

STAFF REPORT: 03-11-2020 MEETING

PREPARED BY: J. ROSS

ADDRESS: 265 (271-279) ALFRED

HISTORIC DISTRICT: BRUSH PARK

APPLICANT: PEGGY CHANG/BRUSH PARK

COMPANY PHASE 1 LLC

DATE OF COMPLETE APPLICATION: 02-24-2020

STAFF SITE VISIT: 02-24-2020

SCOPE: ERECT NEW BUILDINGS

EXISTING CONDITIONS

The project area is currently a vacant grassy lot which is enclosed with a chain-link construction fence. See the [attached report](#) and below map which indicates that two ca. 1885 dwellings once occupied the current project site. The properties directly adjacent to the subject parcel are masonry ca. 1885 dwellings which sit back approximately 20 feet from the sidewalk. Each of the adjacent historic homes feature a garden level living quarters with 2 ½ stories above. Masonry/brick stoops lead to each building's primary entrance. The project area is located within the Brush Park City Modern mixed use development, which encompasses 8.4 acres and includes 240 living units and public spaces.



Project Parcels



1887 Sanborn Map. The current project area includes these two parcels

PROPOSAL

With the current proposal the applicant is seeking the Commission's approval to erect a new 10-unit apartment building and garage. The apartment building shall include a garden level with three stories above and will measure 182.85' in height. The roof will feature a double gable with a lower, flat-roof central stair enclosure. The roof will be covered with a grey, standing seam metal. Exterior walls will be clad with smooth fiber cement planks on the front and rear elevations and standing seam metal on the side elevations. Windows are wood, aluminum-clad fixed and casement units. The building's setback shall be consistent with that of the adjacent historic homes, allowing for a small grassy lawn. The lot will be landscaped as per the submitted report. The building's color scheme will reflect that of the adjacent historic homes.

The garage is rectangular in plan, houses one story, and is 11'-2" in height. Fiber cement planks will clad the exterior walls and overhead/automobile doors are metal. The service door, located on the side elevation will be wood. The building's color scheme will reflect that of the adjacent historic homes.

STAFF OBSERVATIONS AND RESEARCH

- The majority of the buildings within the vicinity of current project parcels have been erected in 2018-2020 and are Contemporary in style. A small number of historic-age, masonry, late 19th century buildings are also located within the City Modern Development

- The Commission approved the design of a three-story, three-unit townhome at the current site in 2016. That building featured a Contemporary, flat-roof design.
- The currently proposed apartment building has the same setback, height and landscaping as the townhome proposal that the Commission approved in 2016.
- The current submission provides a detailed outline of the applicant's rationale behind their design as well as a narrative re: the manner in which they believe that their project conforms to the District's Elements of Design
- It is staff's opinion that the proposed design successfully reflects the neighborhood's prevailing Contemporary aesthetic, while referencing the historic homes which once stood within the project parcels and the extant adjacent historic homes. The new design is different from the historic buildings, but is compatible with their massing, size, scale, and architectural features.
- Staff feels that the cladding proposed for the buildings are appropriate because the buildings are new, do not involve the replacement of historic fabric, and are Contemporary in design

ISSUES

None

RECOMMENDATION

As noted above, it is staff's opinion that the proposed project design successfully reflects the neighborhood's prevailing Contemporary aesthetic, while referencing the historic homes which once stood within the project parcels and the extant adjacent historic homes. HDC staff therefore 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. In particular, 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.

CITY MODERN H-1

HISTORIC DISTRICT COMMISSION UPDATE

MARCH 2020

BEDROCK ARCHITECTURE








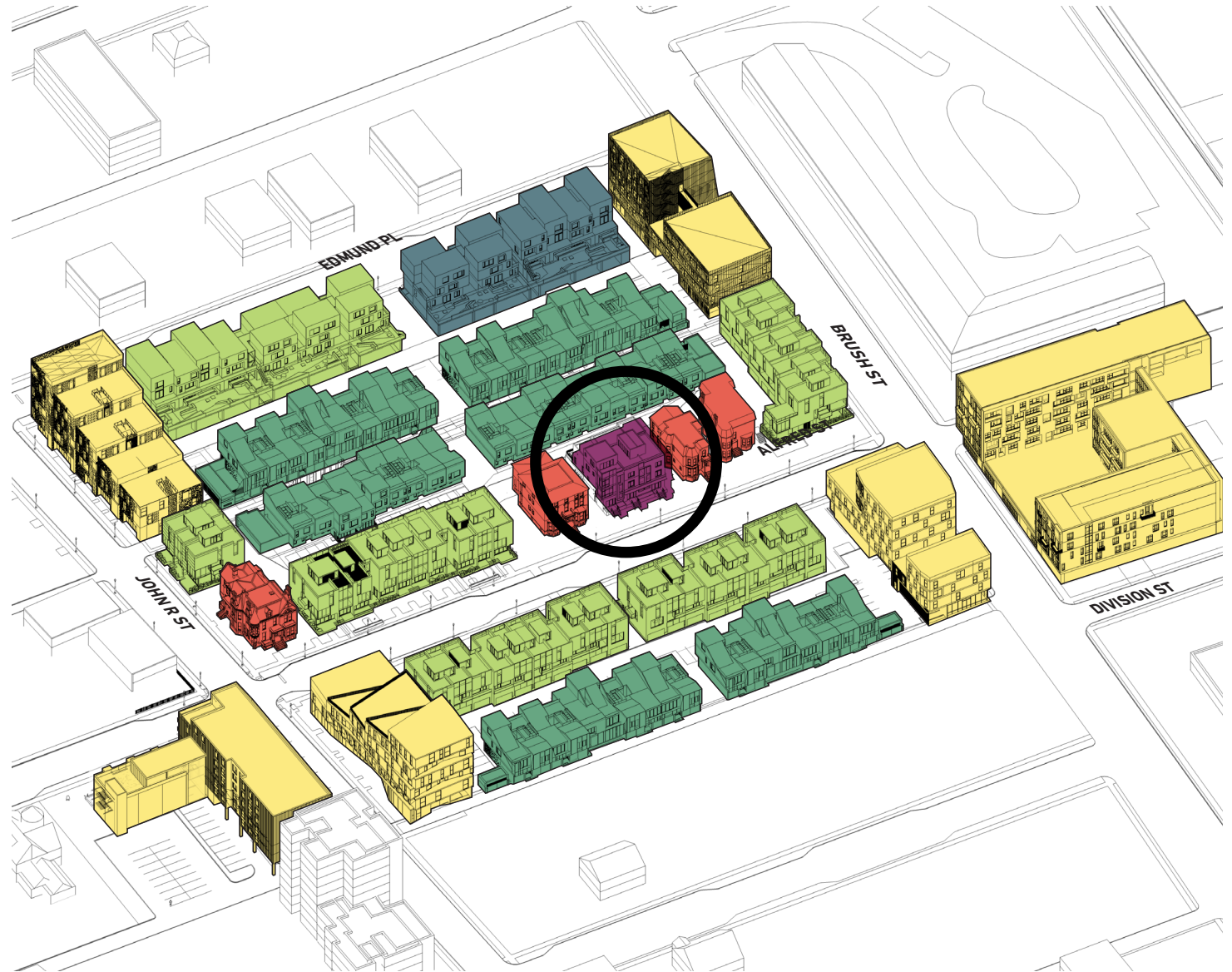
BEDROCK
— DETROIT —

AGENDA

H-1 DESIGN UPDATE

- OPPORTUNITIES
- HISTORIC CONTEXT
- HISTORIC ANALYSIS
- ORIGINAL DESIGN
- PROPOSED DESIGN
- ELEVATIONS
- MATERIALS
- WINDOWS

