

STAFF REPORT 9-11-2019 MEETING
APPLICATION NUMBER
ADDRESS: 228-266 EDMUND PLACE
HISTORIC DISTRICT: BRUSH PARK
APPLICANT: MELISSA DITTMER
DATE OF COMPLETE APPLICATION: 9-5-2019
DATE OF STAFF SITE VISIT: 9-9-2019

PREPARED BY: J. ROSS

SCOPE: ERECT A NEW BUILDING (REVISION TO PREVIOUSLY-APPROVED PROPOSAL)

EXISTING CONDITIONS

The project site includes three adjacent empty parcels that are located within the 200 block of Edmund Place. The general surrounds are dominated by newly constructed, 2-6 story, mixed-use (multiple-family and commercial) buildings. Four, ca.1880, 3-story dwellings are located to the north of the project area. The historic buildings are clad with red brick.



PROPOSAL

The applicant appeared in front of this body at the 2-17-2016 special meeting with a proposal to establish a new mixed-use, multiple-building development (to include commercial and multiple family) within the area bounded by John R, Brush Street, Alfred, and Edmund Place. The development included several building typologies to include apartments, duplexes, townhomes, and carriage homes. The Commission approved the proposal as presented. With the current proposal, the applicant is seeking the Commission's approval to replace **the approved duplex or "duplette" building** at 228-266 Edmund Place with a **12-unit, 3-story townhome design**. Note that the Commission approved this same townhome design for erection on John R, Brush, and Alfred Streets, within the City Modern development. Specifically, as per the applicant:

- The townhome building measures 46'-2" to the top of the parapet wall whereas the approved duplette building measures 47'-5 1/2". In re: to the building footprints, both measure 223'-8" x 64'-10". The setback for both buildings is consistent as well.
- The new townhome building will feature red brick exterior walls to reflect the red brick found at the nearby historic homes. The rooftop penthouses will display wood cladding with metal copings. Windows are aluminum units with aluminum spandrel panels. Patios are located at the front and rear elevations, second story. The building will also feature rooftop patios.

STAFF OBSERVATIONS AND RESEARCH

None

ISSUES

None

RECOMMENDATION

Staff recommends that the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation, 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.* However, staff recommends that the Commission issue this COA with the condition that staff be given the authority to review and approve minor revisions to the approved design. Should staff determine that any such revision does not meet the Standards, staff shall forward the project to the Commission for review at a meeting.



City Modern – Townhome Building 6

Historic District Commission - Submittal Package

Submitted by:

Hunter Pasteur Homes

32300 Northwestern Hwy, Suite 230
Farmington Hills, MI 48334
(248) 539-5511



Hunter Pasteur
HOMES

To: The Historic District Commission
From: Hunter Pasteur Homes Brush Park LLC
Date: August 25th, 2019
RE: City Modern - Townhome Building 6

Dear Ms. Ross:

After careful thought and consideration, Hunter Pasteur Homes Brush Park, in coordination with Bedrock, respectfully requests to replace the previously approved Duplette Building ("D1") with a block of 12 Townhomes ("TH-6").

It is important to note that as part of the design process, we were very cognizant of the previously approved height of the structure and building envelope. The TH structure measures 46'-2" to the top of the parapet wall, whereas the DP structure measures 47'-5 1/2" to the top of the parapet wall. With respect to the building envelope, both TH and DP measure 223'-8" wide and 64'-10" deep. Moreover, TH-6 will use a similar combination of masonry, metal coping and cedar siding as the previously approved Townhomes. While the materials will remain the same, in an effort to differentiate the block, the color palette will vary from the previously approved TH blocks.

To accommodate the larger footprint when compared to other TH blocks, the unit sizes of TH-6 are larger. Unit sizes range from 2,300 SF – 3,170 SF, including the finished interior rooftop space. Based on prospect and purchaser response, there is a shortage of inventory for Townhomes larger than 2000 interior SF. Functional and private exterior space is also in strong demand. Therefore, the design features an array of outdoor spaces including rooftop decks, 1st and 2nd Floor patios as well as a second-floor deck above the garage. As such, we believe TH-6 is the right typology to meet market demand.

The attached package should provide you the additional detail and background needed for your review. Thank you for your time and consideration.

Sincerely,

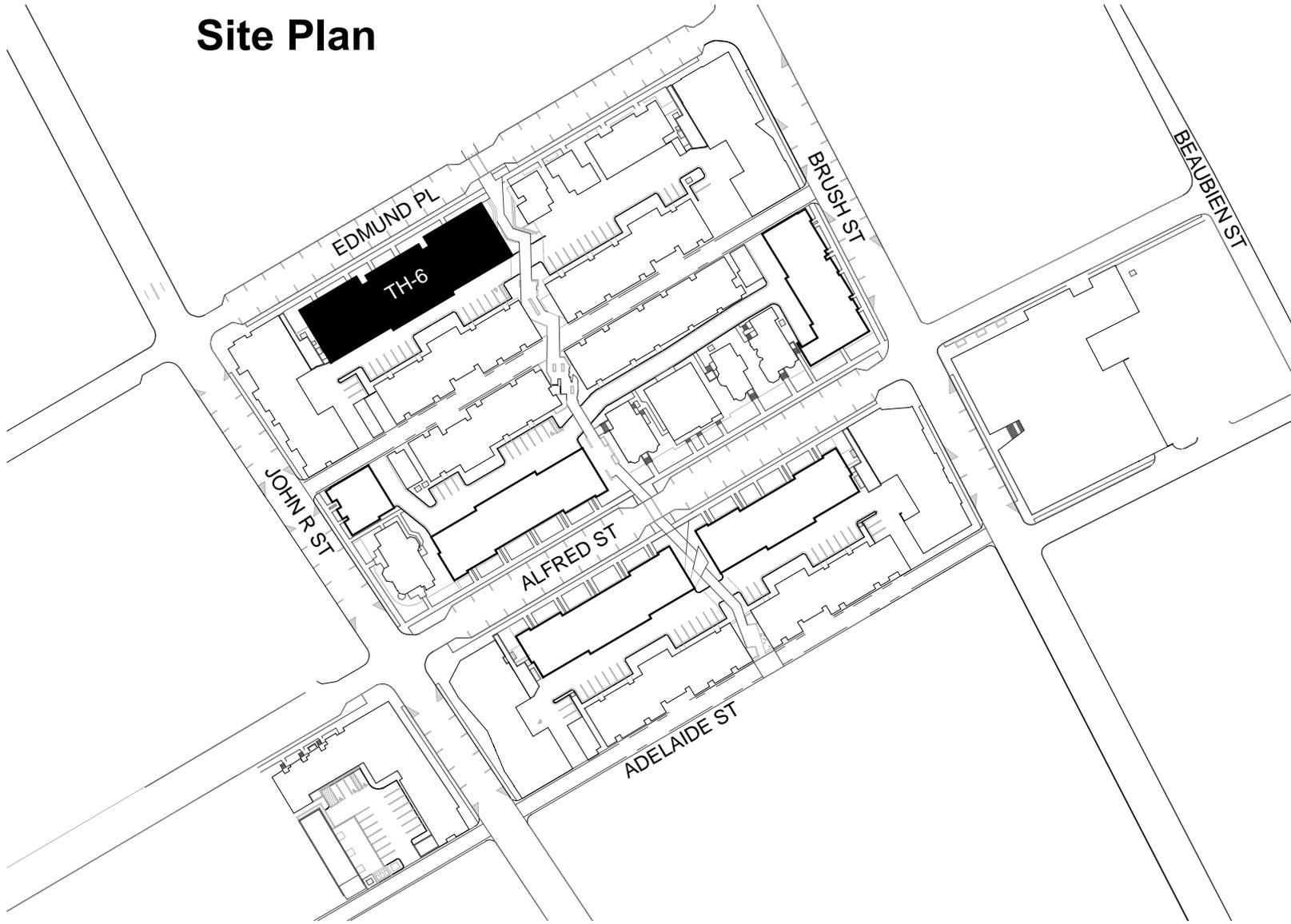
Seth Herkowitz
Partner
Hunter Pasteur Homes Brush Park LLC

Proposed Townhome Building 6

Table of Contents

- I. Cover Page
- II. Proposal Summary
- III. Table of Contents
- IV. 2016: Submitted and Approved Brush Park Buildings
- V. 3D Axon Site Plan
- VI. Site Plan
- VII. Elevations – Construction Drawings
- VIII. Renderings with Material Call-Out
- IX. Building Material Palette

Site Plan



2

BUILDING LOCATION MAP

SCALE: NTS

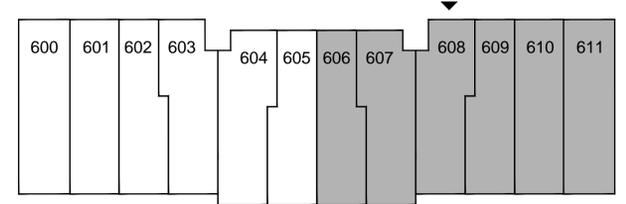
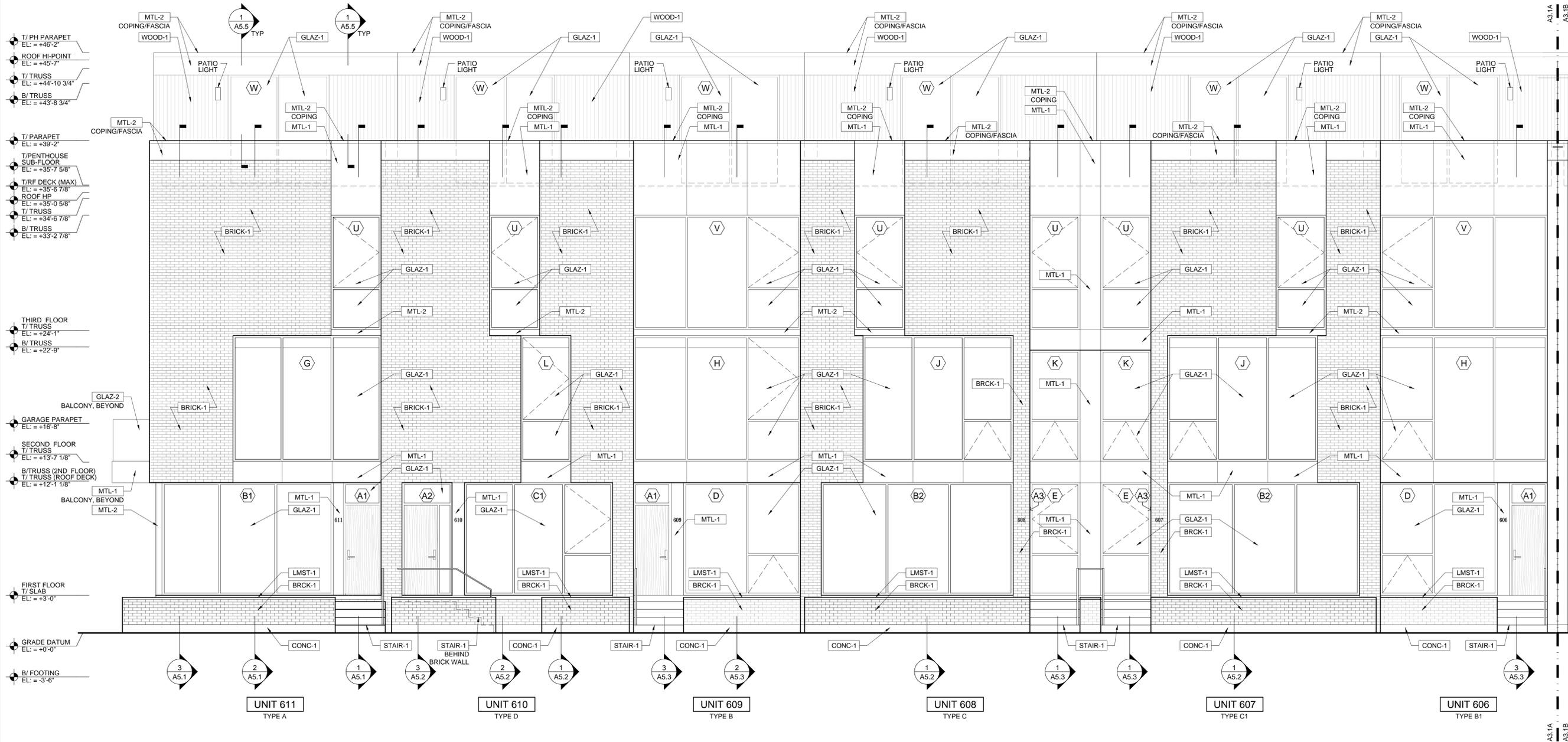
Elevations - Construction Drawings

TH6 - EXTERIOR MATERIAL LEGEND

BRCK-1	SIZE: MODULAR FACE BRICK - 3 5/8" W x 2 1/4" H x 7 5/8" L COLOR: #1620 RED FINISH: SANDED MFR: BOWERSTON MORTAR: SOLOMON COLORS #40A RED. COLOR TO MATCH BRICK, RAKE ALL HORIZONTAL JOINTS BOND: RUNNING	LMST-1	2 1/4" H, UNO, INDIANA LIMESTONE. HEIGHT TO MATCH BRICK HEIGHT	WOOD-1	1x6 TONGUE & GROOVE, SQUARE EDGE WESTERN RED CEDAR SIDING, CLEAR SELECT (NO KNOTS). STAIN COLOR - TBD, CHARCOAL STAIN FINISH - TBD STAIN MFR - CABOT
CONC-1	EXPOSED SMOOTH-FINISHED CAST-IN- PLACE CONCRETE, SEALED.	MTL-1	PRE-FINISHED ANODIZED ALUMINUM PANEL TO MATCH WINDOWS FRAMES. PANEL TYPE - OMEGA PANEL INSTALLED w/ ROUTE & RETURN METHOD (ROUTE & RETURN CORNERS), AND J-MOLD DRIP EDGES. MANUFACTURER - LAMINATORS	MTL-2	PRE-FINISHED BRAKE METAL TO MATCH GLAZ-1 FRAMES & MTL-1.
GLAZ-1	PRE-FINISHED ANODIZED ALUMINUM FRAMES w/ GLAZED DOORS AND WINDOWS. GLAZING TO MEET 2015 INTERNATIONAL ENERGY CONSERVATION CODE.	STAIR-1	CAST IN PLACE CONCRETE STAIR & LANDING w/ PAINTED STEEL HAND RAIL. SEE WALL SECTIONS (A5 SHEETS).		
GLAZ-2	1/2" THICK GLASS GUARDRAIL. TEMPERED / LAMINATED.				



S T U D I O D W E L L
 ARCHITECTS
 1135 N. California Ave., Chicago, IL 60622 773.489.9200 1773.489.9201



© STUDIO DWELL INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED, WRITTEN PERMISSION AND CONSENT OF STUDIO DWELL, INC.
 THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. THE OWNER & ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF AN INCORRECT SCALE.
 THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REVIEW THE DOCUMENTS IN THEIR ENTIRETY PRIOR TO PROCEEDING WITH CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

- GENERAL NOTES:**
- ALL TOWNHOUSE UNITS TO BE FULLY EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM COMPLYING w/ THE MICHIGAN BUILDING CODE 903.3.1.
 - PROVIDE 18" H PLATFORM & BOLLARDS FOR WATER HEATER & FURNACE WHEN IN GARAGE.
 - SEE A4 SERIES DRAWINGS FOR INTERIOR STAIR CONSTRUCTION.
 - SEE EXTERIOR ELEVATIONS FOR EXTERIOR STAIR CONSTRUCTION.
 - TH UNIT STAIRS: MAX RISER HEIGHT 7'-3/4". MIN TREAD DEPTH 10".
 - HANDRAIL HEIGHT TO BE BETWEEN 34" AND 38" ABOVE RISER.
 - ROOF SLOPES TO BE 3/8" FT UNO.
 - PROVIDE ROD & SHELF FOR CLOSETS.
 - SILL HT OF BEDROOM WINDOWS DOES NOT EXCEED 44" SEE A3 ELEVATIONS.
 - WALL SEPARATION BETWEEN GARAGE AND HOUSE AND GARAGE BEARING WALLS TO HAVE MINIMUM 1/2" GYPSUM BOARD APPLIED TO GARAGE SIDE. (U.O.N)
 - ALL DOORS BETWEEN HOUSE AND GARAGE SHALL BE 1 3/8" SOLID OR HONEYCOMB CORE STEEL DOORS OR 20 MIN FIRE RATED DOORS. (U.O.N)
 - CEILING ABOVE GARAGES TO HAVE MIN. 5/8" TYPE 'X' GYPSUM BOARD (U.O.N)
 - PROVIDE 1/2" GYPSUM BOARD SEPARATION WITHIN USABLE ENCLOSED SPACE UNDER STAIRS & LANDINGS.
 - GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF THE FLOOR AND WITHIN A 24" ARC OF THE DOOR SHALL BE SAFETY GLASS.
 - SEE G1 SHEETS FOR FIRESTOP & DRAFTSTOP REQUIREMENTS.
 - ALL ROOFING TO BE CLASS B OR GREATER, UNO.
 - SEE REFERENCED UL ASSEMBLY LISTINGS FOR SPECIFIC REQUIREMENTS.

EDMUND PL TOWNHOUSES
TH6
 Detroit, Michigan

No.	Issued For:	Date
	ISSUE FOR PERMIT	07.17.2019

Job No: 180302
 Date: 07.17.2019
ELEVATIONS
A3.1A
 EDMUND PL-TH6



1135 N. California Ave. Chicago, IL 60622 773.489.9200 | 773.489.9201

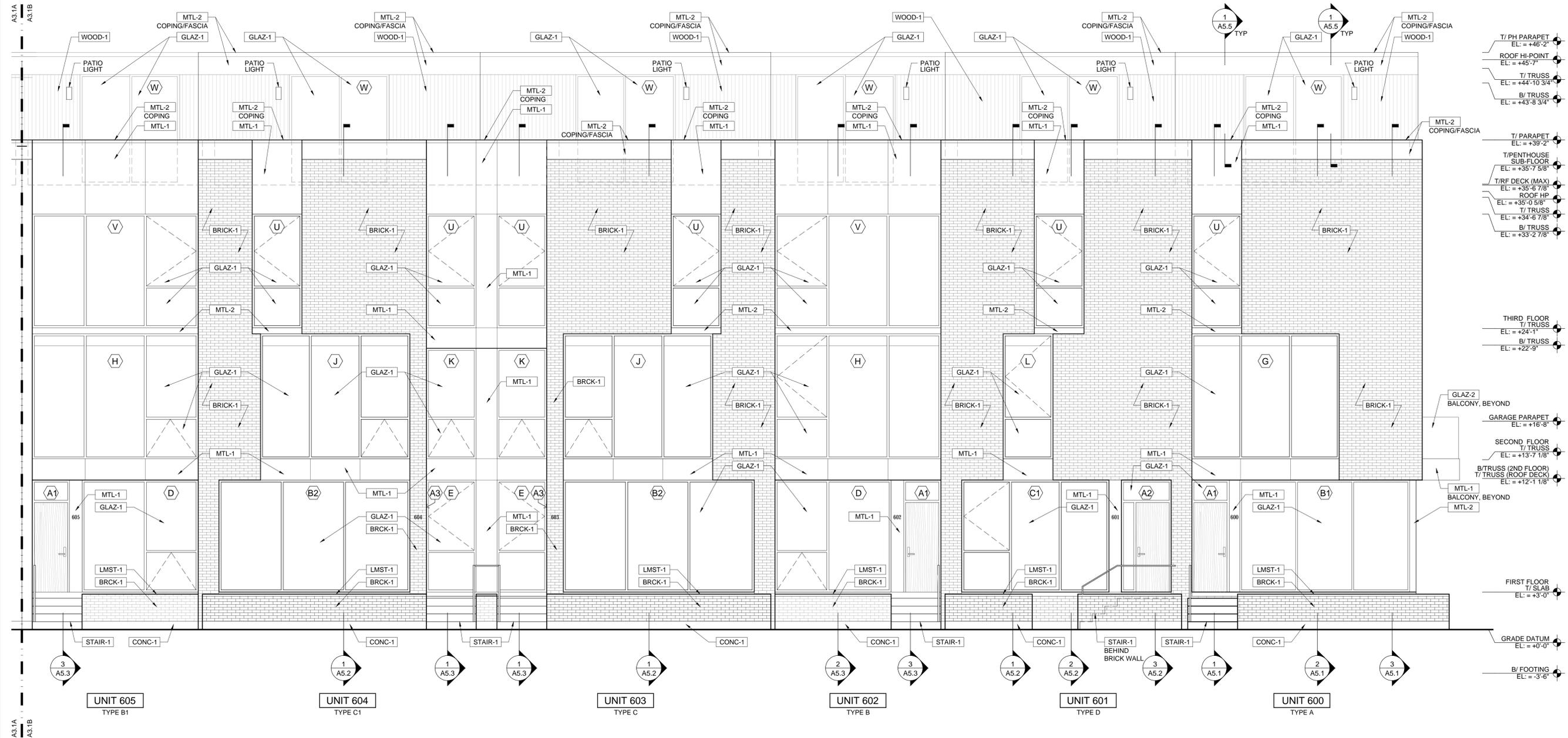
© STUDIO DWELL INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED, WRITTEN PERMISSION AND CONSENT OF STUDIO DWELL, INC.

THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REVIEW THE DOCUMENTS IN THEIR ENTIRETY PRIOR TO PROCEEDING WITH CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

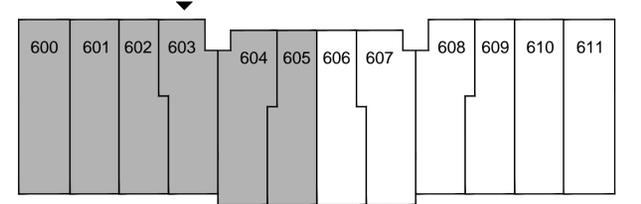
- GENERAL NOTES:**
- ALL TOWNHOUSE UNITS TO BE FULLY EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM COMPLYING W/ THE MICHIGAN BUILDING CODE 903.3.1.
 - PROVIDE 18" H PLATFORM & BOLLARDS FOR WATER HEATER & FURNACE WHEN IN GARAGE.
 - SEE A4 SERIES DRAWINGS FOR INTERIOR STAIR CONSTRUCTION.
 - SEE EXTERIOR ELEVATIONS FOR EXTERIOR STAIR CONSTRUCTION.
 - TH UNIT STAIRS: MAX RISER HEIGHT 7'-3/4", MIN TREAD DEPTH 10"
 - HANDRAIL HEIGHT TO BE BETWEEN 34" AND 38" ABOVE RISER.
 - ROOF SLOPES TO BE 3/8" FT UNO.
 - PROVIDE ROD & SHELF FOR CLOSETS.
 - SILL HT OF BEDROOM WINDOWS DOES NOT EXCEED 44" SEE A3 ELEVATIONS.
 - WALL SEPARATION BETWEEN GARAGE AND HOUSE AND GARAGE BEARING WALLS TO HAVE MINIMUM 1/2" GYPSUM BOARD APPLIED TO GARAGE SIDE. (U.O.N)
 - ALL DOORS BETWEEN HOUSE AND GARAGE SHALL BE 1 3/8" SOLID OR HONEYCOMB CORE STEEL DOORS OR 20 MIN FIRE RATED DOORS. (U.O.N)
 - CEILING ABOVE GARAGES TO HAVE MIN. 5/8" TYPE 'X' GYPSUM BOARD (U.O.N)
 - PROVIDE 1/2" GYPSUM BOARD SEPARATION WITHIN USABLE ENCLOSED SPACE UNDER STAIRS & LANDINGS.
 - GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF THE FLOOR AND WITHIN A 24" ARC OF THE DOOR SHALL BE SAFETY GLASS.
 - SEE G1 SHEETS FOR FIRESTOP & DRAFTSTOP REQUIREMENTS.
 - ALL ROOFING TO BE CLASS B OR GREATER, UNO.
 - SEE REFERENCED UL ASSEMBLY LISTINGS FOR SPECIFIC REQUIREMENTS.

TH6 - EXTERIOR MATERIAL LEGEND

BRCK-1	SIZE: MODULAR FACE BRICK - 3 5/8" W x 2 1/4" H x 7 5/8" L COLOR: #1620 RED FINISH: SANDED MFR: BOWERSTON MORTAR: SOLOMON COLORS #40A RED. COLOR TO MATCH BRICK, RAKE ALL HORIZONTAL JOINTS BOND: RUNNING	LMST-1	2 1/4" H, UNO, INDIANA LIMESTONE. HEIGHT TO MATCH BRICK HEIGHT	WOOD-1	1x6 TONGUE & GROOVE, SQUARE EDGE WESTERN RED CEDAR SIDING, CLEAR SELECT (NO KNOTS). STAIN COLOR: TBD, CHARCOAL STAIN FINISH: TBD STAIN MFR: CABOT
CONC-1	EXPOSED SMOOTH-FINISHED CAST-IN-PLACE CONCRETE, SEALED.	MTL-1	PRE-FINISHED ANODIZED ALUMINUM PANEL TO MATCH WINDOWS FRAMES. PANEL TYPE: OMEGA PANEL INSTALLED W/ ROUTE & RETURN METHOD (ROUTE & RETURN CORNERS), AND J-MOLD DRIP EDGES. MANUFACTURER: LAMINATORS	MTL-2	PRE-FINISHED BRAKE METAL TO MATCH GLAZ-1 FRAMES & MTL-1.
GLAZ-1	PRE-FINISHED ANODIZED ALUMINUM FRAMES W/ GLAZED DOORS AND WINDOWS. GLAZING TO MEET 2015 INTERNATIONAL ENERGY CONSERVATION CODE.	STAIR-1	CAST IN PLACE CONCRETE STAIR & LANDING W/ PAINTED STEEL HAND RAIL. SEE WALL SECTIONS (A5 SHEETS).		
GLAZ-2	1/2" THICK GLASS GUARDRAIL. TEMPERED / LAMINATED.				



1 NORTH ELEVATION - WEST UNITS
SCALE: 1/4" = 1'-0"



EDMUND PL TOWNHOUSES TH6
Detroit, Michigan

No.	Issued For:	Date
	ISSUE FOR PERMIT	07.17.2019

Job No: 180302
Date: 07.17.2019

ELEVATIONS
A3.1B

EDMUND PL-TH6

DATE STAMP: 7/19/2019 3:28:40 PM



1135 N. California Ave., Chicago, IL 60622 773.489.9200 1 773.489.9201

© STUDIO DWELL INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED, WRITTEN PERMISSION AND CONSENT OF STUDIO DWELL, INC.

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. THE OWNER & ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF AN INCORRECT SCALE.

THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REVIEW THE DOCUMENTS IN THEIR ENTIRETY PRIOR TO PROCEEDING WITH CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

- GENERAL NOTES:**
- ALL TOWNHOUSE UNITS TO BE FULLY EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM COMPLYING W/ THE MICHIGAN BUILDING CODE 903.3.1.
 - PROVIDE 18"H PLATFORM & BOLLARDS FOR WATER HEATER & FURNACE WHEN IN GARAGE.
 - SEE A4 SERIES DRAWINGS FOR INTERIOR STAIR CONSTRUCTION.
 - SEE EXTERIOR ELEVATIONS FOR EXTERIOR STAIR CONSTRUCTION.
 - TH UNIT STAIRS: MAX RISER HEIGHT 7'-3/4", MIN TREAD DEPTH 10"
 - HANDRAIL HEIGHT TO BE BETWEEN 34" AND 38" ABOVE RISER.
 - ROOF SLOPES TO BE 3/8"/FT UNO.
 - PROVIDE ROD & SHELF FOR CLOSETS.
 - SILL HT OF BEDROOM WINDOWS DOES NOT EXCEED 44" SEE A3 ELEVATIONS.
 - WALL SEPARATION BETWEEN GARAGE AND HOUSE AND GARAGE BEARING WALLS TO HAVE MINIMUM 1/2" GYPSUM BOARD APPLIED TO GARAGE SIDE. (U.O.N)
 - ALL DOORS BETWEEN HOUSE AND GARAGE SHALL BE 1 3/8" SOLID OR HONEYCOMB CORE STEEL DOORS OR 20 MIN FIRE RATED DOORS. (U.O.N)
 - CEILING ABOVE GARAGES TO HAVE MIN. 5/8" TYPE 'X' GYPSUM BOARD (U.O.N)
 - PROVIDE 1/2" GYPSUM BOARD SEPARATION WITHIN USABLE ENCLOSED SPACE UNDER STAIRS & LANDINGS.
 - GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF THE FLOOR AND WITHIN A 24" ARC OF THE DOOR SHALL BE SAFETY GLASS.
 - SEE G1 SHEETS FOR FIRESTOP & DRAFTSTOP REQUIREMENTS.
 - ALL ROOFING TO BE CLASS B OR GREATER, UNO.
 - SEE REFERENCED UL ASSEMBLY LISTINGS FOR SPECIFIC REQUIREMENTS.

EDMUND PL TOWNHOUSES TH6
Detroit, Michigan

No.	Issued For:	Date
	ISSUE FOR PERMIT	07.17.2019

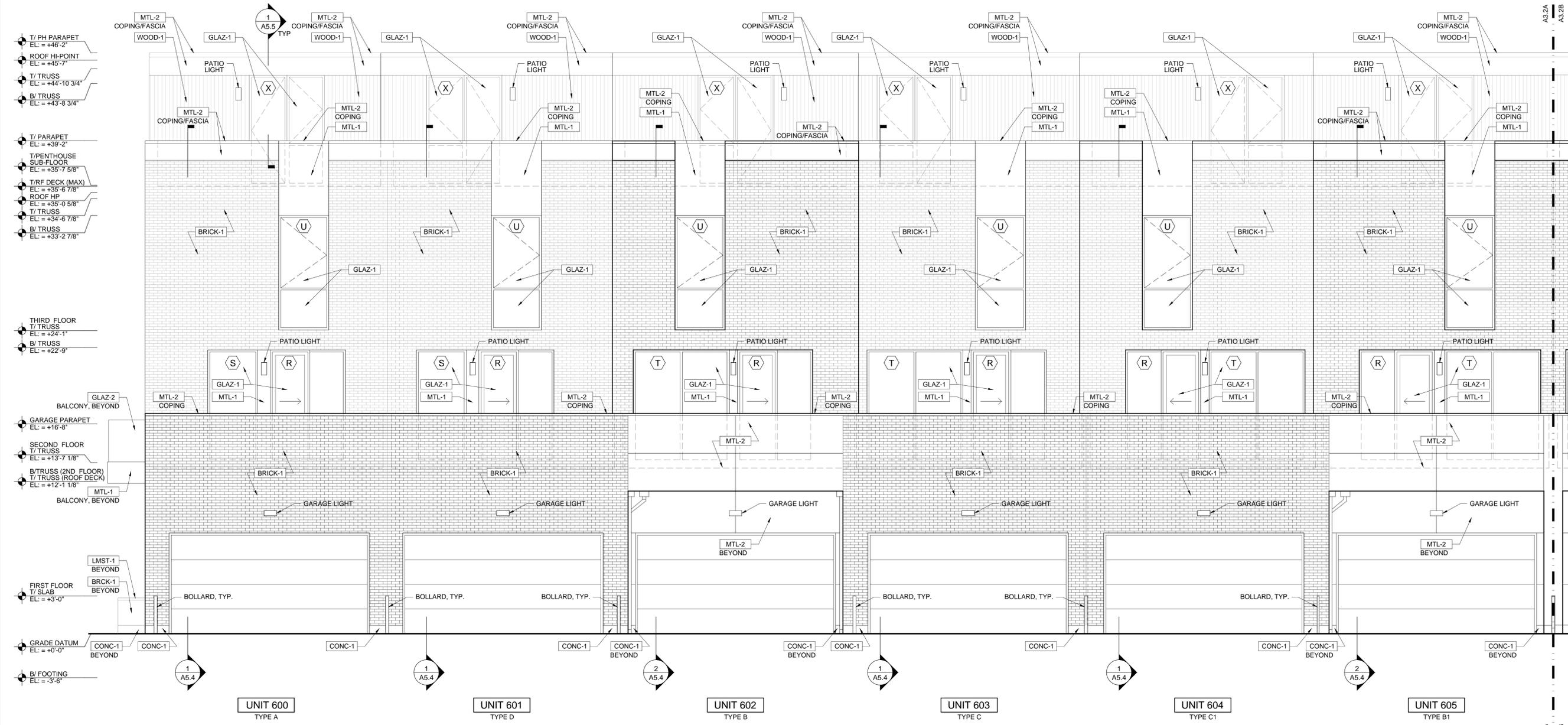
Job No: 180302
Date: 07.17.2019

ELEVATIONS
A3.2A

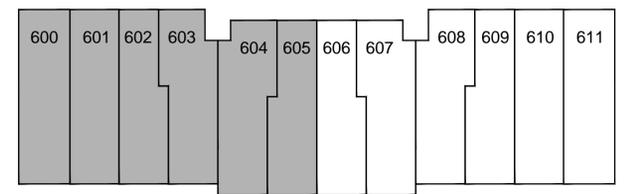
EDMUND PL-TH6

TH6 - EXTERIOR MATERIAL LEGEND

BRCK-1	SIZE: MODULAR FACE BRICK - 3 5/8W x 2 1/4"H x 7 5/8"L COLOR: #1620 RED FINISH: SANDED MFR: BOWERSTON MORTAR: SOLOMON COLORS #40A RED. COLOR TO MATCH BRICK, RAKE ALL HORIZONTAL JOINTS BOND: RUNNING	LMST-1	2 1/4"H, UNO, INDIANA LIMESTONE. HEIGHT TO MATCH BRICK HEIGHT	WOOD-1	1x6 TONGUE & GROOVE, SQUARE EDGE WESTERN RED CEDAR SIDING, CLEAR SELECT (NO KNOTS). STAIN COLOR - TBD, CHARCOAL STAIN FINISH - TBD STAIN MFR - CABOT
CONC-1	EXPOSED SMOOTH-FINISHED CAST-IN- PLACE CONCRETE, SEALED.	MTL-1	PRE-FINISHED ANODIZED ALUMINUM PANEL TO MATCH WINDOWS FRAMES. PANEL TYPE - OMEGA PANEL INSTALLED w/ ROUTE & RETURN METHOD (ROUTE & RETURN CORNERS), AND J-MOLD DRIP EDGES. MANUFACTURER - LAMINATORS	MTL-2	PRE-FINISHED BRAKE METAL TO MATCH GLAZ-1 FRAMES & MTL-1.
GLAZ-1	PRE-FINISHED ANODIZED ALUMINUM FRAMES w/ GLAZED DOORS AND WINDOWS. GLAZING TO MEET 2015 INTERNATIONAL ENERGY CONSERVATION CODE.	STAIR-1	CAST IN PLACE CONCRETE STAIR & LANDING w/ PAINTED STEEL HAND RAIL. SEE WALL SECTIONS (A5 SHEETS).		
GLAZ-2	1/2" THICK GLASS GUARDRAIL. TEMPERED / LAMINATED.				



1 SOUTH ELEVATION- WEST UNITS
SCALE: 1/4" = 1'-0"



DATE STAMP: 7/19/2019 3:28:45 PM

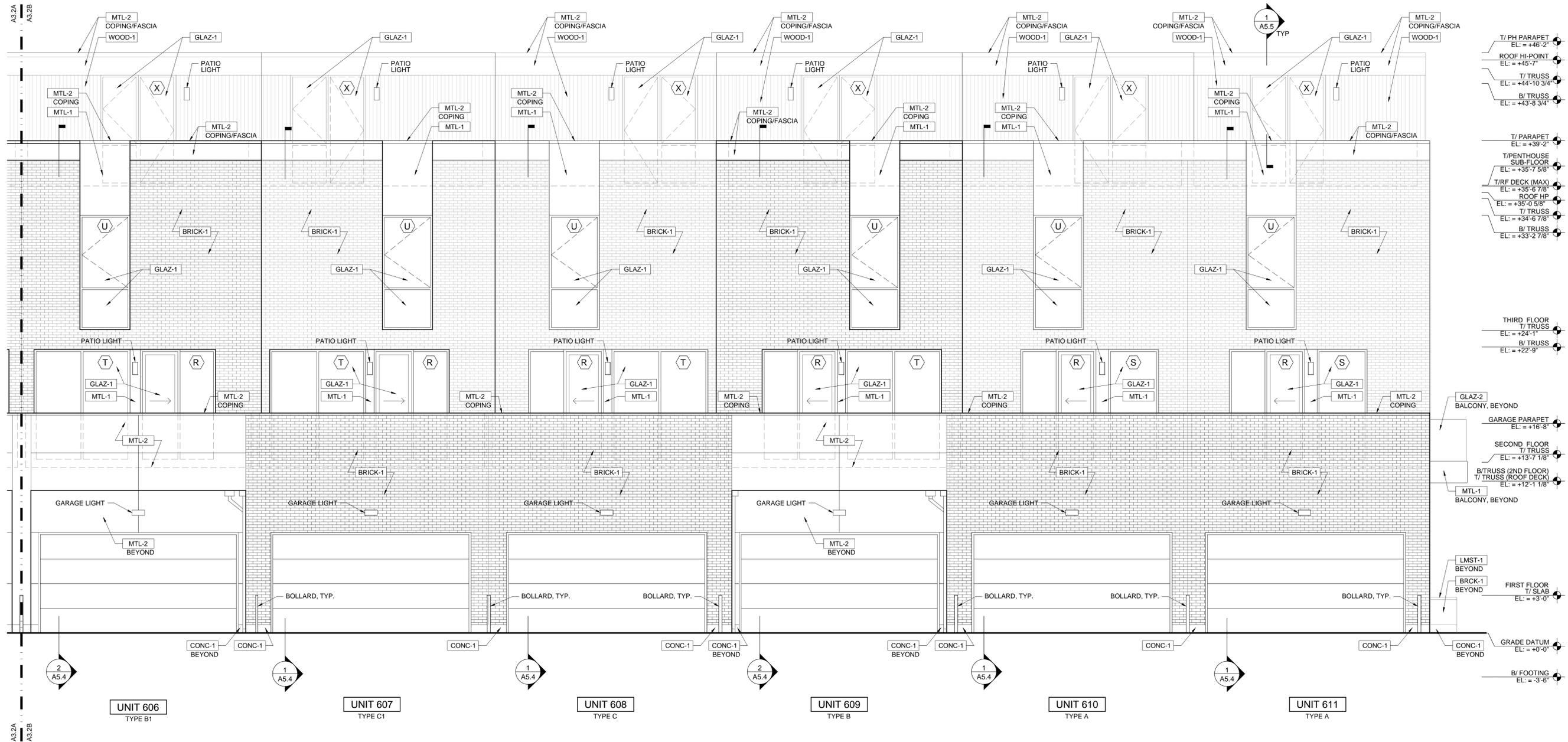


1135 N. California Ave., Chicago, IL 60622 773.489.9200 1773.489.9201

ARCHITECTS
S
U
B
D
W
E
L
L

TH6 - EXTERIOR MATERIAL LEGEND

BRCK-1	SIZE: MODULAR FACE BRICK - 3 5/8W x 2 1/4"H x 7 5/8"L COLOR - #1620 RED FINISH - SANDED MFR - BOWERSTON MORTAR - SOLOMON COLORS #40A RED. COLOR TO MATCH BRICK, RAKE ALL HORIZONTAL JOINTS BOND - RUNNING	LMST-1	2 1/4"H, UNO, INDIANA LIMESTONE. HEIGHT TO MATCH BRICK HEIGHT	WOOD-1	1x6 TONGUE & GROOVE, SQUARE EDGE WESTERN RED CEDAR SIDING, CLEAR SELECT (NO KNOTS). STAIN COLOR - TBD, CHARCOAL STAIN FINISH - TBD STAIN MFR - CABOT
CONC-1	EXPOSED SMOOTH-FINISHED CAST-IN- PLACE CONCRETE, SEALED.	MTL-1	PRE-FINISHED ANODIZED ALUMINUM PANEL TO MATCH WINDOWS FRAMES. PANEL TYPE - OMEGA PANEL INSTALLED w/ ROUTE & RETURN METHOD (ROUTE & RETURN CORNERS), AND J-MOLD DRIP EDGES. MANUFACTURER - LAMINATORS	MTL-2	PRE-FINISHED BRAKE METAL TO MATCH GLAZ-1 FRAMES & MTL-1.
GLAZ-1	PRE-FINISHED ANODIZED ALUMINUM FRAMES w/ GLAZED DOORS AND WINDOWS. GLAZING TO MEET 2015 INTERNATIONAL ENERGY CONSERVATION CODE.	STAIR-1	CAST IN PLACE CONCRETE STAIR & LANDING w/ PAINTED STEEL HAND RAIL. SEE WALL SECTIONS (A5 SHEETS).		
GLAZ-2	1/2" THICK GLASS GUARDRAIL. TEMPERED / LAMINATED.				



T/ PH PARAPET
EL: = +46'-2"

ROOF HI-POINT
EL: = +45'-7"

T/ TRUSS
EL: = +44'-10 3/4"

B/ TRUSS
EL: = +43'-8 3/4"

T/ PARAPET
EL: = +39'-2"

T/PENTHOUSE
SUB-FLOOR
EL: = +35'-7 5/8"

T/RF DECK (MAX)
EL: = +35'-6 7/8"

ROOF HP
EL: = +35'-0 5/8"

T/ TRUSS
EL: = +34'-6 7/8"

B/ TRUSS
EL: = +33'-2 7/8"

THIRD FLOOR
T/ TRUSS
EL: = +24'-1"

B/ TRUSS
EL: = +22'-9"

GARAGE PARAPET
EL: = +16'-8"

SECOND FLOOR
T/ TRUSS
EL: = +13'-7 1/8"

B/ TRUSS (2ND FLOOR)
T/ TRUSS (ROOF DECK)
EL: = +12'-1 1/8"

MTL-1
BALCONY, BEYOND

LMST-1
BEYOND

BRCK-1
BEYOND

FIRST FLOOR
T/ SLAB
EL: = +3'-0"

CONC-1
BEYOND

GRADE DATUM
EL: = +0'-0"

B/ FOOTING
EL: = -3'-6"

- © STUDIO DWELL INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED, WRITTEN PERMISSION AND CONSENT OF STUDIO DWELL, INC.
- THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. THE OWNER & ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF AN INCORRECT SCALE.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REVIEW THE DOCUMENTS IN THEIR ENTIRETY PRIOR TO PROCEEDING WITH CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.
- GENERAL NOTES:**
- ALL TOWNHOUSE UNITS TO BE FULLY EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM COMPLYING w/ THE MICHIGAN BUILDING CODE 903.3.1.
 - PROVIDE 18"H PLATFORM & BOLLARDS FOR WATER HEATER & FURNACE WHEN IN GARAGE.
 - SEE A4 SERIES DRAWINGS FOR INTERIOR STAIR CONSTRUCTION.
 - SEE EXTERIOR ELEVATIONS FOR EXTERIOR STAIR CONSTRUCTION.
 - TH UNIT STAIRS: MAX RISER HEIGHT 7'-3/4". MIN TREAD DEPTH 10"
 - HANDRAIL HEIGHT TO BE BETWEEN 34" AND 38" ABOVE RISER.
 - ROOF SLOPES TO BE 3/8"/FT UNO.
 - PROVIDE ROD & SHELF FOR CLOSETS.
 - SILL HT OF BEDROOM WINDOWS DOES NOT EXCEED 44" SEE A3 ELEVATIONS.
 - WALL SEPARATION BETWEEN GARAGE AND HOUSE AND GARAGE BEARING WALLS TO HAVE MINIMUM 1/2" GYPSUM BOARD APPLIED TO GARAGE SIDE. (U.O.N)
 - ALL DOORS BETWEEN HOUSE AND GARAGE SHALL BE 1 3/8" SOLID OR HONEYCOMB CORE STEEL DOORS OR 20 MIN FIRE RATED DOORS. (U.O.N)
 - CEILING ABOVE GARAGES TO HAVE MIN. 5/8" TYPE 'X' GYPSUM BOARD (U.O.N)
 - PROVIDE 1/2" GYPSUM BOARD SEPARATION WITHIN USABLE ENCLOSED SPACE UNDER STAIRS & LANDINGS.
 - GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF THE FLOOR AND WITHIN A 24" ARC OF THE DOOR SHALL BE SAFETY GLASS.
 - SEE G1 SHEETS FOR FIRESTOP & DRAFTSTOP REQUIREMENTS.
 - ALL ROOFING TO BE CLASS B OR GREATER, UNO.
 - SEE REFERENCED UL ASSEMBLY LISTINGS FOR SPECIFIC REQUIREMENTS.

EDMUND PL TOWNHOUSES TH6
Detroit, Michigan

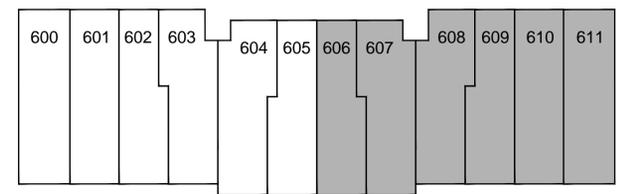
No.	Issued For:	Date
	ISSUE FOR PERMIT	07.17.2019

Job No: 180302
Date: 07.17.2019

ELEVATIONS
A3.2B

EDMUND PL-TH6

1 SOUTH ELEVATION - EAST UNITS
SCALE: 1/4" = 1'-0"



DATE STAMP: 7/19/2019 3:28:50 PM

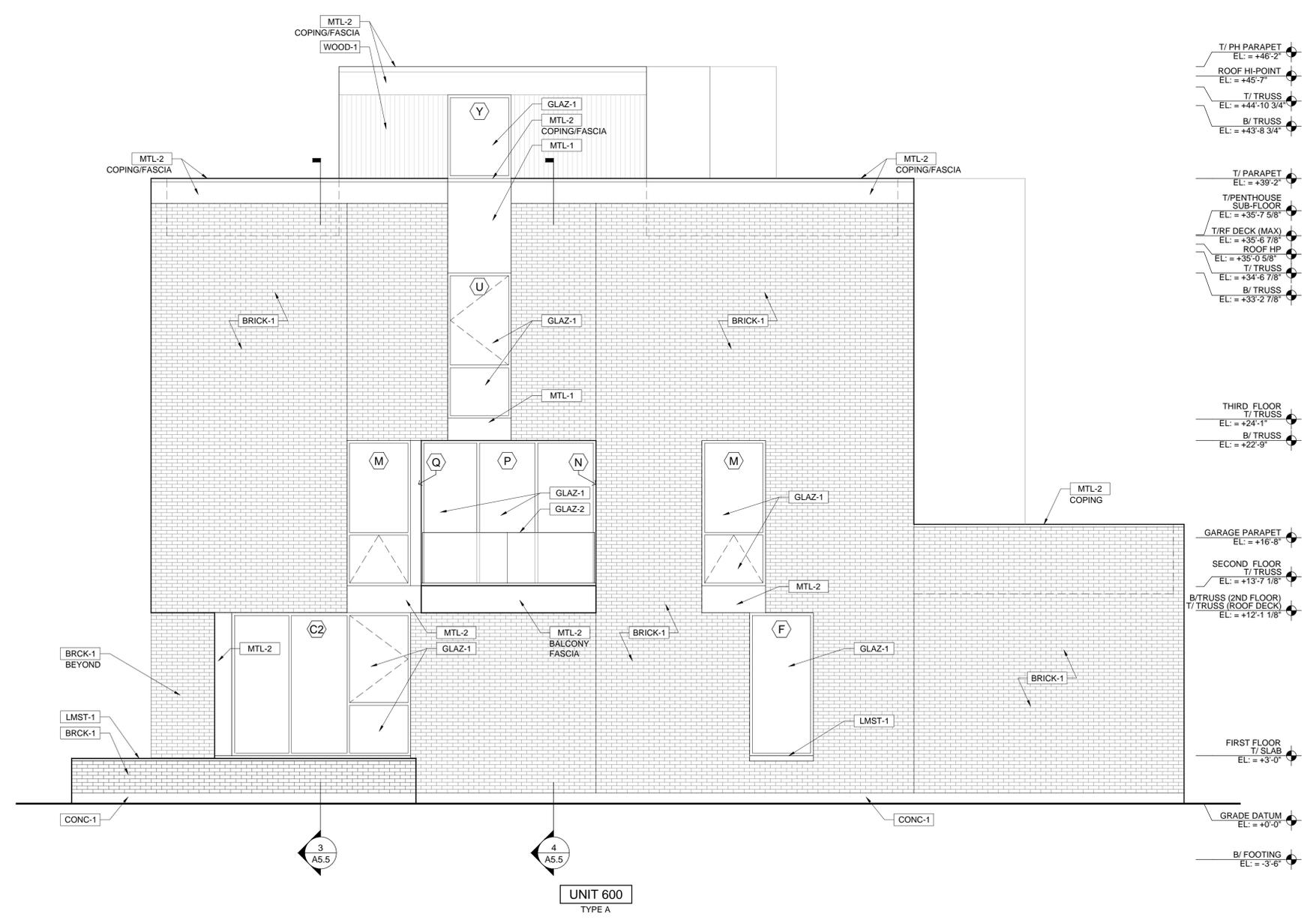


1135 N. California Ave., Chicago, IL 60622 773.489.9200 | 773.489.9201

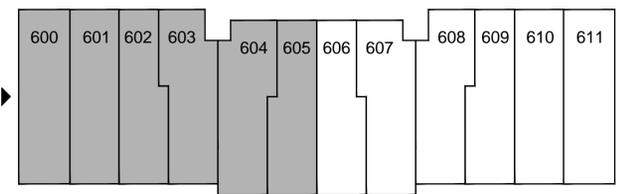
S
T
U
D
I
O
D
W
E
L
L
A
R
C
H
I
T
E
C
T
S

TH6 - EXTERIOR MATERIAL LEGEND

BRCK-1	SIZE: MODULAR FACE BRICK - 3 5/8" W x 2 1/4" H x 7 5/8" L COLOR - #1620 RED FINISH - SANDED MFR - BOWERSTON MORTAR - SOLOMON COLORS #40A RED. COLOR TO MATCH BRICK, RAKE ALL HORIZONTAL JOINTS BOND - RUNNING	LMST-1	2 1/4" H, UNO, INDIANA LIMESTONE. HEIGHT TO MATCH BRICK HEIGHT	WOOD-1	1x6 TONGUE & GROOVE, SQUARE EDGE WESTERN RED CEDAR SIDING, CLEAR SELECT (NO KNOTS). STAIN COLOR - TBD, CHARCOAL STAIN FINISH - TBD STAIN MFR - CABOT
CONC-1	EXPOSED SMOOTH-FINISHED CAST-IN- PLACE CONCRETE, SEALED.	MTL-1	PRE-FINISHED ANODIZED ALUMINUM PANEL TO MATCH WINDOWS FRAMES. PANEL TYPE - OMEGA PANEL INSTALLED w/ ROUTE & RETURN METHOD (ROUTE & RETURN CORNERS), AND J-MOLD DRIP EDGES. MANUFACTURER - LAMINATORS	MTL-2	PRE-FINISHED BRAKE METAL TO MATCH GLAZ-1 FRAMES & MTL-1.
GLAZ-1	PRE-FINISHED ANODIZED ALUMINUM FRAMES w/ GLAZED DOORS AND WINDOWS. GLAZING TO MEET 2015 INTERNATIONAL ENERGY CONSERVATION CODE.	STAIR-1	CAST IN PLACE CONCRETE STAIR & LANDING w/ PAINTED STEEL HAND RAIL. SEE WALL SECTIONS (A5 SHEETS).		
GLAZ-2	1/2" THICK GLASS GUARDRAIL. TEMPERED / LAMINATED.				



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



- GENERAL NOTES:**
- ALL TOWNHOUSE UNITS TO BE FULLY EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM COMPLYING w/ THE MICHIGAN BUILDING CODE 903.3.1.
 - PROVIDE 18"H PLATFORM & BOLLARDS FOR WATER HEATER & FURNACE WHEN IN GARAGE.
 - SEE A4 SERIES DRAWINGS FOR INTERIOR STAIR CONSTRUCTION.
 - SEE EXTERIOR ELEVATIONS FOR EXTERIOR STAIR CONSTRUCTION
 - TH UNIT STAIRS: MAX RISER HEIGHT 7-3/4", MIN TREAD DEPTH 10"
 - HANDRAIL HEIGHT TO BE BETWEEN 34" AND 38" ABOVE RISER.
 - ROOF SLOPES TO BE 3/8"/FT UNO.
 - PROVIDE ROD & SHELF FOR CLOSETS.
 - SILL HT OF BEDROOM WINDOWS DOES NOT EXCEED 44" SEE A3 ELEVATIONS.
 - WALL SEPARATION BETWEEN GARAGE AND HOUSE AND GARAGE BEARING WALLS TO HAVE MINIMUM 1/2" GYPSUM BOARD APPLIED TO GARAGE SIDE. (U.O.N)
 - ALL DOORS BETWEEN HOUSE AND GARAGE SHALL BE 1 3/8" SOLID OR HONEYCOMB CORE STEEL DOORS OR 20 MIN FIRE RATED DOORS. (U.O.N)
 - CEILING ABOVE GARAGES TO HAVE MIN. 5/8" TYPE 'X' GYPSUM BOARD (U.O.N)
 - PROVIDE 1/2" GYPSUM BOARD SEPARATION WITHIN USABLE ENCLOSED SPACE UNDER STAIRS & LANDINGS.
 - GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF THE FLOOR AND WITHIN A 24" ARC OF THE DOOR SHALL BE SAFETY GLASS.
 - SEE G1 SHEETS FOR FIRESTOP & DRAFTSTOP REQUIREMENTS.
 - ALL ROOFING TO BE CLASS B OR GREATER, UNO.
 - SEE REFERENCED UL ASSEMBLY LISTINGS FOR SPECIFIC REQUIREMENTS.

