



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2026-00043

PROPERTY INFORMATION

ADDRESS(ES): 205 Watson St.

HISTORIC DISTRICT: Brush Park

SCOPE OF WORK: (Check ALL that apply)

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

BRIEF PROJECT DESCRIPTION:

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 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.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant
The proposed building occupies the majority of the site along John R with a setback at the East edge of the property. This parking

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:

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application. |
| <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | As required by the state Local Historic Districts Act, Act 169 of 1970 (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531 |

DocuSigned by:

Reid Mauti

A01894E0CBFC452

02/05/2026

SIGNATURE

DATE

NOTE: Based on the scope of work, additional documentation may be required. See 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: <small>(only applicable if you've already applied for permits through ePLANS)</small>	N/A
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GENERAL

<p>1. DESCRIPTION OF EXISTING CONDITION <i>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.")</i></p> <p>The existing condition is a vacant lot at the Northeast corner of John R and Watson in the Brush Park Historic District.</p>	
<p>2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p>3. DESCRIPTION OF PROJECT <i>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.")</i></p> <p>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.</p> <p>There will be 37 units spread across the first 4 floors of the building. The partial 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</p>	
<p>4. DETAILED SCOPE OF WORK <i>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.")</i></p> <p>This is a new construction project on a vacant lot. Scope of work includes preparation of the site, connection of utilities, and ground-up construction of a new building. Project presentation has been attached for reference including responses to the elements of design for the district.</p>	
<p>5. BROCHURES/CUT SHEETS <i>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.</i></p>	

ADDITIONAL DETAILS



SUNMIT
FOR SALE
213.872.1390

JOHN R

JOHN R

JOHN R





© 2025 Google

John St



© 2025 Google

Summit

SUMMIT
FOR SALE
\$12,872,300

© 2025 Google

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

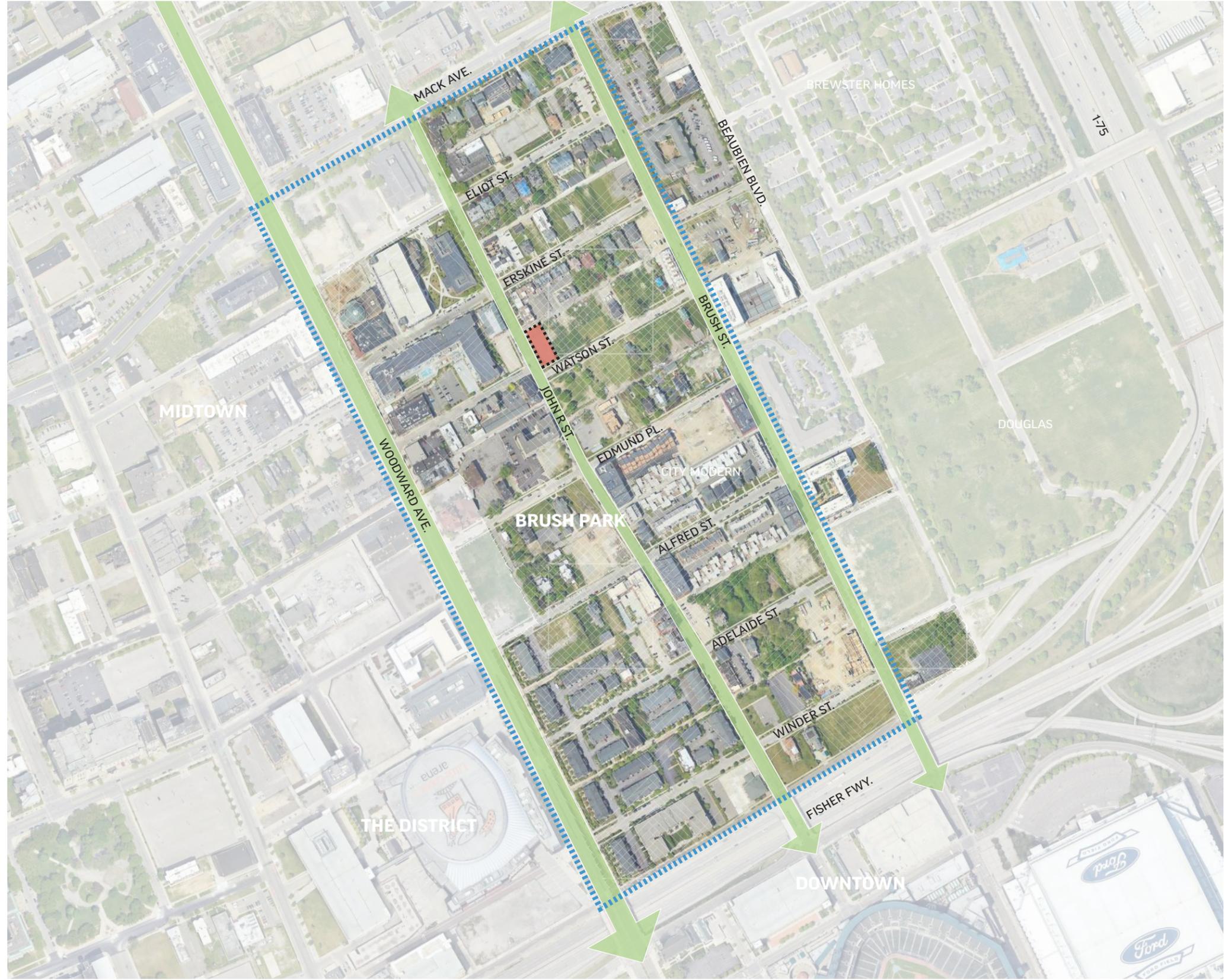
The building will have a masonry facade on all 4 sides with large, offset windows and small amount of metal infill panel. The partial 5th floor occupies the south end of the building gesturing to the taller buildings of Brush Park further South on John R.