-  HISTORIC HOMES
-  TOWNHOMES
-  CARRIAGE HOMES
-  THE FLATS
-  DUPLETTES
-  BUILDING H-1



OPPORTUNITIES

H-1 DESIGN UPDATE

BRUSH PARK ELEMENTS OF DESIGN LINK



INTEGRATE WITH CONTEXT



PROMOTE DENSITY



SEPARATE PARKING FROM
DOMESTIC DWELLING



PROVIDE DIVERSITY OF
HOUSING TYPOLOGY



BUILDING H-1 : CITY MODERN
MARCH 2020 // BEDROCK ARCHITECTURE

HISTORICAL CONTEXT

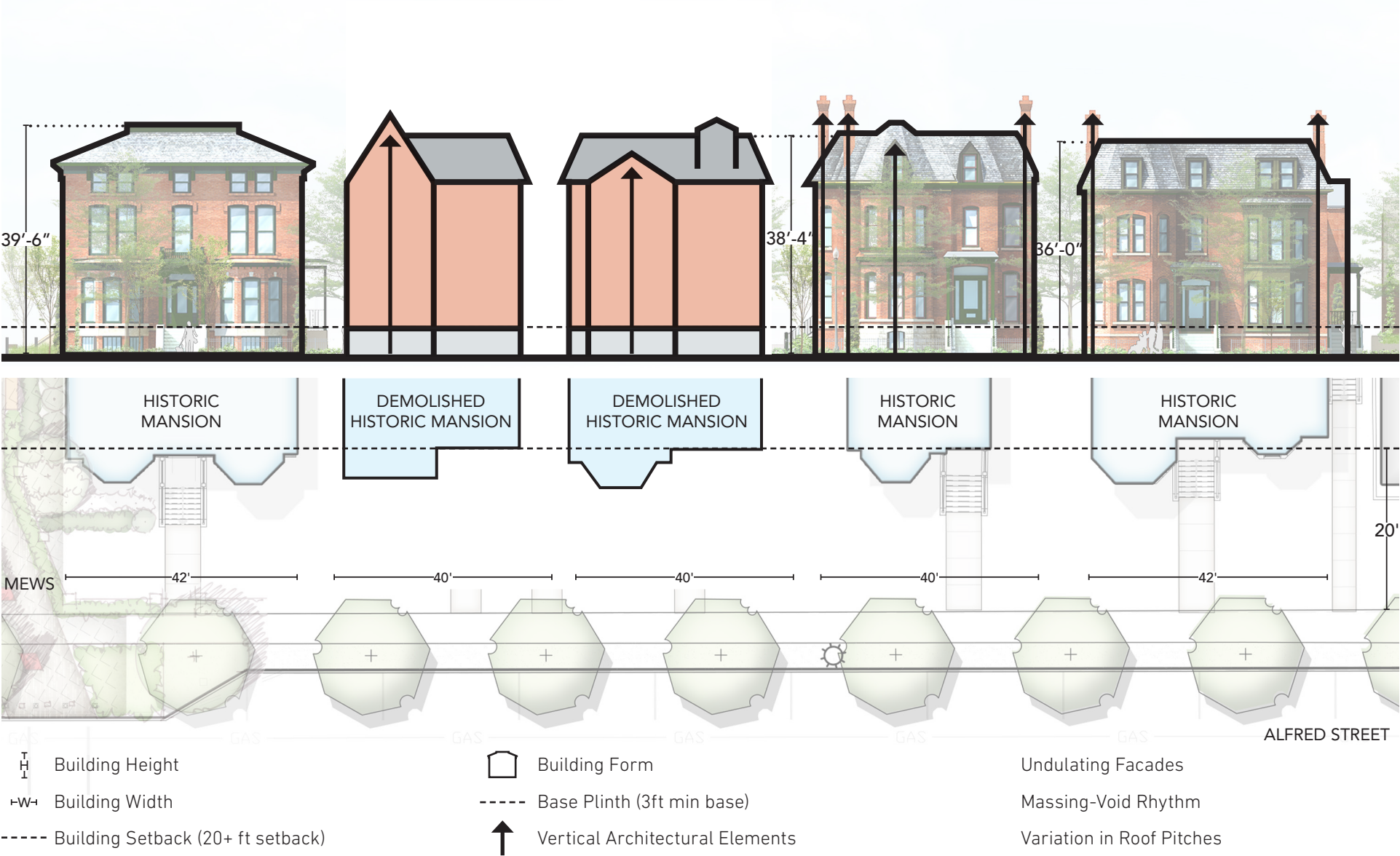
CITY MODERN

The historic mansions work in harmony to create a rich rhythm of solid and void, while the roof lines and building forms vary in order to break down their mass. **This set of criteria creates a cohesive, familiar streetscape while affording each individual home a distinctive character.**



HISTORIC ANALYSIS

CONTEXT

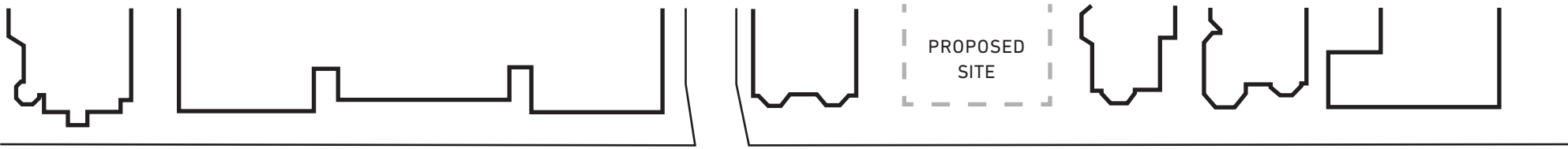


ALFRED STREET RHYTHM

HISTORIC ANALYSIS



BUILDING FORM
ELEVATION



FACADE SETBACK
PLAN



FENESTRATION SIZE + REPETITION
ELEVATION



**EXISTING
CONDITIONS
OF THE H-1
BUILDING SITE.**



**BUILDING H-1 : CHS MODEL
MARCH 2020 / BEDROCK ARCHITECTS**

7 OF 32

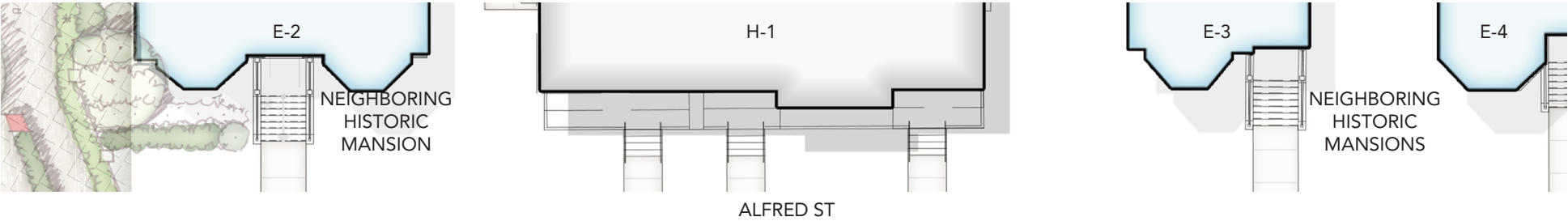
ORIGINAL H-1 DESIGN

APPROVED DESIGN

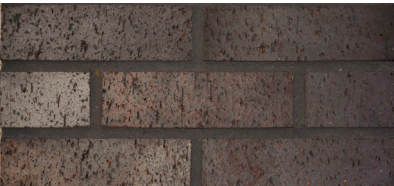


ORIGINAL H-1 DESIGN

APPROVED DESIGN



PRIMARY CLADDING(S)



DARK IRONSPOT VELOUR
MODULAR WITH
DARK GRAY MORTAR



ASH VELOUR WITH
LIGHT MORTAR

SECONDARY CLADDING(S)



