



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – OBJECTIVE STAFF REPORT (08-28-2026)

This report, prepared by staff, summarizes the proposed scope of work, the existing conditions at the property, and any factual background information. No PDD/HDC staff analysis/opinion is included.

ADDRESS: 670 WILKINS AND 2900 ST. ANTOINE

MEETING DATE: 09-09-2026

APPLICATION NUMBER: HDC2026-00492

HISTORIC DISTRICT: BREWSTER WHEELER RECREATION CENTER

APPLICANT/ARCHITECT: KYLE OSTERHART/CONCEPT DESIGN STUDIO

OWNER: SPAR BAR, LLC & SANCTUARY BREWSTER LIMITED DIVIDEND

DATE OF PROVISIONALLY COMPLETE APPLICATION: 08-17-2026

DATE(S) OF STAFF SITE VISIT: 09-01-2026

SCOPE PHRASE FOR AGENDA: INSTALL FENCE

PUBLIC HEARING PER 21-2-77: NO

SUMMARY OF SCOPE OF WORK:

Based on staff review of the submitted documents, the following work is proposed:

- Install a new, 5'-0" aluminum picket-style fence at the perimeter of the property

MISSING INFORMATION, CLARIFICATION, OR OTHER ITEMS RELATING TO A COMPLETE SCOPE OF WORK:

- None

EXISTING CONDITIONS:

- The historic district boundaries includes the Brewster Wheeler Recreational Center building, concrete parking lots, located to the east and west of the building, and an open lawn are to the north. The north lawn area is currently being used as a staging area to support new apartment buildings which are currently under construction at adjacent parcels to the west and south of the district. The vacated Brewster Street, forms the district's southern boundary while Wilkins Street serves as the district's north boundary. The building was constructed in two phases to include the original Ginsburg Branch Public Library wing, which was built in 1917, and a 1929 addition which was erected when the building's use was converted from a library to a community/recreation center.
- The building is one story in height and has a flat roof. Exterior walls are clad with red brick.



- **670 Wilkin and 2900 St. Antoine, facing southwest. 8-28-2026**



- **Detroit Parcel Viewer, 2900 St. Antoine, outlined in green**



- **Detroit Parcel Viewer, 670 Wilkins outlined in green**

BACKGROUND INFORMATION:

- The applicant is seeking to undertake the proposed project in support of a wider development project, known as The Sanctuary, Phases I-IV, which includes the rehabilitation of the Brewster Wheeler Recreation Center itself in addition to the erection of three new multi-family buildings directly adjacent to, but outside of the district boundaries. The Commission approved an application for the rehabilitation of the Brewster Wheeler Recreation Center at their March 2024 regular meeting.
- The Commission issued a second COA for the construction of a new parking lot within 2900 St. Antoine at their February 2025 meeting

- A review of Google Streetview images indicated that a metal chain link perimeter fence had been extant at the two parcels as far back as 2007. Note that this fencing did not enclose the 670 Wilkins's east parking lot, nor was it located to the south of the recreation Center as proposed in the current application. By 2014, the year of district's designation, much of the perimeter fencing had been removed, likely due to deterioration, but the posts remained. By August of 2015, new chain link construction fencing had been erected at the perimeter of the parcels. However, staff was unable to locate a COA for the fencing

DISTRICT INFORMATION/SIGNIFICANCE:

- The district was designated in 2014
- As it is a single building district, the Recreation Center contributes to the district.

REPORT PREPARED BY: JR