

# **112 EDMUND PLACE**

## **DETROIT**

FEBRUARY 22, 2021

**HISTORIC DISTRICT COMMISSION**



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# PROJECT NARRATIVE

112 EDMUND PLACE IS AN INFILL DEVELOPMENT FEATURING 16 NEW-CONSTRUCTION FOR-SALE CONDOMINIUM HOMES ON A VACANT SITE IN THE BRUSH PARK HISTORIC DISTRICT. THE PROJECT SITE CONSISTS OF A VACANT PARCEL AT THE SOUTHWEST CORNER OF JOHN R AND EDMUND.

EACH HOME CONSISTS OF A COVERED PARKING SPACE AND CONSISTS OF EITHER A SINGLE-STORY UNIT ON THE FIRST FLOOR OR A 2-STORY TOWNHOME STYLE UNIT ENCOMPASSING THE SECOND AND THIRD FLOORS OF THE BUILDING. THE TOWNHOMES UNITS INCLUDE AN OPTIONAL ROOFTOP DECK. THERE ARE TWO UNIT TYPES, WITH THE HOMES RANGING FROM 629 SQUARE FEET TO 1,486 SQUARE FEET IN SIZE.

THE OVERALL DESIGN STRATEGY IS FOR THE BUILDINGS TO COMPLEMENT THE HISTORIC DISTRICT. MASSING ALONG JOHN R CREATES A RHYTHM THAT SPEAKS TO THE VARIETY OF BUILDING TYPES IN THE DISTRICT, WHILE THE SIMPLIFIED CONTEMPORARY DETAILING ALLOWS THE BUILDINGS TO VISUALLY RECEDE AND ACT AS A BACKDROP TO THE MORE ORNATE HISTORIC STRUCTURES THAT ARE THE CHARACTER DEFINING ELEMENTS OF THE DISTRICT. THE BUILDING PAYS HOMAGE TO THE ADJACENT LUCIEN MOORE HOUSE BY CREATING A CONTEMPORARY CONTEXT AND ADEQUATE BUILDING SEPARATION. QUALITY EXTERIOR MATERIALS PREDOMINANTLY INCLUDES BRICK, WITH JAMES HARDIE SIDING ON PORTIONS OF THE REAR OF THE BUILDING.

OVERALL, 112 EDMUND PLACE SEEKS TO INFILL SOME OF THE HISTORIC DISTRICT’S UNUSED SPACE IN A WAY THAT ALLOWS THE EXISTING HISTORIC STRUCTURES TO CONTINUE TO STAND OUT AS THE CHARACTER DEFINING ELEMENTS OF BRUSH PARK.

## PROJECT SCOPE :

### SITework

- NEW PAVED DRIVE AISLE AND PARKING SPACES
- CONNECTIONS (3) TO BUILDING FROM JOHN R
- PLANTING AREAS TO SOFTEN BUILDING ALONG JOHN R

### NEW CONSTRUCTION

- CONSTRUCT 1 NEW BUILDING CONSISTING OF 4 RANCH STYLE UNITS ON THE FIRST FLOOR WITH 12 TOWNHOME UNITS ON THE SECOND AND THIRD FLOORS.
- ATTRACTIVE AND WELL DETAILED CONTEMPORARY BUILDING WITH ACCESS POINTS TO JOHN R AND SCREENED OFF COVERED PARKING SPACES FOR OWNERS THAT ARE ACCESSED FROM EXISTING ALLEY.





# PROJECT SUMMARY

## BUILDING HEIGHT

TOTAL 3 STORIES WITH A PROPOSED HEIGHT OF 46'-10 ¼"

## MASSING

OVERALL BUILDING SQUARE FOOTAGE OF 24,273 S.F. WITH A BUILDING FOOTPRINT OF 4907 S.F.

## PARKING

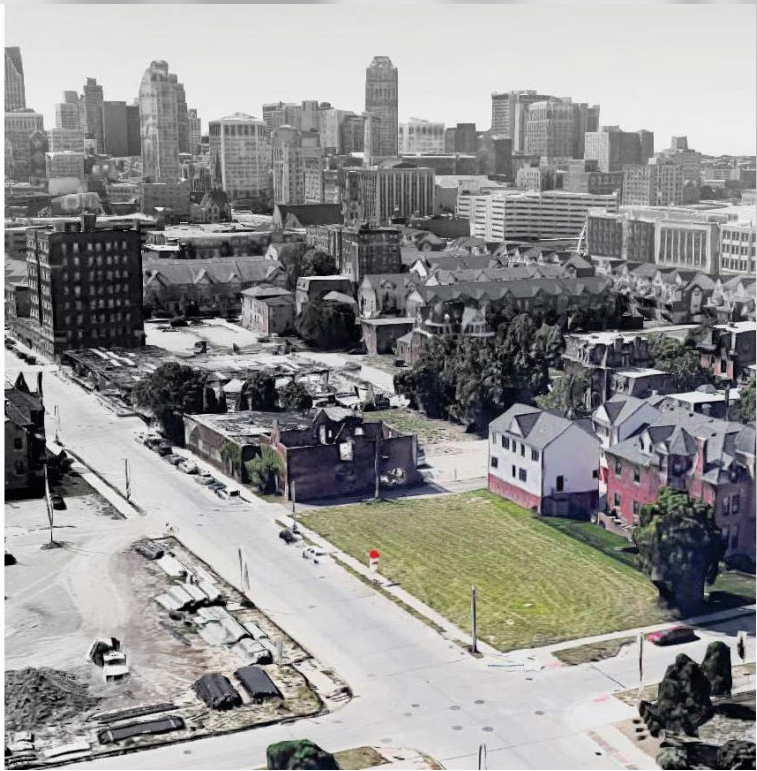
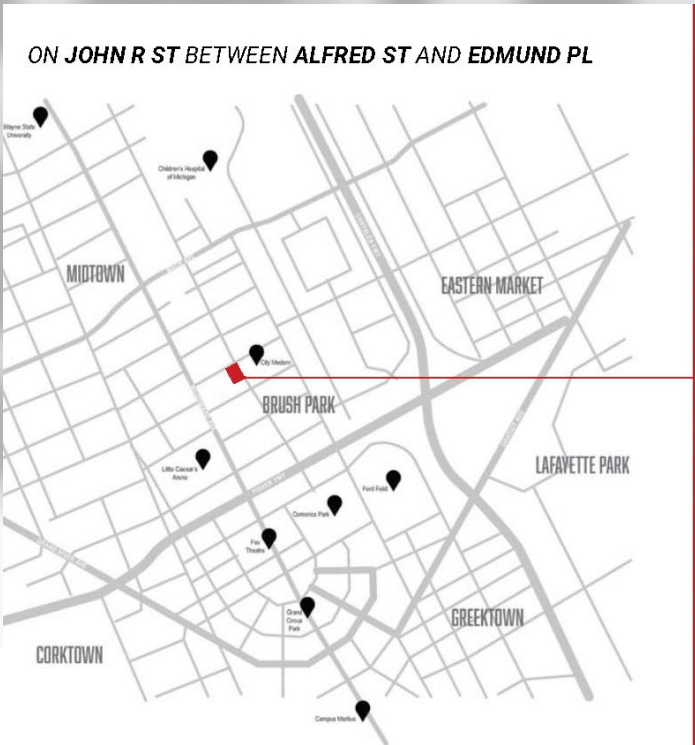
- TOTAL PARKING COUNT OF 16 SPACES (INCLUDES ONE ADA PARKING SPACE)
- DEDICATED BIKE STORAGE FOR ABOUT 8 BIKES

## PROGRAM

TOTAL NO. OF DWELLING UNITS – 16 CONDOMINIUMS

UNIT	COUNT	AREA
A1	1	748 S.F.
A2	1	629 S.F.
B1	1	1357 S.F.
B2	1	1265 S.F.
C1	1	1429 S.F.
C2	3	1486 S.F.
D1	2	1318 S.F.
D2	6	1368 S.F.