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.

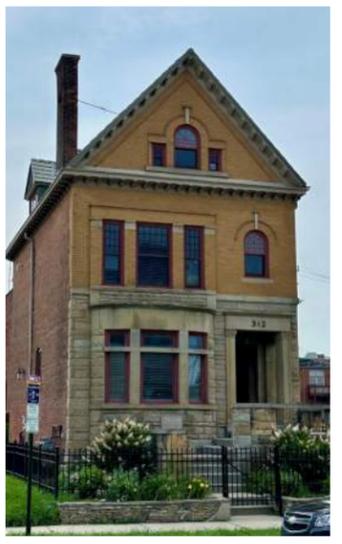
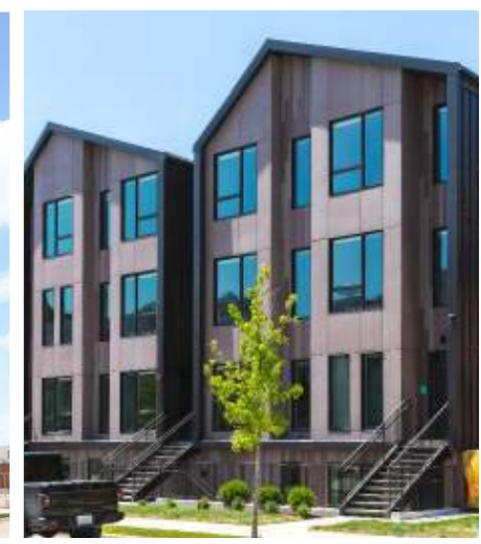
**MCINTOSH
PORIS
ARCHITECTS**

-  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.

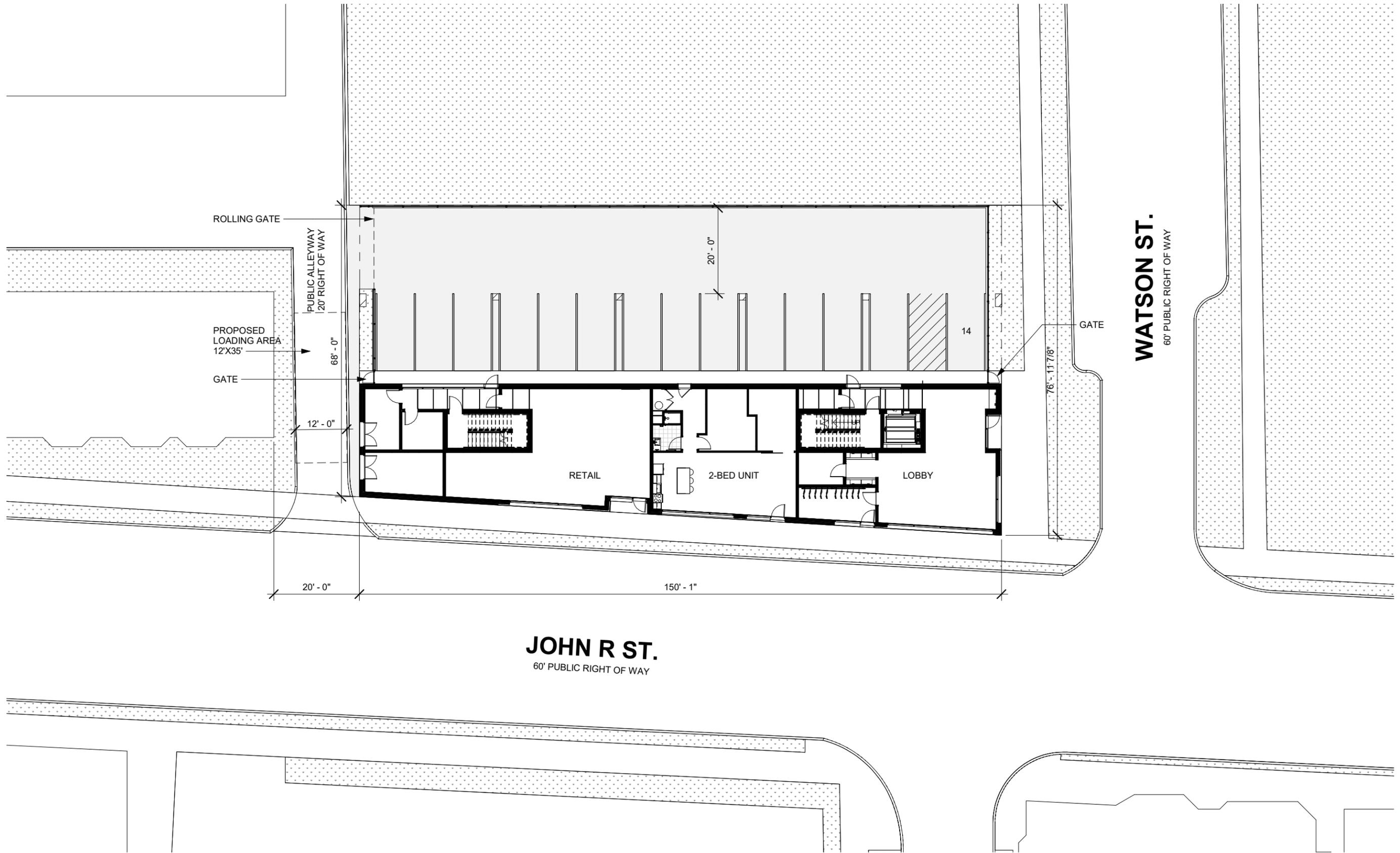
The building is oriented to both John R and Watson as it is on a corner lot. The main entrance to the building is off of Watson while secondary entrances are along The John R frontage.

