



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID

HDC2025-00249

PROPERTY INFORMATION

ADDRESS(ES): 6325 W Jefferson Ave

HISTORIC DISTRICT: Fort Wayne

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|--|---|--|--------------------------------|
| <input type="checkbox"/> Windows/
Doors | <input type="checkbox"/> Walls/
Siding | <input type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/
Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New
Building | <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

The City is working with MDOT to satisfy items in a previous agreement related to the POE/GHIB. As we draft a new MOA with a focused scope, we want to be sure we have HDC's review and approval ahead of drafting 100% plans for site improvements and finalizing our MOA.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Brennah Grace Donahue

COMPANY NAME: Detroit Parks and Recreation Department - Detroit, MI

ADDRESS: 6325 W Jefferson Ave

CITY: Detroit

STATE: MI

ZIP: 48209

PHONE: +1 (810) 728-1057

EMAIL: brennahgrace.donahue@detroitmi.gov

I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that I am the legal owner and occupant of the subject property and that the information on this application is true and correct.

DocuSigned by:

Brennah Grace Donahue

Detroit Parks and Recreation Department - Detroit, MI

05/06/2025

SIGNATURE

6325 W Jefferson Ave

DATE

Detroit

MI

48209

+1 (810) 728-1057

brennahgrace.donahue@detroitmi.gov

Questions? Contact us at hdc@detroitmi.gov or (313)224-1762

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

NA

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

Main project areas include:

New fenceline and gates (current fence is chain link with barbed wire)

New parking lot lighting (current lighting does not work)

Improved entryway treatment

General maintenance/repair to stone pillars at entrance

New guard house (current gaurd house is in poor condition)

2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)

Main project areas include:

New fenceline and gates

New parking lot lighting

Improved entryway treatment

General maintenance/repair to stone pillars at entrance

New guard house

New sign and flag poles

4. DETAILED SCOPE OF WORK

In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")


30% design document is too large to upload here, will email seperately.



5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.

ADDITIONAL DETAILS

<div>8. SITE IMPROVEMENTS</div> <div>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</div>	<div></div>

Historic Fort Wayne

Memorandum of Agreement Mitigation Work Plan

Background:

A Memorandum of Agreement (MOA) between the Federal Highway Administration and the Michigan State Historic Preservation Officer (SHPO) regarding the Gordie Howe International Bridge (GHIB) (formerly the Detroit River International Crossing) was signed in December 2008. The MOA identified 13 mitigation measures specific to Historic Fort Wayne (HFW). This memo outlines a work plan for implementing the mitigation measures identified in the MOA.

The following outlines each mitigation measure and how it will be implemented. Coordination meetings regarding these measures were held with the City of Detroit on September 24, 2024, January 15, 2025, and February 24, 2025.

MOA Historic Fort Wayne Mitigation:

Item #1: *MDOT shall pay for an update of the existing Fort Wayne Master Plan to revisit Fort entryway options.*

Work Plan: The City of Detroit (General Services Department (GSD), Parks & Recreation, Historic Fort Wayne Office – “Fort Wayne”) does not intend on updating the existing Fort Wayne Master Plan as it is currently considered a low priority. HFW is prioritizing physical projects that have impacts on landscaping and aesthetic improvements.

Item #2: *MDOT shall conduct videotape documentation and seismic monitoring of structural conditions before, during and after construction for Fort buildings and structures closest to Jefferson Avenue, the north elevation of the Star Fort, and Detroit Historical Society collections stored within the Fort property. MDOT shall implement a protocol to notify the City of Detroit of any damage that may be associated with construction-related vibration.*

Work Plan: Seismic monitoring of structural conditions before and during construction has been completed to date. The results of the monitoring will be coordinated with the Fort once the post construction monitoring is complete.

