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**City of Detroit**  
**CITY COUNCIL**  
LEGISLATIVE POLICY DIVISION  
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TO: COUNCIL MEMBERS

FROM: David Whitaker, Director   
Legislative Policy Division Staff

DATE: May 8, 2023

RE: **450 Amsterdam Redevelopment Brownfield Redevelopment Plan**  
**PA 381 PUBLIC HEARING – 10:20 AM**

The Brownfield Redevelopment Financing Act 381 of 1996, provides tax incentives (i.e., tax increment financing) to develop brownfield properties in an area at or on which there has been a release (or threat of release) or disposal of a hazardous substance.

9450 Amsterdam, LLC, an affiliate of Greatwater Opportunity Capital,<sup>1</sup> is the project developer of the 450 Amsterdam Redevelopment Brownfield Redevelopment Plan.<sup>2</sup> The development is located in the New Amsterdam Historic District. The eligible property consists of one parcel, located at 450 Amsterdam Street. The property is located in Detroit's Tech Town, north of Midtown Detroit, bounded by the railroad right-of-way to the north, the property line to the east, Amsterdam Street to the south and the property line to the west.

The developer plans to renovate a three-story industrial building designed by George D. Mason.<sup>3</sup> The building was originally occupied by the Cadillac Motor Car Company Assembly Plant when it opened in 1905. Most recently, the building was occupied by Westcott Paper Products for the manufacturing of paper and cardboard products until 2022. The building totals 60,608 gross square feet. If approved by Council, the developer will convert the building into residential use. The redevelopment will include 90 apartment units consisting of approximately 24 studios, 56 one-bedroom units, and 10 two-bedroom units. The planned amenities will include patios or balconies for select units, on-site parking, a fitness center, a lobby and mail

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<sup>1</sup> In total, the principals of Greatwater own and manage over 1,200 apartment units across 33 properties in addition to 22 acres of vacant residential land. The Greatwater management team is comprised of co-founders Jed Howbert (formerly of the JET Team), Justin Golden and Matt Temkin.

<sup>2</sup> The development team has selected Whiting-Turner (407 E. Fort Street, Detroit, Mi office) as the General Contractor through a competitive bid process. With locations nationwide, the company itself is headquartered in Maryland. [The Whiting-Turner Contracting Company](#)

<sup>3</sup> **George D. Mason (1856 - 1948)** Perhaps only Albert Kahn and Louis Kamper were responsible for more of Detroit's built environment. Over a career spanning more than 50 years - work with his firms Mason & Rice and George D. Mason & Co. Mason's design work in Detroit include the Masonic Temple and the Detroit Yacht Club. He also designed the Grand Hotel on Mackinac Island, Mich. [Historic Detroit](#)

room. Studios will range from 300-350 square feet, the one-bedroom units between 400-850 square feet, and two-bedroom units between 735-950 square feet. Unit heating and cooling will be controlled individually by the tenants, and each unit will feature washers and dryers as well. Twenty percent of the residential units will be reserved as affordable units at 80% Area Median Income (AMI).<sup>4</sup> In addition to the building reconfiguration, portions of the property will be turned into greenspace and will be landscaped to provide an outdoor courtyard amenity for residents. Additional outdoor space will include a gas fire pit and outdoor cooking grills. The Developer was approved for a NEZ tax abatement under the Neighborhood Enterprise Zone Act, P.A. 147 of 1992.

The developer is requesting a **\$1,971,805** TIF,<sup>5</sup> reimbursement, with the overall value of the plan estimated at **\$3,358,808.74**, which includes local brownfield costs.<sup>6</sup> The estimated capital investment for this project is approximately **\$27,513,582**.

**Basis of Eligibility**

The Property is considered “eligible property” as defined by Act 381, Section 2 because the Property (a) was previously utilized for an industrial purpose; (b) is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) is determined to be “functionally obsolete” and a “historic resource” as defined by Act 381.