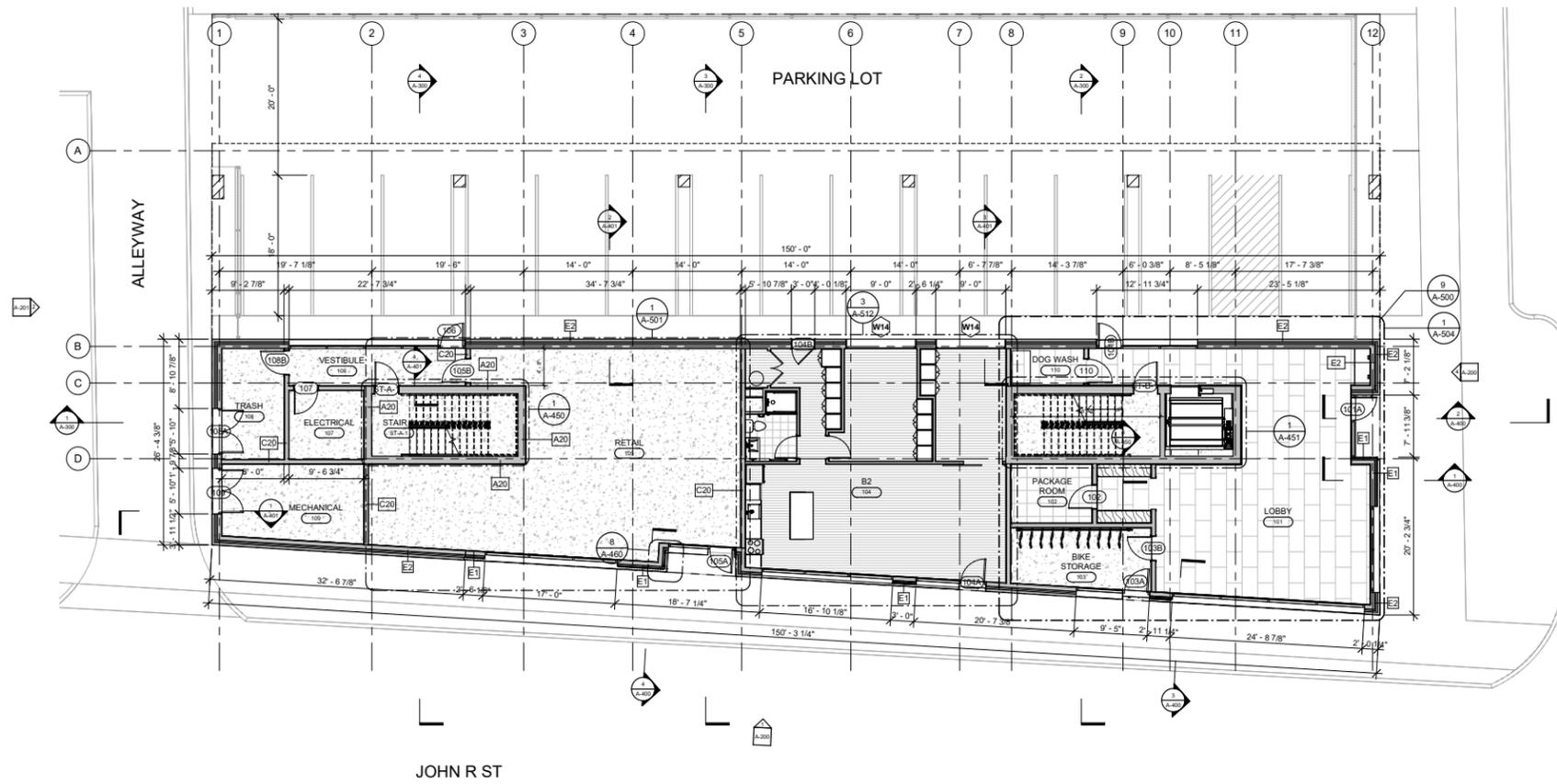
(21) Symmetric or asymmetric appearance.

