

City of Detroit Programmatic Agreement Annual Report-2024-2025

HOUSING & REVITALIZATION DEPARTMENT

Tiffany Ciavattone, Mallory Bower, Samuel Burns



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Introduction

The mission of the Housing and Revitalization Department (HRD) is to finance, underwrite, and administer housing and community investments that enhance the quality of life for the citizens of Detroit. Through HRD and the City's partners in housing, including the Detroit Housing Commission, the City of Detroit is committed to ensuring that every Detroiter has access to safe, decent, and affordable housing. HRD directs the strategy, deployment, and management of the City's housing policy and U.S. Department of Housing and Urban Development entitlement funding. HRD makes strategic investments in the City's existing housing stock and new development to ensure long-term population and physical growth of Detroit.

In order to efficiently administer the federal funding awarded through the Department of Housing and Urban Development (HUD), HRD utilizes a Program Alternative known as a [Programmatic Agreement \(PA\)](#) to meet the requirements of the [National Historic Preservation Act \(NHPA\)](#) for projects that trigger [HUD's Part 58 Environmental Review](#).

Detroit's PA has been subject to renewal through consultation in order to meet the City's needs since its inception in 1997. The Housing & Revitalization Department renewed and restated this agreement in December 2022. Stipulation XVII of the agreement includes directive for the Preservation Specialist (PS) to send an Annual Report to the Signatories, Invited Signatories, and Concurring Parties, concurrent with the city's fiscal year, every year. This report contains a summary of actions taken under Stipulations V, VI, and VII of the PA since the previous year's Annual Report and includes the following:

- a brief description of proposed Undertakings, including address and historic categorization,
- determination of effects,
- a list of properties identified in the reporting period to be individually eligible for listing on the National Register of Historic Places (NRHP),
- a summary of any training given pursuant to Stipulation XVI of the PA,
- notification of any Preservation Specialist staff changes,
- a summary of any planning activities in the city subject to consultation with the SHPO pursuant to Stipulation XIV of the PA,
- a brief summary of areas surveyed since the previous meeting,
- a brief description of historic districts determined eligible for listing in the National Register of Historic Places (NRHP), including boundaries for those area(s), and
- a brief description of all areas(s) determined to be not eligible for listing in the NRHP, including boundaries for those areas(s).



Signatories and Consulting Parties

Per Stipulation XVII of the PA, the City of Detroit is required to distribute this report to Signatory Parties, including the Michigan State Historic Preservation Officer (SHPO) and the Advisory Council on Historic Preservation (ACHP). This report will also be distributed to consulting parties who were involved in the drafting of the PA. These include the following:

- Detroit City Council
- Detroit Historic Designation Advisory Board
- Michigan Historic Preservation Network
- National Trust for Historic Preservation
- Preservation Detroit

This report will also be distributed to all Native American Tribes who engaged in government-to-government consultation under the PA including the following:

- Bay Mills Indian Community
- Forest County Potawatomi Community of Wisconsin
- Grand Traverse Band of Ottawa & Chippewa Indians
- Hannahville Indian Community
- Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians
- Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians
- Lac du Flambeau Band of Lake Superior Chippewa Indians
- Little River Band of Ottawa Indians
- Little Traverse Bay Bands of Odawa Indians
- Menominee Indian Tribe of Wisconsin
- Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians
- Miami Tribe of Oklahoma
- Michigan Anishinaabek Cultural Preservation and Repatriation Alliance
- Nottawaseppi Huron Band of the Potawatomi
- Pokagon Band of Potawatomi Indians, Michigan and Indiana
- Saginaw Chippewa Indian Tribe of Michigan
- Sault Ste. Marie Tribe of Chippewa Indians
- Seneca Cayuga Nation

Section 106 Review-Housing and Revitalization

The City of Detroit Housing and Revitalization Department (HRD) sustains and grows neighborhoods that are inclusive of quality affordable housing opportunities for all, and economic opportunity through management of federal housing, economic, and community development funding, steering local housing policy, and maintaining and creating mixed-income and mixed-use housing opportunities through transformational developments by leveraging public and private partnerships.



Multi-Family Development Programs

HRD's multi-family housing programs assist undertakings that include housing of four or more units. These undertakings may include rehabilitation, new construction, demolition, and other site improvement activities. To qualify, projects must meet an affordable housing threshold determined by the total number of units created or preserved.

CHOICE Neighborhood Initiative (CNI)

The City of Detroit was awarded a \$30 million [Choice Neighborhoods Implementation \(CNI\)](#) grant in May 2021. The City was also awarded a \$5 million Choice Neighborhoods Supplemental Grant in April 2023.

The Choice Neighborhoods grant will preserve housing affordability and construct new affordable housing throughout Historic and North Corktown. The program supports cities to implement neighborhood Transformation Plans that address 3 key areas:

- housing: mixed income, accessible, sustainable housing options
- neighborhood: critical improvements based on community needs, and
- people: supportive services targeted to low-income residents around health, education, and economic self-sufficiency

Projects in the Corktown Neighborhood related to this grant that utilized the programmatic agreement include The Preserve on Ash I, II, and III, North Corktown Apartments, Clement Kern Gardens, and The Bridge I and II.

The City of Detroit (City), in partnership with the Detroit Housing Commission (DHC), was awarded a HUD Choice Neighborhoods (CN) Planning Grant for the Greater Forest Park/Eastern Market neighborhood. Detroit is one of 13 communities nationwide to receive the CN grant in 2024. Through the grant, the City and DHC will work with local residents and a variety of community stakeholders to create a forward-looking CN Plan with a strong commitment to diversity and inclusion.

The Plan will be centered on redevelopment of DHC's Forest Park Apartments and Diggs Homes properties and investments to the Greater Forest Park/Eastern Market neighborhood.

Community Development Block Grant (CDBG)

This program provides entitlement grants to local government for community development activities. The grant amount is determined by formula and varies from year to year according to the amount appropriated nationally by the U.S. Congress.

The overall goal of Detroit's CDBG program is to develop a viable urban community by providing funding for decent housing, economic opportunities, needed services, and a suitable living environment, primarily for people of low and moderate income. CDBG funds may be used for a wide variety of activities including home rehabilitation, construction and rehabilitation of community facilities, demolition of blighted buildings, acquisition, relocation, and preparation of property for new development, economic development, public services, planning, and administration of the program.



The Mayor and City Council of the City of Detroit determine how these grant funds will be spent after a citizen participation process, including requests for and submission of proposals from community organizations, public service agencies, and City agencies and public meetings and hearings.

CDBG-DR (Disaster Recovery)

This program provides entitlement grants to local government for community development activities. The grant amount is determined by formula and varies from year to year according to the amount appropriated nationally by the U.S. Congress. These flexible grants help cities, counties, Indian tribes, and States recover from Presidentially declared disasters. CDBG-DR assistance may fund a broad range of recovery activities.

The city was awarded CDBG-DR Grants in 2021 and 2023, totaling \$300 million. CDBG-DR projects that are currently utilizing the programmatic agreement for Section 106 Review include the Citywide Alley Sewer Repair Program and the Brightmoor Stormwater Improvement Project. Affordable housing developments to address unmet needs will be eligible for funding through HRD's Notice of Funding Availability application process. Additional project specific details are outlined in the Significant Projects section of this report.

HOME Investment Partnerships Program (HOME)

The HOME program provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions (PJs). The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancements, or rental assistance or security deposits.

Pre-Development Assistance Program

The objective of the pre-development program is to support developers with pre-development costs and technical assistance for affordable multifamily and mixed-use projects. The goal of this program is to support Community Housing Development Organizations (CHDO), Community-Based Development Organizations (CBDO), For-Profit/Start-up developers, Nonprofit developers, and emerging Detroit-based developers that typically have less access to capital, so they can be better prepared to apply to future rounds of the HRD Notice of Funding Availability (NOFA) for HOME/CDBG funding sources.

This program is designed to provide financial and technical assistance for common pre-development activities. Eligible activities include legal, consulting, developer and other costs related to obtaining site options, project financing, administrative costs and fees for loan commitments, zoning approvals, and other related activities which do not have a physical impact such as environmental testing and cleanup, professional services (ex. architecture, engineering, legal), and technical assistance.

Pre-development funds do not trigger Section 106 Review, but historic requirements are noted in the scoring process to be evaluated at a later project stage (ex. upon award of HOME funds).



Public Facilities Rehabilitation Program (PFR)

CDBG-funded program that provides funds to non-profits for infrastructure improvements, ADA accessibility, and removal of hazardous conditions.

Policy and Procedure Updates

HRD updates policies and procedures annually in response to changes to rules and regulations. In February 2025, minor updates were made to the existing internal review procedures.

Archaeology Policy and Procedures

To reflect the addition of the Archaeological Compliance Specialist to HRD's team, minor edits were made to the existing sections of HRD's Archaeology Policy and Procedures. The Archaeological Compliance Specialist will formally take over two tasks that were previously the responsibility of the Principal Historic Preservation Specialist: ensuring that archaeological work is conducted by qualified professional archaeologists and reviewing archaeological documentation for compliance with HRD expectations. The Archaeological Compliance Specialist will also assist the Principal Historic Preservation Specialist with managing or coordinating project communication, artifact disposition, and unanticipated discoveries.

Two new sections were added to HRD's previous Archaeology Policy and Procedures: a Data Protection Policy for Archaeological Site Information and an Archaeological Consultation Trigger Policy. The first formalizes HRD's compliance with Michigan's Freedom of Information Act (FOIA), M.C.L. 15.243 § 13.1[o] and establishes special file management and document security practices for our internal files. The second implements Stipulation VI.A and Stipulation VI.B of the PA and establishes internal procedures for determining if Undertakings require review by SHPO archaeologists and Tribes.



Section 106 Applications Summary

New Section 106 applications submitted

Development Name	Address	Determination of Effect
2295 W Grand	2295 W. Grand	Conditional No Adverse Effect
Brewster Wheeler I-III	2900 St. Antoine	Adverse Effect
Cabot Apartments	13725 Dexter Avenue	Conditional No Adverse Effect
Clement Kern Gardens- Trumbull, West of 10 th , and Bagley Townhomes and Flats	1511 Bagley Street	Conditional No Adverse Effect
Elmtree Apartments	2020 Elmhurst	No Adverse Effect
Ewald Apartments	1920 and 1943 Ewald Circle	No Historic Properties Affected
Genesis Hope AKA Preston Townhomes Reevaluation	7520 Mack Ave	Conditional No Adverse Effect
Jefferson Ave. Apartments	13100 E Jefferson Ave	No Historic Properties Affected
Motown Museum Expansion	2648 Berry Gordy Jr. Boulevard	No Adverse Effect
North Corktown Apartments	2607 14 th Street	No Adverse Effect
Parkside I (a&b)	12831 Frankfort	No Adverse Effect
Preserve on Ash II&III	Generally bounded by Martin Luther King Boulevard to the north, Vermont Street to the east, Temple Street to the south, and 17th Street to the west	No Adverse Effect
Sojourner Truth Homes- Improvements	4801 Nevada	No Adverse Effect
The Bridge I &II	2310 Rosa Parks	In Progress- Awaiting archaeology study plan to assess archaeology
The Sanctuary at Brewster	2900 St. Antoine	Adverse Effect



The Wesson Street Apartments	4028 Wesson St.	No Adverse Effect
Virginia Park Apartments	1909 Gladstone Avenue	No Historic Properties Affected
VOA St Mary's	14751 Mansfield	No Adverse Effect
Wesson Apartments Reevaluation	4028 Wesson Ave.	No Adverse Effect

Projects submitted to SHPO & THPOs for consultation:

- Brightmoor Stormwater Improvement Project- Early Consultation
- Cabot Apartments
- Citywide Alley Sewer Repair- Early Consultation
- Clement Kern Gardens- Trumbull, West of 10th, and Bagley Townhomes and Flats
- Ewald Apartments
- Genesis Hope AKA Preston Townhomes
- Jefferson Ave Apartments
- North Corktown Apartments
- Parkside I
- Preserve on Ash II&III
- Sanctuary at Brewster and Brewster Wheeler I-III

Projects receiving technical assistance/pending Section 106 Applications

- 130 E Grand- Historic Rehab
- CDBG-DR Brightmoor Stormwater Improvement Project
- CDBG-DR Citywide Alley Sewer Repair
- Clement Kern Gardens- Central Project- 1661 Bagley St.
- Detroit Housing Commission- 5-year Review and scattered site disposition
- El Morda Apartments- Historic Rehab- 13139 Dexter Avenue
- Gesu Senior Housing- Adaptive use & new construction- 17198 Oak Dr.
- Holcomb School- Tax Credit Project, Historic Rehab- 18100 Bentler St.
- Lawton Apartments- Rehab- 16121 & 16197 Lawton St.
- Orchestra Towers- Rehab- 3501 Woodward Ave.
- Owen School Site- Community Center- 3106 16th St.
- Parkside Homes III-IV- DHC demolition and new construction- 5000 Conner St.
- The Bridge I&II- New construction- 2301 Rosa Parks and 1803 W. Fisher

New or Updated Determinations of Eligibility

14751 Mansfield aka Cabot Apartments	NRHP listing in process
2295 West Grand	Criteria A
Brewster Wheeler Archaeological District	Criteria A and D
North Corktown Archaeological District	Criteria A and D

Single Family Home Repair Programs

0% Interest Home Repair Loan (0%IHRL)

0%IHRL offers 10-year, interest-free loans from \$5,000 to \$25,000 to help Detroit homeowners invest in and repair their homes – promoting public health and safety, increasing property values, and helping residents secure and maintain homeowner’s insurance. <http://www.detroithomeloans.org/>

2024 Lead Hazard Reduction (LHR24)

The FY2024 Lead Hazard Reduction program will increase the number of lead-safe residential units in the City of Detroit for income eligible households with children under 6 or a pregnant woman through the abatement and/or interim control of lead-based paint hazards. The duration of the grant is from March 1, 2025, to March 1, 2029. The City will prioritize units where a child has an elevated blood lead level at 3.5 ug/dL or higher. City staff and partners will conduct outreach to Detroit residents, intake and application assistance. Staff will be responsible for determining eligibility, conducting an initial inspection, ordering a Lead Inspection Risk Assessment, conducting a Healthy Homes Assessment, Radon testing and mitigation, writing the scope of work, conducting a pre-construction conference, overseeing the work, processing payments, tracking budgets, completing necessary reports, and data entry.

