

# City of Detroit Programmatic Agreement Annual Report-2023-2024

HOUSING & REVITALIZATION DEPARTMENT

Tiffany Ciavattone & Mallory Bower



## Introduction

The Housing & Revitalization Department renewed and restated its Programmatic Agreement (PA) with the Michigan State Historic Preservation Office in December 2022. Stipulation XVII includes directive for the Preservation Specialist (PS) to send an Annual Report to the Signatories, Invited signatories, and Concurring Parties, concurrent with the city's fiscal year, every year. The report contains a summary of actions taken under Stipulations V, VI, and VII of the PA since the previous year's report. The report will include:

- a brief description of proposed Undertakings, including address and historic categorization,
- determination of effects,
- a list of properties identified in the reporting period to be individually eligible for listing on the National Register,
- a summary of any training given pursuant to Stipulation XVI of the PA,
- notification of any Preservation Specialist staff changes,
- a summary of any planning activities in the city subject to consultation with the SHPO pursuant to Stipulation XIV of the PA,
- a brief summary of all areas surveyed since the previous meeting,
- a brief description of all historic districts determined eligible for listing in the National Register of Historic Places (NRHP), including boundaries for those area(s), and
- a brief description of all areas(s) determined to be not eligible for listing in the NRHP, including boundaries for those areas(s).

## Signatories and Consulting Parties

Per Stipulation XVII of the PA, the City of Detroit is required to distribute this report to Signatory Parties, including the Michigan State Historic Preservation Officer (SHPO) and the Advisory Council on Historic Preservation (ACHP). This report will also be distributed to all consulting parties who were involved in the drafting of the PA. These include the following:

- Detroit City Council,
- Detroit Historic Designation Advisory Board,
- Michigan Historic Preservation Network,
- National Trust for Historic Preservation, and
- Preservation Detroit.

Finally, this report will also be distributed to all Native American Tribes who engaged in government-to-government consultation in the drafting of the PA including the following:

- Forest County Potawatomi Community of Wisconsin,
- Ketegitigaaning Ojibwe Nation / Lac Vieux Desert Band of Lake Superior Chippewa Indians,
- Match-E-Be-Nash-She-Wish ("Gun Lake") Band of Pottawatomi Indians,
- Miami Tribe of Oklahoma,
- Pokagon Band of Potawatomi Indians, Michigan and Indiana,
- Sault Ste. Marie Tribe of Chippewa Indians, and



- Little Traverse Bay Bands of Odawa Indians.

## Section 106 Review-Housing and Revitalization

The City of Detroit Housing and Revitalization Department (HRD) sustains and grows neighborhoods that are inclusive of quality affordable housing opportunities for all, and economic opportunity through management of federal housing, economic, and community development funding, steering local housing policy, and maintaining and creating mixed-income and mixed-use housing opportunities through transformational developments by leveraging public and private partnerships.

### Project Types

Each of the projects undertaken fall within one of five (5) project types and include the following:

- Acquisition/Disposition - The sale or purchase of property,
- Multi-Family Development/Project Based Vouchers - Rehabilitation of structures housing more than four residential units,
- Public Facilities Rehabilitation (PFR) – Commercial structures,
- Single-Family (SF) Home Repair - Rehabilitation of single-family residential structures, and
- Site Improvement/Parks - Landscape, roadway, or infrastructure improvements.

### Multi-Family Development Programs

HRD's multi-family housing programs assist undertakings that include housing of four or more units. These undertakings may include rehabilitation, new construction, demolition, and other site improvement activities. To qualify, projects must meet an affordable housing threshold determined by the total number of units created or preserved. These programs included are outlined below.

#### CHOICE Neighborhood Initiative (CNI)

The City of Detroit was awarded a \$30 million Choice Neighborhoods Implementation (CNI) grant in May 2021. The City was also awarded a \$5 million Choice Neighborhoods Supplemental Grant in April 2023. Choice Neighborhoods is a grant program administered by the U.S. Department of Housing and Urban Development (HUD), established in 2010 by the Obama administration.

The Choice Neighborhoods grant will preserve housing affordability and construct new affordable housing throughout Historic and North Corktown. The program supports cities to implement neighborhood Transformation Plans that address 3 key areas:

- housing: mixed income, accessible, sustainable housing options,
- neighborhood: critical improvements based on community needs, and
- people: supportive services targeted to low-income residents around health, education, and economic self-sufficiency.



### **Community Development Block Grant (CDBG)**

This program provides entitlement grants to local government for community development activities. The grant amount is determined by formula and varies from year to year according to the amount appropriated nationally by the U.S. Congress.

The overall goal of Detroit's CDBG program is to develop a viable urban community by providing funding for decent housing, economic opportunities, needed services, and a suitable living environment, primarily for persons of low and moderate income. CDBG funds may be used for a wide variety of activities including home rehabilitation, construction and rehabilitation of community facilities, demolition of blighted buildings, acquisition, relocation, and preparation of property for new development, economic development, public services, planning, and administration of the program.

The Mayor and City Council of the City of Detroit determine how these grant funds will be spent after a citizen participation process, including requests for and submission of proposals from community organizations, public service agencies, and City agencies and public meetings and hearings.

### **Community Project Funding (CPF) Program**

CPF grants are selected through a congressionally directed application process. CPF grants provide investment in a wide variety of projects such as housing, homelessness prevention, workforce training, public facilities, parks, resilience planning, and other critical infrastructure and services.

Current recipients of CFP awardees that HRD is serving as the RE include:

- Grace in Action Collectives- 0% loan program and creation of storefront/cafe,
- Garage Cultural- development of outdoor space to expand arts and cultural programming,
- Urban Neighborhood Initiatives (UNI)- renovation of 2026 Lawndale as youth hub,
- Inside SW Detroit (ISWD)-The Alley Project: - expansion of community art space,
- Equitable Internet Initiative- internet study,
- Motown Museum- Phase III expansion plans, and
- Miller Walker- Single Family Home Repair Program.

**HRD has determined we will not serve as the Responsible Entity for any additional CPF Grant awardees.**

### **HOME Investment Partnerships Program (HOME)**

The HOME program provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions (PJs). The program's flexibility allows states and local governments to use HOME funds for



grants, direct loans, loan guarantees or other forms of credit enhancements, or rental assistance or security deposits.

### **Pre-Development Assistance Program**

The objective of the pre-development program is to support developers with pre-development costs and technical assistance for affordable multifamily and mixed-use projects. The goal of this program is to support Community Housing Development Organizations (CHDO), Community-Based Development Organizations (CBDO), For-Profit/Start-up developers, Nonprofit developers, and emerging Detroit-based developers that typically have less access to capital, so they can be better prepared to apply to future rounds of the HRD Notice of Funding Availability (NOFA) for HOME/CDBG funding sources.

This program is designed to provide financial and technical assistance for common pre-development activities. Eligible activities include legal, consulting, developer and other costs related to obtaining site options, project financing, administrative costs and fees for loan commitments, zoning approvals, and other related activities which do not have a physical impact such as, environmental testing and cleanup, professional services (ex. architecture, engineering, legal), and technical assistance.

Pre-development funds do not trigger Section 106 Review, but historic requirements are noted in the scoring process to be evaluated at a later project stage (ex. upon award of HOME funds).

### **Public Facilities Rehabilitation Program (PFR)**

CDBG-funded program that provides funds to non-profits for infrastructure improvements, ADA accessibility, and removal of hazardous conditions.



## Section 106 Applications Summary

### New Section 106 applications submitted for Multi-Family Development/PFR:

900 Tuscola	900 Tuscola St.	No Adverse Effect-Section 106 Complete
Buermeyer Manor	8520 Wyoming Avenue	No Historic Properties Affected-Section 106
Clement Kern Gardens (Trumbull, Bagley Townhome, and 10th St Flats)	1601 Bagley	Pending submittal of additional information
Eastern Market-Kaltz Building	2514 Riopelle	Conditional No Adverse Effect Project Cancelled
Eastern Market-Roundhouse Building	2700 Russell	Conditional No Adverse Effect Project Cancelled
Giraffe Building	3530 Grand River Avenue	Conditional No Adverse Effect
Greater Corktown GSI Implementation Plan	15th & Butternut	No Historic Properties Affected-Section 106 Complete
Greystone Senior Living	440 Martin Luther King Boulevard	Conditional No Adverse Effect
Higginbotham School	20119 Wisconsin St.	Conditional No Adverse Effect-Detroit's Federal funds were removed
Linwood Apartments - 2295 W. Grand	2295 West Grand Boulevard	Conditional No Adverse Effect-Mitigation Measures Required Pending submittal of additional information
Martin Gardens	1185 Clark Street, 3502-3528 W. Vernor Hwy; 1737 & 1739 to 1755 25th Street	Conditional No Adverse Effect
Minock Park Place	19505 Grand River Ave. / 15844 Auburn St.	No Adverse Effect-Section 106 Complete
Motown Museum	2648 W. Grand BLVD	Conditional No Adverse Effect
North Corktown Apartments	2607 14th St	No Adverse Effect
Parkside Homes-Village 1A & B	5250 Conner Street	Conditional No Adverse Effect
POA 1 Fieldwork Results		NRHP Archaeology district, No Adverse Effect Determination
Russell Woods Senior Living Community	11421 Dexter Ave	No Historic Properties Affected-Section 106 Complete
The Kay	2900 Tyler	No Historic Properties Affected-Section 106 Complete



### Projects submitted to SHPO & THPO's for consultation:

- Greystone Senior Living
- Clement Kern Gardens/Bagley Townhomes
- Motown Museum
- Martin Gardens
- Russell Woods Senior Living Community
- 900 Tuscola
- Minock Park Place
- Parkside Homes-Village 1A &B
- Greater Corktown GSI Implementation Plan
- Higginbotham School

### Projects receiving technical assistance/pending Section 106 Applications:

- 7600 2nd Street- DHC
- Brewster Wheeler Recreation Center- New Construction
- Bridge I& II- New Construction
- Cabot Apartments-
- Clement Kern Gardens (Phased-Trumbull, Bagley Townhome, and 10th St Flats)- CHOICE, New Construction
- Elmtree & Ewald- Building Rehabilitation
- Gardenview 200- DHC-
- Gesu Senior Housing- DHC-
- Holcomb School- Historic Rehabilitation
- Jefferson Ave Apartments- New Construction
- Orchestra Towers- Building Rehabilitation
- Park Meadows Village I-New Construction
- Preserve on Ash II-III- New Construction
- Sojourner & Smith Homes-DHC- Building improvements
- Springwells on Vernor- DHC-
- Virginia Park Apartments-
- Volunteers of America St Mary's- Adaptive use
- Wesson Manor- New Construction



## Single Family Home Repair Programs

**0% Interest Home Repair Loan (0%IHRL)** offers 10-year, interest-free loans from \$5,000 to \$25,000 to help Detroit homeowners invest in and repair their homes – promoting public health and safety, increasing property values, and helping residents secure and maintain homeowner’s insurance. <http://www.detroitmeloans.org/>

**2022 Lead Hazard Reduction (LHR22)** is a grant program to increase the number of lead-safe residential units in the City of Detroit for income eligible households with children under 6 or a pregnant woman through the abatement and/or interim control of lead-based paint hazards. The City prioritizes units in certain zip codes and units where a child has an elevated blood lead level at 3.5 ug/dL or higher. Eligible candidates must own or occupy a home built before 1978, must show clear ownership, be current on taxes or current on a payment plan, demonstrate the household is at or below 80% Area Median Income (AMI). Assistance may be provided to eligible owner-occupied, and renter occupied housing units. The FY22 LHR program aims to assist 150 units with lead-based paint hazard reduction activities and up to 150 units with Healthy Homes Supplemental funding to address non-lead hazards in the homes.

**CHIP-** The Michigan Department of Health and Human Services awarded grants to expand residential lead hazard control services to eligible households with a Medicaid-enrolled resident. Funding is provided from HUD, through Michigan’s Children’s Health Insurance Program (CHIP) to provide lead hazard control services. Services available for funding under this initiative include, but are not limited to, the following efforts:

- lead inspection, risk assessment and/or elevated blood lead investigation activities to determine the presence of lead hazards,
- permanent removal, enclosure or encapsulation of lead-based paint and lead dust hazards for eligible residences,
- removal or covering of soil lead hazards up to eligible residence property lines,
- minimal rehabilitation to help sustain the lead abatement work,
- removal of pre-2014 faucets and fixtures used for human consumption, plumbing and/or service lines deemed to be a lead hazard,
- temporary relocation of residents during lead abatement activities, and
- building local capacity to abate lead hazards safely and effectively.

**Citywide Lead Hazard Reduction (LHR FY 18)-** Through abatement or interim control, the Lead Hazard Reduction Program continues to increase the number of lead–safe residential dwelling units in the City of Detroit for income–eligible households with children at risk for lead–based paint poisoning. Through the Healthy Homes Rating System program staff identify and address other health and safety issues and provide educational awareness information and preventative strategies for income-eligible households with children at risk for lead poisoning. The program focuses assistance on residential dwelling units where children under the age of six (6) reside. The City prioritizes residential units where children with an elevated blood lead level (EBLL) of five (5) ug/dL or more reside. This program expended all available grant funds as of 2024.





