent. Asymmetrical but balanced compositions are common. Later apartments are generally symmetrical.

(22)

*General environmental character.* The environmental character is of an old urban neighborhood which has undergone, and is undergoing, considerable change. The original development, reflected in the Victorian period houses, has been altered by the provision of more intensive residential development in the early 20th Century, the change in character of Woodward Avenue from residential to commercial at about the same time, and a long period of decline.



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: 2/12/2020

## PROPERTY INFORMATION

ADDRESS: 269 Winder Road, Detroit

AKA: \_\_\_\_\_

HISTORIC DISTRICT: Brush Park

SCOPE OF WORK: (Check ALL that apply)

<input checked="" type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input checked="" type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	

## APPLICANT IDENTIFICATION

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

NAME: T. Van Fox

COMPANY NAME: MHT Housing, Inc.

ADDRESS: 269 Winder Road, Detroit

CITY: Bingham Farms

STATE: MI

ZIP: \_\_\_\_\_

PHONE: 248-833-0598

MOBILE: 734-679-5951

EMAIL: jliddell@mhthousing.net

## 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 (BSEED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**

P2 - BUILDING PERMIT APPLICATION

Date: 2/12/2020

PROPERTY INFORMATION

Address: 269 Winder Road, Detroit Floor: Suite#: Stories: 4
AKA: Lot(s): See Survey Subdivision: See Survey
Parcel ID#(s): 01000596-604, 01000597, 01000598, 01000595.002L Total Acres: 0.907 Lot Width: 233.3' Lot Depth: 166'
Current Legal Use of Property: Vacant Proposed Use: Mixed Use: Multi-Family & Retail
Are there any existing buildings or structures on this parcel? [ ] Yes [x] No

PROJECT INFORMATION

Permit Type: [x] 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)
To build a senior living building. The building is mixed use on the first floor, with retail along Brush Street.

The remainder of the floors will be dedicated to the residential units.
[ ] MBC use change [x] No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)
[x] HVAC/Mechanical [x] Electrical [x] Plumbing [x] Fire Sprinkler System [x] Fire Alarm

Structure Type
[x] 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? [x] Yes [ ] No

(e.g. interior demolition or construction to new walls)
Use Group: Mixed Business (Bldg & Residential, R-1) Type of Construction (per current MI Bldg Code Table 601) Type 5a

Estimated Cost of Construction \$ 11,002,146
By Contractor By Department

Structure Use
[x] Residential-Number of Units: 58 [ ] Office-Gross Floor Area [ ] Industrial-Gross Floor Area
[x] Commercial-Gross Floor Area: 1,123 [ ] 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: T. Van Fox Company Name: MHT Housing, Inc.  
Address: 32600 Telegraph Road City: Bingham Farms State: MI Zip: 48025  
Phone: 248-833-0598 Mobile: 734-679-5951  
Driver's License #: \_\_\_\_\_ Email: jliddell@mhthousing.net

**Contractor**  Contractor is Permit Applicant  
Representative Name: Chad Joseph Company Name: MHT Construction, LLC  
Address: 32600 Telegraph Road City: Bingham Farms State: MI Zip: 48025  
Phone: 248-833-0553 Mobile: 810-423-8652 Email: chad@mhthousing.net  
City of Detroit License #: LIC2019-01453

**TENANT OR BUSINESS OCCUPANT**  Tenant is Permit Applicant  
Name: N/A Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ARCHITECT/ENGINEER/CONSULTANT**  Architect/Engineer/Consultant is Permit Applicant  
Name: Jeffrey Graham State Registration#: 1301035132 Expiration Date: 10/31/2020  
Address: 22556 Gratiot Avenue City: Eastpointe State: MI Zip: 48021  
Phone: 586 772-2222 Mobile: 313 618-0322 Email: JGraham@kemtec-survey.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: \_\_\_\_\_ 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: Chad Joseph Signature: \_\_\_\_\_ Date: 2-11-2020  
(Permit Applicant)  
Driver's License #: J210115777932 Expiration: 12-07-2022  
Subscribed and sworn to before me this 11 day of February 2020 A.D. Oakland County, Michigan  
Signature: \_\_\_\_\_ My Commission Expires: 3/26/2020  
(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.



HOLLY STREET  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF OAKLAND  
My Commission Expires March 26, 2022  
Acting in the County of Oakland



An affordable housing corporation  
serving Michigan's housing needs

32600 TELEGRAPH ROAD, STL 102 CB BINGHAM FARMS, MICHIGAN 48025  
T: 248.833.0550 F: 248.833.0551

February 14, 2020

Detroit Historic District Commission

Re: Brush Park Development  
269 Winder, Detroit MI  
Brush & Winder

Dear Detroit Historic District Commission,

MHT Housing, Inc. ("MHT") is a non-profit 501c3, developer of affordable housing established in 1990 for the purpose of preserving and creating high-quality affordable housing. Our thirty-year commitment to building apartment communities that enhance and revitalize neighborhoods has resulted in the development of 6,000 units within the Low-Income Housing Tax Credit Program; with over 3,000 units within the City of Detroit currently owned or managed by MHT's affiliate companies.

MHT's development activity is at the core of its mission and has long been centered on new construction and the acquisition and rehabilitation of existing housing stock. Our development team is experienced, disciplined, and acutely involved in all aspects of the development process. MHT works closely with communities and municipalities to address local housing need and provides the resources to match these needs with viable sites and development concepts for seniors and families. We have focused on cultivating important relationships with architects, engineers and general contractors to build high-quality affordable housing meeting green initiatives at a cost-effective price. Inherent in each new community is our commitment to create safe and desirable housing that promotes "pride of place" among our residents.

In addition to development activities, MHT has a great emphasis on community impact and customer service. Staff is motivated to not only keep up their communities, but to serve one another as partners, friends, and mentors. MHT finds it essential to support community organizations that benefit the neighborhoods we serve. Community service efforts include: community clean-ups, upgrades to community parks, donations to local libraries, hosting community dinners for those in need, supporting local high school athletic teams, participation in local parades and events, student scholarship awards, adopting families during the holiday season, and hosting the annual Miracle on Vernor in Southwest Detroit. MHT has been recognized by the City of Detroit and the City of Detroit Police Department as well as several other municipalities within the state for neighborhood clean-up initiatives and social services.



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T: 248.833.0550 F: 248.833.0551

MHT Housing, Inc. is excited to move forward with the new construction of a four-story, mixed-use affordable apartment community located at 269 Winder Street in Detroit, Michigan. The property will feature 58 affordable apartment units managed by MHT Housing's affiliated managing agent, MHT Management, LLC, together with just over roughly 1,100 square feet of commercial space. MHT plans to target a wide range of residents in this development and is working closely with the City of Detroit on a development that complements the neighborhood and aligns with the City's design requirements. With MHT's 30 years of affordable housing development experience, there will be sufficient strength and expertise to get this development completed. In looking at the landscape for those needing affordable housing options, the team feels that this housing development offers a great opportunity to provide affordable units in an area that is experiencing tremendous growth, creating a great outcome by allowing lower income wage earners to have access to amenities that they otherwise might not have.

The project consists of 6 studios and 52 one bedroom units. All units will be available for individuals and families regardless of their age. The development is planned to be a 4% and 9% deal through the Michigan State Housing Development Authority's Low-Income Housing Tax Credit Program. The development team, contractor, and architect plan to complete the project in accordance with Enterprise Green Environmental Criteria, accessible community space over 1,000 square feet, 10% barrier free and 100% visitable units. The project will feature first class amenities for its residents. Each unit will feature energy efficient appliances including washers and dryers, frost free refrigerators, ovens, ranges with hoods, disposals, microwaves and central air conditioning. The development team is committed to working closely with the City of Detroit to build and construct the property with neighborhood features and local design requirements.

Enclosed please find the complete Historic District Commission package for your review. We appreciate your support of this project and look forward to your timely review. Please contact Jen Liddell, [jliddell@mhthousing.net](mailto:jliddell@mhthousing.net), 248-833-0598 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Van Fox". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

T. Van Fox, President  
MHT Housing, Inc.

# BRUSH PARK APARTMENTS

269 Winder Street, Detroit

PREPARED FOR:

CITY OF DETROIT HISTORIC DISTRICT COMMISSION HEARING

**NOTE:**  
Elevation Views on Pages 11-14 have been updated  
February 25, 2020





Strategically located along the pedestrian and vehicular connector between the central business district and the Historic Brush Park residential district, the Brush Park Apartments at 269 Winder will contribute to the fabric, vibrancy, and accessibility of the neighborhood.

The building will house 58 affordable one-bedroom and studio apartment units, community rooms including a prominent ground-floor corner location, and retail space that will serve residents and neighbors.

The proposed development is uniquely positioned to anchor the Brush Park neighborhood at a critical entry point, strengthen Brush Street as a major Detroit neighborhood connector, and anchor a residential street (Winder). The project is sensitive to its historic neighbors while building on aspects of the development to the north in scale and spirit of contemporary architecture.

Material, texture, and color, as well as opening pattern, scale, and proportion have been evaluated relative to historic and contemporary Brush Park buildings. Buildability, longevity, and affordability are considerations while striving for a thoughtful and inventive solution.

269 WINDER STREET

**PROJECT: BRUSH PARK APARTMENTS**  
**CLIENT: MHT HOUSING, INC.**  
**LOCATION: 269 WINDER, DETROIT**

**Scope of Work:**

This project is to build a senior living building. The building will be mixed use on the first floor, with retail along Brush Street. The remainder of the first floor will be dedicated to the residential units. Parking for both retail and residents will be provided on site. The first floor will hold the offices, mechanical/utility room, the main community room and 2 ADA public restrooms. The building will be equipped with an elevator and two egress staircases.

**Legal Description:**

LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS:

2515 BRUSH - TAX NUMBER: 01000598-604  
 LOT 1, EXCEPT THE WEST 9 FEET, BLOCK 2, BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9 AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS.

291 WINDER - TAX NUMBER: 01000597  
 THE WEST 9 FEET OF LOT 2 AND THE EAST 35 FEET OF LOT 2, BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9 AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS.

N. WINDER - TAX NUMBER: 01000596  
 THE WEST 15 FEET OF LOT 2 AND THE EAST 1/2 OF LOT 3, BLOCK 2, BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9 AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS.

269 WINDER - 01000595.002L  
 THE WEST 1/2 OF LOT 3 AND ALL OF LOT 4, BLOCK 2, BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9 AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS.

ALSO  
 LOT 5, BLOCK 2, BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9 AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS.

THE PERIMETER DESCRIPTION BELOW COMPRISES PARCELS 1 THROUGH 4 AND A PORTION OF PARCEL 5.

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN BEING ALL OF LOTS 1 THROUGH 4 AND PART OF LOT 5 BLOCK 2 BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9 AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BRUSH STREET (60 FEET WIDE) AND THE NORTH LINE OF WINDER STREET (60 FEET WIDE), BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S59°16'09"W 233.30 FEET ALONG THE NORTH LINE OF WINDER STREET; THENCE N30°24'30"W 165.88 FEET TO THE SOUTH LINE OF A PUBLIC ALLEY (20 FEET WIDE); THENCE N59°16'09"E 242.96 FEET ALONG SAID SOUTH ALLEY LINE TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE WEST LINE OF BRUSH STREET; THENCE S27°04'30"E 166.22 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.907 ACRES.

**PROPERTY INFO:**  
 LOT AREA: 39,501± SF OR 0.907 ± ACRES

**BUILDING**  
 FLOORS: 4  
 HEIGHT: \_\_\_\_\_  
 BUILDING FOOTPRINT: 11,368 SF  
 BUILDING SIZE: 45,631 SF

**APARTMENT UNITS**  
 6 - STUDIO UNITS  
 52 - 1 BEDROOM UNITS  
 58 UNITS

USE: MIXED USE - FIRST FLOOR RETAIL & RESIDENTIAL  
 SECOND TO FOURTH FLOOR RESIDENTIAL

**LOT COVERAGE**  
 11,536/39,501 = 29%

**ZONING DESIGNATION**  
 PD-H: PLANNED DEVELOPMENT DISTRICT - HISTORICAL

"LOT DIMENSIONS, SETBACKS, HEIGHT LIMITATIONS, LOT COVERAGE PERCENTAGE AND FLOOR AREA RATIOS SHOULD BE APPROPRIATE TO THE NATURE OF THE PROJECT AND RELATE WELL TO SURROUNDING DEVELOPMENT." (Sec. 50-13-122)

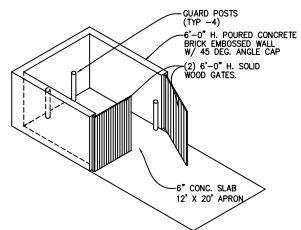
**RESIDENTIAL DENSITY**  
 58 UNITS/0.29 ACRES = 200 UNITS PER ACRE

**FAR**  
 BUILDABLE LAND AREA = 39,501 SF  
 GROSS FLOOR AREA = 45,631 SF  
 FAR = 45,631/39,501  
 FAR = 1.16

**SHEET INDEX**

ARCHITECTURAL	
ARCHITECTURAL SITE PLAN	ASP.1
NEIGHBORHOOD SITE PLAN	ASP.2
LANDSCAPE PLAN	LP.1
FIRST FLOOR PLAN	A.1.1
SECOND - FOURTH FLOOR PLAN	A.1.2
ENLARGED UNIT FLOOR PLAN	A.1.2
EXTERIOR ELEVATIONS	A.2.1
EXTERIOR ELEVATIONS	A.2.2
EXTERIOR RENDERINGS	A.3.1
PHOTOMETRIC PLAN	

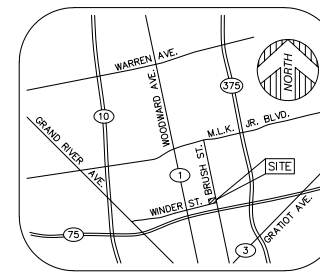
SURVEY	
ALTA/TOPOGRAPHIC SURVEY	1



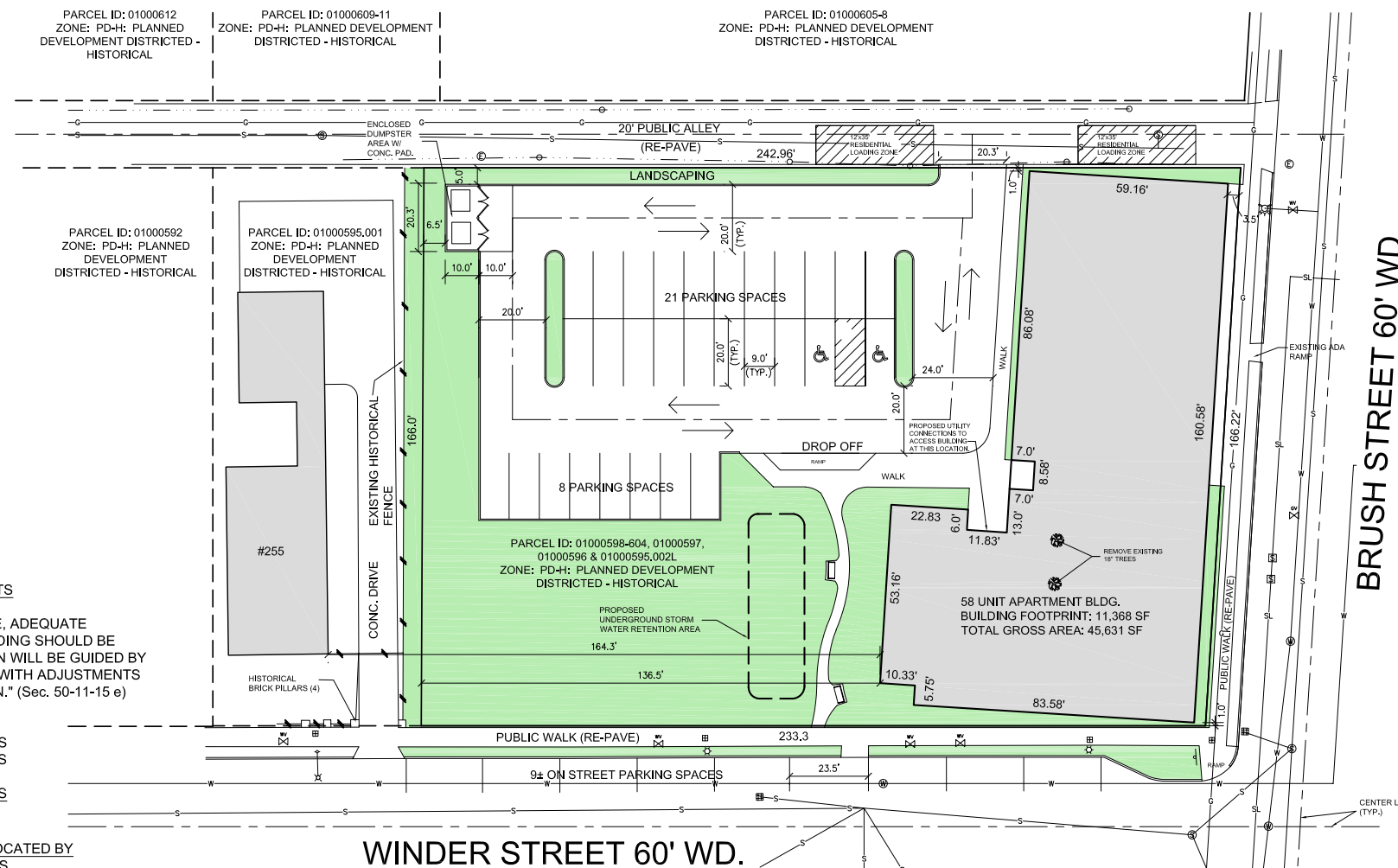
**LEGEND**

(Symbol)	ELECTRIC MANHOLE
(Symbol)	HAND HOLE
(Symbol)	UTILITY POLE
(Symbol)	GAS VALVE
(Symbol)	LIGHT POLE WITH STREET LAMP
(Symbol)	SANITARY MANHOLE
(Symbol)	SQUARE CATCH BASIN
(Symbol)	FIRE HYDRANT
(Symbol)	WATER GATE MANHOLE
(Symbol)	WATER VALVE
(Symbol)	STEAM VAULT
(Symbol)	LIGHTPOST/LAMP POST
(Symbol)	SINGLE POST SIGN
(Symbol)	DECIDUOUS TREE (AS NOTED)
(Symbol)	OVERHEAD UTILITY LINE
(Symbol)	GAS LINE
(Symbol)	SEWER LINE
(Symbol)	WATER LINE
(Symbol)	STEAM LINE

NOTE: ALL UTILITIES LISTED ARE EXISTING UNLESS STATED OTHERWISE.



