



PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

# HISTORIC DISTRICT COMMISSION

# CERTIFICATE OF APPROPRIATENESS

**Application Number:** HDC2025-00004

**Effective Date:** 02/19/25

**Project Address:** 2900 St. Antoine

**Issued to:** The Sanctuary at Brewster LDHA, LLC

**Historic District:** Brewster-Wheeler Recreation Center

**Description of Work:**

- Construct a new paved/concrete parking lot to the west of the building. The parking lot will include landscaped islands, new shade trees at the southern edge and a masonry dumpster enclosure (final details/elevation drawings not available)
- To the north of the parking lot/west of the building, establish a park area, to include the erection of an open pavilion (final details/elevation drawings not available) and the addition of new shade trees
- Add new pavement within the roadbed of the vacated Brewster Street

**With the Conditions that:**

- HDC staff shall be afforded the opportunity to review and approve the final details for the dumpster enclosure and pavilion prior to their erection

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

For the Commission:

Daniel Rieden  
Senior Clerk to the Historic District Commission

PSR: 250219jr



Post this COA 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.



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

<b>APPLICATION ID</b>
HDC2025-00004

## PROPERTY INFORMATION

<b>ADDRESS(ES):</b> 2900 St. Antoine
<b>HISTORIC DISTRICT:</b> Brewster-Wheeler Recreation Center

**SCOPE OF WORK:** (Check ALL that apply)

- |   |  |  |  |  |   |
|---|--|--|--|--|---|
| <input type="checkbox"/> Windows/ Doors | <input type="checkbox"/> Walls/ Siding | <input type="checkbox"/> Painting                | <input type="checkbox"/> Roof/Gutters/ Chimney | <input type="checkbox"/> Porch/Deck/Balcony  | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Demolition     | <input type="checkbox"/> Signage       | <input checked="" type="checkbox"/> New Building | <input type="checkbox"/> Addition              | <input checked="" type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.) |   |

<b>BRIEF PROJECT DESCRIPTION:</b> The Sanctuary At Brewster- Construction of a new 4 story apartment building, site improvements and parking lot. Part of the north end of the parking lot is located in within the Historic District Boundary.
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## APPLICANT IDENTIFICATION

<b>TYPE OF APPLICANT:</b> Property Owner/Homeowner			
<b>NAME:</b> Don Tilicki	<b>COMPANY NAME:</b> The Sanctuary at Brewster LDHA, LLC		
<b>ADDRESS:</b> 32500 Telegraph Rd., Ste. 100	<b>CITY:</b> Bingham Farms	<b>STATE:</b> MI	<b>ZIP:</b> 48025
<b>PHONE:</b> +1 (248) 515-0292	<b>EMAIL:</b> dtilicki@mhtconstruction.net		

## I AGREE TO AND AFFIRM THE FOLLOWING:

- I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- I hereby certify that I am the legal owner and occupant of the subject property and that the information on this application is true and correct.

Signed by:  
  
6BC2B574AAAB485...

01/06/2025

SIGNATURE

DATE


**NOTE: Based on the scope of work, additional documentation may be required. See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.**

