



FOREST HOUSE

MOSAIC
PROPERTIES

john r & forest avenue

**Live/Work,
Lofts &
Townhomes**

SUGAR HILL ARTS DISTRICT



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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.

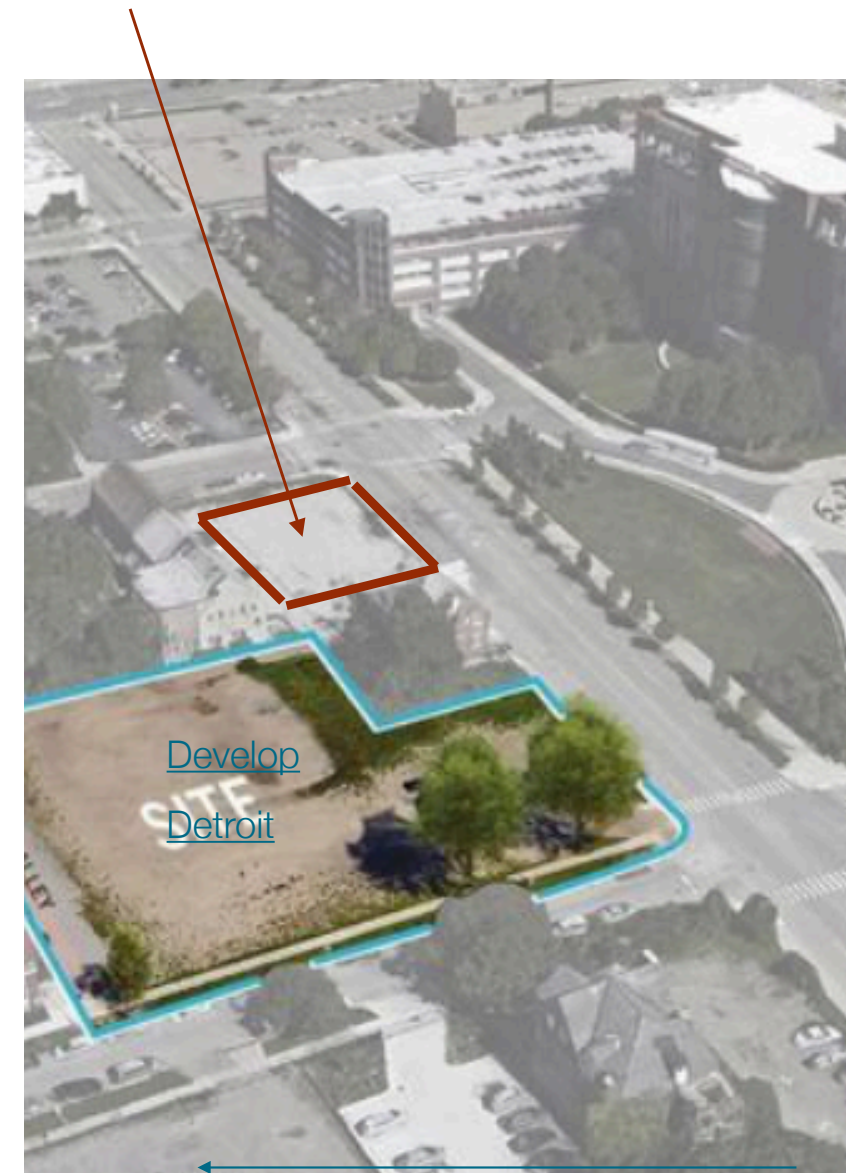
ARCHITECTURAL SUMMARY.

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.