EDMUND PL TOWNHOUSES TH6
Detroit, Michigan

No.	Issued For:	Date
	ISSUE FOR PERMIT	07.17.2019

Job No: 180302
Date: 07.17.2019

ELEVATIONS
A3.3

EDMUND PL-TH6



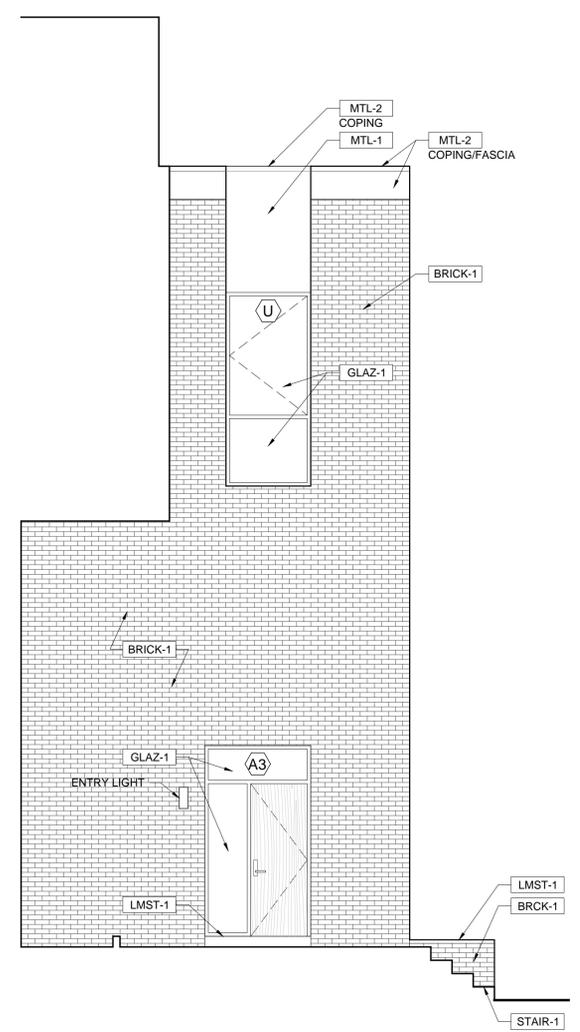
1135 N. California Ave., Chicago, IL 60622 773.489.9200 1773.489.9201

S U B D W E L L ARCHITECTS

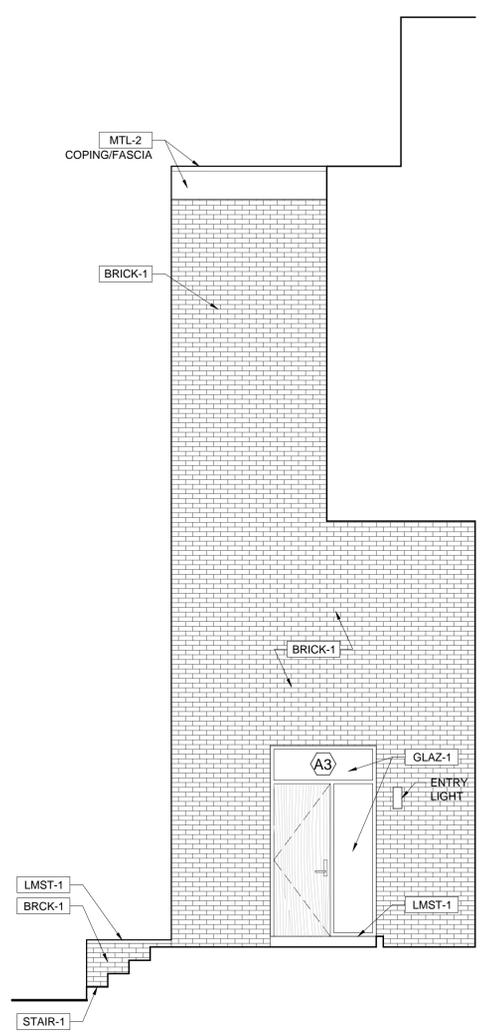
TH6 - EXTERIOR MATERIAL LEGEND

BRCK-1	SIZE: MODULAR FACE BRICK - 3 5/8" x 2 1/4" x 7 5/8" COLOR: #1620 RED FINISH: SANDED MFR: BOWERSTON MORTAR: SOLOMON COLORS #40A RED. COLOR TO MATCH BRICK, RAKE ALL HORIZONTAL JOINTS BOND: RUNNING	LMST-1	2 1/4" UNO, INDIANA LIMESTONE. HEIGHT TO MATCH BRICK HEIGHT	WOOD-1	1x6 TONGUE & GROOVE, SQUARE EDGE WESTERN RED CEDAR SIDING, CLEAR SELECT (NO KNOTS). STAIN COLOR - TBD, CHARCOAL STAIN FINISH - TBD STAIN MFR - CABOT
CONC-1	EXPOSED SMOOTH-FINISHED CAST-IN- PLACE CONCRETE, SEALED.	MTL-1	PRE-FINISHED ANODIZED ALUMINUM PANEL TO MATCH WINDOWS FRAMES. PANEL TYPE - OMEGA PANEL INSTALLED w/ ROUTE & RETURN METHOD (ROUTE & RETURN CORNERS), AND J-MOLD DRIP EDGES. MANUFACTURER - LAMINATORS	MTL-2	PRE-FINISHED BRASS METAL TO MATCH GLAZ-1 FRAMES & MTL-1.
GLAZ-1	PRE-FINISHED ANODIZED ALUMINUM FRAMES w/ GLAZED DOORS AND WINDOWS. GLAZING TO MEET 2015 INTERNATIONAL ENERGY CONSERVATION CODE.	STAIR-1	CAST IN PLACE CONCRETE STAIR & LANDING w/ PAINTED STEEL HAND RAIL. SEE WALL SECTIONS (A5 SHEETS).		
GLAZ-2	1/2" THICK GLASS GUARDRAIL. TEMPERED / LAMINATED.				

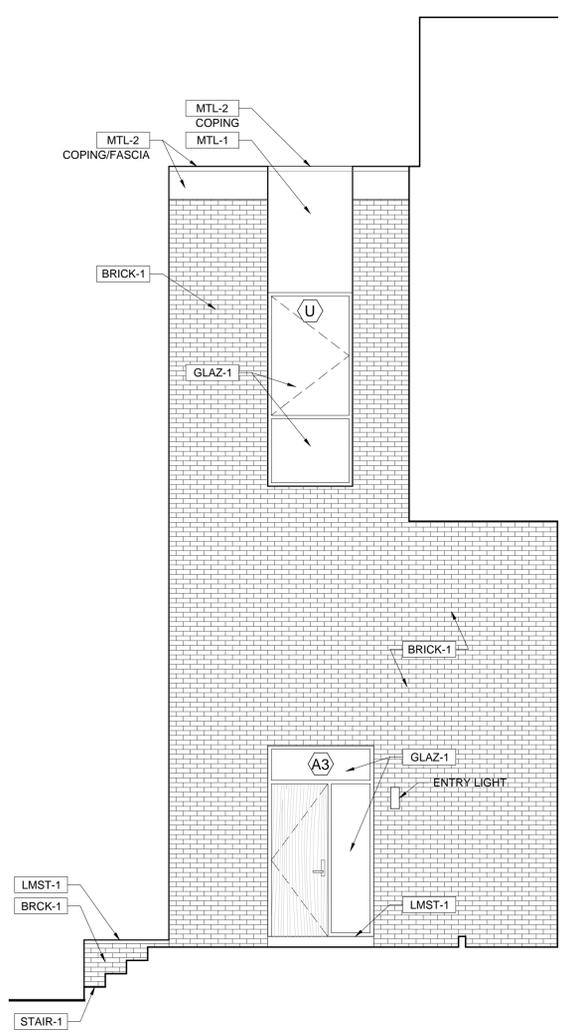
- T/ PH PARAPET EL: = +46'-2"
- ROOF HI-POINT EL: = +45'-7"
- T/ TRUSS EL: = +44'-10 3/4"
- B/ TRUSS EL: = +43'-8 3/4"
- T/ PARAPET EL: = +39'-2"
- T/PENTHOUSE SUB-FLOOR EL: = +35'-7 5/8"
- T/RF DECK (MAX) EL: = +35'-6 7/8"
- ROOF HP EL: = +35'-0 5/8"
- T/ TRUSS EL: = +34'-6 7/8"
- B/ TRUSS EL: = +33'-2 7/8"
- THIRD FLOOR T/ TRUSS EL: = +24'-11"
- B/ TRUSS EL: = +22'-9"
- GARAGE PARAPET EL: = +16'-8"
- SECOND FLOOR T/ TRUSS EL: = +13'-7 1/8"
- B/TRUSS (2ND FLOOR) T/ TRUSS (ROOF DECK) EL: = +12'-1 1/8"
- FIRST FLOOR T/ SLAB EL: = +3'-0"
- GRADE DATUM EL: = +0'-0"
- B/ FOOTING EL: = -3'-6"



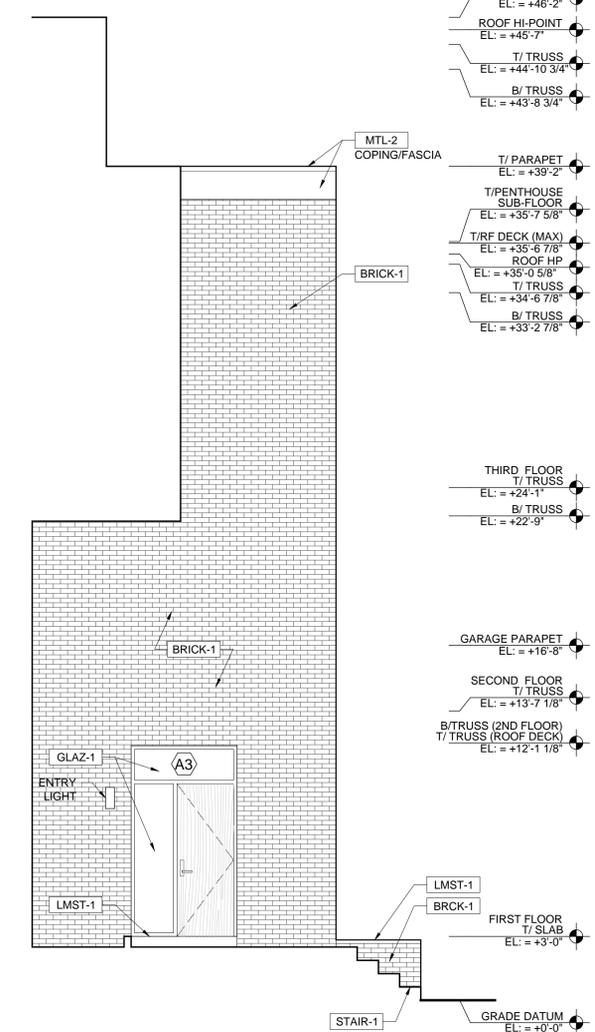
4 COURTYARD ELEV. - UNIT 603
SCALE: 1/4" = 1'-0"



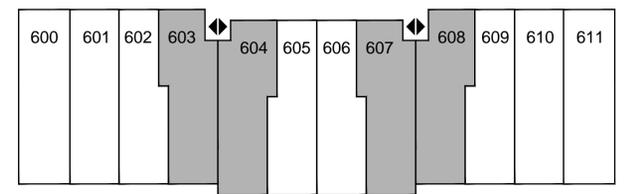
3 COURTYARD ELEV. - UNIT 604
SCALE: 1/4" = 1'-0"



2 COURTYARD ELEV. - UNIT 607
SCALE: 1/4" = 1'-0"



1 COURTYARD ELEV. - UNIT 608
SCALE: 1/4" = 1'-0"



STUDIO DWELL INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED, WRITTEN PERMISSION AND CONSENT OF STUDIO DWELL, INC.

THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. THE OWNER & ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF AN INCORRECT SCALE.

THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REVIEW THE DOCUMENTS IN THEIR ENTIRETY PRIOR TO PROCEEDING WITH CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

- GENERAL NOTES:**
- ALL TOWNHOUSE UNITS TO BE FULLY EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM COMPLYING w/ THE MICHIGAN BUILDING CODE 903.3.1.
 - PROVIDE 18"H PLATFORM & BOLLARDS FOR WATER HEATER & FURNACE WHEN IN GARAGE.
 - SEE A4 SERIES DRAWINGS FOR INTERIOR STAIR CONSTRUCTION.
 - SEE EXTERIOR ELEVATIONS FOR EXTERIOR STAIR CONSTRUCTION
 - TH UNIT STAIRS: MAX RISER HEIGHT 7'-3/4". MIN TREAD DEPTH 10"
 - HANDRAIL HEIGHT TO BE BETWEEN 34" AND 38" ABOVE RISER.
 - ROOF SLOPES TO BE 3/8"/FT UNO.
 - PROVIDE ROD & SHELF FOR CLOSETS.
 - SILL HT OF BEDROOM WINDOWS DOES NOT EXCEED 44" SEE A3 ELEVATIONS.
 - WALL SEPARATION BETWEEN GARAGE AND HOUSE AND GARAGE BEARING WALLS TO HAVE MINIMUM 1/2" GYPSUM BOARD APPLIED TO GARAGE SIDE. (U.O.N)
 - ALL DOORS BETWEEN HOUSE AND GARAGE SHALL BE 1 3/8" SOLID OR HONEYCOMB CORE STEEL DOORS OR 20 MIN FIRE RATED DOORS. (U.O.N)
 - CEILING ABOVE GARAGES TO HAVE MIN. 5/8" TYPE 'X' GYPSUM BOARD (U.O.N)
 - PROVIDE 1/2" GYPSUM BOARD SEPARATION WITHIN USABLE ENCLOSED SPACE UNDER STAIRS & LANDINGS.
 - GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF THE FLOOR AND WITHIN A 24" ARC OF THE DOOR SHALL BE SAFETY GLASS.
 - SEE G1 SHEETS FOR FIRESTOP & DRAFTSTOP REQUIREMENTS.
 - ALL ROOFING TO BE CLASS B OR GREATER, UNO.
 - SEE REFERENCED UL ASSEMBLY LISTINGS FOR SPECIFIC REQUIREMENTS.

EDMUND PL TOWNHOUSES TH6
Detroit, Michigan

No.	Issued For:	Date
	ISSUE FOR PERMIT	07.17.2019

Job No: 180302
Date: 07.17.2019

ELEVATIONS
A3.5

EDMUND PL-TH6



Stained Cedar Siding

Metal Coping

Metal Siding

Black/Dark Bronze Window Frames

Red Tone Brick, typical all masonry on the building.

Metal Coping

Metal Siding

Single Ply Roof Membrane

Composite Decking

Stained Cedar Siding

Black/Dark Bronze Window Frame

Red Tone Brick

Composite Decking

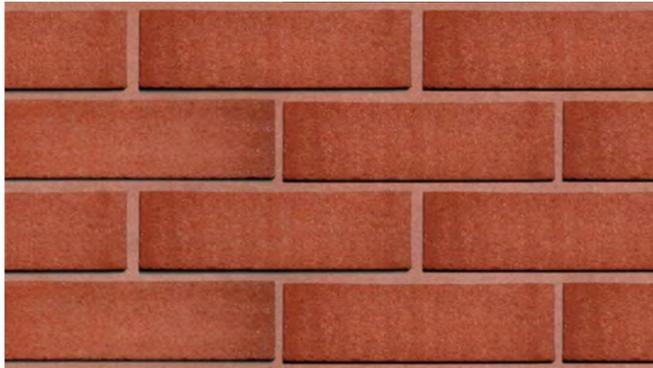
Metal Coping

Metal Siding



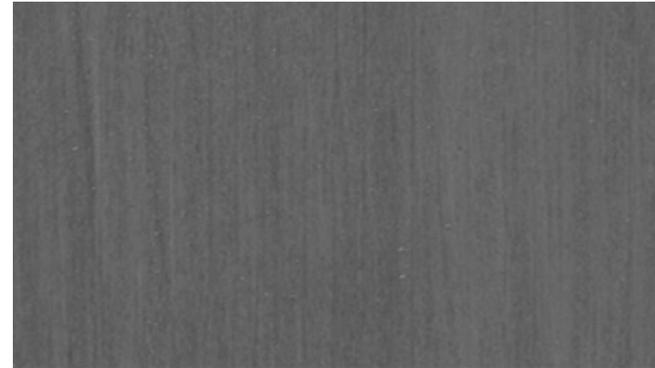
TOWNHOMES TH-6_BUILDING MATERIAL PALETTE

PRIMARY CLADDING(S)



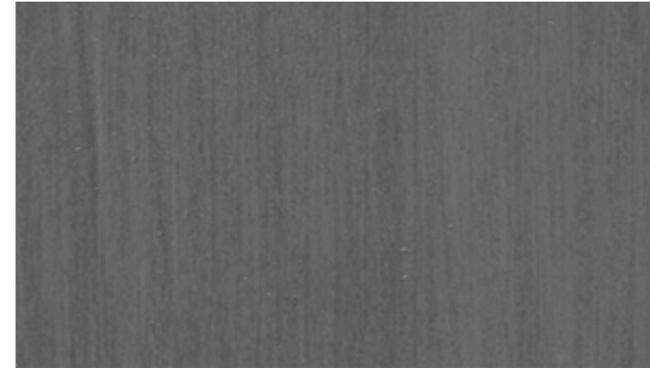
RED TONE BRICK_MODULAR SIZE, RUNNING BOND WITH SANDED FINISH AND COLOR MATCHING MORTAR (BOWERSTON #1620 RED)

SECONDARY CLADDING(S)



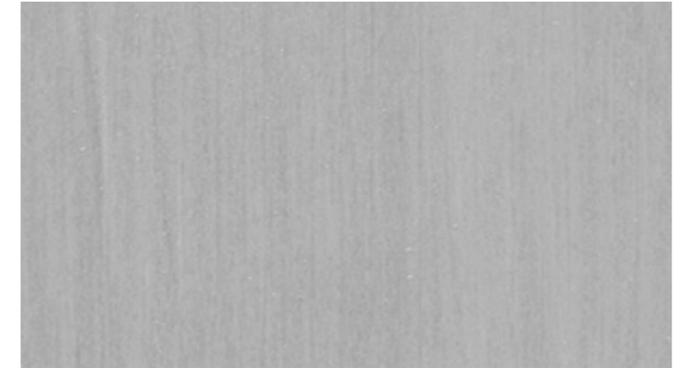
CEDAR SIDING_CLEAR A GRADE, TONGUE & GROOVE, SQUARE EDGE

WINDOW, DOOR, STOREFRONT



WOOD ENTRY DOOR_(MATCH CEDAR SIDING)

ROOF DECK, ROOFING



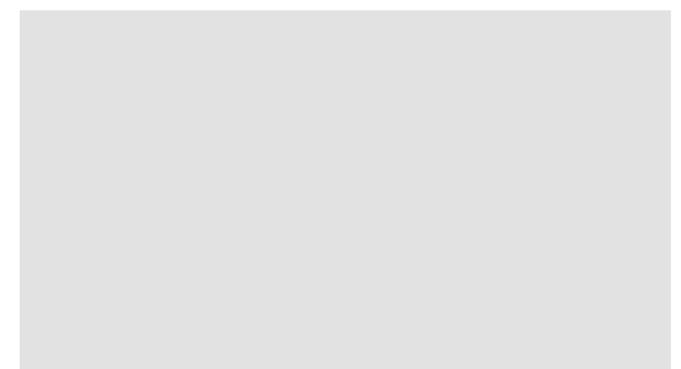
ROOFTOP DECKING__COMPOSITE DECKING, HIDDEN FASTENERS, COLOR TBD



METAL COPING_BLACK OR DARK BRONZE FINISH (MATCH WINDOWS)



WINDOW FRAMES_BLACK OR DARK BRONZE ANODIZED FINISH, 1" INSULATED LOW E GALASS



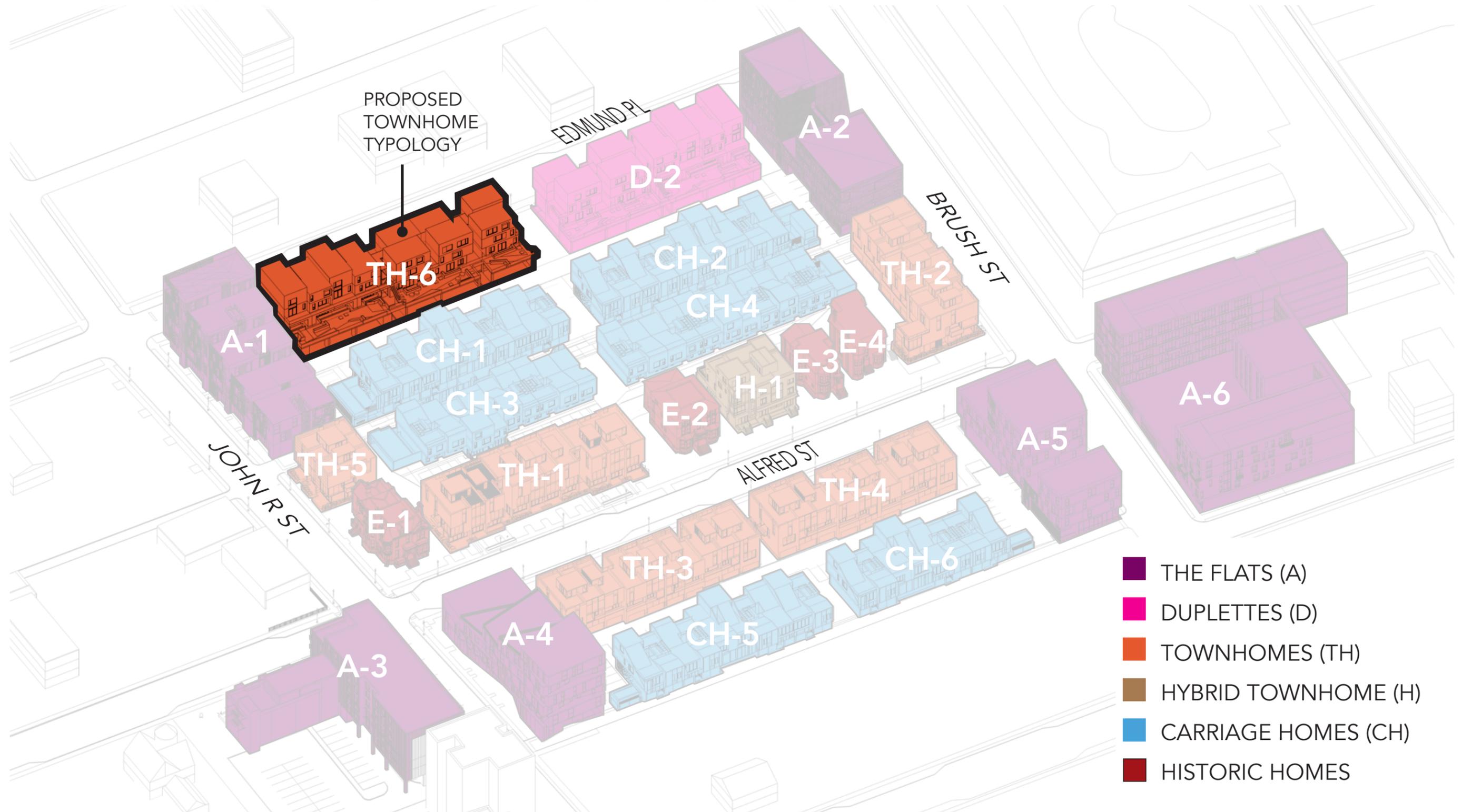
ROOFING _SINGLE PLY MEMBRANE, FULLY ADHERED, COLOR TBD



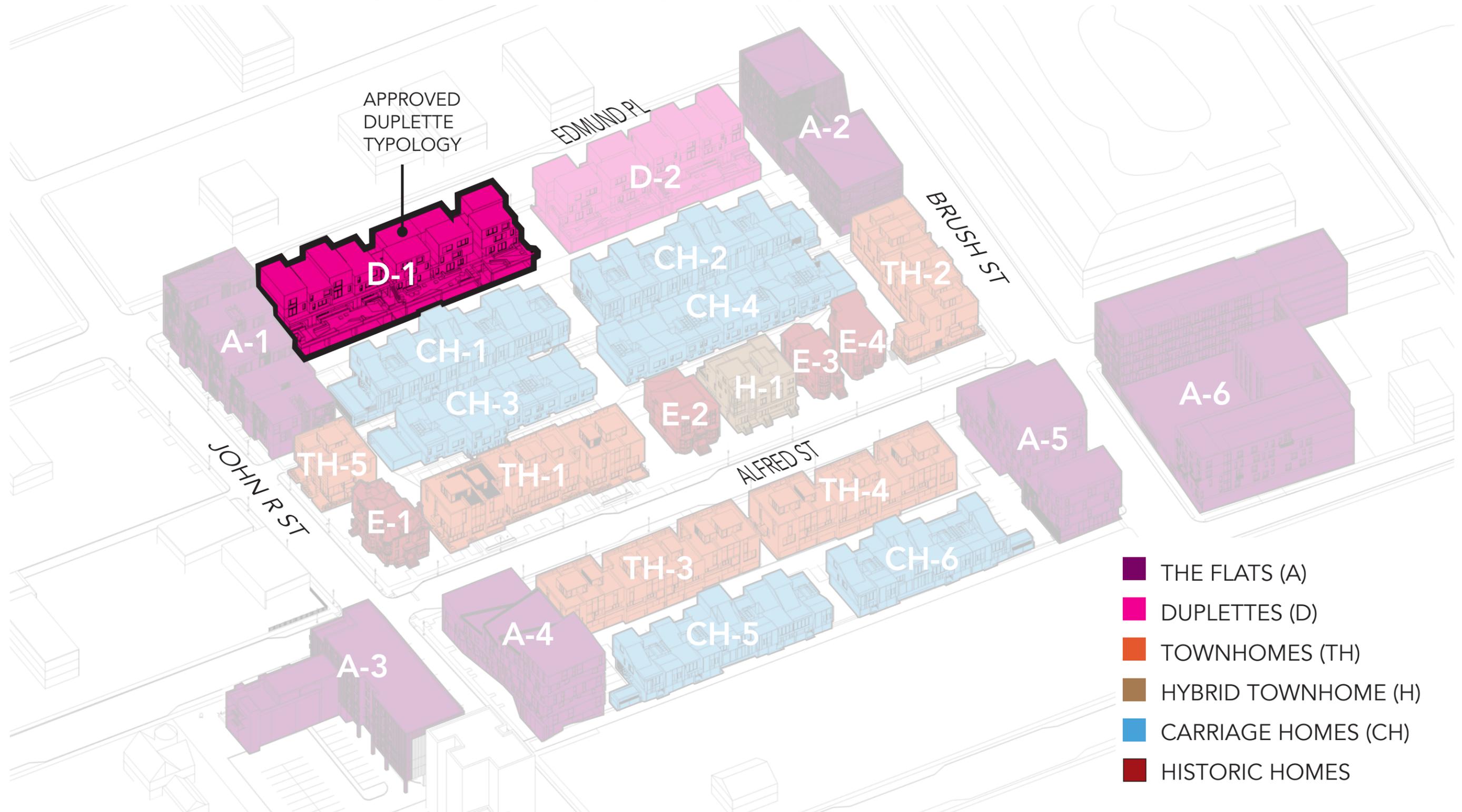
METAL PANELS_BLACK OR DARK BRONZE FINISH (MATCH WINDOWS)