**The Healthy Homes Production Grant Program (HHPG)** takes a comprehensive approach to addressing multiple childhood diseases and injuries in the home by focusing on housing-related hazards in a coordinated fashion, rather than addressing a single hazard at a time. The City's funds will focus on seven priority hazard areas, including: damp and mold growth, excess cold, excess heat, asbestos, lead, radon, and electrical hazards.

**High Impact/Targeted Lead (HIL)**- HRD intends to enroll 455 eligible, occupied, privately owned single-family and multi-family housing units during the proposed 5-year period of performance. Households, both owner-occupants and tenants, must be at or below 80% of Area Median Income (AMI). For rental properties, the property owner must agree to continue to lease and market vacant or vacated units to low-income households with children under the age of six for a minimum of five years. The census tracts selected for the high impact neighborhood are 5238, 5240, 5241, 5242, 5243, 5232, 5231, 5257, and 5260 and located in Southwest Detroit, one of Detroit's oldest and most densely populated neighborhoods. Using Healthy Homes funding for owner-occupied homes, additional prioritized repairs will be addressed from the pool of applicants based on need, which will vary for each home. Expected work activities include, but are not limited to permanent removal, enclosure, or encapsulation of lead-based paint and lead dust hazards, temporary relocation, etc.

**Senior Emergency Home Repair (SEHR)** is a grant program for low-income homeowners over the age of 62, or over the age of 55 and who receive Social Security Disability. The grant helps with roof, furnace, electrical, plumbing, and structural repairs at their homes. The extreme need for this program has created a very long waitlist, but with the help of the money directed to the City through the CARES Act (CDBG-CV) an additional \$2.5 million has been allocated to this program. As of July 2024, the wait list for the SEHR program is 0!

**Wayne Metro Weatherization Grant**- Weatherization Assistance Program will be used to improve energy efficiency for 100 homes in the City of Detroit. The scope of work includes home energy audits and quality control inspections, weatherization work (attic, wall, and crawlspace insulation, air sealing and health and safety improvements), furnace cleaning and tunes, furnace and water heater replacements, and occasionally plumbing, electrical, or clean-out services.



### 2023-2024 Single Family Program Section 106 Reviews-

<b>Funding Program</b>	<b>LHD</b>	<b>NRHP Eligible</b>	<b>Not Historic</b>	<b>Grand Total</b>
0% IHRLP	7	9	59	75
CHIP	1	3	21	25
DHC		3	34	37
HHPG		4	26	30
LHR 22	4	3	34	41
LHR FY 18		1	1	2
LHR FY 19-Targeted Lead	1	9	89	99
SEHR	2	12	137	151
<b>Grand Total</b>	<b>15</b>	<b>44</b>	<b>401</b>	<b>460</b>

\*DHC addresses are reviewed as part of their 5-year plan for capital fund improvements.

A full list of addresses and determinations are included in Appendix B.



## Significant Projects

### CHOICE Neighborhoods Preserve on Ash I, II, III, the Preserve Estates, and Owen Community Empowerment Center

The POA Project is part of a comprehensive neighborhood revitalization plan including the construction of a combination of townhouses, single-family residences, multi-family buildings, and commercial and community spaces. It occupies approximately 11.60- acres in the North Corktown Neighborhood.

A phased archaeology study plan was developed to effectively evaluate the potential for adverse effects in this historically significant and archaeologically sensitive neighborhood.

POA Phase I, or POA I, is in the initial development phase of the comprehensive neighborhood revitalization plan. This development will include five apartment buildings for a total of 69 mixed income housing units on approximately 2.33-acres of assembled fee simple lots concentrated in the North Corktown Neighborhood.

Commonwealth Heritage Group, LLC (Commonwealth) conducted mechanical archaeological trenching for GEI Consultants, Inc. between July 24, 2023, and August 17, 2023. Commonwealth excavated 36 exploratory archaeological trenches. As a result of this investigation, Commonwealth recorded 197 archaeological features, including 42 foundation walls, 40 buried abandoned utility pipes, 23 structural footings, 23 basement pits, limited artifact concentrations, a midden, and other feature types; recovered 1,650 artifacts; and identified 19 new archaeological sites. Artifacts recovered from these sites, the vast majority of which were mixed together in the highly disturbed surface horizons, reflect the entire period from the late nineteenth century to today. Related artifacts are to be donated to the Wayne State University Grosscup Museum.

The consultant recommended all 19 sites as eligible for the National Register of Historic Places (NRHP) under Criterion D. Artifacts and the other data collected during fieldwork have the potential to provide additional information about North Corktown during the 19th and 20th centuries. The archaeological consultant documented that the physical locations of these sites have been exhausted of further research potential, and subsequent archaeological fieldwork at these sites is unlikely to yield additional information.

The 19 newly identified sites constitute an archaeological district, and additional consultation with SHPO for future phases of the POA development will address district boundaries. The POA Phase II-III study plan is currently in development, and fieldwork is expected to commence in 2024.



## Survey and Historic Designation-HDAB

The Historic Designation Advisory Board (HDAB) and its staff are responsible for the survey and designation of historic properties for the City of Detroit. The following is a report of those historic properties surveyed, studied, or designated by HDAB between July 1, 2023-June 30, 2024.

**Districts Under Study-** Rosa and Raymond Parks' Flat

**Upcoming Studies-** Historic Context of Women in Detroit

**HDAB Surveys in progress-** Latinx Historic Context, Arab and Chaldean History Project

**New Local Historic Districts Established-** Def Sound Studio; Dr. Lula Belle Stewart-Robinson House

**NRHP listings-** Frances Harper Inn; Holcomb, Samuel B., School; Immaculata High School and Convent; Vaughn's Book Store

## Policy and Planning

### Historic Preservation Plan

The City of Detroit is incrementally advancing components of a broader-based, longer-term preservation plan. The Housing & Revitalization Department (HRD), the Historic Designation Advisory Board (HDAB), and the Planning & Development Department (PDD) are committed to working together towards the development of this citywide historic preservation plan. On May 30, 2024, PDD the Preservation Plan Request for Proposals was released. PDD will be coordinating the contract for this service through an experienced consultant.

### Training Provided

Environmental Review training was provided to HRD staff during the week of June 10, 2024. This training provided an overview of the NEPA review responsibilities for the Housing & Revitalization Department, including Section 106 Review.

Additional environmental review training was provided to HRD's single-family home repair program's staff on June 14, 2024, and June 24, 2024.

### Staffing Updates

HRD has created a Section 106 Archaeologist position within the department to support the Section 106 Review requirements of our PA. This position is the first staff archaeology position for the City of Detroit. This position will lead the effort to create an expanded archaeology policy and manage consultation with SHPO and Tribes for complex undertakings. Samuel Burns was selected to take on this role and joined HRD in June 2024. Tiffany Ciavattone remains in her role as the Principal Historic Preservation Specialist, maintaining the requirements of the PA and reviewing Section 106 Applications. Mallory Bower remains in her role as Historic Preservation Specialist III, heading the single-family home repair portfolio and providing support on multi-family development projects and technical assistance.



**Housing and Revitalization  
Department**

---

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
[www.detroitmi.gov](http://www.detroitmi.gov)

## **Appendix A- Section 106 Determination Letters**



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

August 24, 2023

Penny Dwoinen  
City of Detroit Housing & Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226

**RE: Section 106 Review of a HOME Funded Project Located at 60 Harper in the City of Detroit, Wayne County, Michigan**

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the “Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...,” dated December 21, 2022.

The proposed project is to construct a three-story tall apartment building with a small retail space on the first floor on a large vacant site on the south side of Harper just east of Woodward in the Midtown area of Detroit, approximately three miles north of downtown Detroit. The proposed building has a U-shaped footprint with the building facing Harper and the courtyard facing south toward an alley. Three separate parking lots with lighting are proposed to the south of the building, north and south of the alley and will be accessed by the alley to the west and the I-94 Service Drive to the south. Two of the parking lots are on the property south of the alley, on both sides of an existing house. There is currently a parking lot on the west side of the house where the new lot is proposed. Open lawn areas are proposed on the west side of the proposed building and between the parking lots. The courtyard in the rear of the building is proposed to be landscaped and have a gazebo and artwork.

Based on research of the property the Area of Potential Effect (APE) has been defined as the two properties at 60 Harper and 71 E. Edsel Ford Service Drive and the properties adjacent to the two parcels.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO’s archaeologist and consultation with Tribes. In a letter dated, 6/2/2023, SHPO’s archaeologist concurred with the recommendation of “no historic properties affected within the area of potential effects of this undertaking.”

On 4/25/2023, a request for Tribal Consultation was submitted to the following Tribes:

Bay Mills Indian Community  
Forest County Potawatomi Community of Wisconsin  
Grand Traverse Band of Ottawa & Chippewa Indians



Hannahville Indian Community  
Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa  
Indians  
Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians  
Lac du Flambeau Band of Lake Superior Chippewa Indians  
Little River Band of Ottawa Indians  
Little Traverse Bay Bands of Odawa Indians  
Menominee Indian Tribe of Wisconsin  
Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians  
Miami Tribe of Oklahoma  
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance  
Nottawaseppi Huron Band of the Potawatomi  
Pokagon Band of Potawatomi Indians, Michigan and Indiana  
Saginaw Chippewa Indian Tribe of Michigan  
Sault Ste. Marie Tribe of Chippewa Indians  
Seneca Cayuga Nation

The Nottawaseppi Huron Band of the Potawatomi and Miami Tribe of Oklahoma provided responses. This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

Based on historic research, The project is directly east of St. Joseph's Episcopal Church (now Holy Rosary Roman Catholic Church) and directly across Harper from a small portion of the Piquette Avenue Industrial Historic District, both of which are listed in the National Register of Historic Places. Therefore, per Stipulation V.B of the PA, the project shall be carried out in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

This project has been given a **Conditional No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:

- The scope of work provided on 8/23/22 is followed, and any changes to the scope of work are submitted to the PS for additional review and approval.
- In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.
- Photos of the completed work are submitted to the Preservation Specialist.

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may direct them to the Preservation Specialist at [Ciavatonet@detroitmi.gov](mailto:Ciavatonet@detroitmi.gov).

Sincerely,



**Housing and Revitalization  
Department**

---

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
[www.detroitmi.gov](http://www.detroitmi.gov)

Tiffany Ciavattone  
Preservation Specialist  
City of Detroit  
Housing & Revitalization Department





Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

May 8, 2024

Penny Dwoinen  
City of Detroit Housing & Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226

**RE: Section 106 Review of a HUD Funded 900 Tuscola Project Located at 900 Tuscola St in the City of Detroit, Wayne County, Michigan**

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the “Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...,” dated December 21, 2022.

The proposed project seeks to construct a five story, 94,314 square foot structure at 900 Tuscola Street. The Subject Property is currently a vacant lot in the Cass Corridor neighborhood. The project will also include 63 parking spaces divided in an enclosed parking garage and a surface parking lot.

Based on historic research, we have determined a Historic Property is located within in the Area of Potential Effects (APE) for this project. The following resources are listed on the National Register of Historic Places: Wills-Selden Local Historic District, The Jefferson Intermediate School, and James Couzins School.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO’s archaeologist and consultation with Tribes. A technical report, completed by Commonwealth Heritage Group concluded the area was surveyed in 2018, and the 16 archaeological sites assessed as part of the previous survey were determined not eligible for listing on the National Register of Historic Places. Commonwealth recommended no further archaeological work in relation to the 900 Tuscola Project. In a letter dated 5/7/2024, SHPO concurred with Commonwealth’s recommendation of no historic properties affected within the area of potential effects of this undertaking.

On 4/4/2024, a request for Tribal Consultation was submitted to the following Tribes:

Bay Mills Indian Community  
Forest County Potawatomi Community of Wisconsin  
Grand Traverse Band of Ottawa & Chippewa Indians  
Hannahville Indian Community  
Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians



Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians  
Lac du Flambeau Band of Lake Superior Chippewa Indians  
Little River Band of Ottawa Indians  
Little Traverse Bay Bands of Odawa Indians  
Menominee Indian Tribe of Wisconsin  
Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomis Indians  
Miami Tribe of Oklahoma  
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance  
Nottawaseppi Huron Band of the Potawatomi  
Pokagon Band of Potawatomi Indians, Michigan and Indiana  
Saginaw Chippewa Indian Tribe of Michigan  
Sault Ste. Marie Tribe of Chippewa Indians  
Seneca Cayuga Nation

This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

I have determined that within in the Area of Potential Effects (APE), there will be **No Adverse Effect on historic properties** by the proposed undertaking and are in line with the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 9 and 10. The new construction will be differentiated from the old and is compatible with the massing and scale of the adjacent historic resources. If removed in the future the historic properties will be unimpaired.

This project may proceed without further coordination with the Preservation Specialist unless the scope of work changes or artifacts are uncovered during the course of construction. If you have any questions regarding this finding, please direct them to Tiffany Ciavattone at [CiavattoneT@detroitmi.gov](mailto:CiavattoneT@detroitmi.gov).

Sincerely,

A handwritten signature in blue ink that reads "Tiffany Ciavattone". The signature is written in a cursive, flowing style.

Tiffany Ciavattone  
Preservation Specialist  
City of Detroit  
Housing & Revitalization Department



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

January 30, 2024

Penny Dwoinen  
City of Detroit Housing & Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226

**RE: Section 106 Review of the HOME Funded Linwood Apartment Project Located at 2295 West Grand Blvd. in the City of Detroit, Wayne County, Michigan**

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the “Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...,” dated December 21, 2022.