Eligible candidates must own or occupy a home built before 1978, show clear ownership, be current on taxes or current on a payment plan, and demonstrate the household is at or below 80% Area Median Income (AMI). Assistance may be provided to eligible owner-occupied, and renter occupied housing units. A three-year lien will be placed on owner-occupied units and a five-year lien on rental properties. The FY24 LHR program aims to assist 172 units with lead-based paint hazard reduction activities and up to 172 units with Healthy Homes Supplemental funding to address non-lead hazards in the homes.

2022 Lead Hazard Reduction (LHR22)

LHR22 is a grant program to increase the number of lead-safe residential units in the City of Detroit for income eligible households with children under 6 or a pregnant woman through the abatement and/or interim control of lead-based paint hazards. The City prioritizes units in certain zip codes and units where a child has an elevated blood lead level at 3.5 ug/dL or higher. Eligible candidates must own or occupy a home built before 1978, show clear ownership, be current on taxes or current on a payment plan, and demonstrate the household is at or below 80% Area Median Income (AMI). Assistance may be provided to eligible owner-occupied, and renter occupied housing units. The FY22 LHR program aims to assist 150 units with lead-based paint hazard reduction activities and up to 150 units with Healthy Homes Supplemental funding to address non-lead hazards in the homes.



CHIP

The Michigan Department of Health and Human Services awarded grants to expand residential lead hazard control services to eligible households with a Medicaid-enrolled resident. Funding is provided by HUD, through Michigan's Children's Health Insurance Program (CHIP) to provide lead hazard control services. Services available for funding under this initiative include, but are not limited to, the following efforts:

- lead inspection, risk assessment and/or elevated blood lead investigation activities to determine the presence of lead hazards,
- permanent removal, enclosure or encapsulation of lead-based paint and lead dust hazards for eligible residences,
- removal or covering of soil lead hazards up to eligible residence property lines,
- minimal rehabilitation to help sustain the lead abatement work,
- removal of pre-2014 faucets and fixtures used for human consumption, plumbing and/or service lines deemed to be a lead hazard,
- temporary relocation of residents during lead abatement activities, and
- building local capacity to abate lead hazards safely and effectively.

Citywide Lead Hazard Reduction (LHR FY 18)

Through abatement or interim control, the Lead Hazard Reduction Program continues to increase the number of lead-safe residential dwelling units in the City of Detroit for income-eligible households with children at risk for lead-based paint poisoning. Through the Healthy Homes Rating System program staff identify and address other health and safety issues and provide educational awareness information and preventative strategies for income-eligible households with children at risk for lead poisoning. The program focuses assistance on residential dwelling units where children under the age of six (6) reside. The City prioritizes residential units where children with an elevated blood lead level (EBLL) of five (5) ug/dL or more reside. This program expended all available grant funds as of 2024.

Healthy Homes Production Grant Program (HHPG)

HHPG takes a comprehensive approach to addressing multiple childhood diseases and injuries in the home by focusing on housing-related hazards in a coordinated fashion, rather than addressing a single hazard at a time. The City's funds will focus on seven priority hazard areas, including: damp and mold growth, excess cold, excess heat, asbestos, lead, radon, and electrical hazards.

High Impact/Targeted Lead (HIL)

HRD intends to enroll 455 eligible, occupied, privately owned single-family and multi-family housing units during the proposed 5-year period of performance. Households, both owner-occupants and tenants, must be at or below 80% of Area Median Income (AMI). For rental properties, the property owner must agree to continue to lease and market vacant or vacated units to low-income households with children under the age of six for a minimum of five years. The census tracts selected for the high impact neighborhood are 5238, 5240, 5241, 5242, 5243, 5232, 5231, 5257, and 5260 and located in Southwest Detroit, one of Detroit's oldest and most densely populated neighborhoods. Using Healthy Homes funding for owner-occupied homes, additional prioritized repairs will be addressed from the pool of applicants based on need, which will vary for each home. Expected work activities include, but are not limited to



permanent removal, enclosure, or encapsulation of lead-based paint and lead dust hazards, temporary relocation, etc.

Senior Emergency Home Repair (SEHR)

SEHR is a grant program for low-income homeowners over the age of 62, or over the age of 55 and who receive Social Security Disability. The grant helps with roof, furnace, electrical, plumbing, and structural repairs at their homes. The extreme need for this program has created a very long waitlist, but with the help of the money directed to the City through the CARES Act (CDBG-CV) an additional \$2.5 million has been allocated to this program. This program will be replaced by the Critical Home Repair Program in August 2025.

Wayne Metro Weatherization Grant

Weatherization Assistance Program (WAP) will be used to improve energy efficiency for 100 homes in the City of Detroit. The scope of work includes home energy audits and quality control inspections, weatherization work (attic, wall, and crawlspace insulation, air sealing and health and safety improvements), furnace cleaning and tunes, furnace and water heater replacements, and occasionally plumbing, electrical, or clean-out services.

Critical Home Repair Program- New in 2025

This program will replace the Senior Emergency Home Repair beginning in August 2025. The Critical Home Repair Program will provide free repairs for eligible households to improve the health and safety of the home. Eligible households include owner occupied homes in the City of Detroit with seniors, people with a documented disability, or children under the age of 18 living in them. Eligible repairs include severe plumbing issues, severe roof condition issues, accessibility repairs to bathrooms or porches, no working heat, and electrical hazards.



2025-2026 Single Family Program Section 106 Reviews

The table below lists the number of projects reviewed for each program and the resulting National Register of Historic Places (NRHP) Determination of Eligibility. DHC addresses are reviewed as part of their 5-year plan for capital fund improvements. A full list of addresses and determinations are included in Appendix B. The number of reviews in the previous annual report was 460 addresses.

Funding Program	Local Historic District	NRHP Eligible	Not NRHP Eligible	Grand Total
0% IHRLP	6	10	74	90
CHIP	1	2	25	28
DHC	0	0	13	13
HHPG	0	8	93	101
LHR 22	2	7	74	83
LHR FY 18	0	0	1	1
LHR FY 19-Targeted Lead	0	3	14	17
SEHR	2	5	127	134
Grand Total	11	35	421	467

Significant Projects

MOAs Updated or Executed in 2025

150 Bagley

In 2020, HRD entered a three-year MOA with the State of Michigan Historic Preservation Officer, Bagley Development Group, LLC (BDG), and the City of Detroit HDAB for the adaptive reuse of 150 Bagley Street.

In 2023, the City and BDG agreed to amend the Memorandum to provide an additional two (2) years to complete the Project, thus allowing the Memorandum to expire on August 14, 2025.

On August 7, 2025, a second amendment was executed to extend the MOA an additional three (3) years, set to expire on August 14, 2028.

MOA for Curation of City owned Artifacts at the Wayne State University Gordon L. Grosscup Museum

Detroit City Council voted to approve a Memorandum of Agreement between the City of Detroit HRD and Wayne State University's Gordon L. Grosscup Museum of Anthropology for the transfer of ownership and curation of artifact collections recovered from city owned land during Section 106 archaeology investigations conducted under our PA. The agreement was created in response to the confusion surrounding the legal process for donation of archaeology collections which fall outside of the city's standard property disposition process.

The Detroit Historical Society houses the City's historic artifacts under an existing agreement with the City of Detroit. DHS is responsible for the management of the Detroit Historical Museum, the Dossin Great Lakes Museum, and the Collections Resource Center at Fort Wayne; however they don't have a dedicated archaeology curator.

The Grosscup Museum was identified as the most appropriate repository because it is in the same city as the associated archaeology sites, and it exists to train and actively involve WSU students in the activities of preservation, research, interpretation, and display of material culture. Their research laboratory is also equipped with numerous tools to conduct advanced research, and they can provide physical security, climate control, collection monitoring, and access for qualified researchers.

In this agreement, the City will have the right to retain ownership of exceptionally valuable, unique, or significant artifacts to remain in the DHS collection, confirm deposit of collections, and maintain a record of the transfer of ownership in HRD's Environmental Review Files. The City will also ensure archaeological investigations account for long-term storage of the Collections ahead of field investigations being conducted. In turn, museum staff will provide curatorial services following the best practices for collections management and may apply a one-time curation and storage fee of up to six hundred dollars (\$600.00) per box.

Procedures for the donation process are being formalized. An internal policy for review by the Detroit Historical Society's (DHS) Curatorial staff being added as a step to ensure ongoing collaboration and information sharing is happening between the City, Wayne State, and the Detroit Historical Society. Additionally, Wayne State and DHS are working to formalize their affiliation for future artifact loan agreements.

The Sanctuary at Brewster and Brewster Wheeler I-III Adverse Effect MOA and Archaeology (SHPO ER-24-337, ACHP Case #021417)

The proposed Sanctuary at Brewster and Brewster Wheeler I-III developments involve the construction of four new four-story residential buildings on approximately 4.25 acres in the Brush Park neighborhood of the City of Detroit. The proposed development will provide 52 units of permanent supportive housing for the homeless and 159 units of affordable and workforce housing.

The project areas were occupied by a dense residential neighborhood from the late nineteenth century that was demolished in the 1930s by federal urban renewal policies. The project areas then served as open recreational space associated with the adjacent Brewster Wheeler Recreation Center and the former Frederick Douglass Homes, a historically significant federal housing project that was demolished in 2013-2014.

The four housing developments were reviewed together collectively during the Section 106 Review together due to their location and shared land use history. A phase I archaeology investigation confirmed that historic archaeology deposits remained intact across the sites and that the new development would adversely affect the resources. The features and artifacts compose a total of 40 archaeological sites, which were reported to SHPO and assigned state site numbers 20WN1276–20WN1316 and 20WN1318. Findings largely confirm the information recovered from historic maps. Following fieldwork and preliminary analysis and interpretation, Dr. Chidester of Mannik & Smith Group recommended that 19 of the sites were individually eligible for listing on the National Register of Historic Places (NRHP). When evaluated together, all 40 sites are eligible as an archaeological district, which has been named the Brewster Wheeler Archaeological District. The Michigan SHPO concurred with this recommendation, and an adverse effect notification was submitted to the ACHP in August of 2025.

Under the terms of the PA, three mitigation measures from Appendix F were proposed by Dr. Chidester including a Phase III archaeological data recovery excavation; oral history documentation; and development of a historical display or interpretive signage. A consultation meeting took place on January 16, 2025. Attendees included: Mallory Bower (HRD), Aimee Vito (MHT), Brenda Rigdon (MHPN), Charlotte Johnson (MSHDA), Catherine Cangany (Jewish Historical Society), Kathryn Frederick (SHPO), Jen Liddell (MHT), Dawn Everett (MHT), Katie Thoits (MHT), Amy Krull (SHPO), Krysta Ryzewski (WSU), Jennifer Ross (PDD), Lisa DiChiera (listening with Janese Chapman, HDAB), Olivia Nunway (Forest County Potawatomi), Penny Dwoinen (HRD), Robert Chidester (MSG), Samuel Burns (HRD), Andrew Massmann (MSHDA), Andy Martin (MHT), Jamon Jordan (Detroit Historian), Scott Slagor (SHPO), Sarah Surface-Evans (SHPO), Tiffany Ciavattone (HRD), Tommekia Walker (HRD), Veronica Farley (Detroit Law), Michael Vollick (MSHDA), Diandra Gourlay (HRD), Irene Tucker (DHC), Kirsten Silwanowicz (DHC), Naomi Beasley-Porter (HRD), Joshua Roberson (D5 Department of Neighborhoods), Garrick Landsberg (PDD), and Tyler Hardy (DHC). ACHP declined participation in the consultation process.