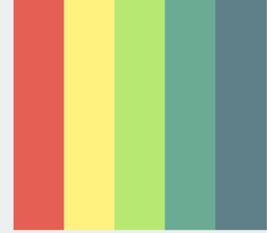


PROPOSED 2019 TYPOLOGIES



APPROVED 2016 TYPOLOGIES



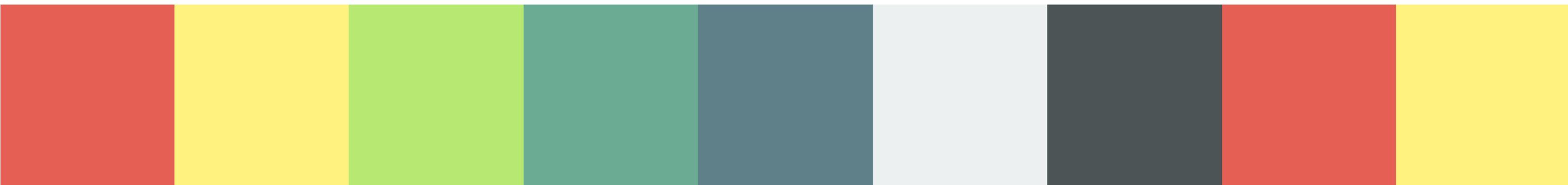


City Modern

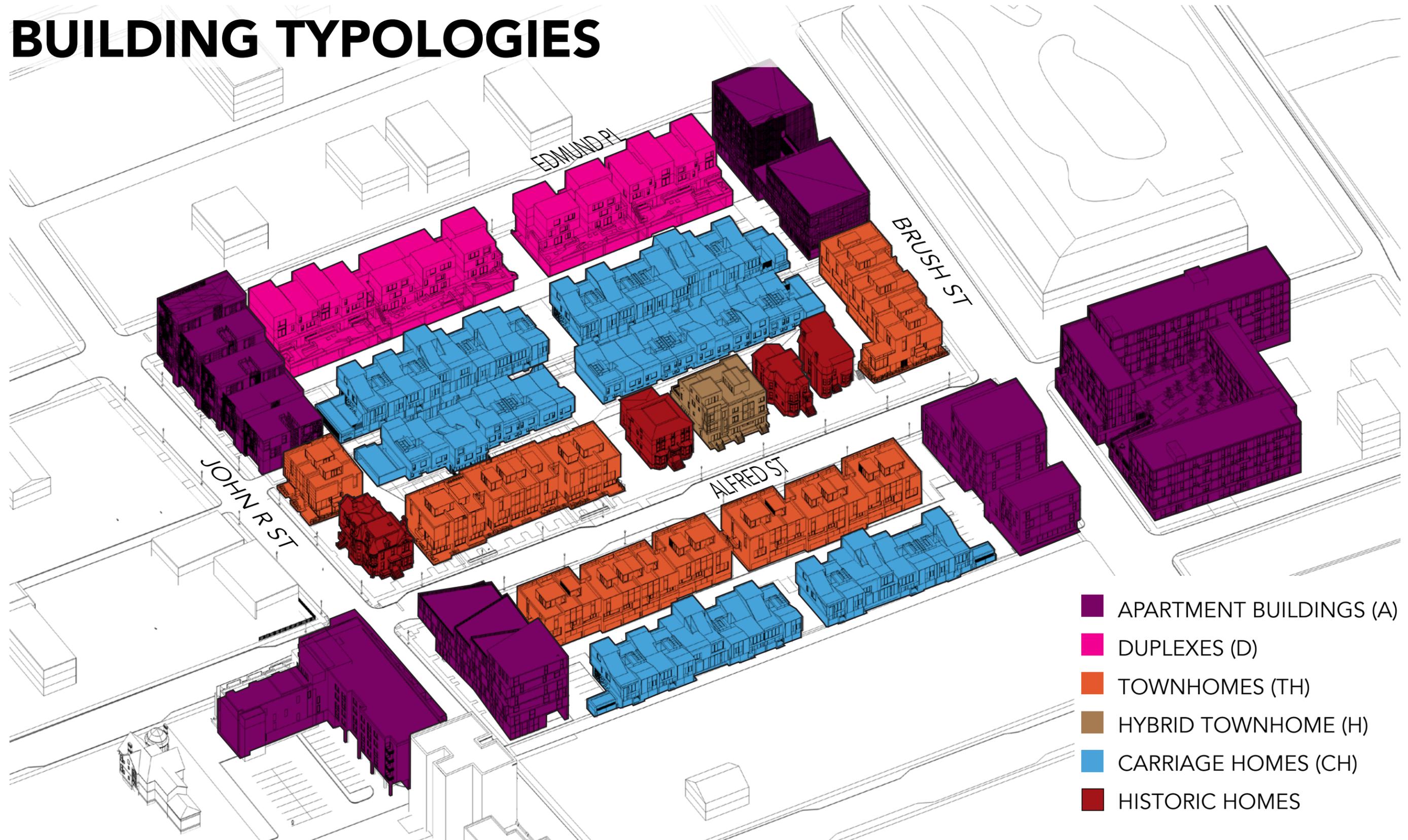
Brush Park

BRUSH PARK DEVELOPMENT COMPANY
BRUSH PARK PARCEL A+B_HISTORIC DISTRICT COMMISSION DRAWING PACKAGE

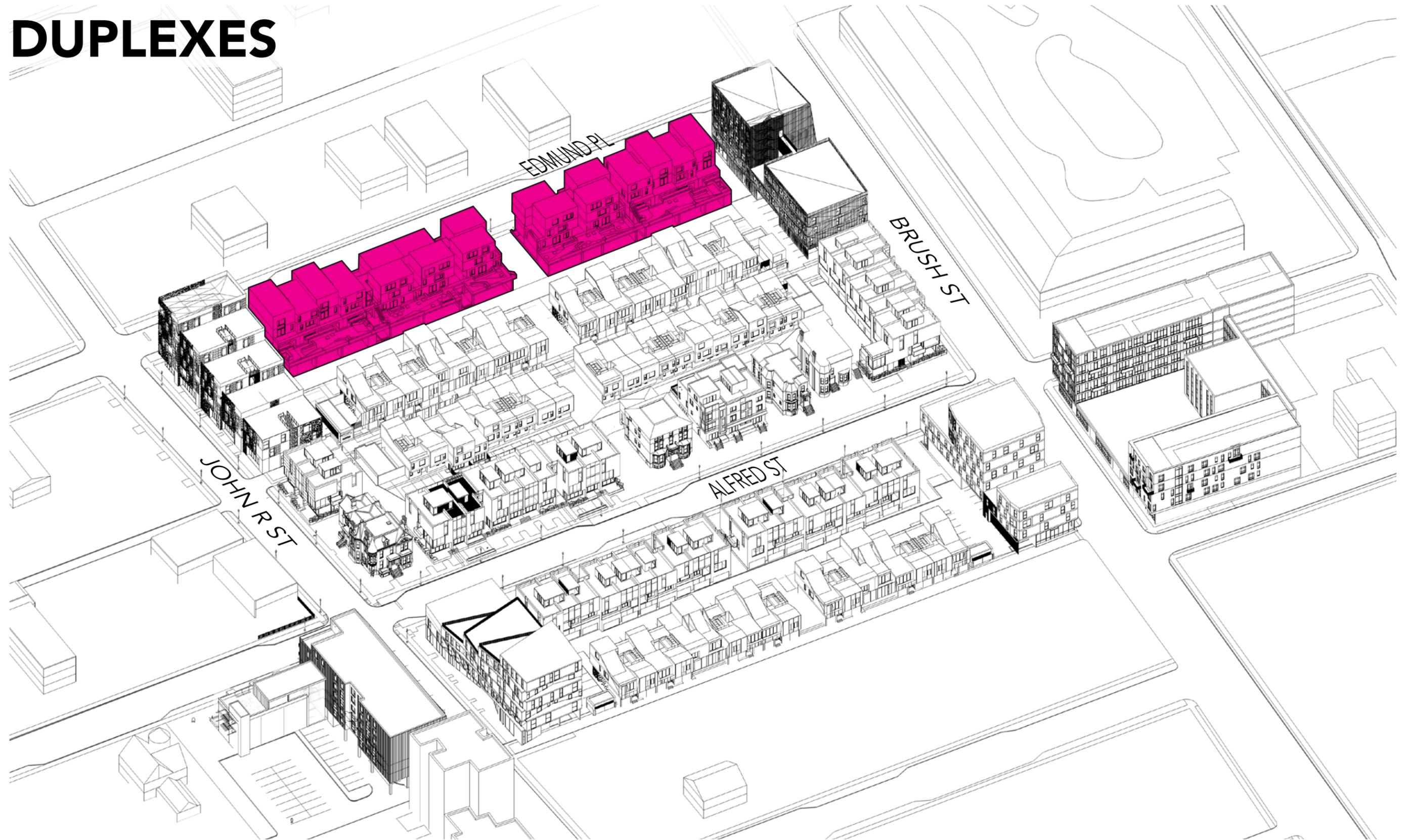
17 FEBRUARY 2016



BUILDING TYPOLOGIES



DUPLEXES

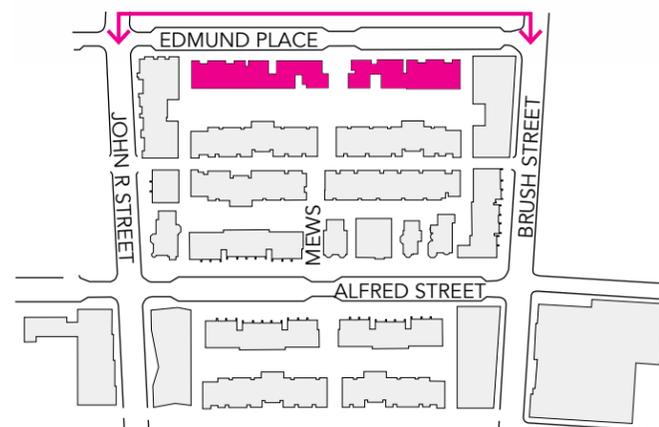
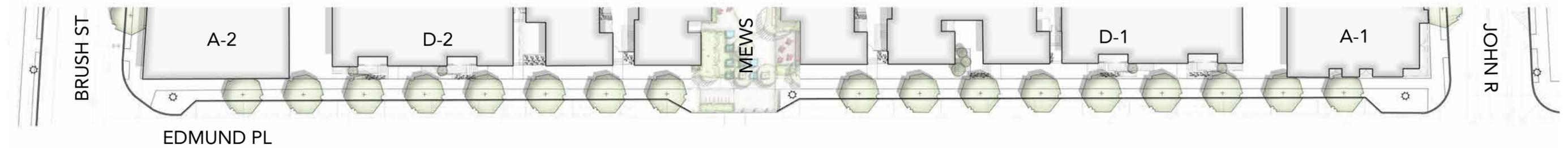


An architectural rendering of a modern residential development. The buildings are multi-story, constructed with brick and featuring a prominent perforated brick facade on the ground floor. The design is contemporary, with large windows and balconies. People are shown walking on the sidewalks and standing on balconies, adding a sense of life and activity. The street is lined with trees and has several cars parked and driving. The overall atmosphere is bright and sunny, suggesting a pleasant urban environment.

The Duplex buildings employ a contemporary design in historic neighborhood form, relating to historic precedents through subtle detail and form. The buildings' orientation to Edmund Place activates the street.



DUPLEXES_BLOCK CONTEXT



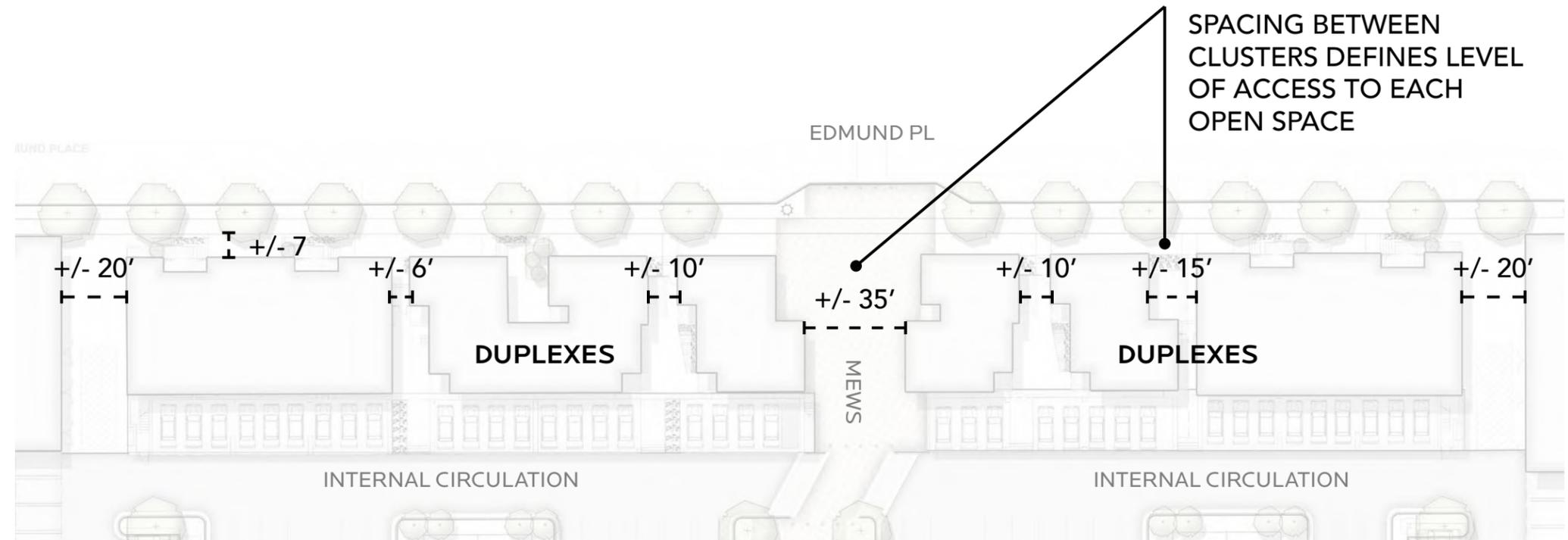
DUPLEXES_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS

Walls of continuity (#12)

- » Very regular line of continuity created by consistent front setback of the building face at the ground floors (+/- 7 feet)
- » Moments of projecting upper levels create unique second street wall at upper levels
- » Setbacks provide opportunities for pedestrian-scale open space landscaping and amenities in this space between building and street
- » Street walls are activated by residential entries, windows, carved voids, and pedestrian pass-throughs

Rhythm of building setbacks (#17)

- » Uniform setback of building face at the ground floor (+/- 7 feet) along Edmund Place
- » While there are no existing homes on this block face, the setback responds to historic precedent including existing homes across the street



Rhythm of spacing of buildings on streets (#5)

- » Overall length of buildings are broken into clusters of varied sizes
- » Clusters are spaced from one another at varied distances within the range of historic patterns (+/- 6 to 35 feet)
- » Rhythm of spacing is emphasized through greenery, planting, pedestrian access, and change in material

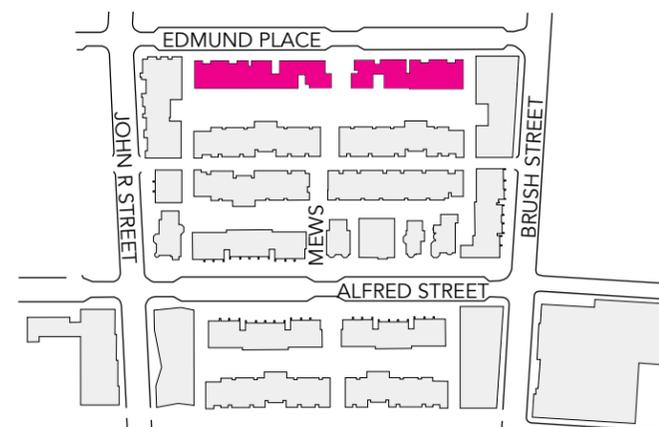
Relationship of open space to structures (#14)

- » Intentional open spaces framed by individual building clusters
- » Private pedestrian pass-throughs are tightly spaced dramatic voids, implying restricted access
- » Spacing distance of clusters defines the level of access to each defined open space (public v. private)
- » Buildings step down in form toward the mews, reinforcing an inviting public space

Relationship of lot coverage (#18)

- » This building is located on a dissolved parcel shared by multiple buildings: between John R and Brush, north of Alfred, including the vacated alley
 - The built area of all buildings on this dissolved parcel occupies +/- 50% of the land area
- » Unbuilt land area includes open spaces, parking, and internal circulation

DUPLEXES_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS



Proportion of building's front facade (#2)

- » Length of buildings are broken into clusters varied in size, breaking down overall building masses, reinforcing smaller individual buildings
- » The most easterly and westerly clusters have the strongest vertical proportions

Proportion of openings within the facade (#3)

- » Openings (windows, entries) constitute +/-27% of total facade area, consistent with neighborhood precedent
- » Openings are vertically proportioned
- » Often combined to create multi-story voids in the facade or openings to balconies
- » Fenestrations are generally taller than they are wide

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

- » Modern interpretations of the freedom displayed in the placement of openings on Victorian structures through:
 - Staggered organization of building massing
 - Irregular placement of openings in facade

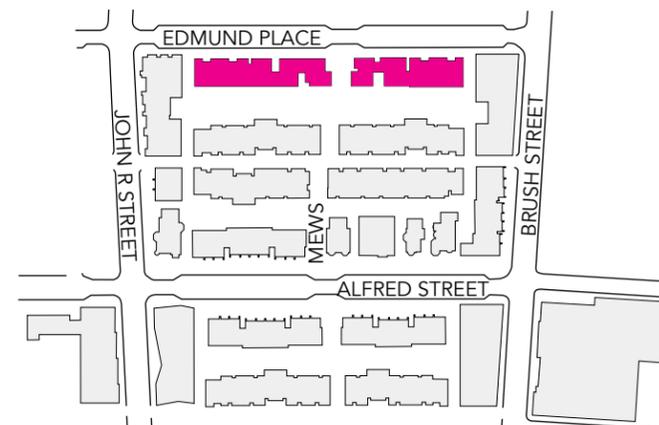
DUPLEXES_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS

Relationship of materials (#7)

- » Primary facade material is brick
- » Majority of brickwork is a lighter tone to reduce visual bulk
- » Darker gray anchors the building and reinforces the 3-foot plinth datum of the historic form

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

- » Residential units have a variety of entrance bays and balconies that are irregular in spacing
- » Entries connect to the street through a projected terracing of the 3-foot brick building plinth, providing opportunity for seating and planting
- » Entry conditions socially activate the streetscape, similar to the role of the traditional front porch



Relationship of textures (#8)

- » Horizontal and vertical patterning of brick provides complexity in texture using a single material
- » Brick is contrasted by smooth accent materials (panel, wood) in carved voids, recessed window surrounds, divisions between building clusters
- » Decorative brickwork provide permeable masonry surfaces at front stoops and balconies
- » Balconies contribute a dynamic, tactile element at the pedestrian level

Relationship of colors (#9)

- » Grey brick tones are drawn from the variety of grays in neighboring roofs
- » Accents of dark rusty red panel and mottled red brick reflect red brick presence in existing buildings, softening the relationship between old and new

Relationship of architectural details (#10)

- » Zones of decorative brickwork at front stoops and balconies
- » Victorian-inspired ornamentation on the clover patterned metal stairwell
- » Ornamentation through textured or soldier course brickwork around window openings
- » The use of color as a design feature

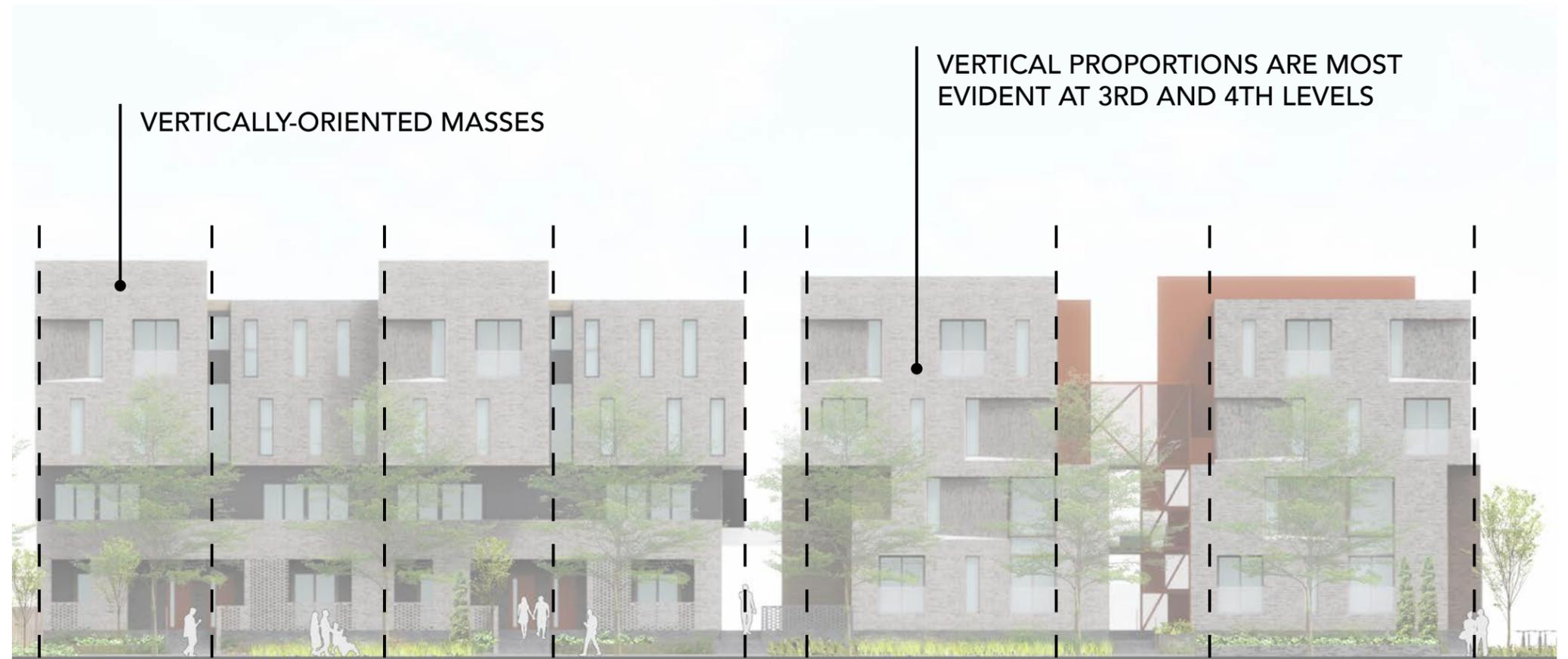
DUPLEXES_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS

Relationship of roof shapes (#11)

- » Flat roofs, varied in height
- » Building clusters provide opportunity to emphasize a variety of datum

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

- » Residential entry conditions along Edmund Place socially activate the street
- » Projecting stoops include opportunities for seating and planting
- » Side yards divide building clusters and provide additional pedestrian connectivity to the site
- » Rooftop terraces provide additional private open space



Scale of facades and facade elements (#15)

- » A variety of opening types (decorative recessed window surrounds, balconies) divide facades and reflect building's residential nature
- » Front porches, carved voids, pedestrian pass-throughs provide intimate human-scaled activation of the ground floor facade that engages the street

Directional expression of front facades (#16)

- » Vertically proportioned front facades, especially clusters at the far east and far west ends of the block
- » Vertical proportions are most evident at the third and fourth levels
- » Reoccurring vertical "slot-like" divisions between building

Degree of complexity with the facades (#19)

- » Subtle but high degree of complexity through articulation:
 - Projecting and stepped entry conditions
 - Recessed window surrounds
 - Carved voids
 - Pedestrian pass-throughs
 - Contemporary ornamentation of clover pattern metal screening
 - Color and brick patterning



DUPLEXES_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS

Orientation, vistas, overviews (#20)

- » Oriented to Edmund Place with a residential presence
- » Private balconies in all units provide views north of the neighborhood and along Edmund
- » Common rooftop terrace over the carpark provides views south of the neighborhood and toward Downtown

Symmetric or asymmetric appearance (#21)

- » Mostly asymmetric and irregular but balanced across the length of the block
- » Symmetric where unit modules are mirrored

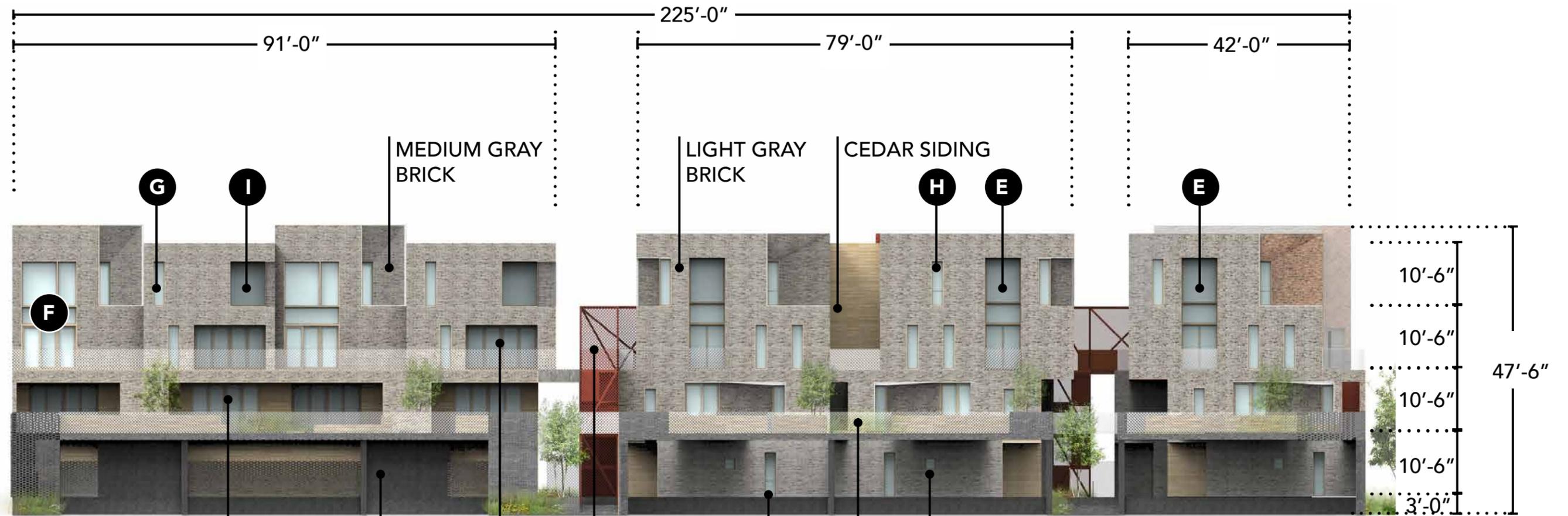
General environmental character (#22)