FIBER REINFORCED
CONCRETE (FRC) PANELING -
LIQUID BLACK



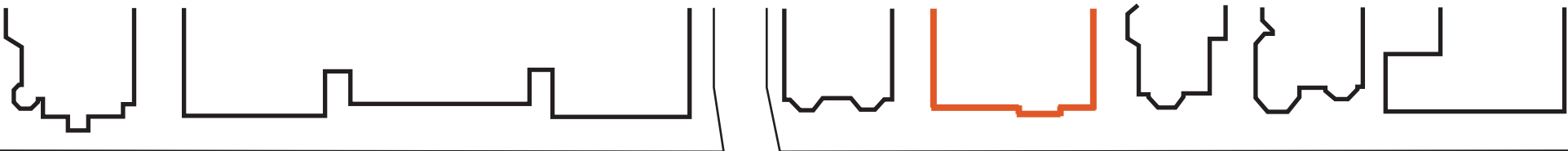
FIBER REINFORCED
CONCRETE (FRC) PANELING -
SAHARA

HISTORIC ANALYSIS

ORIGINAL DESIGN



BUILDING FORM
ELEVATION



FACADE SETBACK
PLAN



FENESTRATION SIZE + REPETITION
ELEVATION

PROPOSED H-1 DESIGN

PROPOSED PROJECT IMPACTS

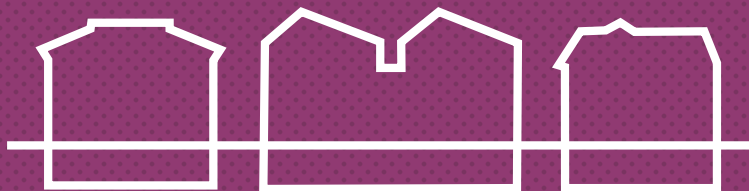
BUILDING H-1



PROMOTE DENSITY



**CONTINUE RHYTHM OF
HISTORIC HOMES' ENTRY**



**ALIGN WITH HISTORIC
DATUM LINES**

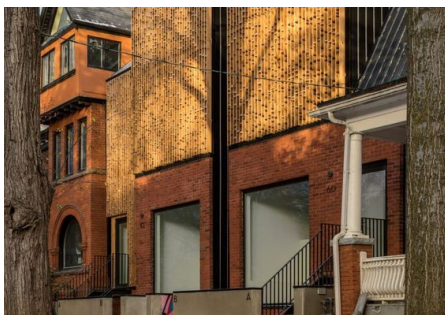


**FORMAL RELATIONSHIPS
TO CONTEXT**

ABSTRACTLY CONTEXTUAL

PROPOSED BUILDING H-1

Geometrically simplified,
designed with little
ornamentation - refers to
existing historic buildings
mass, scale, and rhythm
to allude to historic
district.



PAST



INDIVIDUAL HOMES CREATE REPETITION OF MASSING WITH UNIQUE CHARACTER

PRESENT



TWO VACANT LOTS ARE TOO LARGE FOR A SINGLE MASS BUILDING

FUTURE



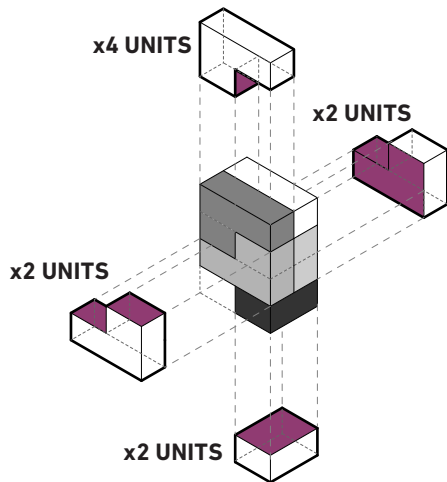
PROFILE DEFINES APPROPRIATELY MASSED PROPORTIONS OF TWO HOMES

PROMOTE DENSITY

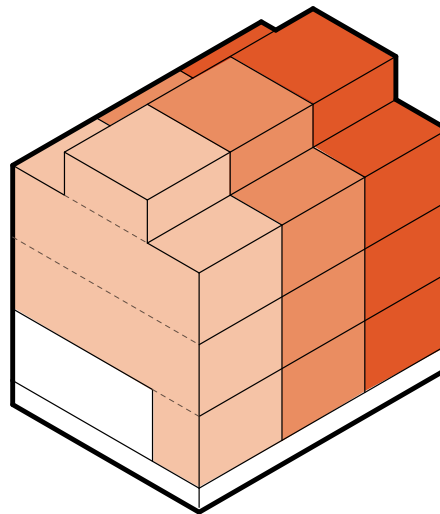
BUILDING H-1

Create greater density and access on the site. The project is transformed from a **three unit condo** to a **ten unit market rate rental**.