The project scope of work includes the rehabilitation of the 4-story apartment building at 2295 West Grand Blvd. Based on the information submitted to the Housing & Revitalization Department, we have determined a Historic Property is located within in the Area of Potential Effects (APE) for this project.

The building at 2295 W Grand Blvd. is eligible for listing on the National Register of Historic Places for architectural significance, as mentioned in the 2017 Detroit Apartments Building Survey 1892-1970. Additionally, the project is adjacent to the eligible Lasalle Gardens historic neighborhood.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking is exempt from review by SHPO’s archaeologist and consultation with Tribes.

Per Stipulation V.B of the PA, the project shall be carried out in accordance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*.

This project has been given a **Conditional No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long at the following conditions are met:

- Revised architectural plans are submitted to the Preservation Specialist for review and approval.
- In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.
- Photos of the completed work are submitted to the Preservation Specialist.



**Housing and Revitalization  
Department**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may direct them to the Preservation Specialist at [Ciavattone@detroitmi.gov](mailto:Ciavattone@detroitmi.gov).

Sincerely,

Tiffany Ciavattone  
Preservation Specialist  
City of Detroit  
Housing & Revitalization Department



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

August 30, 2023

Penny Dwoinen  
City of Detroit Housing & Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226

**RE: Section 106 Review of a HOME Funded Project Located at 4401 Rosa Parks in the City of Detroit, Wayne County, Michigan**

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the “Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...,” dated December 21, 2022.

The proposed project is to construct a four-story tall apartment building with a small retail space on the first floor on a large vacant site on the west side of Rosa Parks between Canfield and Lysander in the Woodbridge neighborhood of Detroit, approximately two miles northwest of downtown Detroit. The proposed building has an irregular shaped footprint with the building facing Rosa Parks and Canfield. A 48-space parking lot with landscaped islands and lighting is proposed to the west of the building and will be accessed by a new, shared street to the north. An open lawn area is proposed along Canfield south of the parking lot. Stormwater will be managed onsite by an above ground or underground detention system.

Based on research of the property the Area of Potential Effect (APE) has been defined as the project site, which is a vacant lot, as well as a half block surrounding the lot on the north, south, east, and west.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO’s archaeologist and consultation with Tribes. A Phase I Archaeological Survey, of 4401 Rossa Parks Boulevard, Detroit, Wayne County, MI, prepared by Elizabeth Hickle, Robert Chidester, and Kate Hayfield (The Mannik & Smith Group, Inc., 2023) identified one archaeological site (20WN1239) during the archaeological survey conducted in July 2023. Site 20WN1239 represents domestic activities during the mid- and late nineteenth century and the early to mid-twentieth century. The site is recommended not eligible for listing on the National Register of Historic Places. In a letter dated, 8/29/2023, SHPO’s archaeologist concurred with the recommendation of “No Historic Properties Affected.”

On 5/5/2023, a request for Tribal Consultation was submitted to the following Tribes:  
Bay Mills Indian Community



Forest County Potawatomi Community of Wisconsin  
Grand Traverse Band of Ottawa & Chippewa Indians  
Hannahville Indian Community  
Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa  
Indians  
Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians  
Lac du Flambeau Band of Lake Superior Chippewa Indians  
Little River Band of Ottawa Indians  
Little Traverse Bay Bands of Odawa Indians  
Menominee Indian Tribe of Wisconsin  
Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians  
Miami Tribe of Oklahoma  
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance  
Nottawaseppi Huron Band of the Potawatomi  
Pokagon Band of Potawatomi Indians, Michigan and Indiana  
Saginaw Chippewa Indian Tribe of Michigan  
Sault Ste. Marie Tribe of Chippewa Indians  
Seneca Cayuga Nation

This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

Based on historic research, the Ape for this project includes the Woodbridge Neighborhood Historic District, which has been identified as listed on the National Register of Historic Places. Therefore, per Stipulation V.B of the PA, the project shall be carried out in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

This project has been given a **Conditional No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:

- The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 6/1/2023, and any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of work.
- In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.
- Photos of the completed work are submitted to the Preservation Specialist.

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may direct them to the Preservation Specialist at [Ciavatonet@detroitmi.gov](mailto:Ciavatonet@detroitmi.gov).

Sincerely,



**Housing and Revitalization  
Department**

---

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
[www.detroitmi.gov](http://www.detroitmi.gov)

Tiffany Ciavattone  
Preservation Specialist  
City of Detroit  
Housing & Revitalization Department



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

May 16, 2024

Penny Dwoinen  
City of Detroit Housing & Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226

**RE: Section 106 Review of the HOME Funded Buersmeyer Manor Project Located at 8500-8600 Wyoming Avenue in the City of Detroit, Wayne County, Michigan**

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan..." dated December 21, 2022.

The proposed project involves the rehabilitation of seven apartment buildings.

The direct APE consists of the seven buildings at the Subject Property. The indirect APE features 8357, 8360, 8501, 8511, 8519, 8531, 8539, 8549, 8559, 8569, 8583, 8593, 8603, 8613, and 8641 Wyoming Avenue; 8901 Joy Road; and 8365, 8503, 8511, 8519, 8527, 8535, 8541, 8549, 8555, 8569, 8575, 8579, 8585, 8595, 8603, and 8623 Kentucky Street.

Per Stipulation VI of the Programmatic Agreement, the proposed undertaking is exempt from review by SHPO's archaeologist and consultation with Tribes.

Based on historic research of the property, it has been determined that within in the APE, there are no properties listed or eligible for listing in the National Register of Historic Places. Therefore, **no historic properties will be affected** by the proposed undertaking. This project may proceed without further coordination with the Preservation Specialist unless the project scope changes or artifacts are uncovered during the course of construction. If you have any questions, please contact Tiffany Ciavattone at [CiavattoneT@detroitmi.gov](mailto:CiavattoneT@detroitmi.gov).

Sincerely,

A handwritten signature in blue ink that reads "Tiffany Ciavattone".

Tiffany Ciavattone  
Preservation Specialist  
City of Detroit  
Housing & Revitalization Department





Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

March 4, 2024

Penny Dwoinen  
City of Detroit Housing & Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226

**RE: Section 106 Review of a CNI Funded Project Located at 1511–1795 Bagley Street in the City of Detroit, Wayne County, Michigan**

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the “Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...,” dated December 21, 2022.

The proposed project seeks to demolish an extant 87-unit apartment complex and construct a new 370-unit apartment complex with a mix of unit types through multiple phases of construction. The proposed project is to occur across 9-acres where the existing Clement Kern Gardens located at 1601 Bagley Street, Detroit, Wayne County, Michigan 48216 (Subject Property) and is located in Detroit’s Corktown neighborhood.

The direct APE consists solely of the site located at 1511–1795 Bagley Street, Parcel ID: 08000246-346, Detroit, Michigan 48216. The National Register of Historic Places Listed Corktown Local Historic District is located in the indirect area of potential effect. Therefore, the project must follow the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

The extant buildings at the Subject Property were constructed in 1984, which is less than 50 years of age, and the new construction will not adversely affect the Corktown Historic District. The proposed new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old. The new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO’s archaeologist. Archaeological resources review for the proposed project was compiled by Commonwealth Heritage Group in June 2023 (Burns 2023). As a result of their research, Commonwealth recommended Phase I survey within the Project Area in areas where Project related ground disturbing activity may potentially occur in the open green spaces or paved



parking lots identified by Burns (2023). The archaeological resource APE encompasses approximately 3.4-acres of the entire 9-acre site.

Commonwealth completed a Phase I archaeological survey of the APE on August 8 and 18, 2023. A total of 43 STPs were excavated across 15 transects. Extensive disturbance was noted in all STPs. During the survey, non-diagnostic historic period artifacts were observed mixed with modern items (plastic and concrete) in STPs excavated across the APE. The non-diagnostic historic period artifacts consisted primarily of architectural debris (brick, window glass, nails, ceramic sewer pipe) associated with the demolition of structures during the 1950s/1960s. Some domestic-related artifacts were also mixed in with the demolition debris, including non-diagnostic ceramics, vessel glass, and faunal bone. No subsurface evidence of intact structural remnants or other cultural features were observed in the APE during the survey. No new archaeological sites were identified as a result of the Phase I survey.

It was the opinion of Commonwealth that the project, if restricted to the designated APE as planned, will have no effect on archaeological resources listed in or eligible for listing in the NRHP. Because no archaeological resources were previously identified in the APE and no resources were identified as a result of survey, Commonwealth recommended no further archaeological investigation in the APE if the Project's ground disturbing activity stays within the planned APE boundaries. In a letter dated, 12/4/2023, SHPO's archaeologist concurred with the recommendation of "No Historic Properties Affected" for archaeological resources.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking requires consultation with Tribes. On 11/1/2023, a request for Tribal Consultation was submitted to the following Tribes:

- Bay Mills Indian Community
- Forest County Potawatomi Community of Wisconsin
- Grand Traverse Band of Ottawa & Chippewa Indians
- Hannahville Indian Community
- Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians
- Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians
- Lac du Flambeau Band of Lake Superior Chippewa Indians
- Little River Band of Ottawa Indians
- Little Traverse Bay Bands of Odawa Indians
- Menominee Indian Tribe of Wisconsin
- Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians
- Miami Tribe of Oklahoma
- Michigan Anishinaabek Cultural Preservation and Repatriation Alliance
- Nottawaseppi Huron Band of the Potawatomi
- Pokagon Band of Potawatomi Indians, Michigan and Indiana
- Saginaw Chippewa Indian Tribe of Michigan
- Sault Ste. Marie Tribe of Chippewa Indians
- Seneca Cayuga Nation



Housing and Revitalization  
Department

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

The Forest County Potawatomi Community Tribal Historic Preservation Officer made a request for archaeological monitoring of the site due to the prevalence of Potawatomi villages and fisheries along the Detroit River and the depth of excavation proposed, which could disturb previously undisturbed sub-surface resources.

**This project requires more information** in order to continue consultation with the Forest County Potawatomi regarding their request for archaeological monitoring. Please provide the proposed plans for contamination mitigation in order to fully evaluate the ground disturbance planned for each phase of development, as they were not included in the Section 106 application. Additional information regarding the proposed Response Activity Plans was requested via e-mail on 2/6/2024. At this time, the full extent of ground disturbance is not yet known.

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may direct them to the Preservation Specialist at [Ciavattone@detroitmi.gov](mailto:Ciavattone@detroitmi.gov).

Sincerely,

Tiffany Ciavattone  
Preservation Specialist  
City of Detroit  
Housing & Revitalization Department



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

January 9, 2024

Penny Dwoinen  
City of Detroit Housing & Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226

**RE: Section 106 Review of the DHC PBV Funded Field Street III Project Located at 1005 Field, 1014 Field, 1023 Field, 1045 Field, 1065 Field, 1070 Field, 1083 Field, 1090 Field, 1100 Field, 1103 Field, 1448 Field, 1458 Field, 1470 Field, 1481 Field, 1491 Field, 232 E. Grand Blvd, 236 E. Grand Blvd, and 240 E. Grand Blvd in the City of Detroit, Wayne County, Michigan**

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a Section 106 reevaluation regarding the above-referenced project under the authority of the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan..." dated December 21, 2022. This project was initially reviewed under the Housing & Revitalization Department's 2016 Programmatic Agreement with SHPO.

The proposed project involves substantial rehabilitation and preservation of two affordable housing developments: Field Street I & Field Street II. Field Street I was originally constructed in 1996 and features 21 two- and three-bedroom family townhomes at or below 60% of Area Median Income ("AMI"). Field Street II was originally constructed in 2000 and includes a combination of two- and three-bedroom family townhomes totaling 23 units, and a separate rehabilitated apartment building (formerly known at Hamilton House) with 5 total units (1-1BD and 4-2BD) for a total of 28 units. The scope of work will include exterior site work including new asphalt, roofing, gutters & downspouts, siding, and landscaping. Building improvements include new windows and doors, and upgrades to the HVAC systems and mechanicals. All units will receive new cabinetry, lighting, energy efficient kitchen appliances, and bath flooring and vanity and will follow MSHDA Green Standards for energy efficiency.

The Hamilton Apartments (232 E. Grand Boulevard), is a contributing historic resource within the East Grand Boulevard National Register-listed historic district within the area of potential effect of this project.

On December 3, 2020, a conditional no adverse effect determination was issued for this project, with the following conditions: 1) The work for the Hamilton Apartments is conducted in accordance with the specifications provided to the Preservation Specialist by ASTI Environmental; 2) The work will follow the Secretary of the Interior's Standards for Rehabilitation; 3) If there are any changes to the proposed project, those changes must be submitted to the Preservation



Specialist for review and approval prior to proceeding; and, 4) Once the work is complete, "After" photos of all work items will need to be submitted to the Preservation Specialist so that the project can comply with the requirements of the Section 106 review.

As a result of contamination identified across the development, a Response Activity Plan for mitigating the contamination was submitted and approved for the Michigan Department of Environment, Great Lakes, and Energy. The approved Response Activity Plan includes areas of deep excavation, not previously considered as part of the Section 106 Application. In response to the change in scope of work, in a reasonable and good faith effort to identify and assess underground historic resources without disrupting or delaying the response action, archaeological monitoring should be added to the response activity and mitigation plan. In the event of an unanticipated discovery, the Unanticipated Discoveries Plan should be followed.

