

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: 8-24-21

## PROPERTY INFORMATION

ADDRESS(ES): 2819-2841 Brush (see attached list) AKA: City Modern Building CH4

PARCEL ID: 1000673063-1000673074 HISTORIC DISTRICT:

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input checked="" type="checkbox"/> Walls/ Siding	<input type="checkbox"/> Painting	<input type="checkbox"/> Roof/Gutters/ Chimney	<input checked="" type="checkbox"/> Porch/Deck/ Balcony	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input type="checkbox"/> Signage	<input checked="" type="checkbox"/> New Building	<input type="checkbox"/> Major Alteration (3+ scope items)	<input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.)	

BRIEF PROJECT DESCRIPTION: Exterior facade enhancements  
Exterior facade enhancements

## APPLICANT IDENTIFICATION

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

NAME: Seth Herkowitz COMPANY NAME: Hunter Pasteur Homes Brush Park

ADDRESS: 32300 Northwestern Hwy CITY: Farmington Hills STATE: MI ZIP: 48334

PHONE: 248-539-5511 MOBILE: EMAIL: seth@hunterpasteurhomes.com

## 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)
- Current Photographs:** Including the front of the building & detailed photographs of the area(s) affected by the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.
- 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](http://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 (BSEtED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO: [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**



## P2 - BUILDING PERMIT APPLICATION

Date: 8-24-21

### PROPERTY INFORMATION

Address: 2819-2841 Brush (see attached list) Floor: 1-3 Suite#: n/a Stories: 2-3  
AKA: City Modern Building CH4 Lot(s): n/a Subdivision: n/a  
Parcel ID#(s): 1000673063-1000673074 Total Acres: n/a Lot Width: n/a Lot Depth: n/a  
Current Legal Use of Property: Attached Condominium Proposed Use: \_\_\_\_\_  
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 #: see attached list (Original permit has been issued and is active)

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

Cementitious Panel siding w/ paint; single tone face brick; metal fabricated guardrail at balcony locations  
Building Use: Attached single family residential units

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: Seth Herkowitz Company Name: Hunter Pasteur Homes Brush Park LLC  
 Address: 32300 Northwestern Hwy, Suite 230 City: Farmington Hills State: MI Zip: 48334  
 Phone: 248-539-5511 Mobile: \_\_\_\_\_  
 Driver's License #: \_\_\_\_\_ Email: seth@hunterpasteurhomes.com

**Contractor**  Contractor is Permit Applicant  
 Representative Name: see above Company Name: see above  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_  
 City of Detroit License #: \_\_\_\_\_

**TENANT OR BUSINESS OCCUPANT**  Tenant is Permit Applicant  
 Name: Varies Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ARCHITECT/ENGINEER/CONSULTANT**  Architect/Engineer/Consultant is Permit Applicant  
 Name: Elizabeth Lee Whittaker State Registration#: 1301064129 Expiration Date: \_\_\_\_\_  
 Address: 374 Congress St #500 City: Boston State: MA Zip: 02210  
 Phone: 617-670-0265 Mobile: \_\_\_\_\_ Email: beth@mergearchitects.com

**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: Seth Herkowitz Signature: \_\_\_\_\_ Date: 8.24  
(Permit Applicant)

Driver's License #: H 623 762.051153 Expiration: 2.20.22  
Subscribed and sworn to before me this 24th day of Aug 20 21 A.D. Oakland County, Michigan  
Signature: \_\_\_\_\_ My Commission Expires: 4/3/2027  
(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](http://detroitmi.gov/bseed/elaps) for more information.



### CH4 BUILDING PERMITS

Parcel #	Unit #	Bldg #	Unit Type	Address		Bldg Permit #
1000673-063	63	CH-4	CH-B	2841	Brush St.	BLDG- 01728
1000673-064	64	CH-4	CH-A	2839	Brush St.	BLDG- 01731
1000673-065	65	CH-4	CH-A1	2837	Brush St.	BLDG- 01734
1000673-066	66	CH-4	CH-B	2835	Brush St.	BLDG- 01737
1000673-067	67	CH-4	CH-B	2833	Brush St.	BLDG- 01738
1000673-068	68	CH-4	CH-A	2831	Brush St.	BLDG- 01742
1000673-069	69	CH-4	CH-A1	2829	Brush St.	BLDG- 01747
1000673-070	70	CH-4	CH-B COM	2827	Brush St.	BLDG- 01750
1000673-071	71	CH-4	CH-A1 COM	2825	Brush St.	BLDG- 01751
1000673-072	72	CH-4	CH-B COM	2823	Brush St.	BLDG- 01752
1000673-073	73	CH-4	CH-B COM	2821	Brush St.	BLDG- 01754
1000673-074	74	CH-4	CH-A	2819	Brush St.	BLDG- 04838