Tax increments are projected to be captured and applied to (i) reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund, and (iii) make deposits into the DBRA’s Local Brownfield Revolving Fund, as follows:

	Reimbursement Costs	Admin. Costs	State Brownfield Fund	Local Brownfield Revolving Fund	Totals
School Operating Tax	\$689,114.66	\$0.00	\$0.00	\$0.00	\$689,114.66
State Education Tax	\$121,301.65	\$0.00	\$181,619.46	\$0.00	\$302,921.11
City Operating	\$562,288.64	\$273,191.86	\$0.00	\$310,397.33	\$1,145,877.83
Library	\$130,502.71	\$63,405.65	\$0.00	\$72,040.74	\$265,949.10
Wayne County Operating (summer)	\$158,098.59	\$76,813.30	\$0.00	\$87,274.36	\$322,186.25
Wayne County Operation (winter)	\$27,700.16	\$13,458.31	\$0.00	\$15,291.18	\$56,449.64
Wayne County Jails	\$26,372.78	\$12,813.40	\$0.00	\$14,558.43	\$53,744.61
Wayne County Parks	\$6,882.06	\$3,343.70	\$0.00	\$3,799.07	\$14,024.83
HCMA	\$5,833.69	\$2,834.34	\$0.00	\$3,220.34	\$11,888.37
Wayne County RESA Enhancement	\$56,014.68	\$27,215.12	\$0.00	\$30,921.50	\$114,151.30
Wayne County RESA (ISD)	\$2,694.21	\$1,309.00	\$0.00	\$1,487.27	\$5,490.47
Wayne County RESA Special Ed	\$94,249.29	\$45,791.68	\$0.00	\$52,027.96	\$192,068.93
Wayne County Community College	\$90,751.90	\$44,092.44	\$0.00	\$50,097.31	\$184,941.65
<b>TOTAL</b>	<b>\$1,971,805.00</b>	<b>\$564,268.81</b>	<b>\$181,619.46</b>	<b>\$641,115.48</b>	<b>\$3,358,808.74</b>
<i>In Addition the following taxes are projected to be generated but shall not be captured during the life of this Plan:</i>					
City Debt	\$516,885.55				
School Debt	\$746,612.46				
Wayne County DIA	\$11,405.94				
Wayne County Zoo	\$5,697.23				
<b>Total</b>	<b>\$1,280,601.17</b>				

<sup>4</sup> 80% Area Median Income (AMI) = approximately \$48,800.

<sup>5</sup> Tax Increment Financing (TIF) subsidizes an entity by diverting a portion of their taxes to help finance a development.

<sup>6</sup> The duration of the TIF plan is 25 years.

## Description of the Eligible Property & Legal Description

Address	450 Amsterdam Street
Parcel ID	02001073.002L
Owner	9450 Amsterdam LLC
Legal Description	N AMSTERDAM O L 116 LYG BETW MCRR R/W & AMSTERDAM AVE EXC E 165 FT ON S LINE BG E 161.35 FT ON N LINE SUB OF PT OF CASS FARM L1 P175-6 PLATS, W C R 2/103 60&59 50&49 AND E/W VAC ALLEY ADJ ALSO VAC BOSTON ST ADJ EXC S 23.53 FT OF W 160.05 FT ALSO S 170 FT OF E 10 FT EXC W 0.53 FT OF N 50.17 FT OF S 170 FT OF VAC ALLEY W & ADJ MANDELBAUMS SUB L2 P8 PLATS, W C R 2/62 375.17 IRREG

### Eligible Activities

The “eligible activities” that are intended to be carried out at the Property pursuant to this plan are considered “eligible activities” as defined by Section 2 of Act 381, because they include baseline environmental assessment activities (work plan exempt activities), site and building demolition, asbestos and lead abatement, site preparation, interest, and the development, preparation and implementation of a brownfield plan and/or Act 381 work plan.

### Rationale for a Brownfield Plan

The building’s construction techniques and aging infrastructure has left it unable to be used to adequately perform the function for which it was intended due to substantial loss in value. A letter from the City of Detroit Assessor (attached) certifies that the property is Functionally obsolete.

The determination of the City of Detroit Assessor was based on the following:

- (The property was) Originally intended for industrial use and without substantial updates and renovations
- The property is not able to meet market demand for its future residential use for several reasons, including but not limited to, lack of modern electrical, plumbing, mechanical and fiber optic systems, poor condition of the floors, ceilings, roof, and walls, lack of fire protection systems, lack of energy efficiency in antiquated materials and equipment, obsolete building materials through the present of lead and asbestos, and inadequate clearance height and column span compared to market standard

The redesign of the building incorporates considerations specific to the rehabilitation of a historic building while providing essential elements for modern urban living. The rehabilitation of the property also includes the repair of deteriorated and/or damaged historic concrete and brick facades. Particular attention will be given to replicating the original steel windows while utilizing the existing stone sills. The completion of this project will bring a historic and functionally obsolete building back to productive use, provide new residential housing in the growing TechTown area of Detroit, and will further catalyze economic development in the area.

Please contact us if we can be of any further assistance.

