

DHDC 20-6663

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

10/18/22

CERTIFICATE OF APPROPRIATENESS

MHT Housing Inc.
32600 Telegraph Rd
Bingham Farms, MI 48025

**RE: Application Number 20-6663; 269-291 Winder, 2515 Brush; Brush Park Historic District
Project Scope: Erect new building (Revision to previously approved design)**

Dear Applicant,

At the Regular Meeting that was held on October 12, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on October 18, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Erect new building per updated drawings, as attached.

With the condition that:

The permit drawings be updated to show the proper tan color tone of the concrete panels (beige instead of polar white)

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Garrick B. Landsberg, Director
Detroit Historic District Commission

BRUSH PARK APARTMENTS

269 Winder Street, Detroit



View from Winder and Brush

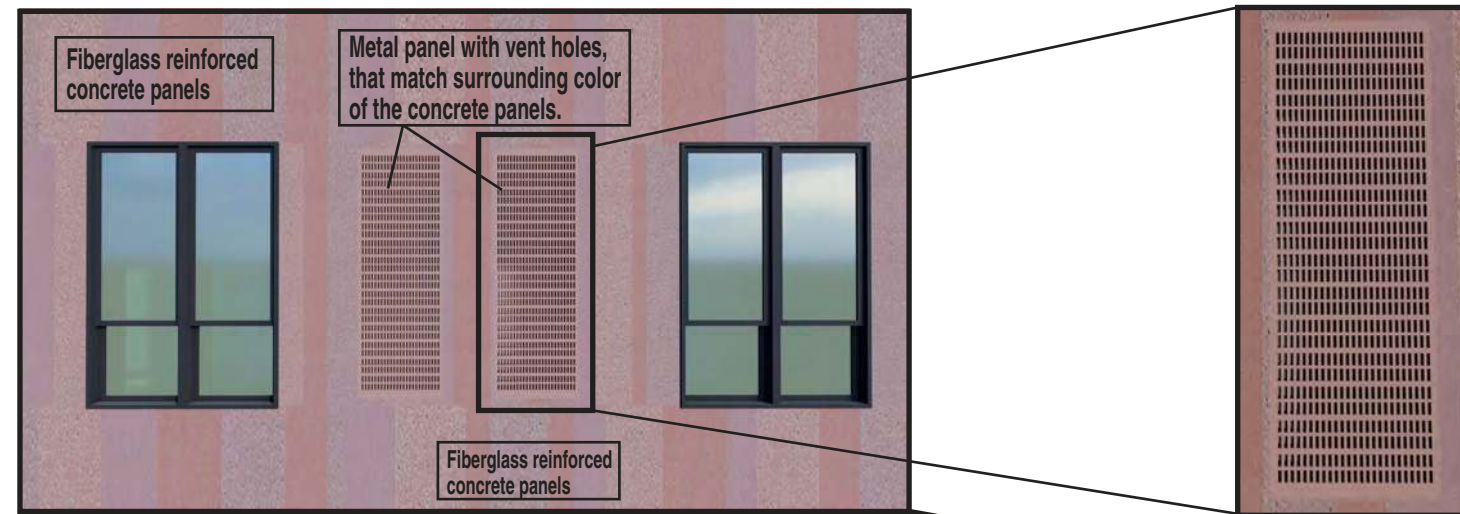


Major Changes

The original concrete vent panels were not functional due to not allowing 70% fresh air that is required by the PTAC unit manufacturer without cracking. The color of metal panels will match the adjacent concrete panels. See rendering on previous page and below.

The owner adjusted their proposed unit count by removing units. This expanded the commercial space to the main corner of the building and moved the community space along Winder.

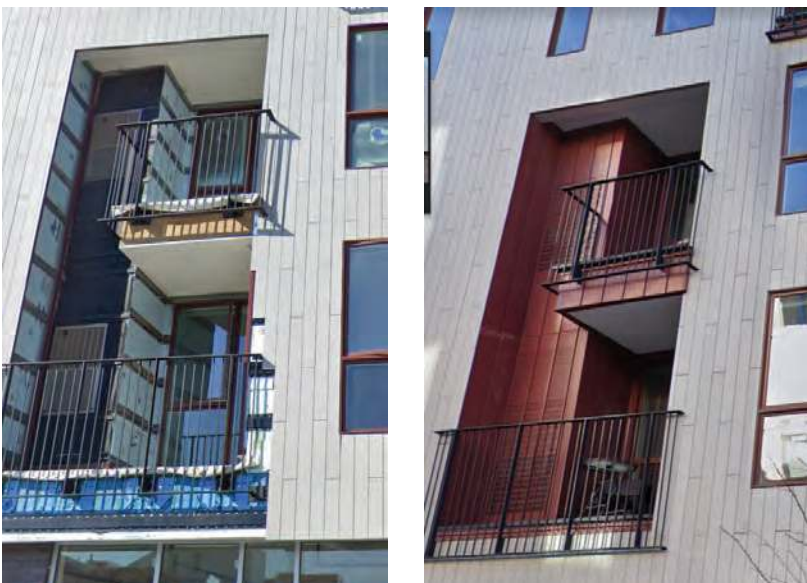
Additionally, the approved rendering in 2020 was never updated to show the approved tan panels instead of the white panel. Rendering were updated to show both.



