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BERKSHIRE HATHAWAY | THE LOFT WAREHOUSE
HOMESERVICES

THE STANDART

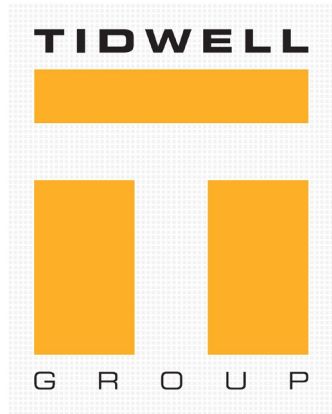
MODERN LUXURY WITHIN URBAN HISTORY
A FOR-SALE RESIDENTIAL DEVELOPMENT

EXECUTIVE SUMMARY

- THE STANDART is an inclusive residential, adaptive re-use project that is designed to bring additional homeowners to the community
- The existing asset lends itself naturally to more communal density and design affect
- The development team is deeply experienced in Detroit and in residential real estate developments
- The development team for THE STANDART is diverse, strong, and experienced

The development team is seeking a Certificate of Appropriateness for the project as presented with the doghouse revision and with allowances for Staff approval of the window selections.

THE DEVELOPMENT TEAM IS DEEPLY EXPERIENCED IN DETROIT AND IN SOUTHEASTERN MICHIGAN



Scripps District



Levels Commonwealth



North 320 Luxury Residences

THE ARCHITECT AND BUILDER ARE STRONG AND
HAVE WORKED TOGETHER ON SEVERAL PROJECTS

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architecture



THE EXCELLENT GROUP
CONSTRUCTION



Josh
Maddox



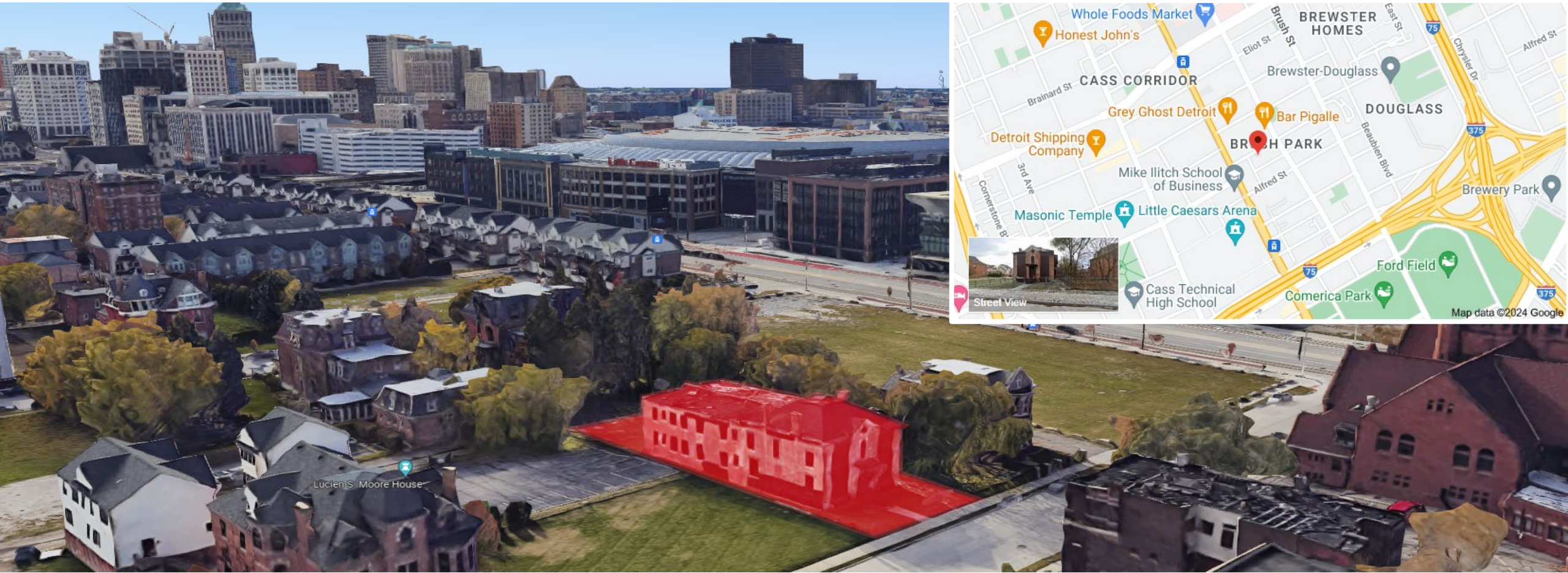
Tim
Flintoff



George
Barnes



THE STANDART SITE IS A STANDALONE PARCEL IN THE FIRST BLOCK OFF WOODWARD IN BRUSH PARK



THE STANDART IS NAMED FOR ITS ORIGINAL OWNER:
H.W. STANDART, A PROMINENT BUSINESSMAN OF HIS TIME.

THE DETROIT FREE PRESS TUESDAY, DECEMBER 21, 1880.

Death of Henry W. Standart.

Henry W. Standart, of the wholesale hardware house of Standart Brothers, died at his residence in this city about 11 o'clock on Sunday night. Mr. Standart was born at Monroeville, Huron Co., O.; February 24, 1842. He came to Detroit in his youth, and for a number of years past had been known as one of the energetic business men of the city. For the past twelve years he had been a member