- cc:
- Auditor General’s Office
  - Donald Rencher, Chief of Services and Infrastructure
  - Antoine Bryant, Planning and Development Department
  - Julie Schneider, HRD
  - Veronica Farley, HRD
  - Stephanie Grimes Washington, Mayor’s Office
  - Gail Fulton, Mayor’s Office
  - Malik Washington, Mayor’s Office
  - Kenyetta Bridges, DEGC
  - Jennifer Kanalos, DEGC
  - Brian Vosburg, DEGC



**Current view of 450 Amsterdam<sup>7</sup>**



**Rendering of the completed project at 450 Amsterdam<sup>8</sup>**

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<sup>7</sup> Source: [450 amsterdam detroit - Bing images](#)

<sup>8</sup> Source: 450 Amsterdam Redevelopment Brownfield Redevelopment Plan

Table 1a: Eligible Activities Cost Estimates - Environmental				
EGLE Act 381 Eligible Activities				
Work Plan Exempt Activities - Assessment	Quantity	Unit	Unit Cost	Total
Phase I ESA/Phase II ESA/Asbestos and Lead Survey	1	LS	\$14,000.00	\$14,000.00
<b>Work Plan Exempt Activities - Assessment Sub-Total</b>				<b>\$14,000.00</b>
<b>Eligible Activities Sub-Total</b>				<b>\$14,000.00</b>
<b>EGLE Eligible Activities Total Costs</b>				<b>\$14,000.00</b>

Table 1b: Eligible Activities Cost Estimates - Non-Environmental				
MSF Act 381 Eligible Activities				
Demolition	Quantity	Unit	Unit Cost	Total
Site Demolition	1	AL	\$48,000.00	\$48,000.00
Interior Building Demolition	1	AL	\$592,000.00	\$592,000.00
Exterior Building Demolition	1	AL	\$239,000.00	\$239,000.00
Fill, Compaction, and Grading Where Site Features Were Located	1	AL	\$5,000.00	\$5,000.00
Professional Fees Related to Brownfield Eligible Activities	1	AL	\$105,000.00	\$105,000.00
<b>Demolition Sub-Total</b>				<b>\$989,000.00</b>
Lead, Asbestos, and Mold Abatement, Universal Waste	Quantity	Unit	Unit Cost	Total
Asbestos Abatement	1	AL	\$397,000.00	\$397,000.00
Lead Abatement/Encapsulation	1	AL	\$77,000.00	\$77,000.00
Professional Fees Directly Relate to Asbestos and Lead Abatement	1	AL	\$43,500.00	\$43,500.00
<b>Lead, Asbestos, and Mold Abatement, Universal Waste Sub-Total</b>				<b>\$517,500.00</b>
Site Preparation	Quantity	Unit	Unit Cost	Total
Temporary Site Control (fencing, gates, signage and/or lighting)	1	AL	\$5,000.00	\$5,000.00
Temporary Facility and Power	1	AL	\$30,000.00	\$30,000.00
Clearing & Grubbing (including grass, shrubs, trees, other vegetation and their roots) and Related Disposal	1	AL	\$7,500.00	\$7,500.00
Professional Fees Directly Related to Site Preparation	1	AL	\$5,000.00	\$5,000.00
<b>Site Preparation Sub-Total</b>				<b>\$47,500.00</b>
<b>Eligible Activities Sub-Total</b>				<b>\$1,554,000.00</b>
15% Contingency*				\$233,100.00
Interest				\$130,705.00
Brownfield Plan Preparation				\$30,000.00
Brownfield Plan Implementation				\$10,000.00
<b>MSF Eligible Activities Total Costs</b>				<b>\$1,957,805.00</b>

Table 1c: Total Eligible Activities Cost Summary		
Total EGLE and MSF Eligible Activities Cost Summary		
Developer Reimbursement - EGLE State and Local Eligible Activities	\$	14,000
Developer Reimbursement - MSF State and Local Eligible Activities	\$	1,957,805
<b>Subtotal Developer Reimbursement</b>	<b>\$</b>	<b>1,971,805</b>
TIF Capture for Local Brownfield Revolving Fund	\$	641,115
Administrative Fee	\$	564,269
State Brownfield Fund	\$	181,619
<b>Subtotal</b>	<b>\$</b>	<b>1,387,004</b>
<b>Total</b>	<b>\$</b>	<b>3,358,809</b>



OFFICE OF THE CHIEF FINANCIAL OFFICER  
**Office of the Assessor**

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Coleman A. Young Municipal Center Phone 313•224•3011  
2 Woodward Avenue, Suite 824 Fax 313•224•9400  
Detroit, Michigan 48226 www.detroitmi.gov

March 8, 2023

Ms. Jennifer Kanalos  
Authorized Agent  
City of Detroit Brownfield Redevelopment Authority  
500 Griswold Street, 22nd Floor  
Detroit, Michigan 48226

RE: 450 Amsterdam Brownfield obsolescence determination

Dear Ms. Kanalos:

The Assessment Division of the Finance Department has reviewed the proposed project for the property located at 450 Amsterdam, Detroit, Michigan (the "Property") in anticipation of the Property being included in a brownfield plan.