Fiberglass Reinforced Concrete Panels

These Panels above were approved back in April 2020. There have been no changes to this aspect of the facade.

PTAC Metal Grills



The Flats at City Modern

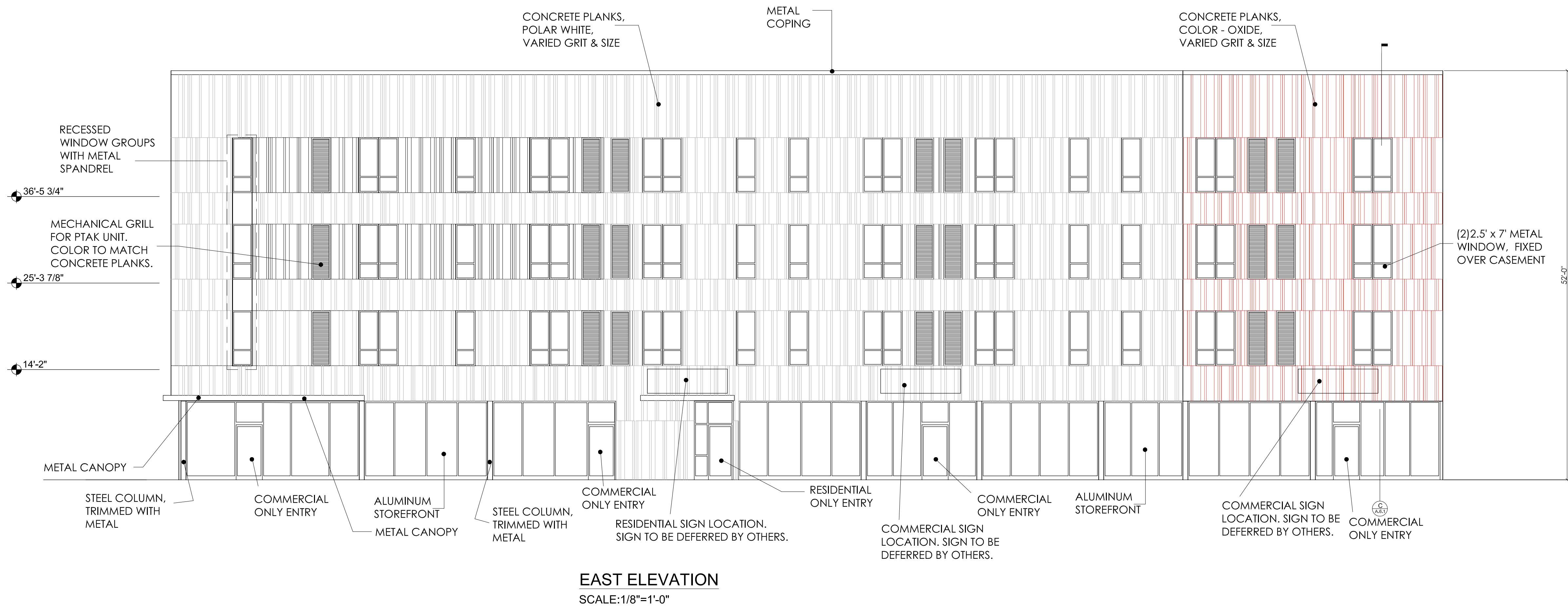
Alfred & John R

Example on PTAC system with metal panels that we are using as a guideline.