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".

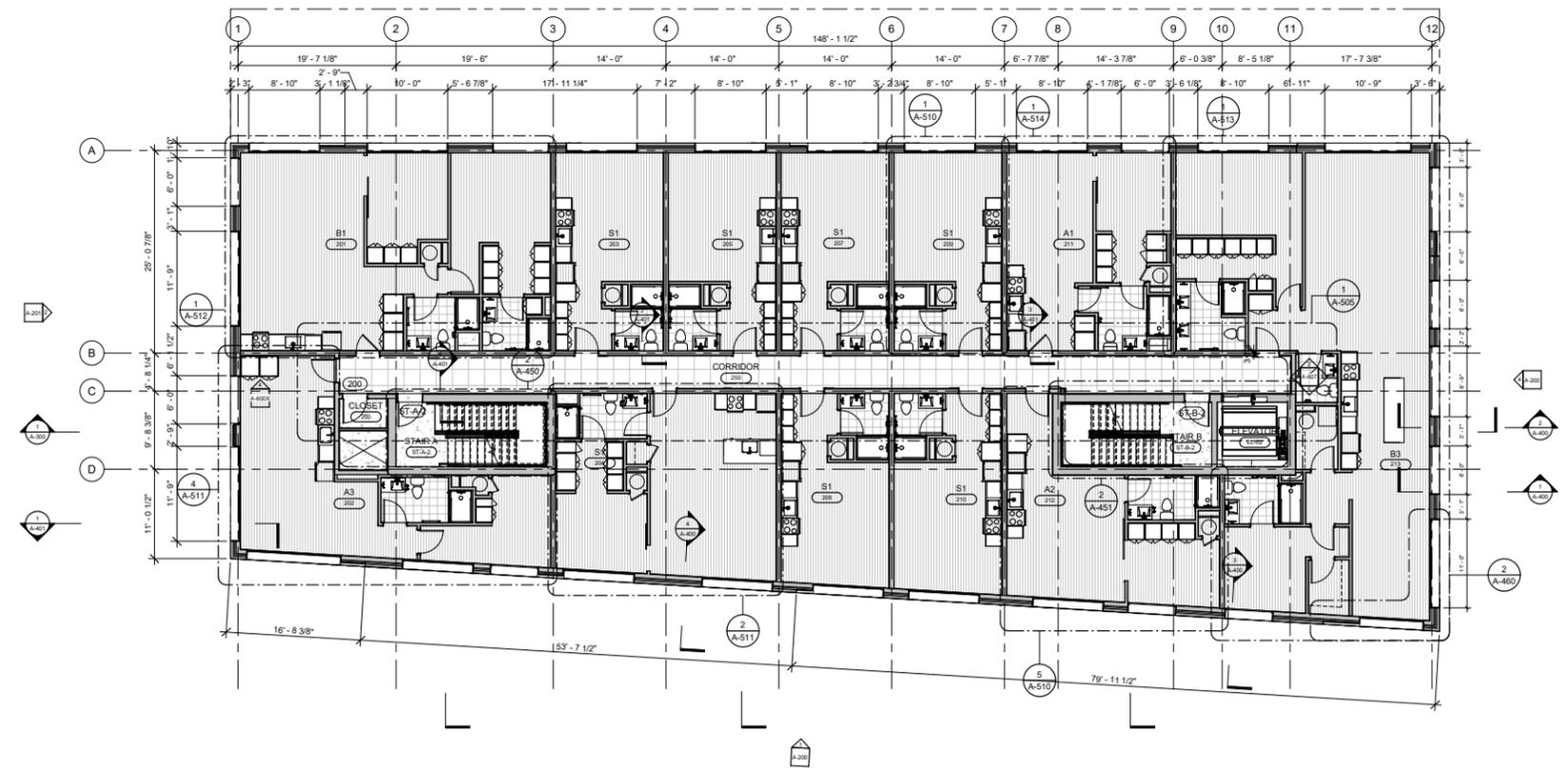
(22) General Environmental character.