- » A contemporary design that responds to the historic neighborhood form
- » Sensitive and complementary to existing homes across the street in form and subtle material cues
- » Connects strongly and positively to the Edmund Place residential street character



PRIMARILY ORIENTED TO EDMUND PLACE THROUGH FRONT ENTRIES, WINDOWS, AND BALCONIES

DUPLEXES D1_SOUTH ELEVATION FROM CARRIAGE HOMES



MEDIUM GRAY BRICK

LIGHT GRAY BRICK

CEDAR SIDING

DARK GRAY BRICK

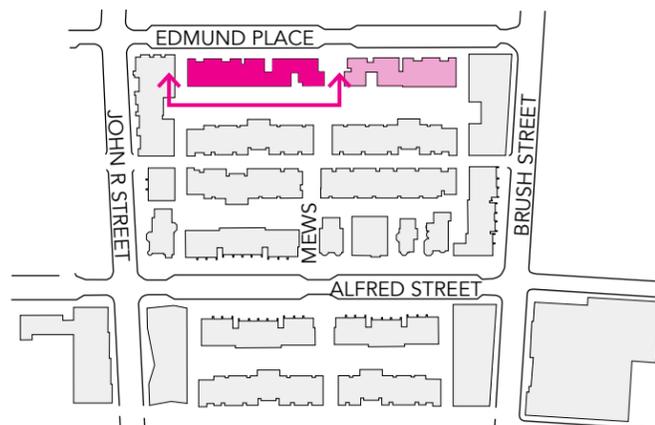
CLOVER PATTERN PERFORATED METAL SCREEN, POWDER COATED COLOR A:9

DARK GRAY BRICK SCREEN

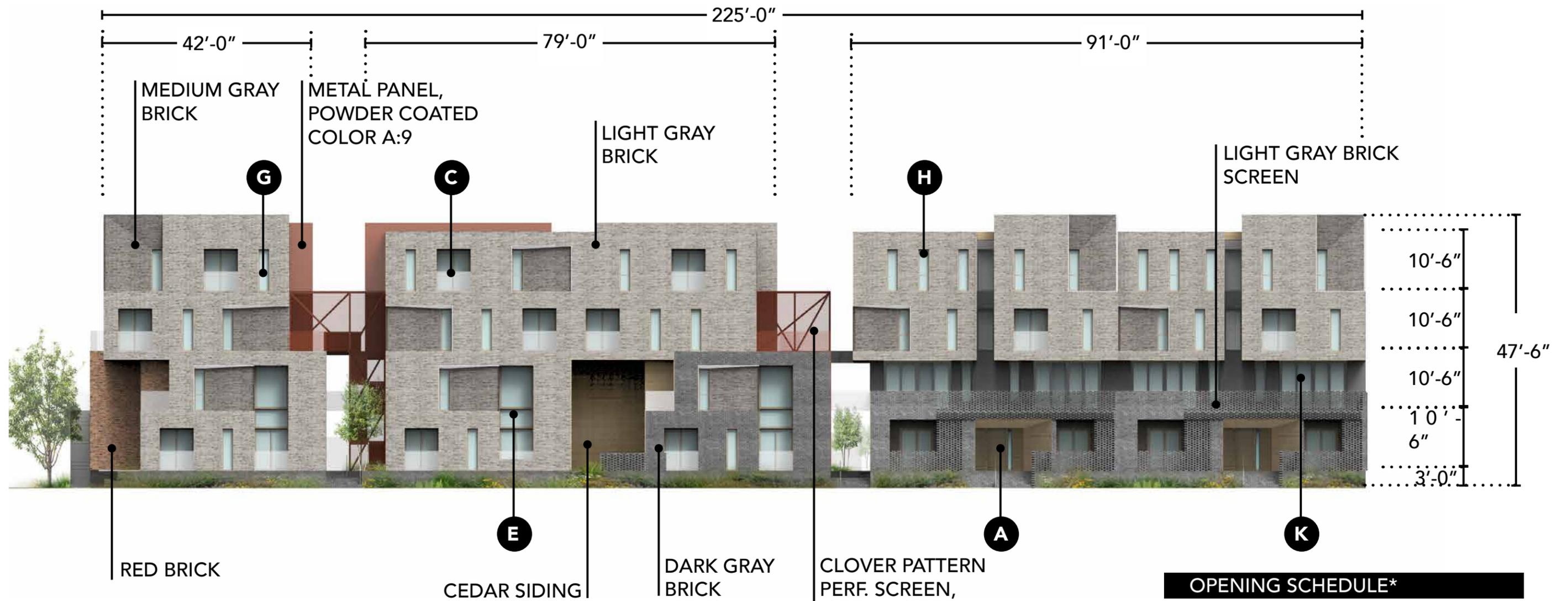
OPENING SCHEDULE*

- D** DOOR TYPE D, TYPICAL
- E** WINDOW TYPE E, TYPICAL
- F** WINDOW TYPE F, TYPICAL
- G** WINDOW TYPE G, TYPICAL
- H** WINDOW TYPE H, TYPICAL
- I** WINDOW TYPE I, TYPICAL
- J** WINDOW TYPE J, TYPICAL

*REFER TO A-3 WINDOW SHEET FOR FURTHER WINDOW DETAILS



DUPLEXES D1_NORTH ELEVATION FROM EDMUND PLACE



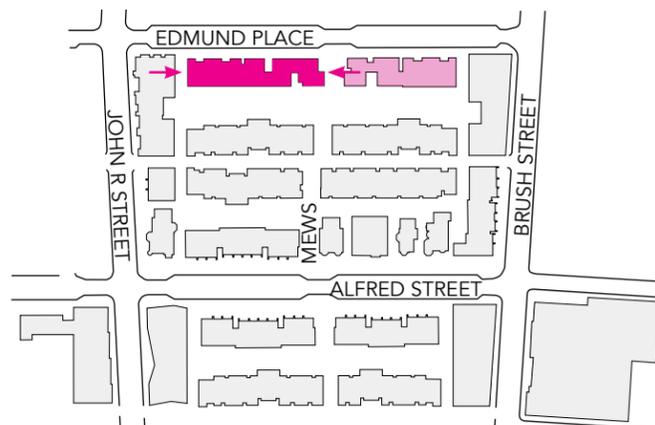
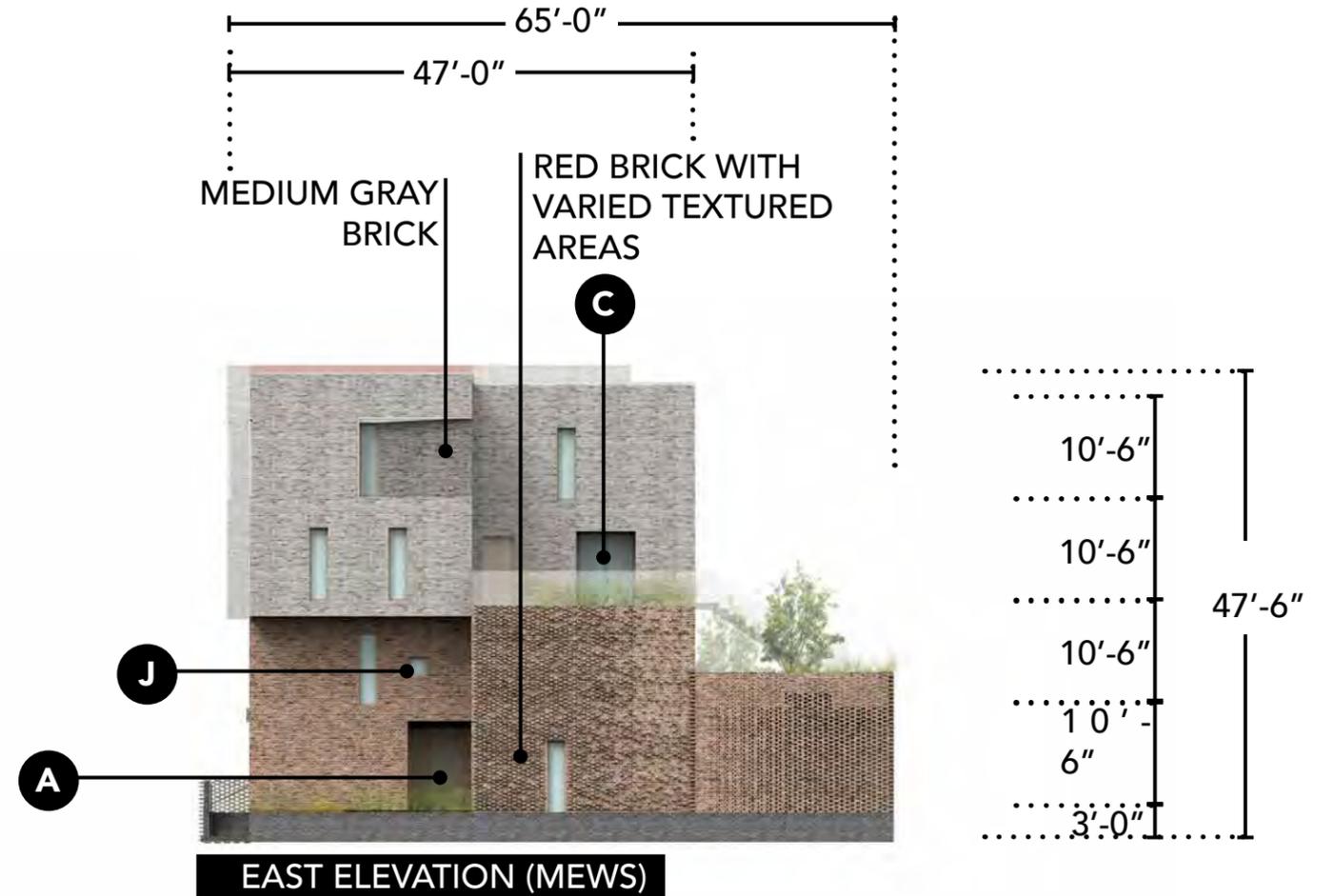
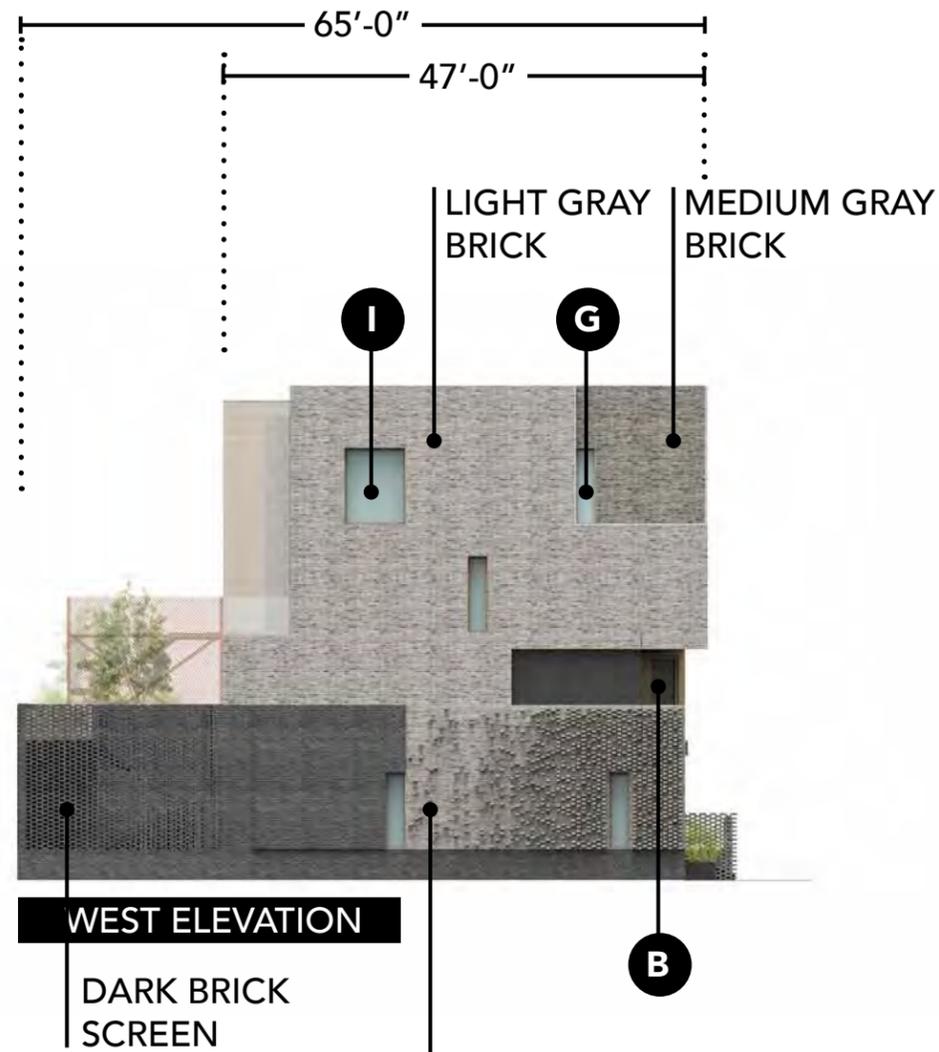
OPENING SCHEDULE*

- A** DOOR TYPE A, TYPICAL
- C** DOOR TYPE C, TYPICAL
- E** WINDOW TYPE E, TYPICAL
- G** WINDOW TYPE G, TYPICAL
- H** WINDOW TYPE H, TYPICAL
- K** DOOR TYPE K, TYPICAL

*REFER TO A-3 WINDOW SHEET FOR FURTHER WINDOW DETAILS



DUPLEXES D1_EAST AND WEST ELEVATIONS



OPENING SCHEDULE*

- A** DOOR TYPE A, TYPICAL
- B** DOOR TYPE B, TYPICAL
- C** DOOR TYPE C, TYPICAL
- G** WINDOW TYPE G, TYPICAL
- I** WINDOW TYPE I, TYPICAL

*REFER TO A-3 WINDOW SHEET FOR FURTHER WINDOW DETAILS

DUPLEXES D2_SOUTH ELEVATION FROM CARRIAGE HOMES



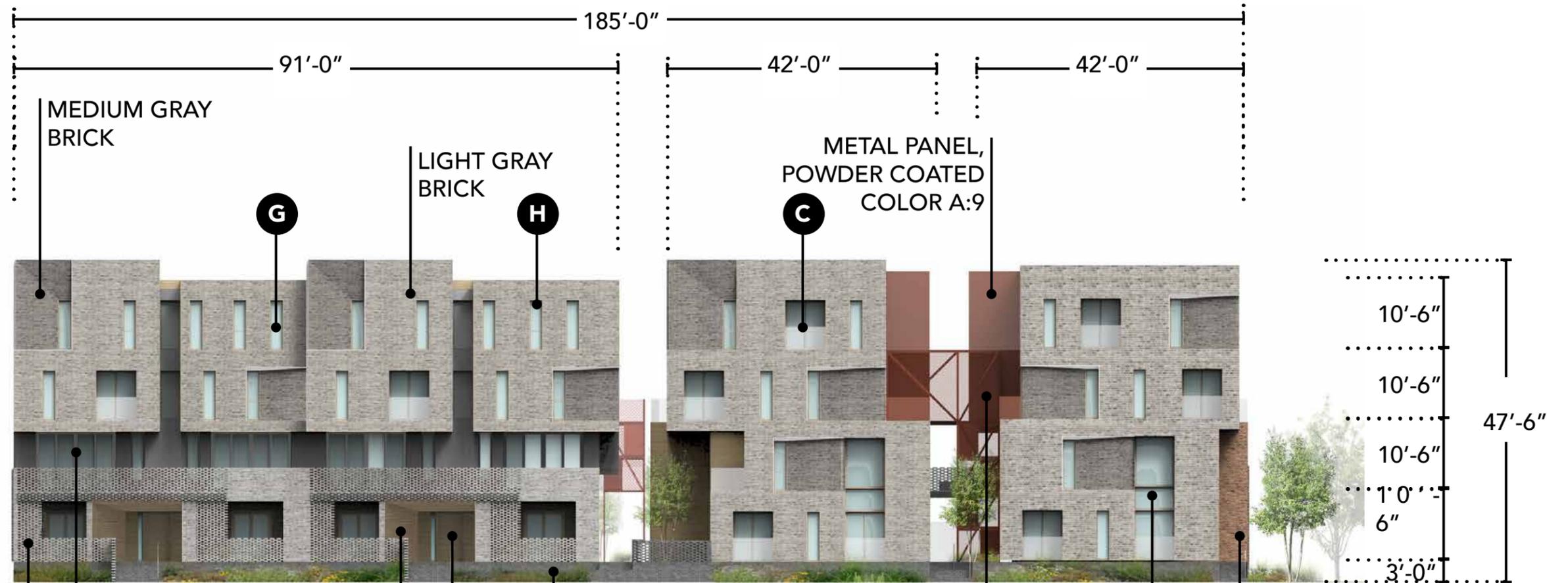
OPENING SCHEDULE*

- D** DOOR TYPE D, TYPICAL
- E** WINDOW TYPE E, TYPICAL
- F** WINDOW TYPE F, TYPICAL
- G** WINDOW TYPE G, TYPICAL
- H** WINDOW TYPE H, TYPICAL
- I** WINDOW TYPE I, TYPICAL
- J** WINDOW TYPE J, TYPICAL

*REFER TO A-3 WINDOW SHEET FOR FURTHER WINDOW DETAILS



DUPLEXES D2_NORTH ELEVATION FROM EDMUND PLACE



LIGHT GRAY BRICK SCREEN

CEDAR SIDING

DARK GRAY BRICK

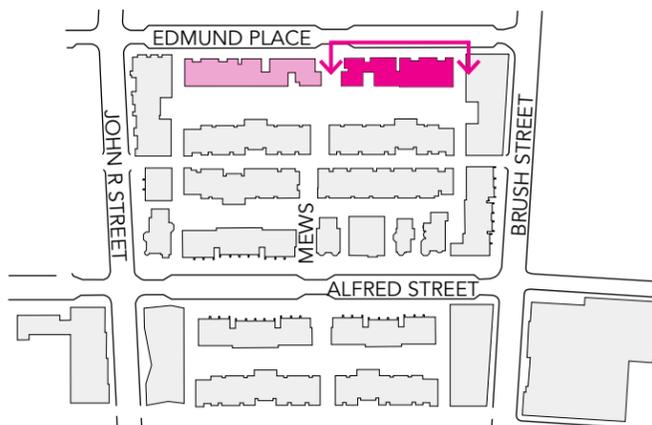
CLOVER PATTERN PERFORATED SCREEN, POWDER COATED COLOR A:9

RED BRICK

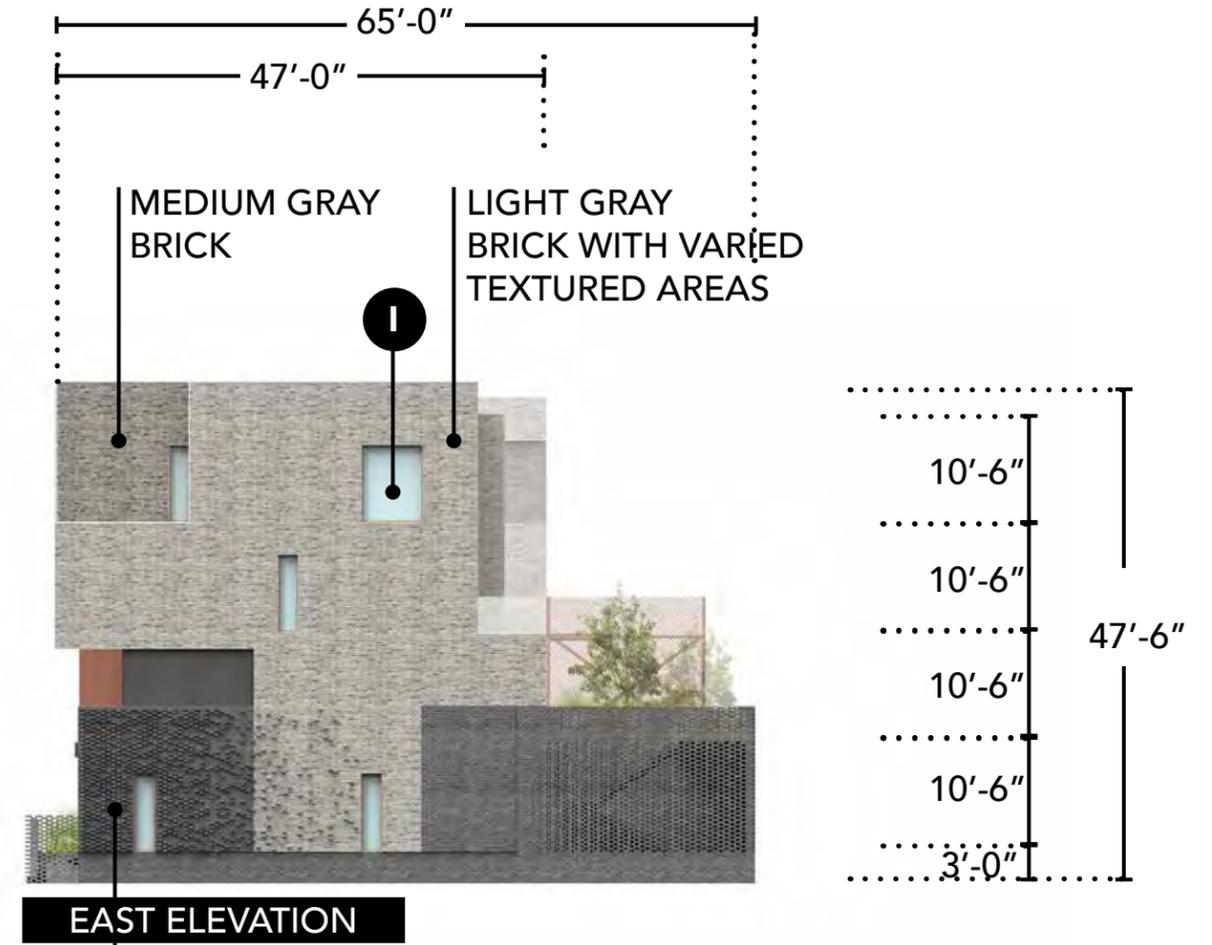
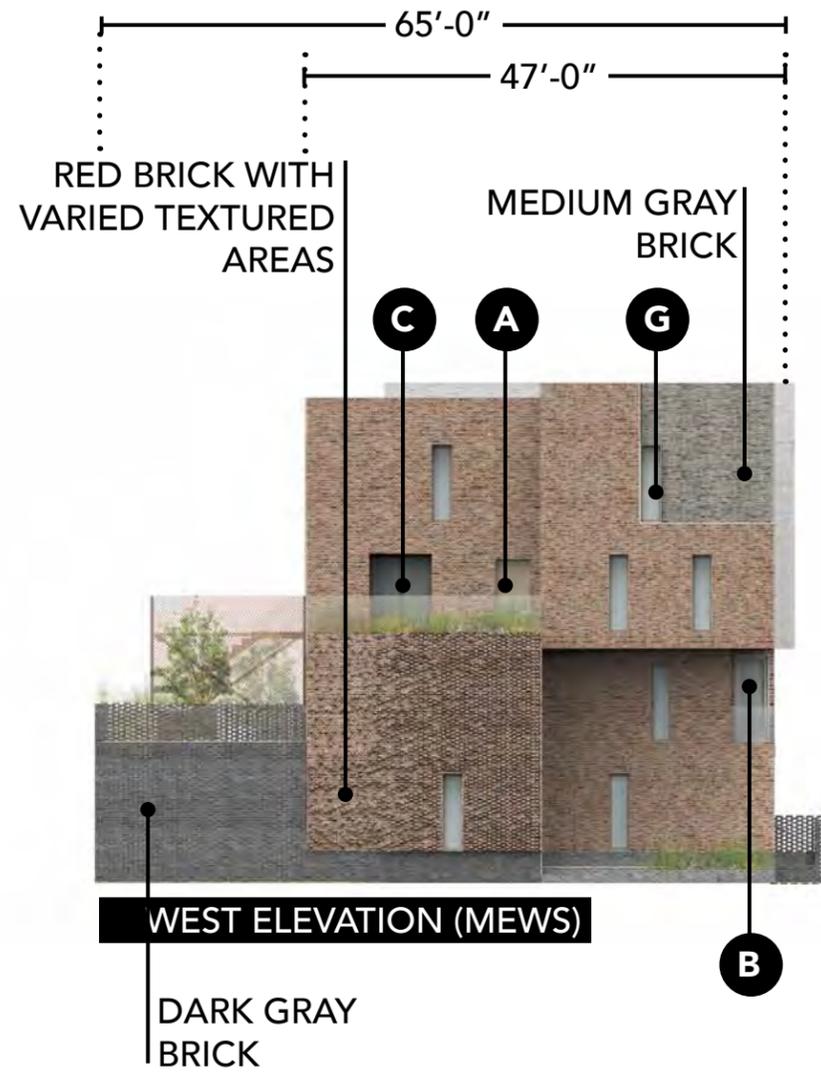
OPENING SCHEDULE*

- A** DOOR TYPE A, TYPICAL
- C** DOOR TYPE C, TYPICAL
- E** WINDOW TYPE E, TYPICAL
- G** WINDOW TYPE G, TYPICAL
- H** WINDOW TYPE H, TYPICAL
- K** DOOR TYPE K, TYPICAL

*REFER TO A-3 WINDOW SHEET FOR FURTHER WINDOW DETAILS



DUPLEXES D2_EAST AND WEST ELEVATIONS



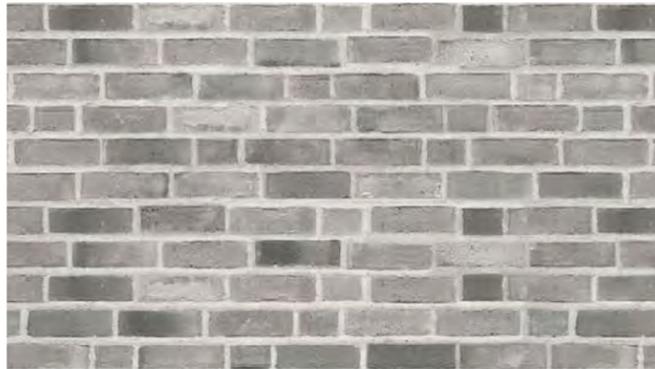
OPENING SCHEDULE*

- A** DOOR TYPE A, TYPICAL
- B** DOOR TYPE B, TYPICAL
- C** DOOR TYPE C, TYPICAL
- G** WINDOW TYPE G, TYPICAL
- I** WINDOW TYPE I, TYPICAL