This project has been given an updated **Conditional No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:

- The work is conducted in accordance with the specifications submitted to the Preservation Specialist, and any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of work.
- Archaeological monitoring of remediation activities in areas with excavation greater than 4 feet deep is conducted by a qualified professional, and a summary of monitoring activities is provided.
- In the event of an unanticipated discovery during excavation or construction, the Unanticipated Discoveries Plan is followed.
- Photos of the completed work are submitted to the Preservation Specialist.

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may direct them to the Preservation Specialist at [Ciavattone@detroitmi.gov](mailto:Ciavattone@detroitmi.gov).

Sincerely,

A handwritten signature in blue ink that reads "Tiffany Ciavattone".

Tiffany Ciavattone  
Preservation Specialist  
City of Detroit  
Housing & Revitalization Department



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

February 13, 2024

Penny Dwoinen  
City of Detroit Housing & Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226

**RE: Section 106 Review of a CDBG-Funded Project Located at 440 Martin Luther King Blvd. in the City of Detroit, Wayne County, Michigan**

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan..." dated December 21, 2022.

The Greystone Senior Living project includes the construction of a four-story tall, 49-unit apartment building and 15 space parking lot on the north side of Martin Luther King Boulevard, west of Cass Avenue in Midtown Detroit.

Based on the Application for Section 106 Consultation, submitted to this office on 10/3/2022, we have determined Historic Properties are located within in the Area of Potential Effects (APE) for this project. The Clay School and Architects Building are both listed in the National Register of Historic Places; and the Cass Davenport Historic District and Willis Selden Historic District are listed in the National Register of Historic Places and are locally designated historic districts. Per Stipulation V.B of the Programmatic Agreement (PA), the project shall be carried out in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO's archaeologist and consultation with Tribes. A technical report authored by Misty M. Jackson, Ph.D., of Arbore Croche Cultural Resources was provided with the application. This report concluded that more information is needed and an archaeological phase I trenching investigation or construction monitoring should be conducted. On 10/6/2023, results of field investigation, conducted by Commonwealth Heritage Group, identified 3 new archaeological sites, all of which were determined not eligible for listing on the NRHP. Commonwealth Heritage Group recommended no further archaeological investigations in the APE. In a letter dated, 11/20/2023, SHPO's archaeologist concurred with the recommendation of "No Historic Properties affected" for archaeological resources.

On 10/3/2022, a request for Tribal Consultation was submitted to the following Tribes:  
Bay Mills Indian Community



Forest County Potawatomi Community of Wisconsin  
Grand Traverse Band of Ottawa & Chippewa Indians  
Hannahville Indian Community  
Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa  
Indians  
Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians  
Lac du Flambeau Band of Lake Superior Chippewa Indians  
Little River Band of Ottawa Indians  
Little Traverse Bay Bands of Odawa Indians  
Menominee Indian Tribe of Wisconsin  
Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians  
Miami Tribe of Oklahoma  
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance  
Nottawaseppi Huron Band of the Potawatomi  
Pokagon Band of Potawatomi Indians, Michigan and Indiana  
Saginaw Chippewa Indian Tribe of Michigan  
Sault Ste. Marie Tribe of Chippewa Indians  
Seneca Cayuga Nation

This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

Construction drawings were submitted and reviewed on 2/13/24. The proposed new building is similar in size and massing to the adjacent historic buildings, and will not destroy any historic materials or character defining features of the surrounding historic resources. The new building is differentiated from the surrounding historic buildings with its modern design and materials. It is compatible in scale to the surrounding historic buildings.

Therefore, this project has been given a **Conditional No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:

- The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 2/13/2024, and any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of work.
- In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.
- Photos of the completed work are submitted to the Preservation Specialist.

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may direct them to the Preservation Specialist at [Ciavattonet@detroitmi.gov](mailto:Ciavattonet@detroitmi.gov).

Sincerely,



**Housing and Revitalization  
Department**

---

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
[www.detroitmi.gov](http://www.detroitmi.gov)

Tiffany Ciavattone  
Preservation Specialist  
City of Detroit  
Housing & Revitalization Department





Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

July 8, 2024

Penny Dwoinen  
City of Detroit Housing & Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226

**RE: Section 106 Review of a HOME Funded Project Located at 20119 Wisconsin Street in the City of Detroit, Wayne County, Michigan**

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the “Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...,” dated December 21, 2022.

Rehabilitate the existing school building into apartment units. A small elevator tower addition is proposed within the rear courtyard of the existing school. The rehabilitation is applying for federal historic preservation tax credits and all work will meet the Secretary of the Interior’s Standards. The Part 2 application is under review by the National Park Service. Two new apartment buildings, one to the east and one to the north of the school are proposed to be constructed. New greenspace, parking lots, and driveways are proposed on the site.

Based on research of the property the Area of Potential Effect (APE) has been defined as the 3.19-acre property at 20119 Wisconsin Street (bounded by Chippewa Street on the south and Indiana Street on the west) that includes the existing Higginbotham School.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO’s archaeologist and consultation with Tribes. In a letter dated 6/12/2024, SHPO’s archaeologist concurred with the recommendation by Misty M. Jackson of Arbre Croche Cultural Resources, that “No Historic Properties Affected” for archaeological resources.

On 6/6/2024, a request for Tribal Consultation was submitted to the following Tribes:

- Bay Mills Indian Community
- Forest County Potawatomi Community of Wisconsin
- Grand Traverse Band of Ottawa & Chippewa Indians
- Hannahville Indian Community
- Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians
- Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians
- Lac du Flambeau Band of Lake Superior Chippewa Indians



Little River Band of Ottawa Indians  
Little Traverse Bay Bands of Odawa Indians  
Menominee Indian Tribe of Wisconsin  
Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomis Indians  
Miami Tribe of Oklahoma  
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance  
Nottawaseppi Huron Band of the Potawatomi  
Pokagon Band of Potawatomi Indians, Michigan and Indiana  
Saginaw Chippewa Indian Tribe of Michigan  
Sault Ste. Marie Tribe of Chippewa Indians  
Seneca Cayuga Nation

This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

Based on historic research, the building at **20119 Wisconsin** is listed on the National Register of Historic Places. The project is seeking Federal Historic Tax Credits which require strict design guidelines for rehabilitation.

This project has been given a **Conditional No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:

- Final Tax Credit certifications are provided to the Preservation Specialist
- In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may direct them to the Preservation Specialist at [Ciavattone@detroitmi.gov](mailto:Ciavattone@detroitmi.gov).

Sincerely,

A handwritten signature in blue ink that reads "Tiffany Ciavattone". The signature is written in a cursive, flowing style.

Tiffany Ciavattone  
Preservation Specialist  
City of Detroit  
Housing & Revitalization Department



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

January 12, 2024

Penny Dwoinen  
City of Detroit Housing & Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226

**RE: Section 106 Review of a HOME Funded Project Located at 1185 Clark Avenue, 3559 W. Vernor and 1739-55 25th St, and 3502-28 W. Vernor Highway, 1925 14th Street, 4441 Porter, 1184-86 McKinstry, 3608, 3612, and 3620 Bagley in the City of Detroit, Wayne County, Michigan**

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan..." dated December 21, 2022.

The proposed project is to renovate four existing multi-family buildings and construct two new parking lots. The Clark Apartment rehabilitation, at 1185 Clark Street within the Hubbard Farms Local Historic District, will include a 19-space parking lot at 4441 Porter and 1184-86 McKinstry. The Martin House and Martin Garden Apartment rehabilitation, at 1737 and 1739-55 25th Street, will include a new 9-space parking lot at 3612 and 3620 Bagley. The Vernor Townhomes rehabilitation, at 3502-28 W Vernor Highway will not include any ground disturbing activities.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO's archaeologist and consultation with Tribes. In a letter dated, 1/5/2024, SHPO's archaeologist concurred with the recommendation of "no historic properties are affected" for underground resources.

On 12/13/2023, a request for Tribal Consultation was submitted to the following Tribes:

- Bay Mills Indian Community
- Forest County Potawatomi Community of Wisconsin
- Grand Traverse Band of Ottawa & Chippewa Indians
- Hannahville Indian Community
- Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians
- Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians
- Lac du Flambeau Band of Lake Superior Chippewa Indians
- Little River Band of Ottawa Indians
- Little Traverse Bay Bands of Odawa Indians



Menominee Indian Tribe of Wisconsin  
Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomis Indians  
Miami Tribe of Oklahoma  
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance  
Nottawaseppi Huron Band of the Potawatomi  
Pokagon Band of Potawatomi Indians, Michigan and Indiana  
Saginaw Chippewa Indian Tribe of Michigan  
Sault Ste. Marie Tribe of Chippewa Indians  
Seneca Cayuga Nation

This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

Based on historic research, the Clark Apartment Building, Martin House, and Martin Gardens Apartment Building are eligible for listing on the National Register of Historic Places as part of the Hubbard Farms Local Historic District and will be required to follow the Secretary of the Interior Standards for Rehabilitation. The Vernor Townhomes have been determined to be ineligible for listing on the NRHP. Therefore, per Stipulation V.B of the PA, the project shall be carried out in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

This project has been given a **Conditional No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:

- Federal historic tax credit certifications, Historic District Certificate of Appropriateness, or final architectural drawings are submitted to the Preservation Specialist to ensure adherence to the Secretary of the Interior Standards for Rehabilitation.
- In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.
- Photos of the completed work or Part III Federal Tax Credit certifications are submitted to the Preservation Specialist.

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may direct them to the Preservation Specialist at [Ciavatonet@detroitmi.gov](mailto:Ciavatonet@detroitmi.gov).

Sincerely,

A handwritten signature in blue ink that reads 'Tiffany Ciavattone'.



**Housing and Revitalization  
Department**

---

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
[www.detroitmi.gov](http://www.detroitmi.gov)

Tiffany Ciavattone  
Preservation Specialist  
City of Detroit  
Housing & Revitalization Department



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

May 14, 2024

Penny Dwoinen  
City of Detroit Housing & Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226

**RE: Section 106 Review of a HUD Funded Minock Park Project Located at 19505 Grand River Avenue in the City of Detroit, Wayne County, Michigan**

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the “Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...,” dated December 21, 2022.

The proposed project is to demolish a former restaurant building and one single family house and construct a four-story tall, 42-unit apartment building with up to four retail spaces on the first floor on a property on the south side of Grand River Avenue between Minock and Auburn Streets in the Grandmont Rosedale neighborhood of Detroit. A 25-space parking lot with landscaped islands and lighting is proposed to the south of the building and will be accessed by new curb cuts on Minock and Auburn Streets.

Based on research of the property the Area of Potential Effect (APE) has been defined as the properties at 19505 Grand River Avenue and 18544 Auburn Streets, and the properties immediately adjacent on Grand River Avenue, Minock, and Auburn Streets. We have determined a Historic Property is located within the Area of Potential Effects (APE) for this project. The project is across Grand River Avenue from the southern boundary of the North Rosedale Park Historic District which is eligible for listing on the National Register of Historic Places. I have determined that the project will have **No Adverse Effect** on historic properties within the project APE. The project will not affect any character defining features of the North Rosedale Park Historic District.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO’s archaeologist and consultation with Tribes. A technical report, Arbore Croche Cultural Resources LLC, concluded it is unlikely that intact archaeological deposits are present within the project area. In a letter dated May 7, 2024, SHPO concurred with the determination of no historic properties affected within the area of potential effects of this undertaking.

On 4/15/2024, a request for Tribal Consultation was submitted to the following Tribes:

Bay Mills Indian Community  
Forest County Potawatomi Community of Wisconsin



Grand Traverse Band of Ottawa & Chippewa Indians  
Hannahville Indian Community  
Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa  
Indians  
Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians  
Lac du Flambeau Band of Lake Superior Chippewa Indians  
Little River Band of Ottawa Indians  
Little Traverse Bay Bands of Odawa Indians  
Menominee Indian Tribe of Wisconsin  
Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians  
Miami Tribe of Oklahoma  
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance  
Nottawaseppi Huron Band of the Potawatomi  
Pokagon Band of Potawatomi Indians, Michigan and Indiana  
Saginaw Chippewa Indian Tribe of Michigan  
Sault Ste. Marie Tribe of Chippewa Indians  
Seneca Cayuga Nation

This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

This project may proceed without further coordination with the Preservation Specialist unless the project scope changes or artifacts are uncovered during the course of construction. If you have any questions regarding this finding, please direct them to Tiffany Ciavattone at [CiavattoneT@detroitmi.gov](mailto:CiavattoneT@detroitmi.gov).

Sincerely,

Tiffany Ciavattone  
Preservation Specialist  
City of Detroit  
Housing & Revitalization Department



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

March 18, 2024

Penny Dwoinen  
City of Detroit Housing & Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226

**RE: Section 106 Review of a HUD Funded Project Located at 2648 W Grand Blvd, known as the Motown Museum, in the City of Detroit, Wayne County, Michigan**

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the "Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan..." dated 12/21/2022.

