

STAFF REPORT 11-16-2022 REGULAR MEETING

PREPARED BY: G. LANDSBERG

ADDRESSES: 10201 WOODWARD, INCLUDING 10227 WOODWARD, 10235 WOODWARD, 39 CALVERT, AND 30 GLYNN COURT

HISTORIC DISTRICT: ADJACENT TO BOSTON-EDISON AND ARDEN PARK-EAST BOSTON HISTORIC DISTRICTS

PROPERTY OWNER: MOONEY REAL ESTATE HOLDINGS

PROPOSED DEVELOPER: MHT HOUSING, INC.

SPONSORING AGENCY: ASSESSOR'S OFFICE/HOUSING & REVITALIZATION DEPT

DATE OF STAFF SITE VISIT: 11-01-22

PROPOSED SCOPE: ERECT NEW MULTI-FAMILY BUILDING (HDC ADVISORY REVIEW UNDER SECTION 21-2-5)



View of vacant 10201 Woodward parcels, looking north from the edge of the Boston-Edison Historic District. Staff photo, November 1, 2022.

EXISTING CONDITIONS

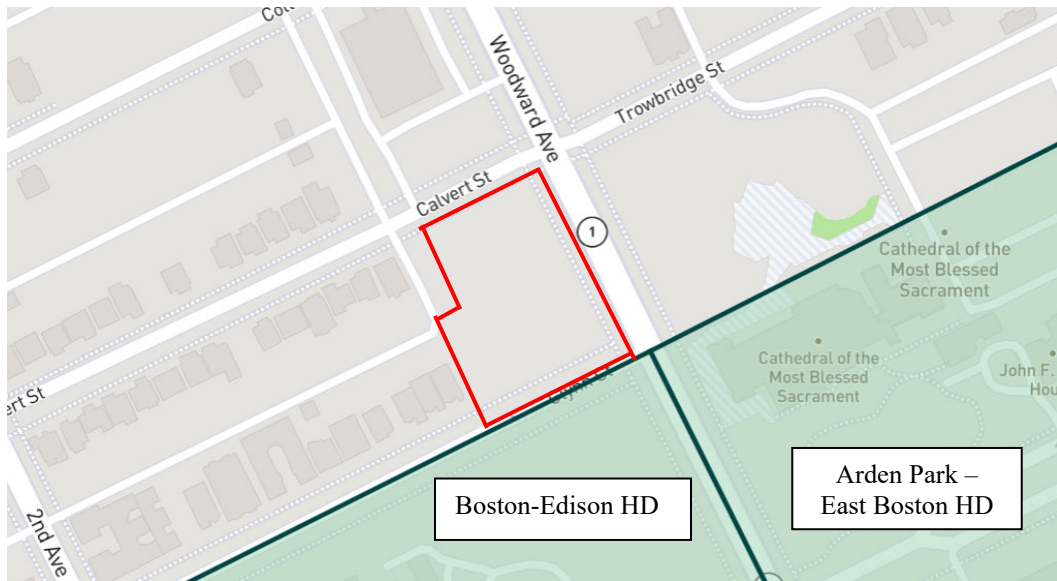
The property referred to herein collectively as 10201 Woodward consists of five individual parcels forming a full Woodward-fronting through-block from Calvert to Glynn Court, all of them currently vacant lots. The block has been vacant since at least 2009; a nondescript and vacant service station building (a former “Precision Tune” location) existed at the southeast corner of the subject property through approximately 2007.

In the historic era (pre-1970), this block featured the Edwin A. Sewald Funeral Home, the Main Street Club, and a bowling alley along Woodward. A two-story dwelling existed on 39 Calvert.

The block sits immediately adjacent to, and north of, the northeast corner of the Boston-Edison Historic District. In this area, the rear yards/fences of large Boston Boulevard mansions run along Glynn Court. The buildings themselves are not easily visible and mostly obscured by dense vegetation. Across Woodward from this block is the northwest corner of the Arden Park-East Boston Historic District. A prominent historic resource of that district, the Cathedral of the Most Blessed Sacrament, towers over Woodward.