of the other
brothers Joseph
had not been
back, being at-
tended, but kept
when his mala-
leath finally re-
l, from compli-
Mr. Standart
ghter of Caleb
ldren, one 4
1 year old.
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and a younger
is a practicing
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; Hosie, of this
N. Y. Person-
estimable and
nder suffering,
leath, were the
lofty character.
ive Committee
rers' Exchange
olutions were

ch sorrow that
worthy and es-
te, Henry W.
rime of life
own as an up-

a good citizen
and a Christian gentleman, whose loss we
greatly lament.
Resolved, That our heartfelt sympathy be
tendered to the widow, brothers and relatives
of the deceased, and that we will attend the
funeral in a body.
The members of the Exchange will assemble
at the rooms, at 1 o'clock Wednesday after-
noon.



THIS IS WHAT THE BUILDING LOOKS LIKE TODAY.



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THE LOFT
WAREHOUSE

THE STANDART
MODERN LUXURY WITHIN URBAN HISTORY

THIS HISTORIC ASSET WILL BE REBUILT AND RETURNED TO VITALITY AS A RESIDENTIAL PROJECT



2024



2026



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THE STANDART
MODERN LUXURY WITHIN URBAN HISTORY 8

OUR DEVELOPMENT AND DESIGN PRINCIPLES ARE TO GET IT DONE AND TO DO IT WELL

- CELEBRATE THE HISTORY of the site and the district and reinvigorate the site with new development compatible to the neighborhood character
- INVEST IN ARCHITECTURE that adds texture to the neighborhood without being starkly modern or inappropriately nostalgic
- Make spaces that make people happier, HEALTHIER, AND MORE CONNECTED
- Create community, help cool the planet, and give people room to breathe by PROVIDING OUTDOOR SPACE AND LIVABLE UNIT FLOOR PLANS
- Ensure a community that will grow in value over time and ADD TRIPLE-BOTTOM-LINE VALUE OF OUR NEIGHBORS AND THEIR ASSETS.