VICINITY MAP  
(NOT TO SCALE)



**PARKING REQUIREMENTS**  
 PD DISTRICT DESIGN CRITERIA  
 "PARKING & LOADING, WHERE APPROPRIATE, ADEQUATE VEHICULAR OFF-STREET PARKING AND LOADING SHOULD BE PROVIDED. THE CITY PLANNING COMMISSION WILL BE GUIDED BY STANDARDS DELINEATED IN THIS CHAPTER WITH ADJUSTMENTS APPROPRIATE TO EACH SPECIFIC SITUATION." (Sec. 50-11-15 e)

PROVIDED:

OFF STREET PARKING -	29 SPACES
ON STREET PARKING* -	9± SPACES
<b>TOTAL -</b>	<b>38 SPACES</b>

ALL UTILITIES ARE TO BE PROPERLY LOCATED BY CIVIL ENGINEER FOR BUILDING PERMITS

STORM WATER RETENTION AREA WILL BE PROPERLY SIZED AND LOCATED FOR BUILDING PERMITS



**ARCHITECTURAL SITE PLAN**

**NOT TO SCALE**

See Full Size Sheet Also Included in the Submission

NO.	DATE	BY	DESCRIPTION
1	02-06-2020	M.L./A.G.	PPR MEETING

CLIENT: MHT HOUSING, INC.  
**BRUSH PARK APARTMENTS**  
 269 WINDER, DETROIT, MICHIGAN  
 SITE AREA: 39,501± SF OR 0.907 ± ACRES

CONCEPTUAL ARCHITECTURAL SITE PLAN

PROFESSIONAL ARCHITECTS  
 PROFESSIONAL ENGINEERS  
 KEM-TEC & ASSOCIATES  
 42560 GRAND OAK AVENUE  
 EASTPOINTE, MI 48021  
 (586)772-2222 PHONE  
 (586)772-4048 FAX



APPLICANT: MHT HOUSING, INC.  
 32600 TELEGRAPH RD., #102  
 BIRMINGHAM, MI 48403  
 PHONE: 586.833.0650

DRAWN BY: JFG  
 SCALE: 1" = 20'-0"  
 DATE: 11/22/19  
 PROJECT NO: 19-03104

SHEET NO:  
 ASP.1



**SITE STRATEGY - OVERALL**



PARCEL ID: 01000612  
ZONE: PD-H: PLANNED  
DEVELOPMENT DISTRICTED -  
HISTORICAL

PARCEL ID: 01000609-11  
ZONE: PD-H: PLANNED DEVELOPMENT  
DISTRICTED - HISTORICAL

PARCEL ID: 01000605-8  
ZONE: PD-H: PLANNED DEVELOPMENT  
DISTRICTED - HISTORICAL

PARCEL ID: 01000592  
ZONE: PD-H: PLANNED  
DEVELOPMENT  
DISTRICTED - HISTORICAL

PARCEL ID: 01000595.001  
ZONE: PD-H: PLANNED  
DEVELOPMENT  
DISTRICTED - HISTORICAL

PARCEL ID: 01000598-604, 01000597,  
01000596 & 01000595.002L  
ZONE: PD-H: PLANNED DEVELOPMENT  
DISTRICTED - HISTORICAL

58 UNIT APARTMENT BLDG.  
BUILDING FOOTPRINT: 11,368 SF  
TOTAL GROSS AREA: 45,631 SF

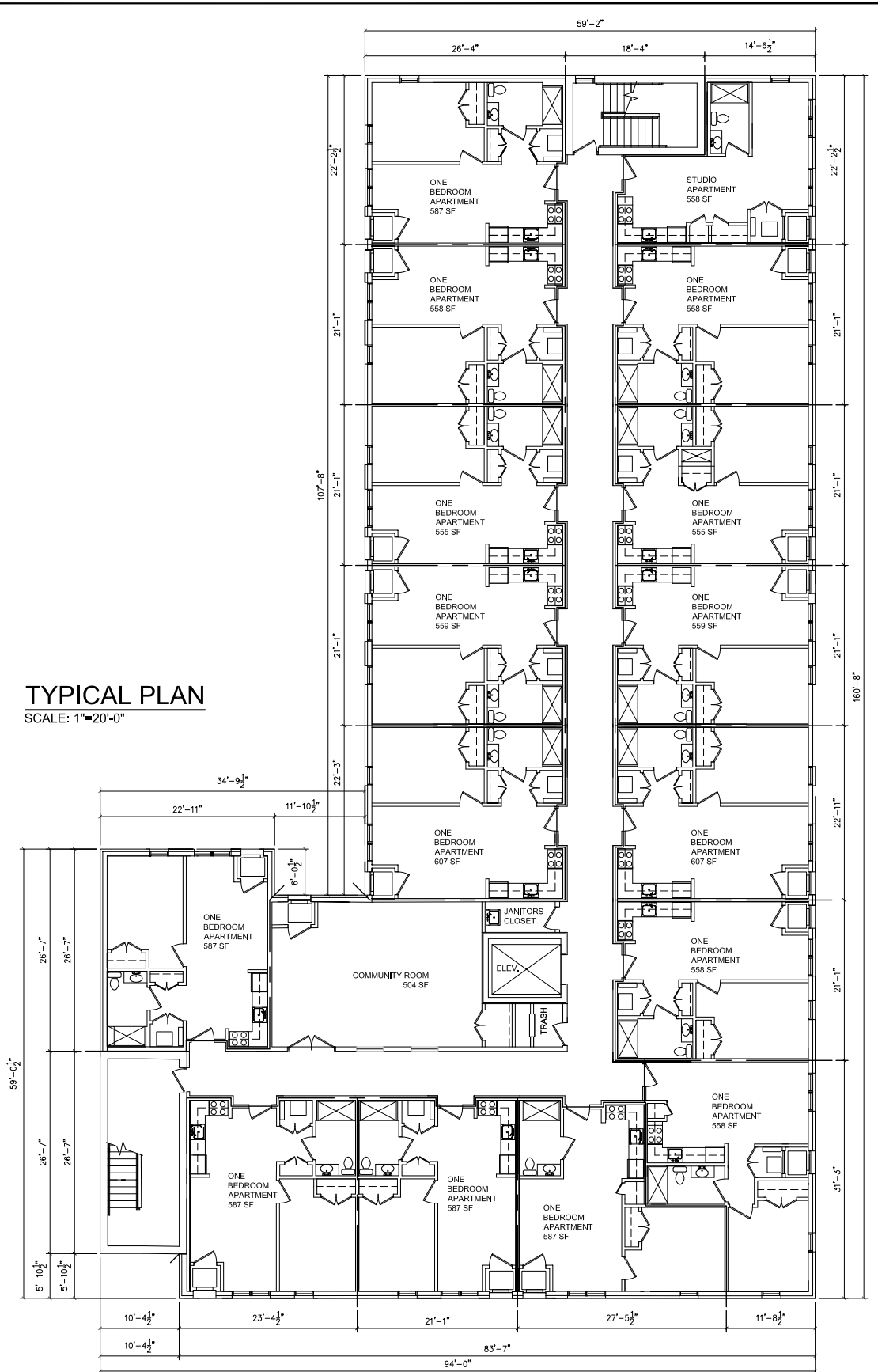
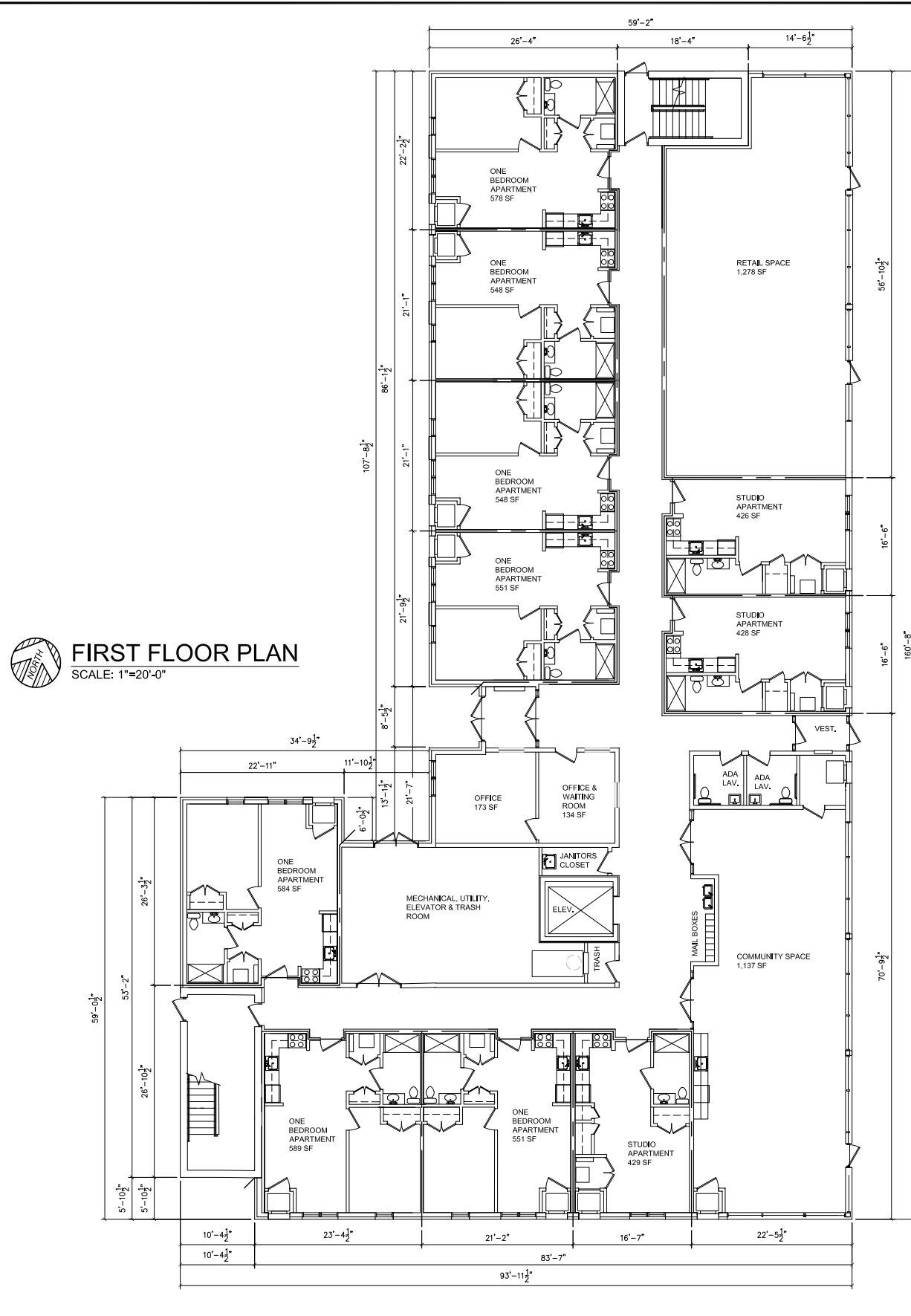
BRUSH STREET 60' WD.

WINDER STREET 60' WD.

NOT TO SCALE  
See Full Size Sheet Also Included in the Submission



SITE STRATEGY - DETAIL



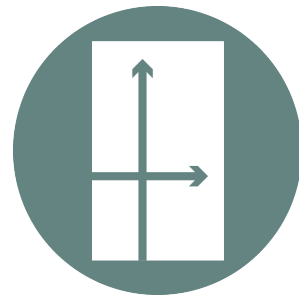
CLIENT:	MHT HOUSING, INC.
CONCEPTUAL ARCHITECTURAL FLOOR PLANS	BRUSH PARK APARTMENTS
ARCHITECTURAL FLOOR PLANS	269 WINDER, DETROIT, MICHIGAN
PROFESSIONAL ARCHITECTS	
PROFESSIONAL ENGINEERS	
PROFESSIONAL SURVEYORS	
225 EASTWOOD	
EASTPOINTE, MI 48021	
(586)772-2222 PHONE	
(586)772-4048 FAX	
PROFESSIONAL ARCHITECTS	
KEM-TEC & ASSOCIATES	
DRAWN BY:	EG
SCALE:	1" = 20'-0"
DATE:	11/22/19
PROJECT NO.:	19-03104
SHEET NO.:	A.1.1

## KEY HISTORICAL ELEMENTS OF DESIGN



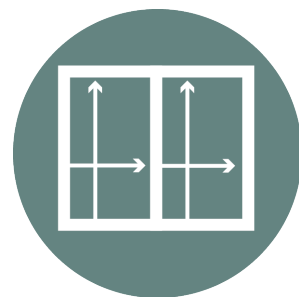
### HEIGHT

**Height varies in the district from (1) to eleven (11) stories.** In the area between Woodward and Brush, the original development was almost exclusively two and one-half (2 1/2) story houses. Late changes included the construction of apartment buildings among the houses, the majority of which are three (3) stories in height. The tallest building, the former Detroit Hotel, is located on Woodward Avenue in the commercial strip. All other buildings more than four (4) stories in height are located between Woodward and John R., and generally on or immediately adjacent to buildings on those streets. East of Brush, the original development ranged from one (1) to two and one-half (2 1/2) stories. Later redevelopment includes apartment buildings not more than four (4) stories tall, most often located on Brush. In the case of the nineteenth century houses located between Woodward and Brush, the two and one half (2 1/2) story height implies more height in feet than usual, since ceiling heights in these houses are unusually high.



### PROPORTION OF BUILDING'S FRONT FACADE

Buildings in the district are usually taller than wide; horizontal proportions exist only in incompatible later buildings, except for row house buildings.



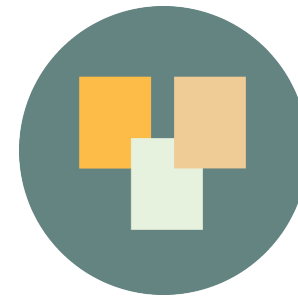
### PROPORTION OF OPENINGS WITHIN THE FACADE

Areas of void generally constitute between fifteen (15) percent and thirty-five (35) percent of the total facade area excluding roof. Proportions of the **openings themselves are generally taller than wide; in some cases, vertically proportioned units are combined to fill an opening wider than tall.**



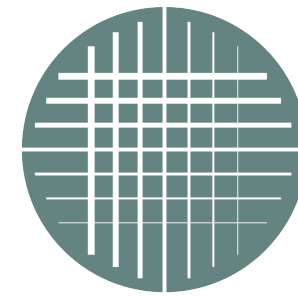
### RHYTHM OF SOLIDS TO VOIDS IN FRONT FACADE

Victorian structures in the district often **display great freedom in the placement of openings in the facades**, although older examples are generally more regular in such placement than later examples. In later apartments, openings tend to be very regular.