## SITE LOCATION





## VIEW FROM NORTH



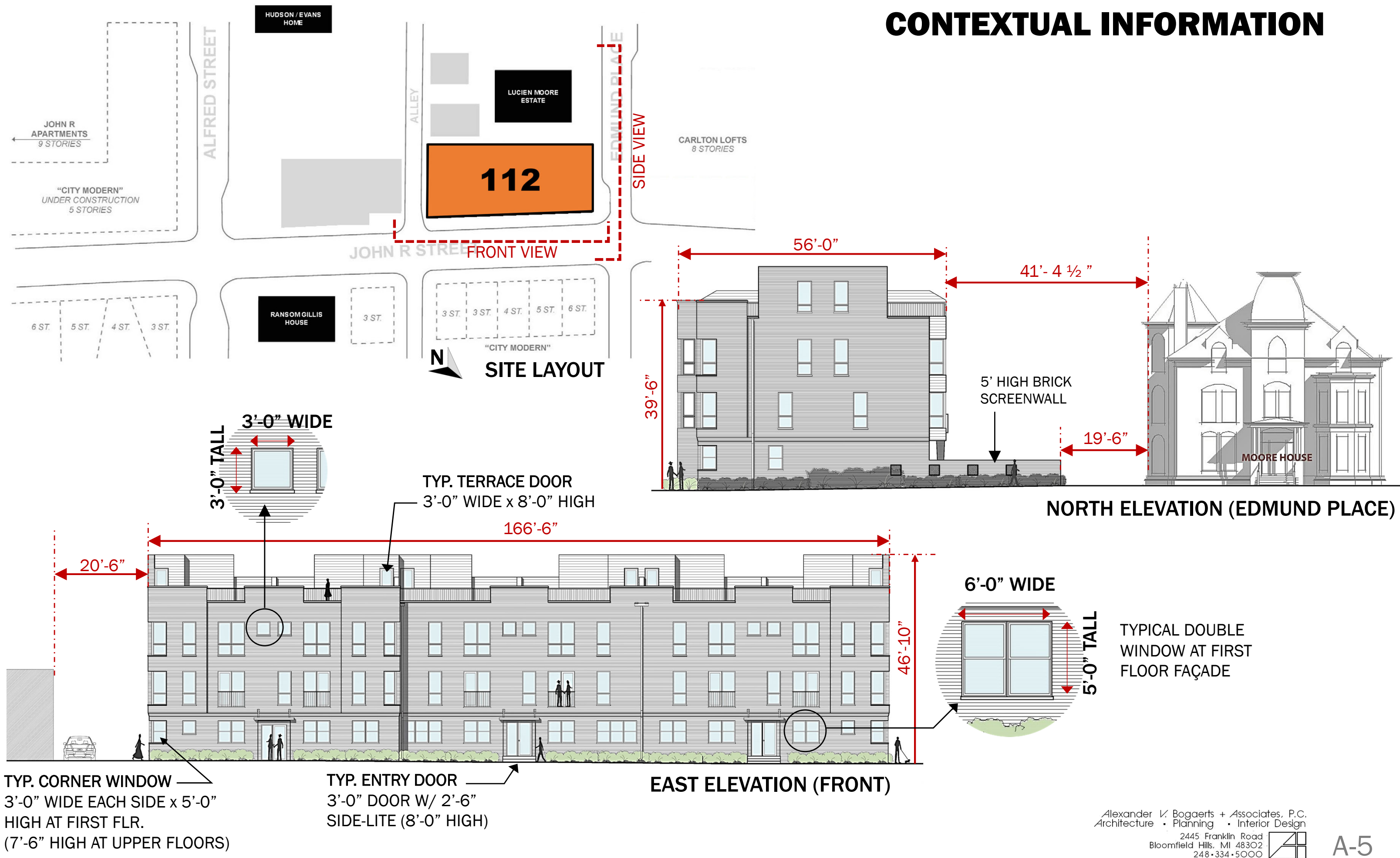


**VIEW FROM SOUTH-EAST**



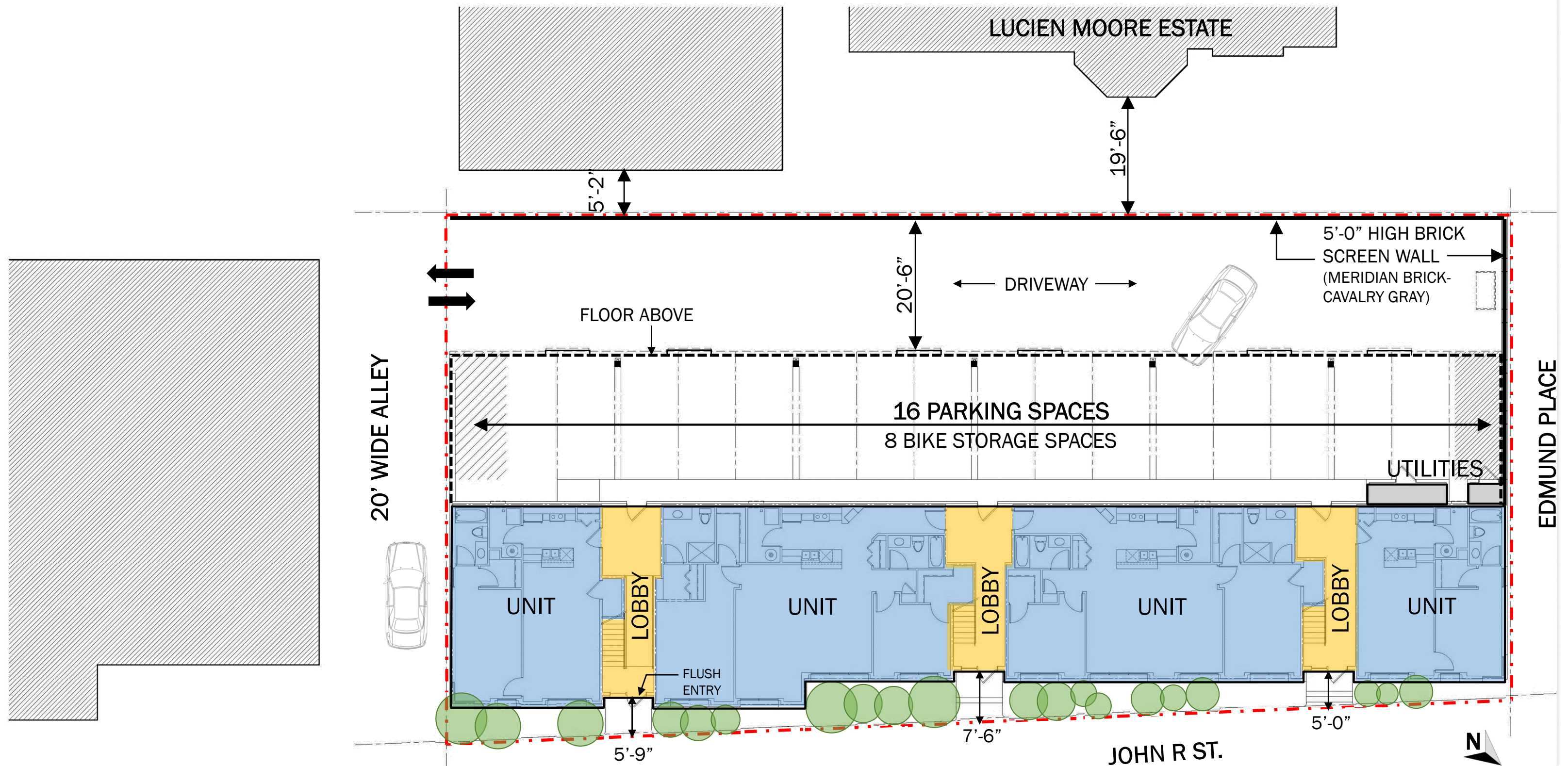


# CONTEXTUAL INFORMATION





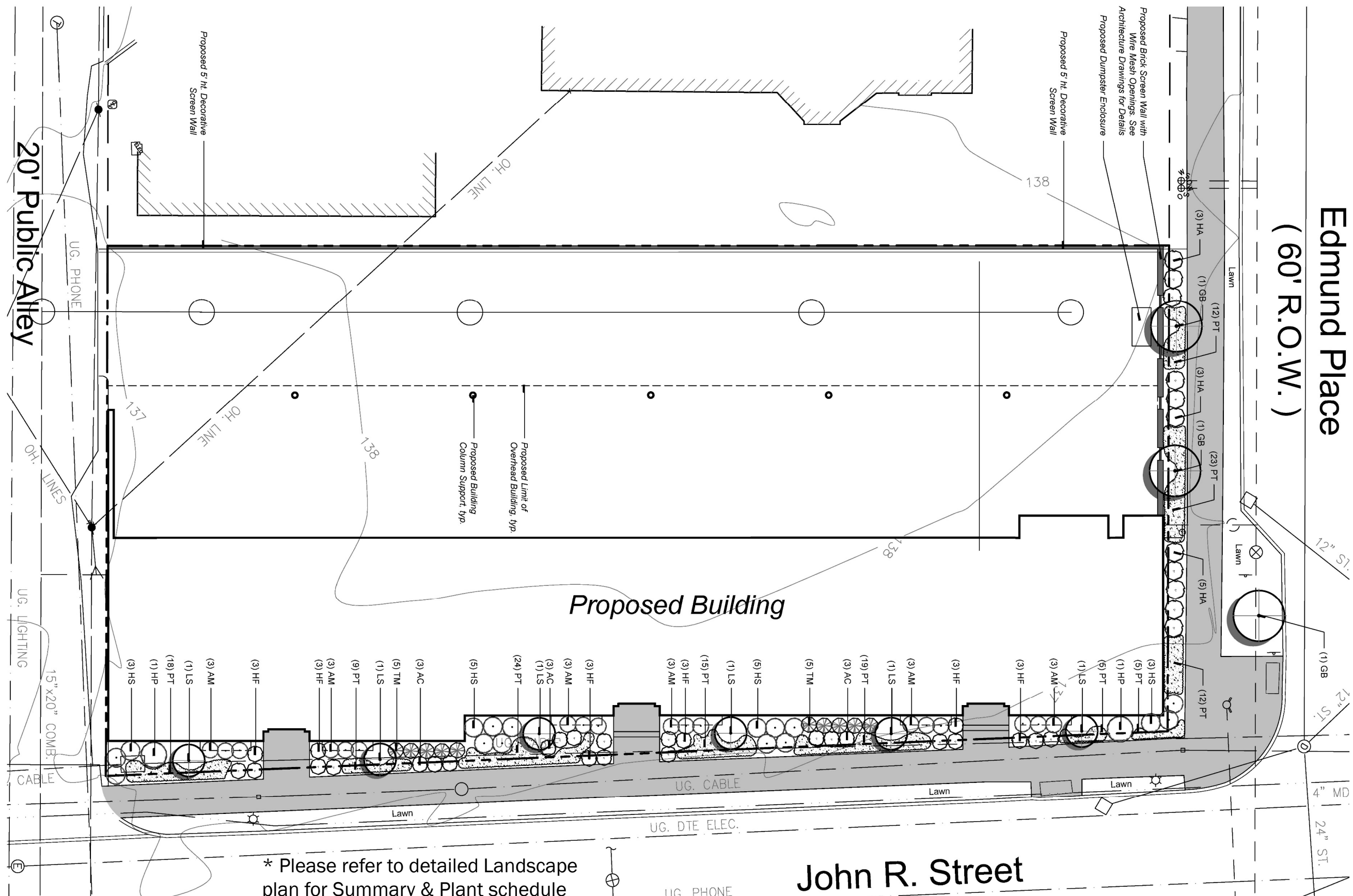