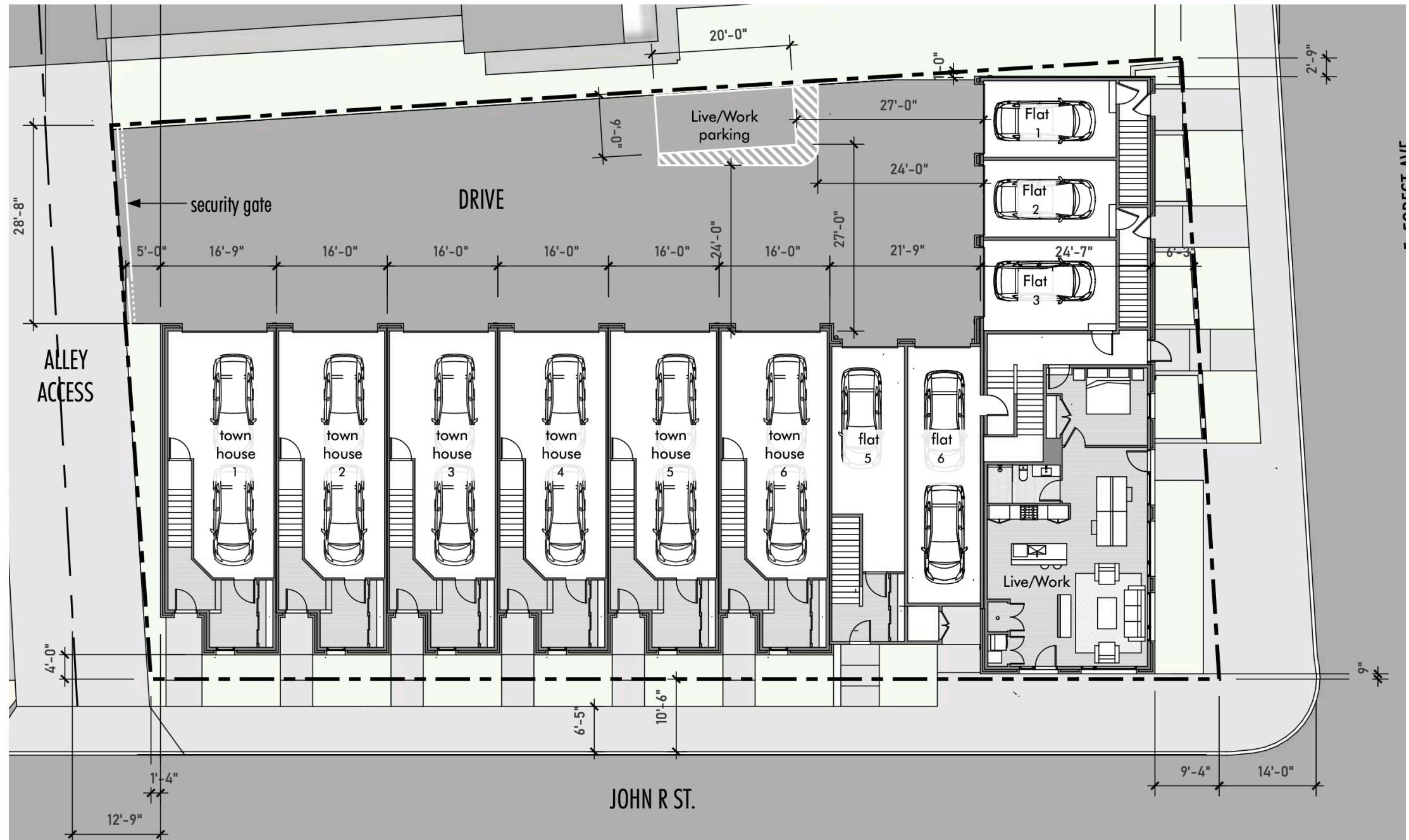


Overview of Site Plan:

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 ROTTSCHAFFER
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.