WEST ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

CLIENT:	MHT HOUSING, INC.
PROJECT:	BRUSH PARK APARTMENTS
LOCATION:	269 WINDER STREET, DETROIT MI
SITE AREA:	39,501± SF OR 0.91± ACRES
DATE:	2/16/22
REVISION:	#1
BY:	M.L.
DESCRIPTION:	CITY PERMIT DRAWINGS

**EXTERIOR ELEVATIONS
EAST & WEST**

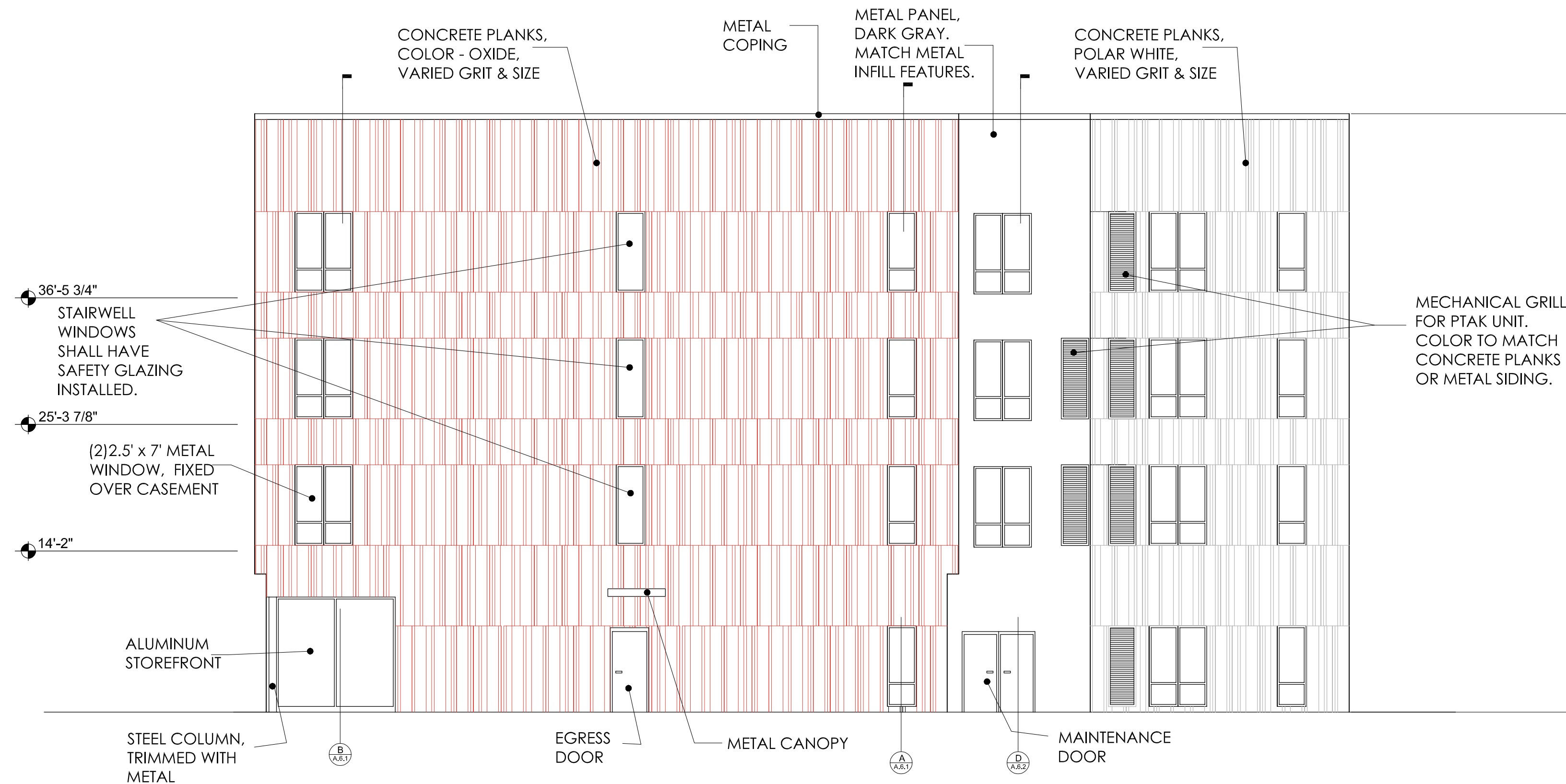
PROFESSIONAL ARCHITECTS
PROFESSIONAL ENGINEERS
PROFESSIONAL SURVEYORS
22556 GRATIOT AVENUE
GRATIOT, MI 48134
(586)772-2222 PHONE
(586)772-4048 FAX