The proposed work includes approximately 35,000 sf of new construction for a four-story tall expansion to the existing Motown Museum (2648 W. Grand Boulevard). The new construction/addition is to consist of the following components: Exhibit Galleries, Theatre, Retail Shop, Box Office, Administrative Offices, and Multi-Purpose Areas. These components are augmented by the required circulation, utility, audio/visual, mechanical, electrical, plumbing, and other spaces required to support the facility. The work will include the removal of utility structures, utility lines, curb and gutter, asphalt pavement, and concrete sidewalk and alleyway pavement as well as the removal of some trees/shrubs. Most of this work will occur south of the alleyway that runs parallel to and between W. Grand Blvd. and Ferry Park St.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO's archaeologist and consultation with Tribes. An archaeological assessment was prepared by The Mannik & Smith Group, Inc., and submitted for consultation with SHPO on 11/1/2023. The archaeological consultant demonstrated that the project area has been previously disturbed and based on research, recommended that no archaeological work is needed. In a letter dated, 12/4/2023, SHPO's archaeologist concurred with the recommendation of "No Adverse Effect."

On 11/1/2023, a request for Tribal Consultation was submitted to the following Tribes:

- Bay Mills Indian Community
- Forest County Potawatomi Community of Wisconsin
- Grand Traverse Band of Ottawa & Chippewa Indians
- Hannahville Indian Community
- Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians





Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians  
Lac du Flambeau Band of Lake Superior Chippewa Indians  
Little River Band of Ottawa Indians  
Little Traverse Bay Bands of Odawa Indians  
Menominee Indian Tribe of Wisconsin  
Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians  
Miami Tribe of Oklahoma  
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance  
Nottawaseppi Huron Band of the Potawatomi  
Pokagon Band of Potawatomi Indians, Michigan and Indiana  
Saginaw Chippewa Indian Tribe of Michigan  
Sault Ste. Marie Tribe of Chippewa Indians  
Seneca Cayuga Nation

This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

The building at 2648 W. Grand Boulevard is eligible for listing on the National Register of Historic Places as a contributing resource of the West Grand Boulevard African American Arts and Business Historic Local District. Additionally, The James H. Cole Home for Funerals Local Historic District is adjacent to the project's area of direct impact. Therefore, per Stipulation V.B of the PA, the project shall be carried out in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Project design plans, dated 11/27/2023, were submitted with an amended Section 106 application on 2/23/2024. Project activities will be located behind and across the alleyway from resources in the proposed Motown Historic District, with minimal physical impacts to the 1964 rear addition connecting 2644-2646 and 2648 W. Grand Blvd. The design plans meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 9 and 10.

*9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

*10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

This project has been given a **Conditional No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:



Housing and Revitalization  
Department

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

- The work is conducted in accordance with the specifications submitted to the Preservation Specialist on 2/23/2024, and any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of work.
- In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.
- Photos of the completed work are submitted to the Preservation Specialist.

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. Please be advised that this Section 106 review is not a substitute for a review for the Local Historic District Commission or for projects applying for Federal Historic Preservation Tax Credits. If you have any questions, you may direct them to the Preservation Specialist at [Ciavattone@detroitmi.gov](mailto:Ciavattone@detroitmi.gov).

Sincerely,

A handwritten signature in blue ink that reads "Tiffany Ciavattone". The signature is written in a cursive, flowing style.

Tiffany Ciavattone  
Preservation Specialist  
City of Detroit  
Housing & Revitalization Department



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
[www.detroitmi.gov](http://www.detroitmi.gov)

January 16, 2024

Pamela Wheeler  
Senior Project Manager  
Hamp, Matthews & Associates, Inc.

**RE: Section 106 Review of a HOME Funded Project known as North Corktown Apartments, Located at 2607 14th St, Detroit 48216 in the City of Detroit, Wayne County, Michigan**

Dear Ms. Wheeler,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the “Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...” dated December 21, 2022.

The proposed Project involves acquisition of eleven parcels; demolition of one standing vacant structure; and construction of a new four-story building containing 49 units of affordable housing, 186 sq m (2,000 sq ft) of communal space, and 372 sq m (4,000 sq ft) of commercial space, as well as parking spaces for 48 vehicles.

Parcels in the direct APE include: 2607 14<sup>th</sup> St, 2621 14<sup>th</sup> St, 2627 14<sup>th</sup> St, 2616 15<sup>th</sup> St, 2616 15<sup>th</sup> St, 2622 15<sup>th</sup> St, 2628 15<sup>th</sup> St, 2634 15<sup>th</sup> St, 2642 15<sup>th</sup> St, 2650 15<sup>th</sup> St, 2660 15<sup>th</sup> St, 2668 15<sup>th</sup> St.

Per Stipulation VI of the Programmatic Agreement (PA), the proposed undertaking qualifies for review by SHPO’s archaeologist and consultation with Tribes.

**This project requires additional information in order to make a determination** (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places. Please submit a study plan proposal for further consultation regarding archaeology in the project APE.

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may direct them to the Preservation Specialist at [Ciavatonet@detroitmi.gov](mailto:Ciavatonet@detroitmi.gov).

Sincerely,

A handwritten signature in blue ink that reads "Tiffany Ciavattone". The signature is written in a cursive, flowing style.



**Housing and Revitalization  
Department**

---

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
[www.detroitmi.gov](http://www.detroitmi.gov)

Tiffany Ciavattone  
Preservation Specialist  
City of Detroit  
Housing & Revitalization Department



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

August 25, 2023

Penny Dwoinen  
City of Detroit Housing & Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226

**RE: Section 106 Review of a HOME Funded Project Located at 21556 - 21652 Orchard St. and 21525-21535 Santa Clara in the City of Detroit, Wayne County, Michigan**

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the “Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...,” dated December 21, 2022.

The proposed project proposes construction of a new multi-family housing development across nine parcels (totaling approximately 1.6 acres). The project will involve the construction of four new buildings containing 48 apartment units and one shared community space. The new buildings are proposed to be three stories in height, with a maximum height of 42’ 0”. Construction will also include parking lots and sidewalks (anticipated 59 parking spaces). Since the Project Area is currently vacant, the work will not require the demolition of any extant buildings or structures. However, construction will involve some grading and landscaping, as well as the installation of lighting and other utilities

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO’s archaeologist and consultation with Tribes. A technical report, completed by Robert Chidester of Mannick & Smith Group, concluded is unlikely that intact archaeological deposits are present within the project area. In a letter dated December 1, 2022, SHPO concurred with the determination of no historic properties affected within the area of potential effects of this undertaking.

On 10/28/2022, a request for Tribal Consultation was submitted to the following Tribes:

- Bay Mills Indian Community
- Forest County Potawatomi Community of Wisconsin
- Grand Traverse Band of Ottawa & Chippewa Indians
- Hannahville Indian Community
- Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians
- Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians
- Lac du Flambeau Band of Lake Superior Chippewa Indians
- Little River Band of Ottawa Indians



Housing and Revitalization  
Department

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

Little Traverse Bay Bands of Odawa Indians  
Menominee Indian Tribe of Wisconsin  
Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians  
Miami Tribe of Oklahoma  
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance  
Nottawaseppi Huron Band of the Potawatomi  
Pokagon Band of Potawatomi Indians, Michigan and Indiana  
Saginaw Chippewa Indian Tribe of Michigan  
Sault Ste. Marie Tribe of Chippewa Indians  
Seneca Cayuga Nation

This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

I have determined that within in the Area of Potential Effects (APE), the Redford Theater is listed in the National Register of Historic Places (NRHP), however the new construction will have no adverse effect on this resource. Therefore, a determination of **no adverse effect** is applied to the proposed undertaking. This project may proceed without further coordination with the Preservation Specialist. If you have any questions, please contact Tiffany Ciavattone at [CiavattoneT@detroitmi.gov](mailto:CiavattoneT@detroitmi.gov).

Sincerely,

A handwritten signature in blue ink that reads "Tiffany Ciavattone". The signature is written in a cursive, flowing style.

Tiffany Ciavattone  
Preservation Specialist  
City of Detroit  
Housing & Revitalization Department



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

May 31, 2024

Penny Dwoinen  
City of Detroit Housing & Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226

**RE: Section 106 Review of the HUD/DHC Funded Parkside Villages 1 A&B Project  
Located at 5250 Conner St in the City of Detroit, Wayne County, Michigan**

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the “Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...,” dated December 21, 2022.

Proposed project activities include the construction of three four-story apartment buildings at the northeast corner of Conner Street and Frankfort Street in Detroit. Each building will have a footprint of 13,894 sq ft, with a combined total of 150 one and two-bedroom units. New internal streets will be laid out in a grid pattern running between Frankfort Court, Chandler Park Drive and Conner Street, and paved surface parking will provide 227 parking spaces. Landscaping will be implemented throughout the project area, installed as a buffer between the buildings and Frankfort Court, and along Conner Street. A large recreational area will be situated at the northeast corner of the project area, northeast of Building 1 and east of Building 3, and smaller recreational areas will be located adjacent to the south elevation of Building 3.

Based on the information submitted to the Housing & Revitalization Department, we have determined Historic Properties are located within in the Area of Potential Effects (APE) for this project. The Parkside Homes and the Chandler Park Comfort Station are eligible for listing on the National Register of Historic Places.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO’s archaeologist and consultation with Tribes. In a letter dated, 5/6/2024, SHPO’s archaeologist concurred with the recommendation of Mannick & Smith Group’s Archaeologist that it is unlikely that significant intact archaeological resources are present within the project area. SHPO provided a “No Historic Properties Affected” concurrence for underground resources.

On 4/29/2024, a request for Tribal Consultation was submitted to the following Tribes:

Bay Mills Indian Community  
Forest County Potawatomi Community of Wisconsin  
Grand Traverse Band of Ottawa & Chippewa Indians



Hannahville Indian Community  
Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa  
Indians  
Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians  
Lac du Flambeau Band of Lake Superior Chippewa Indians  
Little River Band of Ottawa Indians  
Little Traverse Bay Bands of Odawa Indians  
Menominee Indian Tribe of Wisconsin  
Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomis Indians  
Miami Tribe of Oklahoma  
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance  
Nottawaseppi Huron Band of the Potawatomi  
Pokagon Band of Potawatomi Indians, Michigan and Indiana  
Saginaw Chippewa Indian Tribe of Michigan  
Sault Ste. Marie Tribe of Chippewa Indians  
Seneca Cayuga Nation

This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

Per Stipulation V.B of the PA, the project shall be carried out in accordance with the *Secretary of the Interior's Standards for Rehabilitation*, specifically Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

This project has been given a **Conditional No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:

- The work is conducted in accordance with the specifications submitted to the Preservation Specialist in the Section 106 application; and any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of work.
- In the event of an unanticipated discovery during construction, the unanticipated discoveries plan is followed.
- Photos of the completed work are submitted to the Preservation Specialist.

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may direct them to the Preservation Specialist at [Ciavatonet@detroitmi.gov](mailto:Ciavatonet@detroitmi.gov).

Sincerely,





**Housing and Revitalization  
Department**

---

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
[www.detroitmi.gov](http://www.detroitmi.gov)

Tiffany Ciavattone  
Preservation Specialist  
City of Detroit  
Housing & Revitalization Department



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

August 31, 2023

Penny Dwoinen  
City of Detroit Housing & Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226

**RE: Section 106 Review of a CDBG-Funded Project Located at 111, 121, 650, 669, and 679 Gladstone Avenue; 101, 122, 130, 646, 656, 668, 676, 667, and 803 Blaine Street; 8840 2nd Avenue in the City of Detroit, Wayne County, Michigan**

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the “Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...,” dated December 21, 2022.

The proposed project involves the rehab of a currently vacant apartment and the new construction of 16 duplexes. The apartment building, Kingston Place, is located at 8840 Second Avenue, while the duplexes are located at various sites. All of these units are to be located in the Piety Hill area of the North End.

Based on the information submitted to this office on 3/29/2021, we have determined that Historic Properties are located within in the Area of Potential Effects (APE) for this project. The St. John C.M.E. Church Local Historic District, NRHP listed Temple Beth El and Peoples Community Church, and NRHP eligible Taylor Avenue district are within the area of potential effect for the Piety Hill II new duplex construction and rehabilitation activities. Therefore, per Stipulation V.B of the Programmatic Agreement (PA), the project shall be carried out in accordance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*.

Per Stipulation VI of the Programmatic Agreement (PA), the proposed undertaking qualified for review by the state archaeologist. On 7/26/22, a technical report, completed by Commonwealth Heritage Group, was submitted to SHPO to determine whether archaeological resources or human remains are present at the project location. This report concluded:

“Since no archaeological sites were documented as a result of the background research or field investigation, and Project activities are planned to be conducted primarily in previously disturbed soils, the likelihood of encountering intact significant archaeological resources in the 121 and 619 Gladstone Street parts of the APE is low. Because the likelihood of encountering significant intact archaeological resources in the parts of the APE suggested to have the greatest likelihood of intact cultural resources is low,



Commonwealth recommends no additional archaeological investigation in the APE. In addition, because Dr. Jackson and the City of Detroit Housing and Revitalization Department established Phase I archaeological testing of the 121 and 619 Gladstone Street lots as representative of the archaeological sensitivity of all lots included in the Piety Hill Project, it might be assumed that, based on the established test area, further archaeological investigation of the remaining lots included in the Project is not warranted.”

In a letter dated August 16, 2022, the State Historic Preservation Officer (SHPO) concurred with the determination that **no historic properties are affected** within the underground area of potential effects of this undertaking.