Development parcel outlined in red. Detroit Parcel Viewer. Visible here is the northeast corner of the Boston-Edison Historic District (green arrow) and the northwest corner of the Arden Park-East Boston Historic District, specifically the Cathedral of the Most Blessed Sacrament (yellow arrow).



Development parcel (outlined in red) with respect to boundaries of the adjacent historic districts.



View to the east along Glynn Court towards Woodward and the corner of the Arden Park-East Boston Historic District, which is anchored by the Cathedral of the Most Blessed Sacrament. Staff photo, November 1, 2022.



View from Calvert Street towards the southeast. Arden Park district is across Woodward to left; Boston-Edison district is at right. Staff photo, November 1, 2022.



West-facing view of parcel showing typical conditions at Woodward sidewalk.. Staff photo, November 1, 2022.



View west along Glynn Court. Staff photo, November 1, 2022.

PROPOSAL

MHT Housing, Inc., with proposed city support in the form of PILOT* incentives, proposes to erect a multi-family, mixed-use four-story building on the vacant development site per the attached drawings.

The building is mid-scale and urban in character, with a mix of modern (metal panel) and traditional (brick) finishes, regular window openings, and parking in the rear. The project includes affordable housing and commercial storefront spaces along Woodward.

**Payments in Lieu of Taxes, which are brought forward for City Council’s approval by the Assessor’s Office, with some involvement by HRD.*



Rendering from developer materials, view from Woodward to the northwest. Woodward (East) Elevation drawing shown below.



STAFF OBSERVATIONS

- The Boston-Edison Historic District was established in 1973.
- The Arden Park – East Boston Historic District was established in 1981.
- This is an advisory review under Section 21-2-5 of the Detroit City Code. The proposed project is not in a historic district, so will not be subject to any further review by the Historic District Commission under Section 21-2-73 or Section 21-2-78 (building permit review). The opinion of the Commission with respect to the project's demonstrable effect on the nearby historic district(s) will be made available to City Council and the Mayor's Office as part of their deliberations concerning the awarding of discretionary incentives. The finding of the Commission is not binding on the Mayor, the Council, nor the project developers.
- Professional staff from both Design Review (PDD) and Historic Preservation (PDD/HDC staff) have reviewed the project. PDD has returned its comments to the developer; they are available on the Commission website.
- The concept, scale and design of the project, in HDC staff's opinion, is appropriate for its location and context on a major commercial corridor.
- HDC staff recommends that the proposed development be found **to have a demonstrable effect**, and that that effect is **beneficial** due to the restoration of the Woodward streetscape, rebuilding of needed urban density, and the increased viability of the adjacent historic districts via pedestrian and commercial activity. The project will also deliver additional affordable housing and permanent jobs.

ISSUES/COMMISSION ACTION

- The Commission, per Section 21-2-5 (Effects of Projects on Districts), is asked to provide comment concerning the "demonstrable effects of the proposed project and report same to the Mayor and City Council." The intent of this section is to provide guidance to city government prior to committing to a particular course of action, under the following requirement:

A City-financed, licensed, permitted, authorized or contracted physical development project shall be considered to have a demonstrable effect on a designated or proposed historic district when any condition of the project creates a change, beneficial or adverse, in the quality of the historical, architectural, archeological, engineering, social or cultural significance that qualified the property for designation as an historic district or that may qualify the property for designation as an historic district.

Generally, adverse effects occur under conditions which include:

- (1) Destruction or alteration of all or part of a resource;*
- (2) Isolation from or alteration of the surrounding environment of a resource;*
- (3) Introduction of visual, audible, or atmospheric elements that are out of character with the resource and its setting;*
- (4) Transfer or sale of a City-owned resource without adequate conditions or restrictions regarding preservation, maintenance, or use; and*
- (5) Neglect of a resource resulting in its deterioration or destruction.*