**PROJECT DETAILS – TELL US ABOUT YOUR PROJECT**


**Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.**

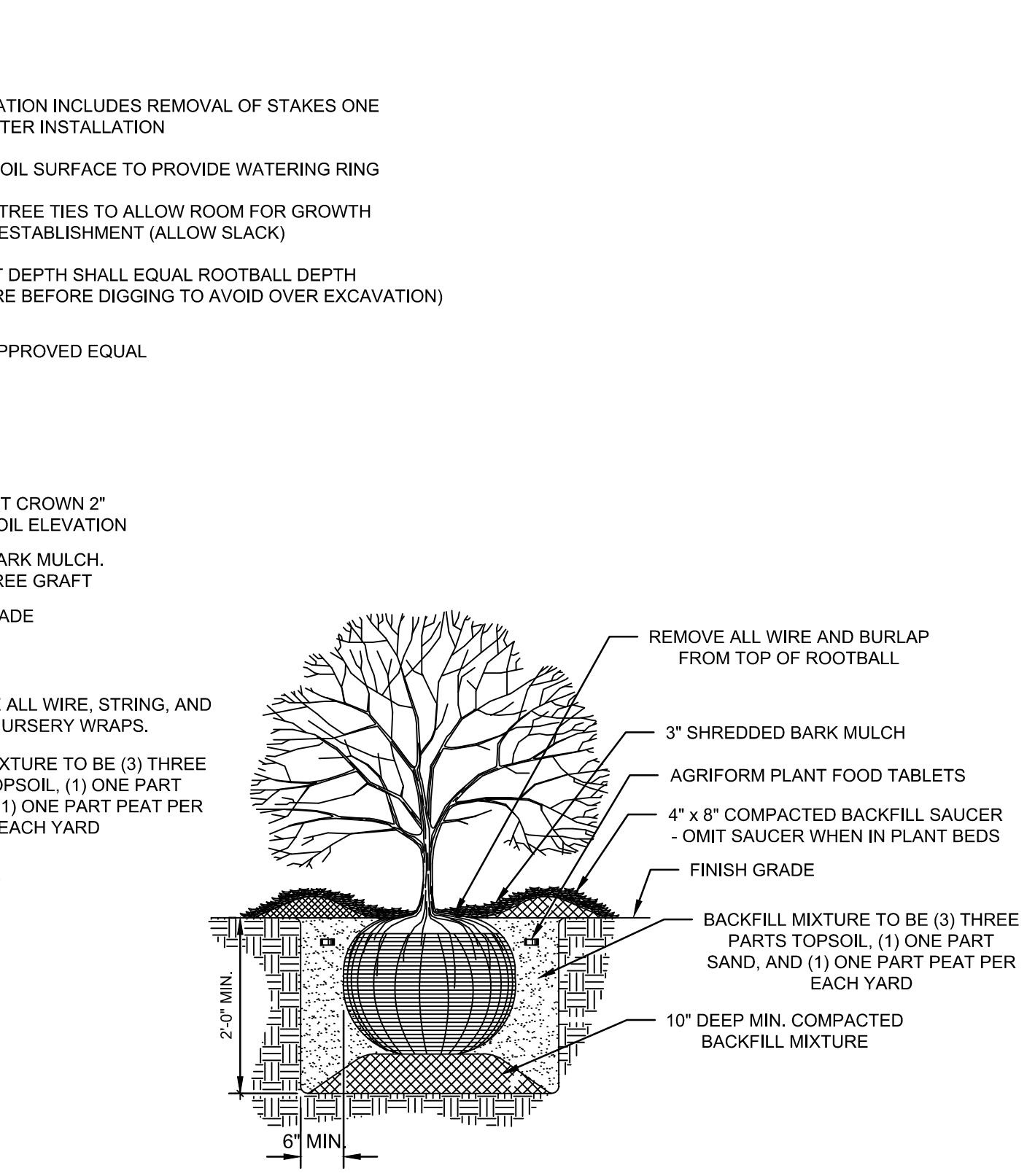