# GROUND FLOOR PLAN





# LANDSCAPE PLAN

**Edmund Place**  
**( 60' R.O.W. )**



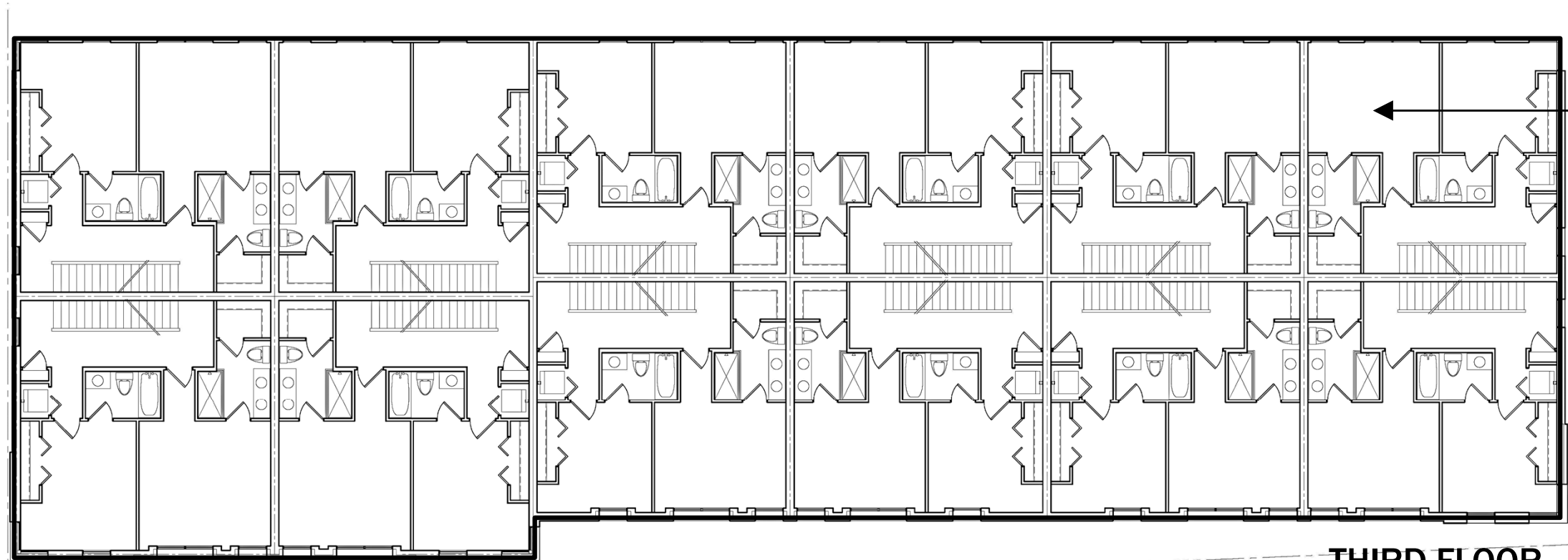
\* Please refer to detailed Landscape plan for Summary & Plant schedule

