



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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May 16, 2025

Michael Marks, PE
Giffels Webster
28 W. Adams Street, Suite 1200
Detroit, MI 48226

Dear Mr. Marks,

This letter serves to confirm the action of the Detroit Historic District Commission (hereafter, “Commission”) in response to Detroit Thermal’s application concerning proposed and already initiated work in the Lafayette Park/Mies van der Rohe Historic District, that being application number HDC2025-00243, at the May 14, 2025 Regular Meeting. The work under review included, but was not limited to, excavation for existing steam pipe slip-lining, new steam pipe installation, installation of construction fencing/tree protection, restoration of concrete curbs, landscape, and pavement, and installation of permanent steam stacks.

Per Section 21-2-72 of the 2019 Detroit City Code, “*all plans, elevations, construction documents and any other information and documentation deemed necessary by the Historic District Commission to make the application complete and to determine the appropriateness of the proposed work shall be submitted to the Historic District Commission by the applicant before the application will be considered to have been received by the Buildings, Safety Engineering, and Environmental Department or by the Historic District Commission.*” In a 5-0 decision, the Commission found that the application was incomplete under the above standard, and therefore could not be considered for appropriateness, or any other action, per Section 21-2-78 and MCL 399.205 of the Local Historic Districts Act.

The specific “information and documentation” that the Commission deemed necessary for completion includes the following:

- Finer detail about existing landscaping around the excavation sites and the access routes to those excavation locations, including identification of all locations of vegetation
- Information about possible steps that could be taken to protect the landscape
- Clearer definition of what landscape might be destroyed
- Steps about what can be done to remediate landscape damage
- Excavation techniques

- Details on how trees will be protected
- Proposed equipment staging locations and approach
- Environmental impacts of steam on tree canopy
- Potential landscape experts to help Commission better understand how roots and replanting and future work down the line could impact the landscape

Upon receipt of the above items, and confirmation thereof by our office in coordination with the Director of PDD, the revised application will be processed as provisionally complete and docketed for a Special Meeting (hereafter, "Meeting") of the Historic District Commission. "Provisionally complete," as defined by the Commission, means that professional staff in PDD has recommended to the Commission that the application appears complete under Section 21-2-72 and is ready for a determination of appropriateness. The Commission is solely responsible for a final determination of "completeness" during the Meeting.

Based on public noticing requirements in Section 21-2-77, such a Meeting will be scheduled approximately three weeks after PDD's confirmation that information and documents received have responded to the Commission's request. Another public hearing will subsequently be noticed and scheduled in accordance with the same code section. All received documents will be posted to the Commission's public website approximately ten days prior to such a Meeting.

Please don't hesitate to contact my office, or the Director of PDD, with any additional questions about the Commission's request, requirements, process, or timeline.

Regards,



Garrick B. Landsberg, AIA
Director of Historic Preservation, Staff to the Historic District Commission
City of Detroit, Planning and Development Department

cc:

Tiffany Franklin, Chairperson, Detroit Historic District Commission
Alexa Bush, Director, Planning and Development Department