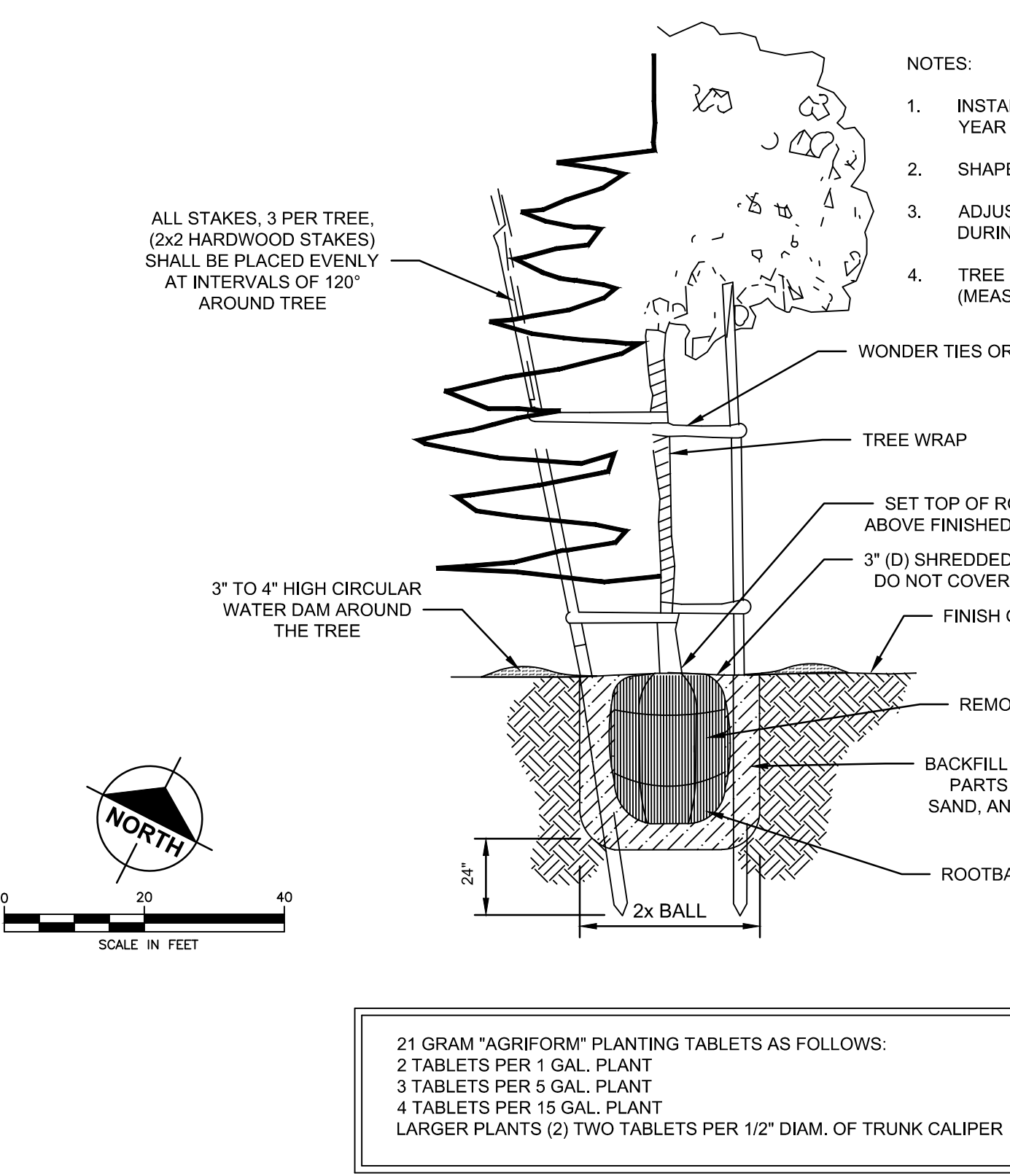
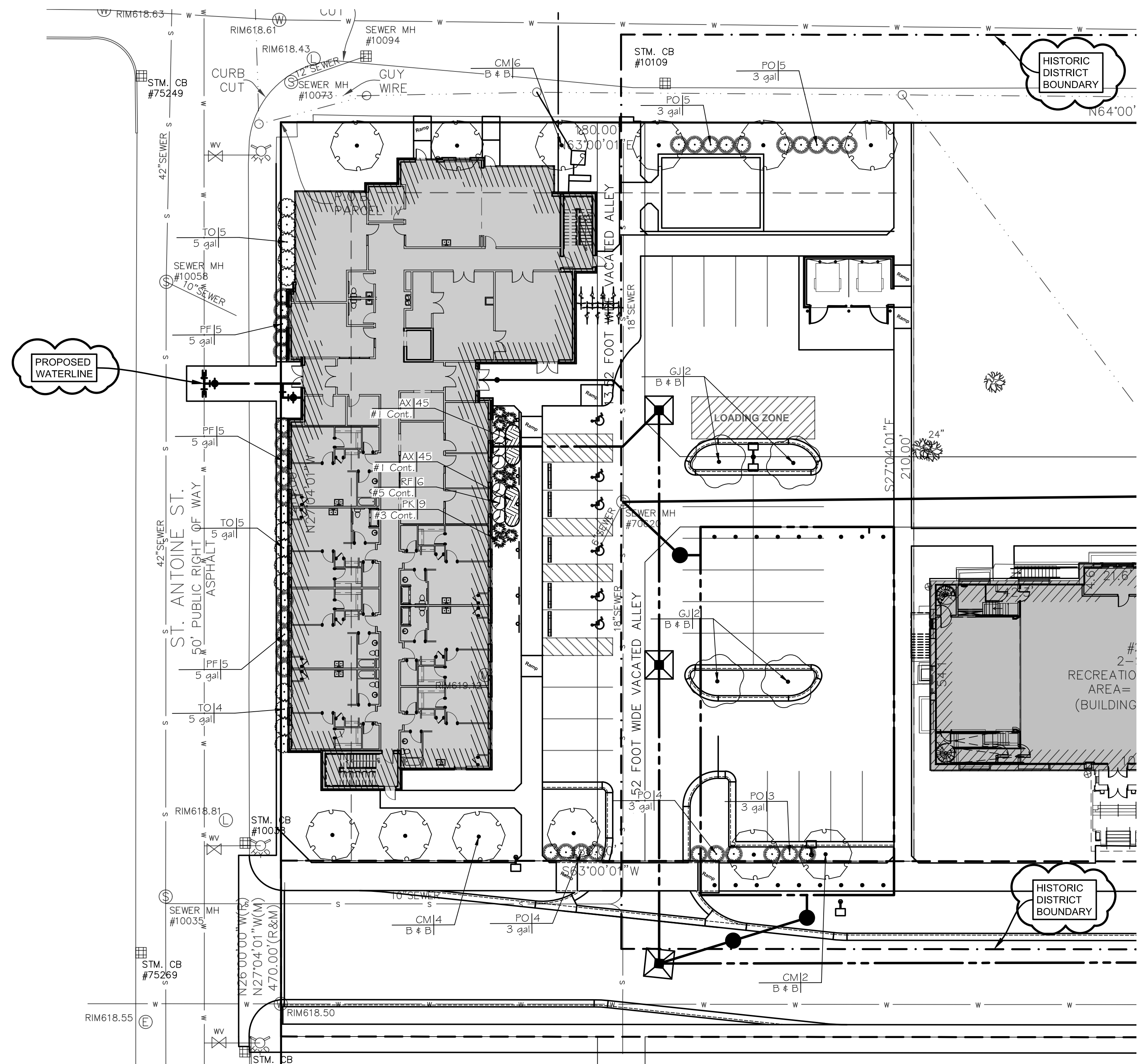
<b>ePLANS PERMIT NUMBER:</b> (only applicable if you've already applied for permits through ePLANS)	BLD2024-01953
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**GENERAL**