John R. Street

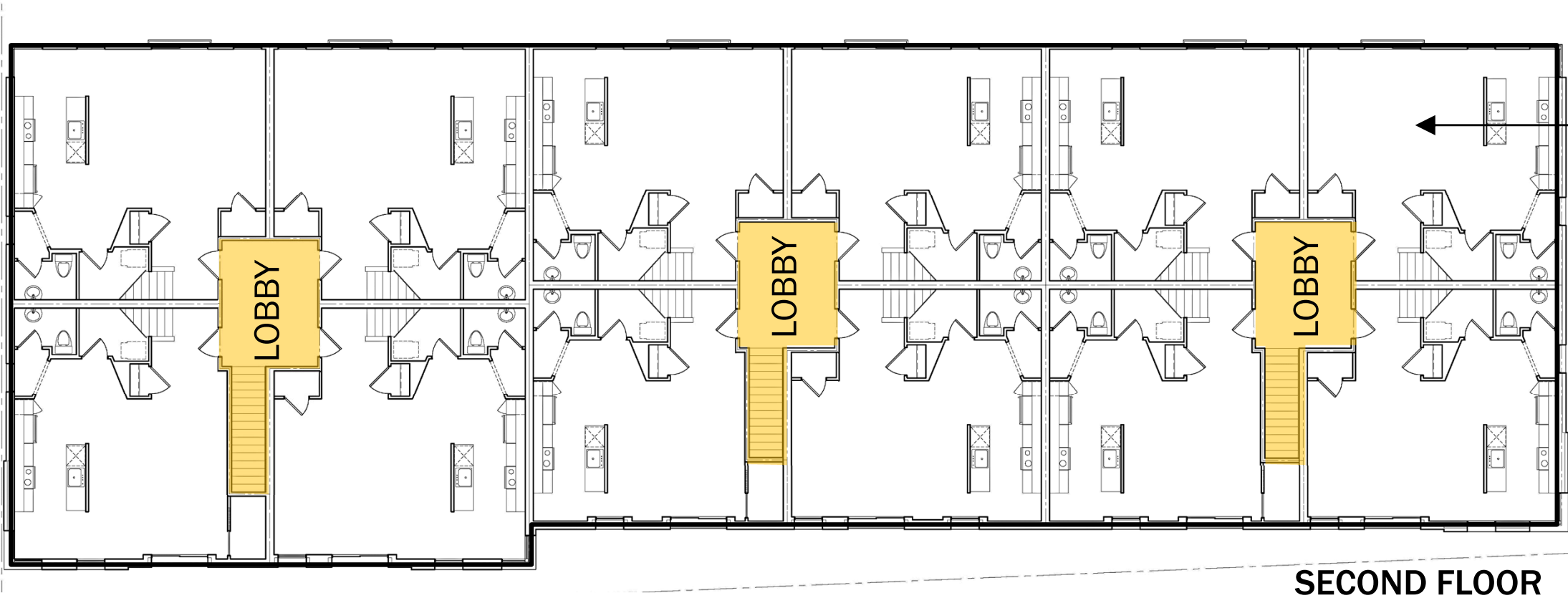
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# SECOND & THIRD FLOOR PLANS