PROPOSED H-1 UNITS

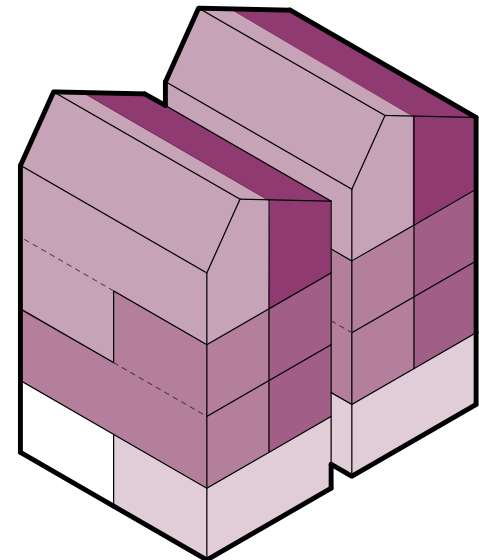


ORIGINAL H-1 DESIGN



2016
3 TOTAL UNITS

PROPOSED H-1 DESIGN



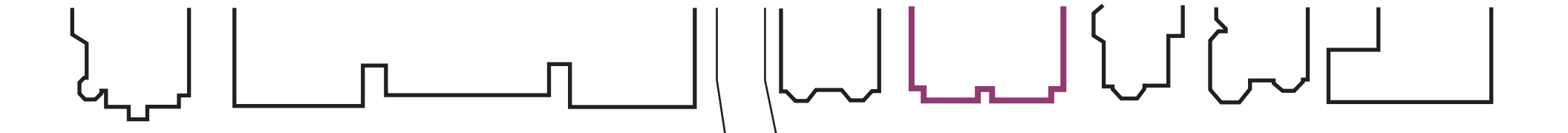
2020
10 TOTAL UNITS

HISTORIC ANALYSIS

BUILDING H-1



BUILDING FORM
ELEVATION

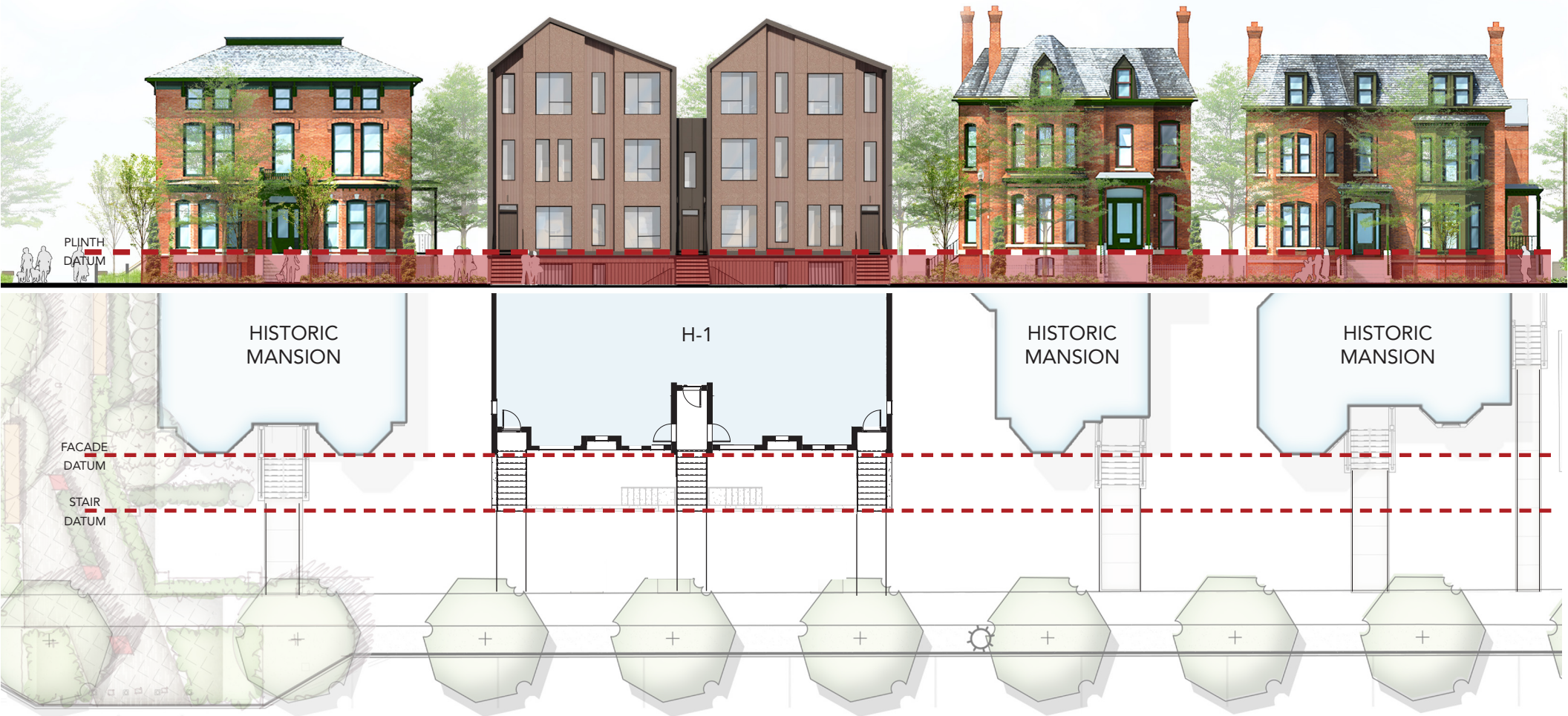


FACADE SETBACK
PLAN

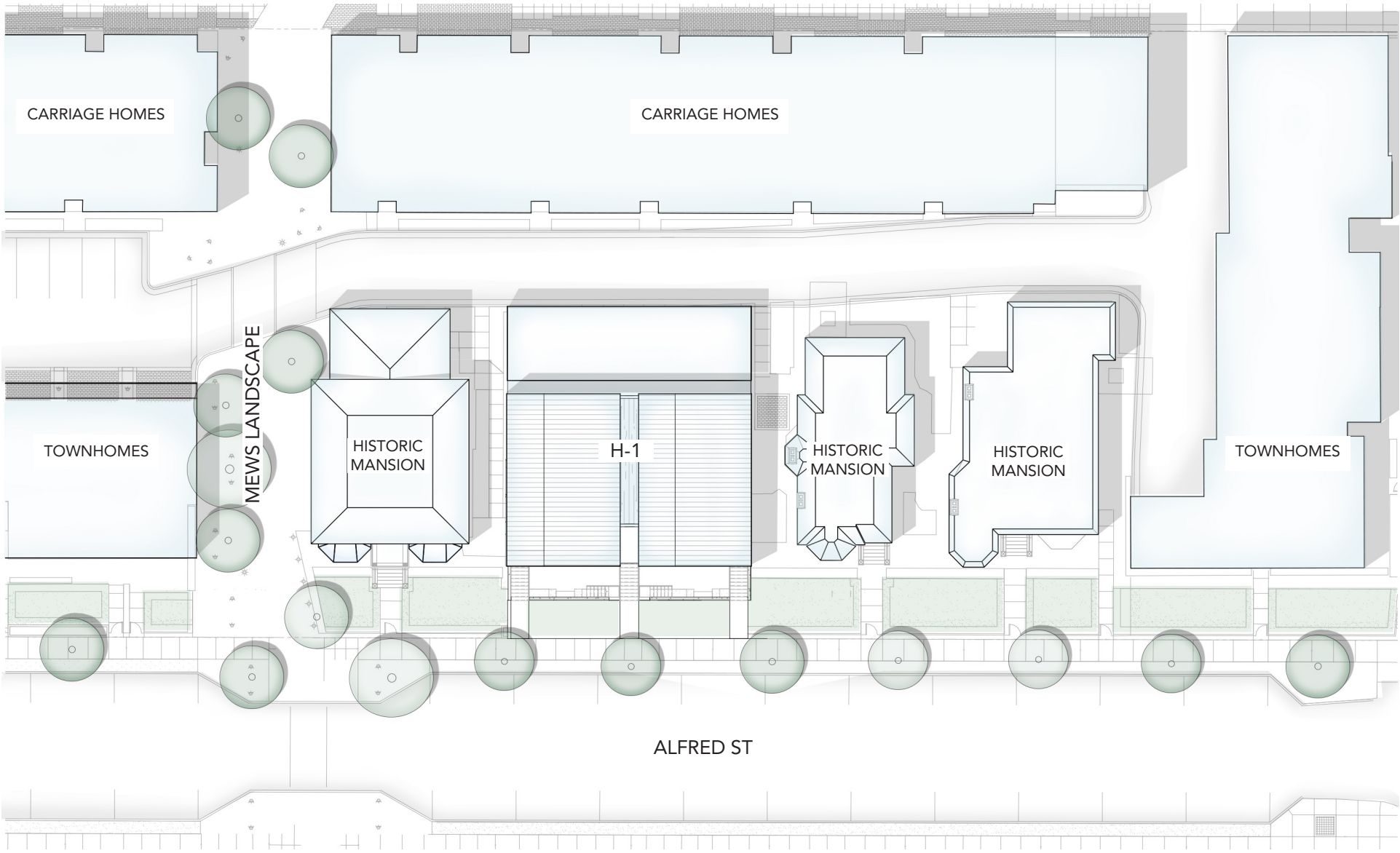


FENESTRATION SIZE + REPETITION
ELEVATION

DATUM LINES
BUILDING H-1

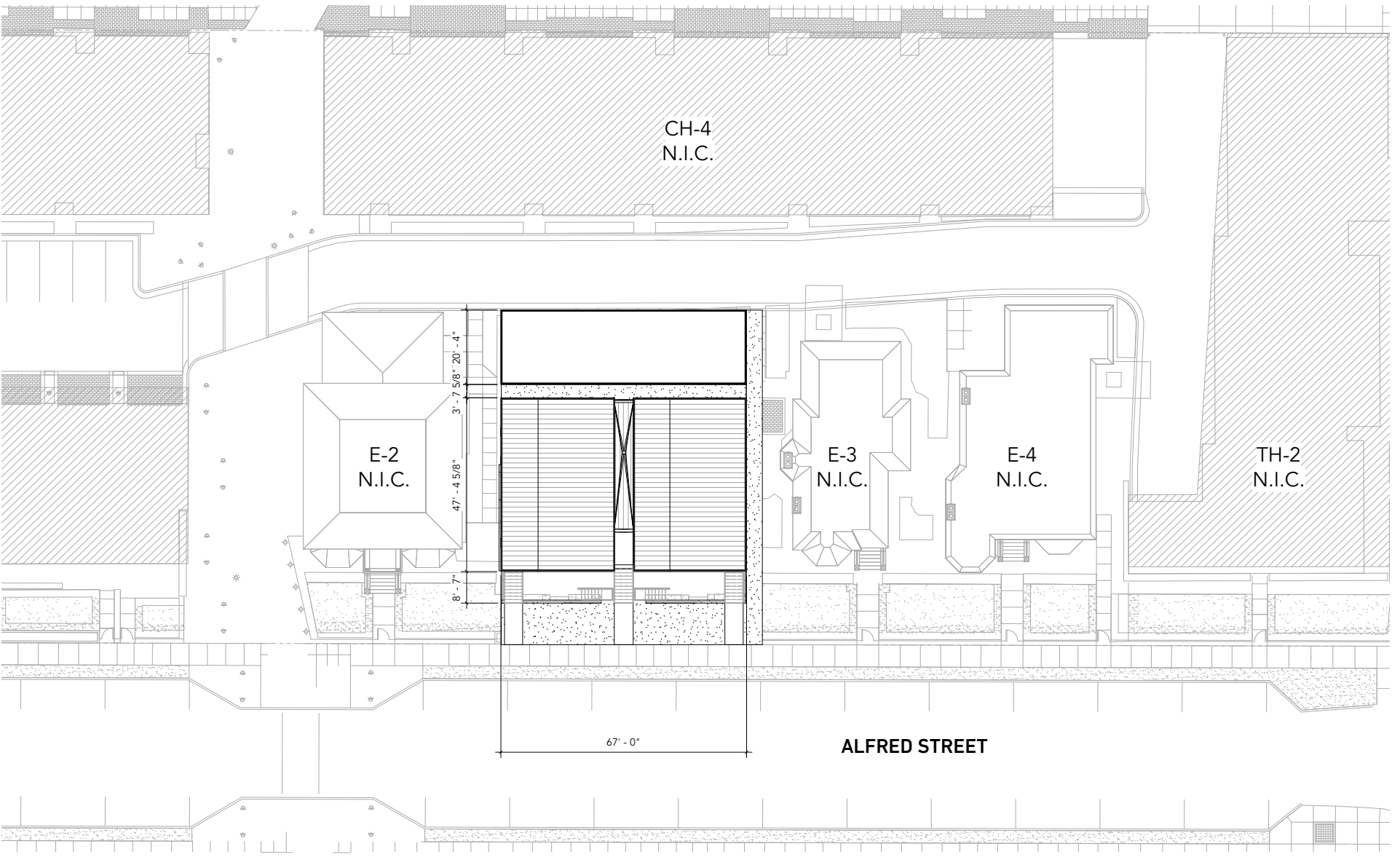


SITE PLAN
BUILDING H-1



SITE PLAN

BUILDING H-1



PERSPECTIVE

BUILDING H-1



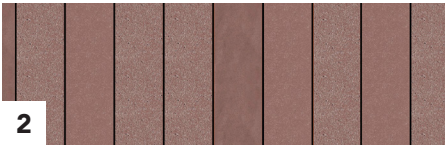
ELEVATIONS

BUILDING H-1

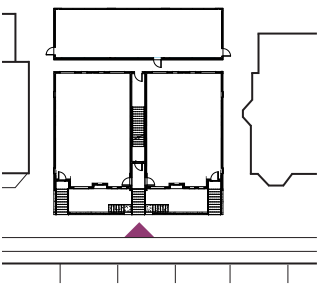


FRONT ELEVATION

BUILDING H-1

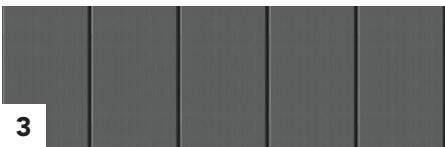
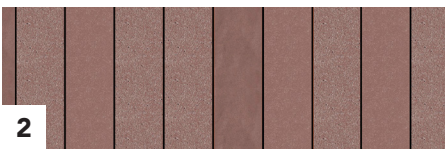


- 1** Fiber Cement Panel - Large Format
- 2** Fiber Cement Panel - Thin Slats