<p><b>1. DESCRIPTION OF EXISTING CONDITION</b>  <i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i></p> <p>The area in question is currently a vacant field with no structures.</p>	
<p><b>2. PHOTOGRAPHS</b>  <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p><b>3. DESCRIPTION OF PROJECT</b>  <i>In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)</i></p> <p>Items within the historic boundary will include a parking lot, several proposed trees along the Wilkins St. south sidewalk, a small green space, a proposed pavilion, and a dumpster enclosure. There is also a parking lot island with two trees and a parking lot light. Attached is here is a site plan showing details of proposed improvements.</p>	
<p><b>4. DETAILED SCOPE OF WORK</b>  <i>In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")</i></p> <p>Remove existing grassy areas and soils. Construct new asphalt parking lot and curbs.                  Install landscaping, dumpster enclosure, pavilion and light pole per proposed plans.</p>	
<p><b>5. BROCHURES/CUT SHEETS</b>  <i>Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.</i></p>	

## ADDITIONAL DETAILS

<p><b>8. SITE IMPROVEMENTS</b> <i>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</i></p>	
<p><b>9. OTHER</b> <i>Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.</i></p>	



**LANDSCAPE DATA**

**OFF STREET PARKING AREAS**

**REQUIRED - 61-14-221 RIGHT OF WAY SCREENING**  
 BUFFER STRIP WITH A MINIMUM WIDTH OF FIVE FEET BETWEEN THE OFF-STREET PARKING AREA AND THE RIGHT-OF-WAY.  
 ONE TREE SHALL BE PROVIDED FOR EACH 30 LFT. OF BUFFER. 152 LFT./30 = 6 TREES  
 VEGETATION, A BERM, OR MASONRY WALL FORMING A CONTINUOUS SCREEN AT LEAST 30 INCHES, BUT NOT MORE THAN 36 INCHES, IN HEIGHT, SHALL BE LOCATED WITHIN THE LANDSCAPE BUFFER.  
 VEGETATIVE SCREENING MATERIAL THAT IS DESIGNED TO PROVIDE 75 PERCENT OPACITY ON A YEAR-ROUND BASIS.  
**PROPOSED**  
 6 TREES  
 SHRUBS AT LEAST 30", BUT NOT MORE THAN 36".  
 VEGETATIVE SCREENING MATERIAL THAT IS DESIGNED TO PROVIDE 75 PERCENT OPACITY ON A YEAR-ROUND BASIS.

**PARKING LOT**

**REQUIRED - 61-14-223 INTERIOR LANDSCAPING**  
 25-100 SPACES - 18 SQUARE FEET OF LANDSCAPE AREA PER PARKING SPACE.  
 34 PARKING SPACES X 18 SFT. = 612 SFT.  
 THE TOTAL NUMBER OF TREES REQUIRED TO BE PLANTED IN THE INTERIOR OF AN OFF-STREET PARKING AREA SHALL BE CALCULATED AND PROVIDED AT A RATE OF ONE SHADE TREE FOR EACH 250 SQUARE FEET.  
 612 SFT. / 250 SFT. = 3 TREES  
 EACH ISLAND SHALL INCLUDE 1 SHADE TREE.  
**PROPOSED**  
 723 SFT. LANDSCAPE AREA.  
 ONE SHADE TREE PER 250 SFT. = 4 TREES  
 EACH ISLAND INCLUDES 1 SHADE TREE.

**LANDSCAPING IN REQUIRED SETBACKS.**

**REQUIRED - 50-14-362. - LANDSCAPING OF REQUIRED SETBACKS.**  
 WHERE CERTAIN LAND USES REQUIRE A SETBACK FROM A PUBLIC STREET, AT LEAST ONE TREE SHALL BE PROVIDED FOR EACH 30 LINEAR FEET OF LOT WIDTH.  
 173 LFT. / 30 LFT. = 6 TREES  
**PROPOSED 6 TREES**

**PLANT SIZE**

**REQUIRED - 61-14-205 SHRUBS AND TREES**  
 SHRUBS MIN. SIZE EQUAL TO OR GREATER THAN A NUMBER 3 CONTAINER AND HAVE A MIN. HT. OF 18" AT TIME OF PLANTING.  
 TREES MIN. DIA. OF 2" MEASURED AT 12" ABOVE ROOT BALL. CLEAR STEM OF AT LEAST 5'.  
**PROPOSED**  
 COMPLIES

**REQUIRED - 61-14-206 GROUND TREATMENT**

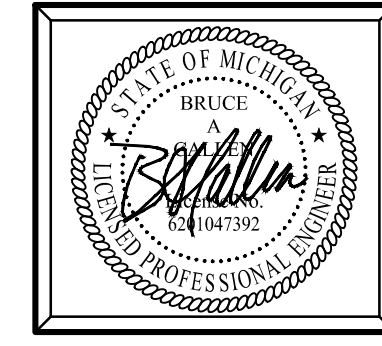
ALL UNPAVED AREAS ARE TO BE TREATED WITH GROUNDCOVER, MULCHED AREAS, SOD OR SEED LAWNS, OR PAVERS.  
**PROPOSED**  
 COMPLIES

**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	HT	QTY
<b>TREES</b>						
	CM	Celtis x 'Magnifica' / Magnifica Common Hackberry	B & B	2.5' Cal		12
	GJ	Ginkgo biloba 'Autumn Gold' / Autumn Gold Ginkgo	B & B	2.5' Cal		4
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT		QTY
<b>SHRUBS</b>						
	PK	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	#3 Cont.			4
	PO	Physocarpus opulifolius 'Jefam' / First Editions® Amber Jubilee® Ninebark	3 gal			20
	PF	Potentilla fruticosa 'Pink Beauty' / Pink Beauty Bush Cinquefoil	5 gal			15
	RF	Rhamnus frangula 'SMNRFBT' / Fine Line® Improved Buckthorn	#5 Cont.	Min. 5' - 6' Ht.		6
	TO	Thuja occidentalis 'Little Giant' / Little Giant Arborvitae	5 gal			14
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	SPACING	QTY
<b>GROUND COVERS</b>						
	AX	Allium x 'Millenium' / Millenium Ornamental Onion	#1 Cont.		12" o.c.	90



Know what's below. Call before you dig.



