



HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

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

Date: 02/16/26

Application Number: HDC2026-00043

APPLICANT & PROPERTY INFORMATION

NAME: Reid Mauti		COMPANY NAME: Mcintosh Poris Architects	
ADDRESS: 36801 Woodward Ave	CITY: Birmingham	STATE: MI	ZIP: 48009
PROJECT ADDRESS: 205 Watson St.			
HISTORIC DISTRICT: Brush Park			

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

The initial review of this application has noted missing information as well as corrections needed. Submission deadline for the March HDC meeting is 5:00 pm Tuesday, 2/17.

General

Please include a north arrow on the site plan and each floor plan page.

Staff review comment: Is site, or building lighting, proposed?

Site Plan

Please include the property line; garbage bin(s); landscaping, if planned (plantings are shown on the renderings); and condensing units.

Staff reviewer comment: It could be helpful to identify, by dotted line and note/arrow, the upper level footprint of the building to reinforce the tuck-under parking.

The renderings do not match the elevation drawings and site plan. Please note: the Commission's approval will cover the design/materials as shown on the elevations. Therefore, if there are items planned for this project that are only illustrated on the renderings, please make sure they are included on the forthcoming updated elevation drawings.

Elevations

The north and south elevations are not identified correctly, and the north (currently identified as south) elevation on page 11 is not fully printed on the page.

Include additional drawings such as wall and detail sections (i.e., 1/A-460, 6/A-462, etc.) so the Commission can clearly understand the overall building design. For 1/A-460 – it appears that this is a recessed patio – please call out the railing, or ½ wall outer enclosure on the elevations, similar to the brick and metal panels.

For each operational window, there are two arrows identifying them as awning and casement. Please clarify.

N/A

PSR: Audra

260216AD

APPLICANT RESPONSE

Response Date: 02/23/2026



1. North arrows have been added
2. Site lighting has not been designed yet. We anticipate meeting the code required lighting for the site by mounting lights on the building
3. Property line has been emphasized, garbage will be stored in the room marked as "trash", landscaping per renderings has been added to the site plan, no condensing units will be mounted at grade
4. Overhead line has been added
5. Renderings and elevations have been coordinated
6. The elevations have been labeled correctly and reprinted to show the full extent of the elevations
7. Additional drawings have been added to provide exterior details including the balconies
8. The balconies have been called out on the elevations
9. The window operations have been clarified

WALLACE ESTATES

HDC PRESENTATION

Project Narrative

Wallace Estates is a 5 story, new construction, mixed-use building located in the Brush Park Historic District. The proposed project will occupy 205 Watson St. at the Northeast corner of Edmond and John R.

There will be 37 units spread across the first 4 floors of the building. The partial ground floor will consist of a lobby at the south, a walk-up unit in the center, and commercial space at the north end of the building. The remainder of the floor plate on the ground floor will be comprised of tuck-under parking. The partial 5th floor will house indoor and outdoor amenities for the residents

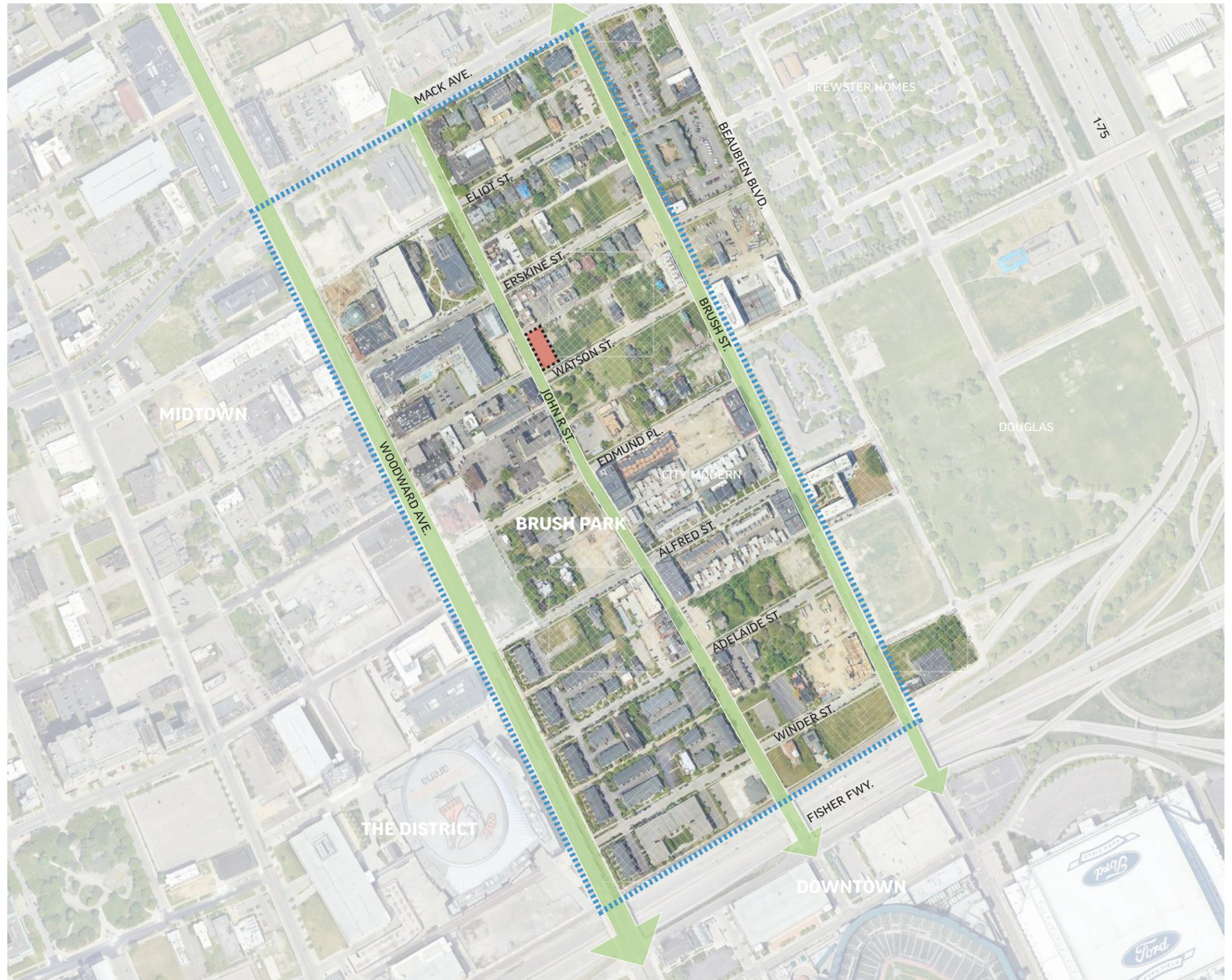
The building will have a masonry facade on all 4 sides with large, offset windows and small amount of metal infill panel. The partial 5th floor occupies the south end of the building gesturing to the taller buildings of Brush Park further South on John R.

The proposed building occupies the majority of the site along John R with a setback at the East edge of the property. This parking will be accessed from the alley to avoid additional curb cuts along Watson.

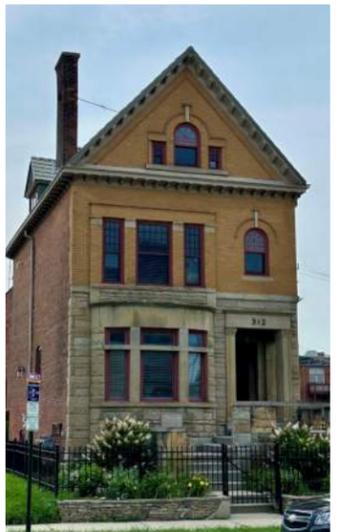
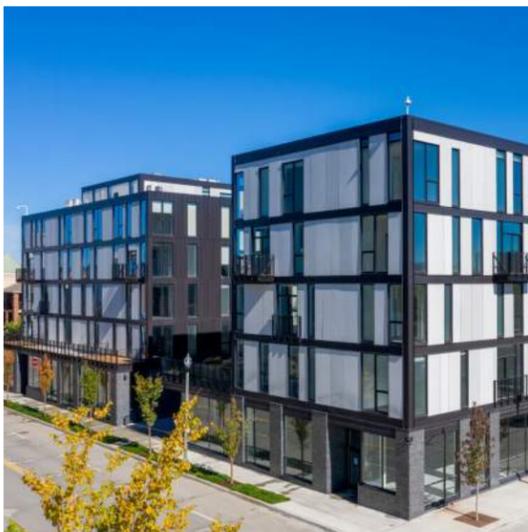
**MCINTOSH
PORIS
ARCHITECTS**

-  PROJECT SITE
-  THOROUGHFARES
-  BRUSH PARK

THE PROJECT SITE IS LOCATED AT 205 WATSON IN THE BRUSH PARK HISTORIC DISTRICT IN DETROIT MICHIGAN. THE LOT OCCUPIES THE NORTHEAST CORNER OF THE WATSON - JOHN R INTERSECTION







(1) Height.

The apartment building consists of 5 stories of residential with a lobby and small commercial space along the on the ground floor. The massing of the apartment building, with it's partial 5th floor creates a gradation in scale. The elements of design note that the height of buildings in the district vary from 1 to 11 stories. The majority of the taller buildings in this district are located on John R. This situates the proposed development well in the context of the overall neighborhood as the 5-story volume is at the south end gesturing towards the larger building further down John R.

(2) Proportion of building's front facades.

Due to the nature of the corner site, the building has 2 front facades. The elements of design note that buildings are typically taller than they are wide, which is the case for this building on it's shorter face along Watson. Along John R, the building is wider given the constraints of the block but the partial 5th floor massing prevents this elevation from feeling monolithic

(3) Proportion of openings within the facade.

The building has a consistent proportion of openings along all facades. The percent open on the building varies between 32% and 35% which is at the higher end of the range listed in the elements of design (15%-35%). We feel it is harmonious with the rest of the district.

(4) Rhythm of solids to voids in the front facades.

This building embraces the elements of design description of facade rhythm with irregular, staggered openings over all 4 elevations. .

(5) Rhythm of spacing of buildings on streets.

This project is consistent with the area noted in the elements of design between Woodward and Brush; filling in the street wall along John R and Watson while maintaining the rear setback

(6) Rhythm of entrance and/or porch projections.

This project inverts the projected entrances noted in the elements of design by proposing several inset entrances along Wallace and John R. This articulates the entrances in a similar way while avoiding any projections over the property line.

(7) Relationship of materials.

The elements of design note that overwhelmingly, the most prevalent material in the district is common brick. This building follows that direction with all four elevations being predominantly brick. Other materials include a cast-stone stem wall at the base of the building and metal accents.

(8) Relationship of textures.

The elements of design state that "the most common relationship of textures in the district is the low-relief pattern of mortar joints in brick contrasted to the smoother or rougher surfaces of stone or wood trim." The brick facade on this building is broken up by large staggered windows and occasional infill metal panels. The brick and mortar is broken up by deep inset windows and corrugated metal panel elements providing a contrast in texture and a strong shadow line at the windows.

(9) Relationship of colors.

The building will be clad in a dark gray brick This contrast with the brass-like metal detailing

(10) Relationship or architectural details.

The architectural details of this building emphasize the detailing around openings with the solid panels that break-up the regularity of the windows. The deep inset windows provide a shadow line and create significant depth to the facade. This is in reference to the Victorian homes emphasizing openings as described in the elements of design.

(11) Relationship of roof shapes.

While many of the Victorian homes have elaborate pitched roofs, the apartment and commercial buildings that followed were predominately design with flat roofs. This building follows that pattern by being consistent with the building typology in the district. The partial fifth floor does provide relief from a monolithic flat roof, creating variation along the John R facade.

(12) Walls of continuity.

The apartment building abuts the front and side property lines, creating a wall on continuity consistent with what is described in the elements of design: " On John R. and Brush, and east of Brush, buildings are typically placed at or near the sidewalk with little or no front yard. Where buildings are continuous, a wall of continuity is created. The building follows the angle of John R to provide a consistent street wall.

(13) Relationship of significant landscape features and surface treatments.

The elements of design mainly note the amount of vacant land in the district. The lack of curb cuts for drive aisles are also mentioned. This project follows that pattern by providing parking access via the alley. The parking is offset from Watson to provide the required landscape buffer and allow for a pleasant street frontage.

(14) Relationship of open space to structures.

This project looks to contribute to building out of the large amount of opens space noted in the elements of deign. By holding the corner at John R and Watson, it helps reintroduce the street wall. Where there is open space on the site, it is landscaped to provide an intentional green space and respite from development

(15) Scale of Facades and Facade Elements

The elements of design note a large variety in how different buildings approach this relationship. This building strikes a balance between a cohesive overall massing and the large, irregular staggered windows that break of the monolithic brick wall to provide scale. The partial 5th floor and the tuck under parking also provide variation in the profile of the building, carving away at a 'solid block' mass.

(16) Directional expression of front elevation.

The elements of design note that the vast majority of buildings in the district have vertical expressed front facades while noting exceptions along Woodward and John R. The project has a more horizontal emphasis given the proportions of the site wile providing a more vertical massing at the corner of John R and Brush.

(16) Rhythm of building setbacks.

This building abuts the sidewalk which is consistent with the other buildings that are on a corner lot.

(17) Relationship of lot coverage.

The elements of design note the difference between the single family home lot coverage compared to the apartment buildings. This project is consistent with the apartment buildings in the district by occupying the majority of the lot.

(19) Degree of complexity within the facades.

This district is characterized by Victorian homes with a high degree of complexity and apartment buildings that have more classic, simpler ornamentation. This building looks to provide a reference to ornamentation but still be of it's time. The brick facade, with deep inset windows, metal inset panels, and trim provide a rich level of detail while remaining contemporary

(20) Orientation, vistas, overviews.