- 3** Metal Standing Seam

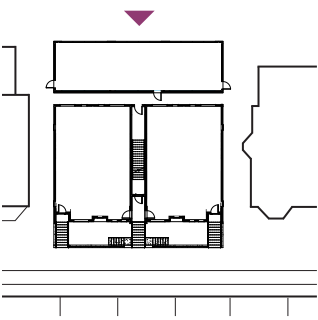


BACK ELEVATION

BUILDING H-1



- 1** Fiber Cement Panel - Large Format
- 2** Fiber Cement Panel - Thin Slats
- 3** Metal Standing Seam



MATERIALS

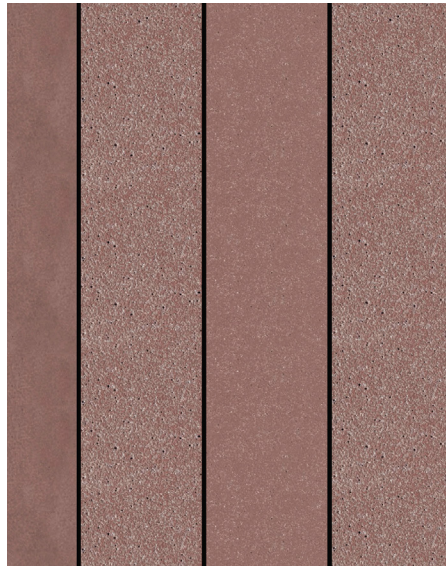
BUILDING H-1

PRIMARY CLADDING(S)



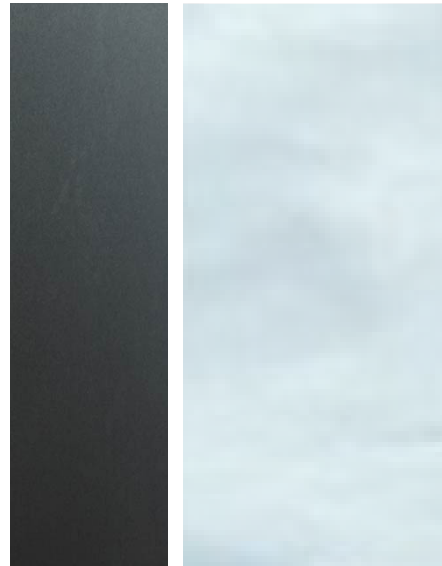
FIBER CEMENT PANEL -
LARGE FORMAT
TERRA: FERRO

SECONDARY CLADDING(S)



FIBER CEMENT PANEL -
THIN SLATS
TERRA: FERRO, FERRO LIGHT, MATT

WINDOW, DOOR, STOREFRONT



DARK ANODIZED ALUMINUM
WINDOWS + STOREFRONT,
TYPICAL GLAZING

RAILING, ACCENT, DETAILS



BLACK PAINTED RAILING

WINDOWS

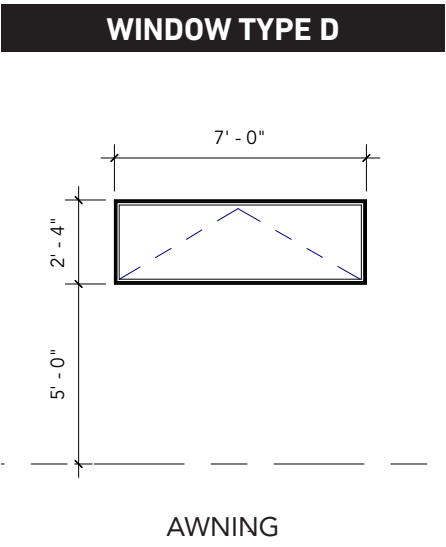
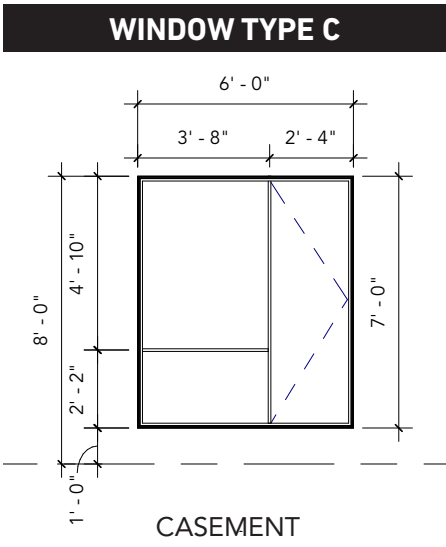
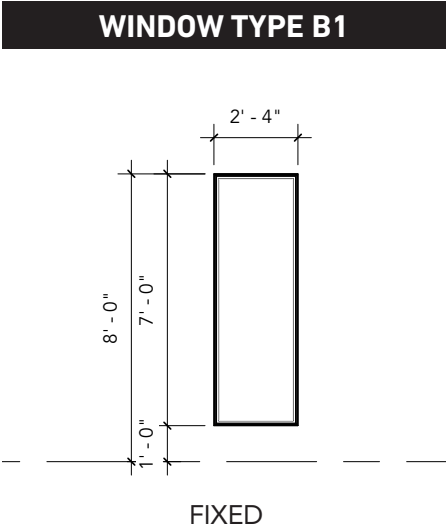
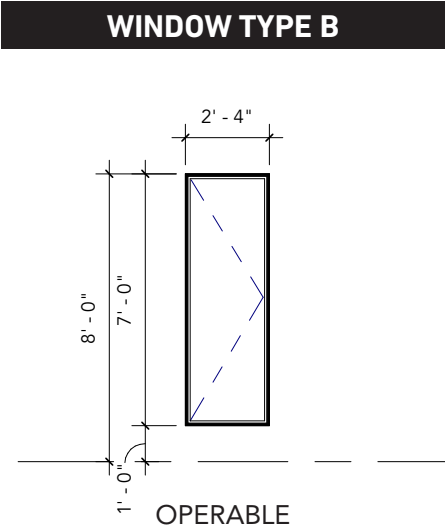
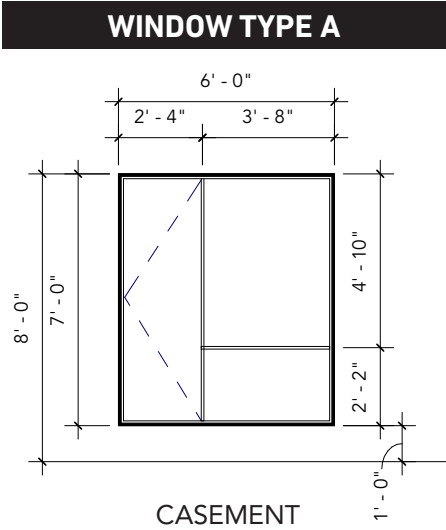
BUILDING H-1

