

312 WATSON ST

DETROIT.MI



EDMUND PLACE ESTATES LLC

PROJECT OVERVIEW

312 WATSON ST

Located between Brush and John R in the heart of historic Brush Park, 312 Watson is one of 2 structures still standing on the south side of the Watson street block. The abandoned home has come to symbolize the abandonment the city has experienced over the past 50+ years and was recently featured in a Wall Street Journal article chronicling the homes history from speakeasy to Masonic lodge, as well as several recent failed attempts at restoration.

Given the strong rental market and need for more rental units in the Midtown & Downtown areas, coupled with the success we've seen with various other rental projects we've completed in Brush Park, we feel the strongest and best use is to convert the home into 4 market rate rental apartments consisting of two 2BR, one 1BR & one studio. Secure parking for our tenants is a critical component to a successful project in Detroit. Unfortunately, the tax boundaries of the lot do not extend to the rear alley prohibiting us from providing rear lot parking. In order to accommodate secure parking we are pursuing the purchase of the rear lot, parcel #01000736 from The City of Detroit, who is in the process of repossessing the parcel. Given unknown circumstances that may arise once we are able to fully inspect the property, we reserve the right to amend our scope of work to a different unit mix.

Initial inspection of the exterior of the house reveals a relatively sound structure. Our focus on the exterior of the home will be on providing new windows, brick cleaning/pointing, painting window trim and cornices to match historic paint schemes, repairing the existing porch, roof parapet extension & repair as well as providing a parking lot for 4 cars with a concrete walkway to the front of the home. The bulk of the renovation will take place in the interior where we will look to create 4 market rate rental units, complete with standard finishes, stainless steel appliances, engineered wood floors and historic trim where applicable. The home has beautiful wood paneling in the front parlour that we will attempt to re-use in various locations throughout the building. We also intend on restoring one of the existing fireplaces. Our commitment to sustainable building encourages us to re-use as much of the existing material as possible.

Revitalizing Brush Park is our ultimate goal. Edmund Place Estates' commitment to the revitalization of this once great neighborhood is clearly evidenced by the successful restoration/renovation of (a) the Lucien Moore Home now known as The Edmund at 104 Edmund, (b) the HP Pulling Home at 46/48 Edmund, and (c) the Hudson Evans Home at 79 Alfred St. We have the resources, experience and most of all, the passion for making 312 Watson yet another successful Brush Park renovation.