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.

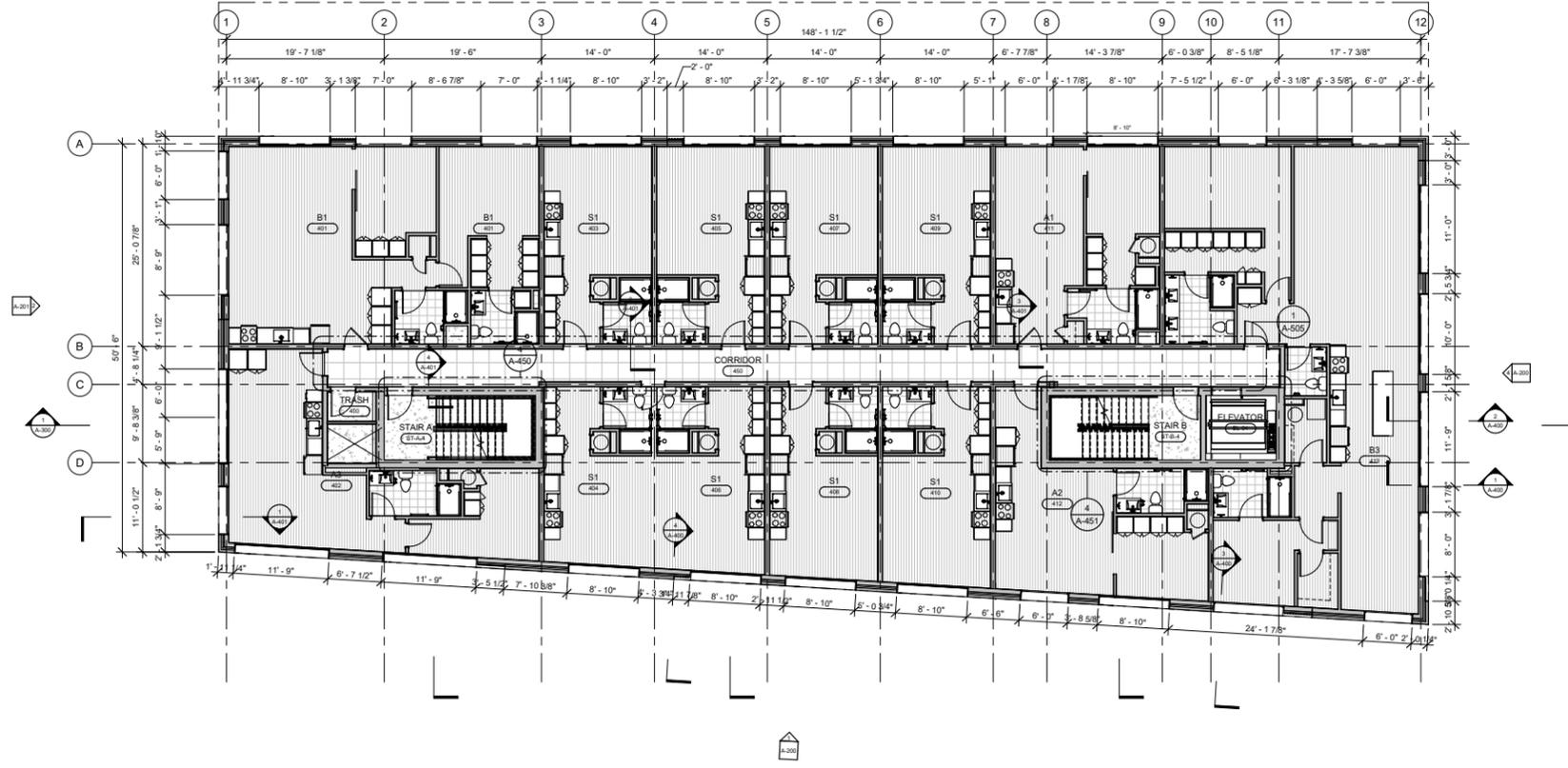