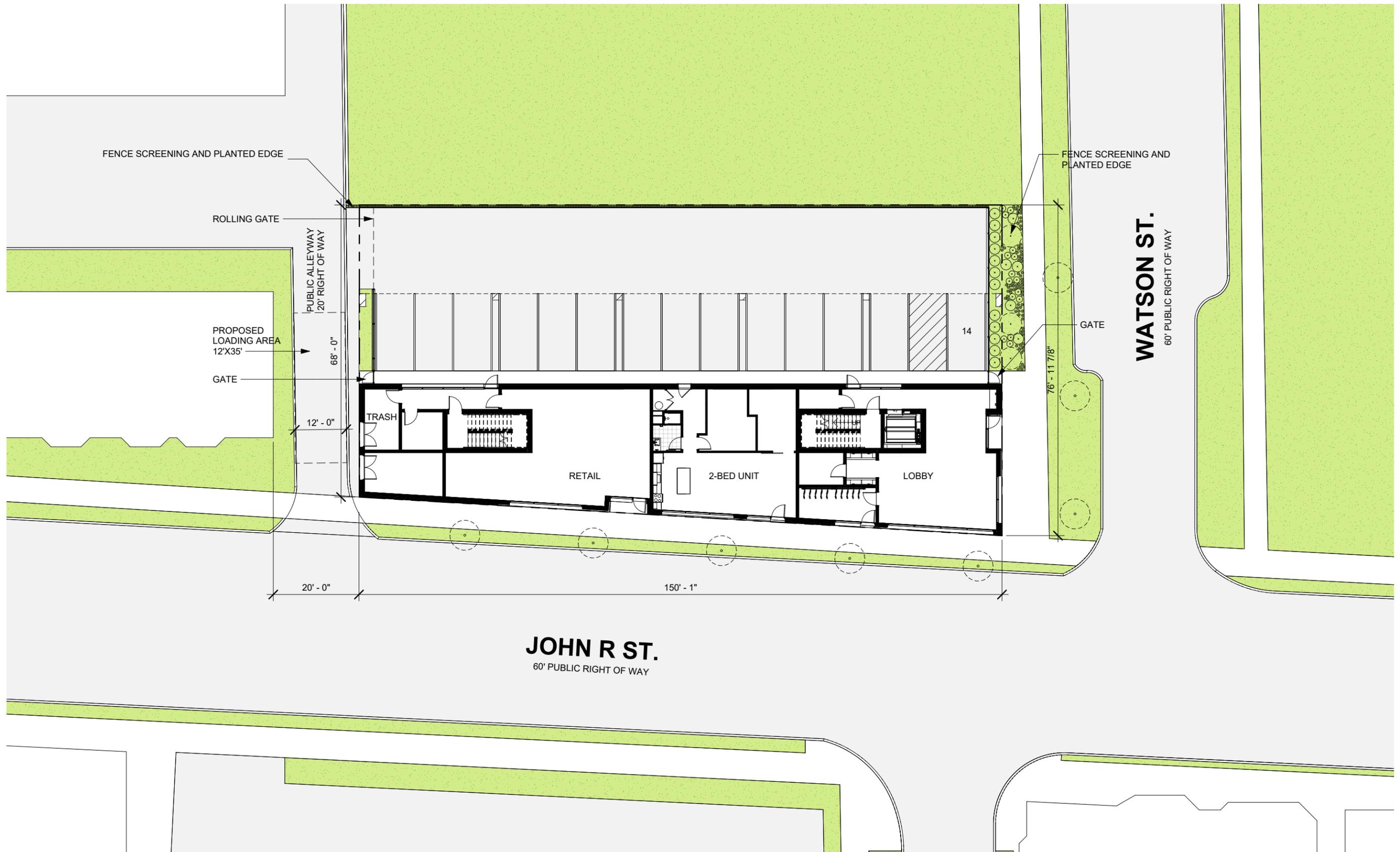
The building is oriented to both John R and Watson as it is on a corner lot. The main entrance to the building is off of Watson while secondary entrances are along The John R frontage.

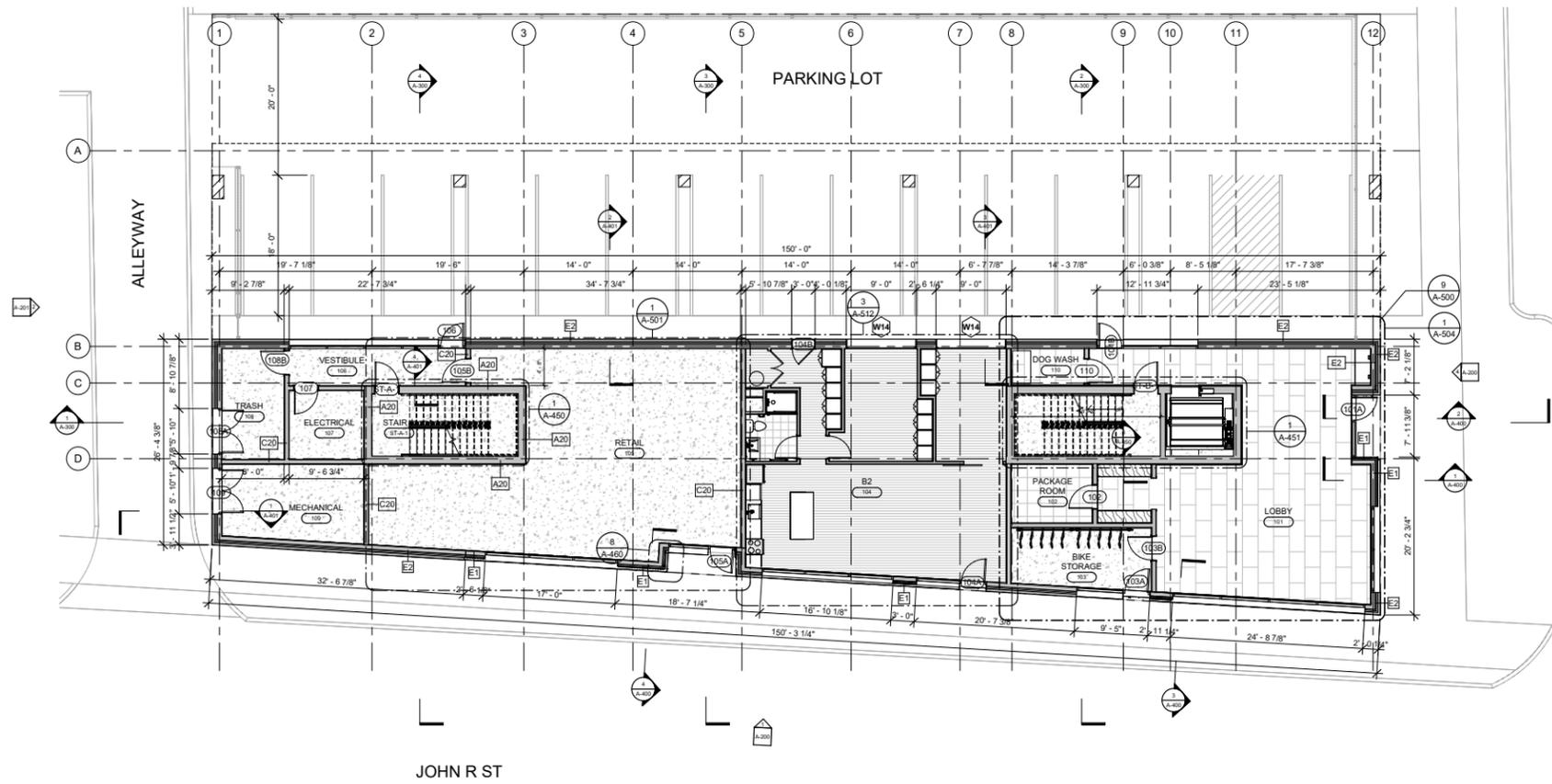
(21) Symmetric or asymmetric appearance.

This building provides an asymmetrical, irregular appearance both from the overall massing and the staggered window pattern, This is consistent with the elements of design that note; "Asymmetrical but balanced compositions are common".

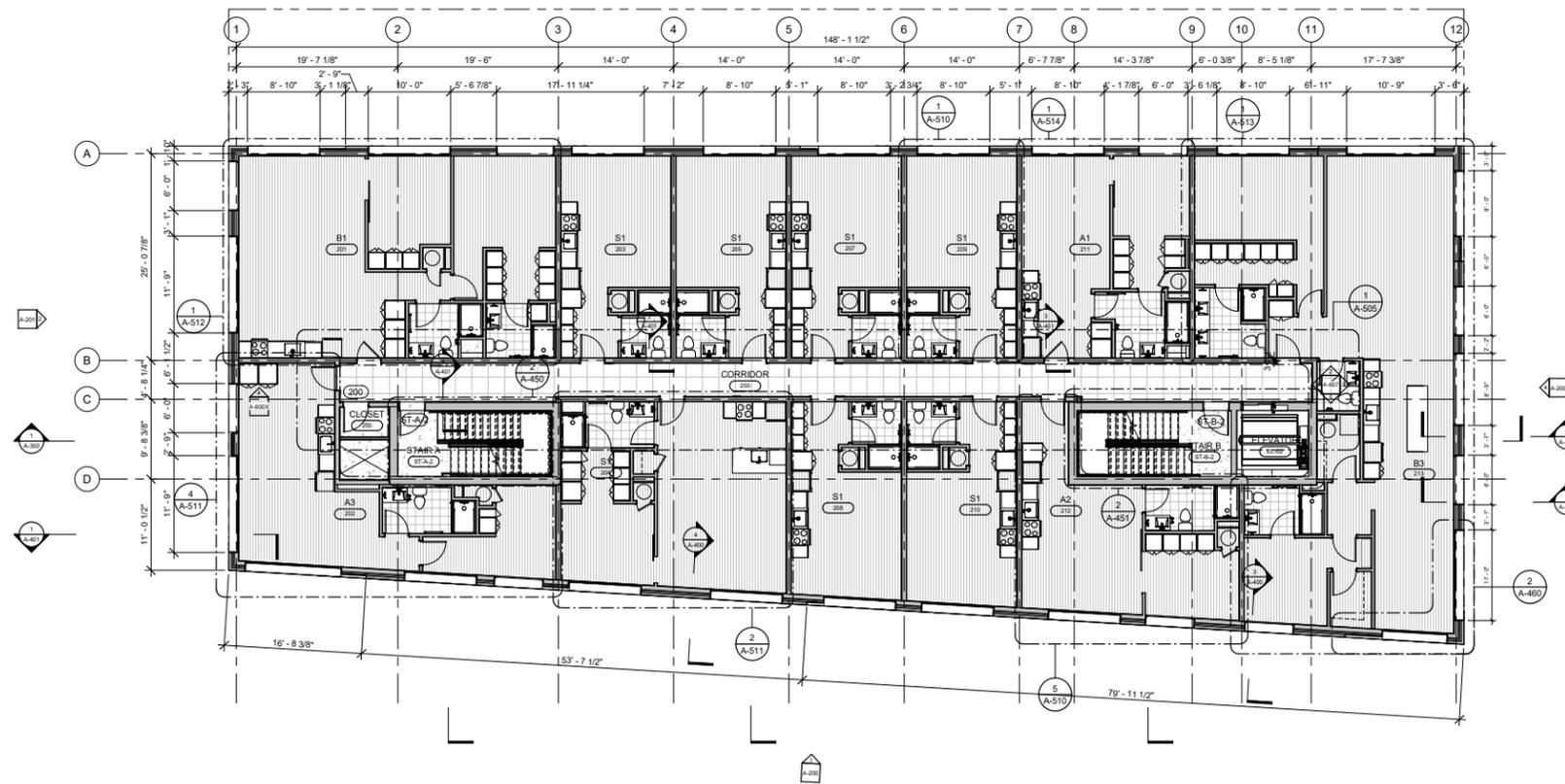
(22) General Environmental character.

The elements of design state "The environmental character is of an old urban neighborhood which has undergone, and is undergoing, considerable change." This considerable change has drastically increased in the recent years of development in the district. We are striving for a building that provides a contemporary interpretation of the irregular, nuanced nature of the historic buildings in the district. Following the recent, contemporary developments in the district.