THE STANDART
MODERN LUXURY WITHIN URBAN HISTORY 9



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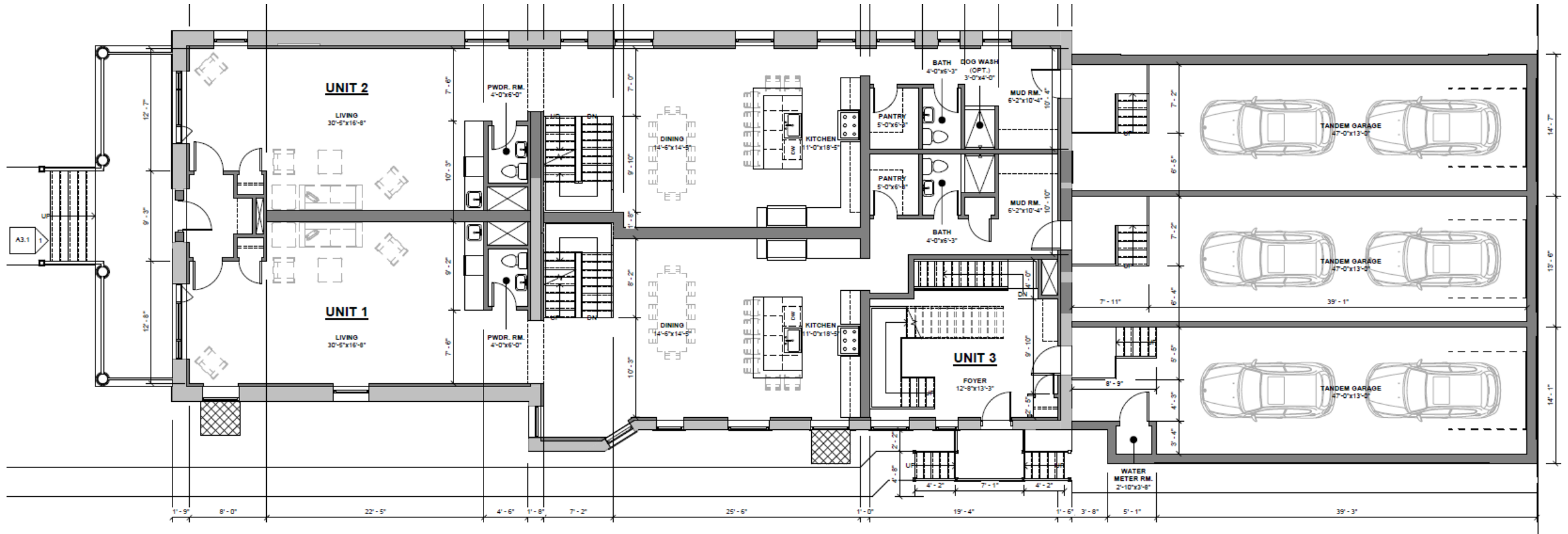
COMMUNITY AND MUNICIPAL SUPPORT ARE KEY POINTS FOR SUCCESS AND CRITICAL PATH ITEMS ON THE TIMELINE

- ✔ Brush Park Community Development Corporation will continue to be the primary method of community engagement
- ✔ The development team will be engaging with multiple homeowners and residents on an individual bases to build additional support
- ✔ The project is in an existing NEZ-NR district and will seek an NEZ Certificate to support the sales to homeowners in the future
- ⚠ The existing building is a contributing member to an existing historic district and the development team will be seeking approval from the Detroit Historic District Commission for the scope of the project