Item #3: *MDOT shall provide wayfinding signage to assist visitors in accessing the Fort and create and print brochures showing changes in access to the Fort.*

Work Plan: MDOT developed a signage plan that was reviewed and accepted by the City of Detroit. The WDBA communication team will coordinate with Fort Wayne and MDOT to prepare a

map/graphic to show changes in the access to the Fort. This map will be printed as a brochure and also posted on the Fort's website.

Item #4: *MDOT shall construct a direct local access road to and from the plaza to Campbell Street. Campbell Street shall receive pavement, landscaping and lighting improvements from the new I-75 northbound ramp south to West Jefferson Avenue to serve as a gateway to the Fort. Campbell Street will be reconstructed as a narrow boulevard from the railroad tracks to West Jefferson Avenue. MDOT will work with the City of Detroit to investigate the possibility of renaming Campbell Street to Fort Wayne Street or another, similar name that will help identify the street as an access route to the Fort.*

Work Plan: The design to improve Campbell Street including landscaping and lighting is complete and construction is ongoing. The City of Detroit does not want to rename Campbell Street.

Item #5: *MDOT shall install new pavement, landscaping and lighting along West Jefferson Avenue from West End Street to Clark Street as well as along Clark Street from its interchange with I-75 to Jefferson Avenue to provide an attractive route to Fort Wayne.*

Work Plan: The Jurisdictional Transfer Agreement between the City of Detroit and MDOT was entered into in 2017 after extensive negotiations to identify scope of work for various items that took into consideration and complied with all EIS green sheet and MOA mitigation items included the reconstruction of Jefferson Avenue from West End Street to Campbell Boulevard as well as Clark Street intersections with Fort Street and Jefferson Avenue. It also included the reconstruction of the new Green Boulevard and new Campbell Boulevard. New lighting, landscaping, and multiuse path connectivity is currently under construction. These new route connections will act as the main entry way and attractive route to HFW which also provides for safe pedestrian and cyclist use. While the limits originally specified in the 2008 MOA extend beyond the Jurisdictional Transfer agreement, MDOT and the City of Detroit agree that the intent is met and the new connections provide for a more attractive and safer connection to HFW.

Item #6: *MDOT shall construct a new decorative and historically appropriate fence along the West Jefferson property line of the Fort.*

Work Plan: MDOT and HFW agreed on replacing the existing chain link fence with a new wrought iron fence that is aesthetic but also respects the historic nature of the Fort. Initial input from SHPO has been provided to the City. The City of Detroit is working with local vendors to get a quote for the fence. MDOT will transfer funds to the City of Detroit HFW office through a Memorandum of Agreement (MOA) to construct the new fence with MDOT providing the appropriate level of oversight.

Item #7: *MDOT shall construct an entryway treatment for Fort Wayne on Fort's West Jefferson Avenue frontage or on other, adjacent City-owned property to improve wayfinding and visibility as identified in the updated Historic Fort Wayne Master Plan. MDOT shall pay for the reconfiguration of those portions of existing Fort Wayne streets specifically needed to connect the new entryway.*

Work Plan: The City of Detroit HFW office does not contemplate relocating the entrance to Fort Wayne. Improvement to the existing entrance with masonry repairs and additional landscaping will be made by HFW, and MDOT will include funds to cover the work through the MOA agreement.

Item #8: *MDOT shall construct a security wall surrounding the plaza; the wall will receive a surface treatment aesthetically compatible with Historic Fort Wayne along its West Jefferson Avenue perimeter.*

Work Plan: The security wall surrounding the Port of Entry is under construction. The Jefferson barrier wall features an aesthetic treatment that pays tribute to Historic Fort Wayne's unique star fort structure. The barrier is an eight-foot-high security wall with the aesthetic treatment displayed on the public side facing West Jefferson Avenue.

Item #9: *MDOT shall landscape the 100' wide buffer area between the plaza security wall and West Jefferson Avenue, meeting Customs and Border Protection guidelines.*

Work Plan: The buffer area between the plaza security wall and West Jefferson Avenue will be landscaped including native pollinator-positive plantings. The landscaping design was developed with the barrier wall design.

