

**SPR STAFF REPORT: 03-12-2025 MEETING**

**PREPARED BY: G. LANDSBERG**

**SITE PLAN REVIEW (SPR) PER SECTION 50-3-204**

**ADDRESS: 9851 HAMILTON**

**HISTORIC DISTRICT: ADJACENT TO AND PARTIALLY WITHIN BOSTON-EDISON HD**

**PROPERTY OWNER: HAMILTON SQUARE LLC**

**DATE OF STAFF SITE VISIT: 02-28-2025**

**SITE PLAN REVIEW: SCOPE: REHABILITATE EXISTING BUILDING FOR MULTI-FAMILY DEVELOPMENT**

### **SITE PLAN REVIEW: PROJECT DESCRIPTION**

As detailed in the attached documents and drawings, the site plan review submission depicts the proposed rehabilitation of a historic-age, approximately 50,000 SF office building into a mixed-use apartment building with commercial space on the first floor.

### **SITE PLAN REVIEW: STAFF ANALYSIS**

- Per guidance from the Law Department, the Commission is required to be involved “as part of the site plan review team” per Section 50-3-204 of the City Code for projects *within, adjacent to, across an alley, across a public or private street, or across a railroad right-of-way from a City historic district*. This report and review addresses only the Commission’s role under Site Plan Review procedures as codified in the Zoning Ordinance, or Chapter 50 of the 2019 Detroit City Code.
- The Commission’s specific site plan review role is to review, assess, and report on the “demonstrable effects” of proposed projects on historic districts. This includes evaluating potential impacts on the historical, architectural, and cultural significance of the historic district. The Commission is advised to refrain from assessing effects outside of its area of expertise.
- The Commission’s function during Site Plan Review is purely advisory, and like the similar review function for city-supported projects outlined in Section 21-2-5, cannot delay or obstruct the site plan review process.
- In summary, the Commission’s role in site plan review is to provide expert historic preservation input and recommendations. The Commission’s findings may be used by other city departments or reviewers to inform their consideration of the project’s overall impact on the vicinity and to guide future development decisions.
- For information, a small portion of the 9851 Hamilton project, that being a 24-foot portion within the boundary of the Boston-Edison Historic District, is an application separately subject to review for a Certificate of Appropriateness under Section 21-2-78 of the City Code, and docketed separately on tonight’s agenda. A separate staff report and recommendation has been prepared for that application.
- It is staff’s opinion that the proposed project’s site plan is aligned with the historical, architectural and cultural significance of the district. The rehabilitation and adaptive reuse of a well-appointed and architecturally distinctive vacant building of historic age is a positive outcome consistent with the goals and priorities of historic preservation planning, and thus should be viewed as having a beneficial effect on the district.

### **SITE PLAN REVIEW: RECOMMENDATION**

Per Chapter 50, ‘Zoning’, Article III, ‘Review and Approval Procedures’, Division 5, ‘Site Plan Review’, Section 50-3-204, Historic District Commission

Staff recommends that the Commission find that the proposed work has an effect on the historic district, and that effect is likely to be beneficial.