*REFER TO A-3 WINDOW SHEET FOR FURTHER WINDOW DETAILS

DUPLEXES_BUILDING MATERIAL PALETTE

PRIMARY CLADDING(S)



LIGHT GRAY BRICK_LIGHT & MEDIUM GRAY MIX



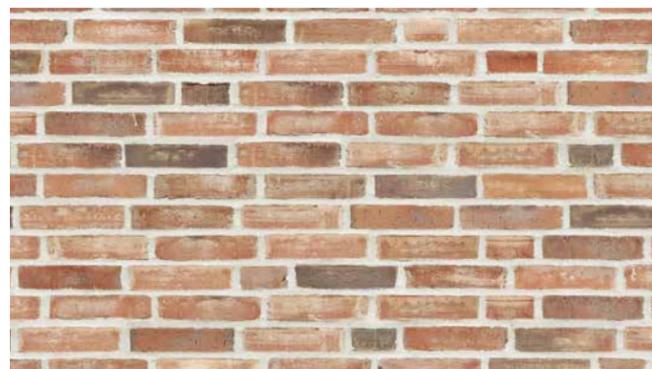
DARK GRAY BRICK_CHARCOAL AND IRONSPOT MIX WITH DARK MORTAR



SECONDARY CLADDING(S)



CEDAR SIDING_NATURAL CLEAR COAT FINISH



RED BRICK_VARIED RED MIX WITH LIGHT MORTAR

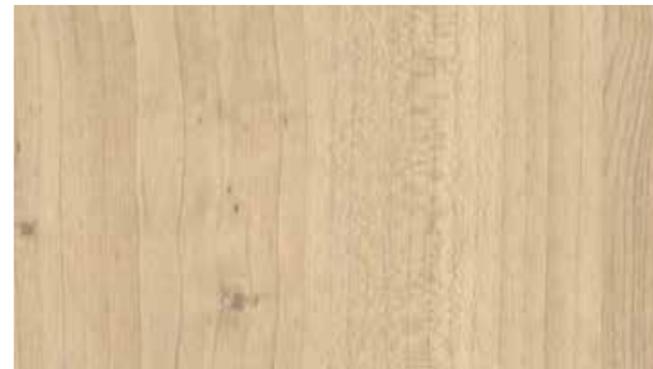


MEDIUM GRAY BRICK_DARK AND MEDIUM GRAY MIX WITH LIGHT MORTAR

WINDOW, DOOR, STOREFRONT



ALUMINUM FRAMES_DARK GRAY

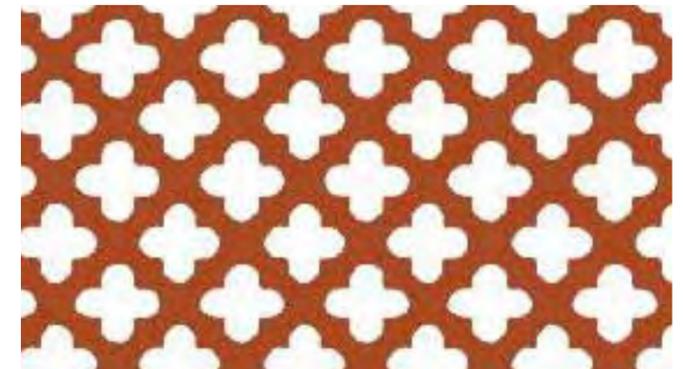


WOOD FRAMES_ALUMINIUM DOOR AND FRAMES WITH EXTERIOR LIGHT WOOD FINISH

RAILING, ACCENT, DETAILS



CLOVER PATTERN PERFORATED METAL SCREEN_POWDER COATED LIGHT GRAY



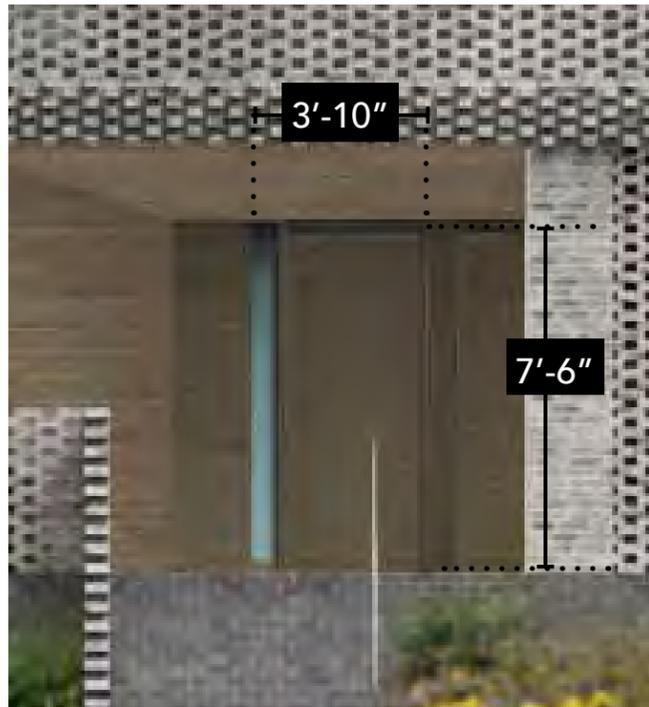
CLOVER PATTERN PERF. MTL SCREEN_POWDER COATED DEEP RUST / RED



METAL PANEL_POWDER COATED DEEP RUST / RED

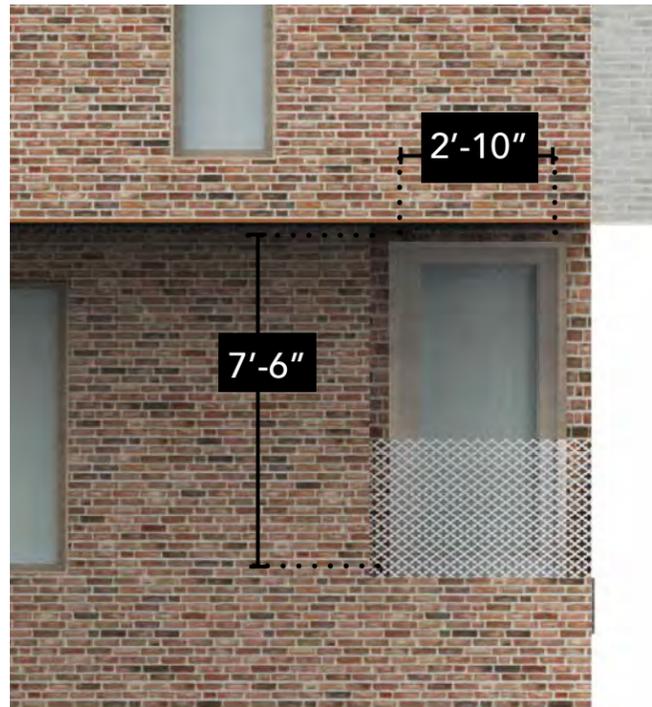
DUPLEXES_WINDOWS+DOORS SHEET 01

DOOR TYPE A



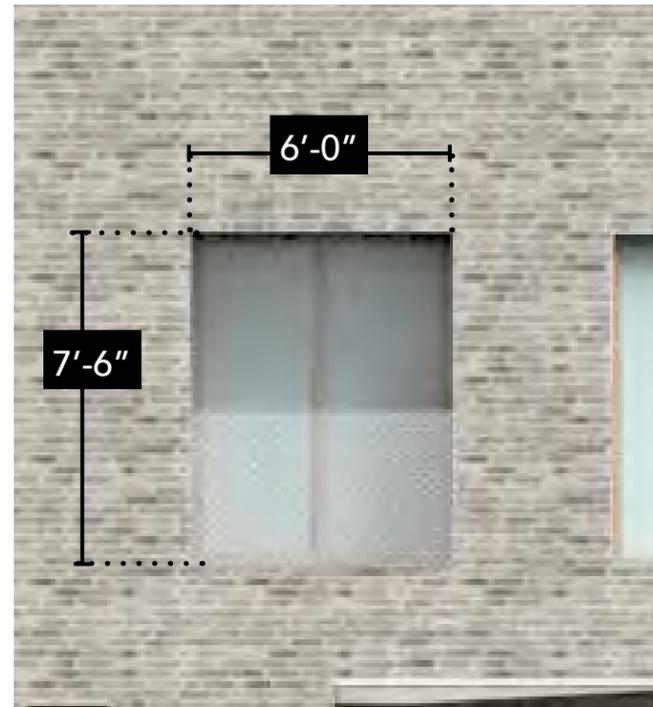
TYPE A_EXTERIOR SINGLE SWING FRONT DOOR, LIGHT WOOD FINISH WITH OPAQUE SIDELITE

DOOR TYPE B



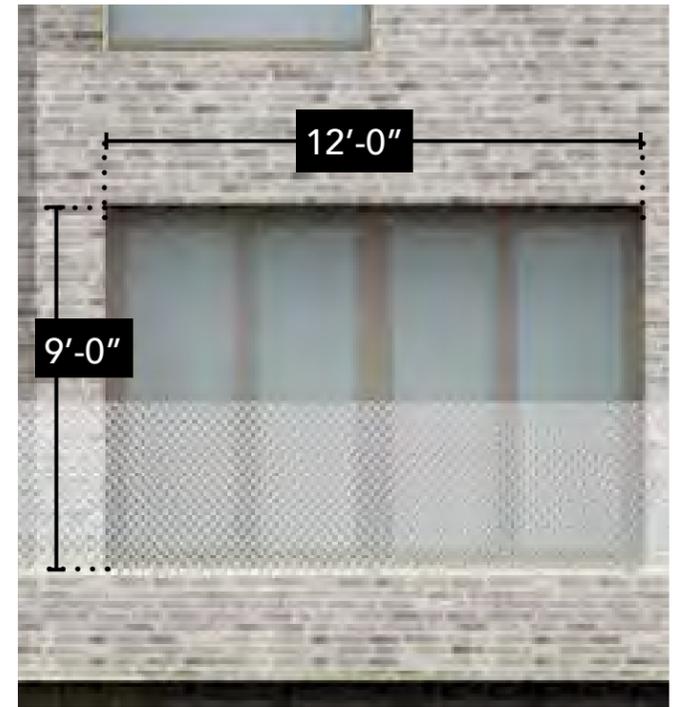
TYPE B_EXTERIOR SINGLE SWING DOOR, ALUMINUM WITH LIGHT WOOD FINISH EXTERNALLY

DOOR TYPE C



TYPE C_EXTERIOR SLIDING DOORS, ALUMINUM WITH LIGHT WOOD FINISH EXTERNALLY

DOOR TYPE D

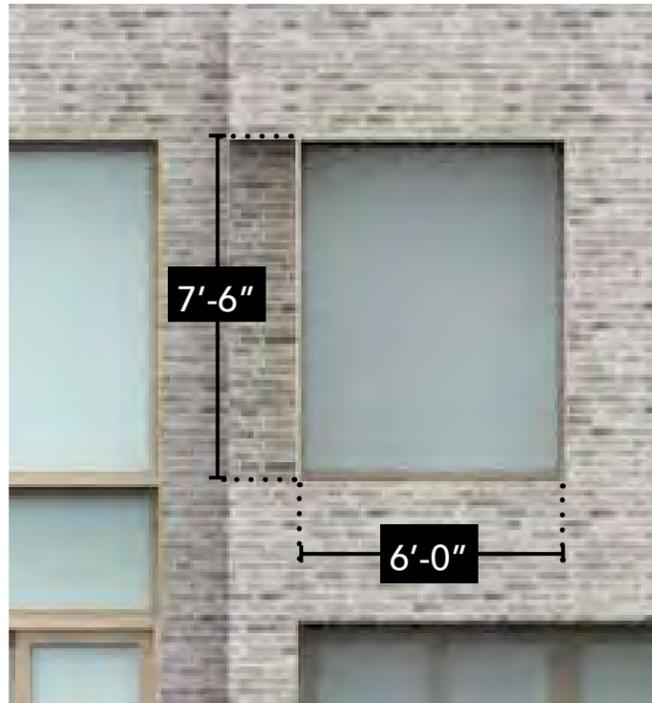


TYPE D_EXTERIOR SLIDING DOORS, ALUMINUM WITH LIGHT WOOD FINISH EXTERNALLY



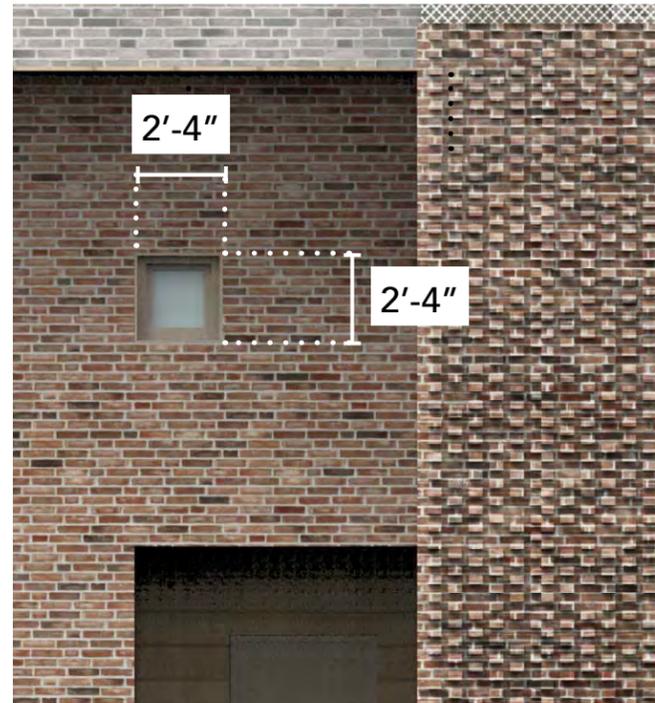
DUPLEXES_WINDOWS+DOORS SHEET 03

WINDOW TYPE I

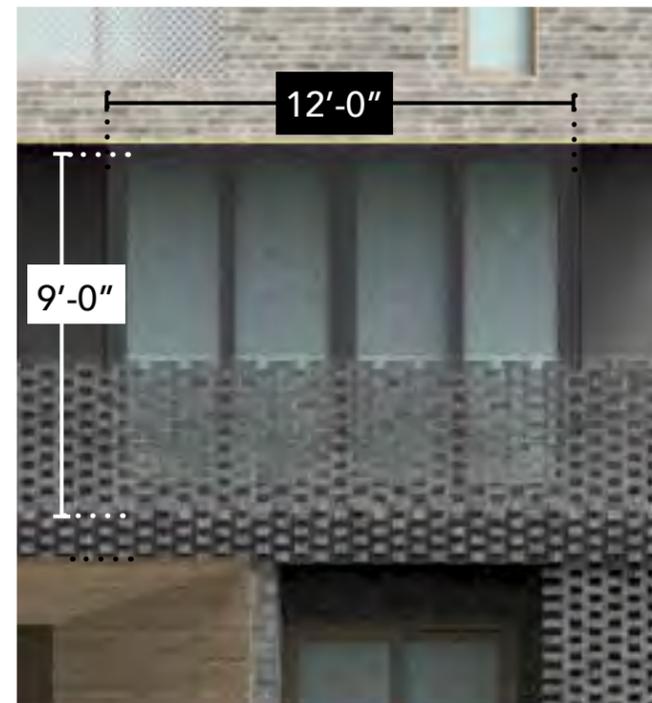


TYPE I_SINGLE FIXED WINDOW, ALUMINUM WITH LIGHT WOOD FINISH EXTERNALLY

WINDOW TYPE J



TYPE J_SINGLE OPERABLE WINDOW, ALUMINUM WITH LIGHT WOOD FINISH EXTERNALLY

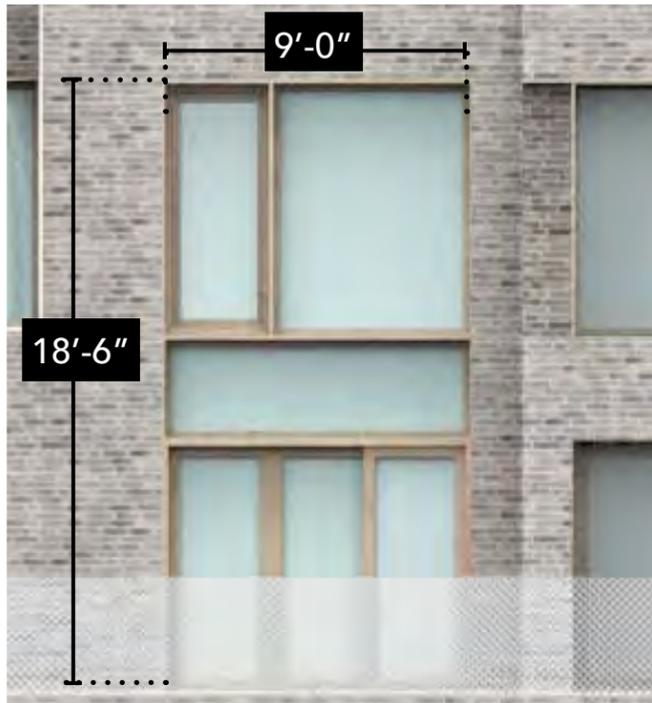


TYPE K_EXTERIOR SLIDING DOORS, ALUMINUM IN DARK GRAY FINISH



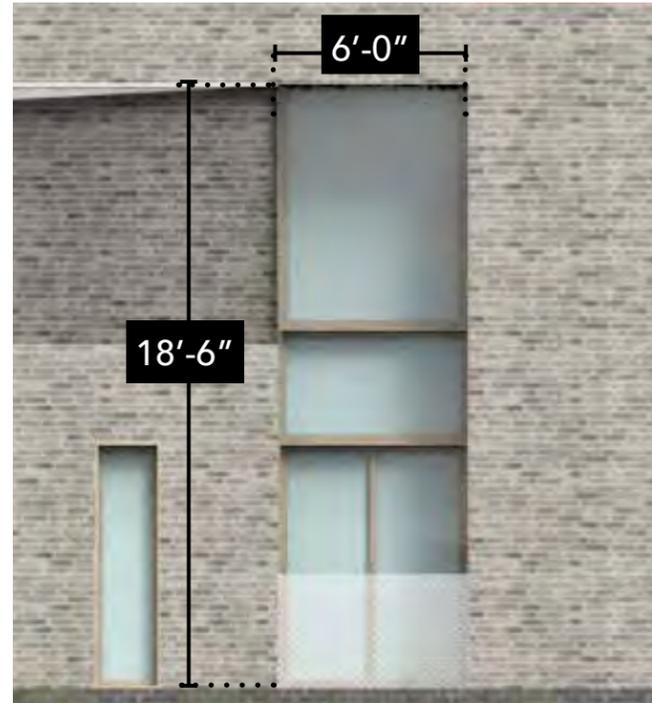
DUPLEXES_WINDOWS+DOORS SHEET 02

DOOR / WINDOW TYPE E



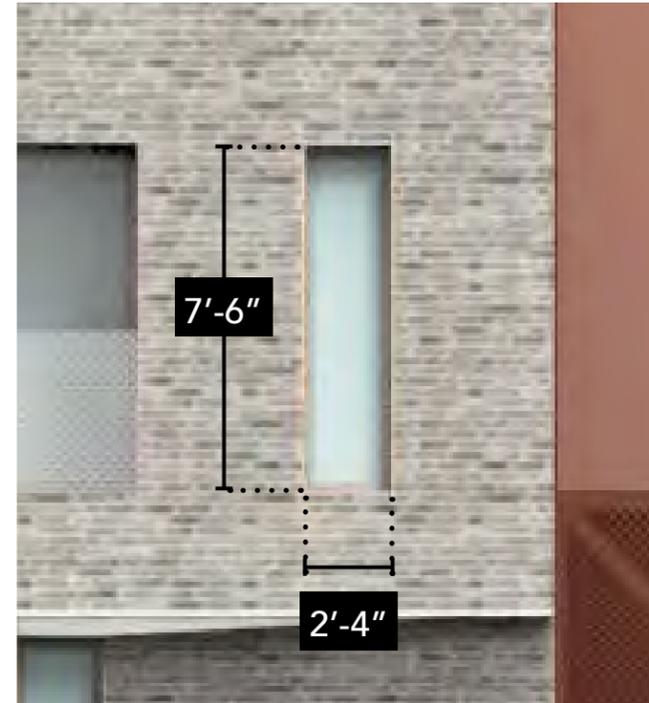
TYPE E_EXTERIOR SLIDING DOORS WITH DOUBLE HEIGHT FIXED GLAZING AND OPERABLE WINDOW ABOVE, ALUMINUM WITH LIGHT WOOD FINISH EXTERNALLY

DOOR / WINDOW TYPE F



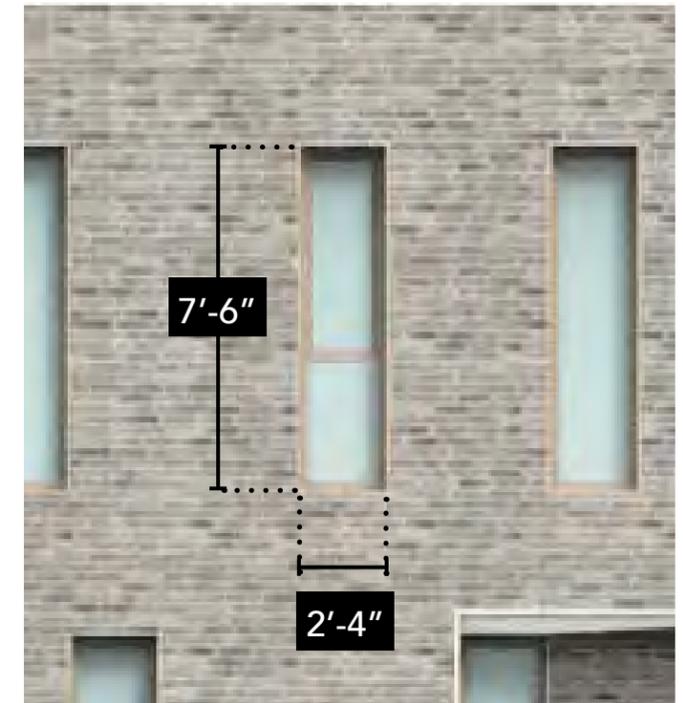
TYPE F_EXTERIOR SLIDING DOORS WITH DOUBLE HEIGHT FIXED GLAZING ABOVE, ALUMINUM WITH LIGHT WOOD FINISH EXTERNALLY

WINDOW TYPE G



TYPE G_SINGLE FIXED WINDOW, ALUMINUM WITH LIGHT WOOD FINISH EXTERNALLY

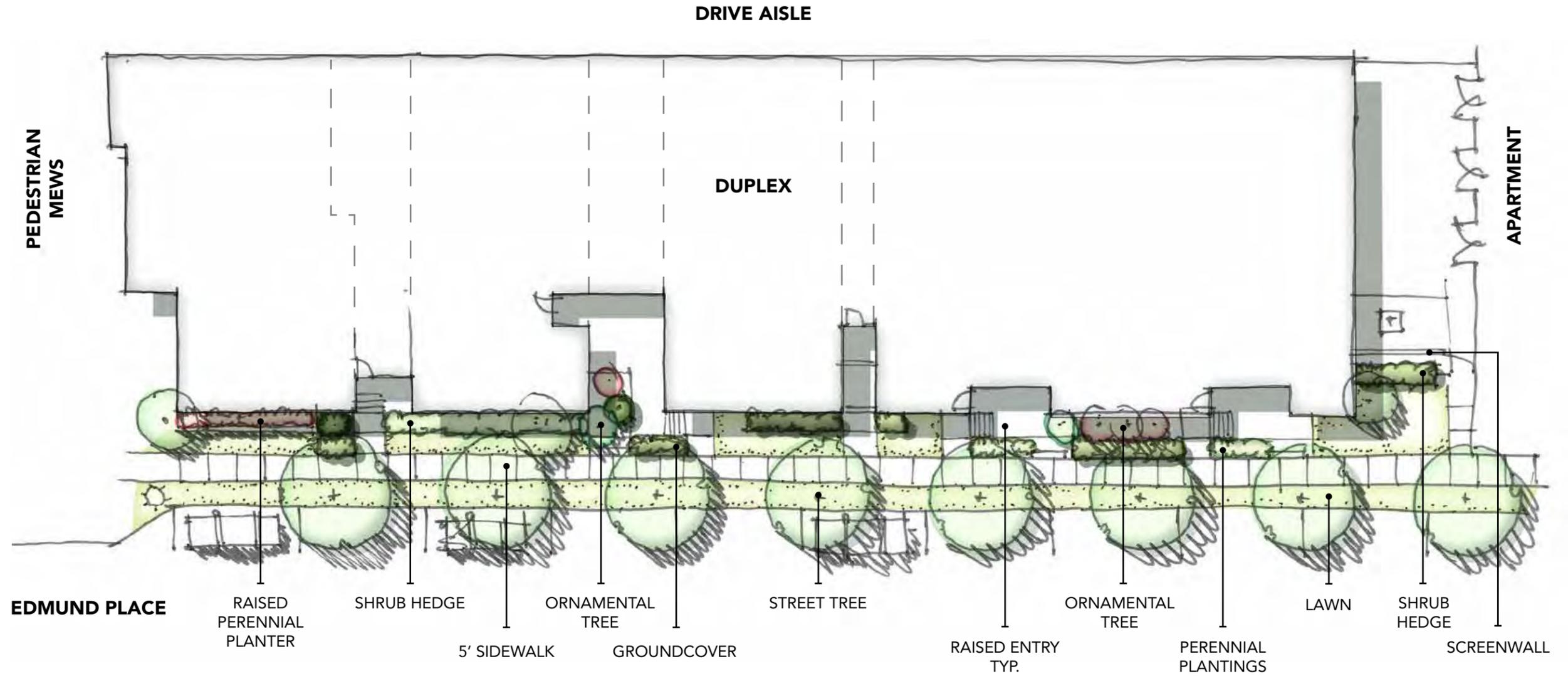
WINDOW TYPE H



TYPE H_FIXED AND UPPER OPERABLE WINDOW, ALUMINUM WITH LIGHT WOOD FINISH EXTERNALLY



DUPLEX_SITE AND LANDSCAPE PLAN



PLAN ROTATED FOR GRAPHIC PURPOSES

DUPLEX_PLANTING PALETTE

STREET TREES



American Sycamore
Platanus occidentalis

ORNAMENTAL TREES



Heritage River Birch
Betula nigra 'Cully'



Whitchazel
Hammamelis virginiana



Columnar Swedish Aspen
Populus tremula 'Erecta'