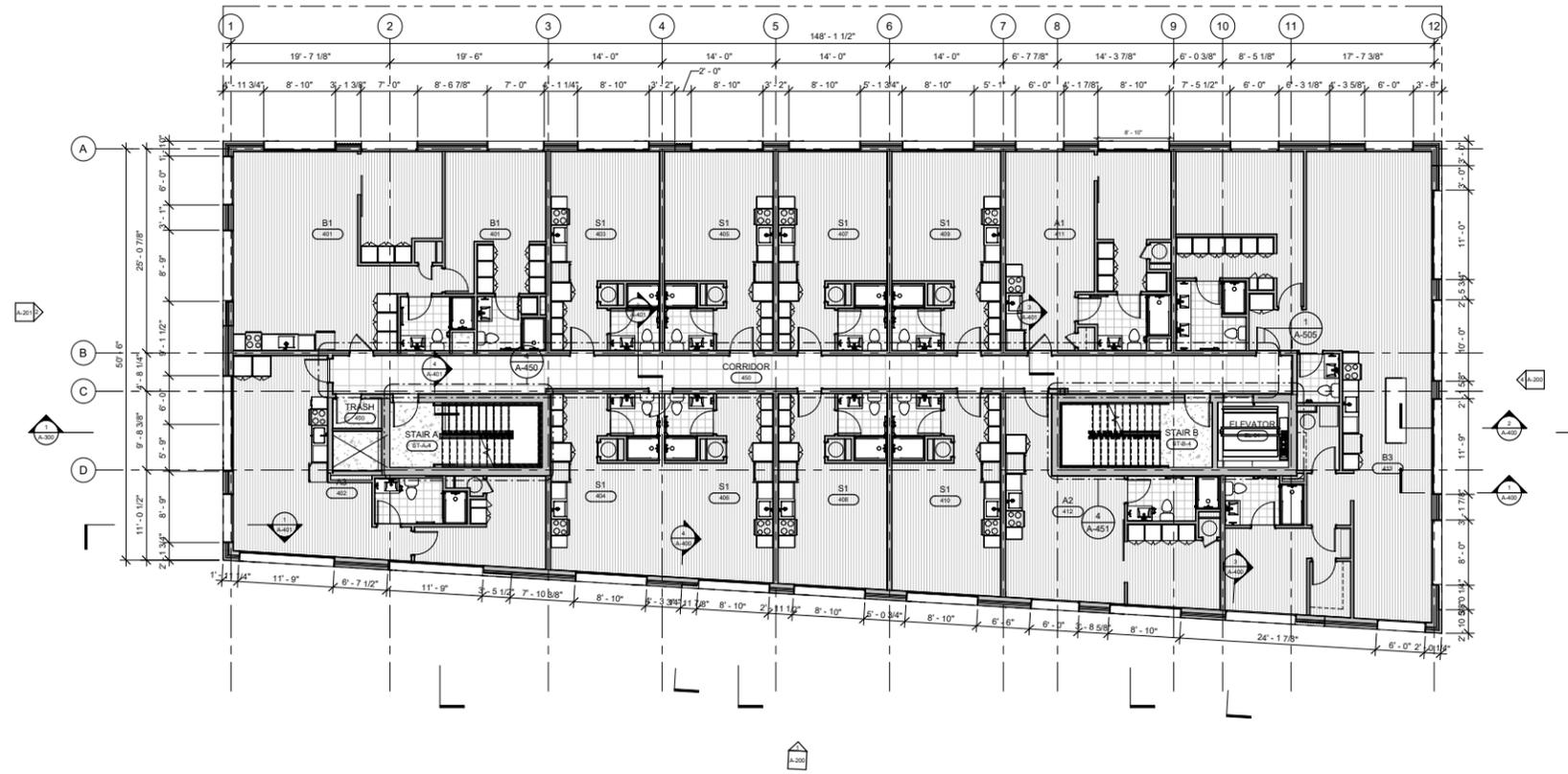




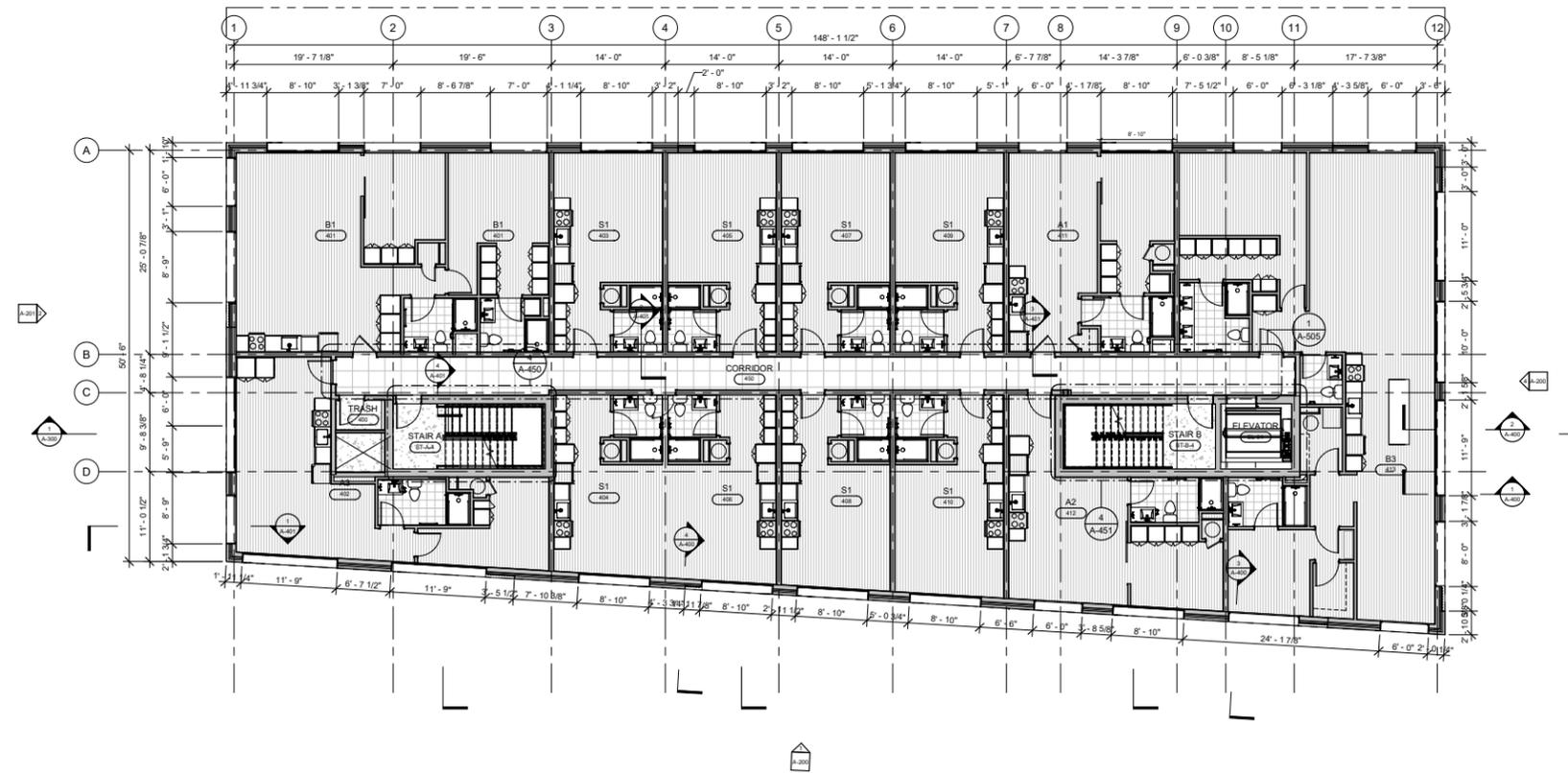
GROUND FLOOR



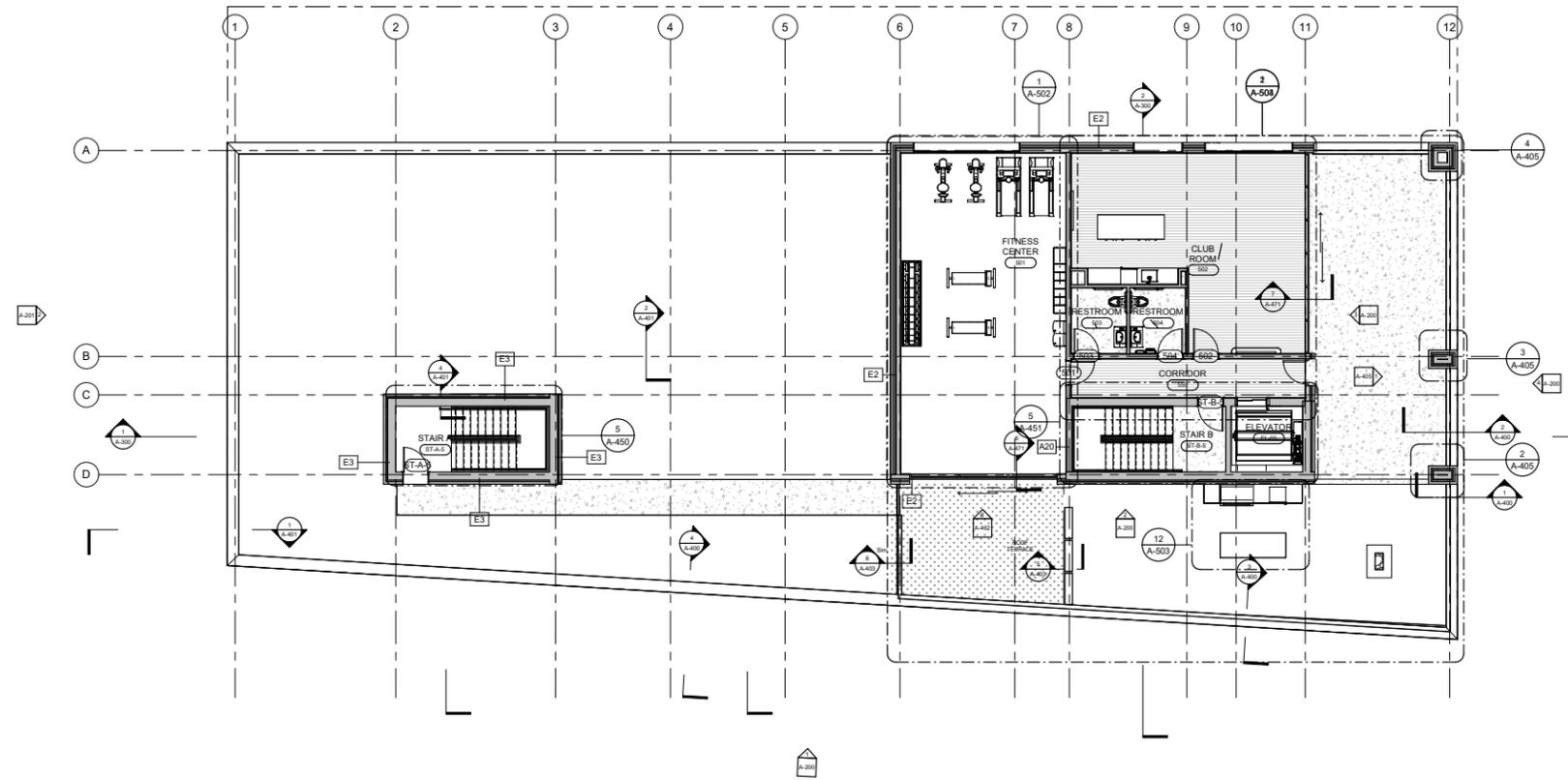
SECOND FLOOR



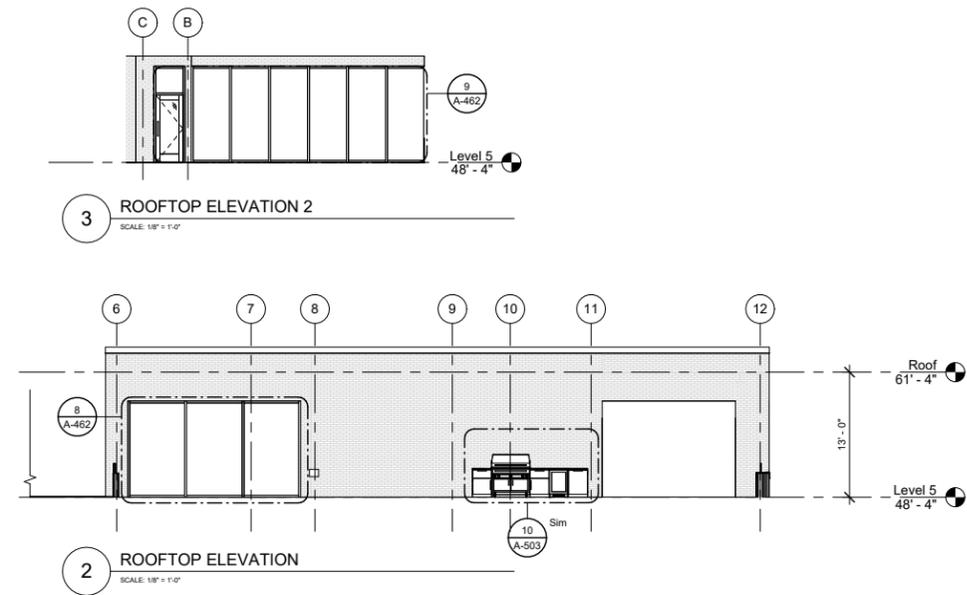
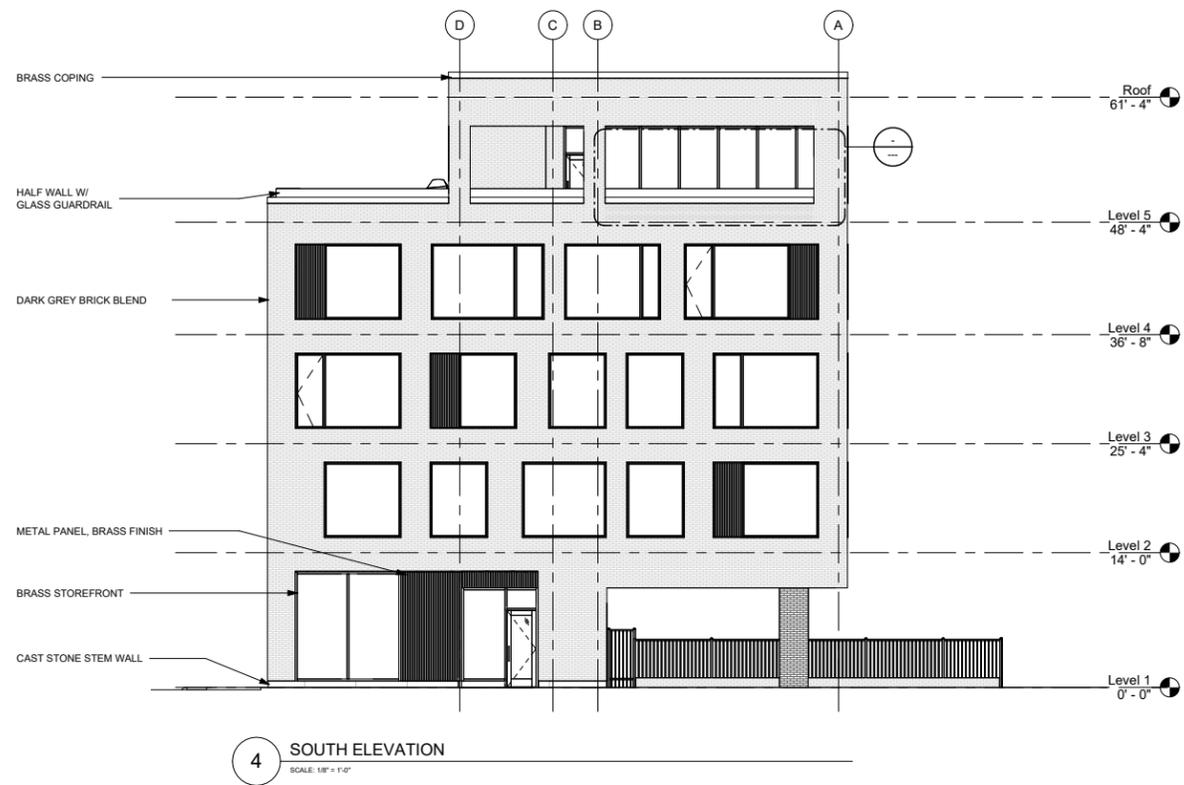
THIRD FLOOR

