

3606-3618 Lincoln & 1352 Brainard
HDC Project Narrative
April 3, 2023

The proposed project in the Woodbridge Farms Historic District will consist of 4 new detached 2-family structures with off-street parking on 3 separate parcels, 3606-3618 Lincoln and 1352 Brainard. The parcels are all zoned R-3, which by-right allows for more than one principal detached structure. The parcels are currently under contract with The Detroit Landbank Authority.

Buildings A & C will front on Lincoln St. with a 6' setback, which is contextual to the existing historic buildings on Lincoln. The 5-story apartment building to the north at 3650 Lincoln has a 5' setback and the adjacent historic home at 3644 Lincoln is at 10'. Moreover, our building height of 23' is below the roof lines of all of the existing homes on both sides of Lincoln, which appear to be over 30' in height. Each of the lower units to these buildings will have a private covered porch with access directly from the Lincoln St. sidewalk. The upper units to Buildings A & C as well as access to Buildings B & D will be via a common courtyard with gated pedestrian access off Lincoln St. All buildings will also be accessed by 8 gated parking spaces. The parking lot will have one way ingress from Brainard and one way egress to Gibson St. The lot will have electronic gate access with a 6' high wood privacy fence shielding the parking lot.

The buildings will be built on crawl spaces to allow for raised porches on Lincoln, which is similar to the existing historic buildings in the district. They will be constructed using an ICF structure clad with Nichiha cement board panels. The based and first floor will have a stone running bond finish that transitions to a vertical wood board finish at the second floor. Buildings A & C will have a brick base and porch skirt along their Lincoln St facades, which will transition to the create the brick base of the 6' high ornamental fencing between the buildings and along Brainard St. The proposed windows will be black aluminum inswing casements, with a fixed lower sash.

Lastly, the floor plans for each building will consist of (2) 3-BR units on each floor. All units will have unit washer dryers, tiled bathrooms, and private outdoor spaces. The floor plans shown for Buildings A & C will mirrored for Buildings B & D to the north.