



Date: March 05, 2024

Project Name: Brewster Wheeler Recreation Center

Architect Project #: 1356-23

To:

Jennifer Ross – Historic Preservation
Detroit Planning & Development Dept.
2 Woodward Avenue, Suite 808
Detroit, MI 48226

Cc:

T. Van Fox
MHT Housing, Inc
32500 Telegraph Road, Suite 101
Bingham Farms, MI 48025

General Contractor:

Antoni Cutraro
M & N General Contracting
972 Rankin
Troy, MI 48083

RE: Plan Review Response

The following is a response to an email review received on 02/27/2024:

Comment – Please provide a detailed narrative scope of work outlining all work items proposed for the exterior of the building and site.

CDS Response: Refer to attached Scope of Work letter.

Comment – The application description of work speaks to new hvac. If any such equipment will be added to the exterior of the building or the site, please provide specs/cutsheets for the equipment and indicate location on dimensioned drawings.

CDS Response: Refer to attached cut sheets for the proposed roof mounted equipment and gym RTU. Refer to updated drawings A3.01, A3.02, A4.01 & A5.01 for dimensions.

Please provide detailed, annotated photographic information on the porch proposed for removal at the library. Please also speak to why the project proposes it's removal. If the removal is based upon deteriorated conditions, please provide adequate documentation that the porch cannot be repaired/is deteriorated beyond repair.



CDS Response: Refer to attached sheet A3.07 for photographic information of the proposed removed porch. The EIFS clad canopy was added subsequent 1950's. MHT Housing, Inc. proposes to remove the porch because it is not original to the Library.

Comment - Please provide produce specs/cutsheets for all proposed new windows and exterior doors, roofing, hvac mechanicals, porch railings, etc

CDS Response:

- Window specs & cut sheets are provided in the window schedules.
- Exterior door and frame schedules are provided on sheet A2.01, actual spec's of doors shall be based on these schedules.
- Roofing is not part of this submittal.
- Proposed HVAC specs are attached.
- Proposed Porch Railing Details are updated and provided on sheet A3.08

Comment - The current overall conditions of all elevations are not clearly/easily understandable from the current documentation. Typically, this is captured via a set of dimensioned elevation drawings showing existing conditions and supported by photos. If you do not plan to provide dimensioned elevation drawings showing existing conditions, please provide that information via annotated photos in a manner which can be easily compared to the elevation drawings which depict the proposed conditions.

CDS Response: Refer to attached updated drawings.

Comment: Please provide documentation which makes the below 100% clear re: the current conditions.

- CDS Response: Refer to attached updated drawings.

Comment: The location, materiality, type, and operation, and historic age for each window at all window openings:

- CDS Response: Refer to attached updated drawings.

*Comment: For **each** historic age window proposed for replacement, please provide detailed photos to document location and current conditions in addition to an assessment from a window repair professional which explains why each window cannot be retained and repaired. Please also indicate the materiality, type, and operation of new window which will replace each remaining historic window and document how closely each will replicate the existing.*



- CDS Response: Refer to attached updated drawings.

*Per our discussion, the Commission needs to be 100% clear of the current exterior door conditions at **each/all openings**. Specifically, please provide documentation which makes the below 100% clear re: the current conditions:*

- CDS Response: Existing door openings were infilled with temporary doors or plywood & blocking.

The location, materiality, type, and operation, and historic age for each door at all exterior door openings

- CDS Response: Existing door openings were infilled with temporary doors or plywood & blocking.

*For **each** historic age door proposed for replacement, please provide detailed photos to document location and current conditions in addition to an assessment from a door repair professional which explains why the door cannot be retained and repaired. Please also indicate the materiality, type, and operation of new door which will replace each remaining historic door and document how closely each will replicate the existing.*

- CDS Response: Existing door openings were infilled with temporary doors or plywood & blocking.

Respectfully Submitted,



Kyle D. Osterhart, AIA, LEED AP BD+C
Concept Design Studio, Inc.