TYPICAL BEDROOM  
& BATH SPACES FOR  
TOWNHOUSE UNITS

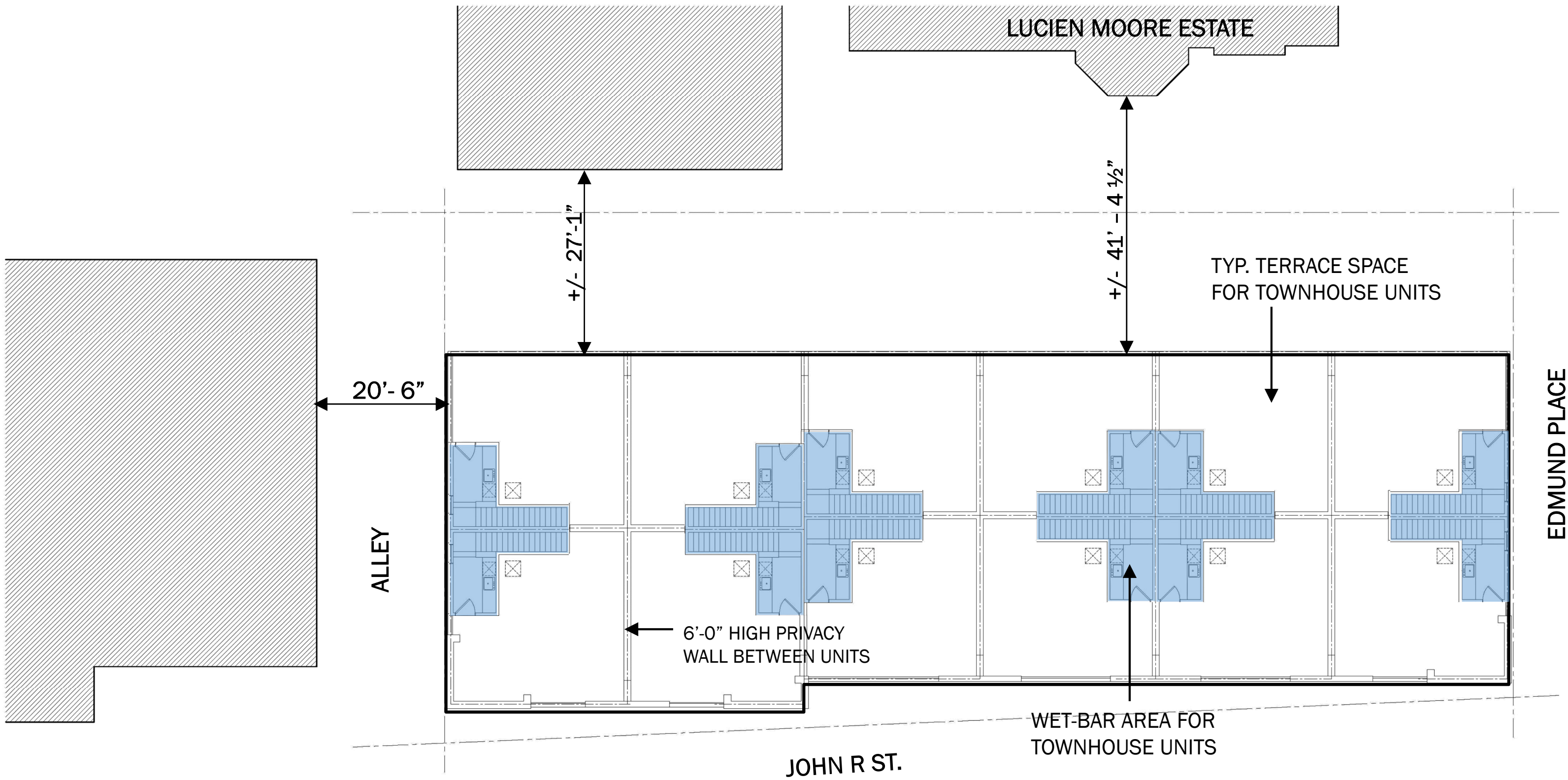


TYPICAL LIVING, DINING  
& KITCHEN AREAS FOR  
TOWNHOUSE UNITS



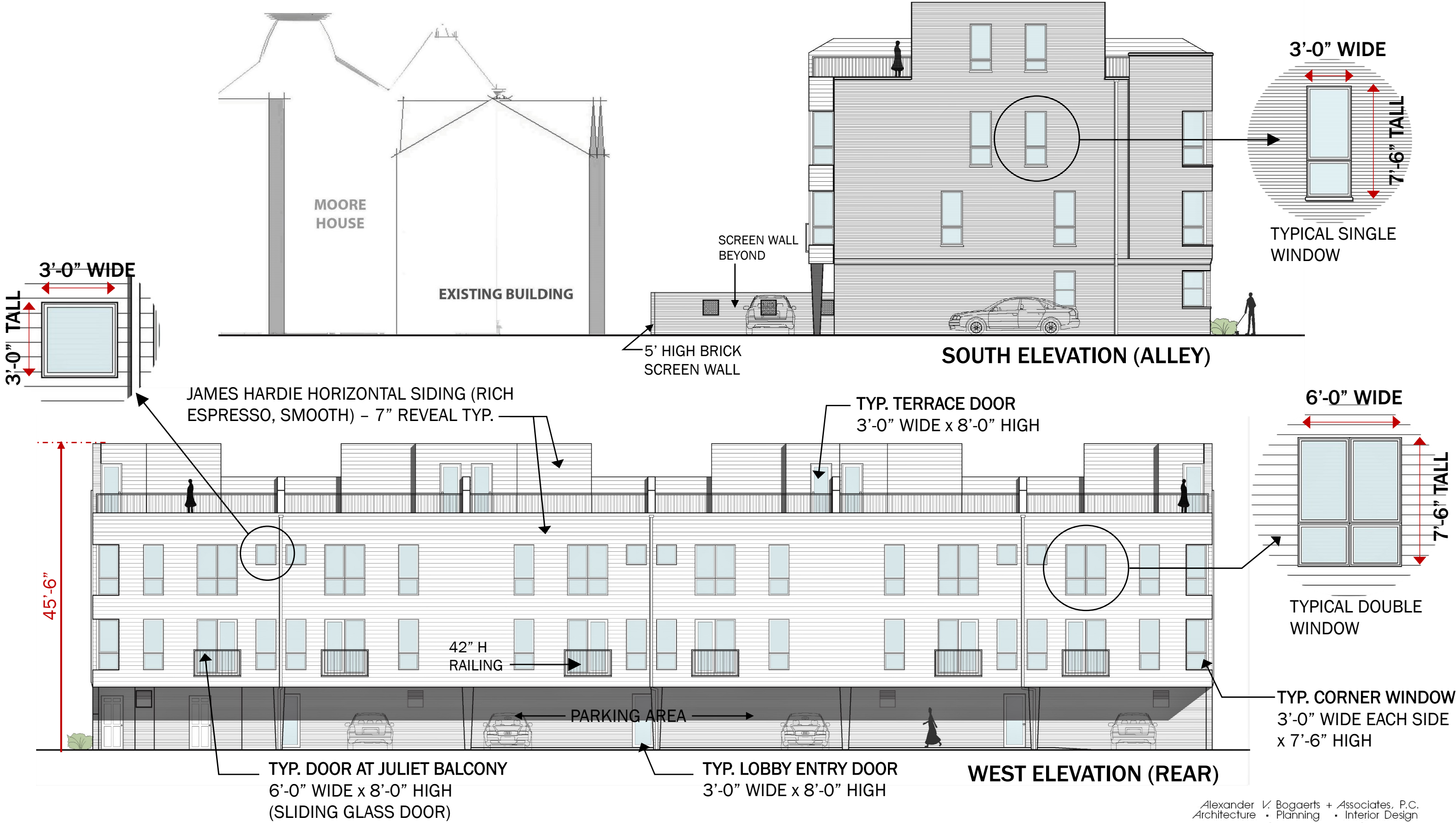


ROOF PLAN





# BUILDING ELEVATIONS



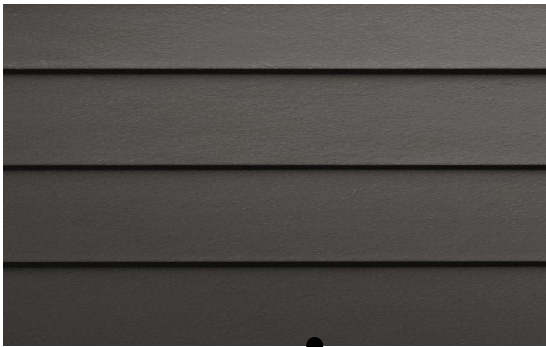


MATERIALS

BRICK  
MERIDIAN BRICK (CAVALRY GRAY)  
- MODULAR SIZE



HORIZONTAL SIDING  
JAMES HARDIE BOARD (RICH ESPRESSO, SMOOTH) - 7" REVEAL



RAILING  
BLACK (INSET INTO WINDOW )



WINDOWS  
BLACK - CASEMENT @ TOWNHOUSE UNITS

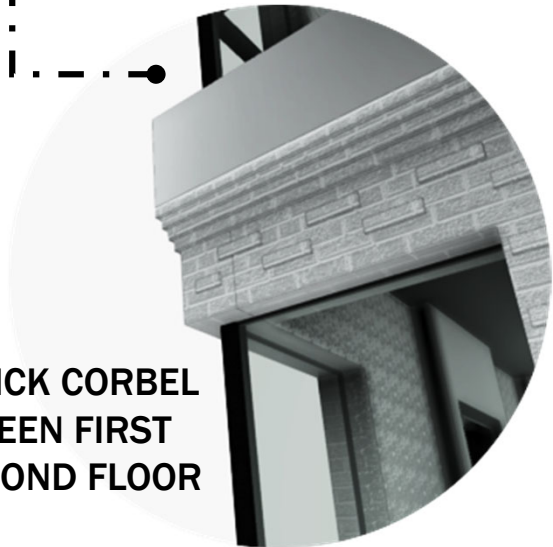


FRONT ELEVATION (EAST)

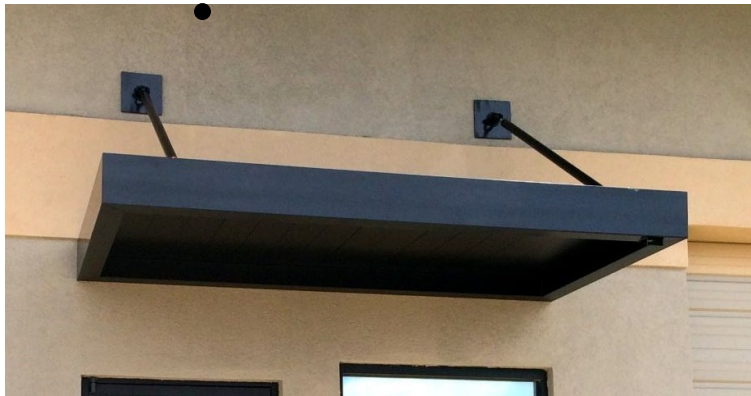


SIDE ELEVATION (NORTH)