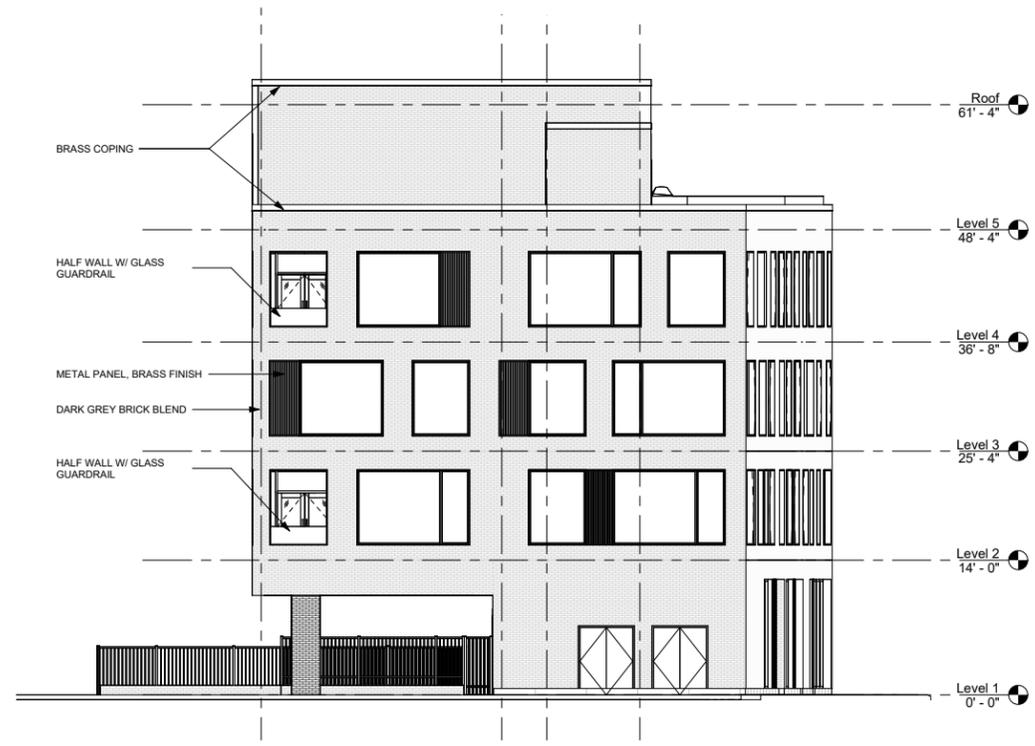


FOURTH FLOOR



FIFTH FLOOR





2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 East Elevation
SCALE: 1/8" = 1'-0"











MANGANESE VELOUR NORMAN

BRICK - PRIMARY FACE



KINGSPAN MORIN PANEL

METAL PANEL - INSET



INTUS CUSTOM COLOR

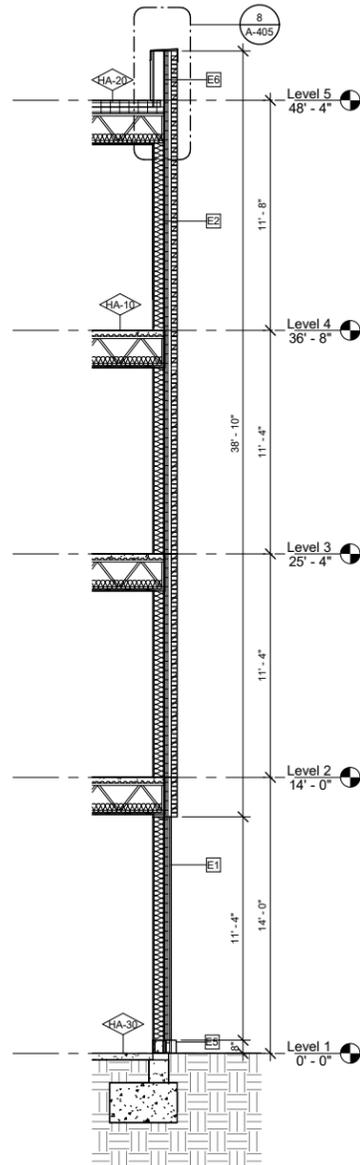
WINDOW



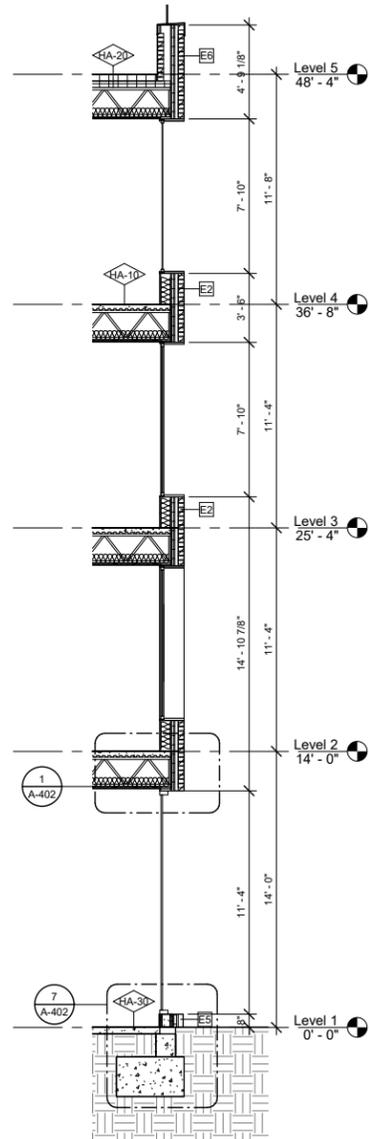
STEM WALL



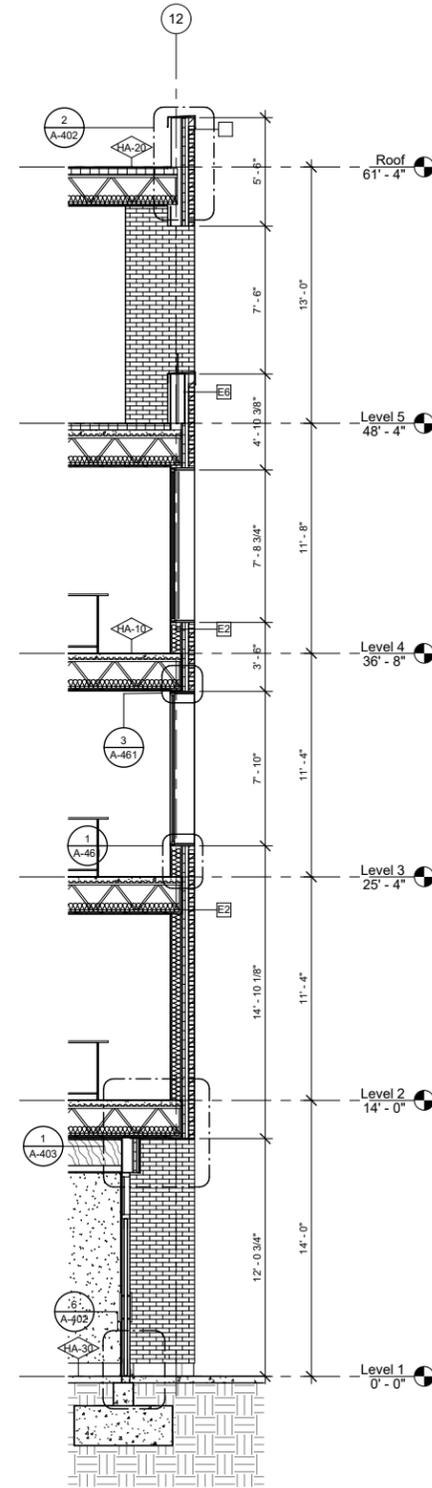
DARK GRAY BRICK W/ BRASS



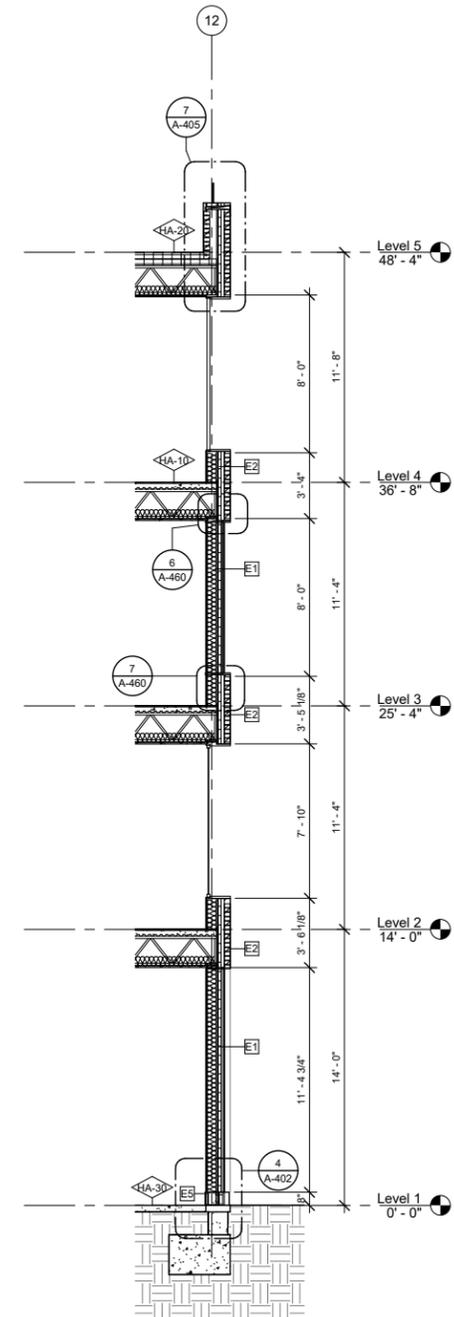
4 WALL SECTION WEST ELEVATION @ METAL PANEL 01
SCALE: 1/4" = 1'-0"



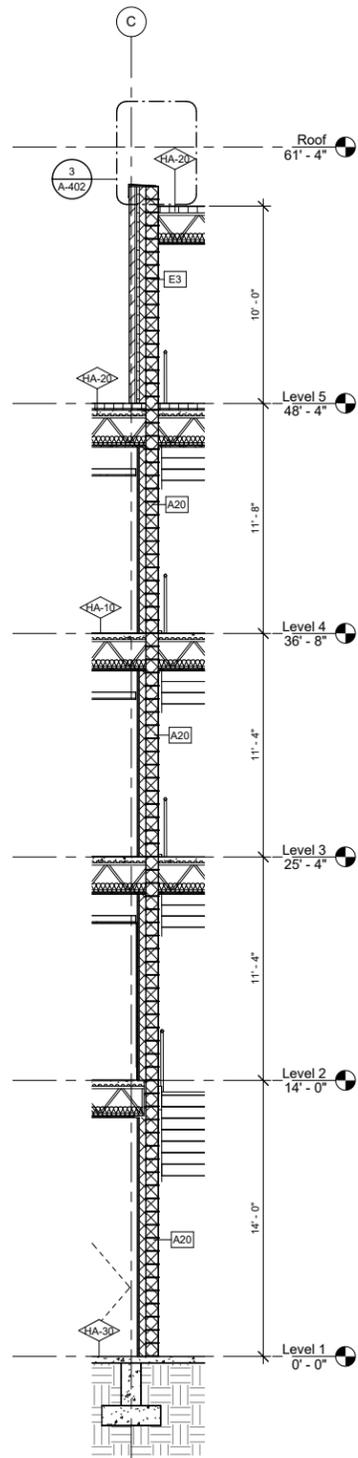
3 WALL SECTION WEST ELEVATION @ WINDOWS 02
SCALE: 1/4" = 1'-0"



