

DHDC 24-00047

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

3/25/2024

CERTIFICATE OF APPROPRIATENESS

T. Van Fox.
MHT Housing, Inc
32500 Telegraph Road, Suite
Bingham Farms, MI 48025

**RE: Application Number HDC24-00047; 2900 ST. ANTOINE STREET (637 BREWSTER);
BREWSTER WHEELER RECREATION CENTER HISTORIC DISTRICT
Project Scope: INSTALL WINDOWS, REMOVE ENTRY CANOPY**

Dear Applicant,

At the Regular Meeting that was held on 3/13/2024, 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 3/20/2024, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Replace Existing Windows

- The six original steel windows which remain at the recreation center addition’s north and south elevations will be replaced with new fixed aluminum units
- The remnants of two, double-hung historic wood windows remain at the recreation center addition’s south elevation will be replaced with new aluminum units
- The five remaining double-hung wood windows at the original wing’s basement level, at the north and south elevations, will be replaced with single-hung aluminum windows at the north elevation and glass block windows at the north elevation

Install New Windows in Infilled Openings

Most window openings have been infilled with either plywood or masonry. Non-historic infill will be removed and new aluminum windows will be installed per the submitted documentation

Install New Exterior Doors

Most exterior entrances have been infilled. None of the remaining exterior doors appear to date from the building’s period of significance/are of historic importance. New wood doors or steel doors will replace existing doors and infill per the submission.

Remove Entry Canopy

A limestone clad canopy was added over the original wing's primary entrance in 1967. The applicant is seeking to demolish this canopy. Note that they have recently removed the limestone cladding without HDC approval and/or permit, leaving only the steel framing. The stone steps at this entrance will be retained. Where damaged beyond repair, the stone steps will be replaced in kind. New steel handrails will also be added at this entrance.

Install New Equipment at Roof

- A new RTU for the gymnasium is proposed to efficiently meet modern ventilation codes. The position of the new RTU is strategically located to minimize visibility. Two new HVAC Heat Pumps and one ERV are proposed to be on the roof above the two story recreation 1926 addition. The height of the new HVAC equipment shall not exceed the height of the parapet.
- Modify roof as required for new elevator. The new elevator roof shall not exceed the height of the parapet. Dimensions are provided in the updated documents.

With the condition(s) that:

The glass block that is currently located on the building's north elevation is not compatible with the building's historic appearance. The three existing glass block windows shall be repaired as needed retaining the majority of the existing material. The two flanking window openings that are currently infilled with wood and masonry shall include window windows that are compatible with the building's historic character.

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:



Jennifer Ross

Detroit Historic District Commission