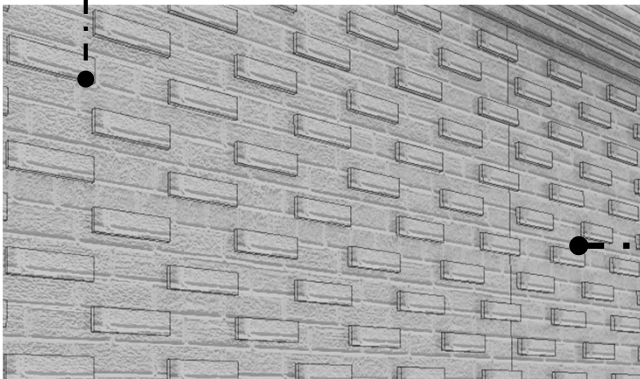
3" BRICK CORBEL  
BETWEEN FIRST  
& SECOND FLOOR



AWNING  
BLACK - SUSPENDED METAL



BRICK RELIEF PATTERN AT THE  
FIRST FLOOR FACADES



WINDOWS  
BLACK - SINGLE HUNG @  
FIRST FLOOR UNITS



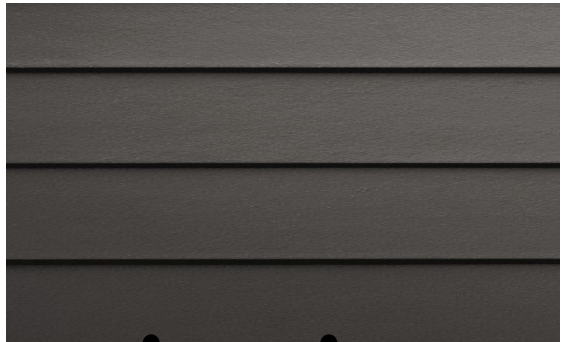


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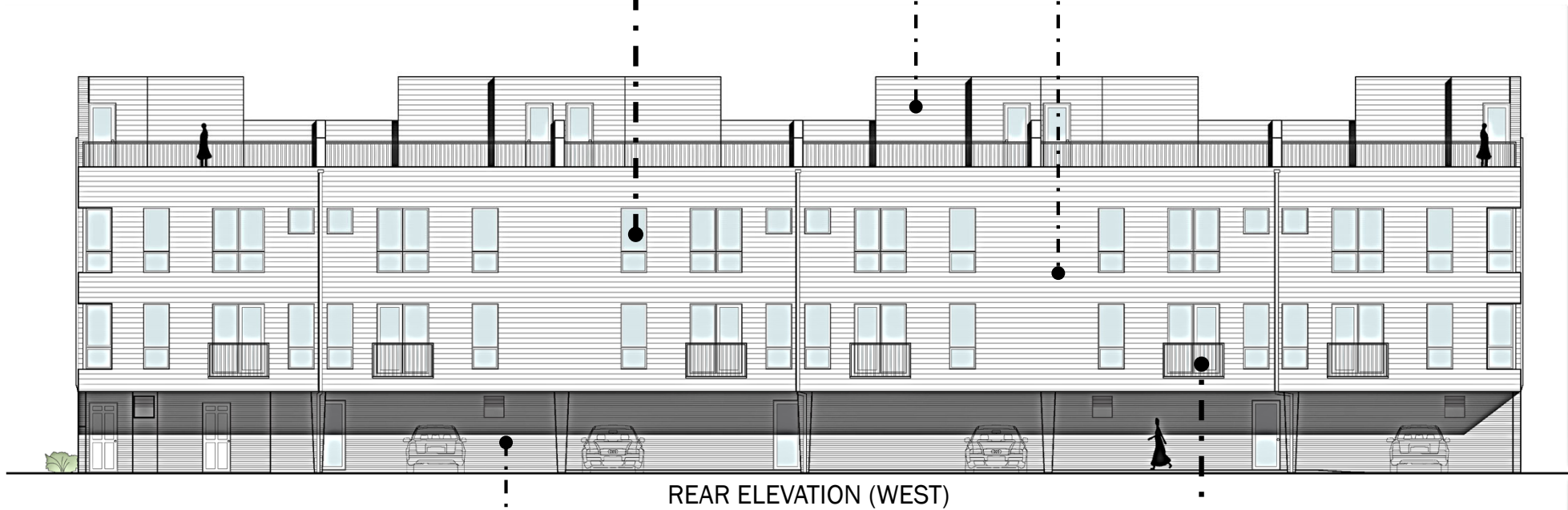
WINDOWS  
BLACK - CASEMENT @ TOWNHOUSE UNITS



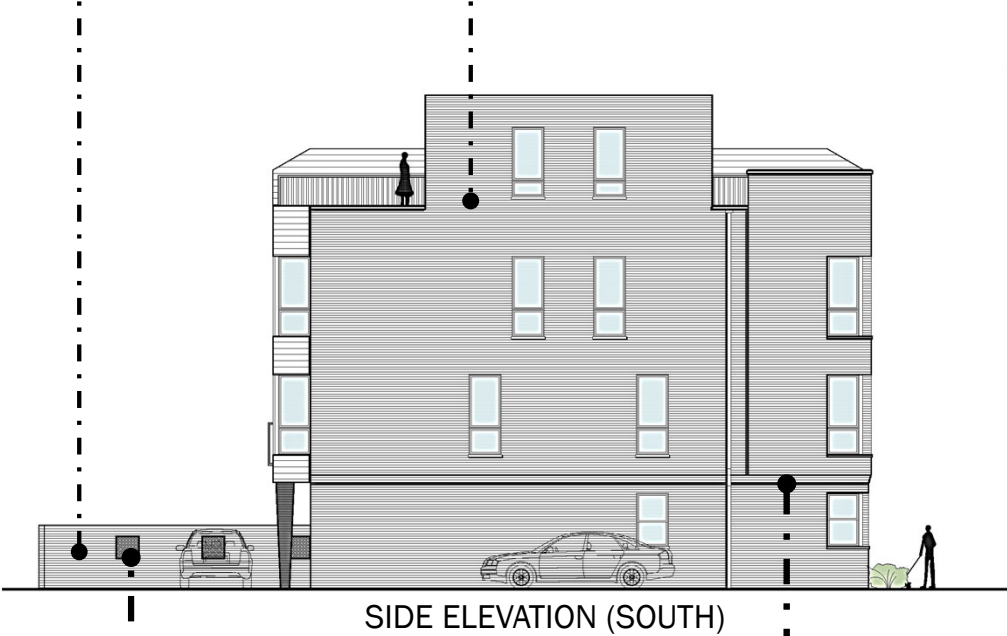
HORIZONTAL SIDING  
JAMES HARDIE BOARD (RICH ESPRESSO, SMOOTH) - 7" REVEAL



BRICK  
MERIDIAN BRICK (CAVALRY GRAY) - MODULAR SIZE



REAR ELEVATION (WEST)



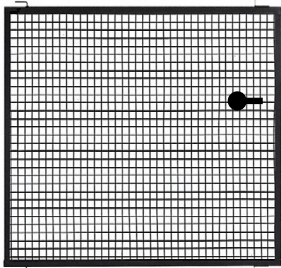
SIDE ELEVATION (SOUTH)



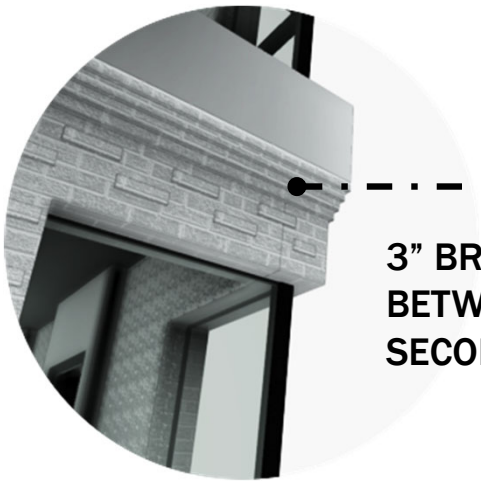
BRICK  
MERIDIAN BRICK (CAVALRY GRAY) - MODULAR SIZE



METAL RAILING  
BLACK. (TYP. @ REAR JULIET BALCONIES )



BLACK WIRE MESH  
SCREEN (TYP.)