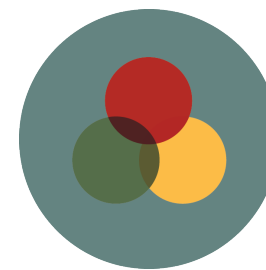
### RELATIONSHIP OF MATERIALS

By far the most prevalent material in the district is common brick; other forms of brick, stone and wood trim are common; wood is used as a structural material only east of Brush. Some later buildings have stucco wall surfaces. Originally, roofs were wood or slate with an occasional example of tile; asphalt replacement roofs are common.



### RELATIONSHIP OF TEXTURES

The most common **relationship of textures in the district is the low-relief pattern of mortar joints in brick contrasted to the smoother or rougher surfaces** of stone or wood trim. Slate, wood or tile roofs contribute particular textural values where they exist, especially in the case of slates or shingles or other than rectangular shape.



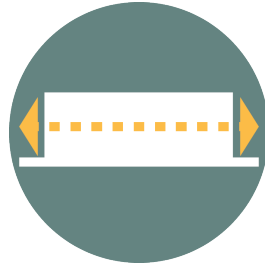
### RELATIONSHIP OF COLORS

Brick red predominates, both in the form of natural color brick and in the form of painted brick. **Other natural brick and stone colors are also present. These relate to painted woodwork in various colors**, and there is an occasional example of stained woodwork. Roofs of other than asphalt are in natural colors; older slate roofs are often laid in patterns with various colors of slate. **Original color schemes** for any given building may be determined by professional analysis of the paint layers on the building, and when so determined are always appropriate for that building.



## RELATIONSHIP OF ROOF SHAPES

Examples of many roof shapes, including pitched gable roofs, hip roofs, mansard roofs, and gambrel roofs are present. Different types are sometimes combined in a single structure and tower roofs, cupolas, lanterns, belvederes, monitors, conical roofs are used on various Victorian houses. Flat roof areas in the center of hip or mansard roofs are frequent. **Later apartment and commercial buildings generally have flat roofs not visible from the ground.** Generally tall roofs add height to houses of the Victorian period.



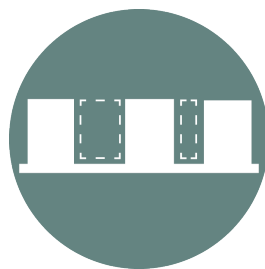
## WALLS OF CONTINUITY

Between Woodward and Brush, the houses originally honored common setbacks which provided for front lawns. Some of the later apartments have not been set back to the same line as the houses amongst which they were built, thus disturbing the original line of continuity. On Woodward, the **commercial development is typically at the sidewalk, creating a wall of continuity;** this is not entirely continuous due to parking lots and some buildings set well back. On John R. and Brush, and east of Brush, buildings are typically placed at or near the sidewalk with little or no front yard. Where buildings are continuous, a wall of continuity is created.



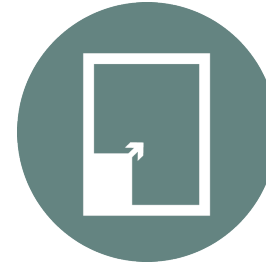
## RELATIONSHIP OF LANDSCAPE FEATURES AND SURFACE TREATMENTS

The major landscape feature of the district is vacant land, which creates a feeling that buildings are missing in the district. Some houses have more than the standard fifty (50) foot lot, and have wide side yards. **Individual houses have front lawns often subdivided by walks leading to the entrance;** lawns are exceedingly shallow or non-existent in the area between Beaubien and Brush. **Side drives are rare, access to garages or coach houses being from the alleys.**



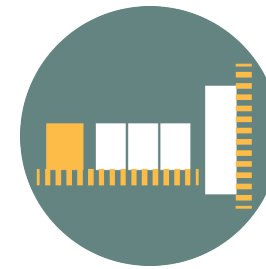
## RELATIONSHIP OF OPEN SPACE TO STRUCTURES

There is a large quantity of open space in the area, due to demolition of buildings. The character of this open space is haphazard as it relates to buildings, and indicates the unplanned nature of demolitions due to decline. **The feeling created is that buildings are missing and should be present.** On Watson and Edmund between John R. and Brush, the streets have been removed and replaced with landscaped malls. The traditional relationship of houses to street has thus become a relationship between houses and landscaped strip open space.



## SCALE OF FACADES AND FACADE ELEMENTS

In the large houses between John R. and Brush, the scale tends to be large, and the facade elements scaled and disposed to emphasize the large size of the houses. Towers, setbacks, porches and the like divide facades into large elements. On Woodward, the scale ranges from very large, and emphasized by many small window openings, as in the former Detroit Hotel, and very large, made up of large architectural elements, such as the churches, down to quite small, with large windows emphasizing the small size, as in some commercial fronts. East of Brush, the scale is smaller and the detail less elaborate, creating a more intimate setting with the buildings closer to the street. **Later apartments are large in scale with simple but large elements near the ground and repetitive window openings above,** frequently capped by a substantial cornice.



## RHYTHM OF BUILDING SETBACKS

Buildings on the **north-south streets generally have little or no setback, while older houses on the east-west streets between Woodward and Brush have some setback,** which varies from street to street, though generally consistent in any one block. Later apartments and commercial structures in the area often ignore the previously established setback. **Between Brush and Beaubien, setback is generally very limited, only a few feet, if any lawn space being provided between sidewalk and building.**

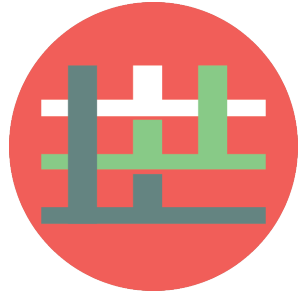


## DEGREE OF COMPLEXITY WITH THE FACADES

The older houses in the district are generally characterized by a high degree of **complexity within the facades,** with bay windows, towers, porches, windows and door hoods, elaborate cornices and other devices used to decorate the buildings. Newer houses in the northern end of the district and older houses in the southern end tend to be somewhat simpler than high Victorian structures between them; later apartment and commercial buildings tend to more **classical decorative elements of a simpler kind.**



HamiltonAnderson



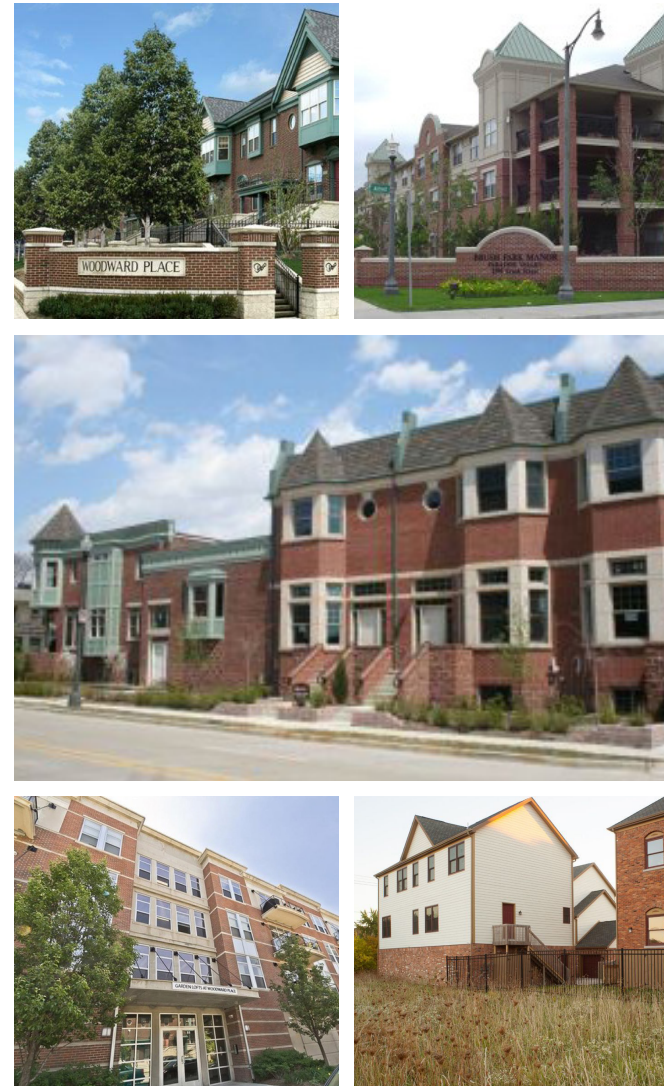
## GENERAL ENVIRONMENTAL CHARACTER

The environmental character is of an **old urban neighborhood which has undergone, and is undergoing, considerable change.** The original development, reflected in the Victorian period houses, has been altered by the provision of more intensive residential development in the early twentieth century, the change in character of Woodward from residential to commercial at about the same time, and a long period of decline.

### HISTORIC (50+ YEARS)



### TURN OF THE 21ST C.



### TODAY





View from Winder and Brush



**RELATIONSHIP OF OPEN SPACE TO STRUCTURES**

The building completes a significant and long empty corner that marks a gateway to Brush Park and neighborhoods beyond, with solidly massed facades along Brush and Winder Streets.



**WALLS OF CONTINUITY**

As a mixed use apartment building at a prominent corner of the neighborhood, the building has minimal setbacks and forms a wall of continuity along Brush and Winder Streets.



**LANDSCAPE FEATURES**

Landscape Features includes a Pocket Parks leading to the West side apartment entrance.



**SCALE OF FACADES**

While overall building proportions are horizontal to maintain the street edges, vertical window groupings, window alignments and vertical material panels reinforce verticality.

**NOTE:**

Background buildings to the right indicate City Modern in the distance. Buildings to the left indicate existing fabric to the West of the site.



**BRUSH PARK HISTORIC PALETTE**

Utilize palette for accent panels, canopies, and other features. Bronze/black tone windows also in keeping with neighborhood.



**FIBER REINFORCED CONCRETE PANEL COLOR**

Two contrasting shades to be selected as indicated above.



**FIBER REINFORCED CONCRETE PANEL WIDTH VARIATION**

Panels to be applied in a rainscreen system with slot venting for P-TAC units. Varied widths (3", 6", and 12" planks) coursed vertically. Retail corner emphasized with change to a darker tone that becomes the primary tone on North and East sides.



**DESIGN PROPOSAL - MATERIALS**



- Light Gray Concrete Planks Varied Widths and Grit
- Dark Gray Concrete Planks Varied Widths and Grit
- PTAK Venting Strips
- 5' x 7' Metal Window TYP Casement Over Fixed
- 2.5' x 7' Metal Window TYP Casement Over Fixed
- 2.5' x 7' Metal Window TYP Casement Over Fixed

East Elevation





South Elevation



West Elevation Perspective



North Elevation Perspective

# MONOCHROME WITH VARIATION - HISTORIC BRUSH PARK



MATERIAL/PALETTE DIAGRAM



**PROPORTIONS OF OPENINGS WITHIN THE FACADE**  
 Areas of void - windows, entries, and storefronts - constitute approximately 35% of the total facade area, consistent with other buildings. Openings are vertically proportioned, sometimes combined with other vertical windows.



**RHYTHM OF SOLIDS TO VOIDS IN FRONT FACADE**  
 Openings are placed in a regular pattern with variation of pace across the length of the facade and integral slotted vents for additional rhythm.

**PROJECT: BRUSH PARK APARTMENTS**  
**CLIENT: MHT HOUSING, INC.**  
**LOCATION: 269 WINDER, DETROIT**

**Scope of Work:**

This project is to build a senior living building. The building will be mixed use on the first floor, with retail along Brush Street. The remainder of the first floor will be dedicated to the residential units. Parking for both retail and residents will be provided on site. The first floor will hold the offices, mechanical/utility room, the main community room and 2 ADA public restrooms. The building will be equipped with an elevator and two egress staircases.

**Legal Description:**

LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS:

2515 BRUSH - TAX NUMBER: 01000598-604  
 LOT 1, EXCEPT THE WEST 9 FEET, BLOCK 2, BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9 AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS.

291 WINDER - TAX NUMBER: 01000597  
 THE WEST 9 FEET OF LOT 1 AND THE EAST 35 FEET OF LOT 2, BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9 AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS.

N. WINDER - TAX NUMBER: 01000596  
 THE WEST 15 FEET OF LOT 2 AND THE EAST 1/2 OF LOT 3, BLOCK 2, BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9 AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS.

269 WINDER - 01000595.002L  
 THE WEST 1/2 OF LOT 3 AND ALL OF LOT 4, BLOCK 2, BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9 AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS.

ALSO  
 LOT 5, BLOCK 2, BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9 AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS.

THE PERIMETER DESCRIPTION BELOW COMPRISES PARCELS 1 THROUGH 4 AND A PORTION OF PARCEL 5.

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN BEING ALL OF LOTS 1 THROUGH 4 AND PART OF LOT 5 BLOCK 2 BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9 AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BRUSH STREET (60 FEET WIDE) AND THE NORTH LINE OF WINDER STREET (60 FEET WIDE), BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S59°16'09"W 233.30 FEET ALONG THE NORTH LINE OF WINDER STREET; THENCE N30°24'30"W 165.88 FEET TO THE SOUTH LINE OF A PUBLIC ALLEY (20 FEET WIDE); THENCE N59°16'09"E 242.96 FEET ALONG SAID SOUTH ALLEY LINE TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE WEST LINE OF BRUSH STREET; THENCE S27°04'30"E 166.22 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.907 ACRES.

**PROPERTY INFO:**

LOT AREA: 39,501± SF OR 0.907 ± ACRES

**BUILDING**

FLOORS: 4

HEIGHT: \_\_\_\_\_

BUILDING FOOTPRINT: 11,368 SF

BUILDING SIZE: 45,631 SF

**APARTMENT UNITS**

6 - STUDIO UNITS

52 - 1 BEDROOM UNITS

58 UNITS

USE: MIXED USE - FIRST FLOOR RETAIL & RESIDENTIAL  
 SECOND TO FOURTH FLOOR RESIDENTIAL

**LOT COVERAGE**

11,536/39,501 = 29%

**ZONING DESIGNATION**

PD-H: PLANNED DEVELOPMENT DISTRICT - HISTORICAL

"LOT DIMENSIONS, SETBACKS, HEIGHT LIMITATIONS, LOT COVERAGE PERCENTAGE AND FLOOR AREA RATIOS SHOULD BE APPROPRIATE TO THE NATURE OF THE PROJECT AND RELATE WELL TO SURROUNDING DEVELOPMENT." (Sec. 50-13-122)

**RESIDENTIAL DENSITY**

58 UNITS/0.29 ACRES = 200 UNITS PER ACRE

**FAR**

BUILDABLE LAND AREA = 39,501 SF

GROSS FLOOR AREA = 45,631 SF

FAR = 45,631/39,501

FAR = 1.16

**LEGEND**

⊙	ELECTRIC MANHOLE
⊙	HAND HOLE
⊙	UTILITY POLE
⊙	GAS VALVE
⊙	LIGHT POLE WITH STREET LAMP
⊙	SANITARY MANHOLE
⊙	SQUARE CATCH BASIN
⊙	FIRE HYDRANT
⊙	WATER GATE MANHOLE
⊙	WATER VALVE
⊙	STEAM VAULT
⊙	LIGHTPOST/LAMP POST
⊙	SINGLE POST SIGN
⊙	DECIDUOUS TREE (AS NOTED)
⊙	OVERHEAD UTILITY LINE
⊙	GAS LINE
⊙	SEWER LINE
⊙	WATER LINE
⊙	STEAM LINE

NOTE: ALL UTILITIES SHOWN OUTSIDE THE PROPERTY BOUNDARY ARE EXISTING UNLESS OTHERWISE STATED.