FLOOR PLANS ARE OPTIMIZED FOR MODERN CITY LIVING, ENTERTAINING, AND COMFORT



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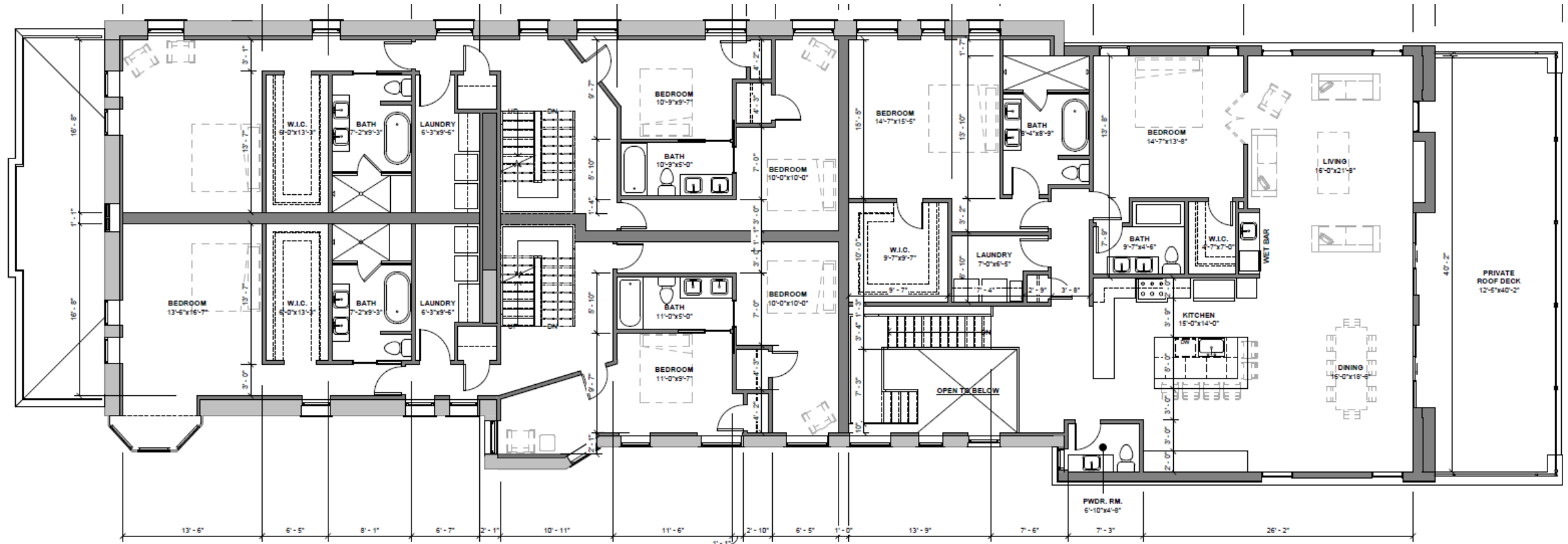