The proposed mitigation measures were worked into a MOA, which was executed and filed with ACHP on May 1, 2025. Archaeological data recovery began shortly after.

On June 27, 2025, an unanticipated discovery of Precontact period archaeological material was made, and the project's Unanticipated Discoveries Plan (UDP) was put into effect. The UDP specified that a 100-foot buffer surrounding the finds must be maintained to protect the find until consultation can be completed.



On July 9, 2025, the City sent a formal notification requesting expedited consultation to the Tribal consulting partners. Expedited consultation was requested due to the advanced stage of the archaeology investigation and the project's financial closing and construction timelines. On July 22, 2025, MSG resumed field investigation to complete the previously approved data recovery plan.

In response to this discovery, HRD has proposed archaeological monitoring of the "dig and haul" contamination mitigation activities to ensure appropriate procedures take place in the event of additional unanticipated discovery of human remains, Native American funerary objects (associated and unassociated), sacred objects, items of cultural patrimony, or burial features.

This project was the first time a UDP has been activated on a project. Through this process, we have identified changes in language and are working on an updated template to be utilized for future projects. The UDP will continue to accompany project specific requests for consultation with SHPO and Tribes.

CHOICE Neighborhoods Preserve on Ash I, II, III and North Corktown Apartments Result in New North Corktown Archaeology District (SHPO ER22-685)

The Preserve on Ash (POA) Project is part of a comprehensive neighborhood revitalization plan including the construction of a combination of townhouses, single-family residences, multi-family buildings, and commercial and community spaces. It occupies approximately 11.60- acres in the North Corktown Neighborhood.

Beginning in 2021, a phased archaeology study plan was developed for the Preserve on Ash Project to effectively evaluate the potential for adverse effects in this historically significant and archaeologically sensitive neighborhood. Archaeology field investigation was conducted by GEI Consultants (GEI) and Commonwealth Heritage Group (Commonwealth) for POA I in July and August 2023, and at POA II and III in October and November of 2024.

The consultant recommended 19 sites eligible for the National Register of Historic Places (NRHP) under Criterion D as an archaeological district. An additional 22 sites were determined eligible in the POA II and III archaeology evaluation. SHPO concurred with this determination.

The nearby North Corktown Apartment Project was reviewed in 2023, and an Archaeological Trench Investigation was conducted by Mannik & Smith Group in June of 2024. Results of the *Phase I Archaeological Trenching Survey for the North Corktown Apartments Project in the City of Detroit, Wayne County, Michigan*, prepared by Bell et al. (2024) were submitted to HRD on July 2, 2024. A total of fifteen (15) features were identified and ten (10) were assigned SHPO site numbers (20WN1268–20WN1277).

These sites were initially recommended not eligible for the NRHP; however, HRD's Archaeology Compliance Specialist recommended that if viewed in context with the ongoing investigation at the nearby Preserve on Ash site, they add significant potential to yield archaeological data that could be used to address research questions about North Corktown in the nineteenth and twentieth centuries.

The sites reflect two cycles of land use. The parcels were occupied by one- and two-story wood frame single-family residences from ca. 1880 to the early twentieth century. Sometime between 1921 and 1950, iron clad and then concrete block garages replaced wooden structures. The stratigraphy of the sites as well as the recovered artifacts and recorded features were largely consistent. The sites, features, and artifacts



(which have been donated to the Grosscup Museum of Anthropology at Wayne State University), comprise a rich data set that is relevant to multiple research questions on working class life in an industrializing city, including the experience of childhood and the impact of the automobile on use of space and quality of life. The sites have also significantly advanced our knowledge of site formation processes and site preservation in Detroit.

The 51 newly identified sites from POA I-III and North Corktown Apartments constitute an archaeological district, known as the North Corktown Archaeological District. HRD and SHPO are currently working to define the archaeology district's boundaries.

CDBG-DR-Private Sewer Repair Program (PSRP)

The CDBG-DR (Disaster Recovery) grant allocation resulting from the 2021 flooding event funds the Private Sewer Repair Program (PSRP). The program activities include cleaning and inspection of private lateral sewer line, repair or replacement of the private lateral sewer and installation of cleanout, installation of backflow water valve and/or sump pump on private lateral sewer, and/or disconnection of downspout and installation of an extension to a proper place of disposal.

These activities are covered under Appendix C of Programmatic Exclusions in the PA; however, exterior work still needs to be reviewed for properties in Local Historic Districts. HRD coordinated with the Historic District Commission Staff on a programmatic application that was submitted for review by the Historic District Commission (HDC). The HDC issued a Certificate of Appropriateness for the specific activities outlined in the application during the February 2025 meeting, though any deviations will require a separate application. Through this partnership, integral private later sewer line repairs can continue to protect housing throughout the city from detrimental basement flooding in future rainfall events.

CDBG-DR- Alley Sewer Program and Geoarchaeology -New in 2025

A major component of the 2023 CDBG-DR action plan includes a Citywide Alley Sewer Repair Program, run through the Detroit Water and Sewage Department (DWSD). DWSD will assign various alley sewer repairs to qualified contractors to reconnect sewer lateral connections to the public sewer main that have either fallen off of the public main, or that have collapsed altogether.

The Project involves inspection of the public sewer by means of remote-operated closed-circuit television (CCTV) cameras, which will be inserted into the sewer via existing manholes to identify lateral sewer connections in need of repair. Sewers will be cleaned and cleared of blockages as required to allow access for remote-operated cameras. Under normal circumstances, this step does not involve ground disturbance. Once damaged lateral sewer connections are identified, DWSD's contractors will replace residential sewer services, install new cleanouts at property lines, and replace and repair public sewers by open-cut excavation. This will involve ground disturbance in the public right-of-way ranging from five feet to twenty feet (one and a half to six meters) below grade, with the dimensions and location of each excavation depending on the depth and size of the damaged sewer and the extent of the damage. After repairs at a location are complete, all properties will be restored to their original condition, including surface restoration of pavement, curbs, sidewalks, driveways, and lawns.

All Project activities will take place in the public right-of-way, with work areas including alleyways and green spaces. Project activities may occur anywhere within the city limits, with over 1,800 miles of alley sewers across the entire city. Due to the potential for ground disturbance beyond the dimensions of the



original sewer trench, this program does not meet the exemption for sewer replacements under the PA's Programmatic Exclusions.

The project poses several specific challenges for archaeological Section 106 review:

- 1) the potential work areas are located across the entire city;
- 2) specific locations of ground disturbance cannot be determined prior to the approval of the project; and
- 3) the depth of potential ground disturbance is up to 20 feet (6 meters) below grade, significantly deeper than traditional archaeological field methods are designed to assess.

As a preliminary step to gather data that will inform the identification of archaeologically sensitive areas beyond those outlined in the PA, the City contracted with AKT Peerless, Mannik Smith Group, and Gray & Pape to complete a geoarchaeological desktop assessment of the potential for deeply buried cultural resources dating to the late Pleistocene through Holocene epochs across the city and the preparation of a study plan for targeted deep testing of high-potential areas.

This desktop assessment should be completed by September 2025.

Tribal consultation regarding this program was initiated on May 5, 2025. Additional information will be provided to consulting parties as it becomes available.

CDBG-DR- Brightmoor Stormwater Improvement (SHPO ER25-682)- New in 2025

The project is designed to intercept stormwater runoff generated by impervious surfaces within the Fenkell sewershed within the Brightmoor neighborhood. The project will consist of new storm sewers constructed within City and Wayne County right of way. The sewers will collect runoff and direct it towards a stormwater basin which will attenuate peak flows and improve water quality prior to a direct discharge to the Rouge River. The project will remove stormwater from the Detroit combined sewer system which will help to lower regional hydraulic grade lines and create additional capacity which will boost the level of service for sewers above the 10-year, 1-hour storm event. While the project is still in the planning phase, current plans call for it to be divided into three separate activities:

- Construction of approximately 5,200 linear feet of new storm sewers within City and Wayne County right of way. The sewers will collect runoff and direct it towards a new stormwater basin. Current plans call for new sewers to be constructed under Lyndon Avenue (from the River Rouge to Chapel Street); Chapel Street (from Lyndon Street to the stormwater basin); and Eaton Street (from Westbrook Street to Pierson Street). The storm sewers will primarily be installed using open-cut trenching. The horizontal extent of ground disturbance for this activity will vary but will be limited by the width of the right of way. The depth of ground disturbance will be approximately 10 to 35 feet (3 to 10 meters).
- Construction of a new 35-acre stormwater basin to the north of Lyndon Street, roughly between Greydale, Eaton, and Bentler Streets. The basin will receive stormwater from the new storm sewers and will attenuate peak flows and improve water quality. This activity will require the purchase and demolition of thirteen structures. The resources slated for demolition include 14575, 14635, 14588, 14593, 14621, 14627 Burgess Street and 14554, 14626 and 14654 Greydale Street. Beyond ground disturbance associated with the demolitions, contaminated sediment will also be removed, and the basin will be excavated to depths of 2 to 8 feet (0.6 to 2.4 meters) below grade.



During demolition of existing structures or if basements or foundations are found to have been left in place on vacant parcels, ground disturbance within the footprint of the basement, foundation, or existing structure will extend as deep as required to remove the basement or foundation but will be limited to that depth.

- Construction of a new outfall, running west from the western terminus of Lyndon Street to the River Rouge. This outfall will receive stormwater from the new stormwater basin and discharge it directly to the Rouge River. Construction will be via open-cut trenching. The work area for this activity will be approximately 0.5 acres (2,000 square meters), with ground disturbance reaching depths of 10 to 35 feet.

Section 106 Review is being done through SHPO, with HRD facilitating the application and 106 consultation activities. An initial 106 application was submitted to SHPO, and we have been provided with a Letter of More Information Needed. Archaeologists with SWCA Environmental Consultants are currently preparing a Study Plan for archaeological site identification fieldwork.

Tribal consultation was initiated on May 13, 2025. Additional information will be provided to consulting parties as it becomes available.



Survey and Historic Designation-HDAB

The [Historic Designation Advisory Board \(HDAB\)](#) and its staff are responsible for the survey and designation of historic properties for the City of Detroit. The following is a report of those historic properties surveyed, studied, or designated by HDAB between July 1, 2024-June 30, 2025.

Districts Under Study-

Conductor's Protective Assurance (C.P.A.) Building (study begun November 21, 2024)

Oak Grove A.M.E. Church (study begun April 22, 2025)

HDAB Surveys in progress-

Women's History context survey (begun June 2025)

"Detroit's Arab and Chaldean Communities" historic context survey (underway 2024-completed July 2025)

History of Equal Rights (HER) Grant - Historic structure report for Detroit Association of Women's Clubs Building (underway 2024-2025)

New Local Historic Districts Established-

Dr. Lula Belle Stewart-Robinson House Historic District (adopted March 5, 2024)

Def Sound Studio House Historic District (adopted June 25, 2024)

Rosa and Raymond Parks Flat Historic District (adopted July 1, 2025)

National Register of Historic Places (NRHP) listings-

Detroit Association of Women's Clubs Building (listed December 2, 2024)

Phillip A. Hart Plaza (listed August 30, 2024 - HDAB was not solely responsible but former staff Rebecca Savage and HDAB board members contributed)

Bagley-West Vernor Historic District (Latinx district, underway winter-July 2025)

CLG Grants- The 2024 CLG grant to digitize historic building survey documentation is underway.

Special Projects- HDAB is leading the effort to create a publicly accessible GIS map of NRHP listed properties within the City of Detroit. Currently, the mapping that is available from various outside entities have been found to lack accuracy. HDAB is working to verify district boundaries and identify resources that have been demolished. HRD and PDD are providing support.



Planning

Historic Preservation Plan

The City of Detroit is incrementally advancing components of a broader-based, longer-term preservation plan. The Housing & Revitalization Department (HRD), the Historic Designation Advisory Board (HDAB), and the Planning & Development Department (PDD) are committed to working together towards the development of this citywide historic preservation plan. On May 30, 2024, the Preservation Plan Request for Proposals was released. PDD has since contracted with Quinn Evans to develop the Preservation Plan, and City staff will be participating in initial stakeholder meetings this fall.

Training Provided

[Environmental Review training](#) was provided to Developers, consultants, and HRD staff on March 28, 2025. This training provided an overview of the NEPA review responsibilities for the Housing & Revitalization Department, including Section 106 Review.

A training presentation on Section 106 Review and the use of programmatic agreements was provided at the 2025 National Community Development Association's Region 5 Conference on April 21, 2025.

Additional environmental and Section 106 review training was provided to HRD's single-family home repair program's staff on January 22, 2025, April 11, 2025, and June 27, 2025.

