



**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  
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**Cc:**

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

**RE: Plan Review Response**

To Whom It May Concern,

MHT Housing, Inc. is proposing a substantial historic preservation to the Brewster Wheeler Recreation Center. The use of the proposed center is to remain its historic use; a community center including a gym, auditorium & general office area. The existing pool & basement are to remain vacant at this time.

**Roof:**

The roof repairs have been previously approved through a separate submittal in 09/23.

**Basement Gymnasium, Rec Center & Library Windows:**

Most existing wood windows have been previously removed and infilled with plywood to deter vandalism & access to the building while some openings have been infilled with brick. There are (3) wood windows on the north façade we were able to document. The wood frames for these windows were largely damaged due to water infiltration & exposure over the previous few decades. Where there is an existing window or opening, and to achieve a historically accurate and aesthetically consistent façade, a replacement with a historic replica aluminum window is proposed. In an opening that is infilled with masonry, we propose the masonry remain in this submittal.

**First Floor Gymnasium Windows:**

The existing hot-rolled steel windows at the gymnasium remain in place with the exception of two windows (one on the north and one on the south façade). The glazing was largely missing or damaged in these windows. The steel frames had significant section loss due to rust. To achieve a historically accurate and aesthetically consistent façade, a complete replacement with historic replica aluminum window is proposed.

**Pool Windows:**



The existing pool glass block windows remain in place. A large portion of the actual glass block units have experienced damage or vandalism over the previous few decades. Two of the window openings appear to have partial brick infill. To achieve a historically accurate and aesthetically consistent façade, a replacement with a new glass block is proposed. In an opening that is infilled with brick, we propose the brick be removed back to the original opening size & replace with glass block. Proposed glass block and mortar shall match existing as close as possible.

#### **Exterior Doors:**

Existing door openings were infilled with temporary doors or plywood & blocking. To achieve a historically accurate and aesthetically consistent façade, a complete replacement with historic replica wood doors and frames is proposed. Proposed door & frames attempt to match the historic photos provided in the drawings.

#### **HVAC Modifications:**

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. Dimensions are provided in the updated documents.

Two new HVAC Heat Pumps and one ERV are proposed to be on the roof above the two story rec center. The height of the new HVAC equipment shall not exceed the height of the parapet. Dimensions are provided in the updated documents.

#### **Exterior Masonry:**

The exterior facade is comprised of brick & limestone. In recent decades, the building has been vacant & subject to significant vandalism & weathering. The proposed masonry improvements include:

- Clean efflorescence from existing masonry.
- Remove graffiti and other coatings from existing masonry.
- Add new stair on the south side of the building (required per code).
- Install new doors and frames in all currently vacant door openings.
- Selectively remove brick that are meaningfully cracked, spalled, or otherwise deteriorated and replace with brick to match existing.
- Use brick and mortar to match.



- Rake back mortar in the brick that are cracked, de-bonded, excessively recessed, or otherwise deteriorated and repoint as described in previous bullet point.
- Remove masonry surrounding the lintels to fully expose it, remove the existing loose angle lintels, and install new loose angle lintels that are galvanized or coated with a rust inhibitive coating (depending on availability of galvanized stock), and reinstall masonry.
- Remove two courses of brick and the stone band above the lintel over basement windows, replace the lintel as described in the previous bullet point, lay new brick to match the existing, and clean and reinstall the stone band.
- Replace brick or stone where material is currently missing.
- Remove two loose stones from the top of the pilasters, clean them, and reinstall with stainless steel stone anchors.
- Clean the steel lintels at the bearing points to provide some relief against the expanding rust and apply joint sealant to reduce water intrusion to slow future rust.
- Remove rusting anchors that are causing the limestone to crack or spall and patch the stone using a limestone repair mortar (e.g, Jahn or Mimic).
- Patch all cracked and chipped stone using limestone repair mortar (e.g., Jahn or Mimic).
- Rake back the mortar from the joints in the limestone (i.e., limestone to limestone and limestone to brick to include the coping stones, accent stones, bands, sills, surrounds, etc.), clean the joint, and repoint with high lime mortar to match existing in color, texture, hardness, and tooling.
- Replace damaged limestone & limestone sills.
- Remove existing parging & repair / replace brick.
- Use existing / reclaimed brick, or match in repair areas.

**Other Exterior Modifications:**

- Remove the existing canopy @ the 1917 Library Entrance. The existing canopy is not original to the 1917 Library. Photos have been included on sheet A3.07 in the provided Bulletin #2 documentation.
- Remove existing signage on East Elevation.



- Repair / Replace existing flag pole to match existing.
- Provide new railings and guardrails at existing and new egress doors.
- 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.

**Site Modifications:**

- Mill & fill existing asphalt parking lot (Refer to Site Plan provided in Bulletin #1).
- Remove and replace damaged sidewalks. (Refer to Site Plan provided in Bulletin #1).
- Add landscaping. (Refer to Site Plan provided in Bulletin #1).

This scope of work list is provided as a general narrative to explain the renovations, the Planning Department & General Contractor shall refer to the construction documents and specifications for details and additional information.

Respectfully Submitted,



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