Item #10: *MDOT shall work with Customs and Border Protection to encourage truck anti-idling measures on the plaza.*

Work Plan: This is ongoing. MDOT has held discussions with the Customs and Border Protection to encourage truck anti-idling measures on the plaza.

Item #11: *MDOT shall submit work plans and specifications for all of the above provisions relative to Historic Fort Wayne to the City of Detroit Recreation Department and the SHPO for review and approval.*

Work Plan: This is ongoing. MDOT and the City Detroit will continue to coordinate with SHPO for concurrence on items above.

Item #12: *MDOT shall work with the Fort staff and the Detroit Police Department to develop a traffic management plan for large events. MDOT shall contribute toward consultant services used to create the traffic management plan.*

Work Plan: A traffic management plan is a low priority for the City of Detroit as daily use and specific events have varying and individual traffic control needs. The wayfinding signage plans depict directional traffic flow into and out of the Fort.

Item #13: *MDOT shall construct a surface parking lot to replace legal on-street parking that is eliminated to accommodate the plaza. The lot shall be of a design and construction similar to that used for Park and Ride lots, commonly found adjacent to Interstate Highway interchanges. MDOT and the City of Detroit shall verify the number of legal parking spaces that will be removed from service to the fort. The City of Detroit shall provide a clean site for the parking lot. The parking lot, once constructed, shall become the responsibility of the City of Detroit for any maintenance and policing.*

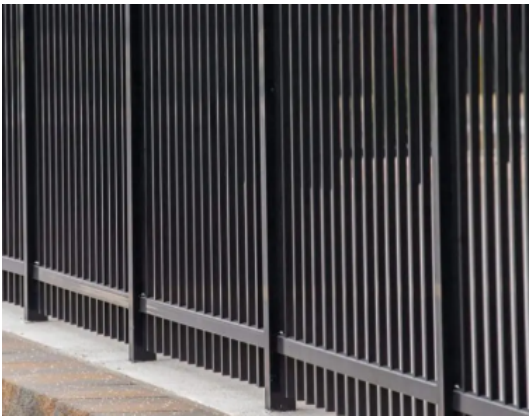
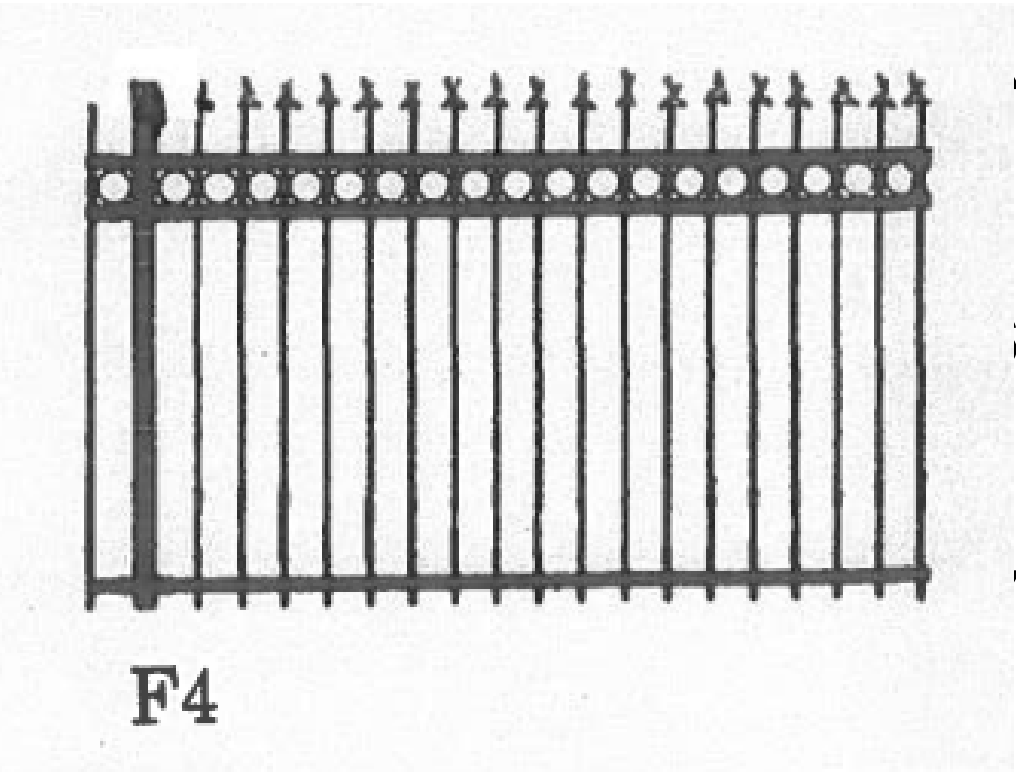
Work Plan: There are now over 300 additional formalized/protected parking spaces along the reconfigured West Jefferson Avenue which HFW can benefit from for excess parking. MDOT offered an existing parcel adjacent to Green Steet and the RR tracks to use as a parking lot, however, in discussion with HFW, it was rejected do to due to safety, maintenance costs, and distance reasons. The City of Detroit HFW office does not have an adjacent lot for MDOT to construct a new parking lot. The HFW office is satisfied with the additional spaces that can be utilized on West Jefferson Avenue. MDOT and the City of Detroit agree that this item can be considered closed.



