



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

JUN 13 2017

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

Tx 17-1018

NPS Project Number 30575

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name Marlboro Apartments
Street 1031 Marlborough Street PSJ7323
City Detroit County Wayne State MI Zip 48215-0000
Name of Historic District _____

Listed Individually in the National Register of Historic Places; date of listing _____
 Located in a Registered Historic District; name of district Jefferson-Chalmers Historic Business District
 Part 1 - Evaluation of Significance submitted? Date submitted 6-9-17 Date of certification _____

2. Project Data
Date of building 1927 Estimated rehabilitation costs (QRE) 2,156,853
Number of buildings in project 1 Floor area before / after rehabilitation 16,000 / 16,000 sq ft
Start date (estimated) 10/01/2017 Use(s) before / after rehabilitation Vacant / Residential
Completion date (estimated) 10/01/2018 Number of housing units before / after rehabilitation -0- / 15
Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation -0- / 15

3. Project Contact (if different from applicant)
Name John M. Tess, President Company Heritage Consulting Group
Street 1120 NW Northrup Street City Portland State OR
Zip 97209-2852 Telephone (503) 228-0272 Email Address jmtess@heritage-consulting.com

4. Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) If I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural whenever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
Name Kathy Makino Signature [Signature] Date 6/8/17
Applicant Entity Shelborne Development Company LLC SSN _____ or TIN 38-3586430
Street 8445 East Jefferson Avenue City Detroit State MI
Zip 48214-2721 Telephone (734) 905-8323 Email Address kathymakino@aol.com
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 8/23/17 National Park Service Authorized Signature [Signature] 202-354-2032

NPS conditions or comments attached

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET
Historic Preservation Certification Application

Property name: Marlboro Apartments

Project Number: 36575

Property address: 1031 Marlboro Street, Detroit, MI

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

- 1) Replacement windows must match the design and profiles of the historic windows. We note that the photographs of the building clearly indicate that the upper sash of the arched-top windows on the third floor of the primary elevation has 6 lights rather than 3 as described in the application. Detailed comparative drawings of the window details showing the head, sill, jam, meeting rail, muntin profile, light configuration, and placement in the wall of both the historic and the replacement windows must be submitted for review and approval before proceeding with any window installation.
- 2) Installation of all new mechanical, electrical, plumbing, and fire suppression systems must be concealed within the building's wall, floors, ceilings, or within new soffits. Exposed systems are not compatible with the historic character of the property.
- 3) Existing baseboard, door, window, and ceiling trim must be preserved in place or replaced to match. All new doors along the corridor must match the design of the historic doors.
- 4) This approval does not extend to any work which has not been submitted for review and approval to the SHPO and NPS. Federal regulations governing this program require evaluation of the entire project. This approval may be superseded if it is found that the overall rehabilitation does not meet the Secretary Standards. Please submit for review the information regarding any additional work as soon as available to ensure the overall project's conformance with the Secretary Standards.

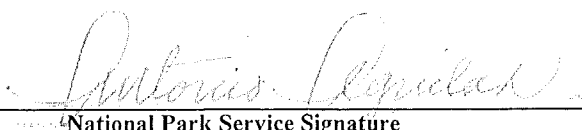
Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing prior to execution to ensure that the proposed project continues to meet the Standards.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

8/23/2017

Date


National Park Service Signature

202-354-2032

Telephone Number