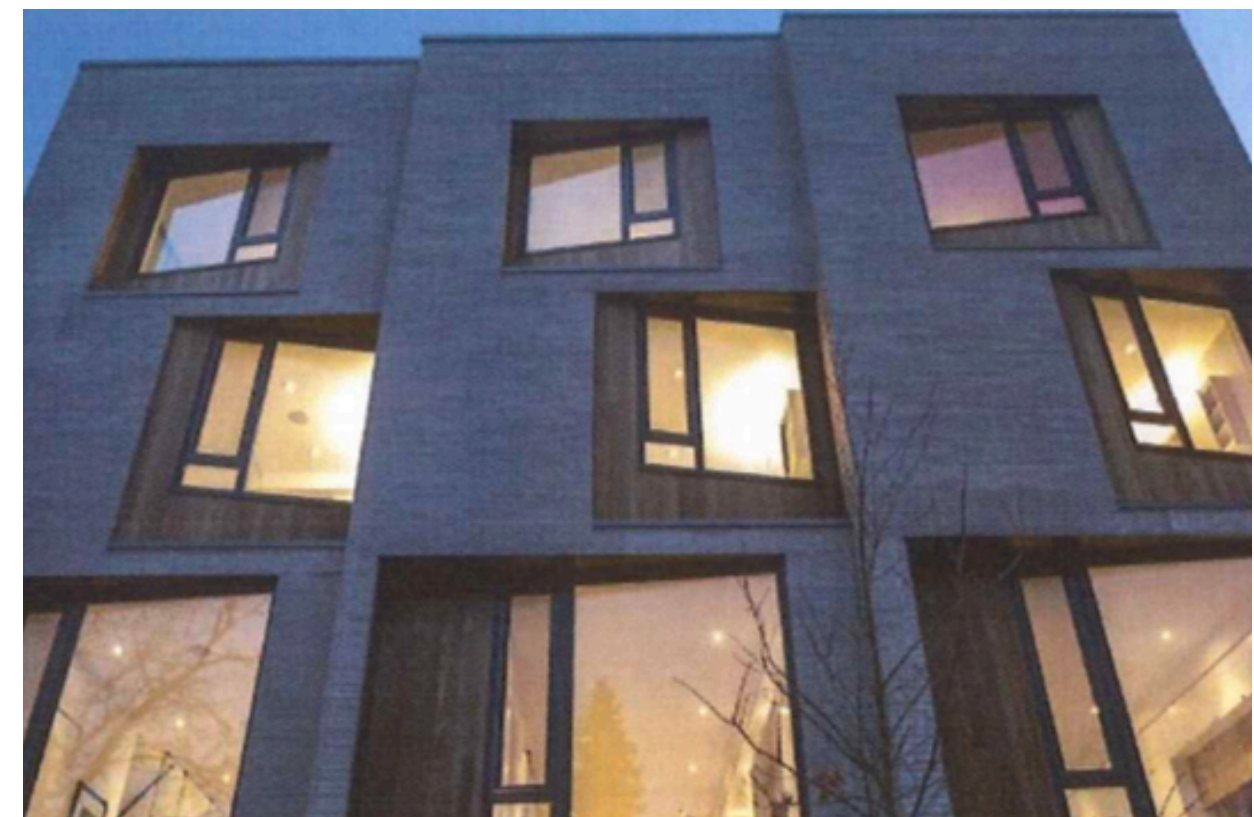
For the Commission:

Jennifer Ross
Staff
Detroit Historic District Commission



EXHIBIT B

7 Materials Detail



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

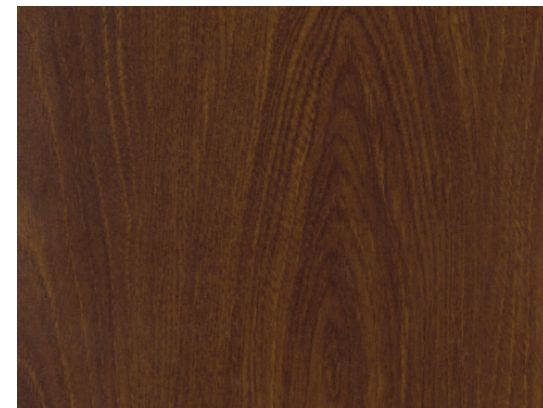
Sample will be Provided.

Wood Details. (7)

Knotwood. Extruded Aluminum.