On January 6, 2023, a request for Tribal Consultation was submitted to the following Tribes:

Bay Mills Indian Community  
Forest County Potawatomi Community of Wisconsin  
Grand Traverse Band of Ottawa & Chippewa Indians  
Hannahville Indian Community  
Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians  
Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians  
Lac du Flambeau Band of Lake Superior Chippewa Indians  
Little River Band of Ottawa Indians  
Little Traverse Bay Bands of Odawa Indians  
Menominee Indian Tribe of Wisconsin  
Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians  
Miami Tribe of Oklahoma  
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance  
Nottawaseppi Huron Band of the Potawatomi  
Pokagon Band of Potawatomi Indians, Michigan and Indiana  
Saginaw Chippewa Indian Tribe of Michigan  
Sault Ste. Marie Tribe of Chippewa Indians  
Seneca Cayuga Nation

This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

This project has been given a **Conditional No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:

- The scope of work submitted to the Preservation Specialist on 8/31/23 is followed, and any changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of any work.
- Photos of the completed work are submitted to the Preservation Specialist



**Housing and Revitalization  
Department**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
[www.detroitmi.gov](http://www.detroitmi.gov)

Additionally, if during ground disturbing activities, human remains are discovered, work must be halted, and the Preservation Specialist should be contacted immediately to coordinate further guidance on how to proceed. Refer to the Piety Hill Unanticipated Discoveries Plan for additional information.

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may contact the Preservation Specialist at [Ciavattone@detroitmi.gov](mailto:Ciavattone@detroitmi.gov).

Sincerely,

Tiffany Ciavattone  
Preservation Specialist  
City of Detroit  
Housing & Revitalization Department



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

December 15, 2023

Penny Dwoinen  
City of Detroit Housing & Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226

**RE: Section 106 Review of the HUD CHOICE Funded Preserve on Ash I (POA I) Project, Located in North Corktown, the City of Detroit, Wayne County, Michigan**

Dear Mrs. Dwoinen,

Under the authority of the National Historic Preservation Act (NHPA) of 1966, as amended, and the “Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...,” dated December 21, 2022, the City of Detroit has reviewed the above-cited project and has determined it to be an undertaking as defined by 36 CFR 800.16(y).

The Choice Neighborhood Initiative Preserve on Ash Project (POA) project includes POA Phase I, POA Phase II, POA Phase III, The Preserve Estates, and the Community Empowerment Center (CEC). The POA project consists of comprehensive neighborhood revitalization including the construction of a combination of townhouses, single-family residences, a mix of multi-family buildings, and the CEC, which is an Early Childhood Development Center. The proposed POA Project is generally bounded by Martin Luther King Boulevard to the north, Vermont Street to the east, Temple Street to the south, and 17th Street to the west and covers 11.6 acres. Due to the size and nature of this project, fieldwork to further examine the potential for affecting historic archaeological resources for future project phases will be divided into multiple phases.

A survey of above ground resources titled *Architectural Resources Survey Report for the Preserve on Ash (POA) Project, North Corktown Neighborhood, City of Detroit, Wayne County, Michigan*, evaluated the project APE and determined no historic above ground resources were extant with the entire Preserve on Ash Project APE. Due to the size and nature of this project, fieldwork to further examine the potential for affecting historic archaeological resources has been divided into multiple phases. As these phases are finalized, development plans will be generated, and the Direct APE may be further refined.

POA Phase I, or POA I, is the initial development phase which serves to commence the development of 841 affordable housing units over nine housing projects through the Greater Corktown Neighborhood Planning Framework Study (Detroit 2020). POA I will include five apartment buildings for a total of 69 mixed income housing units on approximately 2.33-acres of assembled fee simple lots concentrated in the North Corktown Neighborhood. POA I is located between 14th Street and 16th Street, north and south of Ash Street.



Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking (qualified for) review by SHPO's archaeologist. Consultation on the content of the proposed phased archaeology study plan extended from April 2022 to June 2023. On June 12, 2023, SHPO archaeologist Amy Krull indicated SHPO was satisfied with the study plan provided to address the first phase of archaeology fieldwork for POA I.

Commonwealth Heritage Group, LLC (Commonwealth) conducted mechanical archaeological trenching for GEI Consultants, Inc. between July 24, 2023, and August 17, 2023. Commonwealth excavated 36 exploratory archaeological trenches. As a result of this investigation, Commonwealth recorded 197 archaeological features, including 42 foundation walls, 40 buried abandoned utility pipes, 23 structural footings, 23 basement pits, limited artifact concentrations, a midden, and other feature types; recovered 1,650 artifacts; and identified 19 new archaeological sites, 20WN1245 through 20WN1263. Artifacts recovered from these sites, the vast majority of which were mixed together in the highly disturbed surface horizons, reflect the entire period from the late nineteenth century to today. Related artifacts are to be donated to the Wayne State University Grosscup Museum.

The consultant recommends all 19 sites as eligible for the National Register of Historic Places (NRHP) under Criterion D. Artifacts and the other data collected during fieldwork have the potential to provide additional information about North Corktown during the 19th and 20th centuries. The archaeological consultant documented that the physical locations of these sites have been exhausted of further research potential, and subsequent archaeological fieldwork at these sites is unlikely to yield additional information.

In a letter dated December 13, 2023, SHPO archaeologist provided a determination of no adverse effect and agreed with the report finding that no further archaeological fieldwork is needed for the POA I portion of the proposed Preserve on Ash project. The 19 newly identified sites constitute an archaeological district, and additional consultation with SHPO for future phases of the POA development should address district boundaries and the cumulative effects of the Preserve on Ash long terms plans.

The Housing & Revitalization Department has assumed HUD's environmental review responsibilities for the project, including tribal consultation related to historic properties. On 11/7/2022, a request for Tribal Consultation was submitted to the following Tribes:

- Bay Mills Indian Community
- Forest County Potawatomi Community of Wisconsin
- Grand Traverse Band of Ottawa & Chippewa Indians
- Hannahville Indian Community
- Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians
- Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians
- Lac du Flambeau Band of Lake Superior Chippewa Indians
- Little River Band of Ottawa Indians
- Little Traverse Bay Bands of Odawa Indians



Menominee Indian Tribe of Wisconsin  
Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians  
Miami Tribe of Oklahoma  
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance  
Nottawaseppi Huron Band of the Potawatomi  
Pokagon Band of Potawatomi Indians, Michigan and Indiana  
Saginaw Chippewa Indian Tribe of Michigan  
Sault Ste. Marie Tribe of Chippewa Indians  
Seneca Cayuga Nation

Responses were received from the Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians, Nottawaseppi Huron Band of the Potawatomi, Miami Tribe of Oklahoma, and The Pokagon Band of Potawatomi Indians, Michigan and Indiana. This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

POA I has been given a **No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places. Each future phase of the Preserve on Ash Project will require additional Section 106 Review. If you have any questions, you may contact the Preservation Specialist at [Ciavattone@detroitmi.gov](mailto:Ciavattone@detroitmi.gov).

Sincerely,

A handwritten signature in blue ink that reads "Tiffany Ciavattone". The signature is written in a cursive, flowing style.

Tiffany Ciavattone  
Preservation Specialist  
City of Detroit  
Housing & Revitalization Department



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

March 28, 2024

Penny Dwoinen  
City of Detroit Housing & Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226

**RE: Section 106 Review of a HOME Funded Project Located at 11421 Dexter Ave., Aka Russell Woods Senior Apartments, in the City of Detroit, Wayne County, Michigan**

Dear Mrs. Dwoinen,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, I am providing a determination of historic eligibility regarding the above-referenced project under the authority of the “Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...,” dated December 21, 2022.

The project includes the rehabilitation of 11241 Dexter Ave., which is a vacant, poured concrete apartment building that was constructed in 1974. Based on research of the property the Area of Potential Effect (APE) has been defined as the property at 11421 Dexter, including the surrounding parking lots, roughly bounded by Humphrey Street on the north, Lawrence Avenue on the South, with a portion extending to Dexter on the east. The B’Nai Moshe-St. Paul A.M.E. Zion Local Historic District is located within in the indirect Area of Potential Effects (APE) for this project.

Per Stipulation VI of Programmatic Agreement (PA), the proposed undertaking qualified for review by SHPO’s archaeologist and consultation with Tribes. A technical report, completed by Misty Jackson of Arbore Croche Cultural Resources LLC, concluded is unlikely that intact archaeological deposits are present within the project area. In a letter dated March 27, 2024, SHPO concurred with the determination of no historic properties affected within the area of potential effects of this undertaking.

On 2/22/2024, a request for Tribal Consultation was submitted to the following Tribes:

- Bay Mills Indian Community
- Forest County Potawatomi Community of Wisconsin
- Grand Traverse Band of Ottawa & Chippewa Indians
- Hannahville Indian Community
- Ketegitigaaning Ojibwe Nation/Lac Vieux Desert Band of Lake Superior Chippewa Indians
- Keweenaw Bay Indian Community of the Lake Superior Band of Chippewa Indians
- Lac du Flambeau Band of Lake Superior Chippewa Indians
- Little River Band of Ottawa Indians
- Little Traverse Bay Bands of Odawa Indians
- Menominee Indian Tribe of Wisconsin





Housing and Revitalization  
Department

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

Match-E-Be-Nash-She-Wish (Gun Lake) Band of Pottawatomi Indians  
Miami Tribe of Oklahoma  
Michigan Anishinaabek Cultural Preservation and Repatriation Alliance  
Nottawaseppi Huron Band of the Potawatomi  
Pokagon Band of Potawatomi Indians, Michigan and Indiana  
Saginaw Chippewa Indian Tribe of Michigan  
Sault Ste. Marie Tribe of Chippewa Indians  
Seneca Cayuga Nation

This consultation concluded with no objections to the proposed activities related to this undertaking. In the event of an unanticipated discovery, Tribal Consultation will be reinitiated under the direction of the unanticipated discoveries plan for this project.

I have determined that the undertaking will have **no adverse effect** on historic properties. This project may proceed without further coordination with the Preservation Specialist unless artifacts are uncovered during the course of construction. If you have any questions regarding this finding, please direct them to Tiffany Ciavattone at [CiavattoneT@detroitmi.gov](mailto:CiavattoneT@detroitmi.gov).

Sincerely,

A handwritten signature in blue ink that reads "Tiffany Ciavattone". The signature is written in a cursive, flowing style.

Tiffany Ciavattone  
Preservation Specialist  
City of Detroit  
Housing & Revitalization Department



**Housing and Revitalization  
Department**

---

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
[www.detroitmi.gov](http://www.detroitmi.gov)

## **Appendix B-Single Family Home Repair Determinations**

Project Address	Funding	Determination of Eligibility	Historic District Name	Determination of Effect	
4077 Cortland	SEHR	LHD	Russell Woods-Sullivan	NAE	NAE- No Adverse Effect
9908 W. Outer Drive	SEHR	LHD	Rosedale Park	NAE	NHPA- No Historic Properties Affected
819 Longfellow	0% IHRLP	LHD	Boston Edison.	NAE	NTE- Not identified as historic
15375 Piedmont	0% IHRLP	LHD	Rosedale Park	NAE	CNAE- Conditional No Adverse Effect
16521 Chandler Park	0% IHRLP	NR CD E	East English Village	NAE	LHD- Local Historic District
2553 S. LaSalle Gardens	CHIP	NR CD E	LaSalle Gardens Historic District	NAE	NR CD E- National Register of Historic Places & City of Detroit Eligible District
19952 Mendota	DHC	NR CD E	8 Mile-Wyoming	NAE	NR CD LD- National Register of Historic Places listed & City of Detroit Local Historic District
17584 Roselawn	DHC	NR CD E	North Marygrove Area District	NAE	
394 Lakewood	DHC	NR CD E	Marlborough Chalmers District	NAE	
4419 Philadelphia	LHR 22	NR CD E	Dexter Blvd	NAE	
3430 Cadillac	LHR FY 18	NR CD E	Cadillac Blvd.	NAE	
5716 Ogden	LHR FY 19-T	NR CD E	Smart Farm	NAE	
5716 Ogden	LHR FY 19-T	NR CD E	Smart Farm	NAE	
22443 Acacia	SEHR	NR CD E	Slatkins Subdivision No 1 Residential	NAE	
17712 Sunderland	SEHR	NR CD E	West Outer Drive Residential Historic District	NAE	
3261 Virginia Park	SEHR	NR CD E	Dexter Boulevard	NAE	
4244 Tireman	SEHR	NR CD E	West Side Neighborhood	NAE	
16523 Indiana	SEHR	NR CD E	Marygrove Area	NAE	
6000 Northfield	SEHR	NR CD E	West Side Neighborhood	NAE	
22443 Acacia	SEHR	NR CD E	Slatkins Subdivision No 1 Residential	NAE	
3136 Oakman	SEHR	NR CD E	Oakman Blvd expansion	NAE	
22430 Lyndon St	0% IHRLP	NR CD E	Slatkins Subdivision No. 1 Residential Historic District	CNAE	
4661 Haverhill St	0% IHRLP	NR CD E	Morningside	CNAE	
4781 Iroquois	0% IHRLP	NR CD E	North Cook Farm District	CNAE	
4708 Seminole	0% IHRLP	NR CD E	North Cook Farm	CNAE	
4410 Seminole	0% IHRLP	NR CD E	North Cook Farm		
3777 Columbus	LHR 22	NR CD E	Dexter Boulevard Historic District	CNAE	
6453 Colfax	LHR FY 19-T	NR CD E	West Side Neighborhood		
8131 Marygrove	SEHR	NR CD E	Marygrove Area	CNAE	
3905 Burns	CHIP	NR CD E	North Cook Farm District	CNAE	
5800 Woodrow	LHR FY 19-T	NR CD E	West Side Neighborhood		
3485 Devonshire	0% IHRLP	NR CD E	Morningside	CNAE	
4781 Iroquois	LHR 22	NR CD E	North Cook Farm District	CNAE	
5794 Ogden	LHR FY 19-T	NR CD E	Smart Farm Subdivision Residential	CNAE	
14255 Faust	HHPG	NR CD E	Grandmont #1		
4066 Montgomery	SEHR	NR CD E	Dexter Boulevard Historic District	CNAE	
16163 Northlawn	HHPG	NR CD E	Marygrove Area District	CNAE	
5920 Renville	LHR FY 19-T	NR CD E	Smart Farm Subdivision Residential		