## Brush Park CH4: HDC Project Review Request

08.23.2021

### Description of Existing Conditions:

*The Carriage Homes are located on dissolved parcels shared by multiple buildings in the Brush Park development. CH4, which is the subject of the current project review, is located on the parcel between John R Street and Brush Street and north of Alfred Street. Together, the built area of all buildings on this parcel occupies approximately 50% of the total land area while the unbuilt area includes open space, the alley, surface parking, and internal circulation.*

*Within the context of the neighborhood, the Carriage Homes activate the alleys and revive one of Brush Park's historic building types in a contemporary way. Buildings CH5, CH6, CH1, and CH3 have been constructed per the approved design and materials presented to the Historic District Commission in 2016. CH4 is currently under construction and is the subject of review due to proposed exterior material modifications from previous blocks.*

### Description of Project:

*The proposed new design for CH4 does not alter the massing, form, or scale of the building, and strives to maintain compatibility with the district's historic character and surrounding buildings. Specific exterior material modifications include a new dark brick, the installation of HardiePanel vertical siding panels (painted on site), and a flat bar metal spindle railing at all balcony locations. Ultimately, the proposed materials respect the Brush Park Elements of Design, or local guidelines for the neighborhood. Only the Elements of Design that are modified from the previously approved CH design are described in more detail below.*

**(7) Relationship of Materials.** *Consistent with the previously constructed CH blocks, CH4 uses brick, relating to the most prevalent material in the neighborhood and establishing a relationship between the buildings and the alley paving. Light colored corrugated metal siding and flat bar metal railings provide a visually light upper portion as compared with the darker brick base. Golden yellow accents in balcony recesses and grey HardiePanel siding complement a contemporary palette.*

**(8) Relationship of Textures.** *Zones of textured brick provide contemporary ornamentation to the CH4 building, using a traditional material. The smooth HardiePanel vertical siding contrasts harmoniously with the linear striation of the corrugated metal on the upper portions of the building.*

**(9) Relationship of Colors.** *A neutral color palette is intended to complement the variety of buildings that surround the Carriage Homes across the site. The grey brick at the base of the building is drawn from the variety of greys found in the roofs of existing buildings. Lighter corrugated metal provides a neutral backdrop on the upper portions. Pops of a golden yellow, similar to an accent paint color seen in the neighborhood, are hidden in window and balcony reveals and provide moments of playfulness.*

## **Detailed Scope of Work:**

*The following list outlines the scope of work to be modified from the previously approved and constructed CH buildings, per the proposed new design.*

- *New dark grey brick blend throughout the lower portion of the building*
- *Dark Grey HardiePanel siding (painted after installation) on Unit D alley facade, on inner parapet and courtyard walls, and on all 'pop-up' exterior walls between units*
- *Corrugated Metal siding on Unit D east facade, above the brick base*
- *Corrugated Metal siding on north facade of Unit A and A1's facing alley, above the brick base*
- *Flat bar metal railing at all balcony locations*