BERKSHIRE HATHAWAY HOMESERVICES

THE LOFT WAREHOUSE

THE STANDART
MODERN LUXURY WITHIN URBAN HISTORY

THE STANDART IS DESIGNED TO FILL THE UNDERSUPPLIED NICHE OF 3 & 4 BEDROOM HOMES



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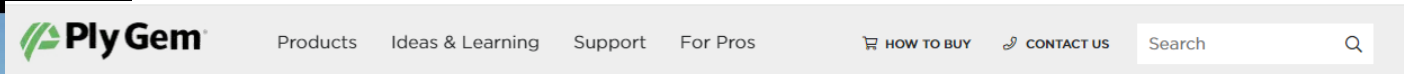
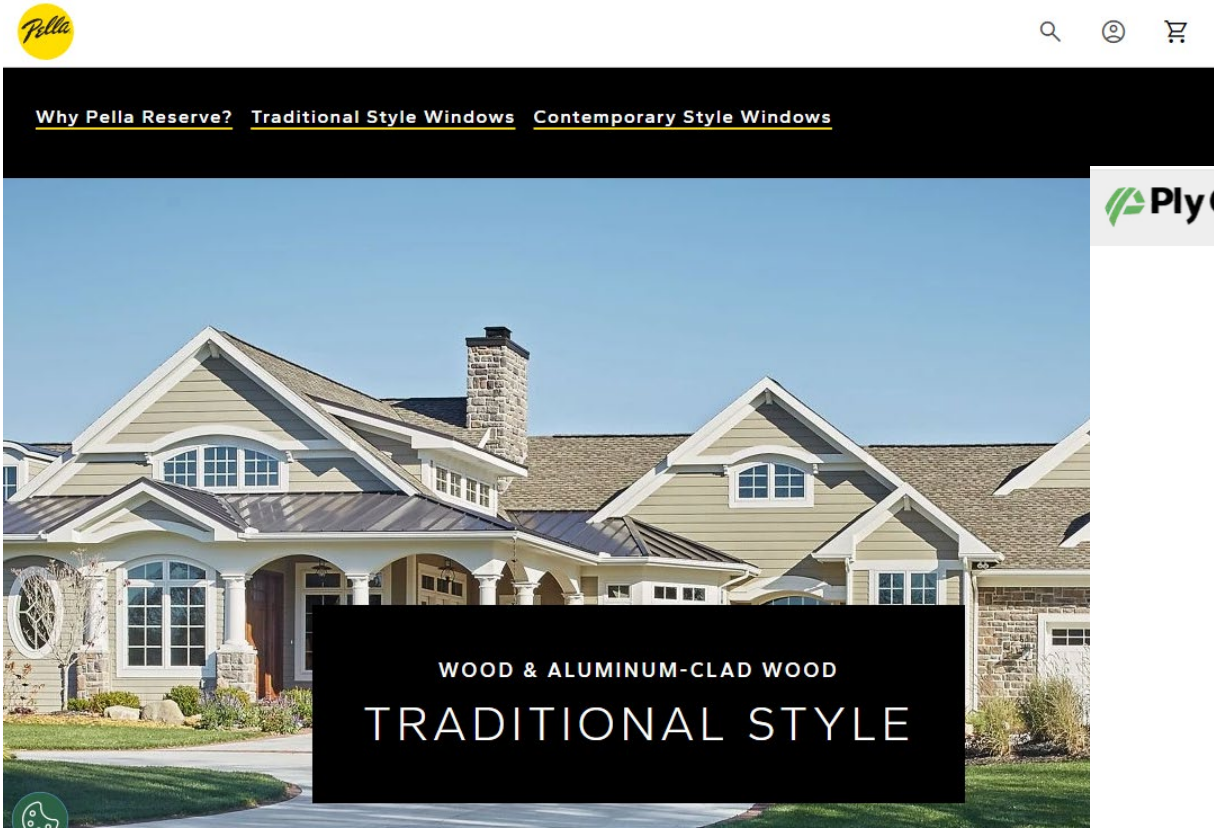




STAFF RECOMMENDATIONS WE AGREE ON WITHOUT PREJUDICE

- **Window Specification Change** - Staff recommends that we revise the Anderson 400 single hung to a double-hung window comprised of all-wood, aluminum-clad wood, or aluminum.
 - *We agree.* We will provide an approvable specification to Staff
- **1st Floor Window Orientation Change** - Staff recommends that we reconfigure these windows in a vertically-oriented traditional form
 - *We agree.* and will provide an approvable selection to Staff
- **Main House Doghouse Revision** - Staff requests that the design of the doghouse elements be revised or reduced further
 - *We agree.* We will provide today a revised, diminished, and deeper set-back doghouse for the Commission's consideration.

BOTH PELLA AND PLYGEM PROVIDE ALUMINUM CLAD WOOD AND ALUMINUM SELECTIONS



Why Choose Aluminum-Clad Windows?

The timeless beauty of a wood window with an easy-to-maintain aluminum clad exterior.

Natural, stain-grade clear wood interior can be customized to complement your home's décor.

Durable aluminum-clad exterior protects the wood window from harsh weather conditions and damage from insects and decay.

Aluminum exteriors available in dark bold colors to vibrant metallic hues resist fading for long-lasting curb appeal.

Extruded aluminum provides excellent structural integrity for a lifetime of dependable performance.