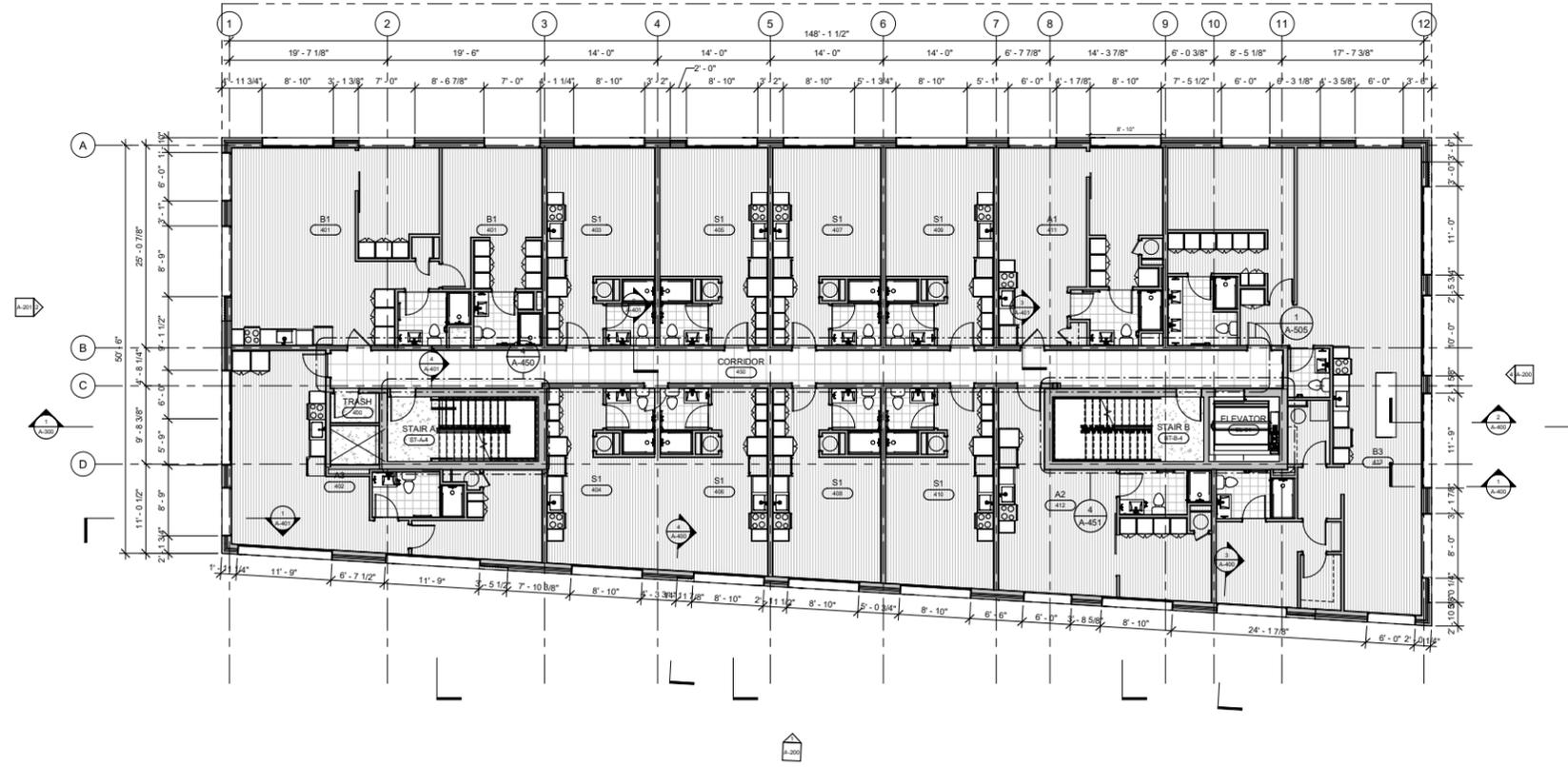
GROUND FLOOR



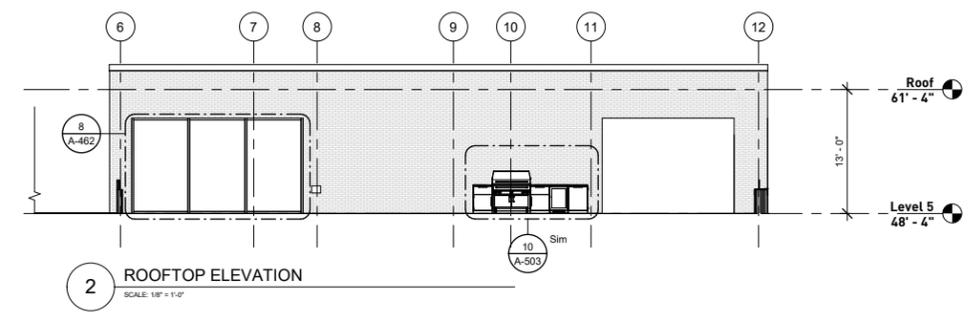