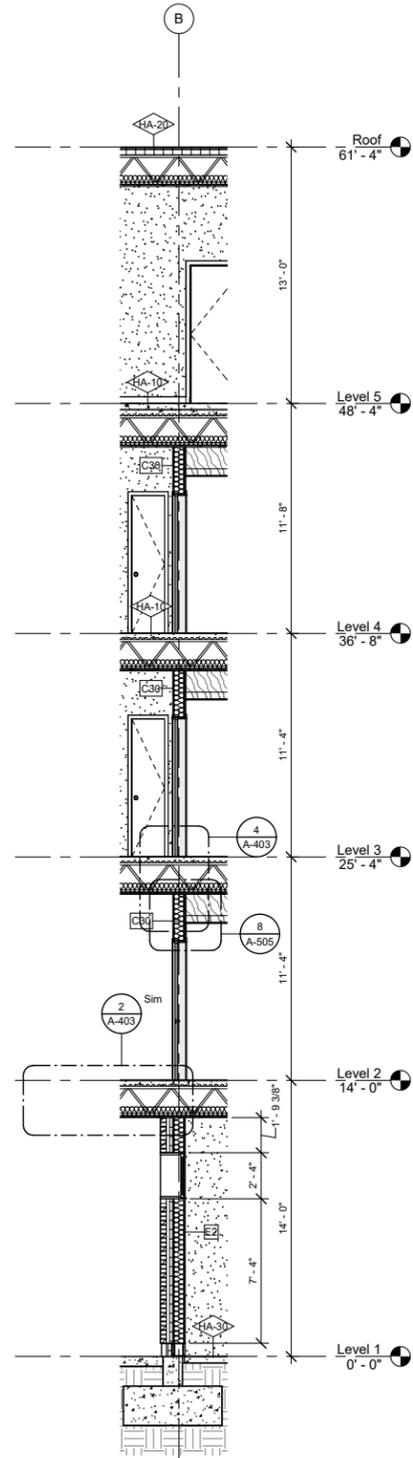
2 WALL SECTION SOUTH ELEVATION @ VESTIBULE + WINDOWS
SCALE: 1/4" = 1'-0"



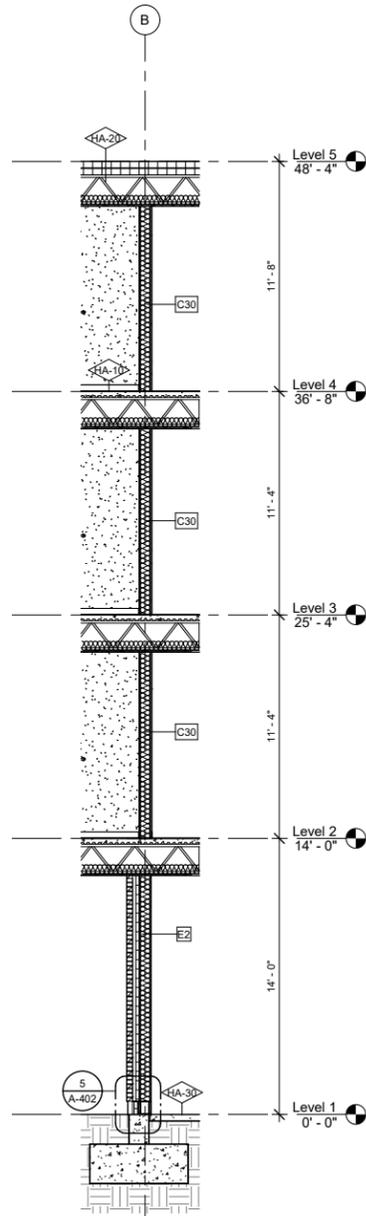
1 WALL SECTION SOUTH ELEVATION @ STOREFRONT
SCALE: 1/4" = 1'-0"



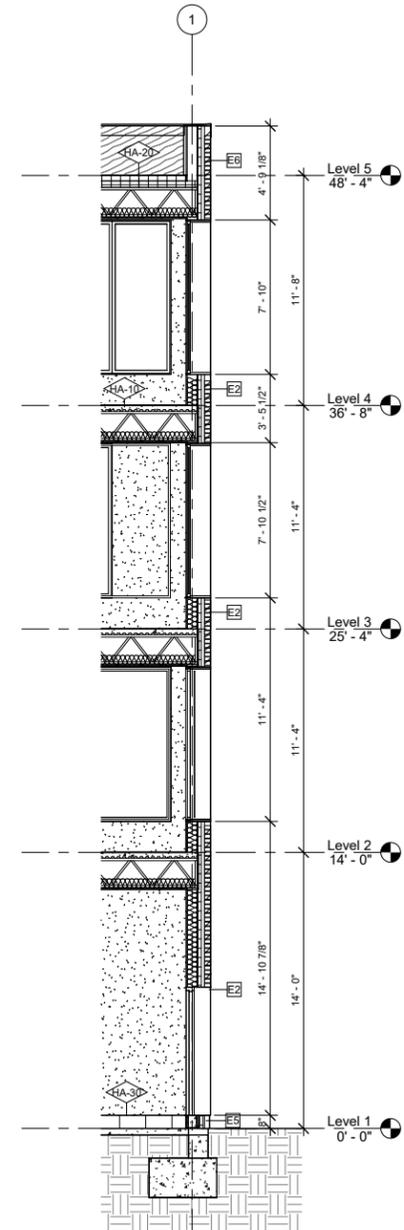
4 WALL SECTION - CORRIDOR
SCALE: 1/4" = 1'-0"



3 WALL SECTION EAST ELEVATION 2
SCALE: 1/4" = 1'-0"

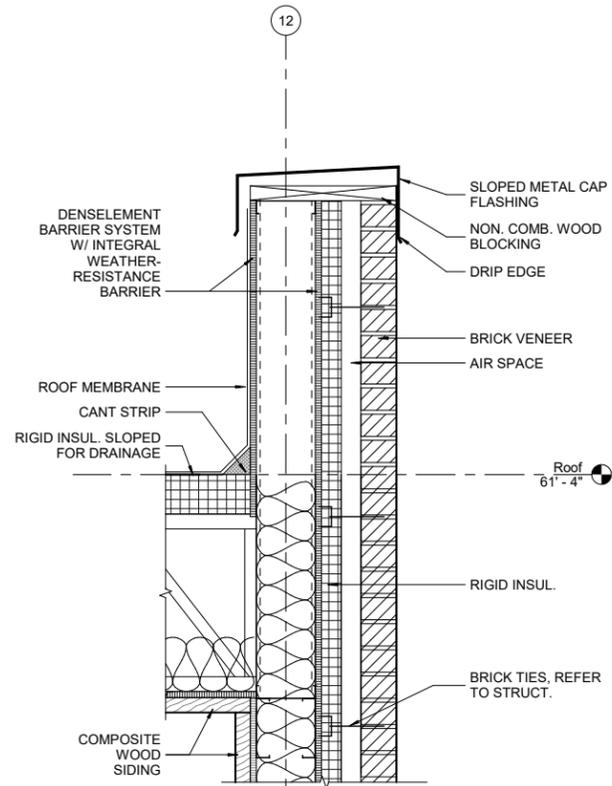


2 WALL SECTION EAST ELEVATION 1
SCALE: 1/4" = 1'-0"

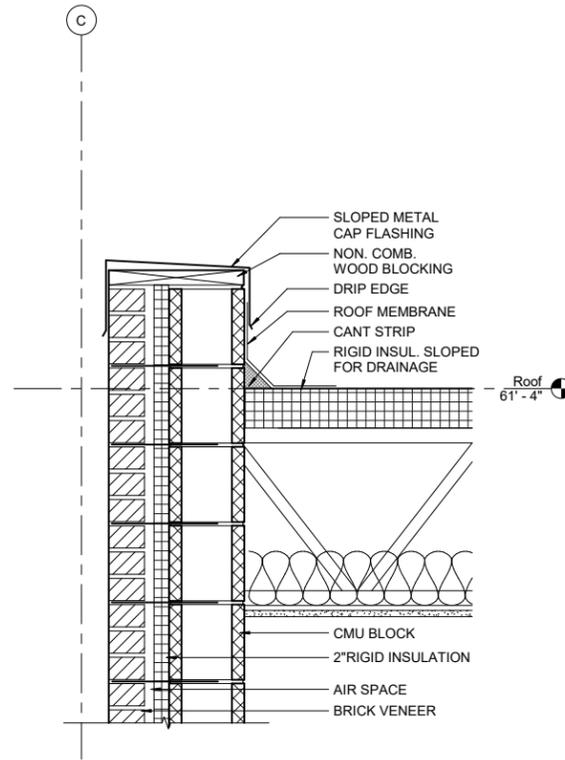


1 WALL SECTION NORTH ELEVATION
SCALE: 1/4" = 1'-0"

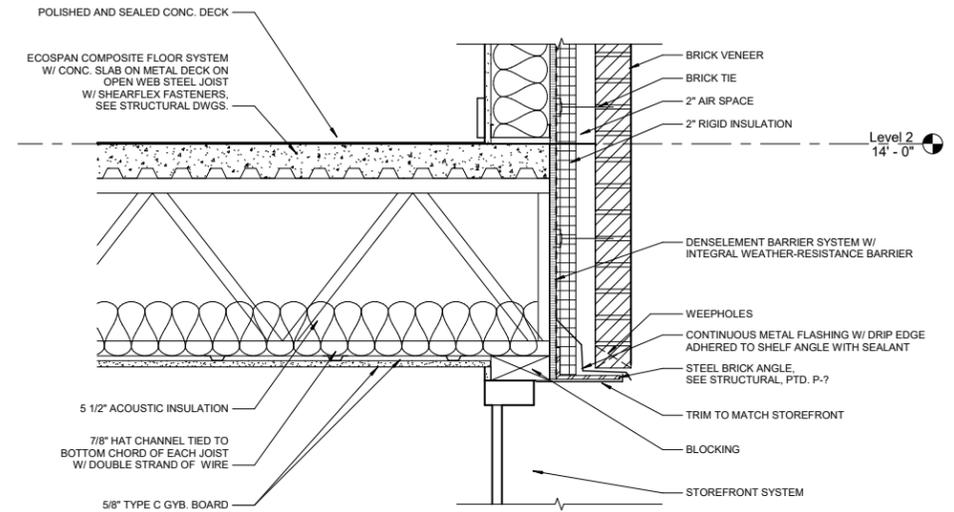
WALL SECTIONS



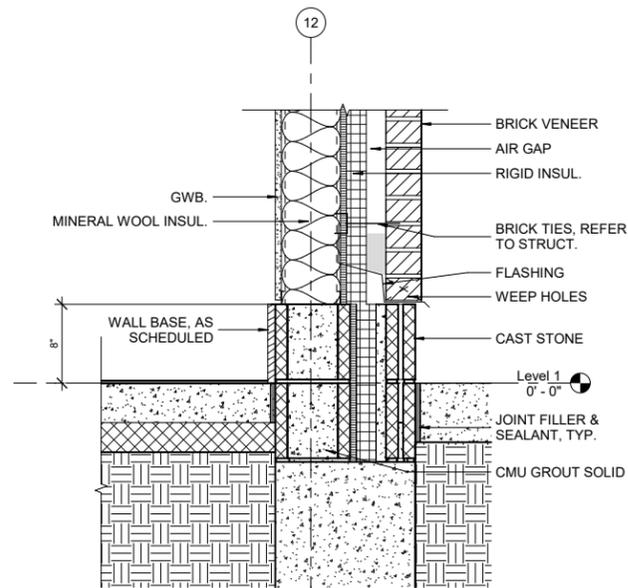
2 PARAPET DETAIL (HIGHER ROOF)
SCALE: 1/12" = 1'-0"



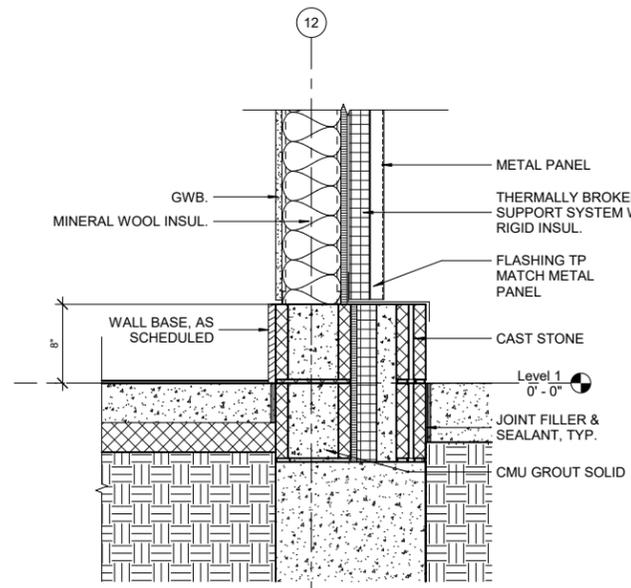
3 PARAPET AT STAIR A
SCALE: 1/12" = 1'-0"



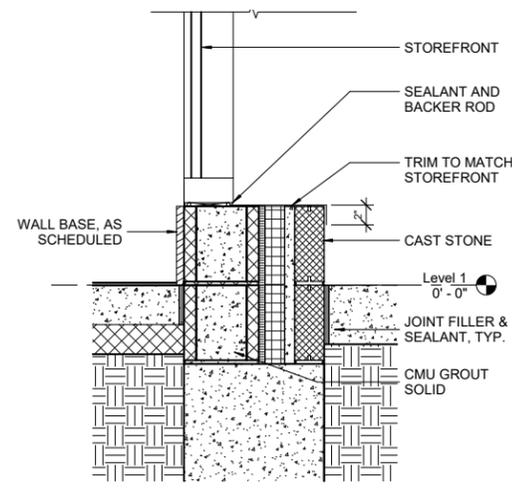
1 WALL SECTION DETAIL @ TOP OF STOREFRONT
SCALE: 1/12" = 1'-0"