THE STANDART
MODERN LUXURY WITHIN URBAN HISTORY

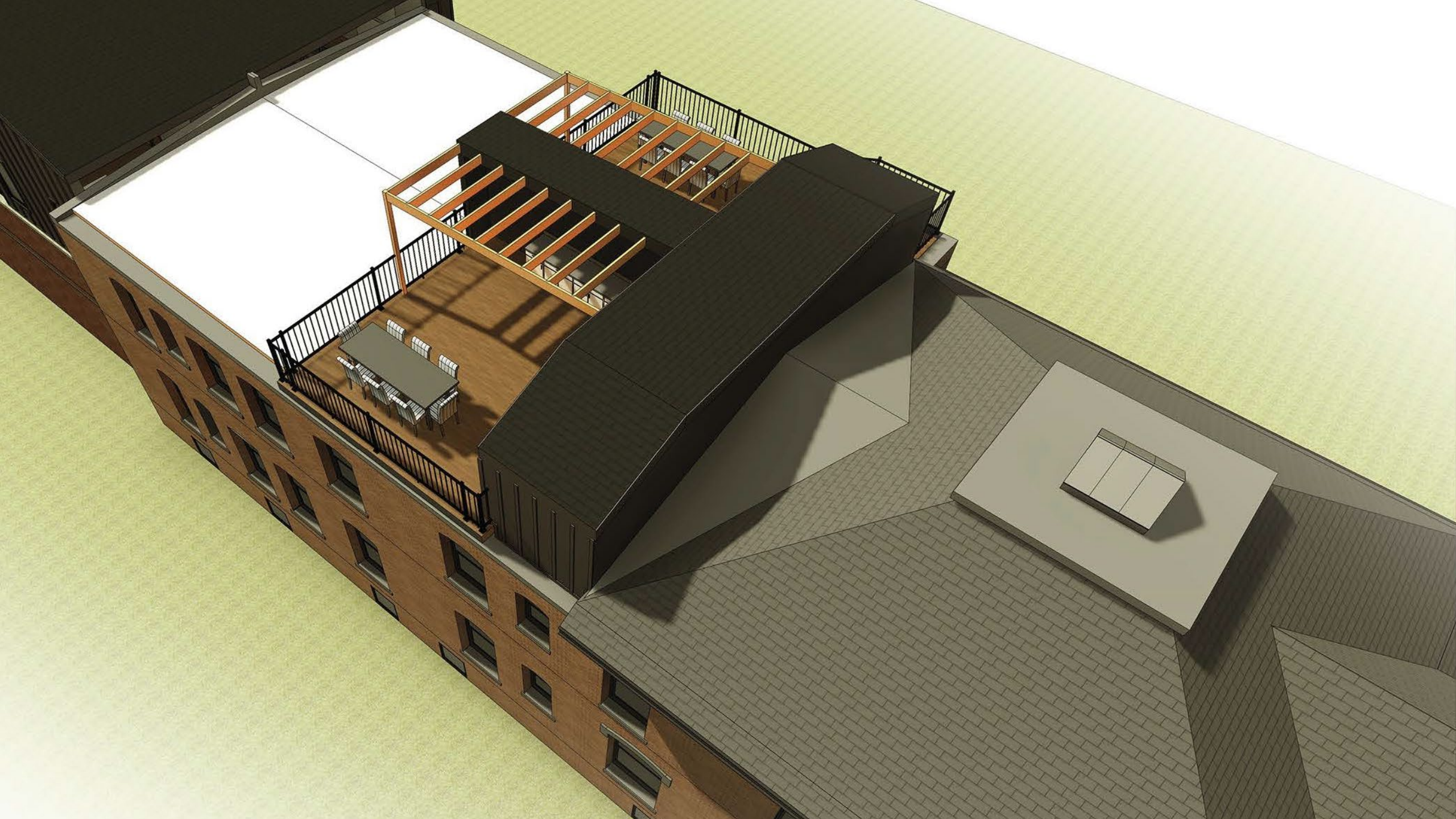
BELOW IS THE REVISED, DIMINISHED, AND DEEPER SET-BACK DOGHOUSE FOR CONSIDERATION