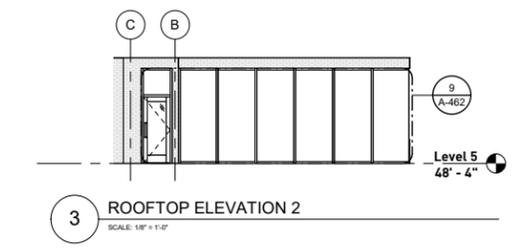
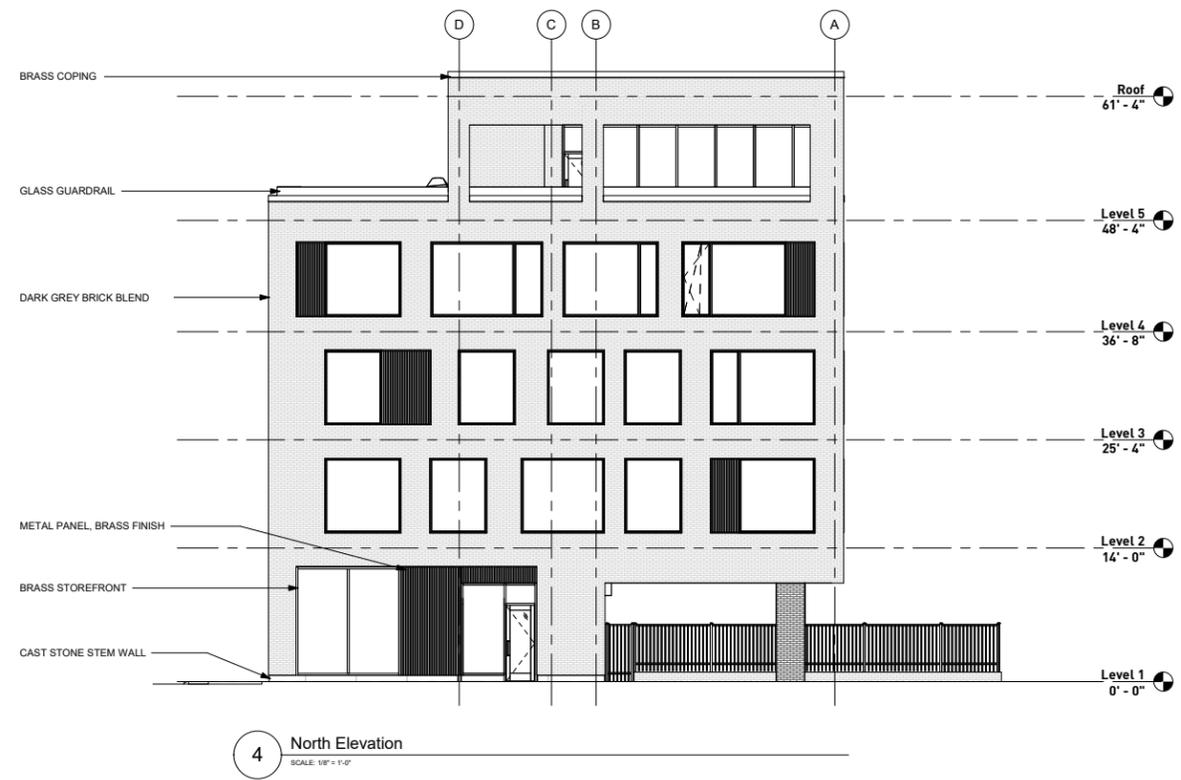
SECOND FLOOR