	LHR FY 19- Targeted Lead			Wesson Street Residential Historic District	CNAE
3414 Wesson U&LL	SEHR	NR CD E			
15708 Rosemont	HHPG	NR CD E		North Rosedale Park Historic District	
20405 Stratford	0% IHRLP	NR CD E		Green Acres Neighborhood Historic District	
5710 Ogden	LHR FY 19-T	NR CD E		Smart Farm Subdivision Residential	
17411 Northlawn	0% IHRLP HHPG	NR CD E		North Marygrove Area District	
6000 Northfield	LHR FY 19-T	NR CD E		West End Neighborhood	
13544 Rosemont	HHPG	NR CD E		Grandmont #1	
20214 Greenlawn	SEHR	NR CD E		8-Mile Wyoming	
6508 Colfax	CHIP	NR CD E		West Side Neighborhood	
14129 Warwick	SEHR	NR CD E		Grandmont #1	CNAE
950 Longfellow	0% IHRLP	NR CD LD		Boston-Edison	
2285 Chicago Boulevard	LHR 22	NR CD LD		Boston Edison	
925 Edison	0% IHRLP HHPG	NR CD LD		Boston Edison	
15342 Artesian	0% IHRLP	NR CD LD		Rosedale Park Historic District	CNAE
12726 Broadstreet	CHIP	NR CD LD		Russell Woods - Sullivan	
4252 Cortland	LHR 22	NR CD LD		Russell Woods - Sullivan	
4261 Glendale	0% IHRLP	NR CD LD		Russell Woods - Sullivan	NAE
4750 Buena Vista	LHR 22	NR CD LD		Russell Woods - Sullivan	
4752 Buena Vista	LHR 22	NR CD LD		Russell Woods - Sullivan	
85 Chicago	0% IHRLP	NR CD LD		Boston-Edison	CNAE
1501 Clark	LHR FY 19-T	NR CD LD		Hubbard Farms Local Historic District	
18644 Dequindre	0% IHRLP	NTE			NHPA
5830 Rogers	0% IHRLP	NTE			NHPA
6720 Sparta	0% IHRLP	NTE			NHPA
4455 Cadillac Blvd	0% IHRLP	NTE			NHPA
19610 Greeley St	0% IHRLP	NTE			NHPA
8070 E. Robinwood St	0% IHRLP	NTE			NHPA
2984 Pasadena	0% IHRLP	NTE			NHPA
10017 Ward	0% IHRLP	NTE			NHPA
18627 Hoover St	0% IHRLP	NTE			NHPA
4661 Beniteau	0% IHRLP	NTE			NHPA
15850 Cherrylawn	0% IHRLP	NTE			NHPA
8381 Parkland	0% IHRLP	NTE			NHPA
9105 Martindale	0% IHRLP	NTE			NHPA
19900 Stout	0% IHRLP	NTE			NHPA
5132 Belvidere	0% IHRLP	NTE			NHPA
14667 Turner	0% IHRLP	NTE			NHPA
20250 Biltmore	0% IHRLP	NTE			NHPA
15005 Evanston	0% IHRLP	NTE			NHPA
1716 Military	0% IHRLP	NTE			NHPA
2449 Hazelwood	0% IHRLP	NTE			NHPA
606 Lawrence	0% IHRLP	NTE			NHPA
20109 Dean Street	0% IHRLP	NTE			NHPA

12822 Terry Street	0% IHRLP	NTE	NHPA
3912 Nottingham	0% IHRLP	NTE	NHPA
4161 28th St	0% IHRLP	NTE	NHPA
15287 Saratoga	0% IHRLP	NTE	NHPA
5827 Joseph			
Campau	0% IHRLP	NTE	NHPA
20063 Freeland			
Street	0% IHRLP	NTE	NHPA
1737 Cavalry Street	0% IHRLP	NTE	NHPA
18433 Burgess	0% IHRLP	NTE	NHPA
12674 Racine	0% IHRLP	NTE	NHPA
18941 Alstead	0% IHRLP	NTE	NHPA
12762 Mendota	0% IHRLP	NTE	NHPA
2062 25th Street	0% IHRLP	NTE	NHPA
8034 Badger	0% IHRLP	NTE	NHPA
21515 Curtis	0% IHRLP	NTE	NHPA
19377 Biltmore	0% IHRLP	NTE	NHPA
9999 Westwood	0% IHRLP	NTE	NHPA
9648 Piedmont			
Street	0% IHRLP	NTE	NHPA
2550 S. Annabelle	0% IHRLP	NTE	NHPA
12091 College			
Street	0% IHRLP	NTE	NHPA
19150 Riverview	0% IHRLP	NTE	NHPA
15598 Wabash			
Street	0% IHRLP	NTE	NHPA
3571 Beniteau	0% IHRLP	NTE	NHPA
19311 Hickory			
Street	0% IHRLP	NTE	NHPA
5266 Maryland	0% IHRLP	NTE	NHPA
20190 Lesure Street	0% IHRLP	NTE	NHPA
18692 Schaefer	0% IHRLP	NTE	NHPA
15270 Young	0% IHRLP	NTE	NHPA
12053 Rosemont	0% IHRLP	NTE	NHPA
10086 Monica	0% IHRLP	NTE	NHPA
641 Clairmount	0% IHRLP	NTE	NHPA
4237 Gray	0% IHRLP	NTE	NHPA
1780 Sheridan	0% IHRLP	NTE	NHPA
15476 Heyden	0% IHRLP	NTE	NHPA
6720 Sparta	0% IHRLP	NTE	NHPA
4455 Cadillac Blvd	0% IHRLP	NTE	NHPA
19610 Greeley St	0% IHRLP	NTE	NHPA
8070 E. Robinwood			
St	0% IHRLP	NTE	NHPA
5581 Coplin	CHIP	NTE	NHPA
5177 Bewick	CHIP	NTE	NHPA
19179 Conley	CHIP	NTE	NHPA
4637 French Rd	CHIP	NTE	NHPA
15911 Holmur	CHIP	NTE	NHPA
17234 Anglin	CHIP	NTE	NHPA
2331 Tyler	CHIP	NTE	NHPA
6541 Clayton	CHIP	NTE	NHPA
6916 Edward	CHIP	NTE	NHPA
3516 Townsend	CHIP	NTE	NHPA
6068 Tarnow	CHIP	NTE	NHPA

5270 Montclair	CHIP	NTE	NHPA
15821 Sorrento	CHIP	NTE	NHPA
6828 Mercier	CHIP	NTE	NHPA
4990 31st Street	CHIP	NTE	NHPA
4337 Allendale	CHIP	NTE	NHPA
13125 Kentucky	CHIP	NTE	NHPA
10106 Elmira	CHIP	NTE	NHPA
5581 Coplin	CHIP	NTE	NHPA
5177 Bewick	CHIP	NTE	NHPA
19179 Conley	CHIP	NTE	NHPA
2900 Fullerton	DHC	NTE	NHPA
12054 Santa Rosa	DHC	NTE	NHPA
16802 Prairie	DHC	NTE	NHPA
18227 Washburn	DHC	NTE	NHPA
18424 Washburn	DHC	NTE	NHPA
6815 Rutland	DHC	NTE	NHPA
14209 Forrer	DHC	NTE	NHPA
12009 Montrose	DHC	NTE	NHPA
8037 Robson	DHC	NTE	NHPA
8254 Robson	DHC	NTE	NHPA
8957 Terry	DHC	NTE	NHPA
9429 Lauder	DHC	NTE	NHPA
8608 Lauder	DHC	NTE	NHPA
12672 Marlowe	DHC	NTE	NHPA
9637 Mark Twain	DHC	NTE	NHPA
15802 Snowden	DHC	NTE	NHPA
13131 Steel	DHC	NTE	NHPA
5942 Three Mile Drive	DHC	NTE	NHPA
9217 Devonshire	DHC	NTE	NHPA
4810 Gray	DHC	NTE	NHPA
17141 Gitre	DHC	NTE	NHPA
15045 Novara	DHC	NTE	NHPA
8891 Roselawn	DHC	NTE	NHPA
8500 Roselawn	DHC	NTE	NHPA
12698 Meyers	DHC	NTE	NHPA
15509 Mendota	DHC	NTE	NHPA
8243 Chalfonte	DHC	NTE	NHPA
7137 Varjo	DHC	NTE	NHPA
2564 Highland	DHC	NTE	NHPA
9060 Archdale	DHC	NTE	NHPA
15325 Hartwell	DHC	NTE	NHPA
15368 Steel	DHC	NTE	NHPA
16643 Cruse	DHC	NTE	NHPA
15778 Mendota	DHC	NTE	NHPA
4455 Cadillac	HHPG	NTE	NHPA
9041 Stout	HHPG	NTE	NHPA
19514 Westmoreland	HHPG	NTE	NHPA
12044 Westwood	HHPG	NTE	NHPA
14477 Spring Garden	HHPG	NTE	NHPA
15271 Seymour	HHPG	NTE	NHPA
17345 Waltham	HHPG	NTE	NHPA
17600 San Juan	HHPG	NTE	NHPA
9590 Ward	HHPG	NTE	NHPA

19425 Mansfield	HHPG	NTE	NHPA
15342 Murray Hill	HHPG	NTE	NHPA
8034 Normile	HHPG	NTE	NHPA
3281 Cortland	HHPG	NTE	NHPA
3327 Theodore	HHPG	NTE	NHPA
11716 Whitcomb	HHPG	NTE	NHPA
10046 Strathmoor	HHPG	NTE	NHPA
17535 Lesure	HHPG	NTE	NHPA
2715 Clairmount	HHPG	NTE	NHPA
18442 Wisconsin	HHPG	NTE	NHPA
16724 Archdale	HHPG	NTE	NHPA
16896 Tracey	HHPG	NTE	NHPA
8886 Lauder	HHPG	NTE	NHPA
12619 Riad	HHPG	NTE	NHPA
11701 Terry	HHPG	NTE	NHPA
8035 E. Morrow	HHPG	NTE	NHPA
16894 Lawton	HHPG	NTE	NHPA
15040 Winthrop	LHR 22	NTE	NHPA
19681 Greeley	LHR 22	NTE	NHPA
12610 Littlefield	LHR 22	NTE	NHPA
3018 Manistique	LHR 22	NTE	NHPA
12074 Montrose	LHR 22	NTE	NHPA
5687 Proctor	LHR 22	NTE	NHPA
13212 Moenart	LHR 22	NTE	NHPA
12409 Cloverlawn	LHR 22	NTE	NHPA
6646 Iroquois	LHR 22	NTE	NHPA
11184 Elmdale	LHR 22	NTE	NHPA
17869 McDougall	LHR 22	NTE	NHPA
3450 Wager	LHR 22	NTE	NHPA
7873-7875 Helen	LHR 22	NTE	NHPA
13222 Caldwell	LHR 22	NTE	NHPA
4264 Larchmont	LHR 22	NTE	NHPA
5830 Cecil	LHR 22	NTE	NHPA
7144 Tuxedo Unit 1	LHR 22	NTE	NHPA
7144 Tuxedo Unit 2	LHR 22	NTE	NHPA
13981 Rutherford Street	LHR 22	NTE	NHPA
4038 Lillibridge	LHR 22	NTE	NHPA
7376 and 7378 Churchill	LHR 22	NTE	NHPA
18625 Brinker	LHR 22	NTE	NHPA
13104 Chelsea	LHR 22	NTE	NHPA
15016 Wildemere	LHR 22	NTE	NHPA
13327 Chelsea Avenue	LHR 22	NTE	NHPA
2725 Webb Street	LHR 22	NTE	NHPA
8260 Hollywood	LHR 22	NTE	NHPA
14915 Monica	LHR 22	NTE	NHPA
14902 Greenlawn	LHR 22	NTE	NHPA
5856-58 Iroquois	LHR 22	NTE	NHPA
14130 Pinehurst	LHR 22	NTE	NHPA
6668 John Kronk	LHR 22	NTE	NHPA
2946 Lothrop	LHR 22	NTE	NHPA
15040 Winthrop	LHR 22	NTE	NHPA
15451 Manor	LHR FY 18	NTE	NHPA
8670 Smart	LHR FY 19-T	NTE	NHPA