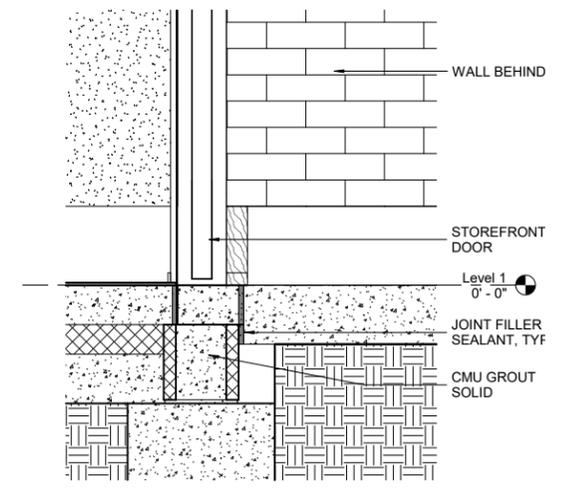
5 STEM WALL DETAIL @ BRICK
SCALE: 1/12" = 1'-0"



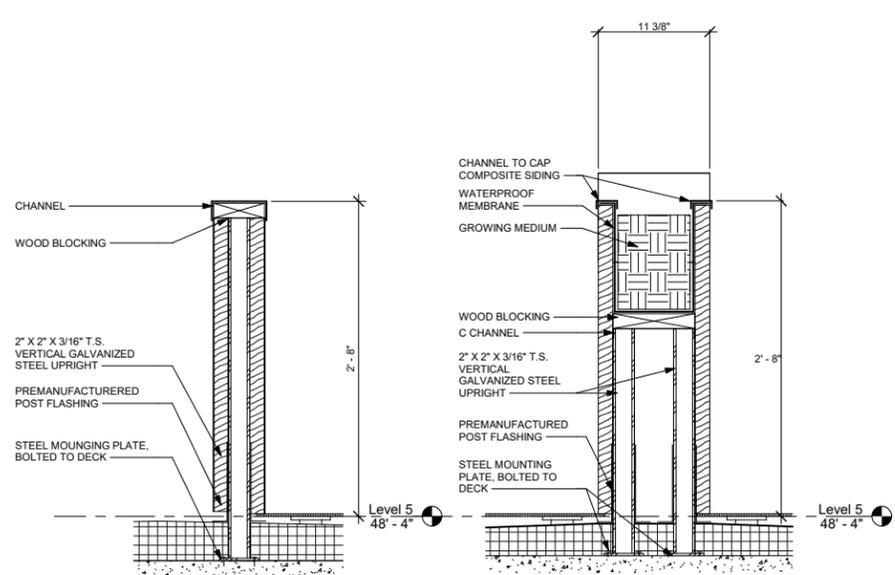
4 STEM WALL DETAIL @ METAL PANEL
SCALE: 1/12" = 1'-0"



7 STEM WALL DETAIL @ STOREFRONT
SCALE: 1/12" = 1'-0"

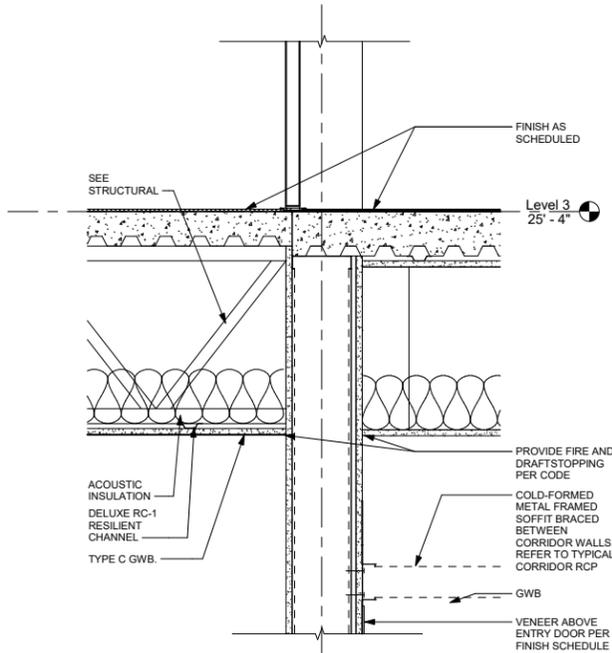


6 DETAIL @ BOTTOM OF INSET STOREFRONT DOOR
SCALE: 1/12" = 1'-0"

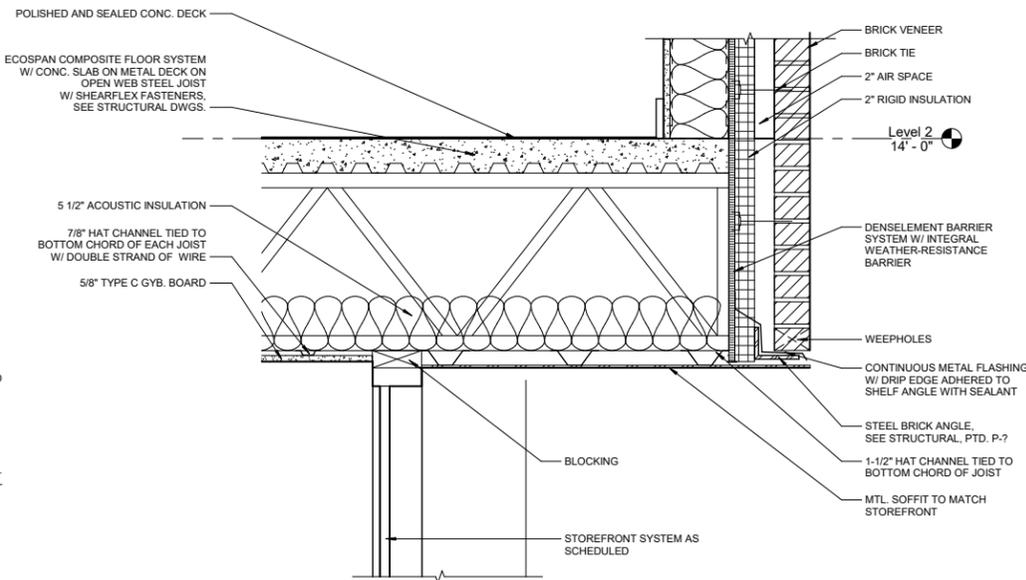


6 TERRACE WOOD RAILING
SCALE: 1/12" = 1'-0"

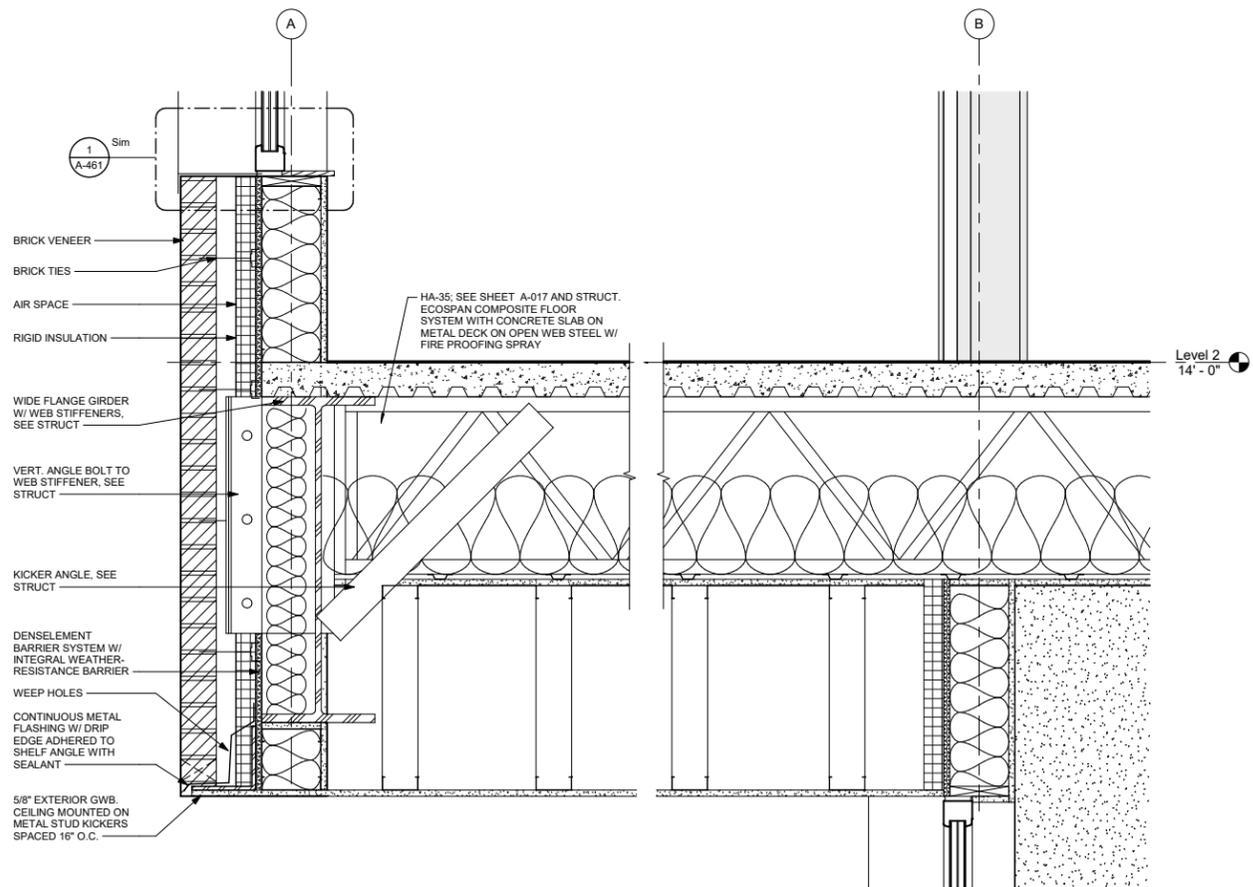
5 TERRACE PLANTER DIVIDER WALL
SCALE: 1/12" = 1'-0"



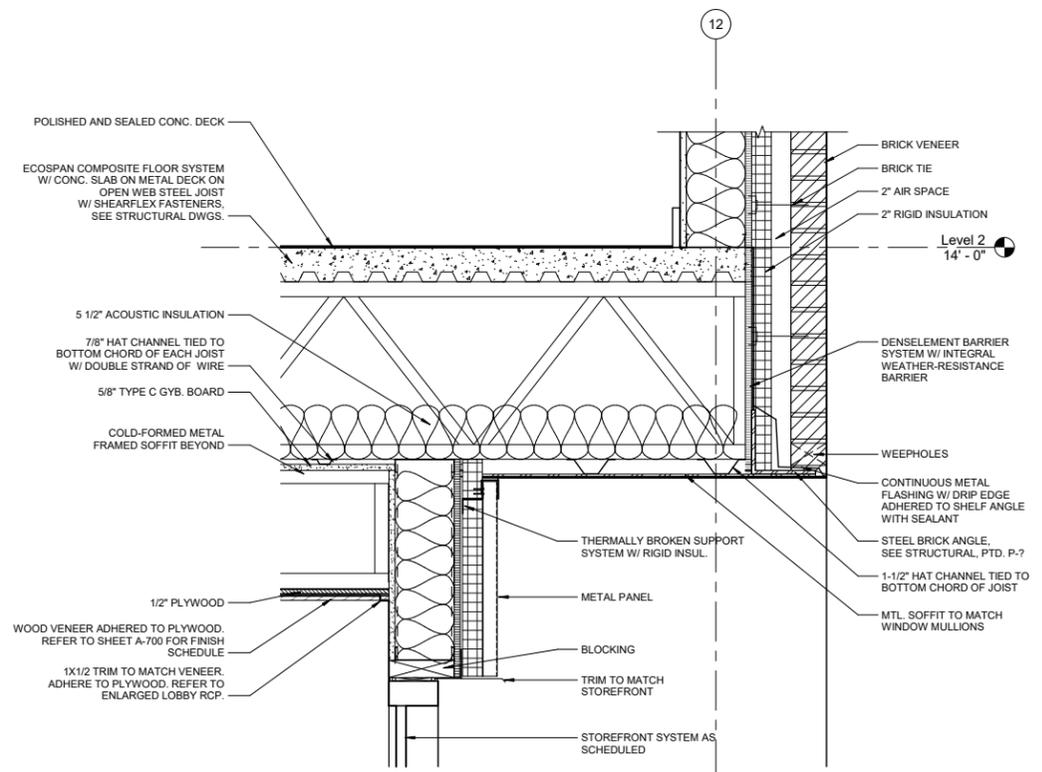
4 SECTION DETAIL - FLOOR @CORRIDOR
SCALE: 1/12" = 1'-0"



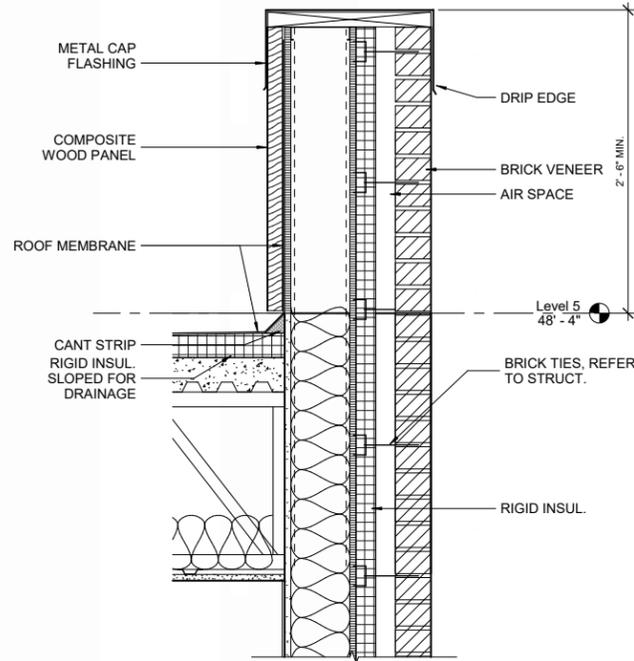
3 SOFFIT DETAIL @ RETAIL
SCALE: 1/12" = 1'-0"



