



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 Ciavattone@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

Tiffany Ciavattone
Preservation Specialist
City of Detroit
Housing & Revitalization Department