Staffing Updates

Tiffany Ciavattone remains in her role as the Principal Historic Preservation Specialist, maintaining the requirements of the PA and reviewing Section 106 Applications. Mallory Bower remains in her role as Historic Preservation Specialist III, heading the single-family home repair portfolio and providing support on multi-family development projects and technical assistance. Samuel Burns remains in his role as Archaeology Compliance Specialist.

New in 2025- Compliance intern. HRD is seeking an archaeology compliance intern to assist with data and project support needs. The start date is to be determined.

HUD Funding Updates

As an "entitlement" jurisdiction, the City of Detroit is required to submit a Consolidated Plan (the "Con Plan") every five years pursuant to Federal Regulations at 24CR Part 91. The Con Plan is implemented through the preparation of an Annual Action Plan each of the five years which describes the use of the annual formula grants received from HUD for activities delineated in the Con Plan. Based on the funding awarded for FY 2025-2026, the allocation of available funding for the five-year Con Plan is estimated as follows:

- Community Development Block Grant (CDBG) - \$161,148,410
- HOME Investment Partnership (HOME) - \$29,924,510.45
- Emergency Solutions Grant (ESG) - \$14,395,655
- Housing Opportunities for Persons with HIV/AIDS (HOPWA) - \$17,713,590



The City also estimates program income of \$4.2 million from the HOME program and \$1.4M in CDBG funding (from 0% home repair program).

HRD has continued conducting Section 106 Review without disruption resulting from the January 2025 Executive Orders.



Appendix A- Section 106 Project Determination Letters



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

October 14, 2024

Penny Dwoinen
City of Detroit Housing & Revitalization Department
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, MI 48226

RE: Section 106 Review of the HOME Funded Linwood Apartment Project Located at 2295 West Grand Blvd. in the City of Detroit, Wayne County, Michigan

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan..." dated December 21, 2022.

The building at 2295 W Grand Blvd. has been determined eligible for listing on the National Register of Historic Places for architectural significance. Additionally, the project is adjacent to the eligible Lasalle Gardens historic neighborhood.

This project has been re-evaluated based on a change in the undertaking scope to add parking on the adjacent vacant parcel at 7313 Linwood, and for the submittal of modified architectural plans.

HRD's Staff Archaeologist, Samuel Burns, conducted a preliminary assessment of archaeological sensitivity on 7313 Linwood as part of this Section 106 Reevaluation. Soil borings conducted for the Phase II Environmental Site Assessment show that stratigraphy at the parcel consists of a thin layer of artifactual topsoil over a layer of relatively clean fill sand with traces of brick debris over natural silty clay subsoil. The clean fill sand appears to be a discrete package of Human-Transported Material that most likely represents backfill material transported to the site and deposited after the 2002-2005 demolition of the concrete-block commercial structure, indicating that there is little likelihood of any intact pre-2002 deposits existing in the APE. Further investigation is not recommended.

This project has been given a **Conditional No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:

- The scope of work provided to the Preservation Specialist on 9/5/2024 is followed, and any additional changes to the exterior design elements of the building are submitted for evaluation of adherence to the *Secretary of the Interior Standards for the Treatment of Historic Properties*.



**Housing and Revitalization
Department**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
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- In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.
- Photos of the completed work are submitted to the Preservation Specialist.

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may direct them to the Preservation Specialist at Ciavattone@detroitmi.gov.

Sincerely,

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department

Samuel Burns, MPhil
HRD Archaeologist
City of Detroit
Housing & Revitalization Department
samuel.burns@detroitmi.gov
P: (313) 439-7463



May 21, 2025

Penny Dwoinen
City of Detroit Housing & Revitalization Department
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, MI 48226

RE: Section 106 Review of the HUD Funded Project Located at 13725 Dexter Avenue in the City of Detroit, Wayne County, Michigan

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the “Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...,” dated December 21, 2022.

The proposed project involves the rehabilitation of the Cabot Apartment building at 13725 Dexter Ave. The entire property occupies approximately 1.3 acres. Ground disturbance includes landscaping, sidewalk and dumpster location replacement or repair, repair of water service main lines to plumbing fixtures, and repair main branch piping from water service. Landscaping, sidewalk-related construction and repair, and provision of street parallel parking spaces will occur on three sides of the parcel on Dexter Avenue, W Grand Street, and Pasadena Street. Landscaping will occur within the two courtyards on the Dexter Avenue side of the building. It also includes street side parking, the sidewalk, and space between these two on the east (northeast) side of Dexter Avenue.

Based on historic research, the building at 13725 Dexter Avenue has been identified as eligible for the National Register of Historic Places under Criteria A and C. Therefore, per Stipulation V.B of the PA, the project shall be carried out in accordance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO’s archaeologist and consultation with Tribes. In November 2023, Arbore Croche Cultural Resources completed a desktop cultural resources assessment and concluded that the proposed activities would not adversely affect archaeological resources. On April 14, 2025, HRD’s Archaeological Compliance Specialist, Samuel Burns, concurred with the conclusions of the desktop assessment and the recommended determination. In a letter dated May 6, 2025, SHPO concurred with the determination that the proposed activities will have **No Adverse Effect** (36 CFR 800.5[b]) on historic properties within the project’s Area of Potential Effect.

On April 17, 2025, a request for Tribal Consultation was submitted to the following Tribes:

- Bay Mills Indian Community
- Forest County Potawatomi Community of Wisconsin

- Grand Traverse Band of Ottawa & Chippewa Indians
- Hannahville Indian Community
- Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians
- Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians
- Lac du Flambeau Band of Lake Superior Chippewa Indians
- Little River Band of Ottawa Indians
- Little Traverse Bay Bands of Odawa Indians
- Menominee Indian Tribe of Wisconsin
- Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians
- Miami Tribe of Oklahoma
- Michigan Anishinaabek Cultural Preservation and Repatriation Alliance
- Nottawaseppi Huron Band of the Potawatomi
- Pokagon Band of Potawatomi Indians, Michigan and Indiana
- Saginaw Chippewa Indian Tribe of Michigan
- Sault Ste. Marie Tribe of Chippewa Indians
- Seneca Cayuga Nation

This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project

This project has been given a **Conditional No Adverse Effect** determination (36 CFR Part 800.5[b]) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:

- Revised window plans must be submitted to the Historic compliance Specialist for review and approval prior to project closing. The proposed white vinyl window replacements, as submitted in the Section 106 application, are not in line with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The window schedule should be adjusted to complement the Tudor Style of the building.
- In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.
- Photos of the completed work are submitted to the Preservation Specialist.

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may direct them to the Preservation Specialist at Ciavattone@detroitmi.gov.

Sincerely,



Tiffany Ciavattone
Historic Compliance Team Lead

May 9819792

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City of Detroit
Housing & Revitalization Department



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

December 19, 2024

Penny Dwoinen
City of Detroit Housing & Revitalization Department
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, MI 48226

RE: Section 106 Review of the HUD Funded Project Located at 2020 Elmhurst Street in the City of Detroit, Wayne County, Michigan

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan..." dated December 21, 2022.

The proposed project includes replacement of existing windows, roofing replacement, masonry repairs, and a complete renovation of the interior, including new kitchens, bathrooms, flooring, mechanical and electrical systems. The existing parking lot beside the building will be repaired or replaced in the same location and restriped.

The building is located on the northeast corner of Elmhurst and 14th Streets in north central Detroit. The Area of Potential Effect (APE) has been defined as the building at 2020 Elmhurst and associated parking lot to the east of the structure. Based on the information submitted to the Housing & Revitalization Department, we have determined that within the Direct Area of Potential Effects (APE), there are no properties listed or eligible for listing in the National Register of Historic Places (NRHP). The Mt. Zion Missionary Baptist Church is across the street from 2020 Elmhurst in the indirect area of potential affect. The proposed rehabilitation will have no adverse effect on the Mt. Zion Missionary Baptist Church.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking is exempt from review by SHPO's archaeologist and consultation with Tribes. A desktop archaeology assessment was completed by Heartsong Archaeology, LLC. The assessment concluded that there is a low likelihood of affecting archaeological resources and recommends that the project proceed without additional archaeological research. HRD's Staff Archaeologist concurs with this recommendation.

This project has been given a **No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:



**Housing and Revitalization
Department**

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Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
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- The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 12/12/2024, and any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of work.
- In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.

If you have any questions, you may direct them to the Preservation Specialist at Ciavattone@detroitmi.gov.

Sincerely,

A handwritten signature in blue ink that reads "Tiffany Ciavattone". The signature is fluid and cursive, with the first name "Tiffany" being more prominent than the last name "Ciavattone".

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

January 13, 2025

Penny Dwoinen
City of Detroit Housing & Revitalization Department
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, MI 48226

RE: Section 106 Review of the HUD Funded Project Located at 1920 and 1943 Ewald Circle in the City of Detroit, Wayne County, Michigan

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the "Programmatic Agreement between the Michigan State Historic Preservation Office (SHPO) and the City of Detroit, Michigan..." dated December 21, 2022.

The project proposes to renovate the exterior and interior of two existing apartment buildings to create new affordable housing units. The rehabilitation includes replacement of existing windows, roofing replacement, masonry repairs, and a complete renovation of the interior, including new kitchens, bathrooms, flooring, mechanical and electrical systems. The existing parking lots behind each of the two buildings will be repaired or replaced in the same location and restriped.

The Area of Potential Effects is the two buildings where the exterior renovation is proposed, and the existing parking lots behind each building.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO's archaeologist and consultation with Tribes. A desktop archaeology assessment was completed by Heartsong Archaeology, LLC. The assessment concluded that there is a low likelihood of affecting archaeological resources and recommends that the project proceed without additional archaeological research. HRD Staff Archaeologist concurs with this recommendation. In a letter dated 1/13/25, the Michigan SHPO concurred with this recommendation.

On 12/19/2024, a request for Tribal Consultation was submitted to the following Tribes:

Bay Mills Indian Community
Forest County Potawatomi Community of Wisconsin
Grand Traverse Band of Ottawa & Chippewa Indians
Hannahville Indian Community
Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians
Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians
Lac du Flambeau Band of Lake Superior Chippewa Indians



Little River Band of Ottawa Indians
Little Traverse Bay Bands of Odawa Indians
Menominee Indian Tribe of Wisconsin
Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians
Miami Tribe of Oklahoma
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance
Nottawaseppi Huron Band of the Potawatomi
Pokagon Band of Potawatomi Indians, Michigan and Indiana
Saginaw Chippewa Indian Tribe of Michigan
Sault Ste. Marie Tribe of Chippewa Indians
Seneca Cayuga Nation

This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

No historic properties will be affected by the proposed undertaking. This project may proceed without further coordination with the Preservation Specialist unless the scope of work changes, or artifacts are uncovered during the course of construction. If you have any questions, please contact Tiffany Ciavattone at CiavattoneT@detroitmi.gov.

Sincerely,

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department



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2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

March 24, 2025

Penny Dwoinen
City of Detroit Housing & Revitalization Department
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, MI 48226

RE: Section 106 Review of the HUD Funded Jefferson Avenue Apartments Project Located at 13100 E. Jefferson Ave. in the City of Detroit, Wayne County, Michigan

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan..." dated December 21, 2022.

The proposed project is to construct a new 4-story tall apartment building on 18 vacant lots. A new parking lot is proposed behind the new building.

Based on the information submitted to the Housing & Revitalization Department, we have determined that within the Area of Potential Effects (APE), there are no properties listed or eligible for listing in the National Register of Historic Places (NRHP).

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO's archaeologist and consultation with Tribes. In June and July of 2024, Heartsong Archaeology conducted archaeological field investigations in the APE. Heartsong Archaeology made a recommendation that the sites identified during the investigation are not eligible for listing on the National Register of Historic Places. The City of Detroit concurs with Heartsong Archaeology's site identification and evaluation recommendations. In a letter dated 3/17/2025, SHPO concurred with the determination of no historic properties affected within the area of potential effects of this undertaking.

On 2/19/2025, a request for Tribal Consultation was submitted to the following Tribes:

Bay Mills Indian Community
Forest County Potawatomi Community of Wisconsin
Grand Traverse Band of Ottawa & Chippewa Indians
Hannahville Indian Community
Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians
Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians
Lac du Flambeau Band of Lake Superior Chippewa Indians
Little River Band of Ottawa Indians



Little Traverse Bay Bands of Odawa Indians
Menominee Indian Tribe of Wisconsin
Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians
Miami Tribe of Oklahoma
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance
Nottawaseppi Huron Band of the Potawatomi
Pokagon Band of Potawatomi Indians, Michigan and Indiana
Saginaw Chippewa Indian Tribe of Michigan
Sault Ste. Marie Tribe of Chippewa Indians
Seneca Cayuga Nation

This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

I have determined that within the Area of Potential Effects (APE), there are no properties listed or eligible for listing in the National Register of Historic Places (NRHP). Therefore, **no historic properties will be affected** by the proposed undertaking. This project may proceed without further coordination with the Preservation Specialist unless the scope of work changes, or artifacts are uncovered during the course of construction. If you have any questions regarding this finding, please direct them to Tiffany Ciavattone at CiavattoneT@detroitmi.gov.