Plan Prepared By:  
 Bruce A. Callen, PE  
 Callen Engineering, Inc.  
 108 E. Savidge St.  
 Spring Lake, Michigan 49456  
 Tel: 616-414-5260  
 email: bcallen@callenengineering.com

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

DATE OF PLAN: 12-12-24

Callen Engineering, Inc.  
 108 East Savidge Street  
 Spring Lake, MI 49456  
 T. 616.414.5260  
 www.callenengineering.com



THE SANCTUARY BREWSTER LDHA, LLC  
 32500 TELEGRAPH ROAD, SUITE 100  
 DETROIT, MICHIGAN 48025  
 248-833-0552

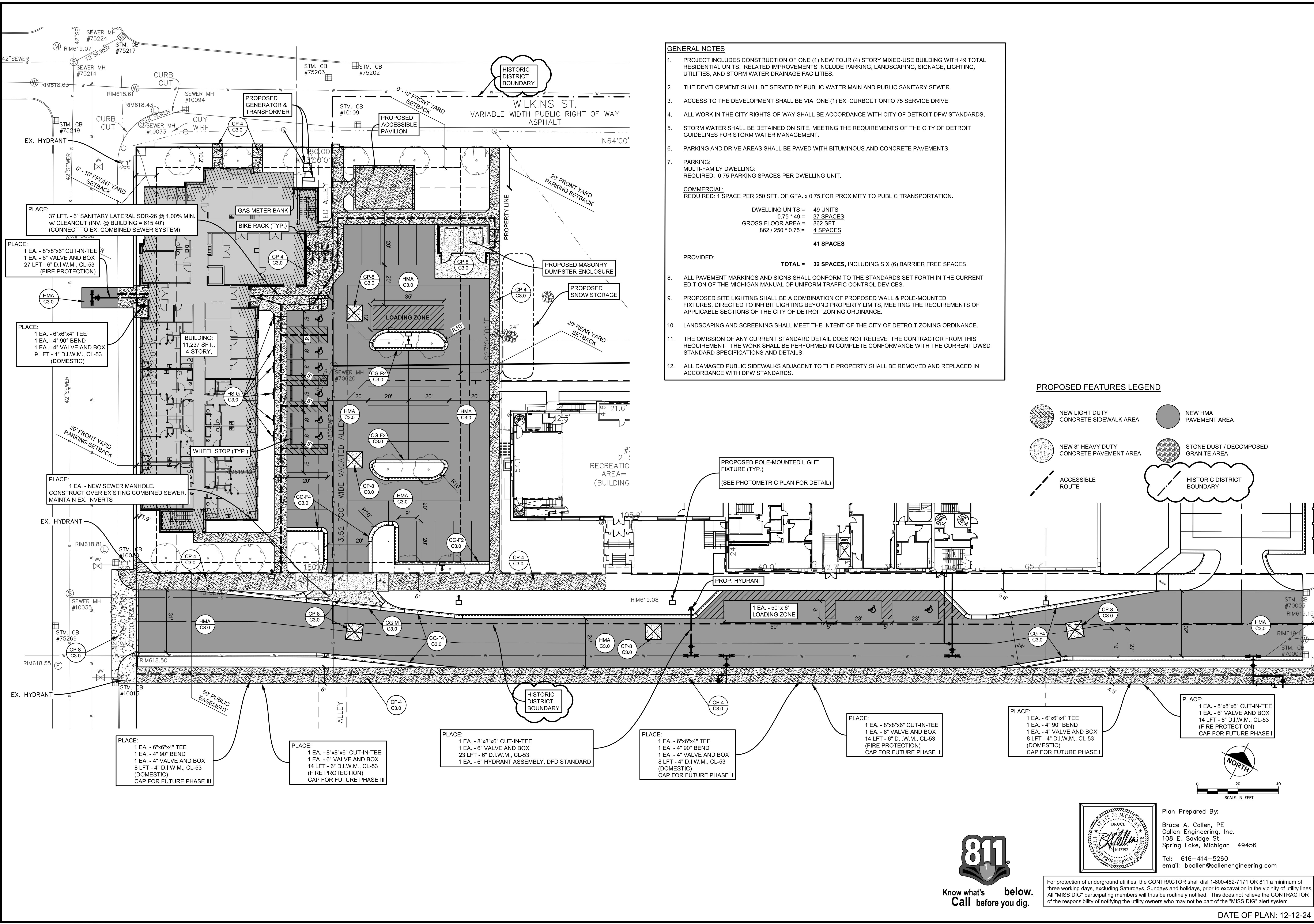
NO.	ISSUANCE / REVISION	BY	DATE
1	BUILDING PERMIT	B.A.C.	06-24-24
2	FOR PERMITS	B.A.C.	07-09-24
3	ADDENDUM #1	B.A.C.	07-31-24
4	ADDENDUM #2	B.A.C.	12-12-24