**Brochure/Cut Sheets**

**Brick:** *Brampton Brick, 50/50 blend of Graphite and Slate:*

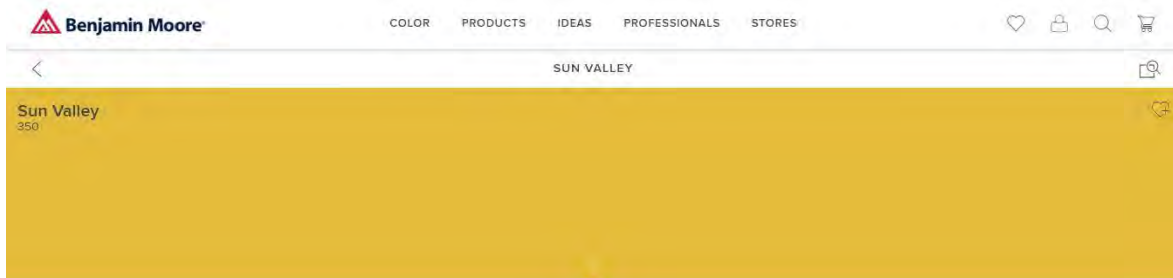


*Above: Brampton Brick, 'Graphite'*

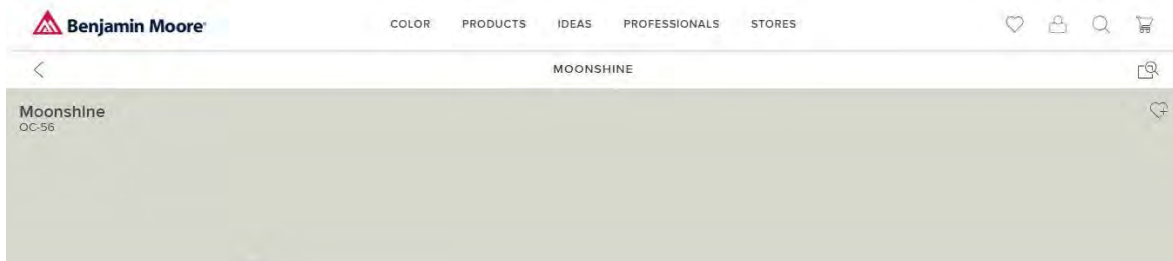


*Above: Brampton Brick, 'Slate'*

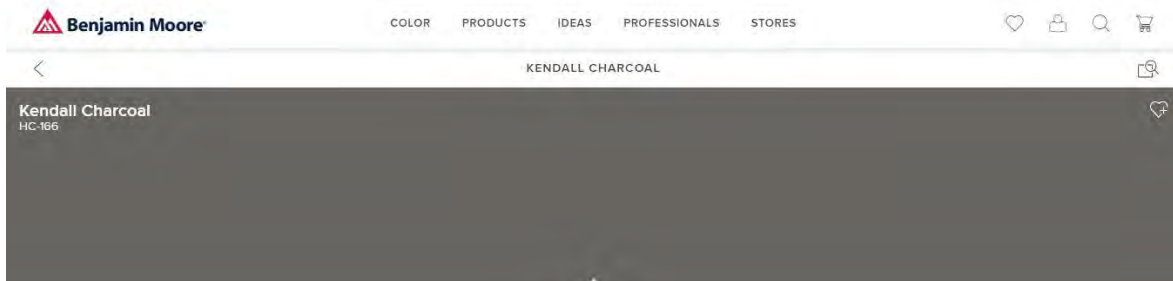
**Juliette Balconies (accent paint color):** *Benjamin Moore Sun Valley 350 (consistent with previous CH blocks):*



**Balcony Railings (paint color):** *Benjamin Moore Moonshine OC-56:*



**Hardie Panel Siding (paint color): Benjamin Moore Kendall Charcoal HC-166:**



**Hardie Panel Siding (installation): 4x8 smooth panels, painted on site (Kendall Charcoal HC-166)**



*Above: Example photo of HardiePanel vertical siding boards. 4x8 sheets, butt joined with caulking at vertical joints*




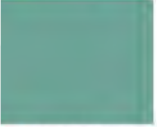





**Corrugated Metal:** Pac-Clad horizontal corrugated siding, Stone White (consistent with previous CH blocks):



## PAC-CLAD® COLOR CHART

					
▲★ Cardinal Red	▲★ Colonial Red	Burgundy	▲★ Terra Cotta	▲★ Sierra Tan	▲★ Mansard Brown
					
▲★ Stone White	▲★ Granite	▲★ Sandstone	▲★ Almond	▲★ Medium Bronze	▲★ Dark Bronze
					
▲★ Slate Gray	▲★ Bone White	▲★ Musket Gray	▲★ Charcoal	Midnight Bronze	Matte Black
					
▲★ Cityscape	Interstate Blue	▲★ Hemlock Green	▲★ Arcadia Green	▲★ Patina Green	▲ Hunter Green
					
▲★ Military Blue	Award Blue	▲ Teal	Hartford Green	Forest Green	▲★ Evergreen
		● Denotes PAC-CLAD Metallic Colors      ★ Denotes Energy Star® Colors ▲ Denotes PAC-CLAD Cool Colors		Kynar 500® or Hylar 5000® pre-finished galvanized steel and aluminum for roofing, curtainwall and storefront applications.	
▲★ Berkshire Blue	▲★ Slate Blue				

**PAC-CLAD Metallic Colors**

					
●▲★ Zinc	●▲★ Silver	●▲★ Copper Penny	●▲★ Aged Copper	●▲★ Champagne	●▲★ Weathered Zinc

**PETERSEN ALUMINUM CORPORATION**

<b>HO:</b> 1005 Tonne Road Elk Grove Village, IL 60007 <b>P:</b> 800-PAC-CLAD <b>F:</b> 800-722-7150	9080 Junction Drive Annapolis Junction, MD 20701 <b>P:</b> 800-344-1400 <b>F:</b> 301-953-7627	10551 PAC Road Tyler, TX 75707 <b>P:</b> 800-441-8661 <b>F:</b> 903-581-8592	350 73rd Ave., NE, Ste 1 Fridley, MN 55432 <b>P:</b> 877-571-2025 <b>F:</b> 866-901-2935	102 Northpoint Pkwy Ext, Bldg 1, Ste 100 Acworth, GA 30102 <b>P:</b> 800-272-4482 <b>F:</b> 770-420-2533
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