**PARKING REQUIREMENTS**

**PD DISTRICT DESIGN CRITERIA**

"PARKING & LOADING. WHERE APPROPRIATE, ADEQUATE VEHICULAR OFF-STREET PARKING AND LOADING SHOULD BE PROVIDED. THE CITY PLANNING COMMISSION WILL BE GUIDED BY STANDARDS DELINEATED IN THIS CHAPTER WITH ADJUSTMENTS APPROPRIATE TO EACH SPECIFIC SITUATION." (Sec. 50-11-15 e)

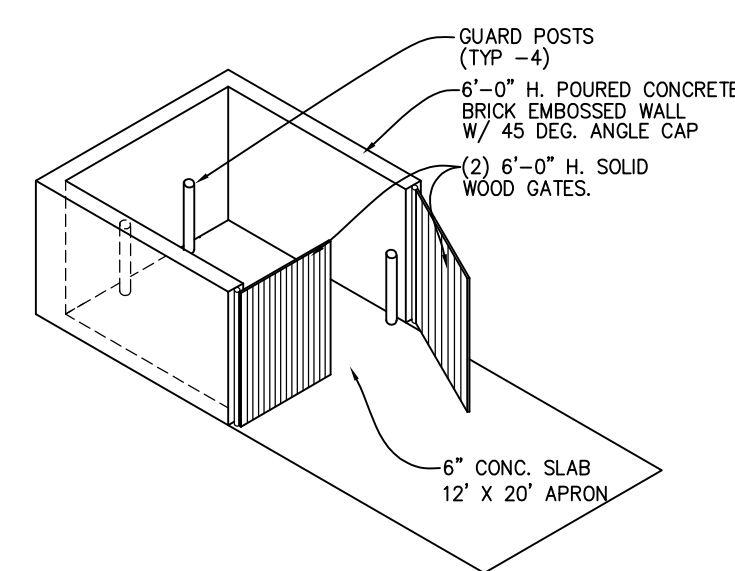
**PROVIDED:**

OFF STREET PARKING - 29 SPACES  
 ON STREET PARKING\* - 9± SPACES

**TOTAL - 38 SPACES**

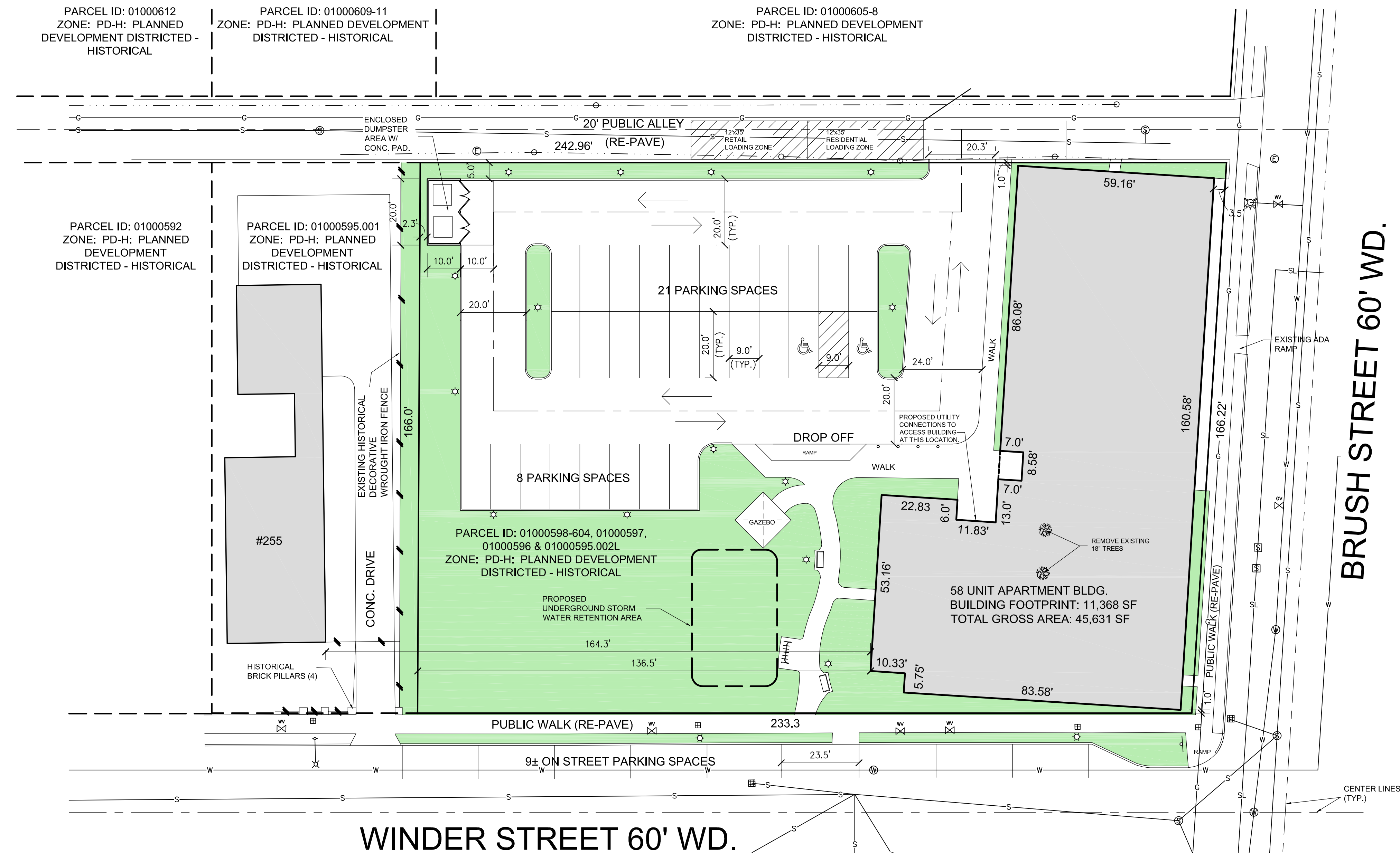
**SHEET INDEX**

<b>ARCHITECTURAL</b>	
ARCHITECTURAL SITE PLAN	ASP.1
NEIGHBORHOOD SITE PLAN	ASP.2
LANDSCAPE PLAN	LP.1
FLOOR PLANS	A.1.1
ENLARGED UNIT FLOOR PLAN	A.1.2
EXTERIOR ELEVATIONS	A.2.1
EXTERIOR ELEVATIONS	A.2.2
BUILDING SECTION	A.3.1
PHOTOMETRIC PLAN	
<b>SURVEY</b>	



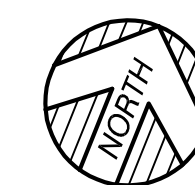
ALTA/TOPOGRAPHIC SURVEY 1

**DUMPSTER DETAIL**



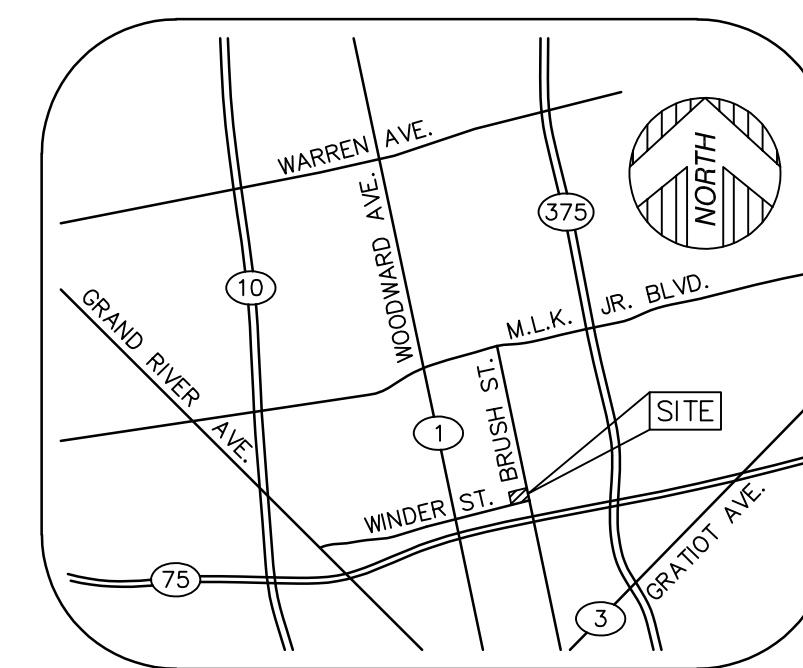
**WINDER STREET 60' WD.**

**BRUSH STREET 60' WD.**



**ARCHITECTURAL SITE PLAN**

SCALE: 1"=20'-0"

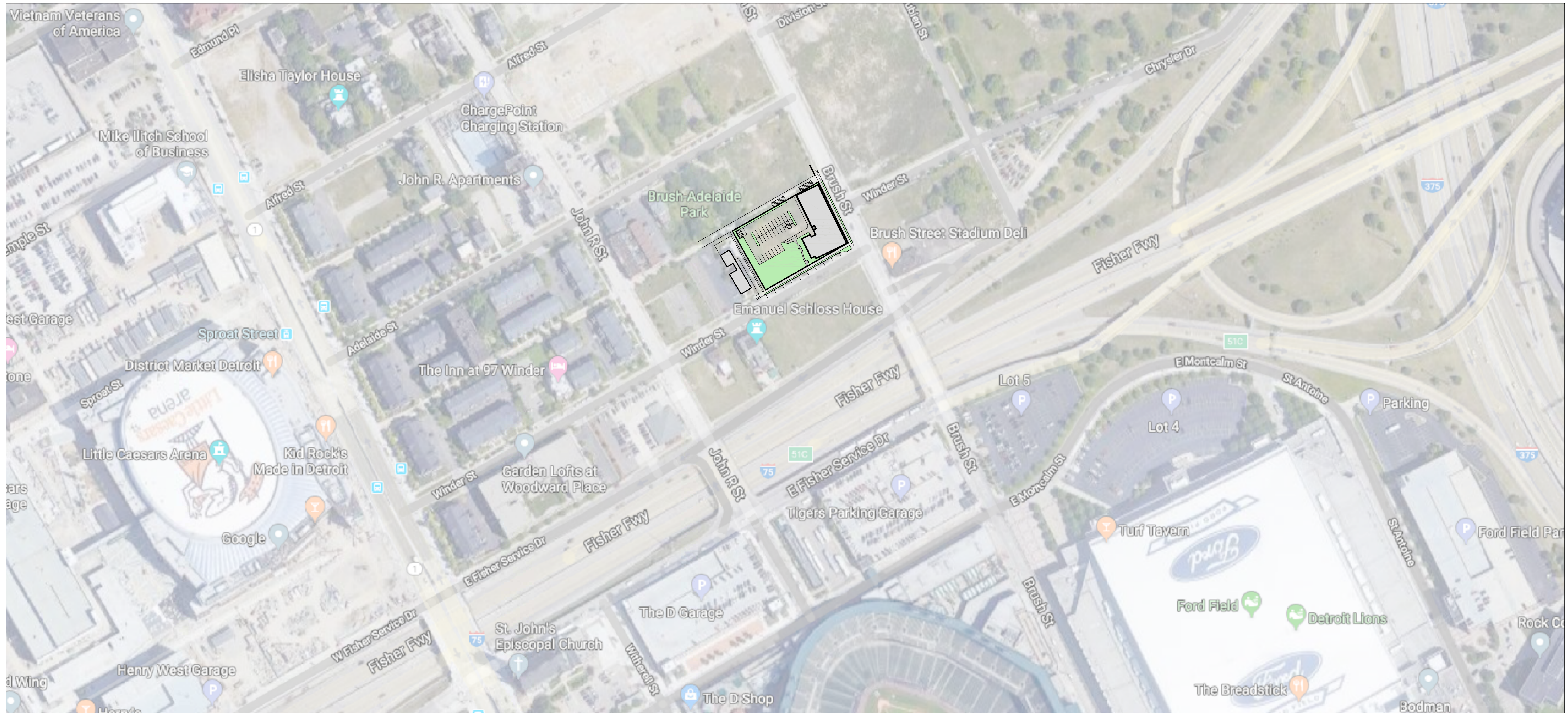


**VICINITY MAP**  
(NOT TO SCALE)

ALL UTILITIES ARE TO BE PROPERLY LOCATED BY CIVIL ENGINEER FOR BUILDING PERMITS

STORM WATER RETENTION AREA WILL BE PROPERLY SIZED AND LOCATED FOR BUILDING PERMITS

CLIENT:	MHT HOUSING, INC.
PROJECT:	BRUSH PARK APARTMENTS
LOCATION:	269 WINDER, DETROIT, MICHIGAN
SITE AREA:	39,501± SF OR 0.907 ± ACRES
ARCHITECT:	KEM-TEC & ASSOCIATES
PROFESSIONAL ARCHITECTS:	PROFESSIONAL ENGINEERS
PROFESSIONAL SURVEYORS:	22550 GRAND RIVER AVENUE
DETROIT, MICHIGAN 48205	(586) 772-2222 PHONE
	(586) 772-4048 FAX
APPLICANT:	MHT HOUSING, INC.
ADDRESS:	32600 TELGRAPH RD. #102
CITY:	BINGHAM FARMS, MI 48025
PHONE:	586 833-0550
DRAWN BY:	JFG
SCALE:	1" = 20'-0"
DATE:	11/22/19
PROJECT NO.:	19-03104
SHEET NO.:	ASP.1



**NEIGHBORHOOD SITE PLAN**  
NOT TO SCALE

DRAWN BY: JFG SCALE: 1" = 20'-0" DATE: 11/22/19 PROJECT NO: 19-03104	APPLICANT: <b>MHT HOUSING, INC.</b> 32600 TELGRAPH RD. #102 BINGHAM FARMS, MI 48025 PHONE: 586 833-0550	PROFESSIONAL ARCHITECTS PROFESSIONAL SURVEYORS <b>KEM-TEC &amp; ASSOCIATES</b> 22555 GRATIOT AVENUE DETROIT, MI 48222 (586) 772-2222 PHONE (586) 772-4048 FAX	CLIENT: <b>MHT HOUSING, INC.</b> <b>BRUSH PARK APARTMENTS</b> 269 WINDER., DETROIT, MICHIGAN SITE AREA: 39,501± SF OR 0.907 ± ACRES	REVISION #1 REVISION #2 REVISION #3	DATE M.L./JFG M.L./JFG	BY M.L./JFG M.L./JFG	DESCRIPTION PPR MEETING PROJECT REVIEW COMMENTS
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**LANDSCAPING NOTES**

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL MATERIALS AND PLANTS SHOWN ON THE PLAN WHETHER OR NOT INCLUDED IN THE "PLANT LIST".
- ALL NURSERY STOCK TO BE WELL BRANCHED, HEALTHY, FULL, VIGOROUS, PRE INOCULATED, AND FERTILIZED. DECIDUOUS TREES TO BE FREE OF FRESH SCARS AND BRANCHES TO BE A HEIGHT OF 5' ABOVE ROOTBALL. TRUNKS SHALL BE WRAPPED, IF NECESSARY, TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPER SHALL REMOVE SAID WRAP AT THE PROPER TIME AS PART OF HIS CONTRACT.
- ALL NURSERY STOCK SHALL BE GUARANTEED.
- TOPSOIL, 4" THICK, SHALL BE PROVIDED AND GRADED BY THE LANDSCAPE CONTRACTOR AND SUBJECT TO APPROVAL BY THE OWNER.
- ALTERNATIVES MAY ONLY BE USED IN THE EVENT OF UNAVAILABILITY OF THE SELECTED SPECIES WITHIN A REASONABLE DISTANCE OR DUE TO SEASON. PROOF MAY BE REQUESTED BY THE ENGINEER.
- EVERGREEN TREES SHALL NOT BE PLANTED DURING JUNE, JULY, OR AUGUST.
- MULCH SHALL NOT CONTAIN ANY FARM WASTE AND SHALL BE INDICATED ON PLAN FOR EACH AREA.
- A CHEMICAL WEED PREVENTATIVE BARRIER SHALL BE APPLIED IN ALL NON-GRASS AREAS WHICH DO NOT HAVE POLYETHYLENE FILM MULCH INDICATED.
- REMOVE ALL TWINE, WIRE, AND BURLAP FROM SHRUB AND TREE EARTH BALLS AND FROM TREE TRUNKS.
- LAWN TREES TO BE MULCHED WITH A 2" WIDE BY MINIMUM 6" DEEP SHREDDED BARK RING.
- SHRUB BEDS TO BE MULCHED WITH 3" OF SHREDDED WOOD BARK.
- ALL SOD AND SEED TO BE KENTUCKY BLUE BLEND.

**EXAMINATION OF SITE**

- THE CONTRACTOR SHALL VISIT THE JOB SITE BEFORE HE SUBMITS HIS BID TO TO BECOME FAMILIAR WITH THE ACTUAL JOB CONDITIONS AND TO CHECK FOR ANY INTERFERENCE BETWEEN THE WORK AND THAT OF OTHER TRADES AND/OR ANY APPARENT VIOLATIONS OF LOCAL OR STATE CODES, LAWS, ORDINANCES, AND REGULATIONS. IF ANY INTERFERENCE OR VIOLATIONS APPEAR AND DEPARTURE FROM THE DESIGN INTENT OF THE CONTRACT DOCUMENT S IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE ENTERING INTO THE CONTRACT WITH THE OWNER. FAILURE TO PROVIDE THE ARCHITECT/ENGINEER WITH THE AFOREMENTIONED NOTIFICATION WILL RESULT IN THE CONTRACTOR BEING HELD RESPONSIBLE TO COMPLETE ALL WORK TO MEET THE INTENT OF THE CONTRACT DRAWINGS WITH NO ADDITIONAL EXPENSE ("EXTRAS") BEING INCURRED BY THE OWNER.

**CLEANING**

- PREMISES SHALL BE CLEANED UPON COMPLETION OF THE WORK.
- UPON COMPLETION OF THE WORK, THOROUGHLY CLEAN ALL SYSTEMS AND TEST TO INSURE THAT THE SYSTEMS PERFORM TO THEIR REQUIREMENTS.