Sincerely,

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

August 9, 2024

Pamela Wheeler
Senior Project Manager
Hamp, Matthews & Associates, Inc.

RE: Section 106 Review of a HOME Funded Project known as North Corktown Apartments, Located at 2607 14th St, Detroit 48216 in the City of Detroit, Wayne County, Michigan

Dear Ms. Wheeler,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan..." dated December 21, 2022.

The proposed Project involves acquisition of eleven parcels; demolition of one standing vacant structure; and construction of a new four-story building containing 49 units of affordable housing, 186 sq m (2,000 sq ft) of communal space, and 372 sq m (4,000 sq ft) of commercial space, as well as parking spaces for 48 vehicles. Parcels in the direct APE include: 2607 14th St, 2621 14th St, 2627 14th St, 2616 15th St, 2616 15th St, 2622 15th St, 2628 15th St, 2634 15th St, 2642 15th St, 2650 15th St, 2660 15th St, 2668 15th St.

Per Stipulation VI of the Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO's archaeologist and consultation with Tribes.

On 2/5/2024, a request for Tribal Consultation was submitted to the following Tribes:

Bay Mills Indian Community
Forest County Potawatomi Community of Wisconsin
Grand Traverse Band of Ottawa & Chippewa Indians
Hannahville Indian Community
Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians
Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians
Lac du Flambeau Band of Lake Superior Chippewa Indians
Little River Band of Ottawa Indians
Little Traverse Bay Bands of Odawa Indians
Menominee Indian Tribe of Wisconsin
Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians
Miami Tribe of Oklahoma
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance
Nottawaseppi Huron Band of the Potawatomi

Pokagon Band of Potawatomi Indians, Michigan and Indiana
Saginaw Chippewa Indian Tribe of Michigan
Sault Ste. Marie Tribe of Chippewa Indians
Seneca Cayuga Nation

This consultation concluded with no objections to the proposed undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

A phase 1 archaeological trench investigation was conducted by Mannick & Smith Group in June of 2024. *Results of the Phase I Archaeological Trenching Survey for the North Corktown Apartments Project in the City of Detroit, Wayne County, Michigan* prepared by Bell et al. (2024) of the Mannick & Smith Group were submitted to HRD on 7/2/2024. A total of fifteen (15) features were identified and ten (10) were assigned SHPO site numbers (20WN1268–20WN1277).

This report along with an alternative recommendation of eligibility from Samuel Burns, MPhil Archaeologist, City of Detroit, were submitted to SHPO on 7/12/2024. Burns recommended that the sites, if viewed in the context of previous and ongoing work in the neighborhood (Preserve on Ash Developments), are eligible for the National Register of Historic Places as part of a larger archaeological district. The North Corktown project sites could provide additional information relevant to several research questions, especially questions related to archaeological site formation processes and the effects of proximity to industrial and transportation infrastructure on use of space and environmental quality of life for residents. Due to significant intra-site disturbance, the paucity of stratified cultural features, and the data and artifacts already collected, the physical locations of the sites have been largely exhausted of research potential and further excavation is unlikely to yield additional information. Therefore, the project as planned would have no adverse effect on historic resources.

In a letter dated, 8/7/2024, SHPO's archaeologist concurred with the recommendation of "No Adverse Effect" on historic archaeological resources.

This project has been given a **No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:

- The work is conducted in accordance with the specifications submitted to the Preservation Specialist with the Section 106 application are followed. Any changes to the scope of work for the project shall be submitted to the Preservation Specialist for reevaluation prior to the start of work.
- In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.

If you have any questions, you may direct them to the Preservation Specialist at Ciavattone@detroitmi.gov.



**Housing and Revitalization
Department**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

Sincerely,

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

September 11, 2024

Penny Dwoinen
City of Detroit Housing & Revitalization Department
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, MI 48226

**RE: Section 106 Review of the HUD/DHC Funded Parkside Villages 1 A&B Project
Located at 5250 Conner St in the City of Detroit, Wayne County, Michigan**

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...", dated December 21, 2022.

Proposed project activities include the construction of three four-story apartment buildings at the northeast corner of Conner Street and Frankfort Street in Detroit. Each building will have a footprint of 13,894 sq ft, with a combined total of 150 one and two-bedroom units. New internal streets will be laid out in a grid pattern running between Frankfort Court, Chandler Park Drive and Conner Street, and paved surface parking will provide 227 parking spaces. Landscaping will be implemented throughout the project area, installed as a buffer between the buildings and Frankfort Court, and along Conner Street. A large recreational area will be situated at the northeast corner of the project area, northeast of Building 1 and east of Building 3, and smaller recreational areas will be located adjacent to the south elevation of Building 3.

Based on the information submitted to the Housing & Revitalization Department, we have determined Historic Properties are located within in the Area of Potential Effects (APE) for this project. The Parkside Homes and the Chandler Park Comfort Station are eligible for listing on the National Register of Historic Places.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO's archaeologist and consultation with Tribes. In a letter dated, 5/6/2024, SHPO's archaeologist concurred with the recommendation of Mannick & Smith Group's Archaeologist that it is unlikely that significant intact archaeological resources are present within the project area. SHPO provided a "No Historic Properties Affected" concurrence for underground resources.

On 4/29/2024, a request for Tribal Consultation was submitted to the following Tribes:

Bay Mills Indian Community
Forest County Potawatomi Community of Wisconsin
Grand Traverse Band of Ottawa & Chippewa Indians



Hannahville Indian Community
Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians
Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians
Lac du Flambeau Band of Lake Superior Chippewa Indians
Little River Band of Ottawa Indians
Little Traverse Bay Bands of Odawa Indians
Menominee Indian Tribe of Wisconsin
Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomis Indians
Miami Tribe of Oklahoma
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance
Nottawaseppi Huron Band of the Potawatomi
Pokagon Band of Potawatomi Indians, Michigan and Indiana
Saginaw Chippewa Indian Tribe of Michigan
Sault Ste. Marie Tribe of Chippewa Indians
Seneca Cayuga Nation

This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

Per Stipulation V.B of the PA, the project shall be carried out in accordance with the *Secretary of the Interior's Standards for Rehabilitation*, specifically Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

This project has been given a **Conditional No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:

- The work is conducted in accordance with the specifications submitted to the Preservation Specialist on September 9, 2024 on 9/9/24; and any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of work.
- In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.
- Photos of the completed work are submitted to the Preservation Specialist.

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may direct them to the Preservation Specialist at Ciavattone@detroitmi.gov.

Sincerely,



**Housing and Revitalization
Department**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department

July 8, 2025

Penny Dwoinen
City of Detroit Housing & Revitalization Department
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, MI 48226

RE: Section 106 Review of the HUD CHOICE Funded Preserve on Ash II and Preserve on Ash III Projects, Located in North Corktown, the City of Detroit, Wayne County, Michigan

Dear Mrs. Dwoinen,

Under the authority of the National Historic Preservation Act (NHPA) of 1966, as amended, and the “Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...,” dated December 21, 2022, the City of Detroit has reviewed the above-cited project and has determined it to be an undertaking as defined by 36 CFR 800.16(y).

The Choice Neighborhood Initiative Preserve on Ash Project (POA) project includes POA Phase I, POA Phase II, POA Phase III, and the Community Empowerment Center (CEC). The proposed POA Project is generally bounded by Martin Luther King Boulevard to the north, Vermont Street to the east, Temple Street to the south, and 17th Street to the west and covers 11.6 acres.

The Housing & Revitalization Department has assumed HUD’s environmental review responsibilities for the project, including tribal consultation related to historic properties. On 11/7/2022, a request for Tribal Consultation was submitted to the following Tribes:

- Bay Mills Indian Community
- Forest County Potawatomi Community of Wisconsin
- Grand Traverse Band of Ottawa & Chippewa Indians
- Hannahville Indian Community
- Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians
- Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians
- Lac du Flambeau Band of Lake Superior Chippewa Indians
- Little River Band of Ottawa Indians
- Little Traverse Bay Bands of Odawa Indians
- Menominee Indian Tribe of Wisconsin
- Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians
- Miami Tribe of Oklahoma
- Michigan Anishinaabek Cultural Preservation and Repatriation Alliance
- Nottawaseppi Huron Band of the Potawatomi
- Pokagon Band of Potawatomi Indians, Michigan and Indiana

- Saginaw Chippewa Indian Tribe of Michigan
- Sault Ste. Marie Tribe of Chippewa Indians
- Seneca Cayuga Nation

Responses were received from the Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians, Nottawaseppi Huron Band of the Potawatomi, Miami Tribe of Oklahoma, and The Pokagon Band of Potawatomi Indians, Michigan and Indiana. This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

A survey of above ground resources titled *Architectural Resources Survey Report for the Preserve on Ash (POA) Project, North Corktown Neighborhood, City of Detroit, Wayne County, Michigan*, evaluated the project APE and determined no historic above ground resources were extant with the entire Preserve on Ash Project APE. Due to the size and nature of this project, fieldwork to further examine the potential for affecting historic archaeological resources has been divided into multiple phases.

POA I (under construction in June of 2025) is the initial development phase of the comprehensive neighborhood revitalization plan and includes five apartment buildings for a total of 69 mixed income housing units concentrated in the North Corktown Neighborhood. POA I received a determination of No Adverse Effect on December 15, 2023.

POA II includes the construction of one apartment building with a total of 31 affordable housing units, while POA III includes three apartment buildings and 8 townhomes for a total of 60 affordable housing units.

Per Stipulation VI of Programmatic Agreement (PA), POA II & III qualified for review by SHPO's archaeologist. Following preparation of an updated study plan that incorporated the results of the POA I investigations (Burns and Mueller Epstein 2024), GEI and Commonwealth conducted additional fieldwork in support of POA II and III phases of the Project in October and November of 2024, documenting an additional 22 archaeological sites (20WN1326 through 20WN1334) (Mueller Epstein 2025). Commonwealth recommended that the sites are eligible for listing in the NRHP as part of North Corktown Archaeology District, but that no further archaeological investigation be conducted and that the project would have no adverse effect on the historic properties. On May 22, 2025, HRD concurred with Commonwealth's recommendations (Burns 2025).

A request for concurrence on this recommendation was submitted to SHPO on 5/22/2025. As of 7/8/2025, SHPO has not responded to the request and the 30-day consultation period has passed. Therefore, POA II and III have been given a **No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places. Section 106 is complete. If you have any questions, you may contact the Preservation Specialist at Ciavattonet@detroitmi.gov.



**Housing and Revitalization
Department**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

Sincerely,

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

November 14, 2024

Penny Dwoinen
City of Detroit Housing & Revitalization Department
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, MI 48226

RE: Section 106 Review of a CDBG-Funded Project Located at 7520 Mack Ave in the City of Detroit, Wayne County, Michigan

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan..." dated December 21, 2022.

Cinnaire Solutions is partnering with Genesis Harbor of Opportunities Promoting Excellence (Genesis HOPE) to develop Phase I of the Preston Townhomes project at 7200 Mack Avenue, an empty lot directly adjacent to Genesis Lutheran Church and East Grand Boulevard. which will comprise 31 new construction 2 & 3-bedroom townhouses and a parking lot. Phase II will consist of a mixed-use building with 30 units, dedicated community space, and commercial/retail space. Future programming on the site in Phase II of the development will include a community garden and a playground.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO's archaeologist and consultation with Tribes. On 10/19/2021, a technical report summarizing the likelihood of encountering archaeological deposits was completed by Robert C. Chidester, RPA of Mannik & Smith Group. Research concluded that no historic properties would be affected by this undertaking. On 2/16/22, the Michigan State Historic Preservation Office concurred with the results of this report.

On 11/14/24, the project was re-evaluated by the Housing & Revitalization Department's Staff Archaeologist. An additional State Archaeology Site File review was conducted, and no new archaeological sites have been identified in the APE. We have determined that the potential to adversely affect significant archaeological resources remains low, and no additional archaeological assessment is required. In the event of an unanticipated discovery during construction, the city's unanticipated discoveries plan should be followed.

On 1/4/23, a request for Tribal Consultation was submitted to the following Tribes:

Bay Mills Indian Community
Forest County Potawatomi Community of Wisconsin

Grand Traverse Band of Ottawa & Chippewa Indians
Hannahville Indian Community
Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians
Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians
Lac du Flambeau Band of Lake Superior Chippewa Indians
Little River Band of Ottawa Indians
Little Traverse Bay Bands of Odawa Indians
Menominee Indian Tribe of Wisconsin
Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians
Miami Tribe of Oklahoma
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance
Nottawaseppi Huron Band of the Potawatomi
Pokagon Band of Potawatomi Indians, Michigan and Indiana
Saginaw Chippewa Indian Tribe of Michigan
Sault Ste. Marie Tribe of Chippewa Indians
Seneca Cayuga Nation

This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

The proposed construction at 7250 Mack Avenue is adjacent to the National Register of Historic Places listed East Grand Boulevard Historic District. It is also adjacent to the Trinity Deliverance Church/Church of the Covenant Local Historic District, and the NRHP eligible East Grand Boulevard Residential Historic District.