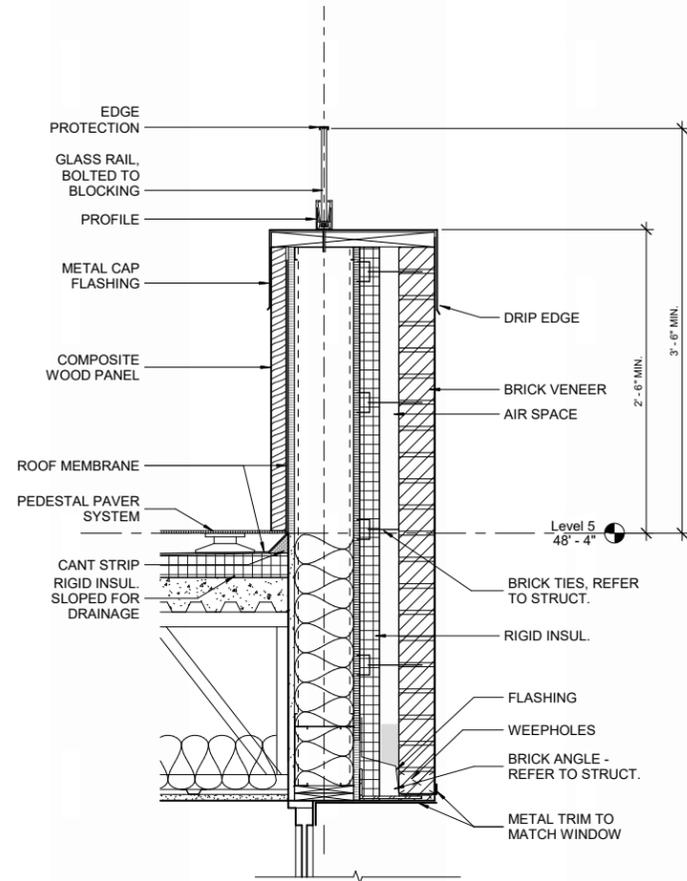
2 SOFFIT @ PARKING
SCALE: 1/12" = 1'-0"



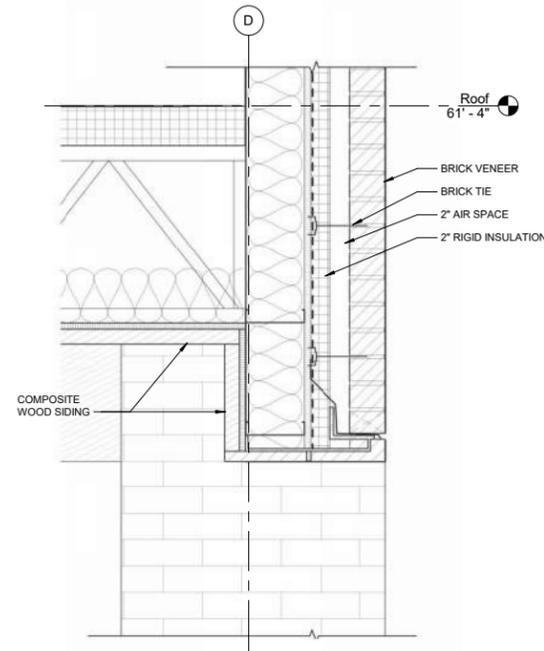
1 SECTION DETAIL - SOFFIT @ LOBBY
SCALE: 1/12" = 1'-0"



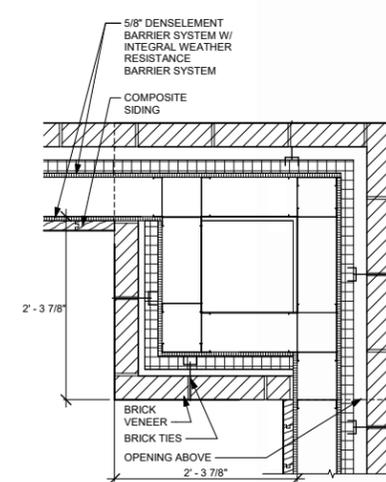
8 TYPICAL PARAPET DETAIL
SCALE: 1/2" = 1'-0"



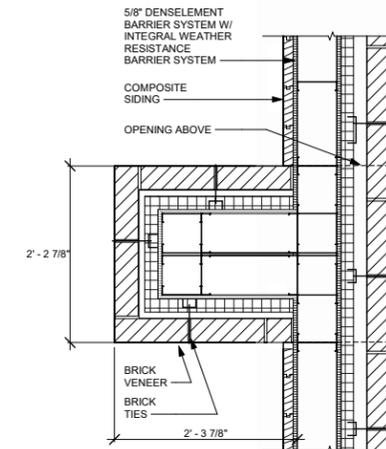
7 PARAPET DETAIL @ GLASS RAILING
SCALE: 1/2" = 1'-0"



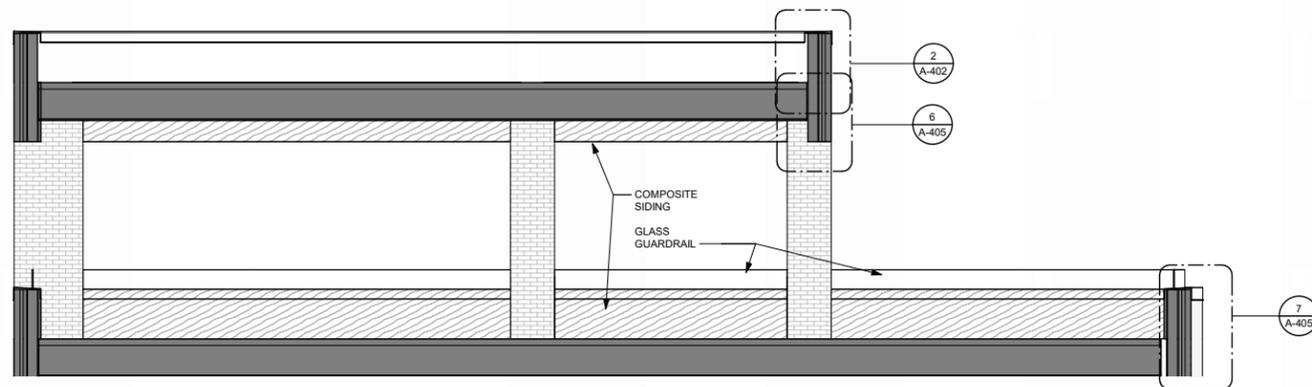
6 ROOFTOP OPENING HEADER DETAIL
SCALE: 1/2" = 1'-0"



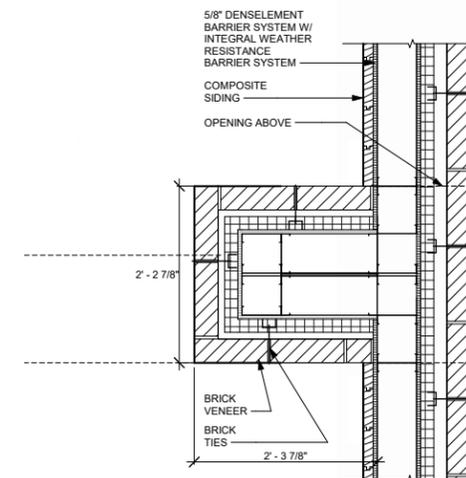
4 PARAPET PLAN DETAIL 3
SCALE: 1" = 1'-0"



3 PARAPET PLAN DETAIL 2
SCALE: 1" = 1'-0"

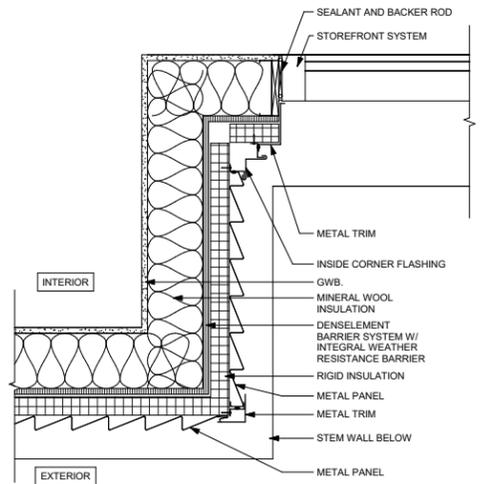


1 ROOFTOP WALL ELEVATION
SCALE: 1/4" = 1'-0"

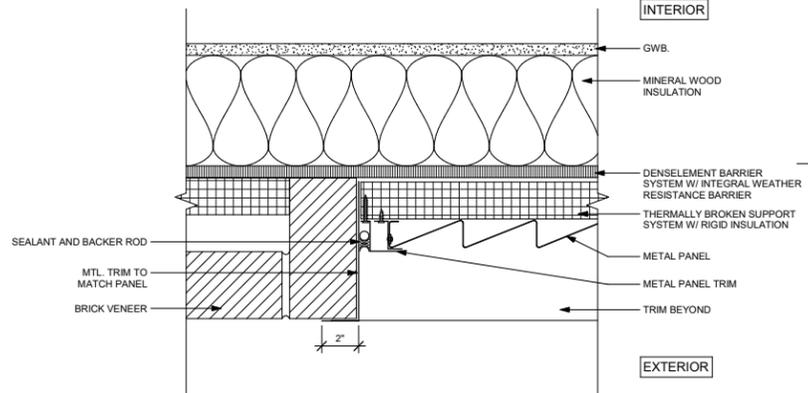


2 PARAPET PLAN DETAIL 1
SCALE: 1" = 1'-0"

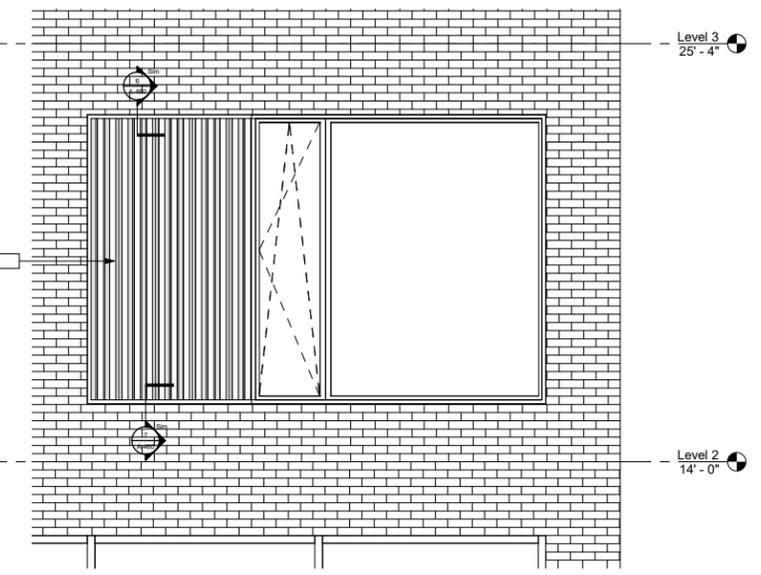
EXTERIOR FINISH KEY						
(ANY AND ALL SUBSTITUTIONS TO THE FOLLOWING SPECIFICATIONS TO BE SUBMITTED TO ARCHITECT PER APPROVAL)						
ID	TYPE	MANUFACTURER	FINISH/COLOR	STYLE	DESCRIPTION	REP. CONTACT INFO
BR-01	<varies>				PRIMARY BRICK FACE	
MP-01	METAL WALL PANEL	MORIN CORP		PULSE SERIES VERTICAL STACK	INFILL METAL PANEL	



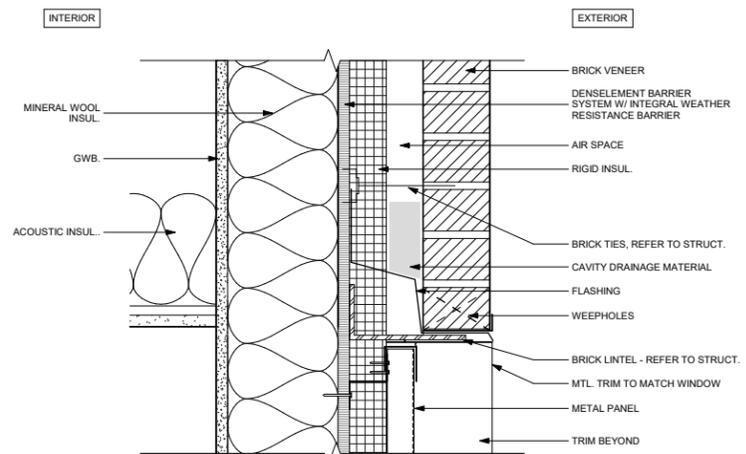
8 METAL PANEL TO STOREFRONT PLAN DETAIL
SCALE: 1/2" = 1'-0"