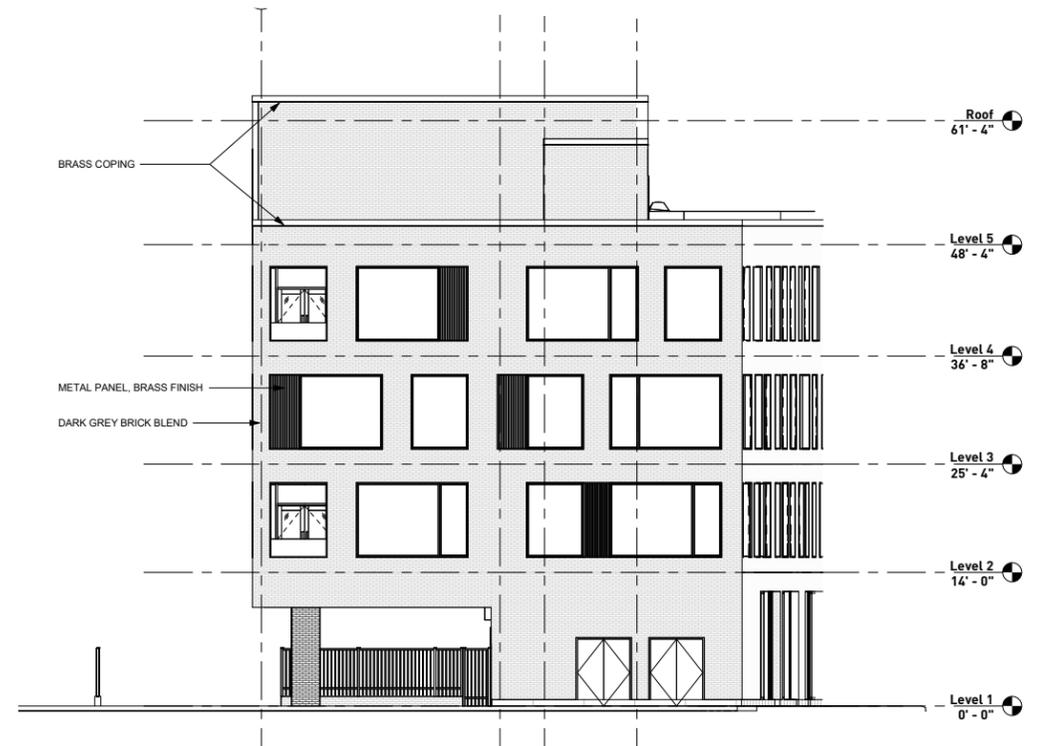


THIRD FLOOR

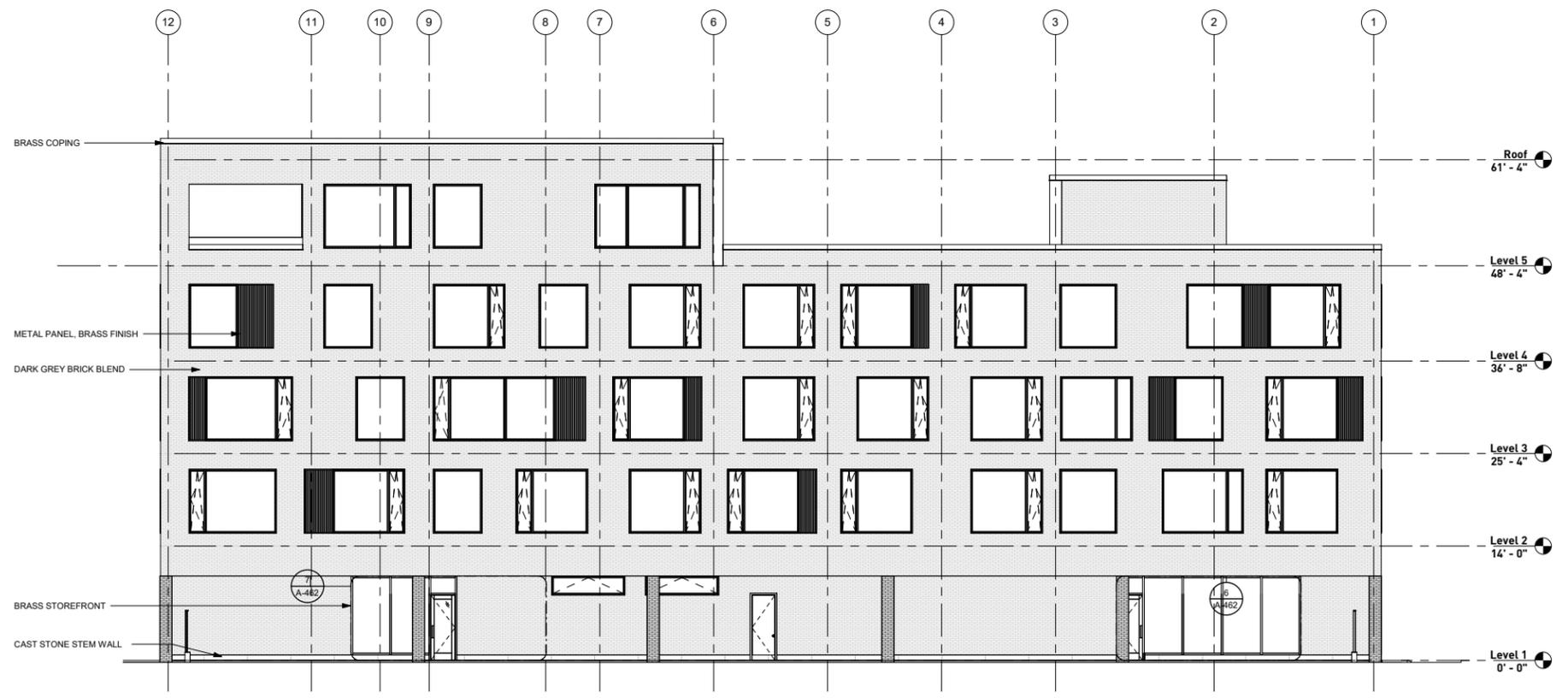


FOURTH FLOOR





2 SOUTH 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