SHRUBS / GRASSES



Autumn Magic Chokeberry
Aronia melanocarpa 'Autumn Magic'



Shenandoah Switch Grass
Panicum virgatum 'Shenandoah'



Tiger's Eyes Cutleaf Sumac
Rhus typhina 'Baltiger'



Prairie Munchkin Little Bluestem
Schizachyrium scoparium 'Prairie Munchkin'



American Spice Viburnum
Viburnum x burkwoodii 'Duvone'

PERENNIALS / GROUNDCOVERS



Wood's Blue New York Aster
Aster novi-belgii 'Wood's Blue'



Wild Ginger
Asarum canadense



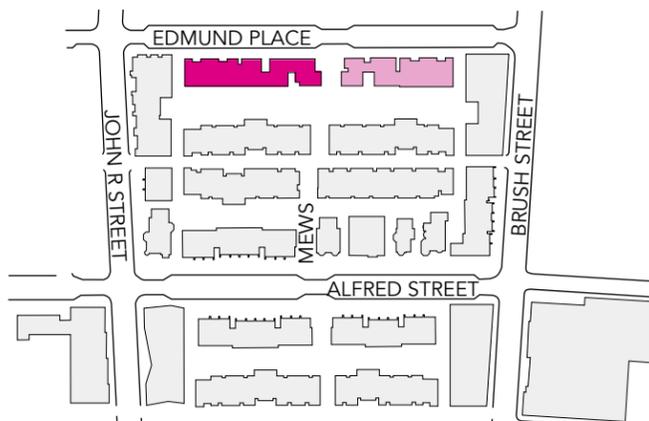
Wild Indigo
Baptisia sphaerocarpa



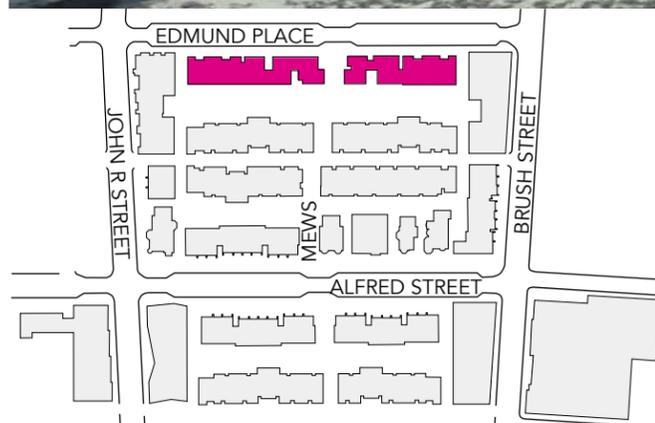
Sweet Joe Pye Weed
Eupatorium purpureum



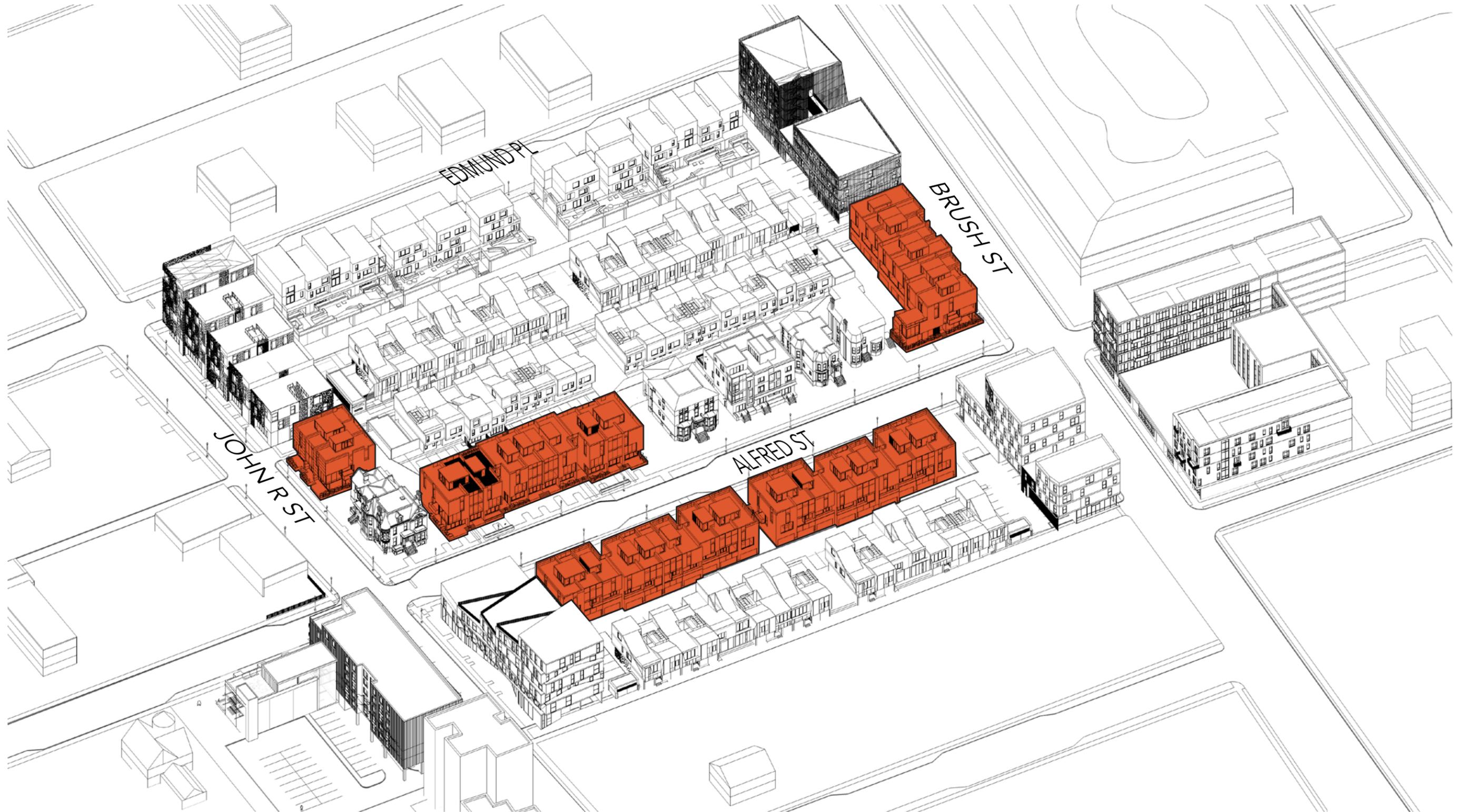
May Apple
Potophyllum peltatum



DUPLEX_LANDSCAPE PERSPECTIVE



TOWNHOMES





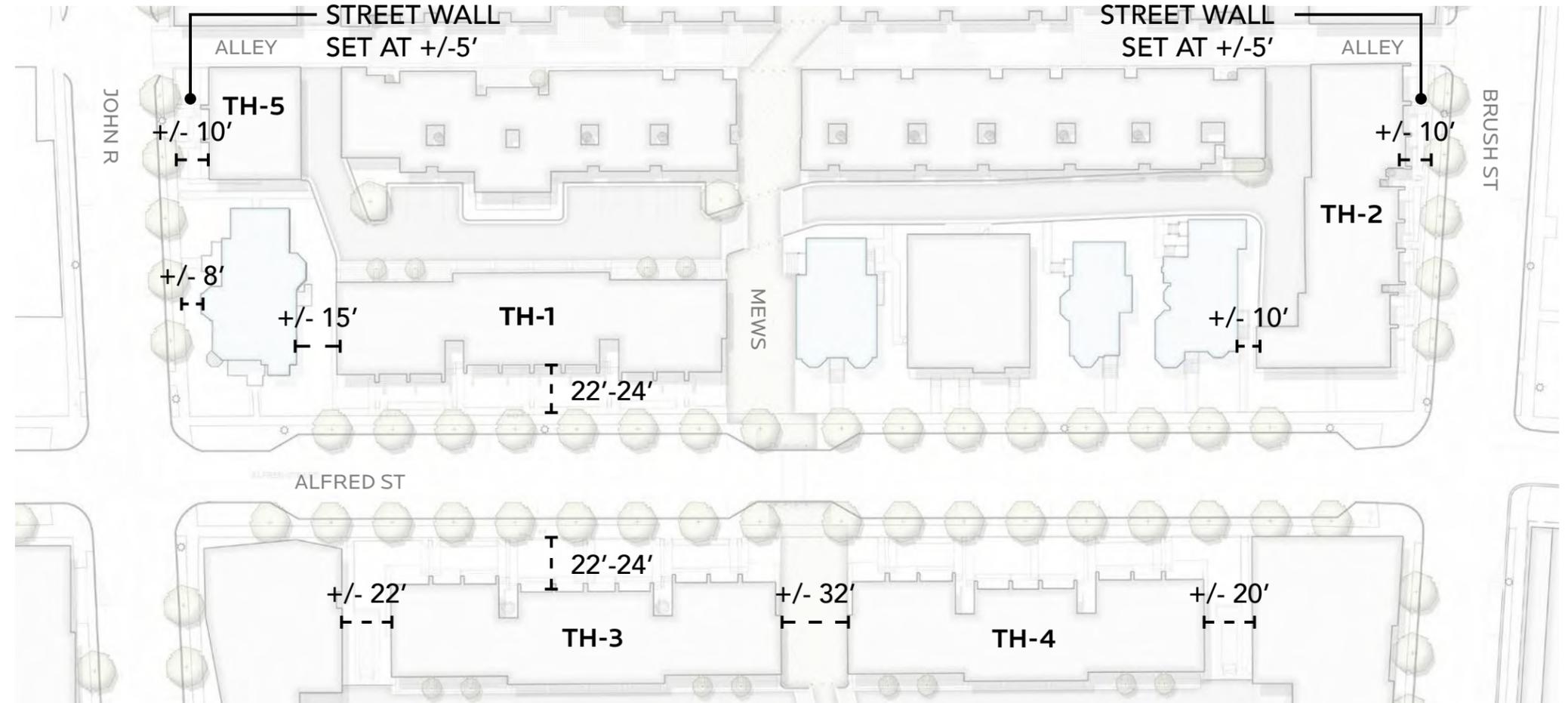
**Modern Townhomes
celebrate the
traditional elements
of a home, restoring
the historic form
and a close-knit
neighborhood.**



TOWNHOMES_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS

Relationship of lot coverage (#18)

- » The townhomes are located on dissolved parcels shared by multiple buildings in the development
- » TH-1, TH-2, TH-5 are located on the dissolved parcel between John R and Brush, north of Alfred, including the vacated alley
 - The built area of all buildings on this dissolved parcel occupies +/- 50% of the land area
- » TH-3, TH-4 are located on the dissolved parcel between John R and Brush, south of Alfred, including the vacated alley
 - The built area of all buildings on this dissolved parcel occupies +/- 48% of the land area
- » Unbuilt land area includes open spaces, parking, and internal circulation



Walls of continuity (#12)

- » On Alfred Street, townhouses have expansive setbacks, contributing to the wall of continuity established by existing structures on the block
- » On John R and Brush, buildings have a small setback to accommodate private entries, which is minimized by raise planters/terraces which set the street wall at +/-5'

Rhythm of building setbacks (#17)

- » Consistent setback line as read from the street, consistent with historic homes on the block
- » Minor setbacks of smaller groupings within the larger groupings establishes a rhythm

Relationship of open space to structures (#14)

- » On Alfred Street, expansive front yards have a traditional relationship between structures and open space similar to that of historic homes
- » On north-south streets, small setbacks provide relief from the street to allow for terraces, porch entries, and landscape
- » Courtyards within building groupings provide additional private open space for residents
- » Building groupings maintain a consistent sight line and relationship between the built environment and open space

TOWNHOMES_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS

Rhythm of spacing of buildings on streets (#5)

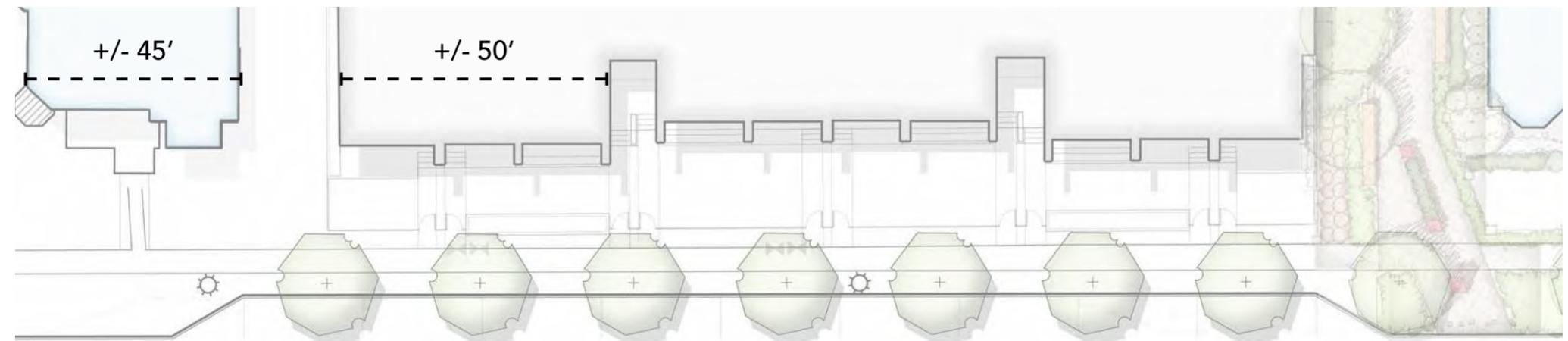
- » Larger townhouse groups are split into smaller groups by wide courtyards, creating a deep shadow line between them and the perception of spacing similar to that of former Victorian homes
- » Varying setbacks of units within larger building groups creates a rhythm and spacing responding to historic patterns and existing buildings



WIDE COURTYARD
SPLITS BUILDING INTO
GROUPS

Height (#1)

- » Generally 3 stories
- » Partial 4th story, setback from building face



Proportion of building's front facade (#2)

- » Vertical proportions in both a single townhouse unit and in unit groups

Proportion of openings within the facade (#3)

- » Openings (windows, entries) constitute +/- 35% of the total facade area, consistent with other buildings
- » Openings are vertically proportioned
- » Openings are generally larger at lower floors and gradually smaller at upper floors

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

- » Regular and symmetrical rhythm at the lower floors
- » Rhythm grows more asymmetrical at upper levels



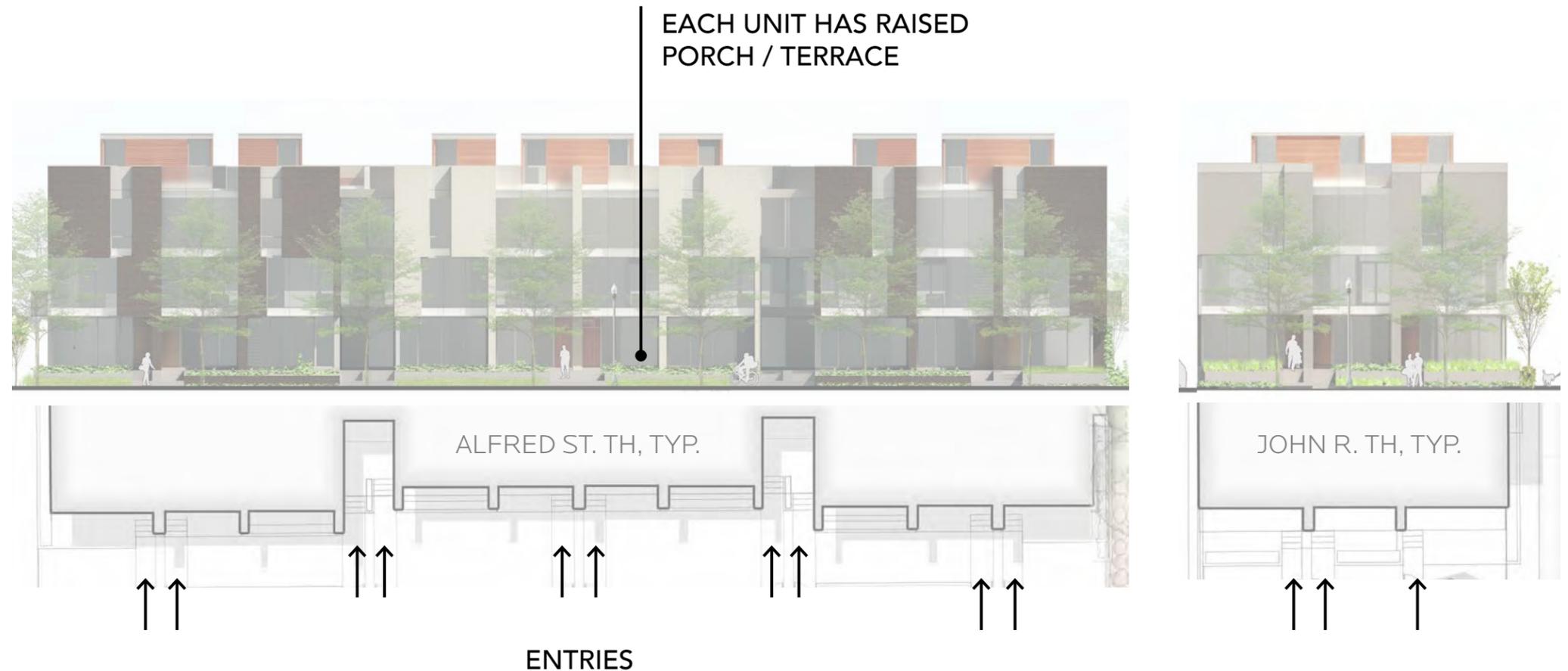
TOWNHOMES_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS

Relationship of materials (#7)

- » Modular brick and windows, consistent with materials used in the neighborhood

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

- » Each building features raised porches or terrace-type elements
- » Entry stairs are combined with terraces, providing protected recessed entries to individual units
- » Individual entry stairs are generally asymmetrical to the unit but centered within the larger groups of units
- » Some front entries are more recessed, adding variety to the entry rhythms



Relationship of textures (#8)

- » Velour or "wire cut" type of brick finish typically seen in older houses
- » Texture provides subtle relief and finish that complements the smoother nature of windows and frames

Relationship of colors (#9)

- » Primarily two brick colors, used to break up the proportion and massing of townhouse groups:
 - Chocolate brown, responding to existing red and red-brown brick color
 - Lighter ash, provides contrast to the chocolate brown brick; relates to limestone sills, cornices, and decorative work in older homes
- » Third brick color - a lighter gray - used on the smaller townhouse groupings on John R so as not to compete with the adjacent Ransom Gillis home

Relationship of architectural details (#10)

- » Finely tuned details in the entry stairs, terraces, entry doors, windows, and cornices
 - Strategic alignment, placement, and connection of materials
 - Well-planned joints
- » Attention to detail produces an overall cohesive look

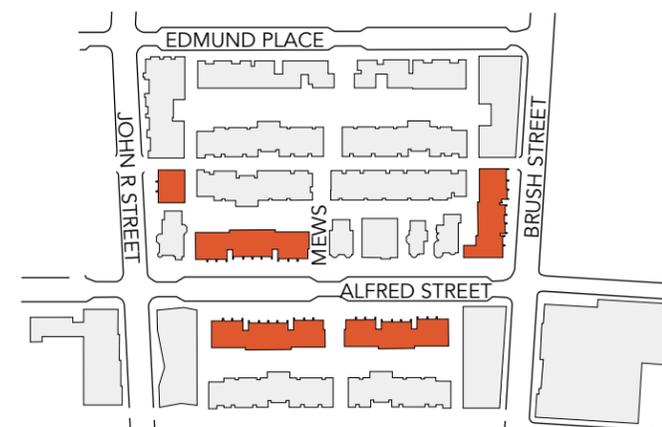
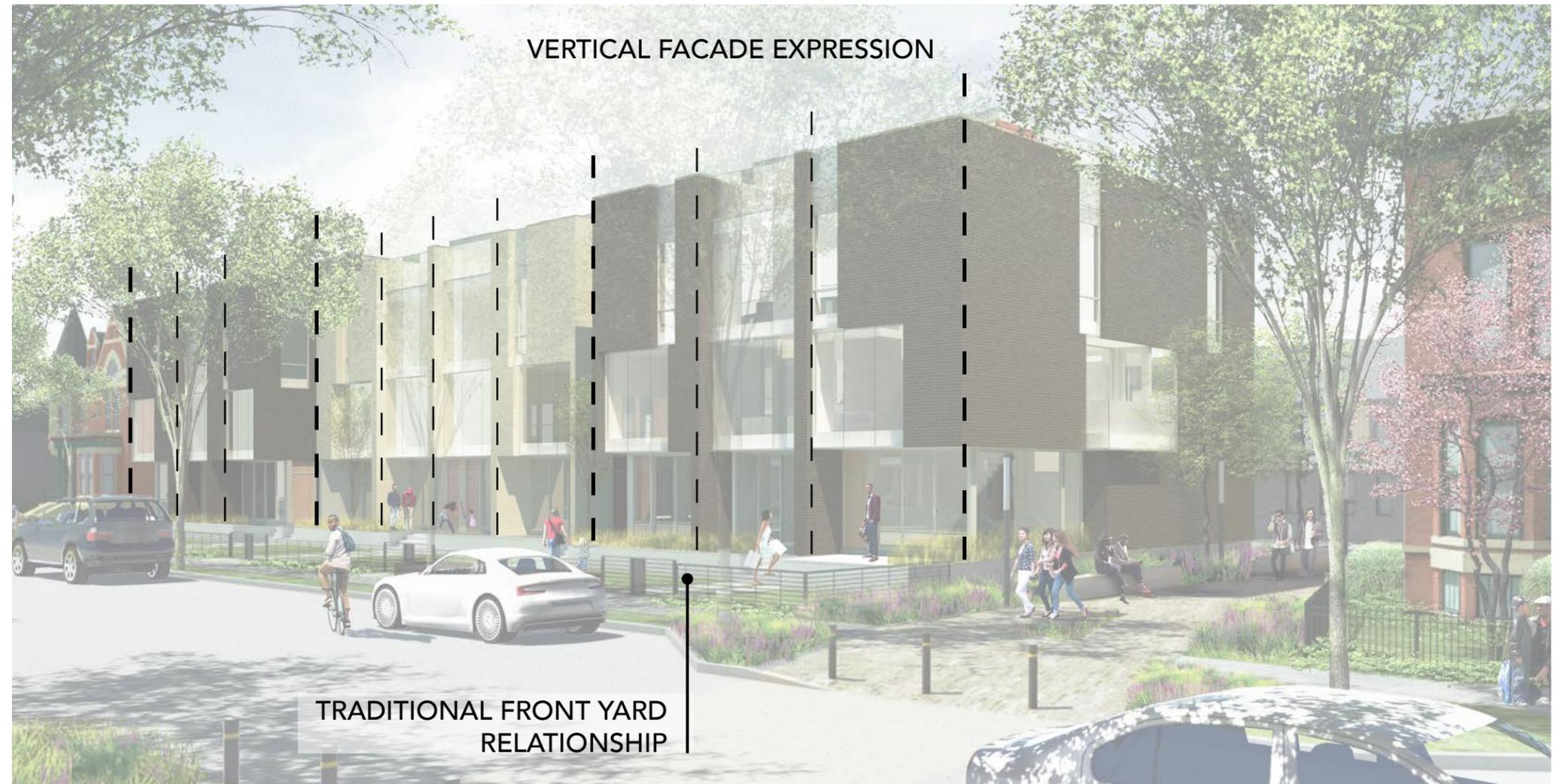
TOWNHOMES_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS

Relationship of roof shapes (#11)

- » Flat roof lines
- » Setback upper floor creates a stepping of masses that mimics a pitched roof and complements existing homes

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

- » Expansive front yards with a range of landscape opportunities
- » Built-in decorative landscaped planters create a connection between the house to the landscaped exterior
- » Along Alfred Street, brick accent planters near the sidewalk serve as a visual break within the streetscape
- » Low metal fencing and gates delineate front yards and entries, consistent with historic landscape patterns
- » Sidewalks will be maintained characteristically close to the curb
- » Vehicular site access maintained from the rear off existing alleys



Scale of facades and facade elements (#15)

- » At lower levels, large open porches serving as a friendly gesture toward the street
- » At upper levels, smaller elements emphasize individual rooms and divisions

Directional expression of front facades (#16)

- » Expressed vertically overall through stacked, individually expressed units and unit groupings
- » Subtle horizontal elements (masonry mortar joints, expressed floor lines) contrast and complement the overall vertical nature

Degree of complexity with the facades (#19)

- » Less complex than Victorian homes:
 - To provide a respectable contrast to historic homes
 - To create cohesion among all townhouses as perceived along the street
- » A visual complexity is created through massing and organization of facade elements despite relative lack of ornamentation

TOWNHOMES_HISTORIC ELEMENTS OF DESIGN RELATIONSHIPS

Orientation, vistas, overviews (#20)

- » On Alfred Street among remaining historic homes, vistas combine both old and new in a unified experience
- » On John R, the smaller townhouse building provides a transition between historic home (Ransom Gillis) and newer apartment buildings
- » On John R and Brush, townhouses are oriented close to the street, consistent with buildings along north-south streets



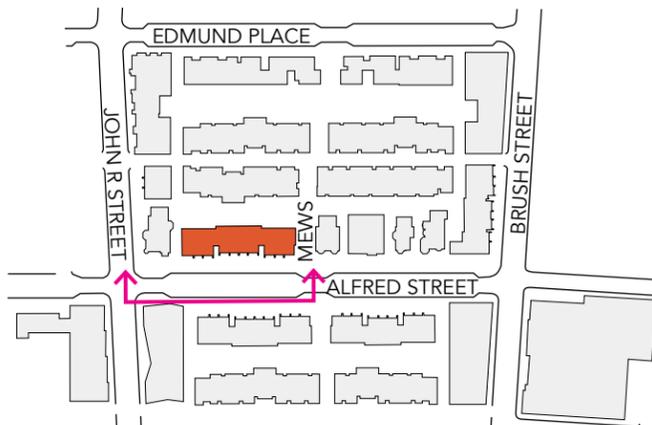
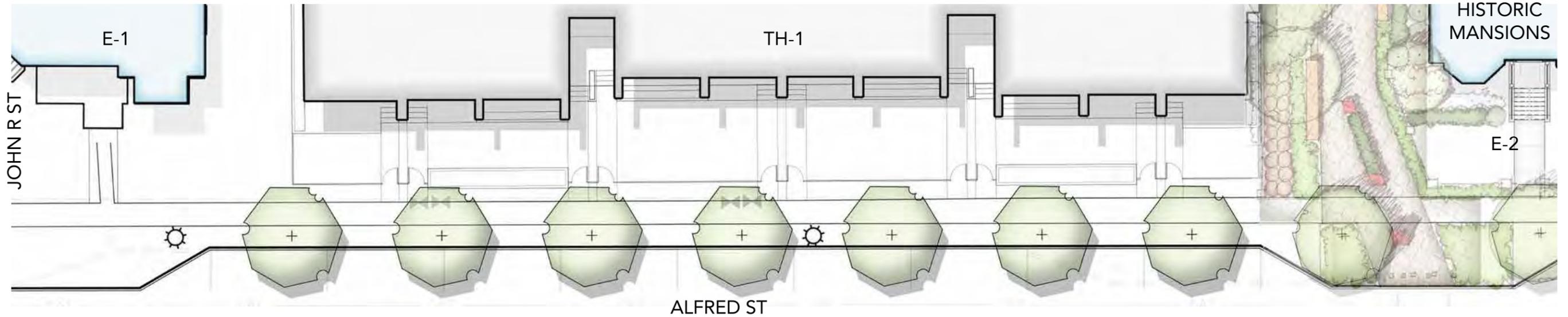
Symmetric or asymmetric appearance (#21)