The Brownfield Redevelopment Financing Act ("Act 381") requires that a level III or IV assessor make a finding that the Property is "functionally obsolete", as defined by Act 381, and provide the underlying basis for that opinion. Section 2(s) of Act 381 defines "functionally obsolete" as property that is "unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property." MCL 125.2652(s).

The Assessors Manual defines functional obsolescence as "a loss in value occurring in a structure caused by changes in design, overcapacity, or inadequacy." Michigan Assessors Manual, Vol. I Glossary, p. 239.

The Property was originally intended for industrial use, and without substantial updates and renovations, the Property is not able to meet market demand for its future residential use for several reasons, including, but not limited to: lack of modern electrical, plumbing, mechanical and fiber optic systems, poor condition of the floors, ceilings, roof, and walls, lack of fire protection systems, lack of energy efficiency in antiquated materials and equipment, obsolete building materials through the presence of lead and asbestos, and inadequate clearance height & column span compared to market's standards.

The Office of the Chief Financial Officer, Office of the Assessor, finds the Property to be functionally obsolete within the definition of the Assessors Manual and the Brownfield Redevelopment Financing Act.

Sincerely,

Charles Ericson, MMAO (IV)  
Assessor, Board of Assessors

**INCENTIVE INFORMATION CHART:**

<b>Project Type</b>	<b>Incentive Type</b>	<b>Investment Amount</b>	<b>District</b>
Residential	NEZ, Brownfield TIF	\$18.2 Million (hard cost) \$27.5 Million (total investment)	TechTown City Council District 5

<b>Jobs Available</b>							
<b>Construction</b>				<b>Post Construction</b>			
<b>Professional</b>	<b>Non-Professional</b>	<b>Skilled Labor</b>	<b>Non-Skilled Labor</b>	<b>Professional</b>	<b>Non-Professional</b>	<b>Skilled Labor</b>	<b>Non-Skilled Labor</b>
0	0	180	0	1	0	0	0

**1. What is the plan for hiring Detroiters?**

During the construction phase, the general contractor (GC) has been advised by the development team to make additional efforts to solicit bids from Detroit based businesses and firms that hire residents of the city of Detroit. Our contractor will widely circulate the bid documents including to a list of Detroit based, minority-, woman-, or veteran owned subcontractors. The development team will review all bids received from these subcontractors.

Our property manager will post all positions created for the management of the building through the Detroit At Work website.

**2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.**

It is anticipated that 1 full-time equivalent (FTE) job will be created by the future property management company. We will ask that our property management firm seek out local Detroit and minority candidates for property management positions and that they post these opportunities in spaces where these groups of people are likely to see them. We also ask that they post any position at Detroit at Work and other agencies promoted by the City of Detroit.

The temporary positions are various construction jobs.

**3. Will this development cause any relocation that will create new Detroit residents?**

There are no current residents at the subject property that will need to be relocated as a result of this development.

**4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?**

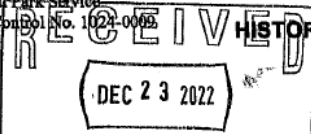
TechTown is comprised of several apartment buildings and institutions. The developer has received and garnered support from local organizations including Midtown Inc., Techtown, The Platform (local property owner) and UPrep.

**5. When is construction slated to begin?**

Construction is slated to commence in Spring 2023

**6. What is the expected completion date of construction?**

Construction completion is anticipated to be completed by Fall 2024



**HISTORIC PRESERVATION CERTIFICATION APPLICATION**  
**PART 1 - EVALUATION OF SIGNIFICANCE**

RECEIVED

NOV 07 2022



TK22-1027

Instructions: This page must be the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number  
45902

1. **Historic Property Name** Cadillac Motor Car Company Assembly Plant

Street 450 Amsterdam

City Detroit County Wayne State MI Zip 48202

Name of Historic District or National Register property New Amsterdam

National Register district  certified state or local district  potential district  National Register property