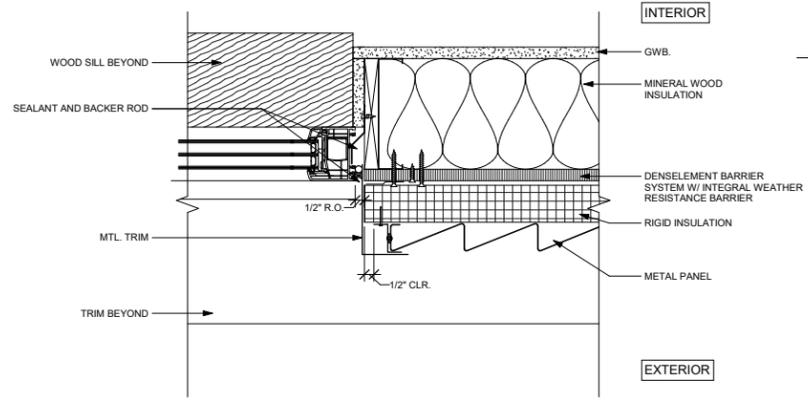
5 TYP. BRICK TO PANEL TRANSITION
SCALE: 3/4" = 1'-0"



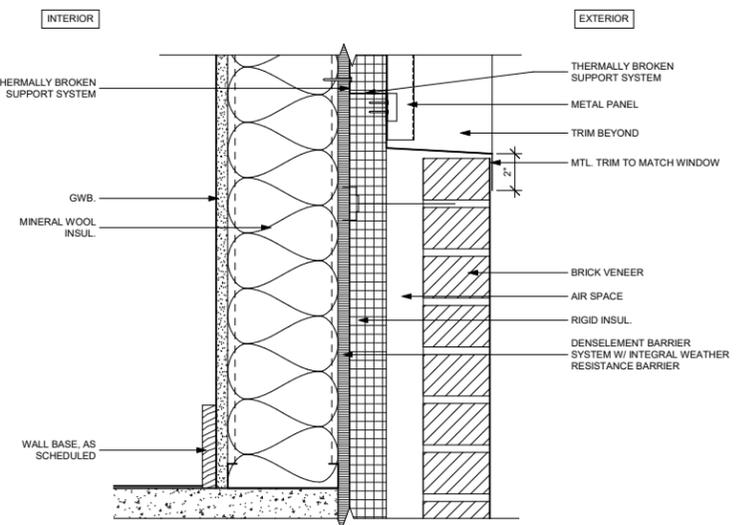
1 IN-PLACE MOCK-UP
SCALE: 1/2" = 1'-0"



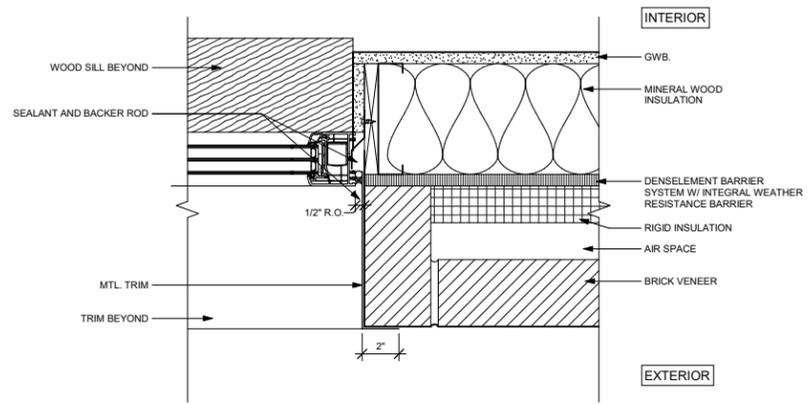
6 METAL PANEL HEADER DETAIL
SCALE: 3/4" = 1'-0"



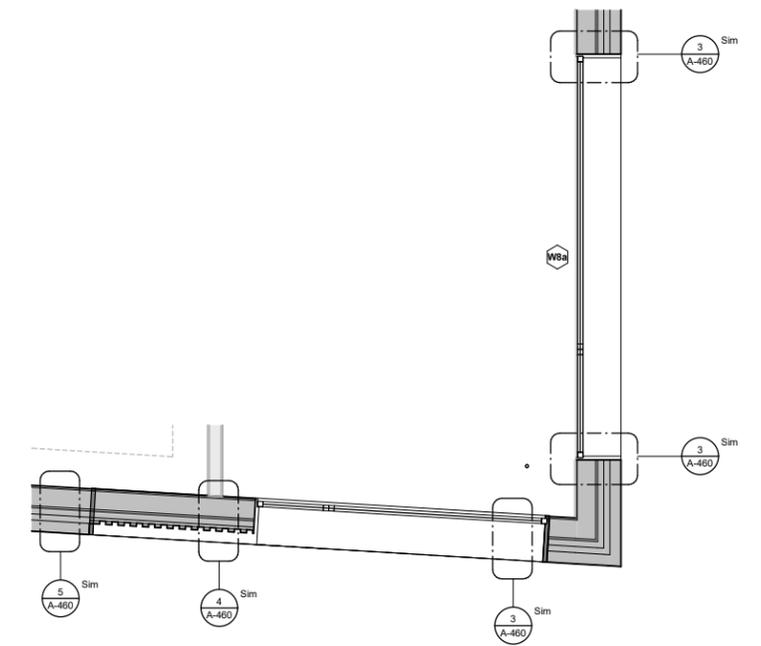
4 TYP. WINDOW JAMB DETAIL AT PANEL
SCALE: 3/4" = 1'-0"



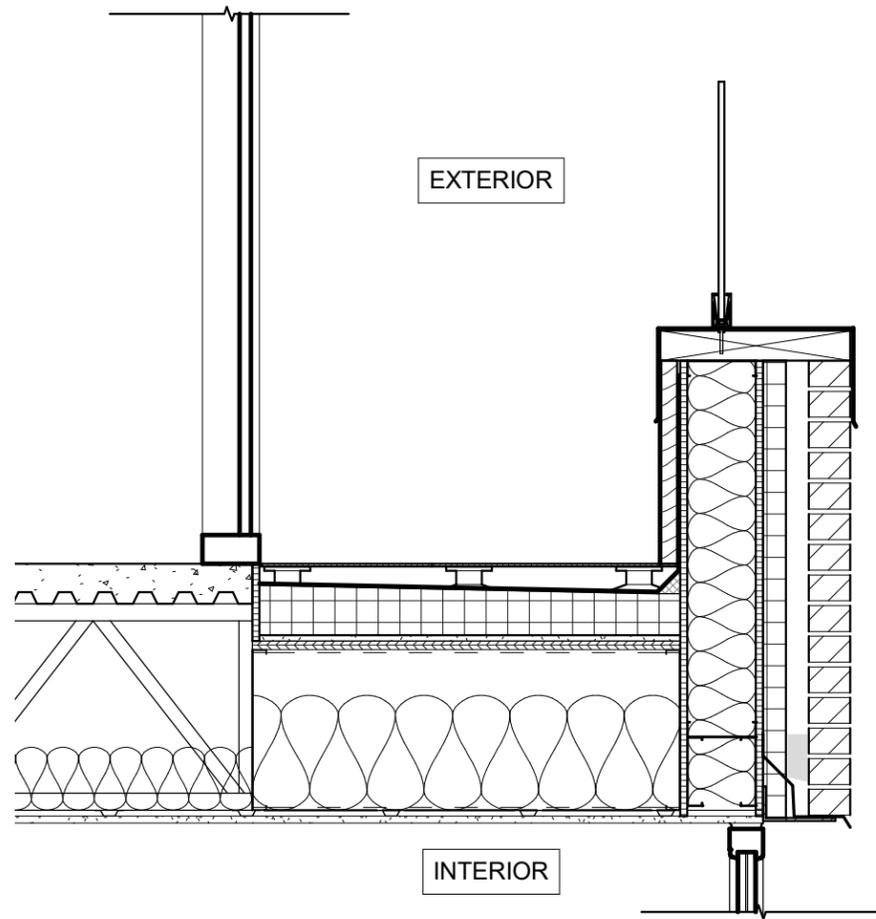
7 TYPICAL METAL PANEL SILL DETAIL
SCALE: 3/4" = 1'-0"



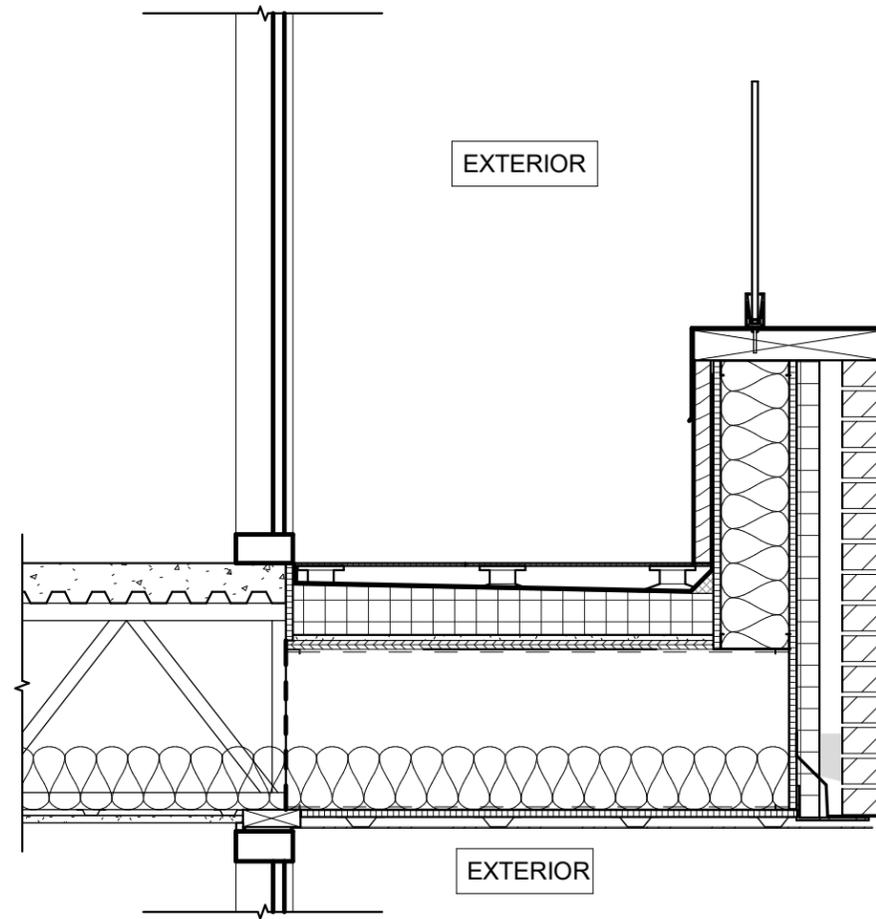
3 TYP. WINDOW JAMB DETAIL AT BRICK
SCALE: 3/4" = 1'-0"



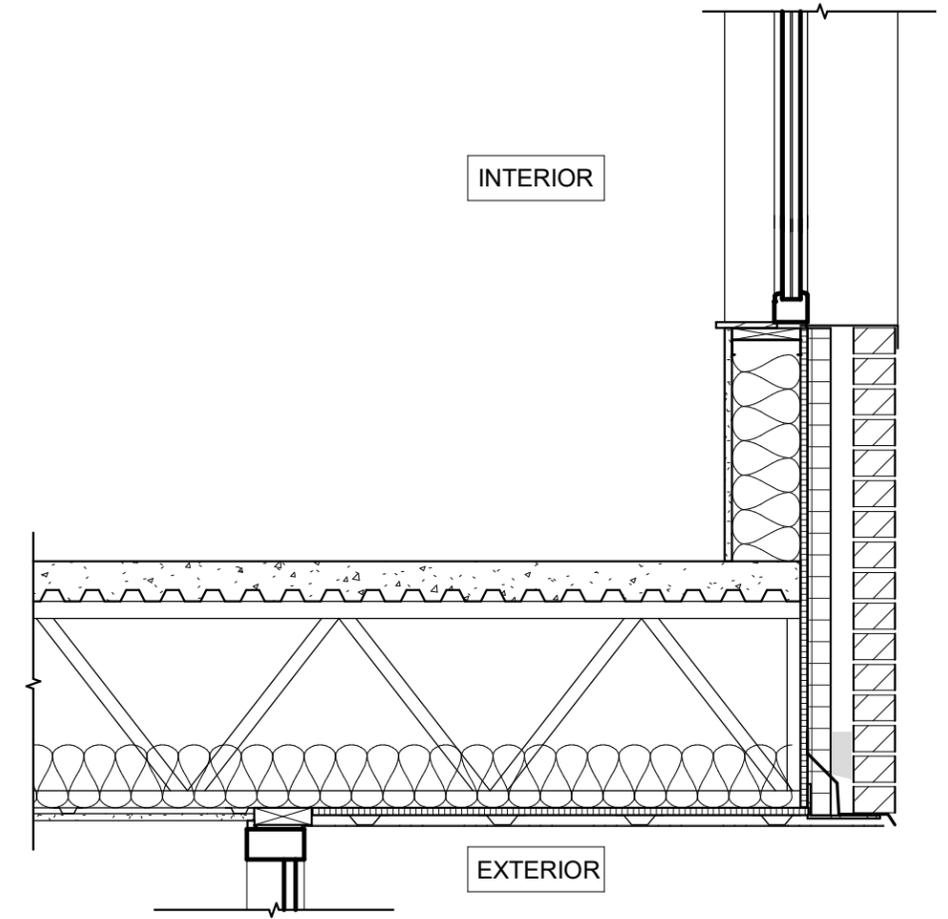
2 IN-PLACE MOCK-UP PLAN
SCALE: 1/2" = 1'-0"



1 BALCONY ABOVE SLAB
SCALE: 3/4" = 1'-0"



2 BALCONY ABOVE AND BELOW SLAB
SCALE: 3/4" = 1'-0"



3 BALCONY BELOW SLAB
SCALE: 3/4" = 1'-0"