MANUFACTURER: WINDSOR
WINDOWS AND DOORS

PINNACLE CLAD CASEMENT
WINDOWS

ALUMINUM CLAD WOOD
WINDOWS

COLOR: CHARCOAL GREY LT 805

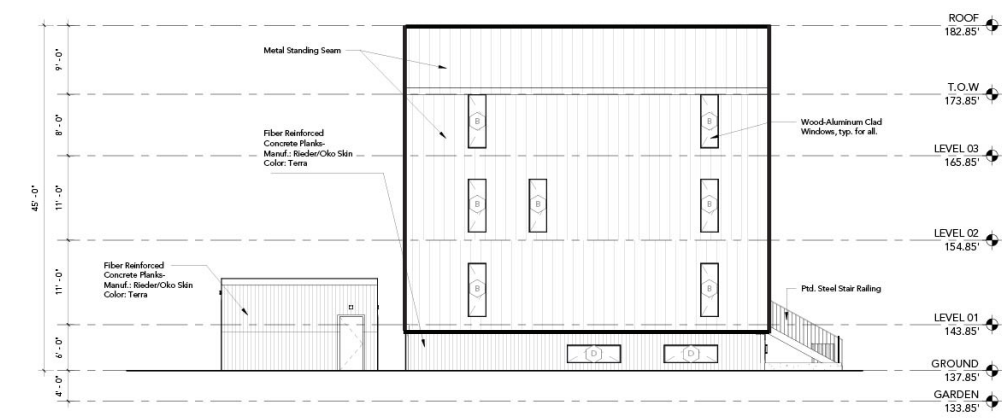


ELEVATIONS

BUILDING H-1



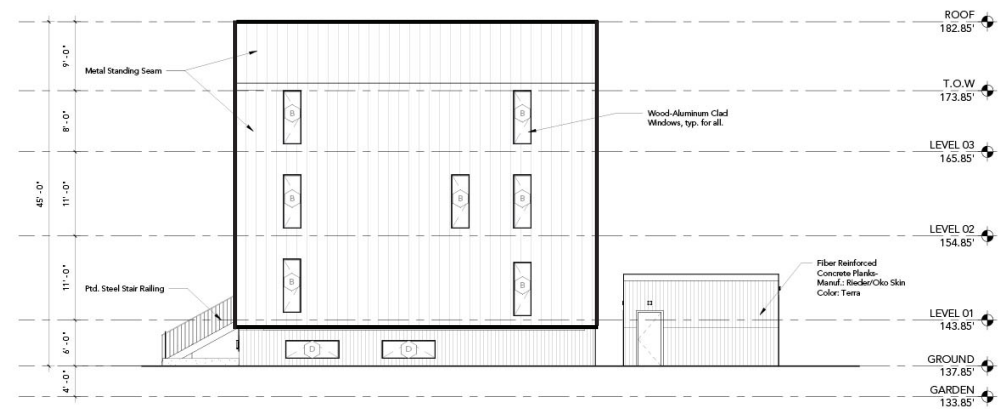
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

ELEVATIONS

BUILDING H-1

GARAGE DOORS

MANUFACTURER: OVERHEAD
THERMACORE SERIES 195

INSULATED GARAGE DOORS

COLOR: TERRA BRONZE



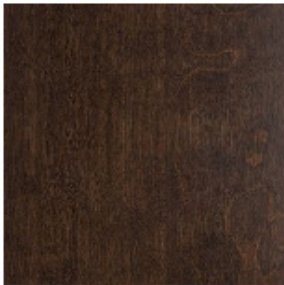
TERRA
BRONZE

EXTERIOR ENTRY DOORS

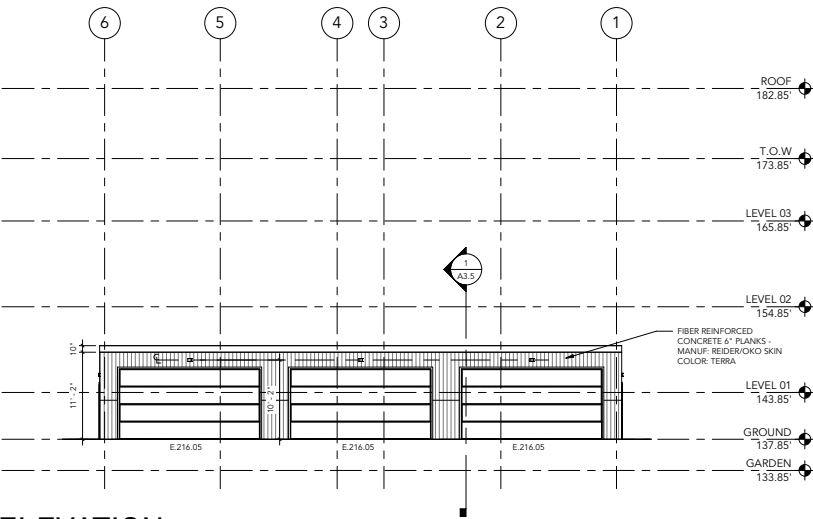
MANUFACTURER: ALGOMA
HARDWOODS, INC.