The project will not negatively impact any aspect of integrity for which the surrounding historic districts derive their significance and will have no adverse effect on historic resources. This project has been given a **Conditional No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:

- The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 10/12/2021, and,
- Any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of any work.

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may contact the Preservation Specialist at Ciavattonet@detroitmi.gov.

Sincerely,



**Housing and Revitalization
Department**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

March 13, 2025

Penny Dwoinen
City of Detroit Housing & Revitalization Department
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, MI 48226

RE: Section 106 Review of the Sanctuary at Brewster, located at 2900 St. Antoine St. in the City of Detroit, Wayne County, Michigan

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan..." dated December 21, 2022.

MHT Housing Inc. proposes new development of the affordable housing development commonly referred to as The Sanctuary at Brewster in Detroit Michigan - Phase IV (Phases I-III were included in the initial Section 106 application and resulting Memorandum of Agreement but are included in a separate Environmental Assessment). The development, located at 2900 St. Antoine Street, Detroit, Michigan, is in the Brush Park area in the currently vacant lot just west of the Brewster Recreation Building (657 Brewster Street). The Brewster Recreation Building, adjacent to the northeast, is currently undergoing rehabilitation without federal funds (Brewster-Wheeler housing project – Phase V).

The new development will occupy the former playfields northwest of the Brewster Recreation Building. The Direct Area of Potential Effect (APE) includes a vacant lot in an urban setting adjacent to the Brewster Wheeler Recreation Center Local Historic District. The new parking lot associated with the Sanctuary development project extends into the district's boundaries and has received a Certificate of Appropriateness from the Detroit Historic District Commission. Because the proposed buildings, parking lots, and landscaping have similar massing, heights, and materials to other new buildings in the neighborhood, and due to the amount of vacant land surrounding the APE, there is limited potential to affect the setting, atmosphere, feeling, or characteristics of properties beyond the immediate surroundings. Therefore the project will not adversely affect the Brewster Wheeler Recreation Center Local Historic District.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO's archaeologist and consultation with Tribes. A desktop archaeology assessment of the project area was completed by Misty Jackson of Arbre Croche Cultural Resources, LLC. The archaeological assessment found that the Project area exhibited a high degree of sensitivity for 19th- and 20th-century archaeological resources. Jackson recommended Phase I archaeological

test trenching to identify, delineate and evaluate such resources. The SHPO concurred with these recommendations in a letter dated March 22, 2024.

On March 24, 2024, the Michigan State Housing Development Authority (MSHDA) initiated Tribal Consultation with the following Tribes:

- Forest County Potawatomi Community of Wisconsin
- Hannahville Indian Community
- Lac du Flambeau Band of Lake Superior Chippewa Indians
- Little Traverse Bay Bands of Odawa Indians
- Menominee Indian Tribe of Wisconsin
- Miami Tribe of Oklahoma
- Pokagon Band of Potawatomi Indians, Michigan and Indiana
- Sault Ste. Marie Tribe of Chippewa Indians
- Seneca Cayuga Nation

The Forest County Potawatomi Community (FCPC) and Pokagon Band of Potawatomi Indians Tribal Historic Preservation Officers responded with a finding of No Historic Properties affected of significance to the FCPC and requested to remain as a consulting party for this project.

In April 2024, MHT retained The Mannik & Smith Group, Inc. (MSG) to prepare a Phase I archaeological trenching plan and to conduct the trenching for all four development phases. The trenching plan was approved by the SHPO in a letter dated May 8, 2024. MSG subsequently completed the archaeological trenching from May 28-June 19, 2024.

The Phase I archaeological trenching report for the Sanctuary at Brewster was submitted to the City and the SHPO in July 2024. This report documented 12 archaeological sites (20WN1278-20WN1289) representing late 19th – late 20th-century residential, commercial, industrial, and institutional occupation of the Project Area. MSG evaluated these sites against the NRHP eligibility criteria (36 CFR 60.4) and found that sites 20WN1278, 20WN1279, 20WN1280, 20WN1283, 20WN1284, 20WN1286, 20WN1287, 20WN1288, and 20WN1289 appear to be eligible under Criteria A (association with significant events, themes, or broad patterns of American history) and D (information potential) for their association with the themes of immigration/migration (and specifically the First Great Migration) and industrialization in Detroit and their ability to yield significant archaeological data relevant to the study of these themes. MSG therefore recommended a finding of Adverse Effect (36 CFR 800.5 ((b))) to these sites from the proposed construction of the Sanctuary at Brewster. The City's Staff Archaeologist, Samuel Burns and SHPO concurred with this recommendation in a letter dated August 13, 2024.

In October of 2024, the City reviewed a formal assessment of effects prepared by MSG on behalf of MHT. MSG recommended that all of the identified sites within the Sanctuary at Brewster and Brewster Wheeler I, II and III Project Areas be considered as an archaeological district (the Brewster Wheeler Archaeological District). MSG further recommended Phase III data recovery excavations, public outreach to descendant communities (including the collection of oral histories and historical documents), and the preparation of public educational materials such as a historical

display or interpretive signage for installation in the rehabilitated Brewster Wheeler Recreation Center as appropriate forms of mitigation for the adverse effect to the archaeological sites in the Brewster Wheeler Archaeological District. The City concurred with the findings and recommendations of the assessment of effects report in a letter dated October 14, 2024.

The City of Detroit initiated additional consultation regarding the Adverse Effect Finding. In a letter dated December 19, 2024, the Advisory Council on Historic Preservation (ACHP) declined the invitation to consult on the development of a Memorandum of Agreement to resolve the Adverse effect on the Brewster Wheeler Archaeology District. On January 16, 2025, a consultation meeting was held to discuss proposed mitigation measures. Representatives from the City of Detroit, MHT, MSHDA, MHT, the Detroit Housing Commission, SHPO, MSG, Forest County Potawatomi, Wayne State University, Jewish Historical Society, and the Michigan Historic Preservation Network were in attendance. No objections to the proposed MOA stipulations for mitigation of the adverse effect were received.

As of March 13, 2025, the MOA is in its final version awaiting signatures from project stakeholders. A copy of the MOA will be included in the Environmental Assessment as an ongoing environmental compliance mitigation measure.

This project has been given an **Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places. The following conditions must be met in order to mitigate the adverse effect:

- Signatures to finalize the Memorandum Of Agreement Between The Michigan State Historic Preservation Officer, and The City Of Detroit, Michigan, and The Michigan State Housing Development Authority, and The Detroit Housing Commission and MHT Housing, Inc., Regarding The Sanctuary At Brewster Wheeler and Brewster Wheeler I-III Developments In The City Of Detroit Michigan are collected.
- The stipulations outlined in the March 2025; MOA are carried out accordingly.
- Pursuant to 36 CFR § 800.6(b)(1)(iv), the final MOA is filed with the ACHP at the conclusion of the consultation process.
- In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.

If you have any questions, you may direct them to the Historic Preservation Compliance Specialist at Ciavattone@detroitmi.gov.

Sincerely,



Tiffany Ciavattone



**Housing and Revitalization
Department**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

Historic Preservation Compliance Specialist
City of Detroit
Housing & Revitalization Department



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

October 1, 2024

Penny Dwoinen
City of Detroit Housing & Revitalization Department
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, MI 48226

**RE: Section 106 Review of the HUD Funded Project Sojourner Truth Homes
Rehabilitation Located at 4525 East Nevada Street in the City of Detroit, Wayne County,
Michigan**

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan..." dated December 21, 2022.

The proposed project involves the rehabilitation of sixteen units in the Sojourner Truth Homes Complex, including 4641 Nevada, 18003 Fenelon, 18031 Fenelon, 18033 Fenelon, 18041 Fenelon, 4588 Stockton, 4595 Nevada, 4600 Stockton, 4603 Nevada, 4619 Nevada, 4625 Nevada, 4629 Nevada, 4638 Stockton, 4644 Stockton, 4716 Stockton, 4823 E Nevada.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking is exempt from review by SHPO's archaeologist and consultation with Tribes.

Based on historic research, the Sojourner Truth Housing Complex is listed on the National Register of Historic Places as part of Sojourner Truth Homes Historic District, part of *The Civil Rights Movement and the African American Experience in 20th Century Detroit* multiple property listing. Therefore, per Stipulation V.B of the PA, the project shall be carried out in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The district is listed under Criterion A, for its associated with events that have made a significant contribution to the broad patterns of our history. Units 4823 Nevada, 4673 Nevada, 4629 Nevada, 4716 Stockton, 4638 Stockton, are located within the original row houses and are contributing buildings to the NRHP listed district.

The exterior scope of work for all sixteen units has been reviewed. All of the original windows and doors have previously been replaced. Since this scope of work only applies to four units within the NRHP listed district, the replacement of these elements to bring the units back to functional conditions will not affect the historic integrity of the district. This project has been given a **No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are



**Housing and Revitalization
Department**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:

- The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 9/24/2024, and any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of work.
- Photos of the completed work are submitted to the Preservation Specialist.

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may direct them to the Preservation Specialist at Ciavattone@detroitmi.gov.

Sincerely,

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

April 7, 2025

Bill Downing
The Community Builders

RE: Section 106 Review of the HUD CHOICE Funded Bridge I & II Project Located in the City of Detroit, Wayne County, Michigan

Dear Mr. Downing,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan..." dated December 21, 2022.

The proposed Bridge I&II project involves the construction of a four-story tall building, which is part of a multi-phase development. The Section 106 review encompasses all phases of development for consideration.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualifies for review by SHPO's archaeologist and consultation with Tribes. A desktop assessment, completed by Commonwealth Heritage Group, concluded the APE is considered to have a high level of archaeological sensitivity for late nineteenth and early twentieth century historic sites and, as is often seen in Detroit, the foundations of razed structures as well as other cultural features can become sealed beneath pavement or human-transported materials. Commonwealth's recommendation is that a study plan for archaeological investigations be developed in consultation with SHPO and the City of Detroit, potentially to include mechanical trenching in targeted areas of the APE.

The City of Detroit concurs with this recommendation and requests a copy of the study plan be submitted for review prior to conducting field investigation.

More information is needed in order to make a determination about this project. If you have any questions regarding this finding, please direct them to Tiffany Ciavattone at CiavattoneT@detroitmi.gov.

Sincerely,

A handwritten signature in blue ink that reads "Tiffany Ciavattone". The signature is fluid and cursive, with a long horizontal line extending from the end.

Tiffany Ciavattone
Historic Compliance Team Lead



**Housing and Revitalization
Department**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

City of Detroit
Housing & Revitalization Department



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

July 11, 2024

Penny Dwoinen
City of Detroit Housing & Revitalization Department
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, MI 48226

RE: Section 106 Review of the HUD Funded Virginia Park Rehabilitation Project Located at 1909 Gladstone in the City of Detroit, Wayne County, Michigan

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan..." dated December 21, 2022.

The project consists of the renovation of 18 buildings containing 86 townhouse units originally constructed in 1977. In addition to building rehabilitation, the creation of a community space within an existing building, grounds improvements, and enhancements to landscaping will also be completed. The current parking lots and drives will be resealed, restriped and new parking signage will be added. New dumpster locations will be identified, and new enclosures without gates will be constructed. Concrete patios and steps as well as handrails will be replaced, and sidewalks will be repaired or replaced as condition warrants. Monument signs will be replaced in two or three locations, and new wayfinding signage will be added throughout the complex. Wood mulch at playground areas on Blocks 1, 4 and 6 will be replaced with rubber mulch, and wood playground surround on Block 6 will be replaced with new rubber or plastic playground border edging. New security cameras will be installed, and new wi-fi service will be installed for all residents. Blocked storm drains will be cleared, and additional storm drains at low lying areas may need to be added to combat frequent accumulation of standing water in low lying areas.

The Project Area is split into two portions: the northern portion and the southern portion. In the northern portion, the area of potential effects (APE) is bounded by Rosa Parks Blvd. on the east, Clairmount Ave. on the north, and Blaine St. on the south, and includes parcels that are immediately to the southwest of the Project Area. The northern APE totals approximately 6.9 acres. The southern APE is bounded by Rosa Parks Blvd. to the east, Virginia Park St. to the north, and Delaware St. to the south, and includes parcels that are immediately to the southwest of the Project Area. The southern APE totals approximately 3.1 acres

Per Stipulation VI of the Programmatic Agreement, the proposed undertaking has limited ground disturbance; therefore, is exempt from review by SHPO's archaeologist and consultation with Tribes.



Housing and Revitalization
Department

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

Based on historic research of the property, it has been determined that within in the APE, there are no properties listed or eligible for listing in the National Register of Historic Places. Therefore, **no historic properties will be affected** by the proposed undertaking. This project may proceed without further coordination with the Preservation Specialist unless the scope of work changes, or artifacts are uncovered during the course of construction. If you have any questions, please contact Tiffany Ciavattone at CiavattoneT@detroitmi.gov.