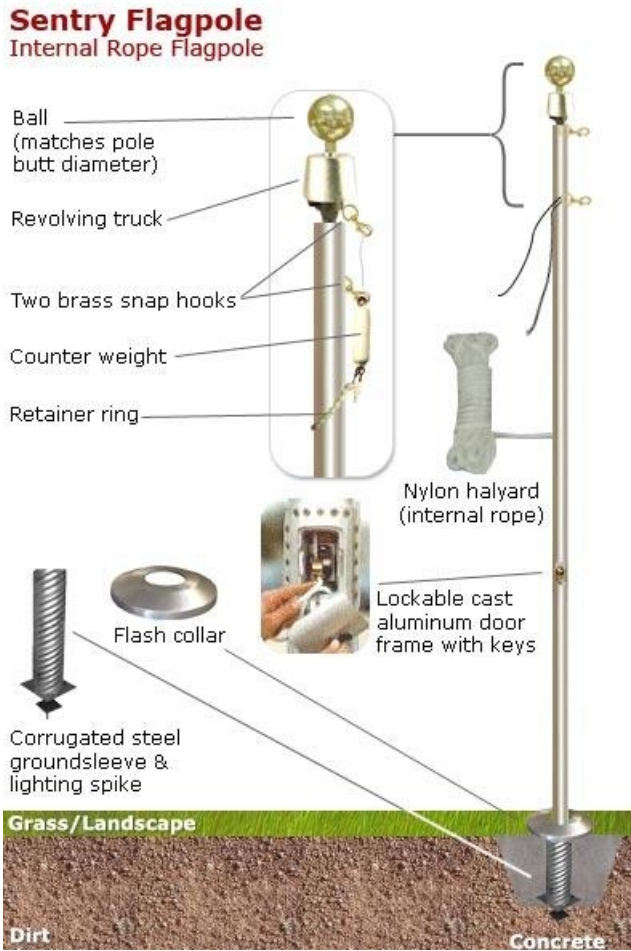
1. Lighting work at parking lot
 - a. Based on discussions between GSD and MDOT
2. Fence Replacement
 - a. Remove and dispose of existing fence and any vegetation
 - b. Install new ornamental iron fencing along the entire Northern edge of Fort Wayne. South side of Jefferson Ave, from Campbell St. to Rademacher St. Approximately 2,600 linear feet of fencing
 - c. 6', vertical picket ornamental iron fence, plain bars, with rings and cast spears. Flat capped posts. Finish: Black gloss
 - d. 2' wide concrete maintenance strip installed on grade
3. Entry Gates
 - a. New swinging gates at 4 locations, custom made to match fencing and fit field dimensions. All gates ornamental iron.
 - i. Entrance at Brady
 - ii. Parking lot – east entry
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 - b. Brick work repair as needed on existing pillars and gates.
4. New Guard House
 - a. New prefabricated guard building. 6' x 10' steel structure with added brick facade. To include HVAC and electrical connections.
 - b. New entry gate stop - arms
5. Entrance renovation
 - a. Remove concrete and asphalt as needed to install guard house
 - b. Install new curb around guard house, and edges of roadway
 - c. Mill and resurface asphalt, replace concrete walkways
 - d. Approximately 500 LF Curb, 12,000 SF mill and resurface asphalt, and 3,000 SF concrete walkway.
 - e. Remove existing flag poles, "Historic Fort Wayne" overhead sign, and letter sign.
 - f. Install 3 flag poles. Stainless steel, 30' – 35' flag pole, in ground buried.
 - g. Install 6' GSD park sign