THE SANCTUARY AT BREWSTER  
 2900 SAINT ANTOINE STREET  
 DETROIT, MI 48201  
 WAYNE COUNTY, MICHIGAN  
 LANDSCAPE PLAN

DRAWN BY	DATE
J.W.C.	DEC '23
ENGINEER	DATE
B.A.C.	DEC '23
EDIT	DATE
J.W.C.	DEC '24
SCALE	SCALE
DRAWING	PILOT SCALE
AS NOTED	1:1

PROJECT 023 BREWSTER SANCTUARY  
 SHEET NO. L1.0

PRELIMINARY - NOT FOR CONSTRUCTION



**GENERAL NOTES**

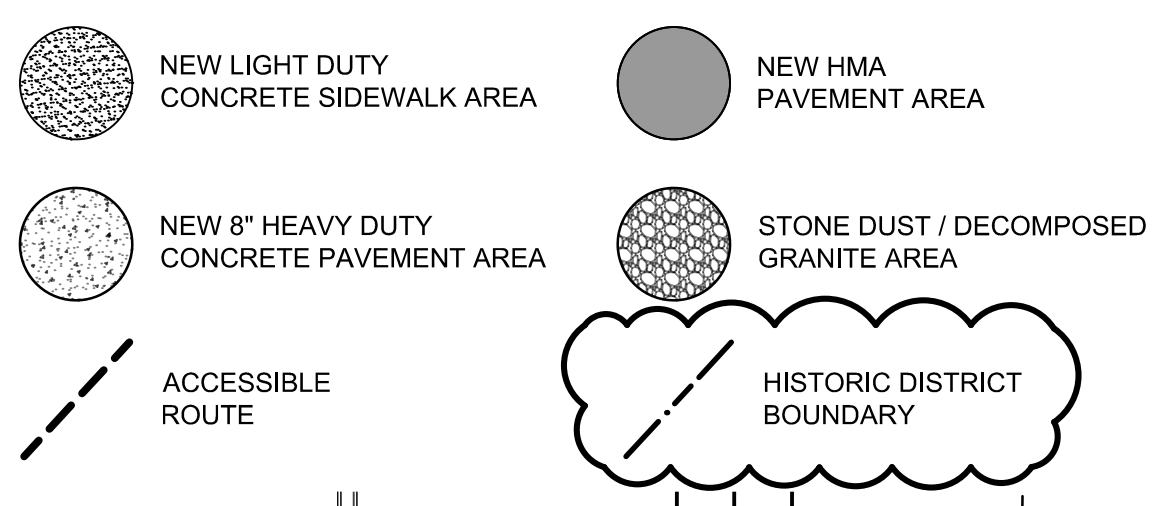
- PROJECT INCLUDES CONSTRUCTION OF ONE (1) NEW FOUR (4) STORY MIXED-USE BUILDING WITH 49 TOTAL RESIDENTIAL UNITS. RELATED IMPROVEMENTS INCLUDE PARKING, LANDSCAPING, SIGNAGE, LIGHTING, UTILITIES, AND STORM WATER DRAINAGE FACILITIES.
- THE DEVELOPMENT SHALL BE SERVED BY PUBLIC WATER MAIN AND PUBLIC SANITARY SEWER.
- ACCESS TO THE DEVELOPMENT SHALL BE VIA ONE (1) EX. CURBCUT ONTO 75 SERVICE DRIVE.
- ALL WORK IN THE CITY RIGHTS-OF-WAY SHALL BE ACCORDANCE WITH CITY OF DETROIT DPW STANDARDS.
- STORM WATER SHALL BE DETAINED ON SITE, MEETING THE REQUIREMENTS OF THE CITY OF DETROIT GUIDELINES FOR STORM WATER MANAGEMENT.
- PARKING AND DRIVE AREAS SHALL BE PAVED WITH BITUMINOUS AND CONCRETE PAVEMENTS.
- PARKING:  
MULTI-FAMILY DWELLING:  
REQUIRED: 0.75 PARKING SPACES PER DWELLING UNIT.  
COMMERCIAL:  
REQUIRED: 1 SPACE PER 250 SFT. OF GFA. x 0.75 FOR PROXIMITY TO PUBLIC TRANSPORTATION.