**MAINTENANCE**

- THE PROPERTY OWNER WILL TAKE CARE OF THE LANDSCAPING. A LANDSCAPING MAINTENANCE PLAN WILL BE DEVELOPED AS PER ENTERPRISE GREEN COMMUNITIES' REQUIREMENTS PER THE BUILDING AND OPERATIONS MANUAL AND WILL BE PROVIDED AT A LATER DATE.

**LANDSCAPING NOTES**

- ALL PLANT SIZES SHALL CONFORM WITH DETROIT'S ZONING ORDINANCE.
- MULCH SHALL BE INSTALLED AND MAINTAINED AT A MINIMUM DEPTH OF TWO (2) INCHES AND A MAXIMUM DEPTH OF FOUR (4) INCHES ON ALL PLANTED AREAS.
- ALL UNPAVED AREAS WILL BE COVERED WITH GRASS UNLESS OTHERWISE SPECIFIED.
- ALL HEDGES PLACED WITHIN TWENTY (20) FEET OF THE FRONT PUBLIC SIDEWALK SHALL BE LIMITED TO THREE (3) FEET IN HEIGHT ABOVE THE GRADE OF THE PUBLIC SIDEWALK.
- INTERIOR LANDSCAPED AREAS WILL MAXIMIZE EFFECTIVE STORMWATER MANAGEMENT BY AS LISTED WITHIN THE DETROIT ZONING ORDINANCE.

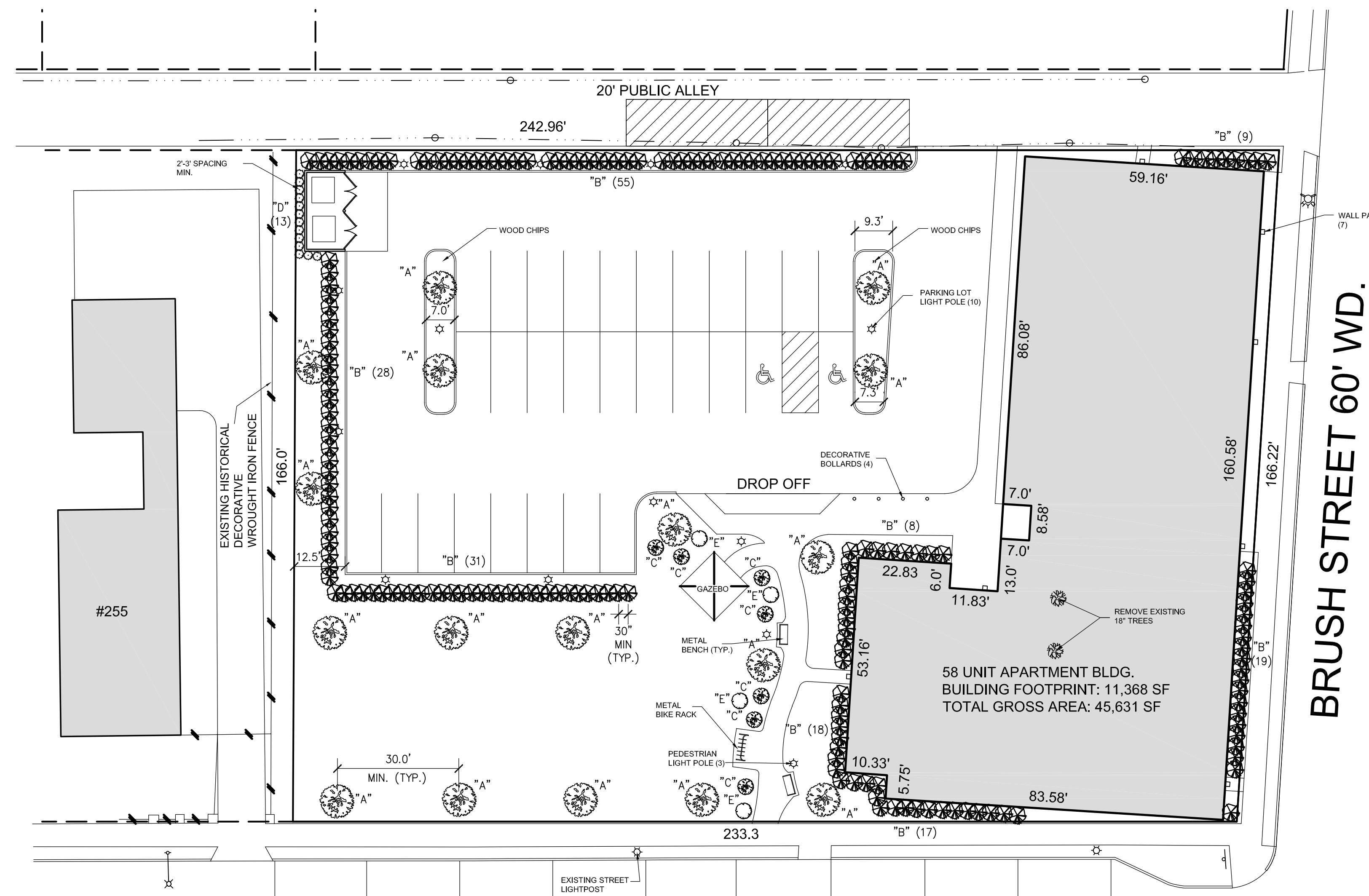
**IRRIGATION**

- REQUIRED LANDSCAPED AREAS SHALL BE IRRIGATED AS NECESSARY TO MAINTAIN REQUIRED PLANT MATERIALS IN GOOD AND HEALTH CONDITION.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY. WATER OUTLETS (HOSE BIBBS) SHALL BE PROVIDED WITHIN ONE HUNDRED (100) FEET OF ALL REQUIRED PLANT MATERIALS UNLESS SUBSURFACE IRRIGATION SYSTEM IS USED AND
- IRRIGATION SYSTEMS SHALL BE CONTINUOUSLY MAINTAINED IN WORKING ORDER AND SHALL BE DESIGNED TO PREVENT OVERLAP OF WATER ZONES AND TO PREVENT WATERING OF IMPERVIOUS AREAS.

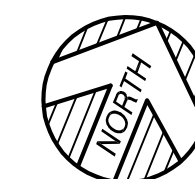
**SITE LIGHTING**

- NOTE THAT SITE LIGHTING HAS NOT BEEN PROPERLY DESIGNED AT THIS TIME. A PHOTOMETRIC PLAN WILL BE COMPLETED FOR THE SITE PLAN REVIEW. AFTER THE CITY'S APPROVAL, A LICENSE CIVIL ENGINEER WILL PROPERLY DESIGN THE LIGHT FIXTURE LOCATIONS.

LANDSCAPING CALCULATIONS	
INTERIOR LANDSCAPE	
REQUIRED:	29 OFF STREET PARKING SPACE = 18 SF OF LANDSCAPED AREA
PROVIDED:	29x18 = 522 SF
REQUIRED:	595 SF
PROVIDED:	595 SF
REQUIRED:	1 SHADE TREE FOR EVERY 250 SF
PROVIDED:	595/250 = 3 SHADE TREES
REQUIRED:	4 SHADE TREES
PROVIDED:	4 SHADE TREES
LANDSCAPE AREA	
PROVIDED:	11,798 SF OF LANDSCAPE AREA
REQUIRED:	39,501 PROPERTY SIZE
PROVIDED:	11,798/39,501 = 30% LANDSCAPE AREA

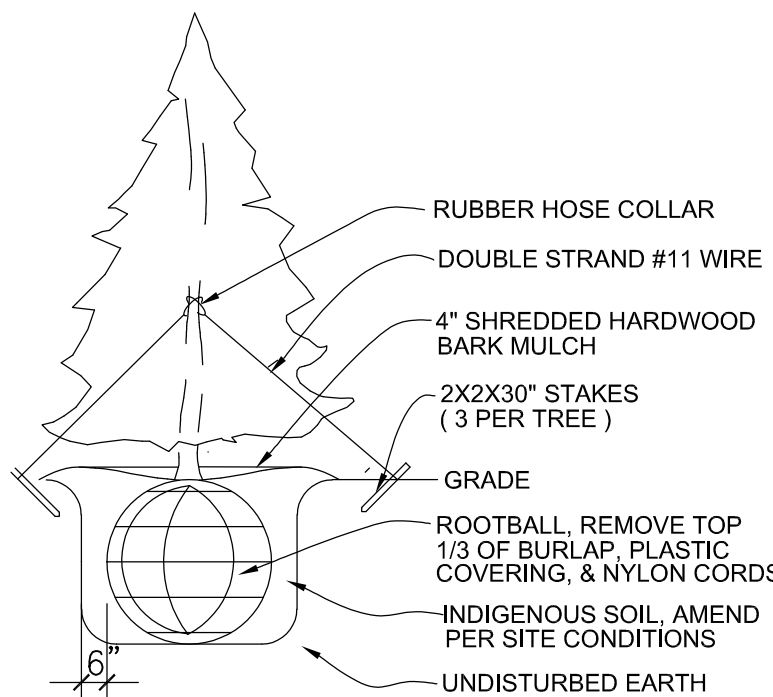


WINDER STREET 60' WD.

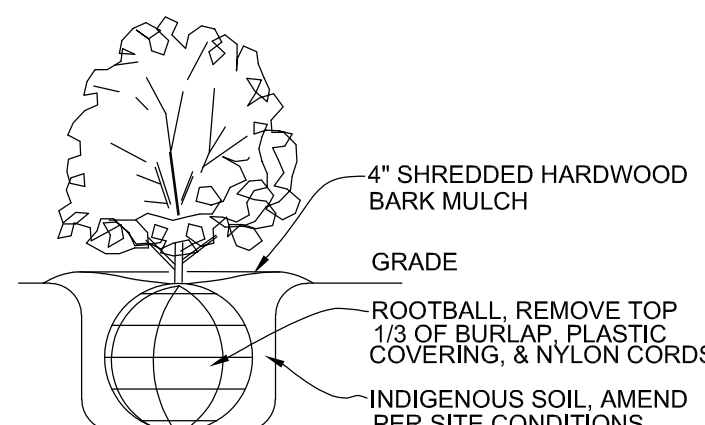


**ARCHITECTURAL SITE PLAN**

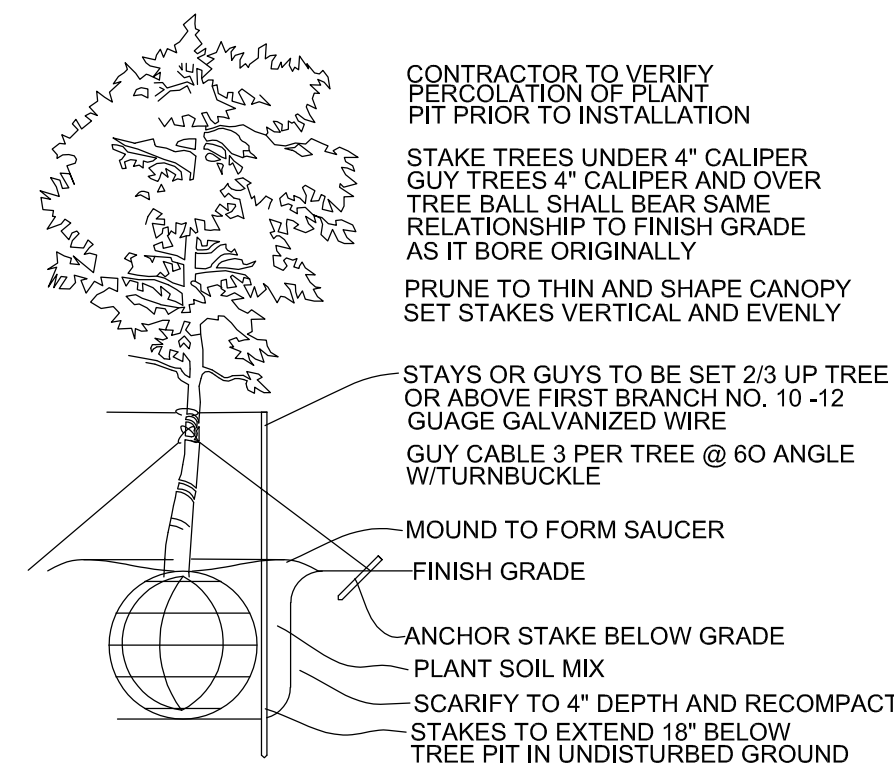
SCALE: 1"=20'-0"



**EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE



**SHRUB PLANTING DETAIL**  
NOT TO SCALE



**DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE

LANDSCAPING SCHEDULE				
SYM.	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
"A"	17	SHADEMASTER HONEYLOCUST (NO THORNS)	GLEDITSIA TRICANTHOS INERMIS :SHADEMASTER"	2.5" CAL.
"B"	185	YEWE	TAXUS	18" HEIGHT MIN.
"C"	7	WAYFARING TREE	VIBURNUM LANTANA	3'
"D"	6	AMERICAN ARBORVITAE	TSUGA CANADENSIS	4'-5'
"E"	4	DWARF WINGED EUONYMUS	EUONYMUS ALETA COMPACTA	5'-7'

CLIENT: MHT HOUSING, INC.  
**BRUSH PARK APARTMENTS**  
 269 WINDER., DETROIT, MICHIGAN  
 SITE AREA: 39,501± SF OR 0.907 ± ACRES

PROFESSIONAL ARCHITECTS  
 PROFESSIONAL ENGINEERS  
 PROFESSIONAL SURVEYORS  
 22555 GRATIOT AVENUE  
 BINGHAM FARMS, MI 48025  
 (586) 772-2222 PHONE  
 (586) 772-4048 FAX

**KEM-TEC & ASSOCIATES**

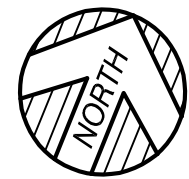
APPLICANT: MHT HOUSING, INC.  
 32600 TELGRAPH RD. #102  
 BINGHAM FARMS, MI 48025  
 PHONE: 586 833-0550

REVISION	DATE	BY	DESCRIPTION
#1	02-08-2020	M.L./JFG	PPR MEETING
#2	02-13-2020	M.L.	HDC - PROJECT REVIEW
#3	02-24-2020	JFG	HDC - COMMENTS

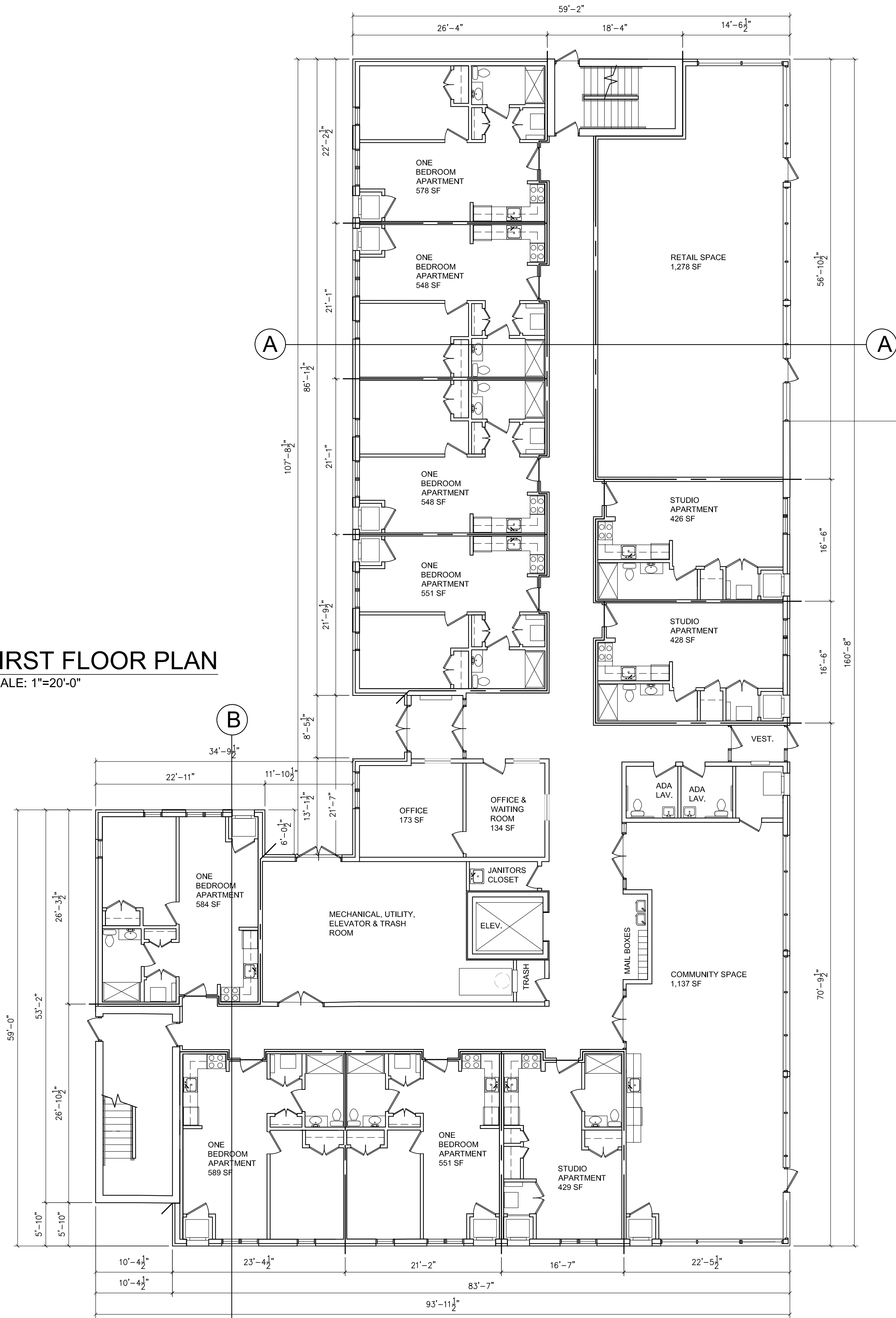
DRAWN BY: M.L.  
 SCALE: 1" = 20'-0"  
 DATE: 11/22/19  
 PROJECT NO: 19-03104