NEW GUARD SHACK



NEW FENCE - 6' ORNAMENTAL IRON WITH RINGS AND SPEARS. ON 2' WIDE CONCRETE MAINTENANCE STRIP.



NEW FLAG POLES

2" X 2" X $\frac{1}{8}$ " STEEL ANGLE
WELDED TO TUBE

1 $\frac{1}{2}$ "

Technical drawing of a rectangular sign. The overall dimensions are 72" wide by 30" high. The sign features two horizontal mounting slots, each 18" high, positioned 18" apart. Two 7/16" diameter holes are drilled to accept 3/8" Torx head security screws. A sign graphic is provided by GSD at the time of fabrication.









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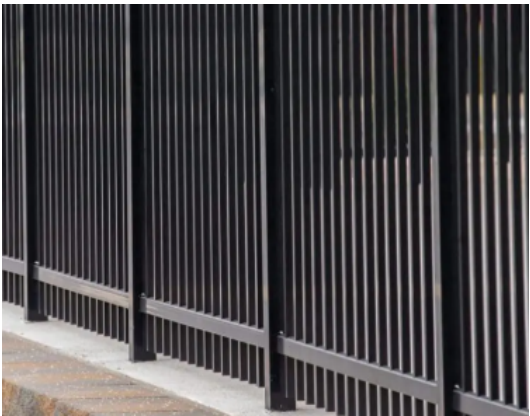
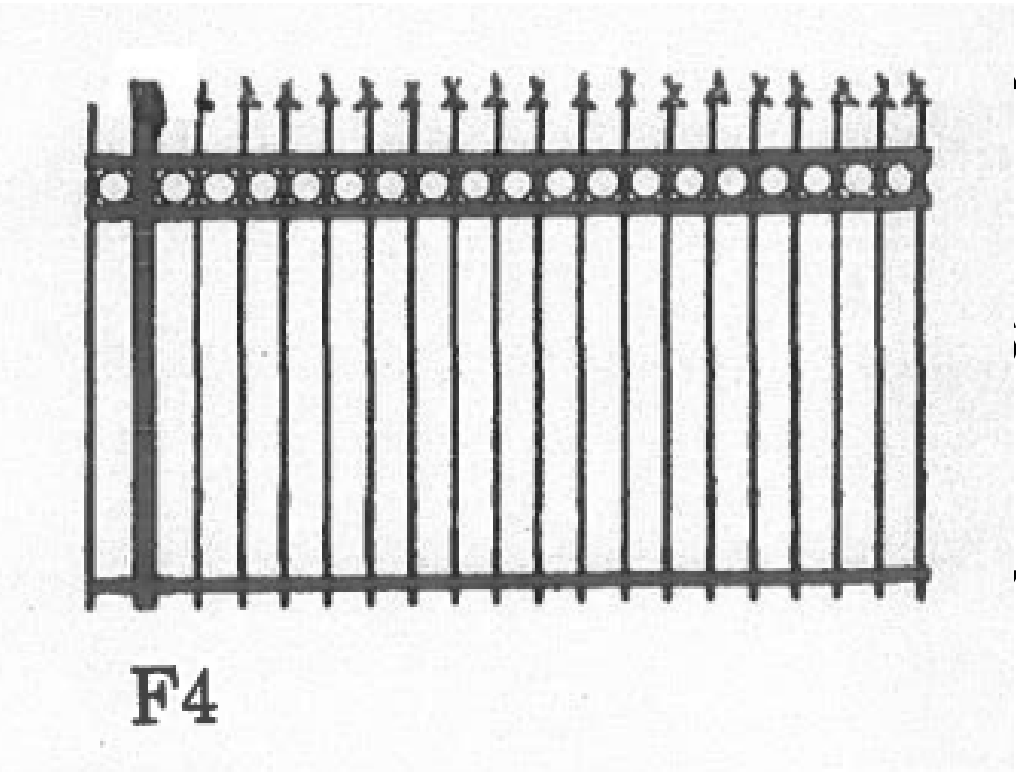
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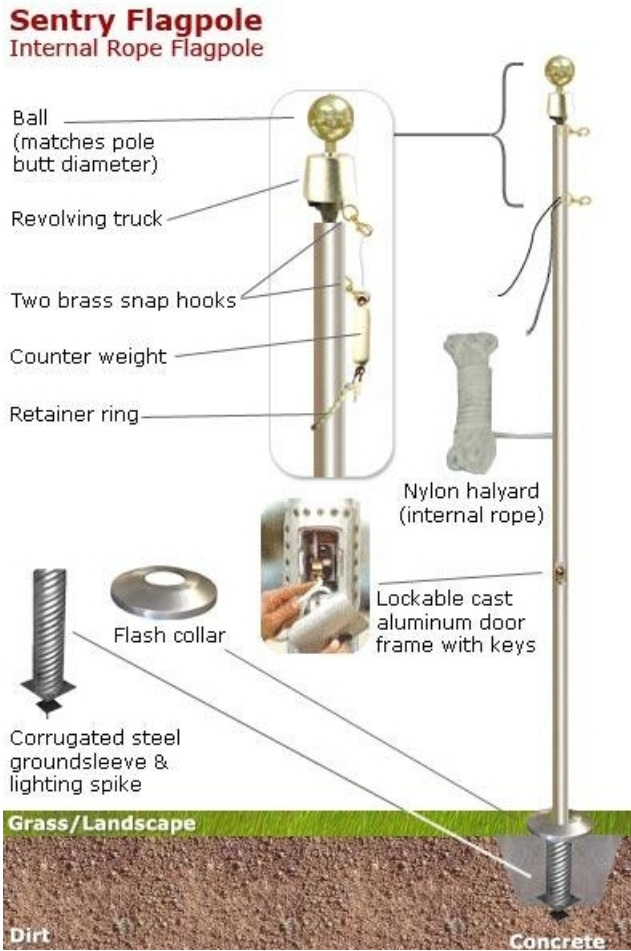