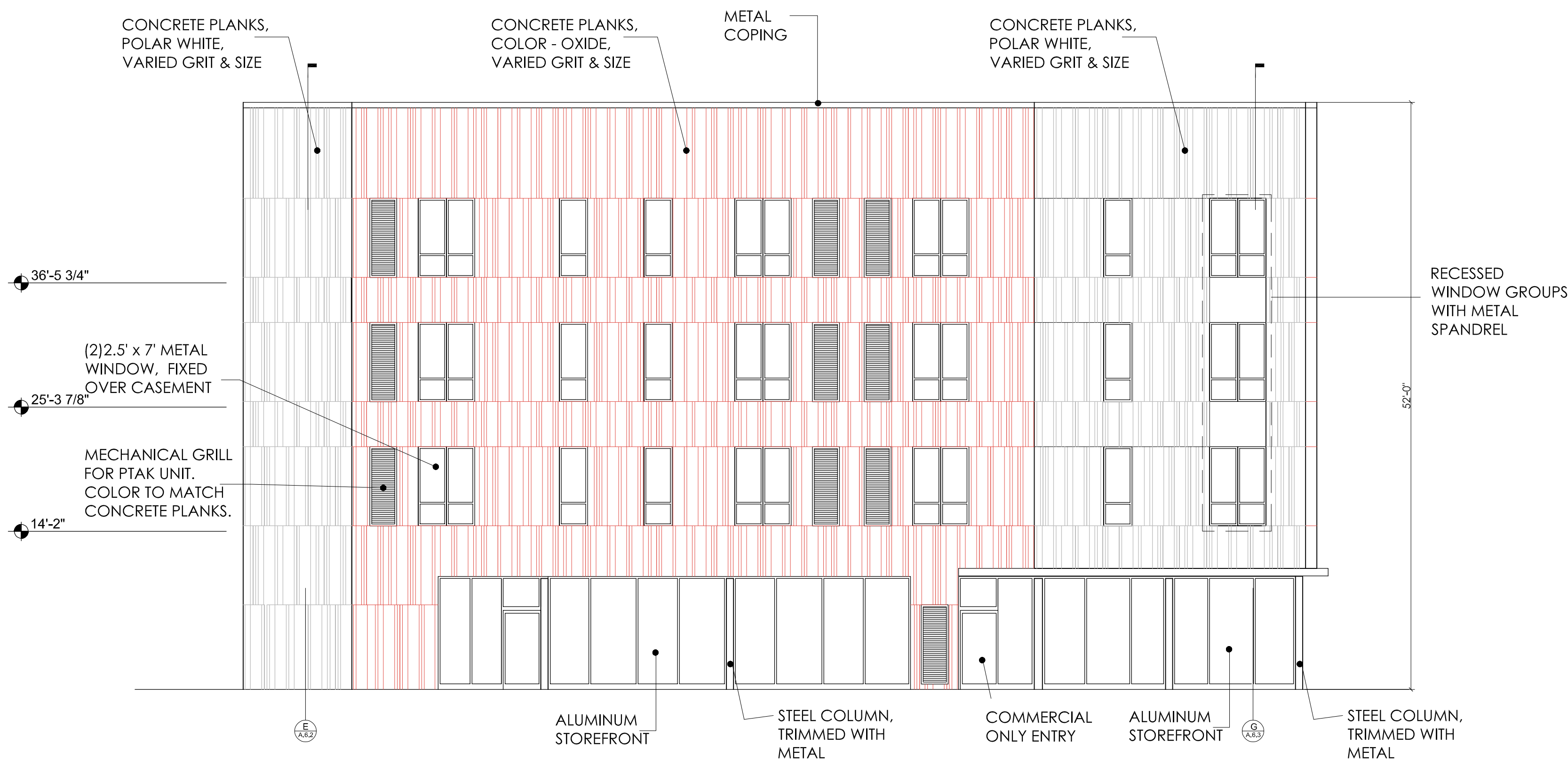
72 HOURS
(3 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)



DRAWN BY:	JFG
SCALE:	3/32" = 1'-0"
DATE:	12/09/2021
PROJECT NO.:	19-03104
SHEET NO.:	A.2.1



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



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

STATE OF MICHIGAN
 JEFFREY F. GRAHAM / ARCHITECT
 No. 36132
 LICENSED ARCHITECT

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PROFESSIONAL ENGINEERS	
PROFESSIONAL SURVEYORS	
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BEFORE YOU DIG CALL MISS DIG	
800-482-7171 (TOLL FREE)	
DRAWN BY:	JFG
SCALE:	3/32" = 1'-0"
DATE:	12/09/2021
PROJECT NO.:	19-03104
SHEET NO.:	A.2.2
REVISION #	2/16/22
DATE	
BY	
M.L.	
CITY PERMIT DRAWINGS	
DESCRIPTION	