SHEET NO: LP.1

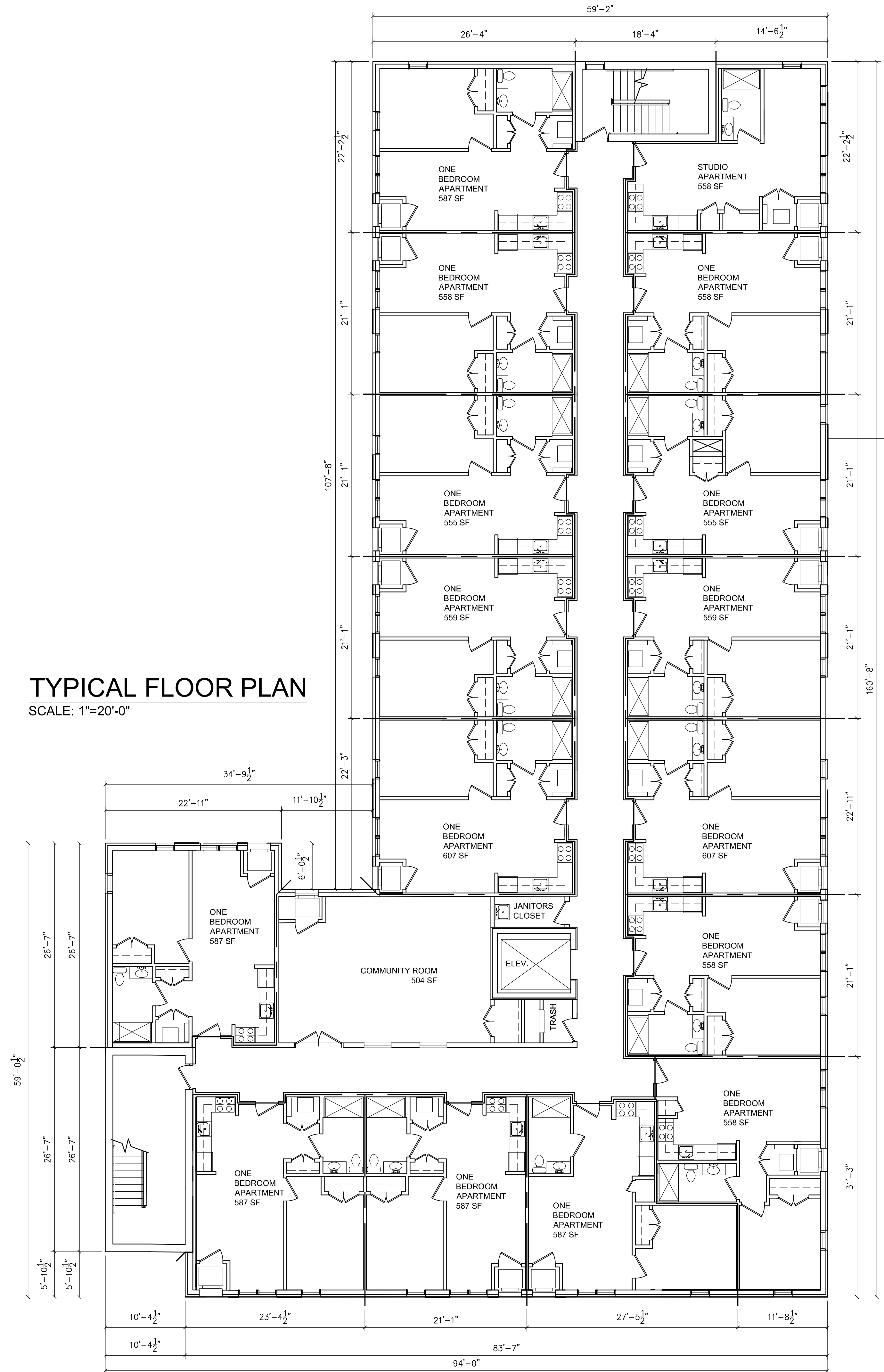




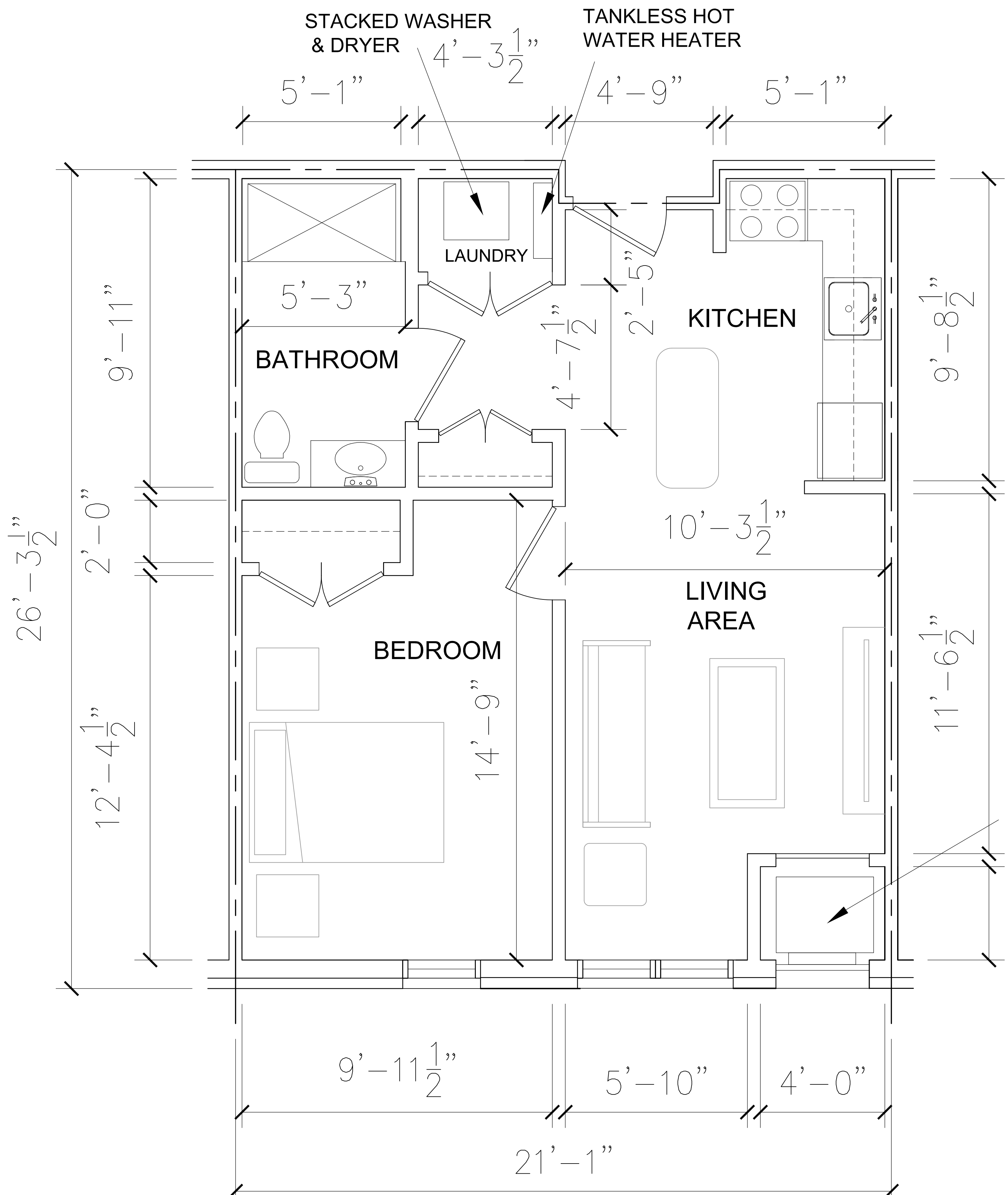
**FIRST FLOOR PLAN**  
SCALE: 1"=20'-0"



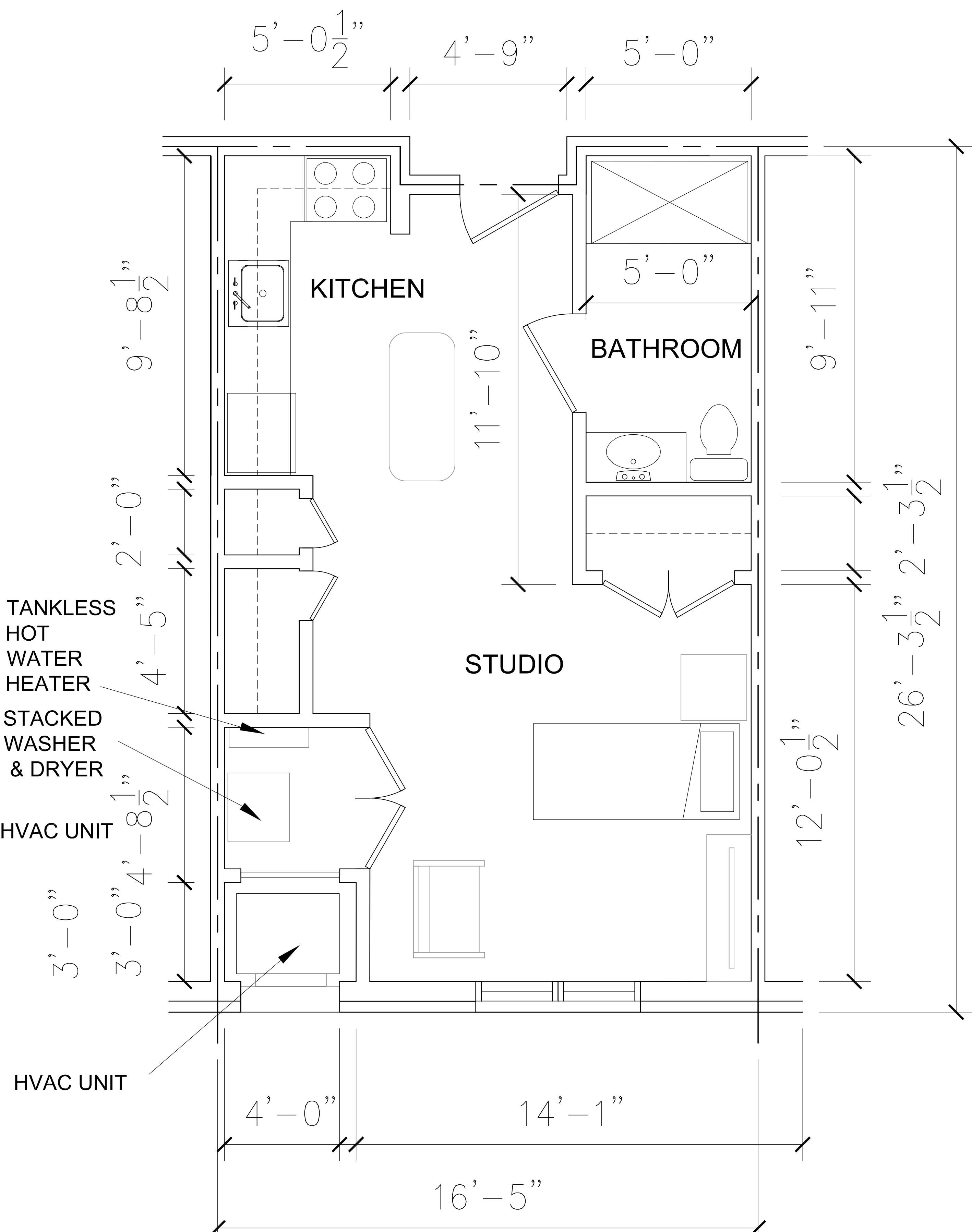
**TYPICAL FLOOR PLAN**  
SCALE: 1"=20'-0"



DRAWN BY: JFG		SCALE: 1" = 20'-0"		DATE: 11/22/19		PROJECT NO: 19-03104	
APPLICANT: MHT HOUSING, INC.		32600 TELGRAPH RD. #102		BINGHAM FARMS, MI 48025		PHONE: 586 833-0550	
PROFESSIONAL ARCHITECTS		PROFESSIONAL ENGINEERS		PROFESSIONAL SURVEYORS		22556 GRATIOT AVENUE	
KEM-TEC & ASSOCIATES		DETROIT, MICHIGAN		(586) 772-2222		PHONE FAX (586) 772-4048	
CLIENT: MHT HOUSING, INC.		BRUSH PARK APARTMENTS		269 WINDER, DETROIT, MICHIGAN		SITE AREA: 39,501± SF OR 0.907 ± ACRES	
REVISION		DATE		BY		DESCRIPTION	
#1		02-06-2020		M.L./JFG		HDC - PROJECT REVIEW	
#2		02-13-2020		M.L.		HDC - PROJECT REVIEW	
#3		02-24-2020		JFG		HDC - COMMENTS	



**TYPICAL 1-BED UNIT FLOOR PLAN**  
SCALE: 1/2" = 1'-0"

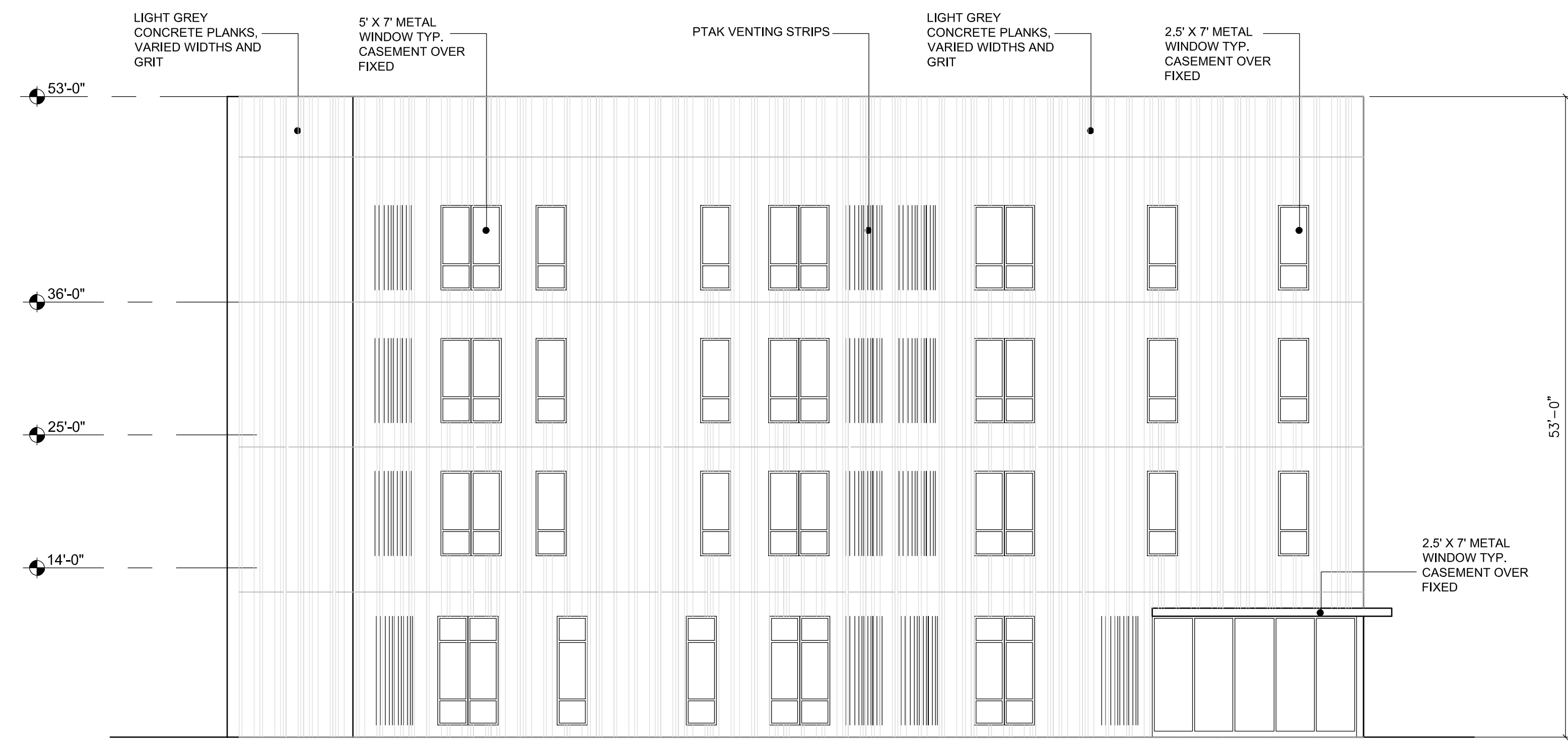


**TYPICAL STUDIO UNIT FLOOR PLAN**  
SCALE: 1/2" = 1'-0"

PROJECT NO:	19-03104
SCALE:	1/8" = 1'-0"
DATE:	11/22/19
PROJECT NO:	19-03104
APPLICANT:	MHT HOUSING, INC. 32600 TELGRAPH RD. #102 BINGHAM FARMS, MI 48025 PHONE: 586-833-0550
ARCHITECT:	KEM-TEC & ASSOCIATES PROFESSIONAL ARCHITECTS PROFESSIONAL SURVEYORS 22556 GRATIOT AVENUE DETROIT, MI 48219 (586)772-2222 PHONE (586)772-4048 FAX
<b>TYPICAL UNIT PLANS</b>	
CLIENT:	MHT HOUSING, INC. <b>BRUSH PARK APARTMENTS</b> 269 WINDER., DETROIT, MICHIGAN SITE AREA: 39,501± SF OR 0.907 ± ACRES
REVISION #	DATE
#1	02-08-2020 M.L./JFG
#2	02-13-2020 M.L.
#3	02-24-2020 JFG
HDC - COMMENTS	
HDC - PROJECT REVIEW	
HDC - PPR MEETING	
DESCRIPTION	
A.1.2	