- » Depending on reading from the street, townhouses provide both symmetrical and asymmetrical interpretations
- » Dual appearance creates a lively facade

General environmental character (#22)

- » Respects historic neighborhood and building forms
- » Townhouses celebrate the traditional elements of a home: landscaped yards, inviting entries, exterior porches and terraces, large windows, rooftops
- » Overall building design promotes close-knit, safe neighborhood environment

TOWNHOME TH-1_BLOCK CONTEXT

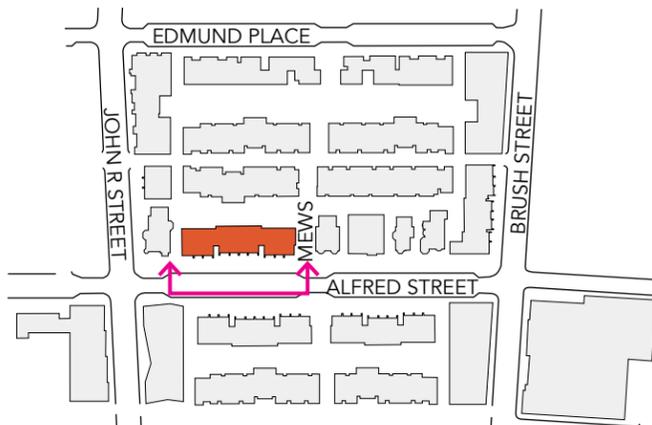


TOWNHOME TH-1_SOUTH ELEVATION ALONG ALFRED ST

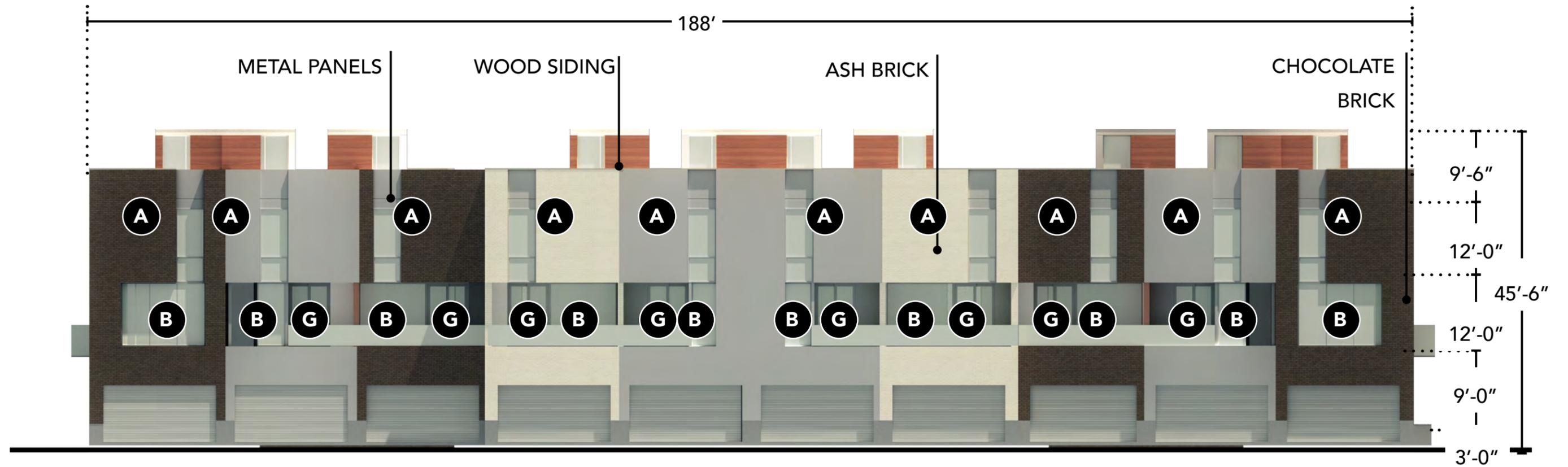


OPENING SCHEDULE*

- A** WINDOW TYPE A, TYPICAL
 - B** WINDOW TYPE B, TYPICAL
 - C** WINDOW TYPE C, TYPICAL
 - D** WINDOW TYPE D, TYPICAL
 - E** DOOR TYPE E, TYPICAL
 - F** WINDOW TYPE F, TYPICAL
 - G** WINDOW TYPE G TYPICAL
- *REFER TO TH-1 WINDOW SHEET FOR FURTHER WINDOW DETAILS



TOWNHOME TH-1_NORTH ELEVATION ALLEY

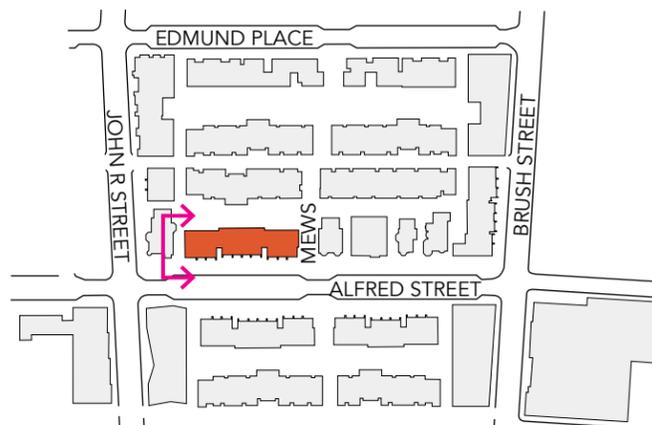
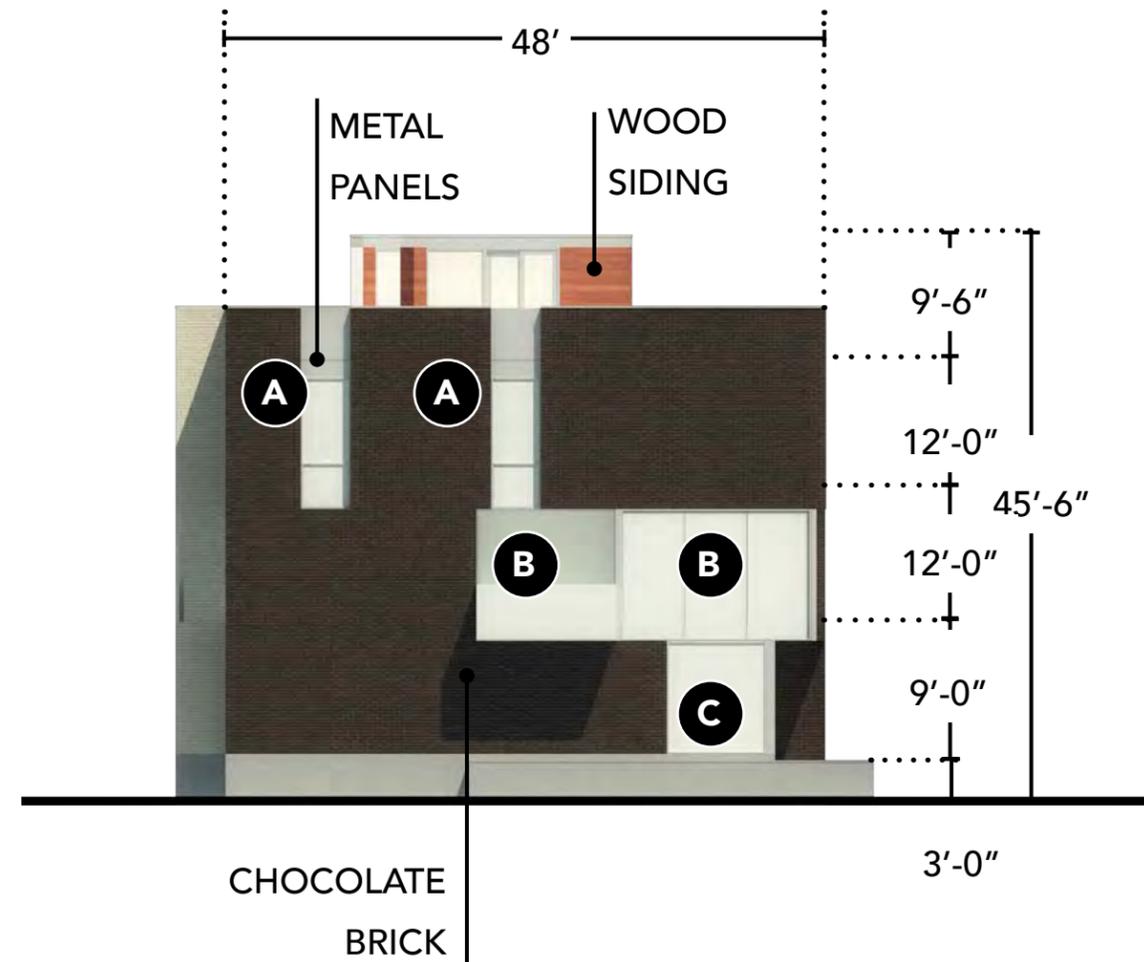


OPENING SCHEDULE*

- A** WINDOW TYPE A, TYPICAL
 - B** WINDOW TYPE B, TYPICAL
 - C** WINDOW TYPE C, TYPICAL
 - D** WINDOW TYPE D, TYPICAL
 - E** DOOR TYPE E, TYPICAL
 - F** WINDOW TYPE F, TYPICAL
 - G** WINDOW TYPE G TYPICAL
- *REFER TO TH-1 WINDOW SHEET FOR FURTHER WINDOW DETAILS



TOWNHOME TH-1_WEST ELEVATION FROM NEIGHBORING PARCEL

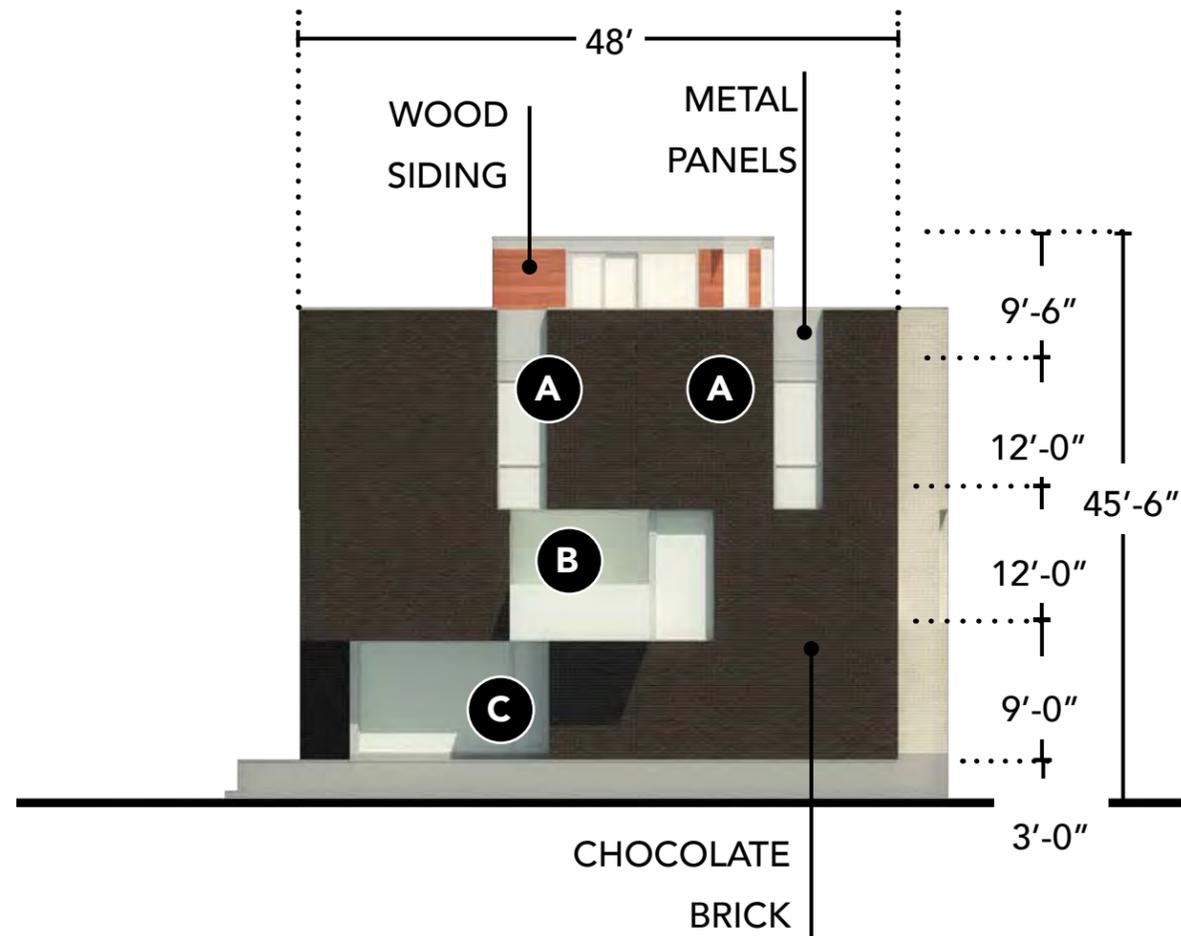


OPENING SCHEDULE*

- A** WINDOW TYPE A, TYPICAL
- B** WINDOW TYPE B, TYPICAL
- C** WINDOW TYPE C, TYPICAL
- D** WINDOW TYPE D, TYPICAL
- E** DOOR TYPE E, TYPICAL
- F** WINDOW TYPE F, TYPICAL
- G** WINDOW TYPE G TYPICAL

*REFER TO TH-1 WINDOW SHEET FOR FURTHER WINDOW DETAILS

TOWNHOME TH-1_EAST ELEVATION FROM MEWS



OPENING SCHEDULE*

- A** WINDOW TYPE A, TYPICAL
- B** WINDOW TYPE B, TYPICAL
- C** WINDOW TYPE C, TYPICAL
- D** WINDOW TYPE D, TYPICAL
- E** DOOR TYPE E, TYPICAL
- F** WINDOW TYPE F, TYPICAL
- G** WINDOW TYPE G TYPICAL

*REFER TO TH-1 WINDOW SHEET FOR FURTHER WINDOW DETAILS

TOWNHOME TH-1_BUILDING MATERIAL PALETTE

PRIMARY CLADDING(S)



CHOCOLATE BRICK_WITH MATCHING MORTAR

SECONDARY CLADDING(S)



ASH BRICK_WITH MATCHING MORTAR

WINDOW, DOOR, STOREFRONT



WOOD ENTRY DOOR

RAILING, ACCENT, DETAILS



GLASS GUARDRAILS



METAL PANELS_SILVER TO MATCH WINDOW FRAMES



ALUMINIUM FRAME WINDOWS + DOORS

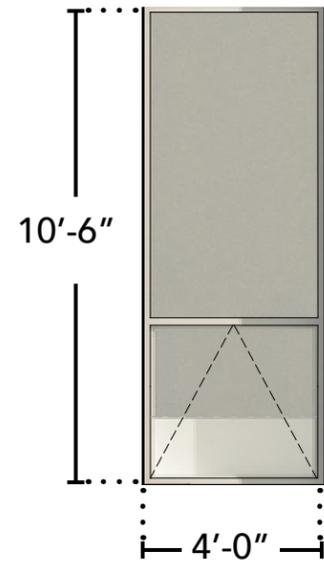


WOOD SIDING_STAINED CEDAR



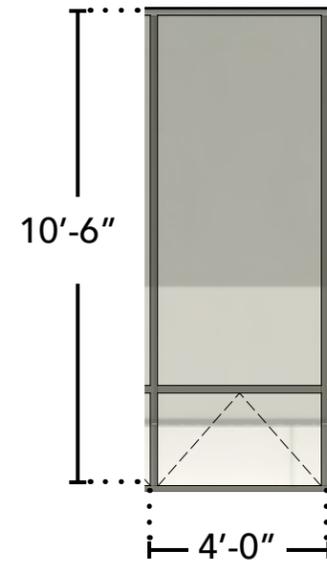
TOWNHOME TH-1_WINDOW + DOOR SHEET 01

WINDOW TYPE A



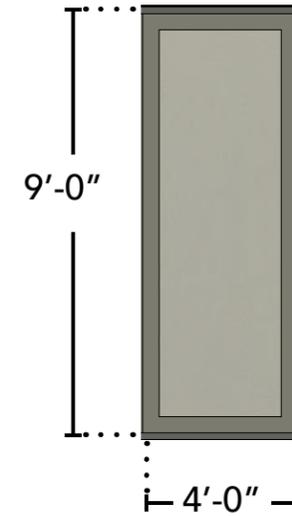
TYPE A_FIXED/VENTED_ALUMINIUM
FRAME WINDOW.

WINDOW TYPE B



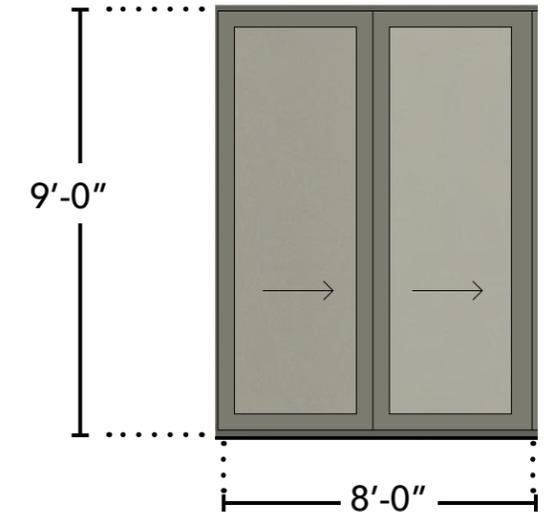
TYPE B_FIXED/VENTED_ALUMINIUM
FRAME WINDOW.

WINDOW TYPE C



TYPE C_FIXED_ALUMINIUM FRAME
WINDOW.

WINDOW TYPE D

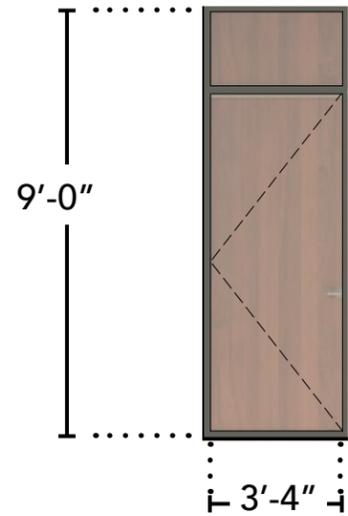


TYPE D_SLIDING GLASS_ALUMINIUM
FRAME DOOR.



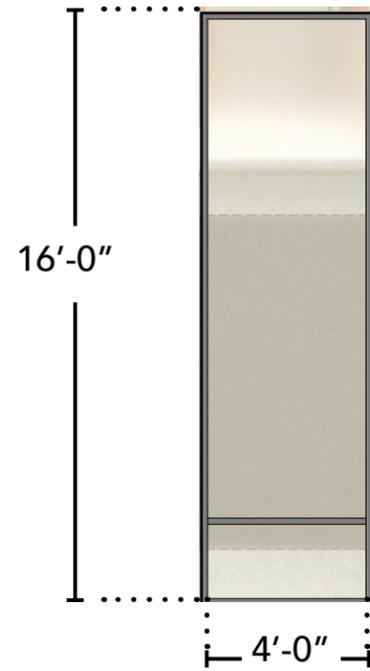
TOWNHOME TH-1_WINDOW + DOOR SHEET 02

DOOR TYPE E



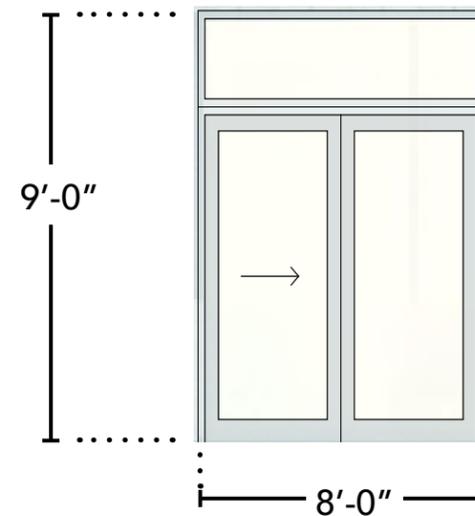
TYPE E_WOOD_ALUMINIUM
FRAME ENTRY DOOR WITH WOOD
TRANSOM.

DOOR TYPE F



TYPE F_FIXED_ALUMINIUM FRAME
WINDOW.

WINDOW TYPE G

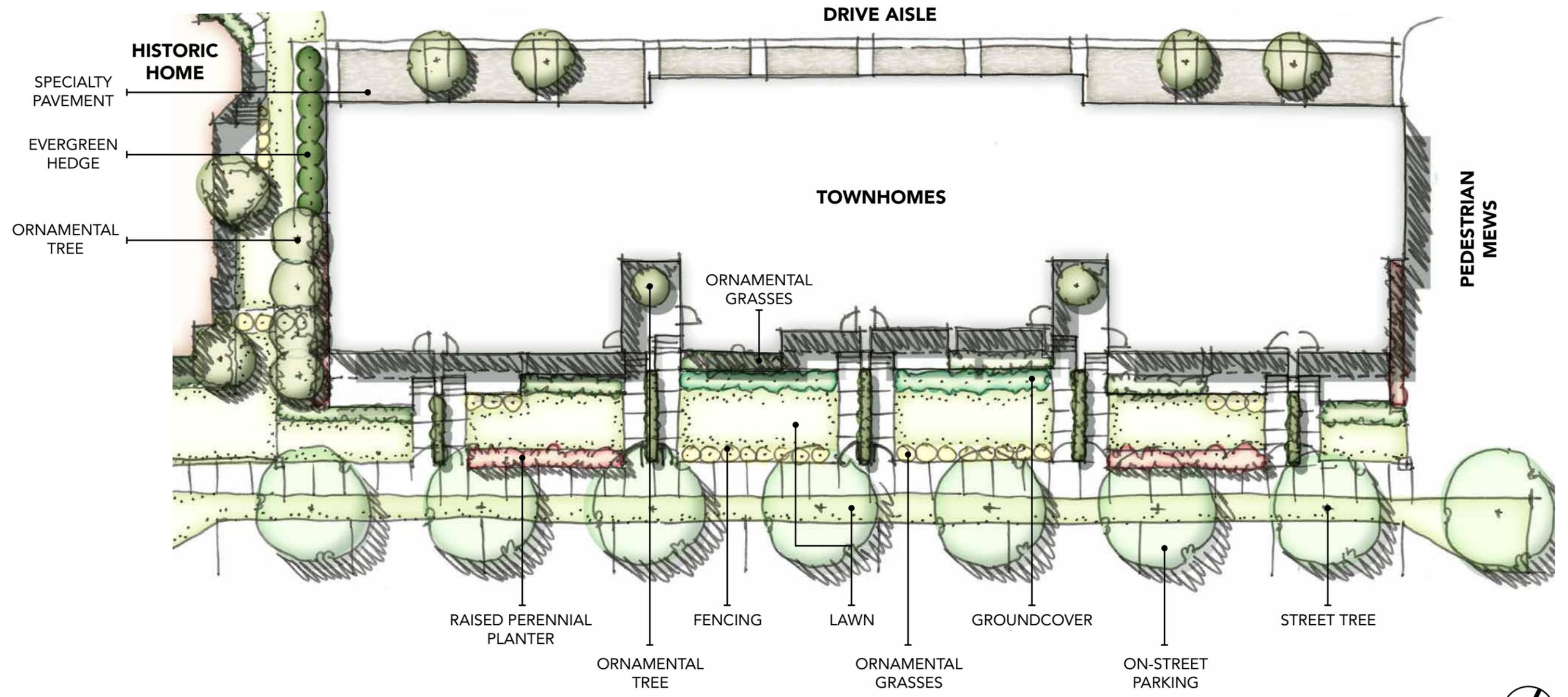


TYPE G_SLIDING GLASS_ALUMINIUM
FRAME DOOR WITH TRANSOM.

WINDOW TYPE H



TOWNHOMES_SITE AND LANDSCAPE PLAN



TOWNHOMES_PLANT PALETTE

STREET TREES



Cherokee Sweetgum

Liquidambar styraciflua
'Cherokee'



Ginkgo

Ginkgo biloba
(Male)



Zelkova

Zelkova seratta

ORNAMENTAL TREES



Heritage River Birch

Betula nigra 'Cully'



Columnar Swedish Aspen

Populus tremula
'Erecta'



Emerald Arborvitae

Thuja occidentalis
'Emerald'

SHRUBS / GRASSES



Pennsylvania Sedge

Carex pennsylvanica



Nordic Inkberry Holly

Ilex glabra
'Chamzin'



Autumn Moor Grass

Sesleria autumnalis



Pairie Dropseed

Sporobolus heterolepis

PERENNIALS / GROUNDCOVERS



Blue Blazes Hyssop

Agastache 'Blue Blazes'



Lavender Lollipop Allium

Allium 'Lavender Lollipop'



Moonbeam Tickseed

Coreopsis verticillata



Creeping Lily turf

Liriope spicata



Green Sheen Pachysandra

Pachysandra terminalis 'Green Sheen'



TOWNHOMES_LANDSCAPE RENDERING



Brush Park elements of design

- (d) The defined elements of design, as provided for in section 25-2-2, shall be as follows:
- (1) *Height.* Height varies in the district from one (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. Later 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.
 - (2) *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.
 - (3) *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.
 - (4) *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.
 - (5) *Rhythm of spacing of buildings on streets.* The area between Woodward and Brush appears to have been developed in a very regular spacing, with fifty (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. 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, the commercial nature of most buildings and the widening of Woodward 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 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.
- (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 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. 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 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 architectonic 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.
- (16) *Directional expression of front facades.* A substantial majority of the buildings in the district have front facades vertically expressed. Exceptions are some commercial buildings on Woodward, 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 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, lawn space being provided between sidewalk and building.
- (18) *Relationship of lot coverage.* Older single family houses between Woodward and Brush generally occupy about twenty-five (25) to thirty (30) percent of the building lot, not including coach houses 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 forty (40) percent, with commercial and later apartment buildings again occupying larger percentage of their lots.
- (19) *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, 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 high Victorian structures between them; later apartments and commercial buildings tend to 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 twentieth century, the change in character of Woodward from residential to commercial at about the same time, and a long period of decline. (Ord. No. 369-H, § I, I-23-80)