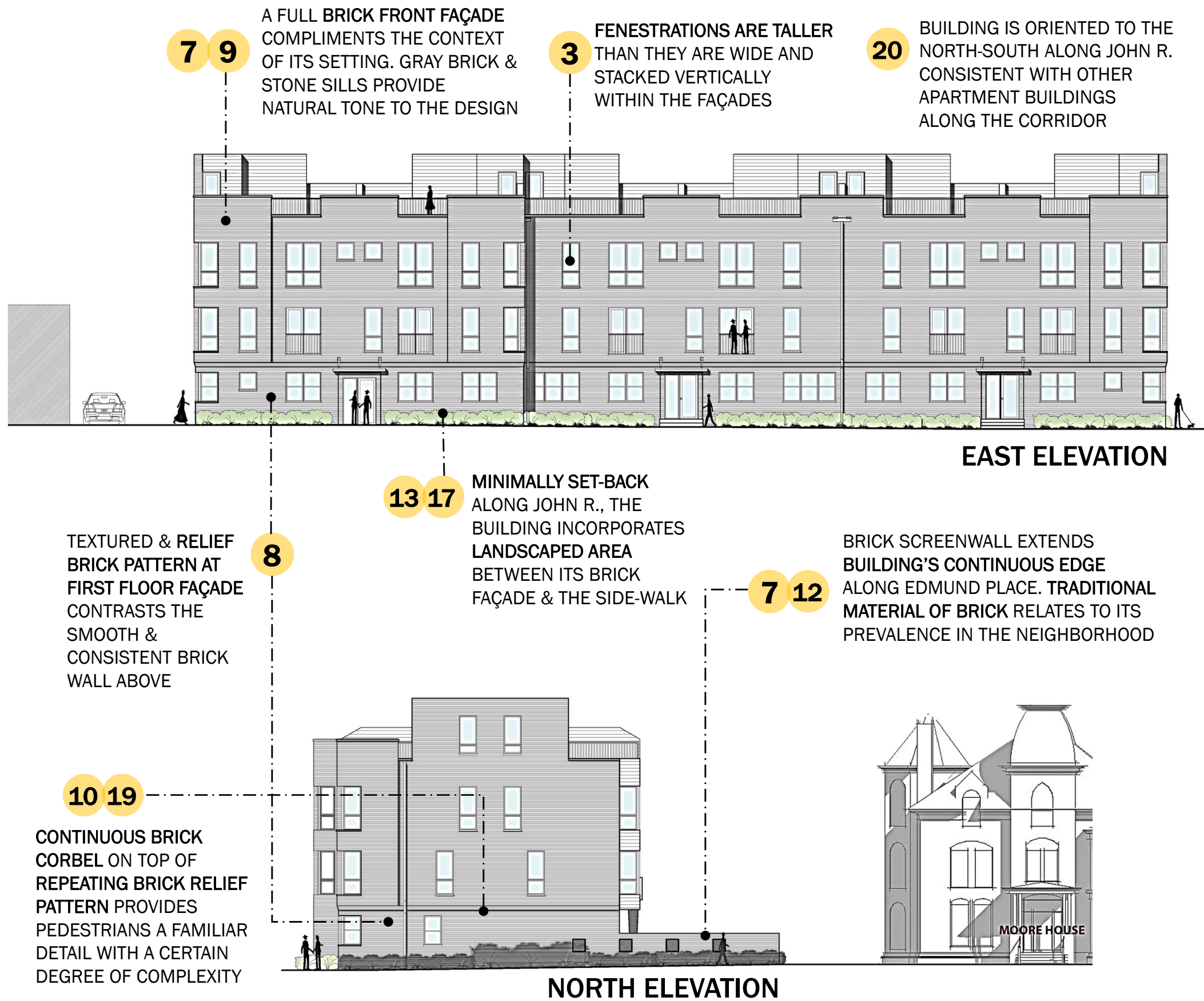


3" BRICK CORBEL  
BETWEEN FIRST &  
SECOND FLOOR





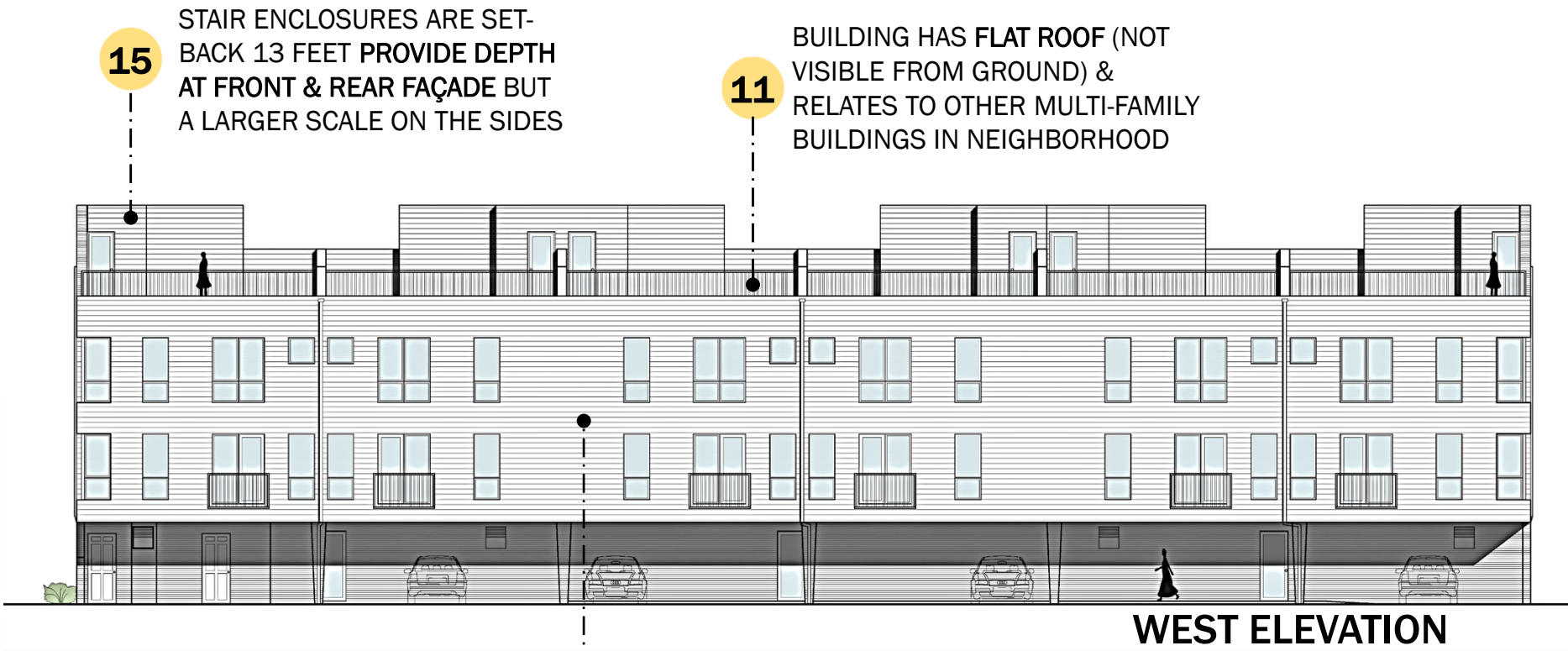
# BRUSH PARK **ELEMENTS OF DESIGN**



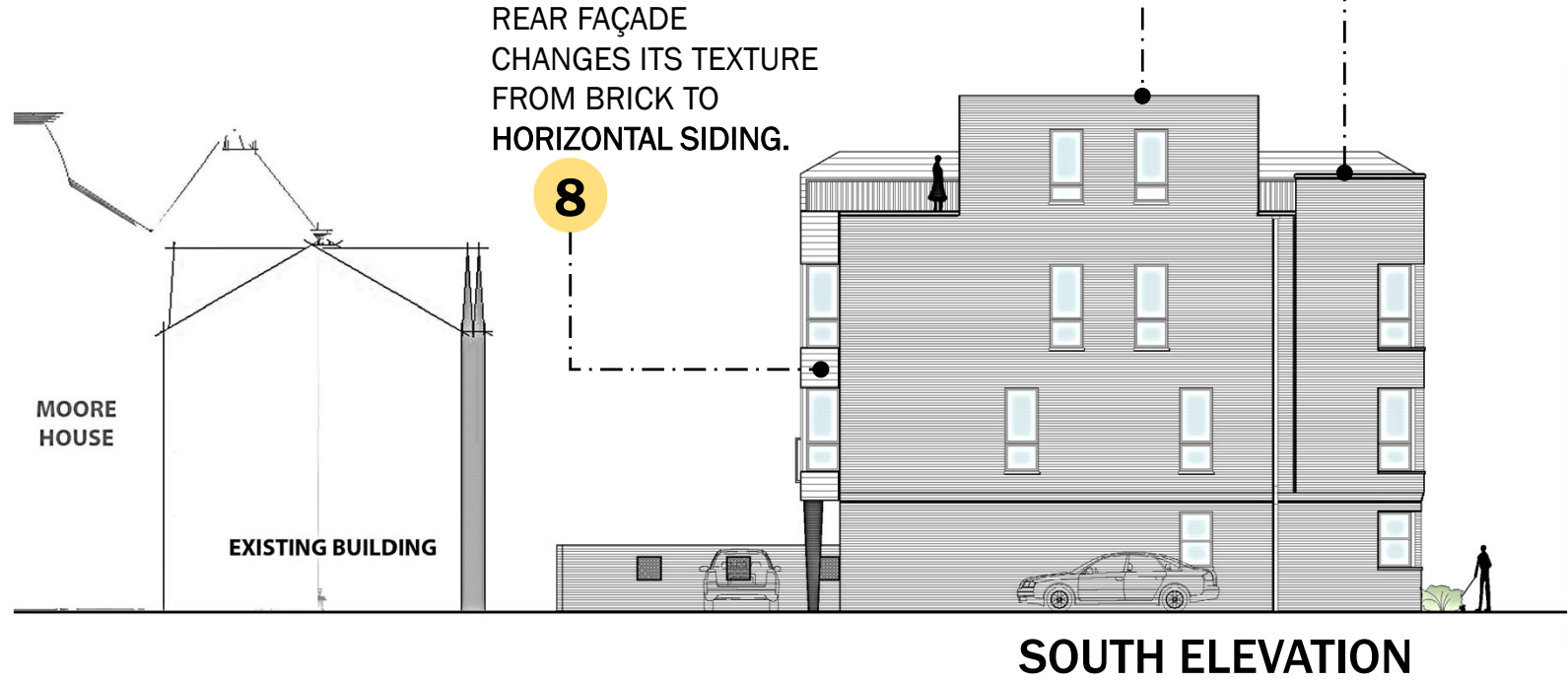
- |    |   |
|----|---|
| 1  | BUILDING HEIGHT                             |
| 2  | PROPORTION OF BUILDING'S FRONT FAÇADE       |
| 3  | PROPORTION OF OPENINGS WITHIN FAÇADES       |
| 4  | RHYTHM OF SOLIDS TO VOIDS IN FRONT FAÇADE   |
| 5  | RHYTHM OF SPACING OF BUILDINGS ON STREETS   |
| 6  | RHYTHM OF ENTRANCE AND/OR PORCH PROJECTIONS |
| 7  | RELATIONSHIP OF MATERIALS                   |
| 8  | RELATIONSHIP OF TEXTURES                    |
| 9  | RELATIONSHIP OF COLORS                      |
| 10 | RELATIONSHIP OF ARCHITECTURAL DETAIL        |
| 11 | RELATIONSHIP OF ROOF SHAPES                 |
| 12 | WALLS OF CONTINUITY                         |
| 13 | LANDSCAPE FEATURES AND SURFACE TREATMENTS   |
| 14 | RELATIONSHIP OF OPEN SPACE TO STRUCTURES    |
| 15 | SCALE OF FAÇADES AND FAÇADE ELEMENTS        |
| 16 | DIRECTIONAL EXPRESSION OF FRONT FAÇADES     |
| 17 | RHYTHM OF BUILDING SETBACKS                 |
| 18 | RELATIONSHIP OF LOT COVERAGE                |
| 19 | DEGREE OF COMPLEXITY WITH THE FAÇADES       |
| 20 | ORIENTATION, VISTAS, OVERVIEWS              |
| 21 | SYMMETRIC OR ASYMMETRIC APPEARANCE          |
| 22 | GENERAL ENVIRONMENTAL CHARACTER             |



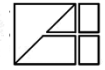
# BRUSH PARK **ELEMENTS OF DESIGN**



HORIZONTAL SIDING ON THE REAR CONTRASTS THE BUILDING'S VERTICAL FRONT FAÇADE. SYMMETRIC ARRANGEMENT OF WINDOWS ADDS ON TO A SENSE OF LONGITUDINAL LINEARITY.



1	BUILDING HEIGHT
2	PROPORTION OF BUILDING'S FRONT FAÇADE
3	PROPORTION OF OPENINGS WITHIN FAÇADES
4	RHYTHM OF SOLIDS TO VOIDS IN FRONT FAÇADE
5	RHYTHM OF SPACING OF BUILDINGS ON STREETS
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22	GENERAL ENVIRONMENTAL CHARACTER