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

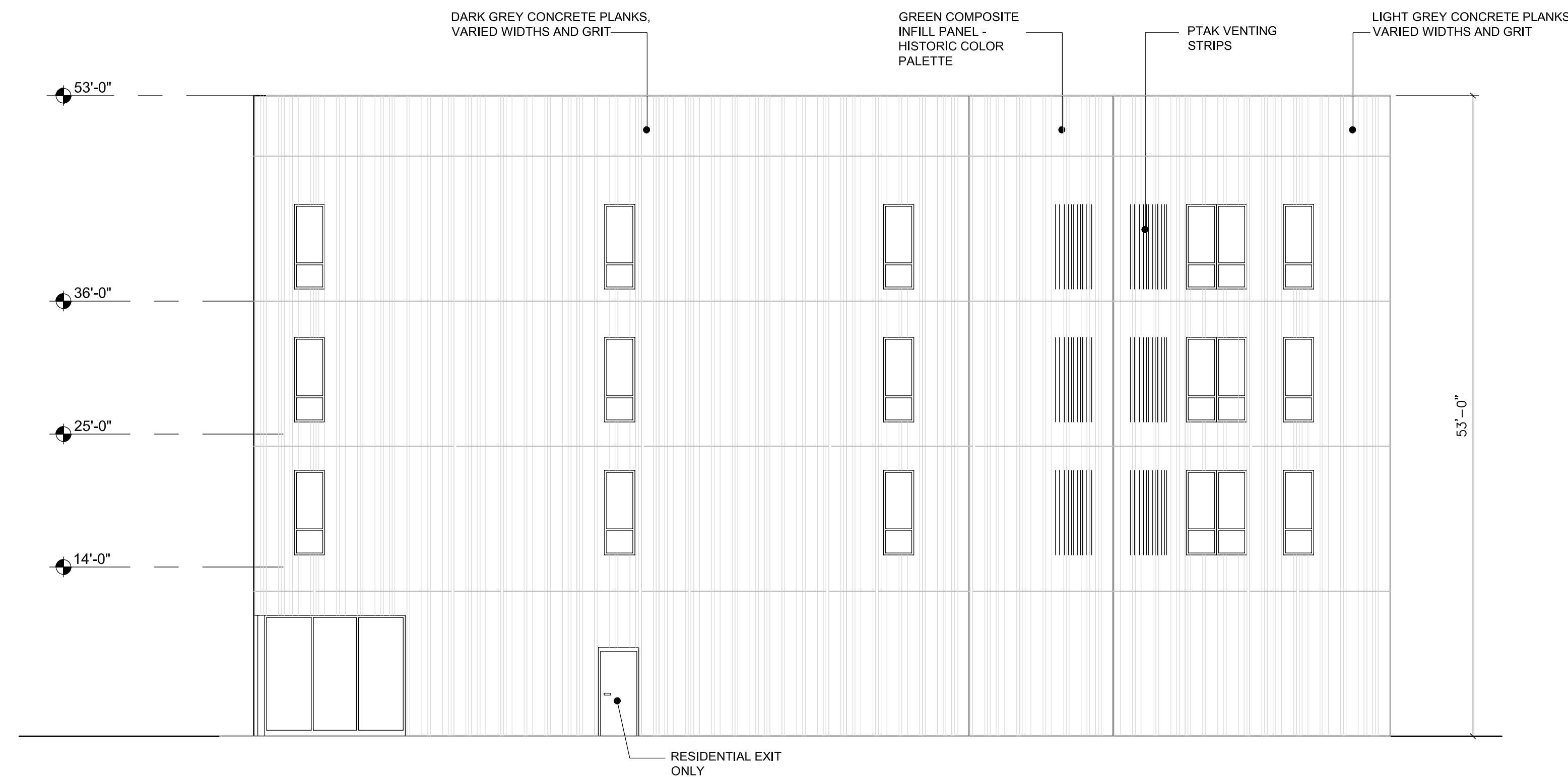


**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

CLIENT: MHT HOUSING, INC.		MHT HOUSING, INC.	
PROJECT: BRUSH PARK APARTMENTS		BRUSH PARK APARTMENTS	
269 WINDER., DETROIT, MICHIGAN		269 WINDER., DETROIT, MICHIGAN	
SITE AREA: 39,501± SF OR 0.907 ± ACRES		SITE AREA: 39,501± SF OR 0.907 ± ACRES	
REVISION	DATE	BY	DESCRIPTION
#1	02-06-2020	M.L./JFG	PPR MEETING
#2	02-13-2020	M.L.	HDC - PROJECT REVIEW
#3	02-24-2020	JFG	HDC - COMMENTS
PROFESSIONAL ARCHITECTS PROFESSIONAL ENGINEERS PROFESSIONAL SURVEYORS <b>KEM-TEC &amp; ASSOCIATES</b> 22556 GRATIOT AVENUE FARMINGTON HILLS, MI 48334 (586) 772-2222 PHONE (586) 772-4048 FAX			
APPLICANT:	MHT HOUSING, INC.		
32600 TELGRAPH RD. #102			
BINGHAM FARMS, MI 48025			
PHONE: 586 833-0550			
DRAWN BY:	JFG		
SCALE:	1/8" = 1'-0"		
DATE:	11/22/19		
PROJECT NO:	19-03104		
SHEET NO: A.21			

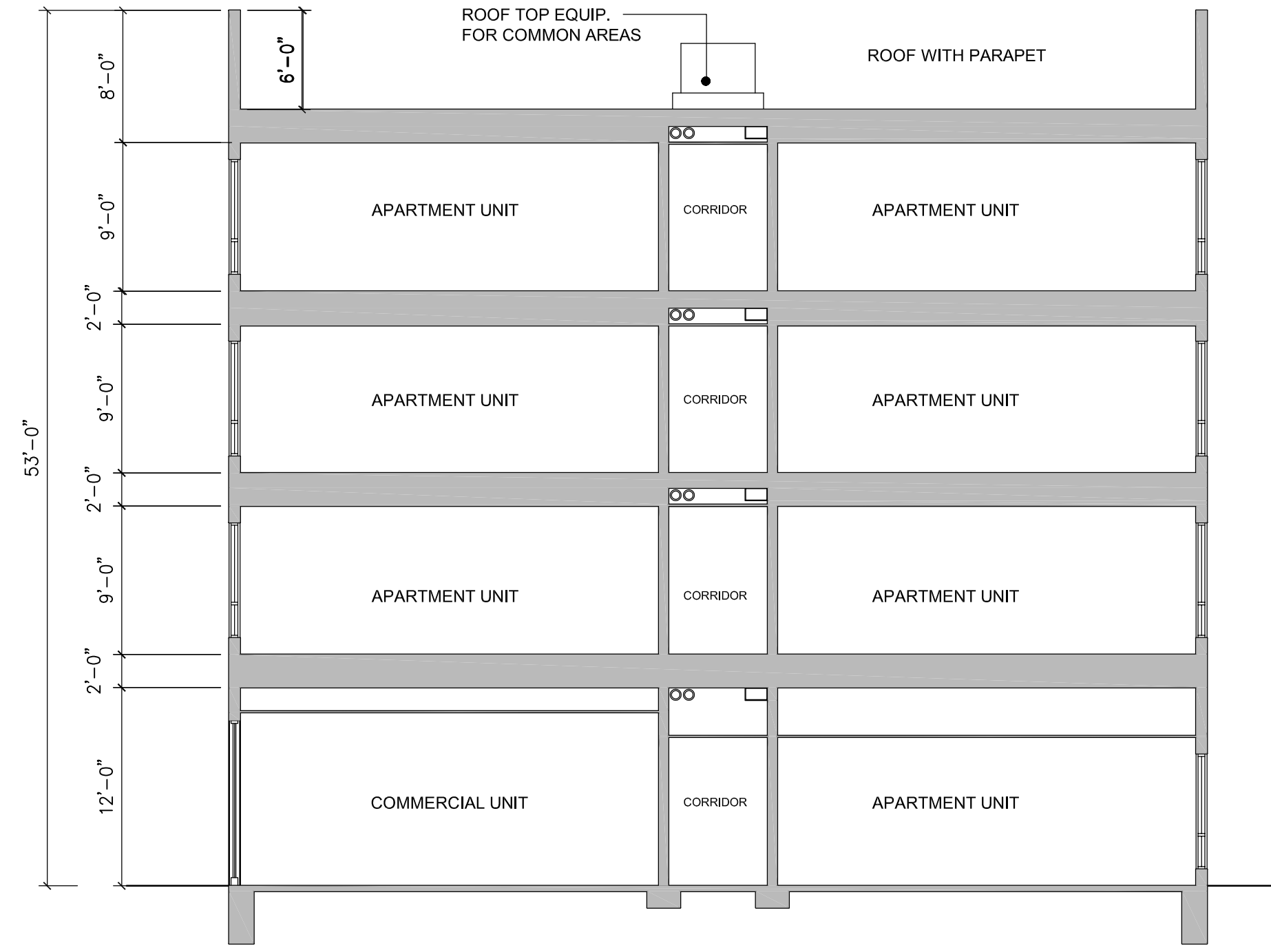


**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

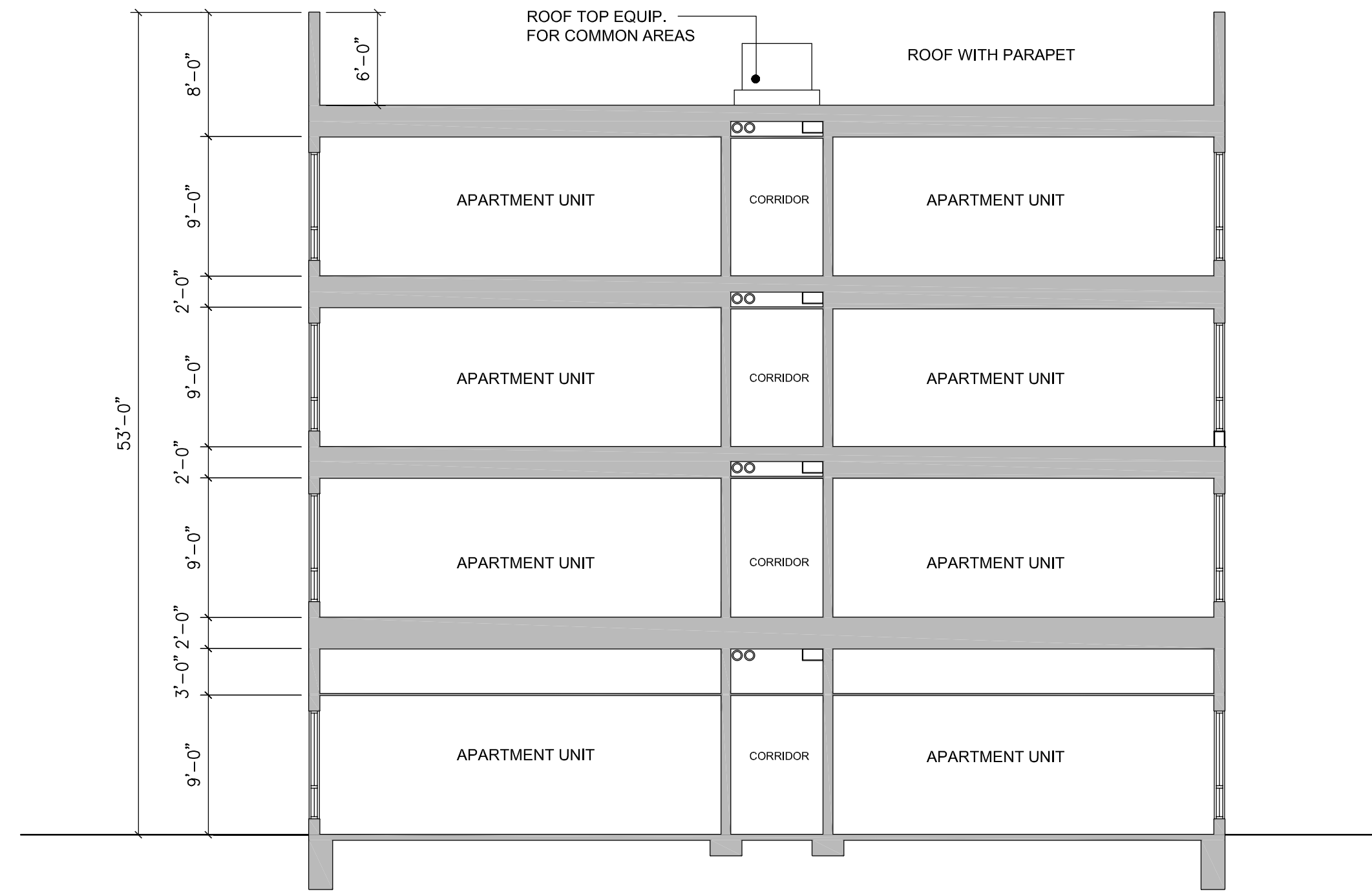


**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

DRAWN BY: JFG		SCALE: 1/8" = 1'-0"		DATE: 11/22/19		PROJECT NO: 19-03104	
APPLICANT: MHT HOUSING, INC. 32600 TELGRAPH RD. #102 BINGHAM FARMS, MI 48025 PHONE: 586 833-0550		PROFESSIONAL ARCHITECTS PROFESSIONAL ENGINEERS PROFESSIONAL SURVEYORS 22550 GRATIOT AVENUE GRATOT, MI 48025 (586) 772-2222 PHONE (586) 772-4048 FAX		CLIENT: MHT HOUSING, INC. <b>BRUSH PARK APARTMENTS</b> 269 WINDER., DETROIT, MICHIGAN SITE AREA: 39,501± SF OR 0.907 ± ACRES		REVISION	
#1	02-06-2020	M.L./JFG	BY	#1	02-13-2020	M.L.	HDC - PROJECT REVIEW
#2	02-24-2020	JFG	BY	#2	02-13-2020	M.L.	HDC - PROJECT REVIEW
#3	02-24-2020	JFG	BY	#3	02-24-2020	JFG	HDC - COMMENTS
SHEET NO: A.2.2							