312 WATSON 1931



312 WATSON IN THE 1970'S



ORIGINAL MASON LODGE DEDICATION STONE



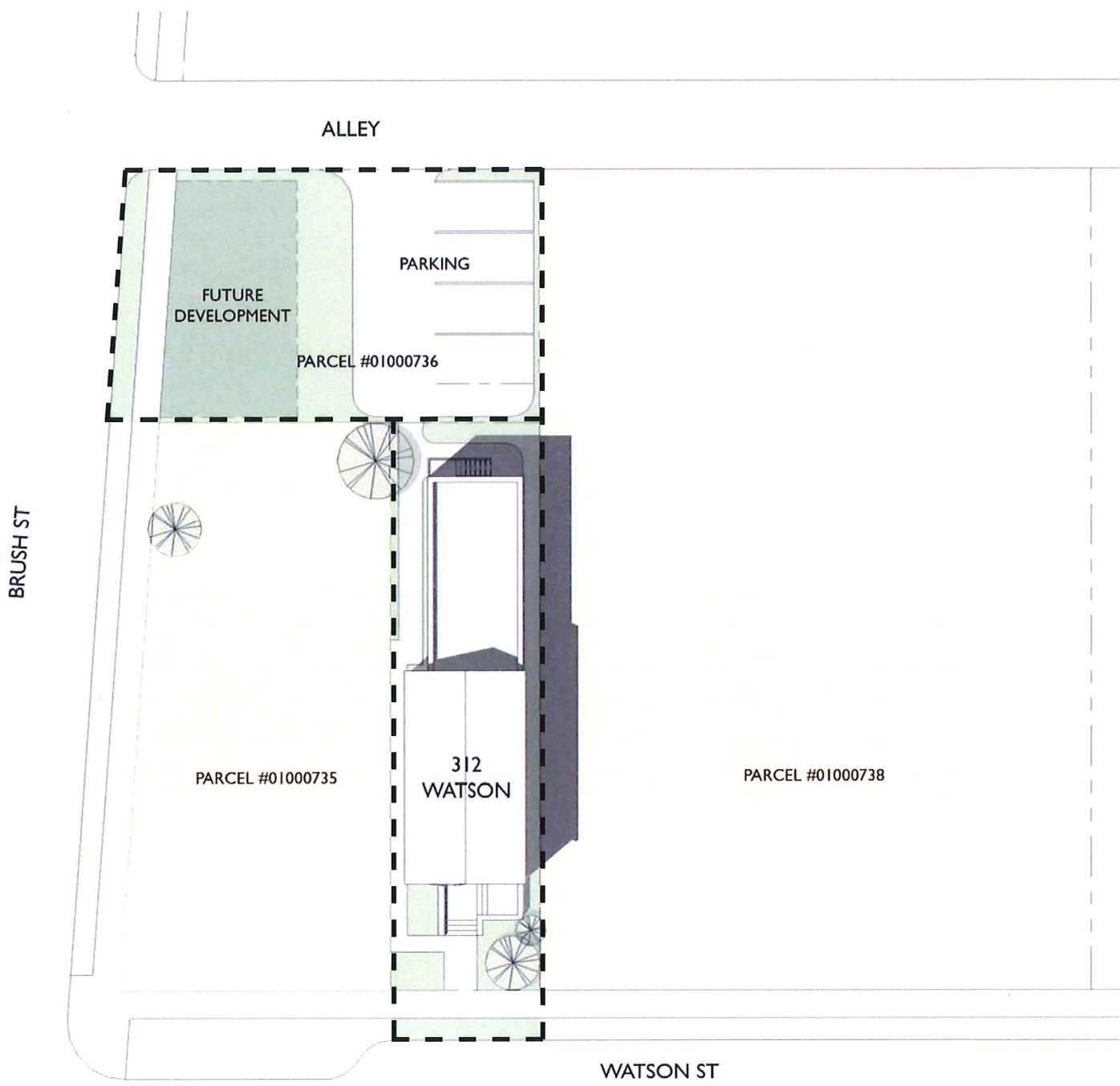
CURRENT STATE FROM WATSON ST



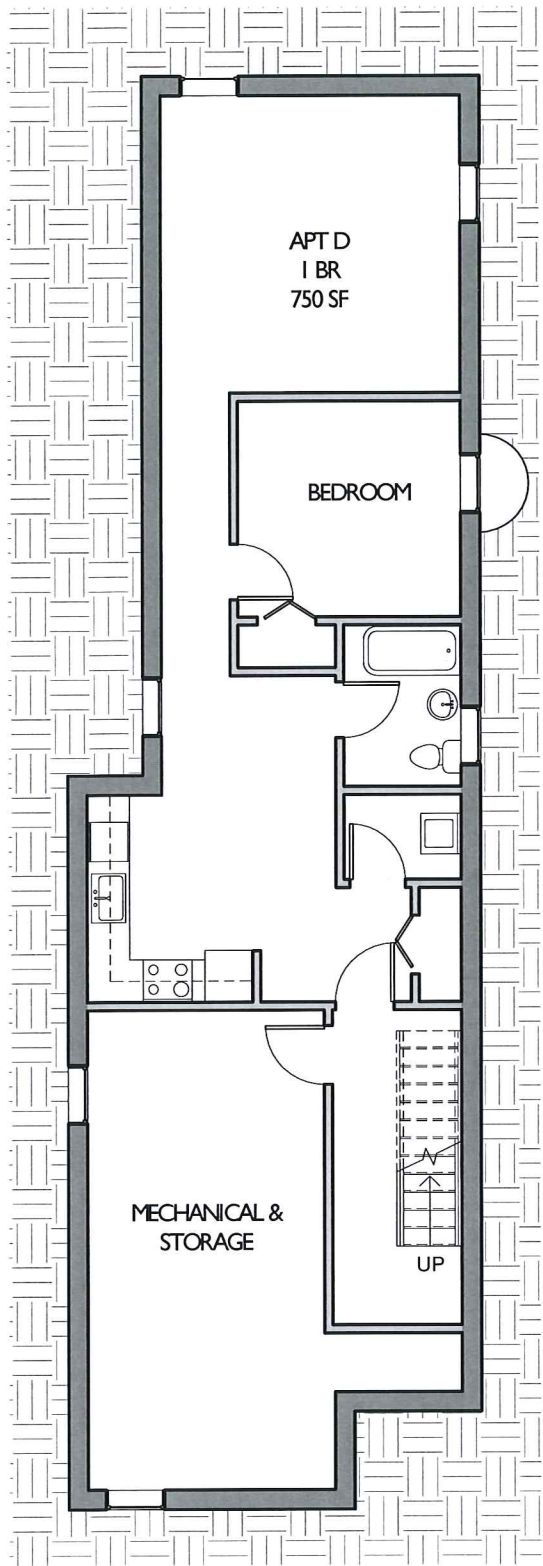
CURRENT STATE OF INTERIOR FOYER



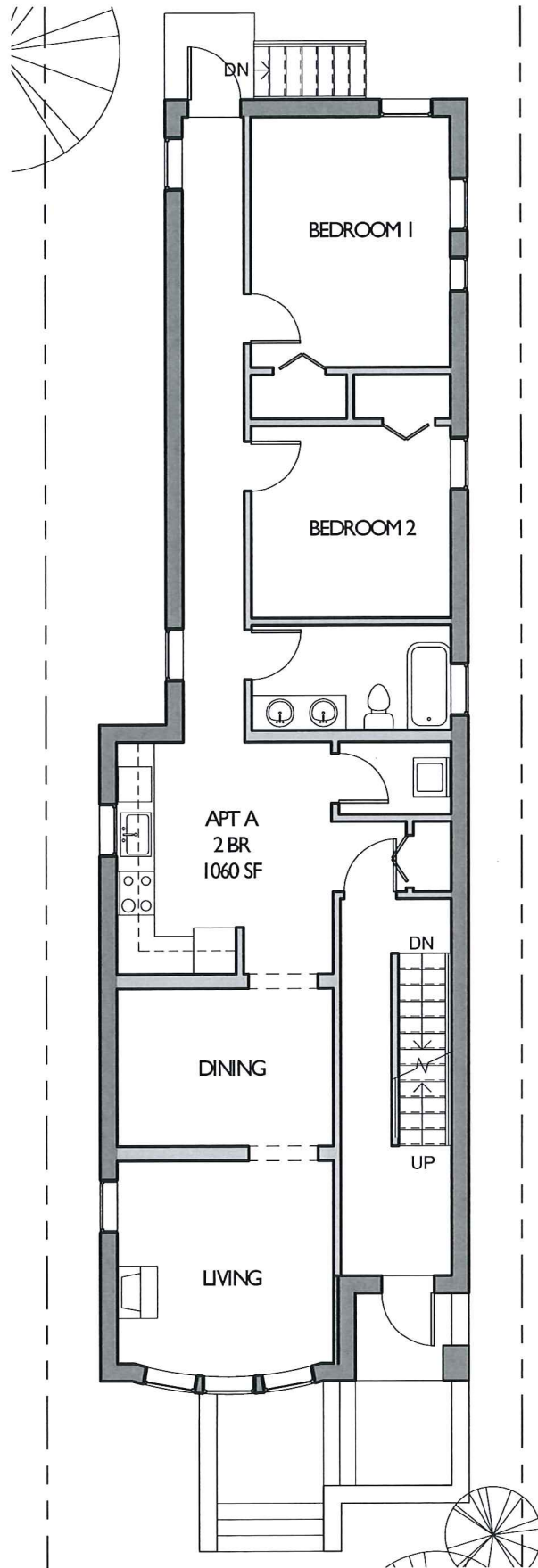
CURRENT STATE FROM REAR LOT



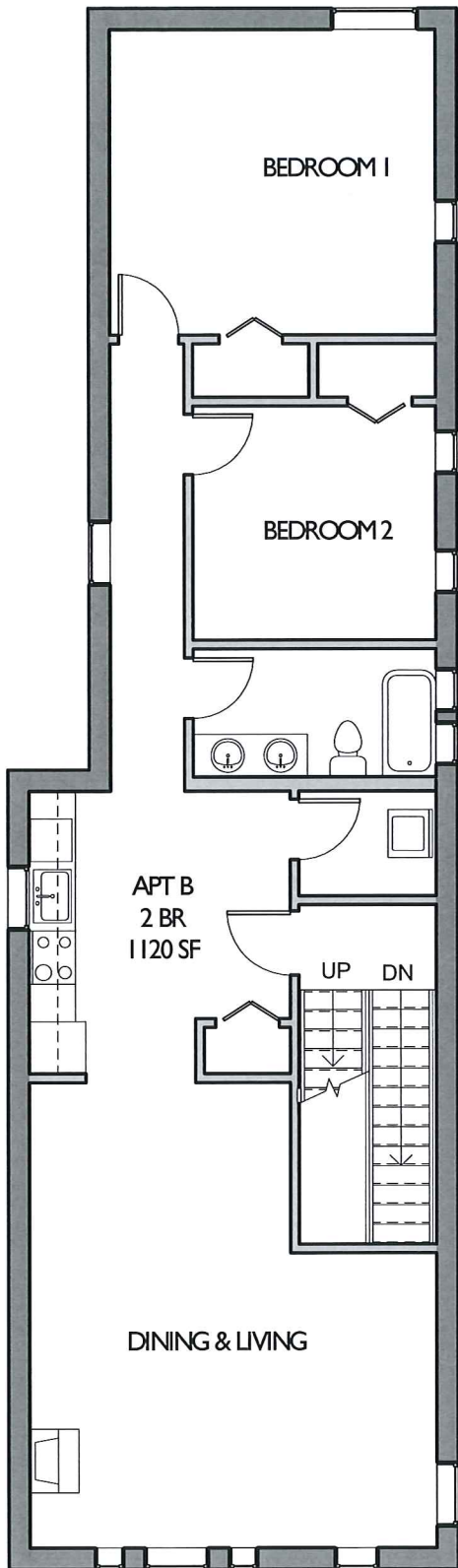
SITE PLAN



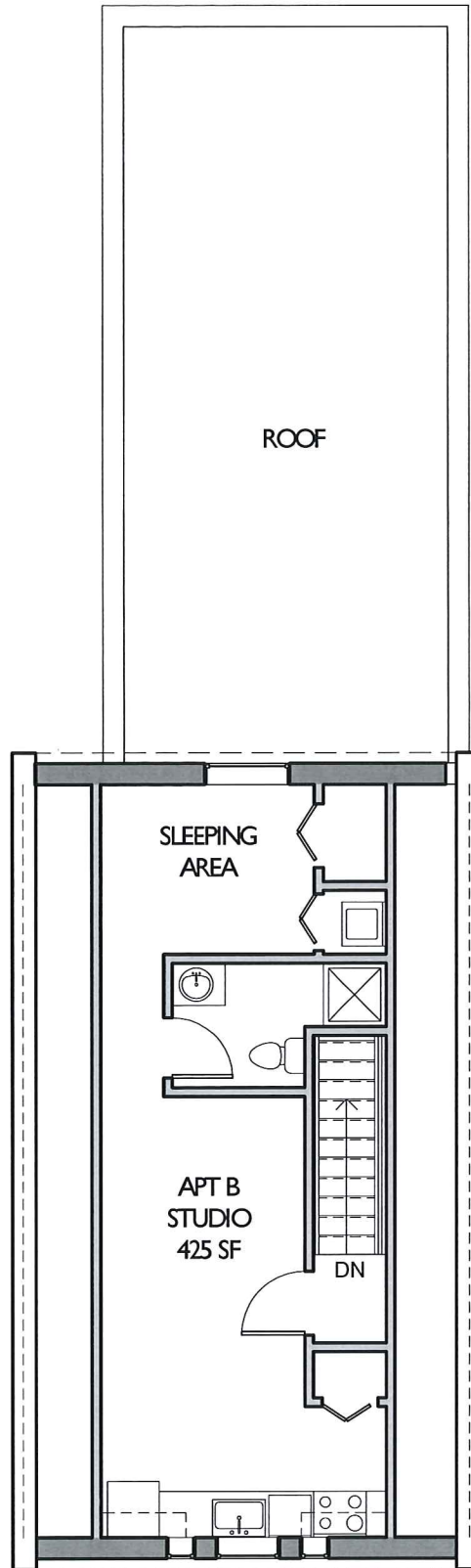
CELLAR PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN



LOOKING EAST DOWN WATSON ST



LOOKING WEST DOWN WATSON ST



HUDSON-EVANS HOME



H.P. PULLING HOME



THE EDMUND (LUCIEN MOORE HOME)

TEAM OVERVIEW

EDMUND PLACE ESTATES LLC

Carlo Liburdi is a 33yr old licensed architect living in Brooklyn, NY. Born and raised in Metro Detroit, he attended