# NEIGHBORHOOD ENGAGEMENT

## PROJECT ENGAGEMENT

THE 112 EDMUND TEAM HAS BEEN WORKING WITH THE SURROUNDING STAKEHOLDERS FOR SEVERAL YEARS ON ITERATIONS OF THE DEVELOPMENT PROPOSAL, STARTING WITH A SEVEN-STORY BUILDING, DOWN TO FIVE-STORY, AND NOW WITH THE CURRENT VERSION OF THREE STORIES WITH A ROOF TOP DECK. THE MAIN CONCERNS FROM THE NEIGHBORING RESIDENTS HAVE BEEN THE OVERALL HEIGHT OF THE BUILDING AND ITS RELATION TO THE LUCIEN MOORE HISTORIC RESIDENCE. WITH THE PROGRESS OF THE BUILDING TO ITS CURRENT STATE, WE FEEL THAT ITS LOWERED HEIGHT AND INCREASED SEPARATION FROM THE LUCIEN MOORE HOUSE IS A CONTINUED IMPROVEMENT TO THE NEIGHBORHOOD'S CONCERNS, AND THIS HAS BEEN REFLECTED IN THE LETTERS OF SUPPORT THAT WE HAVE BEEN GATHERING.

SINCE 2018, WE HAVE BEEN BEFORE THE BRUSH PARK CDC THREE TIMES. THE ORIGINAL SEVEN-STORY BUILDING WAS PRESENTED ON JUNE 29, 2018 AND RECEIVED ONE VOTE IN FAVOR, WITH FOUR OBJECTIONS AND FOUR ABSTENTIONS. THE CONCERNS RELATED TO BUILDING HEIGHT, LACK OF PARKING, SETBACKS, CURB CUT ON EDMUND, AND RELATIONSHIP TO THE LUCIEN MOORE HOUSE. ON MAY 15, 2019, OUR PLAN FOR THE FIVE-STORY BUILDING RECEIVED APPROVAL WITH A 5-4 VOTE, WITH THE MAJORITY OF THE COMMENTS ON RECORD GENERALLY BEING CONCERNED WITH THE BUILDING HEIGHT BEING MORE THAN FOUR-STORIES. WE AGAIN WENT BEFORE THE BRUSH PARK CDC ON NOVEMBER 17TH TO PRESENT CONCEPT VERSION OF THE CURRENT PLAN, WHICH WAS WELL RECEIVED FOR ITS IMPROVEMENT FROM PREVIOUS PLANS THAT REFLECT THE EXISTING RESIDENTS OVERALL DESIRE FOR LESS IMPACT TO THE NEIGHBORHOOD. WHILE A FORMAL APPROVAL WAS NOT RECEIVED AT THAT MEETING, THE GENERAL DISCUSSION WAS VERY POSITIVE, AND THE NEXT STEP FORWARD IS TO COME BACK TO THE BOARD ONCE FINAL DETAILS HAD BEEN ESTABLISHED. AS SUCH, WE ARE SUBMITTING THE PLANS TO GET ON THE NEXT CDC AGENDA IN MARCH. WE BELIEVE THAT THE SIGNIFICANT IMPROVEMENTS TO THE PLAN FROM PREVIOUS ITERATIONS, INCLUDING A LOWER BUILDING HEIGHT, HIGHER PARKING RATIO, ELIMINATION OF CONNECTION TO EDMUND, AND SIGNIFICANTLY INCREASED SETBACKS, WILL LEAD TO ANOTHER APPROVAL FROM THE BRUSH PARK CDC.