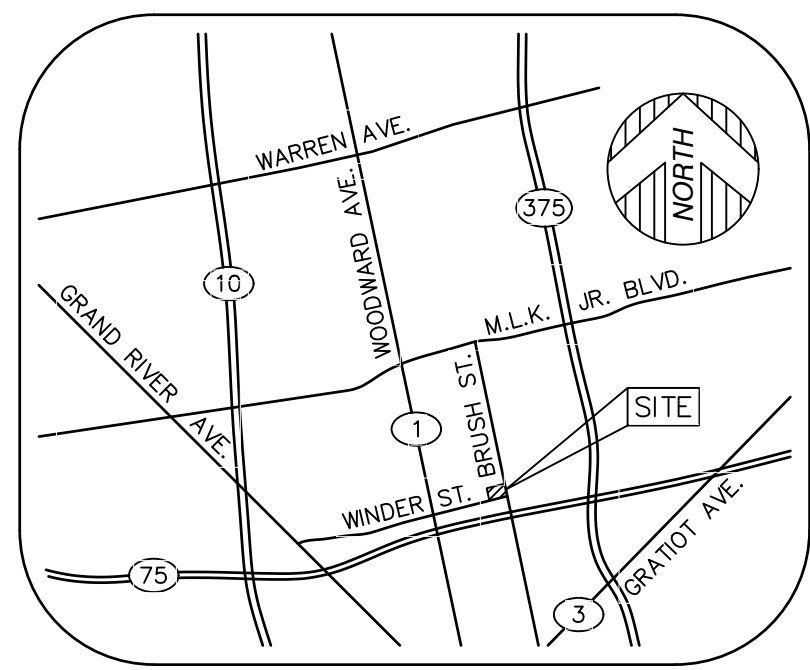


**A-A BUILDING SECTION**  
SCALE: 1/8" = 1'-0"



**B-B BUILDING SECTION**  
SCALE: 1/8" = 1'-0"

DRAWN BY: JFG		APPLICANT: MHT HOUSING, INC.		CLIENT: MHT HOUSING, INC.																	
SCALE: 1/8" = 1'-0"		32600 TELGRAPH RD. #102 BINGHAM FARMS, MI 48025 PHONE: 586 833-0550		BRUSH PARK APARTMENTS 269 WINDER., DETROIT, MICHIGAN SITE AREA: 39,501± SF OR 0.907 ± ACRES																	
DATE: 11/22/19		PROFESSIONAL ARCHITECTS PROFESSIONAL ENGINEERS PROFESSIONAL SURVEYORS 22556 GRATIOT AVENUE DETROIT, MICHIGAN (586) 772-2222 PHONE (586) 772-4048 FAX		BUILDING SECTIONS																	
PROJECT NO: 19-03104		KEM-TEC & ASSOCIATES		REVISION																	
SHEET NO: A.3.1				<table border="1"> <thead> <tr> <th>#</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>#1</td> <td>02-06-2020</td> <td>M.L./JFG</td> <td>HDC - PROJECT REVIEW</td> </tr> <tr> <td>#2</td> <td>02-13-2020</td> <td>M.L.</td> <td>HDC - PROJECT REVIEW</td> </tr> <tr> <td>#3</td> <td>02-24-2020</td> <td>JFG</td> <td>HDC - COMMENTS</td> </tr> </tbody> </table>		#	DATE	BY	DESCRIPTION	#1	02-06-2020	M.L./JFG	HDC - PROJECT REVIEW	#2	02-13-2020	M.L.	HDC - PROJECT REVIEW	#3	02-24-2020	JFG	HDC - COMMENTS
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#2	02-13-2020	M.L.	HDC - PROJECT REVIEW																		
#3	02-24-2020	JFG	HDC - COMMENTS																		



VICINITY MAP  
(NOT TO SCALE)

**PARKING**

NO MARKED PARKING ON SITE.

**PARCEL AREA**

39,501± SQUARE FEET = 0.907± ACRES

**BASIS OF BEARING**

SOUTH 27°04'30" EAST, BEING THE SOUTHWESTERLY RIGHT OF WAY LINE OF BRUSH STREET, AS DESCRIBED.

**BENCHMARK**

**SITE BENCHMARK #1**  
ARROW ON HYDRANT IN BRUSH STREET RIGHT OF WAY.  
ELEVATION = 617.95' (NAVD 88)

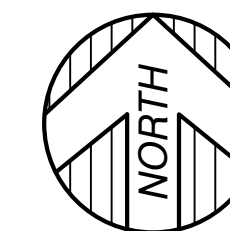
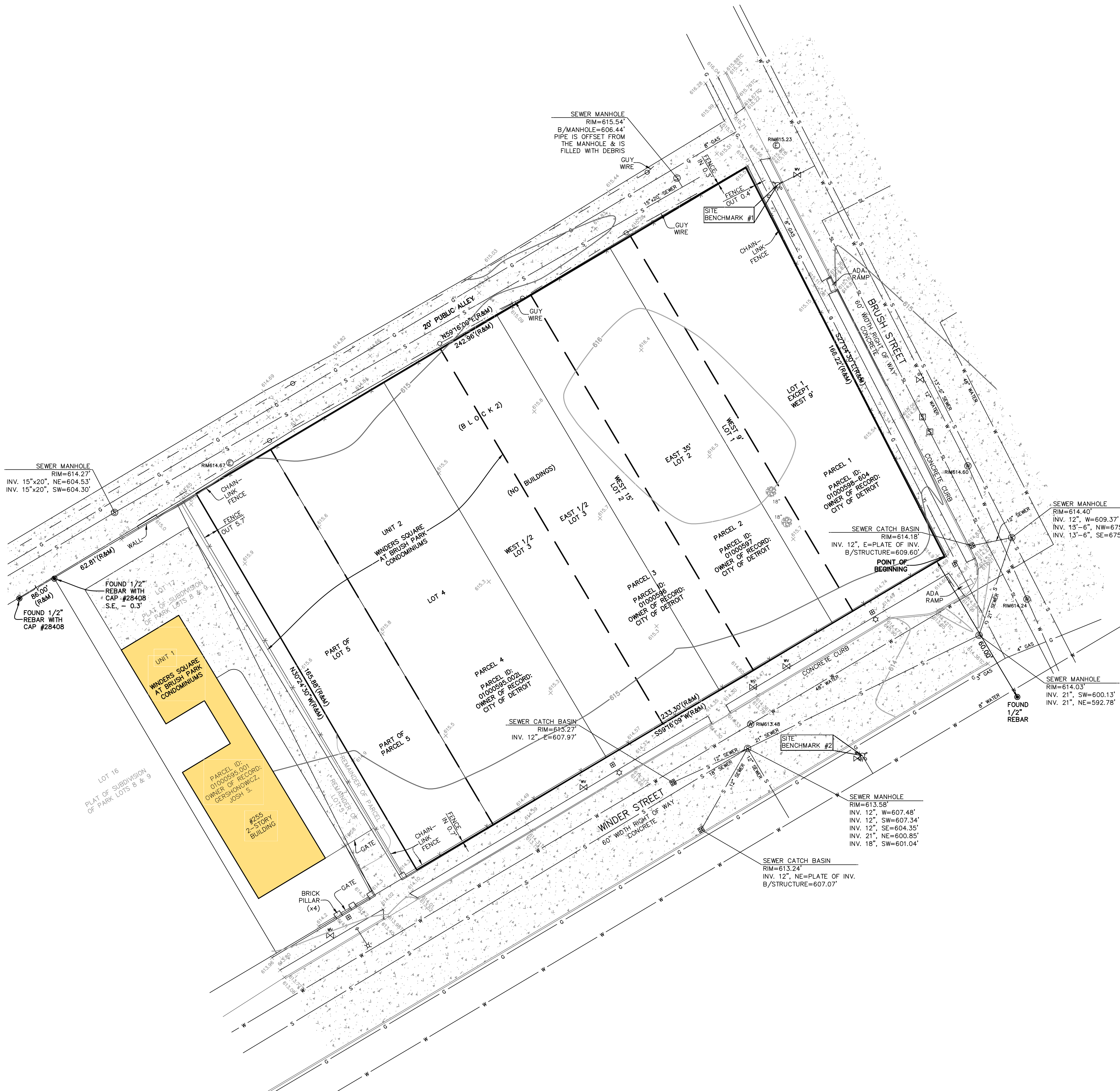
**SITE BENCHMARK #2**  
ARROW ON HYDRANT IN WINDER STREET RIGHT OF WAY.  
ELEVATION = 616.74' (NAVD 88)

**SURVEYOR'S NOTE**

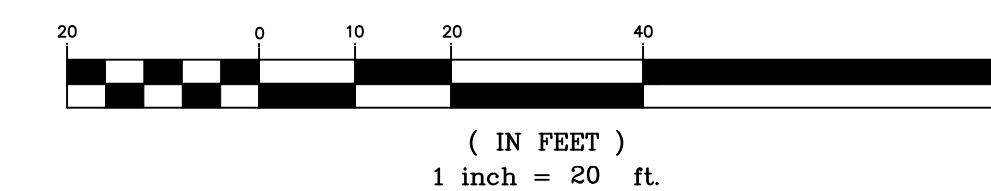
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

**LEGEND**

- FOUND MONUMENT (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- ⊕ ELECTRIC MANHOLE
- HAND HOLE
- UTILITY POLE
- GAS VALVE
- LIGHT POLE WITH STREET LAMP
- SANITARY MANHOLE
- ⊠ SQUARE CATCH BASIN
- FIRE HYDRANT
- WATER GATE MANHOLE
- WATER VALVE
- STEAM VAULT
- LIGHTPOST/LAMP POST
- SINGLE POST SIGN
- DECIDUOUS TREE (AS NOTED)
- PARCEL BOUNDARY LINE
- PLATTED LOT LINE
- ADJOINER PARCEL LINE
- BUILDING
- CONCRETE CURB
- EDGE OF CONCRETE (CONC.)
- FENCE (AS NOTED)
- WALL (AS NOTED)
- OVERHEAD UTILITY LINE
- GAS LINE
- SEWER LINE
- WATER LINE
- STEAM LINE
- BUILDING HATCH
- CONCRETE HATCH



GRAPHIC SCALE



**PROPERTY DESCRIPTION**

LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS:

**PARCEL 1:**  
LOT 1, EXCEPT THE WEST 9 FEET, BLOCK 2, BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9 AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS.

ADDRESS: 2515 BRUSH  
TAX NUMBER: 01000598-604

**PARCEL 2:**  
THE WEST 9 FEET OF LOT 1 AND THE EAST 35 FEET OF LOT 2, BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9 AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS.

ADDRESS: 291 WINDER  
TAX NUMBER: 01000597

**PARCEL 3:**  
THE WEST 15 FEET OF LOT 2 AND THE EAST 1/2 OF LOT 3, BLOCK 2, BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9 AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS.

ADDRESS: N. WINDER  
TAX NUMBER: 01000596

**PARCEL 4:**  
THE WEST 1/2 OF LOT 3 AND ALL OF LOT 4, BLOCK 2, BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9 AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS.

ADDRESS: 269 WINDER  
TAX NUMBER: 01000595.002L

**PARCEL 5:**  
LOT 5, BLOCK 2, BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9 AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS.

**THE PERIMETER DESCRIPTION BELOW COMPRISES PARCELS 1 THROUGH 4 AND A PORTION OF PARCEL 5.**

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN BEING ALL OF LOTS 1 THROUGH 4 AND PART OF LOT 5 BLOCK 2 BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9 AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BRUSH STREET (60 FEET WIDE) AND THE NORTH LINE OF WINDER STREET (60 FEET WIDE), BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S59°16'09"W 233.30 FEET ALONG THE NORTH LINE OF WINDER STREET; THENCE N30°24'30"W 165.88 FEET TO THE SOUTH LINE OF A PUBLIC ALLEY (20 FEET WIDE); THENCE N9°16'09"E 242.96 FEET ALONG SAID SOUTH ALLEY LINE TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE WEST LINE OF BRUSH STREET; THENCE S27°04'30"E 166.22 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.907 ACRES.

**TITLE REPORT NOTE**

- 1. ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 704027, DATED NOVEMBER 01, 2019, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.
- 2. TERMS AND CONDITIONS OF THE MODIFIED DEVELOPMENT PLAN BRUSH PARK REHABILITATION PROJECT, RECORDED IN LIBER 28459, PAGE 602. (SEE DOCUMENT FOR TERMS AND CONDITIONS)
- 3. TERMS AND CONDITIONS OF A RESOLUTION RECORDED IN LIBER 40535, PAGE 209. (SEE DOCUMENT FOR TERMS AND CONDITIONS)
- 4. TERMS AND CONDITIONS OF A RESOLUTION RECORDED IN LIBER 29551, PAGE 1900. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

**SURVEYOR'S CERTIFICATION**

TO MHT HOUSING, INC., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND CINNAIRE TITLE SERVICES, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 4, 5, 7A, 8, 9, AND 11 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 27, 2019.

DATE OF PLAT OR MAP: JANUARY 6, 2020

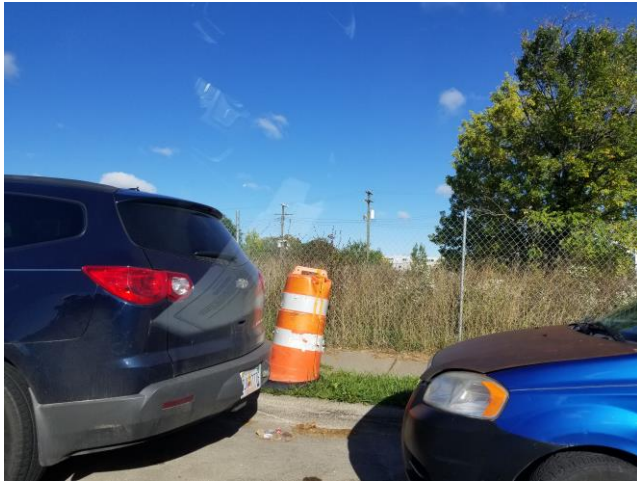
**DRAFT**

ANTHONY T. SYCKO, JR., P.S.  
PROFESSIONAL SURVEYOR  
MICHIGAN LICENSE NO. 47976  
22556 GRATIOT AVE., EASTPOINTE, MI 48021  
TSycko@kemttec-survey.com

NO.	DATE	REVISION	DATE	BY	DESCRIPTION
1	01/06/20				
2	01/06/20				
3	JANUARY 6, 2020				
4	19-0063				



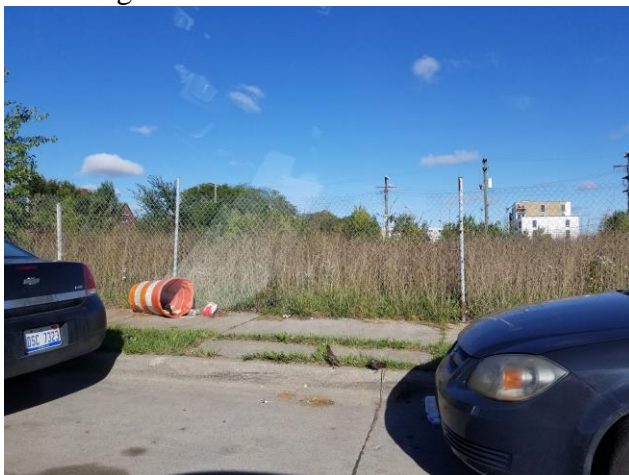
**Kem-Tec, A Group of Companies**  
**Professional Engineering, Surveying & Environmental Services**  
22556 Gratiot Avenue, Eastpointe, Michigan 48021  
Phone: (586) 772-2222 Fax: (586) 772-4048



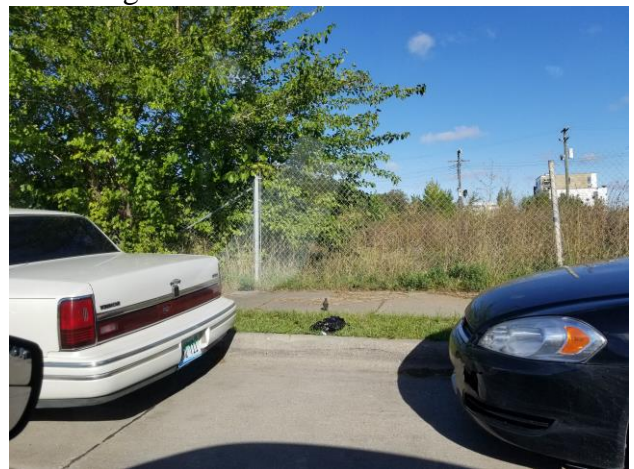
Site along Winder Road – 10/04/19



Site along Winder Road – 10/04/19



Site along Winder Road – 10/04/19



Site along Winder Road – 10/04/19



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Site along Brush Street – 10/04/19



Site along Brush Street – 10/04/19



Site along Brush Street – 10/04/19



Site along Brush Street – 10/04/19



Site along Brush Street and Public Alley – 10/04/19