



April 15, 2024

64 Edmund Pl.,
Detroit, MI 48201

RE: 64 Edmund Renovations, District Historic Commission Submission

Project Narrative

64 Edmund Place is a large residential building in the historic Brush Park neighborhood whose construction dates back to the 1800s. The prominent brick home sits in the middle of the block, between Woodward Ave. and John R. St. Currently, the structure has extensive damage due to age and neglect. The intent of this project is to turn 64 Edmund Pl. into a 3-unit multifamily residence with modern amenities, while maintaining its historic character.

The structure is two stories, clad on all four sides with brick. It features tall window bays, several of which have notable arching brick headers. No original windows remain. All new windows in existing bays will be Anderson 400 series single-hung in black. The front facade features a covered wood porch and stair to a central entry. Above is a centered rectangular window bay and circular window bay. Historic photos show the current porch is not original to the structure, and it is not seen as contributing to its historic character. It will be demolished, and a new covered wood porch and stair will be constructed, to align with the home's character. It will feature painted wood columns and railings. The west facade features a protruding wood bay window near the street, which will be repaired using in-kind materials and painted to match the porch. A new wood porch and entry will be added to the west side of the structure, in place of a previously existing window. This porch will have a modern black aluminum railing. All exterior detailing will be repaired as required with in-kind materials. Existing bricks will be tuckpointed as required.

The existing roof on the north mass of the structure is a square hip, with 2 brick chimneys on 2 sides. The peak of the hip is flat, with a pointed skylight feature. Damaged roof elements will be removed and replaced with new wood roof trusses. The roof will be clad with asphalt shingles. The chimneys will also be removed.. Roof eave detailing similar to that seen in historic photos will be added on the front facade and wrap the sides of the hip roof. The roof of the south portion has extensive damage, and what

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remains will be demolished. A new membrane roof will be constructed in its place.

A new 3rd story doghouse and roof deck will be constructed on top of the existing structure. The doghouse structure will be clad in Hardie board and batten siding (final color TBD). Its modern appearance will differentiate it from the historic structure, but its small stature allow it to still be complementary. The roof deck, divided between 2 units, will have a modern composite decking and aluminum railing.

The interior walls and floors of the existing structure will be demolished as required, and rebuilt. There will be new mechanical, electrical, and plumbing systems. The existing basement will be excavated approximately 2'-0".

A new 2-story addition will be constructed at the structure's rear. The south wall of the existing structure will be demolished as required to facilitate access to the addition. Like the doghouses, it is intended to be notably visually different from, but still a complement to, the historic structure. It will have three 2-car garages, with living spaces and a private roof deck above. The first floor will be clad in a brick that coordinates with the existing structure. The second floor will be clad in the same Hardie board and batten siding as the 3rd story doghouses. The addition will have a shallow gable roof, with two single-sloped dormers facing the rear. It will feature tall window bays on each side, using the same Anderson 400 series windows in black seen throughout the project. Sliding glass doors, also Anderson 400 series, and a modern full-lite exterior door will open to the roof deck. This roof deck will be the same modern composite decking and aluminum railing as the others.