



Outlook

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**[EXTERNAL] Lafayette Park Historic District Application from Detroit Thermal**

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**From** Laura Lewis <lauralewis.dtw@gmail.com>

**Date** Fri 6/27/2025 2:45 PM

**To** Historic District Commission (Staff) <hdc@detroitmi.gov>

Dear City of Detroit Historic District Commissioners,

I am a resident of the Lafayette Park Historic District neighborhood and I oppose the proposed project by Detroit Thermal as it has the potential to seriously disrupt the historic nature and health of the historic district. While my colleagues and neighbors can better provide insight into the potential for irreparable harm to our landscape, I would like to focus the HDC on another vital flaw in DT's filing.

There are serious legal questions as to the validity of Detroit Thermal's property interests in the Lafayette Park Historic District. While DT claims they have purported easements to access infrastructure underneath the historic Mies van der Rohe Co-Op, **DT has not produced clear or satisfactory documentation of such property interests.** It is unusual that an applicant before the HDC is not the property owner, but that is the case here. Therefore HDC should be all the more cautious about approving work in a historic district when the actual property owners (the Mies van der Rohe coops) oppose the work being done on their private property.

**It therefore seems premature for HDC to issue any approval of work when it is not clear that DT has shown clear and conclusive evidence that they have any right to be on the subject property or, if there is a valid easement, whether the planned work conforms with the limited property interests DT has.**

If I were to apply to conduct work on a home in a historic district which I did not own, I would hope the HDC would deny my application until I could prove that I have a property interest in the subject property. Has HDC conducted such investigation or received any report from another government entity proving that DT actually has an easement? If the answer is no, or that it is not clear, then the process to review DT's proposal must be stopped on procedural grounds.

Thank you for your consideration,  
Laura Lewis