DWELLING UNITS =	49 UNITS
0.75 * 49 =	37 SPACES
GROSS FLOOR AREA =	862 SFT.
862 / 250 * 0.75 =	4 SPACES
<b>41 SPACES</b>	

PROVIDED: **TOTAL = 32 SPACES, INCLUDING SIX (6) BARRIER FREE SPACES.**

- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- PROPOSED SITE LIGHTING SHALL BE A COMBINATION OF PROPOSED WALL & POLE-MOUNTED FIXTURES, DIRECTED TO INHIBIT LIGHTING BEYOND PROPERTY LIMITS, MEETING THE REQUIREMENTS OF APPLICABLE SECTIONS OF THE CITY OF DETROIT ZONING ORDINANCE.
- LANDSCAPING AND SCREENING SHALL MEET THE INTENT OF THE CITY OF DETROIT ZONING ORDINANCE.
- THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE WITH THE CURRENT DWSD STANDARD SPECIFICATIONS AND DETAILS.
- ALL DAMAGED PUBLIC SIDEWALKS ADJACENT TO THE PROPERTY SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH DPW STANDARDS.

**PROPOSED FEATURES LEGEND**



**Callen Engineering, Inc.**  
108 East Savidge Street  
Spring Lake, MI 49456  
T. 616.414.5260  
www.callenengineering.com

**callen**  
civil engineers

THE SANCTUARY BREWSTER LDHA, LLC  
32500 TELEGRAPH ROAD, SUITE 100  
DETROIT, MICHIGAN 48025  
248-833-0552

NO.	ISSUANCE / REVISION FOR REVISIONS	DATE	BY
1	FOR REVISIONS	07-09-24	B.A.C.
2	ADDENDUM #1	07-31-24	B.A.C.
3	ADDENDUM #2	12-12-24	B.A.C.

REVISION IN ACCORDANCE WITH CONSTRUCTION RECORDS

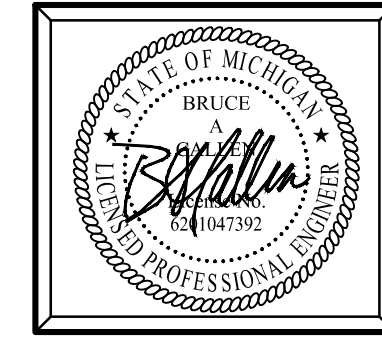
THE SANCTUARY AT BREWSTER  
2900 SAINT ANTOINE STREET  
DETROIT, MI 48201  
WAYNE COUNTY, MICHIGAN

**SITE PLAN**

NO.	ISSUANCE / REVISION FOR REVISIONS	DATE	BY
1	FOR REVISIONS	07-09-24	B.A.C.
2	ADDENDUM #1	07-31-24	B.A.C.
3	ADDENDUM #2	12-12-24	B.A.C.

REVISION IN ACCORDANCE WITH CONSTRUCTION RECORDS

PROJECT: 023 BREWSTER SANCTUARY  
SHEET NO. **C1.0**



Plan Prepared By:  
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DATE OF PLAN: 12-12-24