HARDWOOD STAINED DOOR

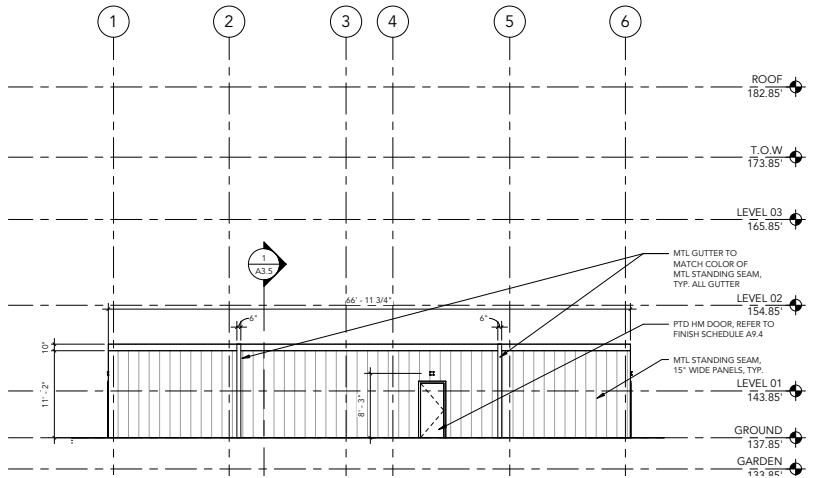
COLOR: COCOA BEAN



COCOA
BEAN



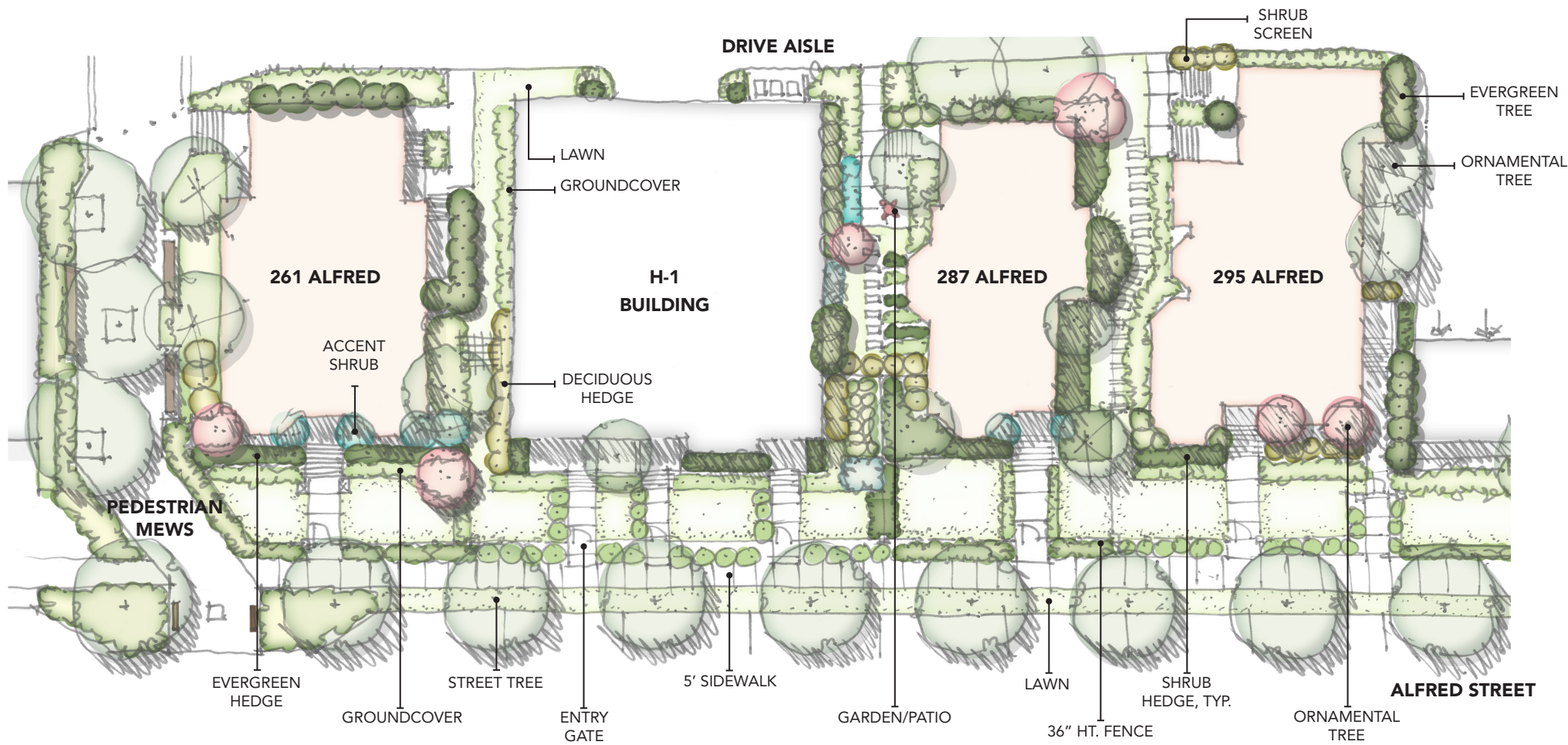
NORTH ELEVATION



SOUTH ELEVATION

APPROVED LANDSCAPE

BUILDING H-1



LANDSCAPE SERVICES AND PLANTINGS HAVE ALREADY BEEN PROCURED PER THE ABOVE ORIGINAL APPROVED H-1 LANDSCAPE PLAN. THIS LANDSCAPE PLAN WILL BE ADAPTED FOR PROPOSED DESIGN WITH SIMILAR INTENT AND PLANTINGS.

ELEVATIONS

BUILDING H-1



SOUTH ELEVATION



NORTH ELEVATION

ELEMENTS OF DESIGN

ELEMENTS OF DESIGN

BUILDING H-1

1. **Height.** The building is three stories above grade with height consistent to adjacent historic homes.
2. **Proportion of building's front facade.** The front facade is separated into two massings to maintain proportions of the previous historic homes in an abstract manner to highlight vertical proportions.
3. **Proportion of openings within the facade.** Proportions of the windows are vertically oriented with a balanced void-solid ratio, approximately +/- 32%, similar to other buildings.
4. **Rhythm of solids to voids in front facade.** The proposed front facade solid-void relationship is playful yet regularized.
5. **Rhythm of Spacing of Buildings on Streets.** The building is placed on the two lots using the existing building as cues to provide proper clearances to continue the rhythm of homes along Alfred Street.
6. **Rhythm of Entrance and/or porch projections.** The project continues the same rhythm of entrances as the historic homes with three walk up entries to the building.
7. **Relationship of Materials.** Regulating lines of adjacent structures are incorporated. Drawing upon the colors of the existing homes with new contemporary materials.
8. **Relationship of Textures.** Low relief texture variations of fiber cement panels to highlight textures and tones similar to brick pattern textures and tones of adjacent homes.
9. **Relationship of Colors.** Primary colors of warm red and gray tones complement the red brick of the facade and slate hues of the roof from the neighboring homes.
10. **Relationship of Architectural Detail.** Subtle details are found in shifts of material scale, shadow and joint lines, and alignment of datums across the historic homes.
11. **Relationship of Roof Shapes.** The roof shape is informed by the asymmetry of the historic homes' roof profiles and the vertical accentuation of the prior homes' roof profiles.
12. **Walls of Continuity.** Setback of the building is consistent with adjacent buildings on either side, contributing to the original, historic line of continuity to provide lawn space.

ELEMENTS OF DESIGN

BUILDING H-1 (CONTINUED)

13. Relationship of Significant Landscape Features and

Surface Treatments. Side yards proportionally scaled to those established by adjacent homes. Walkways leading to front entries of the building establish regular breaks in the front lawn. Street trees in the landscape strip between sidewalk and curb. Vehicular access is maintained from the rear alley.

14. Relationship of Open Space to Structures. Consistent with historic homes in relationships created between building, front yard, and public realm (sidewalk and street).

15. Scale of Facades and Facade Elements. Facade and elements respect the facade elements of the adjacent homes with undulation of facades, established rhythm, and variation in the facade with recesses and openings.

16. Directional Expression of Front Facades. Facade is vertically expressed through massing, window alignments, joint lines, and material scale/texture shifts.

17. Rhythm of Building Setbacks. Maintains front setback consistent with those of the adjacent historic homes.

18. Relationship of Lot Coverage. Building is located on a dissolved parcel shared by multiple buildings. The built area of all buildings on dissolved parcel occupies +/- 50% of the land area.

19. Degree of Complexity with the Facades. Subtle complexity with recessed facades responding to neighborhood scale, rhythm, and regulating datum lines.

20. Orientation, Vistas, Overviews. Restores traditional vistas along Alfred Street. Primary views oriented towards street activity, neighborhood, and Downtown Detroit.