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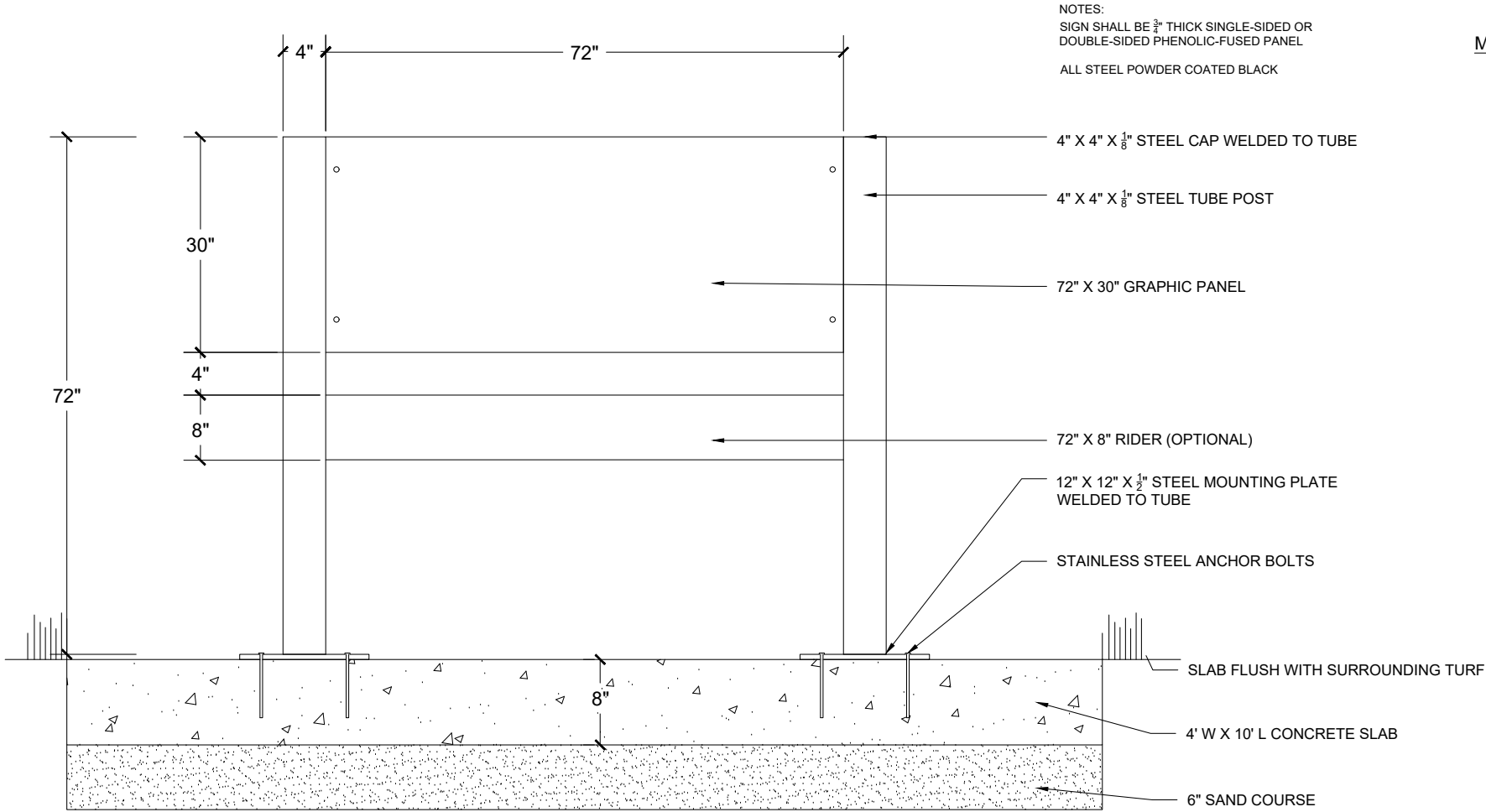
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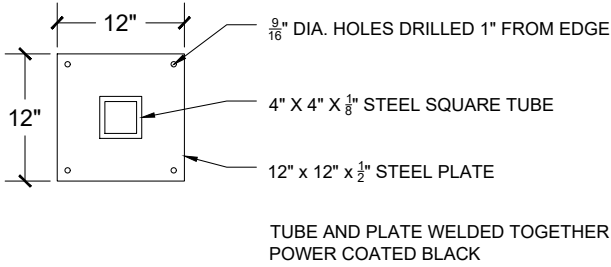


NEW FLAG POLES

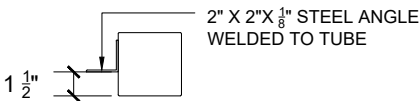


2 6' PARK SIGN INSTALLATION
L5.21 NOT TO SCALE

MOUNTING PLATE DETAIL



TOP VIEW - MOUNTING BRACKET



FRONT OF SIGN PANEL DETAIL