the University of Detroit Mercy where he received his Master's degree in Architecture in 2005. Shortly there- after he found employment with Niagara Murano architects and purchased a home in the historic Boston Edison District. Feeling the need to enrich his career, Carlo moved to New York City in 2007 with the intent of one day returning to Detroit and contributing to the city's ongoing revitalization. He currently works for a small commercial & residential architecture firm specializing in historic renovation projects. Carlo teamed up with Michael VanOverbeke (see below) to form Edmund Place Estates, LLC which completed the development and restoration of the historic Lucien Moore House in Brush Park into The Edmund, a 9 unit apartment/condo development.

Michael VanOverbeke is the senior partner in the law firm of VanOverbeke, Michaud & Timmony, P.C. Michael received his Bachelors of Arts degree from Wayne State University and his Juris Doctorate Cum Laude from Detroit College of Law. The VanOverbeke, Michaud & Timmony law firm specializes in public employee retirement and health care law and represents over 50 communities in the State of Michigan. In 2005, Michael completed restoration of the Hudson-Evans House at 79 Alfred Street in Historic Brush Park and made it home to his law firm. The Hudson-Evans House is on both the national and state Registrar of Historical Places. Michael also restored the H.P. Pulling House at 48 Edmund Pl. in Brush Park which currently contains 2 residential rental units.