



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

**APPLICATION ID**

HDC2025-00393

## PROPERTY INFORMATION

**ADDRESS(ES):** 321 Edmund Place

**HISTORIC DISTRICT:** Brush Park

## SCOPE OF WORK: (Check ALL that apply)

- |  |   |   |   |   |                                |
|--|---|---|---|---|--------------------------------|
| <input type="checkbox"/> Windows/<br>Doors | <input type="checkbox"/> Walls/<br>Siding | <input type="checkbox"/> Painting                   | <input type="checkbox"/> Roof/Gutters/<br>Chimney | <input type="checkbox"/> Porch/Deck/Balcony   | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition        | <input type="checkbox"/> Signage          | <input checked="" type="checkbox"/> New<br>Building | <input type="checkbox"/> Addition                 | <input type="checkbox"/> Site Improvements<br>(landscape, trees, fences,<br>patios, etc.) |                                |

## BRIEF PROJECT DESCRIPTION:

The proposed projects is a mixed-use building at the corner of Edmund and Brush. Our goal is to create a distinguished building that compliments the site's rich history with human scaled elements, brick detailing, and landscaped buffers. We are striving for a form and aesthetic that is timeless yet not derivative. This will create a link between the beautiful historic homes and the dramatic, contemporary developments surrounding the site.

## APPLICANT IDENTIFICATION

**TYPE OF APPLICANT:** Architect/Engineer/Consultant

**NAME:** Reid Mauti

**COMPANY NAME:** Mcintosh Poris Architects

**ADDRESS:** 36801 Woodward Ave

**CITY:** Birmingham

**STATE:** MI

**ZIP:** 48009

**PHONE:** +1 (734) 934-3539

**EMAIL:** rmauti@mcintoshporis.com

## I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

DocuSigned by:

Reid Mauti

Mcintosh Poris Architects

*Reid Mauti*

06/13/2025

SIGNATURE

DATE

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Questions? Contact us at [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov) or (313)224-1762

**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.**

## PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

**Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.**

### ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

N/A

## GENERAL

### 1. DESCRIPTION OF EXISTING CONDITION

*Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")*

The existing condition of the site consists of 3 vacant lots at the Northwest corner of the Brush st. - Edmond pl. intersection.

### 2. PHOTOGRAPHS

*Help us understand your project. Please attach photographs of all areas where work is proposed.*



### 3. DESCRIPTION OF PROJECT

*In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)*

The project will be a 4 story, new construction, mixed-use building. There will be 57 units spread across the 3 floors. the ground floor will consist of a lobby and commercial space at the south end of the building with the rest of the floor being occupied by walk-up units.

### 4. DETAILED SCOPE OF WORK

*In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")*

This is a new construction project so work will start with any remediation of the site that is necessary. The site should accommodate enough lay-down space for a fairly undistruptive construction process. The building will be constructed out of CFMF will composite decks floors and a masonry facade.

### 5. BROCHURES/CUT SHEETS

*Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.*

**ADDITIONAL DETAILS**


