



PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

# HISTORIC DISTRICT COMMISSION

## CERTIFICATE OF APPROPRIATENESS

**Application Number:** HDC2025-00243

**Effective Date:** 07/09/25

**Project Address:** Antietam, Lafayette, Joliet and Nicolet Place

**Issued to:** Michael Marks/Giffels Webster (for Detroit Thermal)  
28 W. Adams St., Suite 1200  
Detroit, MI 48226

**Historic District:** Lafayette Park/Mies van der Rohe

**Description of Work:**  
*(continued on next page)*

Excavate for existing steam pipe slip-lining and new steam pipe installation, install construction fencing/tree protection, restore concrete curbs/landscape/pavement. Work to occur in multiple locations on utility easements and in public rights-of-way as specifically depicted in final drawings consistent with approval conditions listed below.

\* THIS IS A 2-PAGE FORM \*

**With the Conditions that:**  
*(continued on next page)*

Prior to the work:

- The applicant shall prepare a comprehensive tree survey that is reconciled with the tree survey presented by the residents.
- The applicant shall also prepare an historic landscape plan that identifies all trees of an original historic nature
- The applicant shall submit to HDC staff the permit drawings required to complete the work.

During/after the work:

- The applicant will pull and tie back limbs that may impede the construction zones rather than removes limbs on all trees affected.

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COA

**With the Conditions that:**

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- Ensures hydroseed grass species matches existing turf grass in all areas of disturbance.
- Institute a 4-year monitoring plan for the trees, including an on-site arborist during tree protection, uprooting, transporting, tree pruning, and replanting. Should a tree die, the applicant shall return to the Commission for approval of a suitable replacement tree.
- The applicant shall utilize tree protection akin to a 3/4" plywood atop a 6 inch layer of mulch per the National Park Service recommendations.
- At the completion of work, the applicant shall also submit to the Commission a plan assessment of trees after the work is completed.

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

**For the Commission:**



Garrick Landsberg  
Director of Staff, Historic District Commission

PSR: Garrick

250711GL

**Post this COA at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.**