Sincerely,

A handwritten signature in blue ink that reads "Tiffany Ciavattone". The signature is fluid and cursive, with the first name "Tiffany" being more prominent than the last name "Ciavattone".

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

January 9, 2025

Penny Dwoinen
City of Detroit Housing & Revitalization Department
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, MI 48226

RE: Section 106 Review of the HUD Funded Project Located at 14751 Mansfield in the City of Detroit, Wayne County, Michigan

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan..." dated December 21, 2022.

The proposed project involves the historic rehabilitation and adaptive use of the St. Mary of Redford School.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking is exempt from review by SHPO's archaeologist and consultation with Tribes.

Based on historic research, the building at **14751 Mansfield** has been identified as eligible for the National Register of Historic Places and is in the process of being listed. Therefore, per Stipulation V.B of the PA, the project shall be carried out in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The project is seeking federal historic tax credits and has provided a copy of the Part II tax credit application with the Section 106 Application.

The rehabilitation work to St. Mary of Redford school will meet *The Secretary of the Interior's Standards for Rehabilitation*. The proposed rehabilitation will not change the setting, atmosphere, or feeling of the St. Mary of Redford Roman Catholic Parish. The proposed project will not destroy any character defining features of the historic property, and the proposed rehabilitation and associated parking lot will not change the setting, feeling, or atmosphere of the St. Mary Roman Catholic Parish.

This project has been given a **No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:



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- The work is conducted in accordance with the specifications submitted to the Preservation Specialist or as approved in the federal tax credit application, and photos of the completed work, or a copy of the Part III tax credit certification are provided.

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may direct them to the Preservation Specialist at Ciavattone@detroitmi.gov.

Sincerely,

A handwritten signature in blue ink that reads "Tiffany Ciavattone". The signature is written in a cursive, flowing style.

Tiffany Ciavattone
Historic Preservation Specialist
City of Detroit
Housing & Revitalization Department



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

July 21, 2025

Penny Dwoinen
City of Detroit Housing & Revitalization Department
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, MI 48226

RE: Section 106 Review of the HUD Funded Wesson Street Apartments Project in the City of Detroit, Wayne County, Michigan

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...", dated December 21, 2022.

The project will include construction of a new four story, 32- residential unit with 1,120-sf commercial space contemporary-style apartment building with a flat roof and footprint of 10,458-sf on a .427-ac parcel, and a 42-space gated surface parking lot on a .363-ac parcel facing Wesson Street at Michigan Avenue. The parking lot will include exterior lighting, interior landscaping features, and a 48" brick screening wall for residential screening. A rear courtyard will include paved walkways, a paver patio with trellis and planters, underground rainwater detention, exterior lighting, fencing and bike racks, and landscaping.

The Area of Potential Effect (APE) has been defined as the building located at 5840-5862 Michigan Avenue (5850 Michigan Avenue), and the parking lot located at 4028-4052 Wesson Street.

The adjacent newly constructed 4-story building at 3951-3957 Campbell Street was submitted to HRD for Section 106 review (5800 Michigan Avenue Project/SHPO ER22-492) in 2022 and resulted in a determination of No Adverse Effect to Historic Properties. The proposed, expanded Wesson Street Apartments site is within the APE that was previously assessed for the 5800 Michigan Avenue project.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking is exempt from review by SHPO's archaeologist and consultation with Tribes.

Based on research, the Albert Kahn-designed San Telmo Cigar Manufacturing Company building located at 5716 Michigan Avenue is a designated Local Historic District and eligible for listing on the National Register of Historic Places. Therefore, per Stipulation V.B of the PA, the project shall

be carried out in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

The new construction will not destroy historic materials, features, and spatial relationships that characterize the San Telmo Cigar Manufacturing Company. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment and if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

This project has been given a **No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:

- The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 6/24/2025, and any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of work.
- In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.
- Photos of the completed work are submitted to the Preservation Specialist.

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may direct them to the Preservation Specialist at Ciavattone@detroitmi.gov.

Sincerely,



Tiffany Ciavattone
Historic Compliance Team Lead
City of Detroit
Housing & Revitalization Department



Appendix B- Single Family Home Repair Determinations

Determination of Eligibility Key:**NTE**-No Historic Property Identified**NR CD E**-National Register of Historic Places

& City of Detroit Eligible District

NR CD LD-National Register of Historic Places

Listed & City of Detroit Local Historic District

Determination of Effect Key:**NHPA**-No Historic Property Affected**CNAE**-Conditional No Adverse Effect**NAE**-No Adverse Effect

Project Address	Funding	Determination of Eligibility	Historic District Name	Determination of Effect
4416 McGraw	LHR FY 19-Targeted Lead	NR CD E	West Side Neighborhood	NAE
3011 S Bassett	LHR FY 19-Targeted Lead	NR CD E	Welch Oakwood Hills	NAE
901 Taylor	LHR FY 19-Targeted Lead	NR CD E	Taylor Street Residential	
3215 S Ethel	HHPG	NR CD E	Welch Oakwood Hills Subdivision	CNAE
14367 Westwood	HHPG	NR CD E	Grandmont #1	
12485 E Outer Dr	HHPG	NR CD E	East English Village District	NAE
4258 Seebaldt	HHPG	NR CD E	Seebaldt Street Residential Historic District	NAE
3300 Pingree	HHPG	NR CD E	Dexter Boulevard	NAE
4803 Berkshire	HHPG	NR CD E	Morningside	NAE
3701 Ethel	HHPG	NR CD E	Welch Oakwood Hills	NAE
3247 Clairmount	HHPG	NR CD E	Dexter Boulevard Historic District	NAE
17529 Greenlawn	SEHR	NR CD E	North Marygrove Area District	CNAE
3016 W Outer Drive	SEHR	NR CD E	Central Outer Drive Residential Historic District	CNAE
17310 Kentucky	SEHR	NR CD E	North Marygrove Area District	CNAE
15002 Ashton	SEHR	NR CD LD	Rosedale Park Historic District	
6543 Boxwood	SEHR	NR CD E	West Side Neighborhood	NAE
8450 LaSalle Blvd	SEHR	NR CD E	LaSalle Gardens District	NAE
4138 Trumbull	SEHR	NR CD LD	Woodbridge Farm	

15703 Grandville	0% IHRLP	NR CD LD	Rosedale Park Historic District	CNAE
1785 W Grand Blvd	0% IHRLP	NR CD E	West Side Neighborhood	
5766 Yorkshire	0% IHRLP	NR CD E	East English Village District	
14020 Abington	0% IHRLP	NR CD E	Grandmont Historic District	CNAE
5967 Bishop	0% IHRLP	NR CD E	East English Village District	CNAE
8754 La Salle Blvd	0% IHRLP	NR CD E	LaSalle Gardens District	CNAE
14911 Artesian	0% IHRLP	NR CD LD	Rosedale Park Historic District	CNAE
4382 Haverhill St	0% IHRLP	NR CD E	Morningside	
14930 Piedmont	0% IHRLP	NR CD LD	Rosedale Park Historic District	
20233 Stratford	0% IHRLP	NR CD E	Green Acres Neighborhood	
22 Edison	0% IHRLP	NR CD LD	Boston Edison	
4105 Balfour	0% IHRLP	NR CD E	Morningside	
22506 Barbara St	0% IHRLP	NR CD E	Slatkins Subdivision #1	CNAE
3253 Pingree	0% IHRLP	NR CD E	Dexter Boulevard Historic District	
1700 Atkinson	0% IHRLP	NR CD LD	Atkinson Avenue Historic District	
1244 W. Boston	0% IHRLP	NR CD LD	Boston Edison	
1049 Seminole	CHIP-25	NR CD LD	Indian Village	CNAE
5876 Beechwood	CHIP-25	NR CD E	West Side Neighborhood	
6368 Scotten	CHIP-25	NR CD E	West Side Neighborhood	CNAE
5273 Larchmont	LHR 22	NR CD E	West Side Neighborhood	CNAE
161 W Grixdale Ave	LHR 22	NR CD E	Grix Home Park Residential Historic District	
4825 Fullerton	LHR 22	NR CD LD	Russell Woods- Sullivan	CNAE

5894 Ogden	LHR 22	NR CD E	Smart Farm Subdivision Residential	
8105 Dexter	LHR 22	NR CD E	Dexter Boulevard Historic District	CNAE
3818-3820 Philadelphia	LHR 22	NR CD E	Dexter Boulevard Historic District	
4285 Fullerton	LHR 22	NR CD LD	Russell Woods- Sullivan	
3253 Taylor	LHR 22	NR CD E	Dexter Boulevard Historic District	
18449 Norwood	LHR 22	NR CD E	Conant Gardens Historic District	
8329 Cloverlawn	0% Home Repair Program LHR 22	NTE		NHPA
8694 Smart	CHIP	NTE		NHPA
14280 Northlawn	CHIP	NTE		NHPA
12039 Maiden	CHIP	NTE		NHPA
13425 Moenart	CHIP	NTE		NHPA
14310 Montrose	HHPG	NTE		NHPA
2571 Seyburn	HHPG	NTE		NHPA
14609 Braile	HHPG	NTE		NHPA
1847 Elm	HHPG	NTE		NHPA
12596 Kilbourne	HHPG	NTE		NHPA
18823 Russell	HHPG	NTE		NHPA
15016 Strathmoor	HHPG	NTE		NHPA
19221 Beland	HHPG	NTE		NHPA
1984 Collingwood	HHPG	NTE		NHPA
20212 Spencer	HHPG	NTE		NHPA
16191 Linwood	HHPG	NTE		NHPA
13504 Newbern	HHPG	NTE		NHPA
7137 Buhr	HHPG	NTE		NHPA
3321 18th St	HHPG	NTE		NHPA
19935 Strathmoor	HHPG	NTE		NHPA
4357 Allendale	HHPG	NTE		NHPA
12054 Faust	HHPG	NTE		NHPA
4702 Garland	HHPG	NTE		NHPA
8070 E Robinwood	HHPG	NTE		NHPA
2652 Cromwell	HHPG	NTE		NHPA
17227 Justine	HHPG	NTE		NHPA

20159 Klinger	HHPG	NTE		NHPA
9946 Abington	HHPG	NTE		NHPA
13247 Prest	HHPG	NTE		NHPA
14087 Kentucky	HHPG	NTE		NHPA
5208 24th St	HHPG	NTE		NHPA
14115 Rochelle	HHPG	NTE		NHPA
17298 Charest	HHPG	NTE		NHPA
20111 Packard	HHPG	NTE		NHPA
3733 Rohns	HHPG	NTE		NHPA
20224 Exeter	HHPG	NTE		NHPA
15729 Sussex	HHPG	NTE		NHPA
11055 Longview	HHPG	NTE		NHPA
12693 Virgil	HHPG	NTE		NHPA
13711 Fenelon	HHPG	NTE		NHPA
2985 Burlingame	HHPG	NTE		NHPA
12315 Klinger	HHPG	NTE		NHPA
6144 Burns	HHPG	NTE		NHPA
19742 Goddard	HHPG	NTE		NHPA
11640 Nardin Park	HHPG	NTE		NHPA
14829 Ardmore	HHPG	NTE		NHPA
1386 W Grand Blvd	HHPG	NTE		NHPA
1229 Waterman	HHPG	NTE		NHPA
6054 Proctor	HHPG	NTE		NHPA
11675 Kentucky	HHPG	NTE		NHPA
16530 Cheyenne	HHPG	NTE		NHPA
19341 St Aubin	HHPG	NTE		NHPA
4795-4797 Garland	HHPG	NTE		NHPA
13974 Birwood	HHPG	NTE		NHPA
19156 Woodingham	HHPG	NTE		NHPA
8656 Warwick	HHPG	NTE		NHPA
18062 Griggs	HHPG	NTE		NHPA
2664 Algonquin	HHPG	NTE		NHPA
10023 Hartwell	HHPG	NTE		NHPA
8429 Faust	HHPG	NTE		NHPA
19146 Redfern	HHPG	NTE		NHPA
20227 Lindsay	HHPG	NTE		NHPA
3040 Williams	HHPG	NTE		NHPA
15906 Trinity	HHPG	NTE		NHPA
20465 Klinger	HHPG	NTE		NHPA
19610 Greeley	HHPG	NTE		NHPA
15875 Burt	HHPG	NTE		NHPA
4604 Lillibridge	HHPG	NTE		NHPA