## 7092 W. Lafayette

Blvd	LHR FY 19-T. NTE	NHPA
7344 Navy	LHR FY 19-T. NTE	NHPA
4518 Ternes	LHR FY 19-T. NTE	NHPA
8458 South U&LL	LHR FY 19-T. NTE	NHPA
5435 Daniels U&LL	LHR FY 19-T. NTE	NHPA
6439 Hanson	LHR FY 19-T. NTE	NHPA
8121 Dayton	LHR FY 19-T. NTE	NHPA
2100 S. Electric	LHR FY 19-T. NTE	NHPA
8395 Homer	LHR FY 19-T. NTE	NHPA
9219 Rathbone		
U&LL	LHR FY 19-T. NTE	NHPA
4915 Daniels	LHR FY 19-T. NTE	NHPA
5750 Lonyo	LHR FY 19-T. NTE	NHPA
7404 Sarena	LHR FY 19-T. NTE	NHPA
5674 Lawndale	LHR FY 19-T. NTE	NHPA
1895 S. Deacon	LHR FY 19-T. NTE	NHPA
5214 Lawndale	LHR FY 19-T. NTE	NHPA
1111-1113		
Mckinstry	LHR FY 19-T. NTE	NHPA
5251 Cecil U&LL	LHR FY 19-T. NTE	NHPA
4948 31st	LHR FY 19-T. NTE	NHPA
9121 Falcon	LHR FY 19-T. NTE	NHPA
3435 Clippert	LHR FY 19-T. NTE	NHPA
4656 33rd U&LL	LHR FY 19-T. NTE	NHPA
2774 Livernois	LHR FY 19-T. NTE	NHPA
4605 Hammond	LHR FY 19-T. NTE	NHPA
7338 Navy	LHR FY 19-T. NTE	NHPA
12766 Conway	LHR FY 19-T. NTE	NHPA
5821 Lonyo	LHR FY 19-T. NTE	NHPA
6303 Tarnow	LHR FY 19-T. NTE	NHPA
4209 Trenton	LHR FY 19-T. NTE	NHPA
4801 Ternes St	LHR FY 19-T. NTE	NHPA
1245 Dragoon	LHR FY 19-T. NTE	NHPA
2562 Woodmere	LHR FY 19-T. NTE	NHPA
3146 Gilbert	LHR FY 19-T. NTE	NHPA
3701 Livernois	LHR FY 19-T. NTE	NHPA
5766 Cabot	LHR FY 19-T. NTE	NHPA
1067 Morrell	LHR FY 19-T. NTE	NHPA
2215 Military	LHR FY 19-T. NTE	NHPA
5196 Lawndale	LHR FY 19-T. NTE	NHPA
2331 Manson	LHR FY 19-T. NTE	NHPA
1003 N		
Rademacher	LHR FY 19-T. NTE	NHPA
3834 Cabot	LHR FY 19-T. NTE	NHPA
9147 Rathbone	LHR FY 19-T. NTE	NHPA
4899 Trenton	LHR FY 19-T. NTE	NHPA
7048 Army	LHR FY 19-T. NTE	NHPA
4172 29th	LHR FY 19-T. NTE	NHPA
7241 Wykes	LHR FY 19-T. NTE	NHPA
8089 Homer	LHR FY 19-T. NTE	NHPA
4854 Konkel	LHR FY 19-T. NTE	NHPA
9195 Chamberlain	LHR FY 19-T. NTE	NHPA
1726 Casgrain	LHR FY 19-T. NTE	NHPA
4859 Ternes	LHR FY 19-T. NTE	NHPA
2108 Ferdinand	LHR FY 19-T. NTE	NHPA



2010 N. Green

Street	LHR FY 19-T. NTE	NHPA
4815 Renville	LHR FY 19-T. NTE	NHPA
4914 Wesson	LHR FY 19-T. NTE	NHPA
5780 Trenton	LHR FY 19-T. NTE	NHPA
6720 Sparta	LHR FY 19-T. NTE	NHPA
3005 S. Electric	LHR FY 19-T. NTE	NHPA
1817 Central	LHR FY 19-T. NTE	NHPA
4910 Trenton	LHR FY 19-T. NTE	NHPA
2545 Inglis - Duplicate	LHR FY 19-T. NTE	NHPA
1077 Ferdinand Street	LHR FY 19-T. NTE	NHPA
2654 Carson	LHR FY 19-T. NTE	NHPA
5826 Elmer Street	LHR FY 19-T. NTE	NHPA
2545 Inglis	LHR FY 19-T. NTE	NHPA
5818 Lonyo	LHR FY 19-T. NTE	NHPA
5820 Lonyo	LHR FY 19-T. NTE	NHPA
2990 S. Deacon	LHR FY 19-T. NTE	NHPA
8833 Mason Place	LHR FY 19-T. NTE	NHPA
1922 Green	LHR FY 19-T. NTE	NHPA
7708 Bryden	LHR FY 19-T. NTE	NHPA
4952 Trenton	LHR FY 19-T. NTE	NHPA
7764 Burnette	LHR FY 19-T. NTE	NHPA
2557 Hammond	LHR FY 19-T. NTE	NHPA
5720 Lonyo	LHR FY 19-T. NTE	NHPA
1836 S Edsel	LHR FY 19-T. NTE	NHPA
8023 Dayton	LHR FY 19-T. NTE	NHPA
2374 Wendell	LHR FY 19-T. NTE	NHPA
5779 Trenton	LHR FY 19-T. NTE	NHPA
797 Distel	LHR FY 19-T. NTE	NHPA
4214 Toledo	LHR FY 19-T. NTE	NHPA
1926 S Liddesdale	LHR FY 19-T. NTE	NHPA
4923 Daniels	LHR FY 19-T. NTE	NHPA
846 Casgrain	LHR FY 19-T. NTE	NHPA
7763 Smart	LHR FY 19-T. NTE	NHPA
4840 St. Lawrence	LHR FY 19-T. NTE	NHPA
8838 W. Lafayette	LHR FY 19-T. NTE	NHPA
2174 S. Liddesdale	LHR FY 19-T. NTE	NHPA
15731 Turner	SEHR NTE	NHPA
4680 Hereford	SEHR NTE	NHPA
14565 Griggs	SEHR NTE	NHPA
15374 Tuller	SEHR NTE	NHPA
16850 Cruse	SEHR NTE	NHPA
458 Alameda	SEHR NTE	NHPA
9630 Ward	SEHR NTE	NHPA
18234 Rosemont	SEHR NTE	NHPA
4153 Dodge	SEHR NTE	NHPA
19450 Exeter	SEHR NTE	NHPA
20259 Pelkey	SEHR NTE	NHPA
19435 Appoline	SEHR NTE	NHPA
6767 Mansfield	SEHR NTE	NHPA
15042 Washburn	SEHR NTE	NHPA
16801 Ardmore	SEHR NTE	NHPA
20025 Snowden	SEHR NTE	NHPA
16509 Robson	SEHR NTE	NHPA

20230 Orleans	SEHR	NTE	NHPA
15875 Saratoga	SEHR	NTE	NHPA
3442 St. Clair	SEHR	NTE	NHPA
11776 Ilene	SEHR	NTE	NHPA
3309 Leland	SEHR	NTE	NHPA
2161 Manistique	SEHR	NTE	NHPA
4415-17 McClellan	SEHR	NTE	NHPA
630 Leicester	SEHR	NTE	NHPA
18935 Kentfield	SEHR	NTE	NHPA
1401 Lawrence	SEHR	NTE	NHPA
13500 Winthrop	SEHR	NTE	NHPA
11661 Laing	SEHR	NTE	NHPA
18176 Fielding	SEHR	NTE	NHPA
2904 Helen	SEHR	NTE	NHPA
2144 Townsend	SEHR	NTE	NHPA
12022 Marlowe	SEHR	NTE	NHPA
11100 Kenmoor	SEHR	NTE	NHPA
1145 Burlingame	SEHR	NTE	NHPA
9586 American	SEHR	NTE	NHPA
2149 E. Outer Drive	SEHR	NTE	NHPA
13360 Glenfield	SEHR	NTE	NHPA
13227 Freeland	SEHR	NTE	NHPA
12000 Marlowe	SEHR	NTE	NHPA
15710 Tuller	SEHR	NTE	NHPA
15382 San Juan	SEHR	NTE	NHPA
14408 Ardmore	SEHR	NTE	NHPA
10528 Morang	SEHR	NTE	NHPA
14544 Stoepel	SEHR	NTE	NHPA
2554 Sturtevant	SEHR	NTE	NHPA
13444 Corbett	SEHR	NTE	NHPA
18682 Prevost	SEHR	NTE	NHPA
19917 Vaughan	SEHR	NTE	NHPA
9391 Carten	SEHR	NTE	NHPA
21361 Bennett	SEHR	NTE	NHPA
13161 Griggs	SEHR	NTE	NHPA
18661 Joann	SEHR	NTE	NHPA
14182 Mapleridge	SEHR	NTE	NHPA
11337 Robson	SEHR	NTE	NHPA
3809 Pasadena	SEHR	NTE	NHPA
3101 S. Deacon	SEHR	NTE	NHPA
12111 Buffalo	SEHR	NTE	NHPA
2415 Ferry Park	SEHR	NTE	NHPA
9911 W Parkway	SEHR	NTE	NHPA
16605 Burt Road	SEHR	NTE	NHPA
19347 Margareta	SEHR	NTE	NHPA
9580 Mark Twain	SEHR	NTE	NHPA
4706 Neff	SEHR	NTE	NHPA
3661 Wayburn	SEHR	NTE	NHPA
16925 Mendota	SEHR	NTE	NHPA
18659 Avon	SEHR	NTE	NHPA
13910 Lauder	SEHR	NTE	NHPA
12379 Evanston	SEHR	NTE	NHPA
11361 Belleterre	SEHR	NTE	NHPA
4533 Vancouver	SEHR	NTE	NHPA
12685 Indiana	SEHR	NTE	NHPA
11368 Asbury Park	SEHR	NTE	NHPA

2986 Bewick	SEHR	NTE	NHPA
11415 Winthrop	SEHR	NTE	NHPA
19626 Fenelon	SEHR	NTE	NHPA
8095 Sirron	SEHR	NTE	NHPA
9621 Mt. Elliott	SEHR	NTE	NHPA
18439 Biltmore	SEHR	NTE	NHPA
19421 Stahelin	SEHR	NTE	NHPA
13589 Mansfield	SEHR	NTE	NHPA
16539 Tuller	SEHR	NTE	NHPA
19316 Saint Marys	SEHR	NTE	NHPA
14400 Pembroke	SEHR	NTE	NHPA
18968 Strasburg	SEHR	NTE	NHPA
2942 Western	SEHR	NTE	NHPA
6711 Lark	SEHR	NTE	NHPA
11660 Fielding	SEHR	NTE	NHPA
9244 Westwood	SEHR	NTE	NHPA
13694 Mecca	SEHR	NTE	NHPA
8571 Appoline	SEHR	NTE	NHPA
12020 Corbett	SEHR	NTE	NHPA
18916 Cardoni	SEHR	NTE	NHPA
17516 Lumpkin	SEHR	NTE	NHPA
11828 Wisconsin	SEHR	NTE	NHPA
18600 Monte Vista	SEHR	NTE	NHPA
16511 Asbury Park	SEHR	NTE	NHPA
19347			
Westmoreland	SEHR	NTE	NHPA
1167 Burlingame	SEHR	NTE	NHPA
12155 Glenfield	SEHR	NTE	NHPA
9226 Schaefer Hwy	SEHR	NTE	NHPA
14240 Jane	SEHR	NTE	NHPA
12067 Glastonbury	SEHR	NTE	NHPA
14869 Muirland	SEHR	NTE	NHPA
14601 Forrer	SEHR	NTE	NHPA
9930 Stahelin	SEHR	NTE	NHPA
5076 Whitfield	SEHR	NTE	NHPA
13643 Park Grove	SEHR	NTE	NHPA
4223 Van Dyke	SEHR	NTE	NHPA
7329 Dolphin	SEHR	NTE	NHPA
8813 Woodlawn	SEHR	NTE	NHPA
4820 Seyburn	SEHR	NTE	NHPA
3757 Rohns	SEHR	NTE	NHPA
14217 Maiden	SEHR	NTE	NHPA
6116 Holcomb	SEHR	NTE	NHPA
4197 Belvidere	SEHR	NTE	NHPA
3217 Burlingame	SEHR	NTE	NHPA
14818 Washburn	SEHR	NTE	NHPA
2405 Helen	SEHR	NTE	NHPA
11425 Ohio	SEHR	NTE	NHPA
11622 N Martindale	SEHR	NTE	NHPA
2564 Tuxedo	SEHR	NTE	NHPA
15094 Mark Twain	SEHR	NTE	NHPA
12040 Kilbourne	SEHR	NTE	NHPA
19413 Burt Road	SEHR	NTE	NHPA
15759 Rutherford	SEHR	NTE	NHPA
6842 Abington	SEHR	NTE	NHPA

19131 Lindsay	SEHR	NTE	NHPA
6196 16th Street	SEHR	NTE	NHPA
2600 S. Electric	SEHR	NTE	NHPA
15731 Turner	SEHR	NTE	NHPA
4680 Hereford	SEHR	NTE	NHPA
14565 Griggs	SEHR	NTE	NHPA
15374 Tuller	SEHR	NTE	NHPA
16850 Cruse	SEHR	NTE	NHPA
458 Alameda	SEHR	NTE	NHPA
9630 Ward	SEHR	NTE	NHPA

---