2. **Nature of Request** (check only one box)

certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.

certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.

certification that the building does not contribute to the significance of the above-named district or National Register property.

preliminary determination for individual listing in the National Register.

preliminary determination that a building located within a potential historic district contributes to the significance of the district.

preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)

Name Kristine Kidorf Company Kidorf Preservation Consulting

Street 451 E. Ferry Street City Detroit State MI

Zip 48202 Telephone (313) 300-9376 Email Address kristine@kidorfpreservationconsulting.com

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Matthew Temkin Signature (Sign in Ink) [Signature] Date 10/25/22

Applicant Entity GW9 QOZB 450 LLC SSN \_\_\_\_\_ or TIN 88-1654368

Street 6001 Cass Avenue City Detroit State MI

Zip 48202 Telephone (313) 670-5871 Email Address spavelko@greatwater.us

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:

contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.

contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.

does not contribute to the significance of the above-named district or National Register property.

Preliminary Determinations:

appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.

does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.

appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.

appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.

does not appear to qualify as a certified historic structure.

Date 1/25/2023

[Signature: Antonio Aguilera]  
National Park Service Authorized Signature (Sign in Ink)

NPS Comments Attached





RECEIVED

NOV 07 2022



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

TX22-1027

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number

45902

1. Historic Property Name Cadillac Motor Car Company Assembly Plant

Street 450 Amsterdam

City Detroit County Wayne State MI Zip 48202

Name of Historic District or National Register property New Amsterdam

Listed individually in the National Register of Historic Places; date of listing

Located in a Registered Historic District; name of district

Part 1 - Evaluation of Significance submitted? Date submitted with Part 2 Date of certification

2. Project Data (for phased projects, data entered in this section must be totals for entire project)

Date of building 1905 Estimated total rehabilitation costs (QRE) \$14,000,000

Number of buildings in project 1 Floor area before / after rehabilitation 63,695 / 63,695 sq ft

Start date (estimated) 03/01/2023 Use(s) before / after rehabilitation manufactu / apartment

Completion date (estimated) 05/01/2024 Number of housing units before / after rehabilitation 0 / 92

Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 0 / 92

Intend to elect IRS 60-month phased rehabilitation

3. Project Contact (if different from applicant)

Name Kristine Kidorf Company Kidorf Preservation Consulting

Street 451 E. Ferry Street City Detroit State MI

Zip 48202 Telephone (313) 300-9376 Email Address kristine@kidorfpreservationconsulting.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

- I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
If I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Matthew Temkin Signature (Sign in ink) Date 10/29/22

Applicant Entity GW9 QOZB 450 LLC SSN or TIN 88-1654368

Street 6001 Cass Avenue City Detroit State MI

Zip 48202 Telephone (313) 670-5871 Email Address spanelko@greatwater.us

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

1/31/2023

Antonio Aguilar

Date

National Park Service Authorized Signature (Sign in Ink)

NPS conditions or comments attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
NATIONAL PARK SERVICE  
CONDITIONS**

Property Name Cadillac Motor Car Company Assembly Plant Project Number 45902  
Property Address 450 Amsterdam, Detroit, MI

**The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:**

1. The infill of existing vehicular entrances or loading doors must be compatible with the historic character of the opening. If the design of the infill resembles a door in the closed position, the grid pattern must run across the entire opening including the operable door and must have a solid panel at the bottom.
2. Except in limited locations, the window openings on the ground floor of the east elevation and on the second floor of the west elevation must be maintained in their historic configuration. Enlarging the openings below the existing sill as proposed significantly alters the character of the property and must be undertaken.
3. Subdividing the loading docks into patios or creating new patios along the east elevation as proposed is not compatible with the historic character of the property and must be deleted from the project.
4. New HVAC trunk lines and other equipment must not become a prominent feature of the corridors. Section drawings showing the size and location of all new equipment must be submitted for review and approval before proceeding with this work.
5. The new replacement windows must match the design and profiles of the historic windows. Comparable detailed dimensioned drawings showing the profiles of both the existing historic windows and the proposed replacement windows must be submitted for review and approval before proceeding with any window installation.
6. This approval does not extend to work not described in the Part 2 application, including but not limited to, new landscaping, signage, or any other work details of which have not been submitted for review and approval to the State Historic Preservation Office and this office. Federal regulations governing this program require evaluation of the entire project. This approval may be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. Please submit for review the information regarding any additional work as soon as available to ensure conformance of the overall project with the Secretary's Standards.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

**The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.**

1/31/2023