Color: Kwila

www.knotwood.com



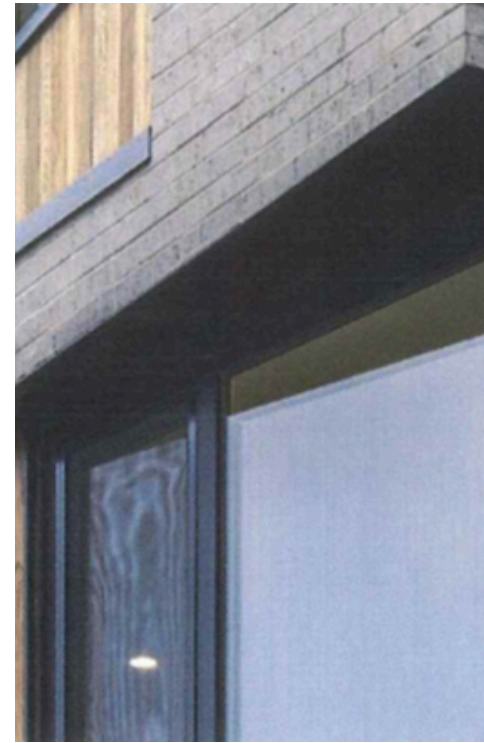
Windows, Doors and Lights:

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

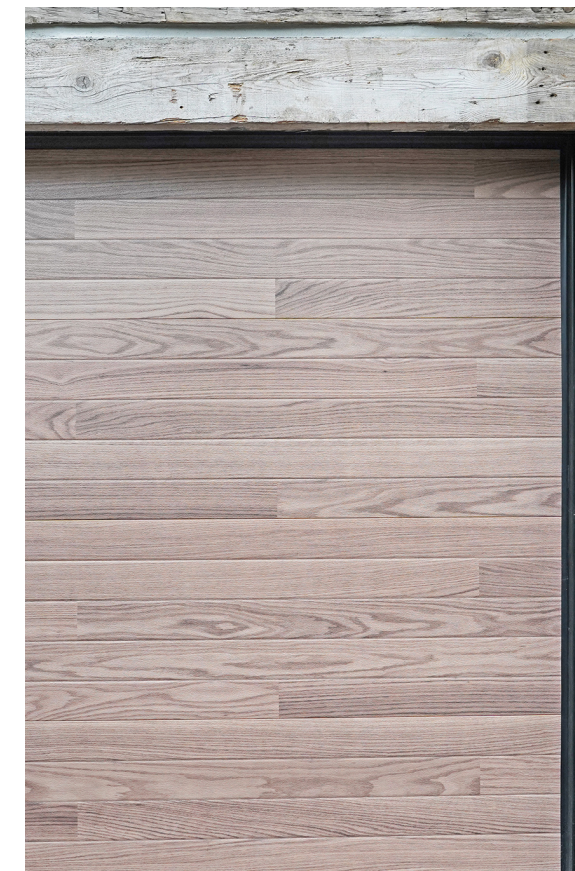
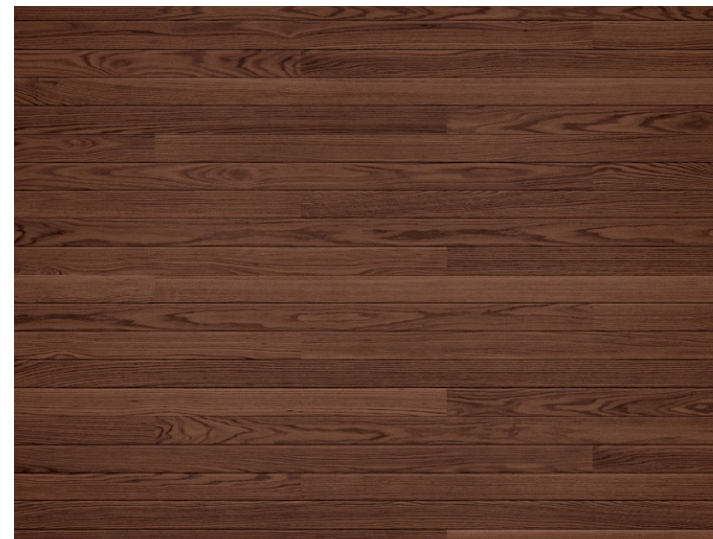




EXHIBIT C

Sugar Hill Architectural Elements of Design(Plans and Notes)