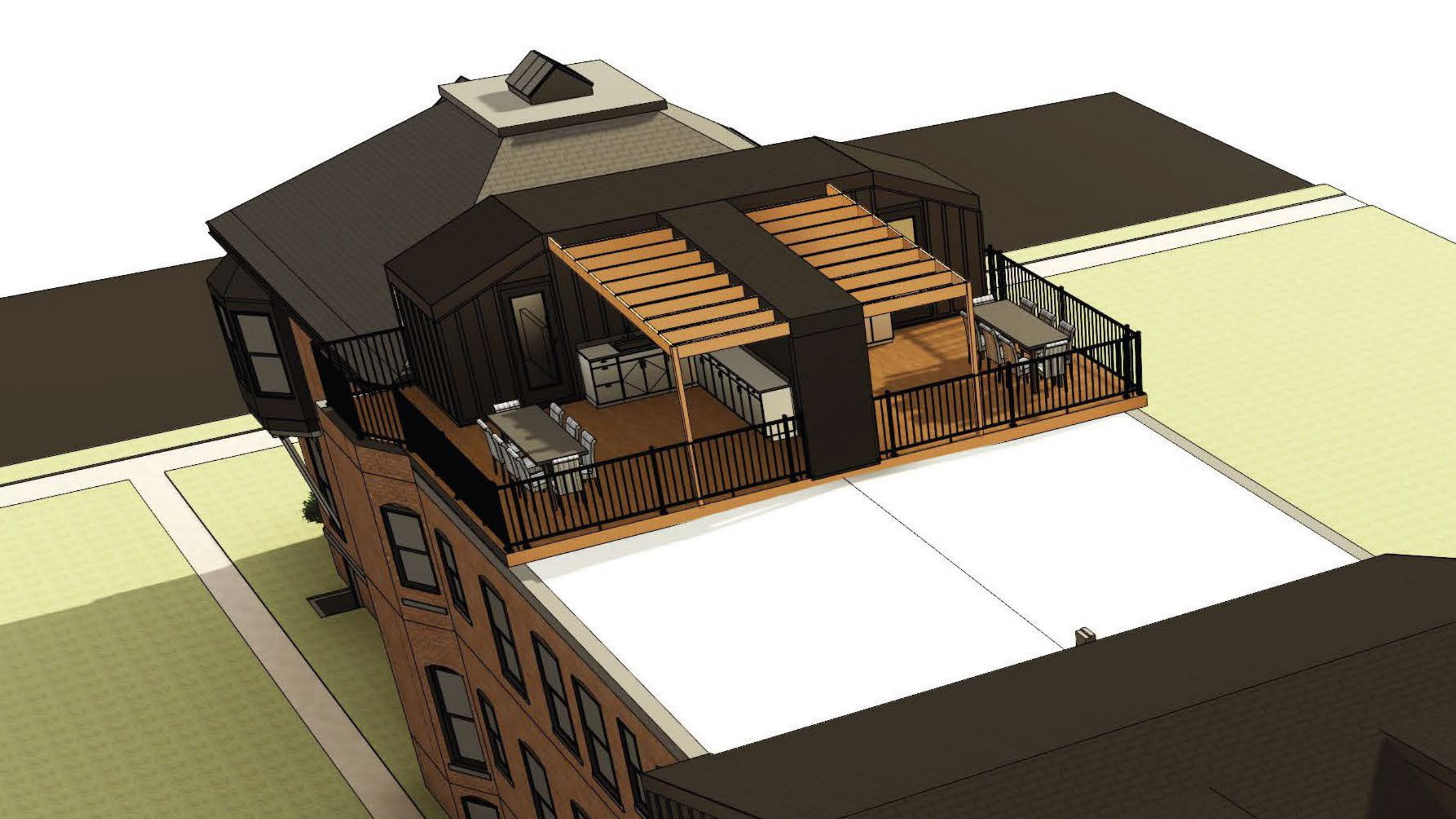


1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"