11850 Dwyer	HHPG	NTE		NHPA
19609 Moenart	HHPG	NTE		NHPA
14140 Rutherford	HHPG	NTE		NHPA
18609 Hull	HHPG	NTE		NHPA
12082 Whithorn	HHPG	NTE		NHPA
1249 Newport	HHPG	NTE		NHPA
15737 Fielding	HHPG	NTE		NHPA
998 Carmel	HHPG	NTE		NHPA
18955 Biltmore	HHPG	NTE		NHPA
15078 Tracey	HHPG	NTE		NHPA
16910 Stansbury	HHPG	NTE		NHPA
942 W Willis	HHPG	NTE		NHPA
8057 Orion	HHPG	NTE		NHPA
20537 Pelkey	HHPG	NTE		NHPA
18700 Warwick	HHPG	NTE		NHPA
1781 Ethel	HHPG	NTE		NHPA
13722 Wadsworth	HHPG	NTE		NHPA
9403 Piedmont	HHPG	NTE		NHPA
9253 Piedmont	HHPG	NTE		NHPA
16149 Steel	HHPG	NTE		NHPA
9104 Minock	HHPG	NTE		NHPA
4695 Algonquin	HHPG	NTE		NHPA
20084 Alcoy	HHPG	NTE		NHPA
9297 N Martindale	HHPG	NTE		NHPA
7737 Clayburn	HHPG	NTE		NHPA
5050 Berkshire	HHPG	NTE		NHPA
7545 Quinn	HHPG	NTE		NHPA
10122 Elmira	HHPG	NTE		NHPA
20439 Concord	HHPG	NTE		NHPA
5300 Balfour	HHPG	NTE		NHPA
11155 Corbett	0% IHRLP HHPG	NTE		NHPA
9150 Yorkshire Rd	0% IHRLP HHPG	NTE		NHPA
17191 Fenmore	0% IHRLP HHPG	NTE		NHPA
17510 Fielding	0% IHRLP HHPG	NTE		NHPA
1707 W Grand	FY22 Lead HHPG	NTE		NHPA
2737 Whitney	HHPG LHR22	NTE		NHPA

12275 Wade	LHR FY 18	NTE		NHPA
2982 Seyburn	SEHR	NTE		NHPA
8812 Stoepel	SEHR	NTE		NHPA
2921 Lothrop	SEHR	NTE		NHPA
14159 Patton	SEHR	NTE		NHPA
5766 Philip	SEHR	NTE		NHPA
17616 Hoover	SEHR	NTE		NHPA
8268 Minock	SEHR	NTE		NHPA
19184 Grandville	SEHR	NTE		NHPA
10425 Roxbury	SEHR	NTE		NHPA
3483 Montclair	SEHR	NTE		NHPA
13137 Mackenzie	SEHR	NTE		NHPA
17177 Bentler	SEHR	NTE		NHPA
11356 Portlance	SEHR	NTE		NHPA
15011 E State Fair	SEHR	NTE		NHPA
5294 Maryland	SEHR	NTE		NHPA
12450 Goulburn	SEHR	NTE		NHPA
18434 Rutherford	SEHR	NTE		NHPA
4648 Lillibridge	SEHR	NTE		NHPA
2935 14th St	SEHR	NTE		NHPA
6727 Buhr	SEHR	NTE		NHPA
19230 Helen	SEHR	NTE		NHPA
12566 Camden	SEHR	NTE		NHPA
18801 Greeley	SEHR	NTE		NHPA
15386 Dexter	SEHR	NTE		NHPA
8055 Rolyat	SEHR	NTE		NHPA
6342 Grove	SEHR	NTE		NHPA
11286 Wayburn	SEHR	NTE		NHPA
15339 W Parkway	SEHR	NTE		NHPA
18685 Roselawn	SEHR	NTE		NHPA
11628 Chatham	SEHR	NTE		NHPA
8625 Prest	SEHR	NTE		NHPA
16240 Turner	SEHR	NTE		NHPA
19476 Murray Hill	SEHR	NTE		NHPA
2139 Hibbard	SEHR	NTE		NHPA
19692 Hanna	SEHR	NTE		NHPA
9332 E Canfield	SEHR	NTE		NHPA
14244 Rosemary	SEHR	NTE		NHPA
946 E Brentwood	SEHR	NTE		NHPA
16589 Ward	SEHR	NTE		NHPA
563 King	SEHR	NTE		NHPA
15472 Manor	SEHR	NTE		NHPA

18037 Santa Barbara	SEHR	NTE		NHPA
3237 Livernois	SEHR	NTE		NHPA
16835 Lamphere	SEHR	NTE		NHPA
6422 Auburn	SEHR	NTE		NHPA
3164 Garfield	SEHR	NTE		NHPA
18225 Evergreen	SEHR	NTE		NHPA
11823 Wilshire	SEHR	NTE		NHPA
6029 Bluehill	SEHR	NTE		NHPA
20302 Archer	SEHR	NTE		NHPA
10007 E Outer Drive	SEHR	NTE		NHPA
20435 Norwood	SEHR	NTE		NHPA
643 Alger	SEHR	NTE		NHPA
9999 Sorrento	SEHR	NTE		NHPA
15031 Cruse	SEHR	NTE		NHPA
12764 Birwood	SEHR	NTE		NHPA
9590 Ward	SEHR	NTE		NHPA
17424 Anglin	SEHR	NTE		NHPA
7572 E Robinwood	SEHR	NTE		NHPA
4131 Kendall	SEHR	NTE		NHPA
16941 Collingham	SEHR	NTE		NHPA
17917 Charest	SEHR	NTE		NHPA
15829 Princeton	SEHR	NTE		NHPA
2638 Nebraska	SEHR	NTE		NHPA
19966 Meyers	SEHR	NTE		NHPA
12030 Sussex	SEHR	NTE		NHPA
3039 Clements	SEHR	NTE		NHPA
12806 Appoline	SEHR	NTE		NHPA
9075 Artesian	SEHR	NTE		NHPA
17383 Gallagher	SEHR	NTE		NHPA
1950 Monterey	SEHR	NTE		NHPA
15378 Chatham	SEHR	NTE		NHPA
17387 Monica	SEHR	NTE		NHPA
3487-89 Crane	SEHR	NTE		NHPA
4910 Underwood	SEHR	NTE		NHPA
11323 Beaverland	SEHR	NTE		NHPA
13980 Ardmore	SEHR	NTE		NHPA
19975 Charest	SEHR	NTE		NHPA
7277 Stout	SEHR	NTE		NHPA
8949 Robson	SEHR	NTE		NHPA
21455 Karl	SEHR	NTE		NHPA
19480 Packard	SEHR	NTE		NHPA
4510-12 Beniteau	SEHR	NTE		NHPA

11065 Lakepointe	SEHR	NTE		NHPA
18291 Glastonbury	SEHR	NTE		NHPA
11740 Griggs	SEHR	NTE		NHPA
5570 Caniff	SEHR	NTE		NHPA
9096 Piedmont	SEHR	NTE		NHPA
4539 Bangor	SEHR	NTE		NHPA
13683 Park Grove	SEHR	NTE		NHPA
831 Webb	SEHR	NTE		NHPA
1674 Pingree	SEHR	NTE		NHPA
6070 Proctor	SEHR	NTE		NHPA
10403 Bonita	SEHR	NTE		NHPA
13749 Thornton	SEHR	NTE		NHPA
17373 Hoover	SEHR	NTE		NHPA
11340 Portlance	SEHR	NTE		NHPA
7312 Prairie	SEHR	NTE		NHPA
273 Englewood	SEHR	NTE		NHPA
8166 Esper	SEHR	NTE		NHPA
5596 Cooper	SEHR	NTE		NHPA
18661 Hubbell	SEHR	NTE		NHPA
20005 Riopelle	SEHR	NTE		NHPA
6476 Oakman	SEHR	NTE		NHPA
9136 Haverhill	SEHR	NTE		NHPA
19445 Stotter	SEHR	NTE		NHPA
2256 Elmhurst	SEHR	NTE		NHPA
14293 Robson	SEHR	NTE		NHPA
8840 Ward	SEHR	NTE		NHPA
5094 23rd	SEHR	NTE		NHPA
18039 Orleans	SEHR	NTE		NHPA
9338 Kentucky	SEHR	NTE		NHPA
15411 Eastwood	SEHR	NTE		NHPA
9569-71 Hindle	SEHR	NTE		NHPA
17603 Mendota	SEHR	NTE		NHPA
6803 Burwell	SEHR	NTE		NHPA
8311 Gartner	SEHR	NTE		NHPA
4191 Nottingham	SEHR	NTE		NHPA
8916 Pinehurst	SEHR	NTE		NHPA
8359 American	SEHR	NTE		NHPA
6819 Buhr	SEHR	NTE		NHPA
6845 Buhr	SEHR	NTE		NHPA
15423 Bramell	SEHR	NTE		NHPA
12738 Foley	SEHR	NTE		NHPA
5558 French Road	SEHR	NTE		NHPA

16518 Tracey	SEHR	NTE		NHPA
15474 Ward	SEHR	NTE		NHPA
12290 Steel	0% IHRLP	NTE		NHPA
19210 Monica	0% IHRLP	NTE		NHPA
2552 Fischer St	0% IHRLP	NTE		NHPA
19434 Griggs St	0% IHRLP	NTE		NHPA
7305 Westwood	0% IHRLP	NTE		NHPA
5812 Lonyo	0% IHRLP	NTE		NHPA
5245 Vancouver	0% IHRLP	NTE		NHPA
5517 Wayburn	0% IHRLP	NTE		NHPA
15442 Braille	0% IHRLP	NTE		NHPA
18463 Albion	0% IHRLP	NTE		NHPA
5091 Haverhill	0% IHRLP	NTE		NHPA
18176 Fielding St	0% IHRLP	NTE		NHPA
5572 Oregon	0% IHRLP	NTE		NHPA
1952-54 Pasadena	0% IHRLP	NTE		NHPA
3435 Clippert	0% IHRLP	NTE		NHPA
18469 Hubbell	0% IHRLP	NTE		NHPA
3228-3230 Tuxedo	0% IHRLP	NTE		NHPA
18901 Prevost	0% IHRLP	NTE		NHPA
1122 Concord	0% IHRLP	NTE		NHPA
18090 Warrington Drive	0% IHRLP	NTE		NHPA
8518 Ohio	0% IHRLP	NTE		NHPA
11732 Griggs	0% IHRLP	NTE		NHPA
4434 15th St	0% IHRLP	NTE		NHPA
15025 Dolphin	0% IHRLP	NTE		NHPA
8046 Robson	0% IHRLP	NTE		NHPA
5530 Ridgewood	0% IHRLP	NTE		NHPA
19734 Sussex	0% IHRLP	NTE		NHPA
3226 Collingwood	0% IHRLP	NTE		NHPA
8948 Coyle	0% IHRLP	NTE		NHPA
10943 Worden	0% IHRLP	NTE		NHPA
13887 Carlisle	0% IHRLP	NTE		NHPA
13036 Evanston	0% IHRLP	NTE		NHPA
14977 Lindsay	0% IHRLP	NTE		NHPA
5251 Courville	0% IHRLP	NTE		NHPA
3794 Harding	0% IHRLP	NTE		NHPA
15864 Collingham	0% IHRLP	NTE		NHPA
12053 Rosemont	0% IHRLP	NTE		NHPA
14475 Bringard	0% IHRLP	NTE		NHPA
8861 Steel	0% IHRLP	NTE		NHPA
18990 Joann	0% IHRLP	NTE		NHPA

19208 Goulburn	0% IHRLP	NTE		NHPA
19311 Beland	0% IHRLP	NTE		NHPA
20555 Sunderland	0% IHRLP	NTE		NHPA
416 Bethune	0% IHRLP	NTE		NHPA
222 Marston	0% IHRLP	NTE		NHPA
4698 Bewick	0% IHRLP	NTE		NHPA
19605 Fairport	0% IHRLP	NTE		NHPA
15817 Snowden	0% IHRLP	NTE		NHPA
18629 Lumpkin	0% IHRLP	NTE		NHPA
20019 Hickory	0% IHRLP	NTE		NHPA
15313 Asbury Park	0% IHRLP	NTE		NHPA
18959 Mansfield	0% IHRLP	NTE		NHPA
14695 Young St	0% IHRLP	NTE		NHPA
16820 San Juan	0% IHRLP	NTE		NHPA
4457 Townsend	0% IHRLP	NTE		NHPA
2432 Pasadena	0% IHRLP	NTE		NHPA
18500 Hawthorne	0% IHRLP	NTE		NHPA
18079 Fairport	0% IHRLP	NTE		NHPA
5210 Nottingham	0% IHRLP	NTE		NHPA
8538 Roselawn	0% IHRLP	NTE		NHPA
18303 Muirland	0% IHRLP	NTE		NHPA
18696 Santa Rosa	0% IHRLP	NTE		NHPA
14559 Monica	0% IHRLP	NTE		NHPA
5908 Lannoo	0% IHRLP	NTE		NHPA
16213 Snowden	0% IHRLP	NTE		NHPA
3695 Field St	0% IHRLP	NTE		NHPA
2075 Clarkdale St	0% IHRLP	NTE		NHPA
18511 Riopelle	0% IHRLP	NTE		NHPA