21. Symmetric or Asymmetric Appearance. Balance between symmetry and asymmetry of massing, material, roof profiles, and openings.

22. General Environment Character. The design is highly sensitive to adjacent structures in form, scale, and architectural detail. Contributes positively and integrates well into a walkable, urban neighborhood with a residential "front".



BEDROCK

— DETROIT —

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Date: 02/24/2020

PROPERTY INFORMATION

ADDRESS: 265 Alfred Street AKA: H-1 Building

HISTORIC DISTRICT: Brush Park

SCOPE OF WORK: (Check ALL that apply)

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

APPLICANT IDENTIFICATION

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

NAME: _____ COMPANY NAME: Brush Park Company Phase I LLC

ADDRESS: 265 Alfred Street CITY: Detroit STATE: MI ZIP: 48226

PHONE: 888-300-9833 MOBILE: _____ EMAIL: _____

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- ☐ Completed Building Permit Application (highlighted portions only)
- ☐ ePLANS Permit Number (only applicable if you've already applied for permits through ePLANS)
- ☐ Photographs of ALL sides of existing building or site
- ☐ Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)
- ☐ Description of existing conditions (including materials and design)
- ☐ Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- ☐ Detailed scope of work (formatted as bulleted list)
- ☐ Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO **HDC@DETROITMI.GOV**

P2 - BUILDING PERMIT APPLICATION

Date: 02/24/2020

PROPERTY INFORMATION

Address: 265 Alfred Street Floor: _____ Suite#: _____ Stories: _____
AKA: H-1 Building Lot(s): _____ Subdivision: _____
Parcel ID#(s): 01000677-9 Total Acres: 0.148 Lot Width: 90.95' Lot Depth: 92.08'
Current Legal Use of Property: Residential Proposed Use: Residential
Are there any existing buildings or structures on this parcel? ☐ Yes ☒ No

PROJECT INFORMATION

Permit Type: ☒ New ☐ Alteration ☐ Addition ☐ Demolition ☐ Correct Violations
☐ Foundation Only ☐ Change of Use ☐ Temporary Use ☐ Other: _____
☐ Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

The project is a ten (10) unit multi-family development with a detached six (6) car garage. The residential building is three (3) stories tall and approximately 12,000 SF and the detached garage is approximately 1,400 SF.

☐ MBC use change ☐ No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

☐ HVAC/Mechanical ☐ Electrical ☐ Plumbing ☐ Fire Sprinkler System ☐ Fire Alarm

Structure Type

☐ New Building ☐ Existing Structure ☐ Tenant Space ☐ Garage/Accessory Building
☐ Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? ☐ Yes ☐ No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ By Contractor \$ _____ By Department

Structure Use

☐ Residential-Number of Units: _____ ☐ Office-Gross Floor Area _____ ☐ Industrial-Gross Floor Area _____
☐ Commercial-Gross Floor Area: _____ ☐ Institutional-Gross Floor Area _____ ☐ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? ☐ No

Permit Description:

Permit #:

Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? ☐ Yes ☐ No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



IDENTIFICATION (All Fields Required)**Property Owner/Homeowner**☒ Property Owner/Homeowner is Permit Applicant

Name: _____ Company Name: Brush Park Company Phase I LLC

Address: 630 Woodward City: Detroit State: MI Zip: 48226

Phone: 888-300-9833 Mobile: _____

Driver's License #: _____ Email: _____

Contractor☐ Contractor is Permit Applicant

Representative Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT☐ Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT☒ Architect/Engineer/Consultant is Permit Applicant

Name: Bedrock Architecture State Registration#: _____ Expiration Date: _____

Address: 630 Woodward Avenue City: Detroit State: MI Zip: 48226

Phone: _____ Mobile: _____ Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

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

Signature: _____ My Commission Expires: _____
(Notary Public)**PERMIT APPLICANT SIGNATURE**

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: _____ Signature: _____ Date: _____
(Permit Applicant)

Driver's License #: _____ Expiration: _____

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

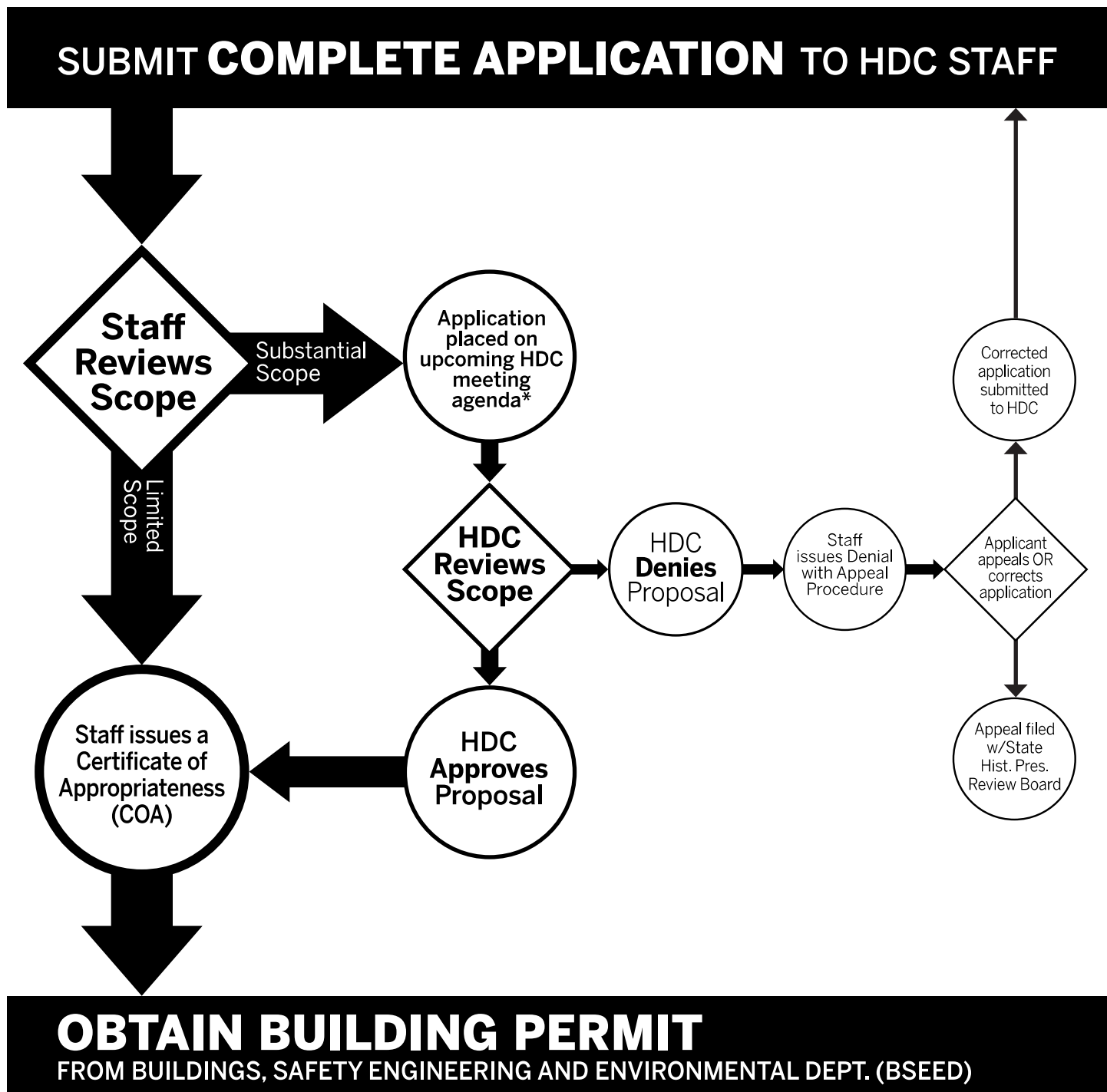
Signature: _____ My Commission Expires: _____
(Notary Public)

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

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



HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



* THE **COMMISSION MEETS REGULARY AT LEAST ONCE PER MONTH**, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH.
(SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT **www.detroitmi.gov/hdc**