THERE IS ONE REQUEST THAT IS VERY, VERY, VERY PROBLEMATIC

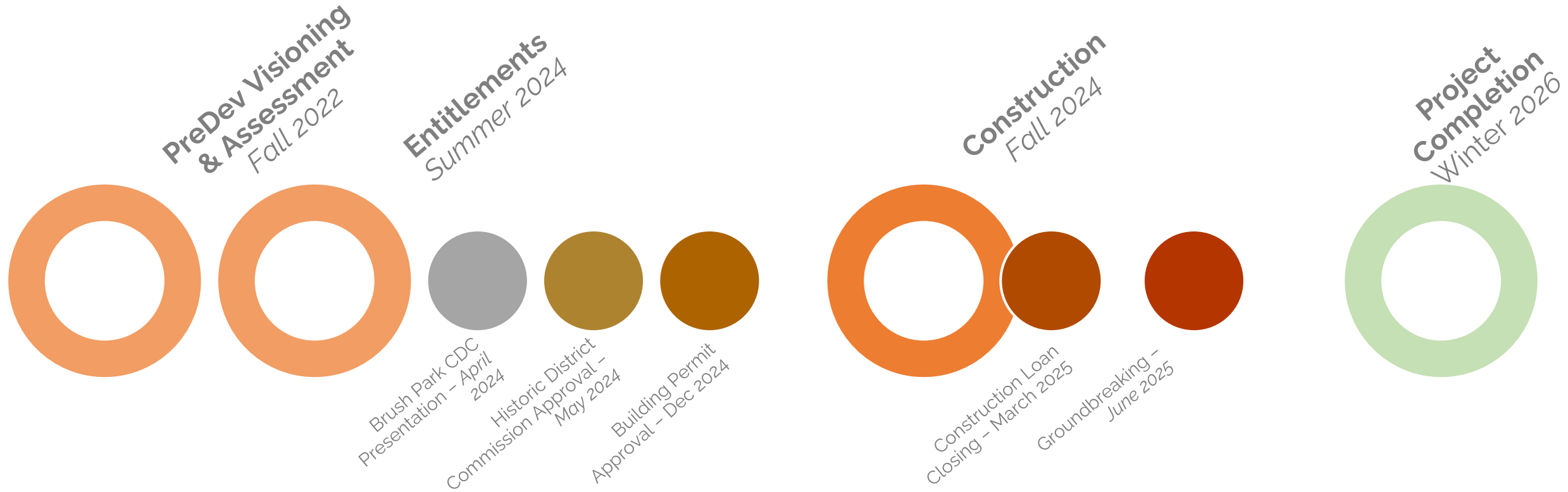
- **Rebuilding the original chimneys is structurally, physically, ergonomically, and spatially problematic** - Staff has asked that we rebuild these chimneys, perceiving them to be important architecturally, but we must strongly disagree.
 - *We seek relief on this matter.*
 - It is the view of the development team that the chimneys may have been decorative elements even in the original structure as these very affluent homes could have been heated with other means.
 - These hypothetical chimneys will be non-functional in the future and will drive significant cost purely for aesthetics.
 - It is the view of the development team that these chimneys will absolutely create a safety, and potential health hazard during the demolition process.
 - Within the restoration, as there is no interior fabric remaining, these chimneys will not be visible or productive.

PROJECT MEASURABLES HIGHLIGHT OUR VISION AND COMMITMENT TO EXCELLENCE WITHIN THE PROJECT



THE STANDART
MODERN LUXURY WITHIN URBAN HISTORY²³

EXPEDIENT ENTITLEMENT EXECUTION WILL YIELD A 2024 START AND A SUMMER 2026 OCCUPANCY

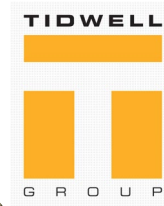


IN CLOSING: DEVELOPMENT TEAM IS SEEKING A CERTIFICATE OF APPROPRIATENESS TODAY

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The development team is seeking a Certificate of Appropriateness for the project as presented with the doghouse revision and with allowances for Staff approval of the window selections.

DEVELOPMENT TEAM CONTACT



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THE STANDART
MODERN LUXURY WITHIN URBAN HISTORY²⁶

THE STANDART HOUSE DEVELOPMENT TEAM IS EXCITED TO
TURN THIS LIABILITY OF A BUILDING INTO AN ASSET FOR ALL



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