



Detroit Housing & Revitalization Department Section 106 Review Application

Submit one application for each project for which 106 Review is requested. Consult the [Instructions for the Application for HRD Section 106 Consultation Form](#) when completing this application. Submit completed applications via:

<https://app.smartsheet.com/b/form/1faa296eedac476a9fbf2ef1916ddb99>, along with any supplemental attachments. Files too large may be e-mailed to: ciavattonet@detroitmi.gov.

I. GENERAL INFORMATION

☒ New submittal ☐ More information relating to an existing project

- a. Project Name: Parkside Homes – Village I – Phases 1A & 1B
- b. Project Municipality: Detroit
- c. Project Address: 5250 Conner Street, Detroit MI 48213

II. FEDERAL AGENCY INVOLVEMENT AND RESPONSE CONTACT INFORMATION

- a. State Agency Contact (*if applicable*): Michigan State Housing Development Authority

Contact Name: Michael Vollick

Contact Address: 735 E Michigan Avenue, PO Box 30044 City: Lansing Zip: 48909

Email: vollickm2@michigan.gov Phone: 313-456-2596

- b. Applicant (if different than federal agency): GDC-DHC Parkside I Limited Dividend Housing Association, LLC and GDC-DHC Parkside II Limited Dividend Housing Association, LLC

Contact Name: Nathan Keup

Contact Address: 41800 W 11 Mile Road, Suite 209 City: Novi State: Michigan Zip: 48375

Email: nkeup@ginosko.com Phone: 248-412-9842

- c. Consulting Firm (if applicable): Mannik & Smith Group

Contact Name: Dr. Robert C. Chidester, RPA

Contact Address: 607 Shelby Street, Suite 300 City: Detroit State: Michigan Zip: 48226

Email: rchidester@manniksmithgroup.com Phone: 313-961-9500x2062



III. PROJECT INFORMATION

a. Project Location and Area of Potential Effect (APE)

i. Maps. Please indicate all maps that will be submitted as attachments to this form.

☒ Street map, clearly displaying the direct and indirect APE boundaries

☒ Site map

☒ USGS topographic map Name(s) of topo map(s): Grosse Pointe, MI

☒ Aerial map

☒ Map of photographs

ii. Site Photographs

iii. Describe the APE:

The APE begins at a point along E Warren Avenue just west of the intersection with Conner Street. The APE then travels northeast across Conner Street to turn northeast along Stringham Court, then turns northwest along Drew Court to cross Frankfort Street. The APE continues in a northern direction across open land to cross Chandler Park Drive until it reaches a park pavilion, where it turns northwest to include the building and then southwest to include an athletic field. The APE continues southwest across Conner Street to a point on Mercy Hospital Drive before turning southeast and continuing in a straight line to E Warren Avenue, where it then turns east to return to the point of beginning.

iv. Describe the steps taken to define the boundaries of the APE:

The APE was drawn to include all properties adjacent to project activities, as well as those that are within line of site of project activities. Anticipated direct effects include ground-disturbing activity within the 6.5-acre Project Area (including materials staging and storage), and visual impacts to adjacent properties. Possible indirect effects include increased traffic and temporary presence of construction equipment.



b. Project Work Description

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.

IV. IDENTIFICATION OF HISTORIC PROPERTIES

a. Scope of Effort Applied

i. List sources consulted for information on historic properties in the project area (including but not limited to SHPO office, THPO's, and/or other locations of inventory data). The city encourages applicants to offer early coordination with Tribes who may have interest in the region, in order to identify historic resources in their Section 106 application. This coordination will not serve as consultation, and formal consultation will be initiated through HRD once a Section 106 application is submitted, and an undertaking is defined.

- MISHPO site file and survey data
- USGS topographic quadrangle maps (Grosse Point 1905-2019)
- Historic aerial photographs (1937-2020)
- Sanborn Fire Insurance Maps (1929-2002)
- Hinsdale's 1931 Archaeological Atlas of Michigan

ii. Provide documentation of previously identified sites as attachments.



- iii. Provide a map showing the relationship between the previously identified properties and sites, your project footprint and project APE.
 - iv. Have you reviewed existing site information at the SHPO: ☒ Yes ☐ No
 - v. Have you reviewed information from non-SHPO sources: ☒ Yes ☐ No
- b. Identification Results
- i. Above-ground Properties

The literature review revealed two properties listed on the Michigan State Register of Historic Sites within a ½-mile radius around the project location. One of these, the Parkside Homes, is adjacent to the project location. Parkside Homes was documented during a 2018 intensive-level survey (SHPO ER16-475) for multi-family public housing in Detroit as a result of a 2017 MOU between the Detroit Housing Commission, HUD, SHPO, and the City of Detroit, resulting in Parkside Homes being one of seven multi-family public housing developments in Detroit to be determined eligible for listing on the NRHP. The second SRHS property is located outside the APE for the current project.

Site reconnaissance resulted in the documentation of 12 above-ground resources over 45 years of age and one additional resource less than 45 years of age but associated with the Parkside Homes within the APE. In addition to the Parkside Homes, the Chandler Park Comfort Station (which has not previously been documented) is recommended eligible for the NRHP. Documentation of all survey properties can be found in Attachment F.

- A. Attach the appropriate [Michigan SHPO Identification Form](#) for each resource or site 50 years of age or older in the APE. Refer to the *Instructions for the Application for SHPO Section 106 Consultation Form* for guidance on this.
- B. Provide the name and qualifications of the person who made recommendations of eligibility for the above-ground identification forms.



Name Mollie Olinyk Agency/Consulting Firm: Mannik & Smith Group

Is the individual a 36CFR Part 61 Qualified Historian or Architectural Historian?

☒ Yes ☐ No

Are their credentials currently on file with the SHPO? ☒ Yes ☐ No

If NO, attach this individual's resume.

ii. Archaeology

Required for projects when ground disturbing activities occur on sites larger than .5 acres, or within archeological sensitivity zones. Verify project specific archaeology requirements with HRD's Preservation Specialist prior to application.

Submit the following information using attachments, as necessary. Projects requiring assessment beyond literature review require HRD, THPO, and SHPO consultation prior to fieldwork commencing and should be coordinated through HRD's Preservation Specialist.

A. Attach Archaeological Sensitivity Map.

B. Summary of previously reported archaeological sites and surveys:

- There are a total of 17 previously-recorded archaeological sites within the literature review study area, all of which date to the 18th, 19th, and 20th centuries; the majority of these archaeological sites consist of homesteads or residences. One such site – 20WN888 – is located within the Project's APE, and consists of a homestead / residence dating to the 1790s – 1860s. However, this site is not located within the project area itself and will not be impacted by ground-disturbing activity. The location of 15 out of the 17 archaeological sites, including 20WN888, have not been field-verified; their locations have been mapped based on documentary records only. An overview of these archaeological sites can be located in Attachment C, Figure C1 and Table C2.
- Hinsdale's Archaeological Atlas of Michigan (1931) was examined as well. No known archaeological sites were located within or adjacent to



the Project Area at the time this resource was published. Hinsdale's map is located in Attachment C, Figure C2.

- A total of seven previous CRM surveys and reports have been conducted within the literature review Study Area. One of these surveys, ER-87260 (Branstner 1987a), overlaps with the current Project APE, but did not include the current project area. This specific survey included detailed land use histories and a Phase II data recovery, which located an additional 20 archaeological sites. More information about these surveys can be located in Attachment C, Table C3.

C. Town/Range/Section or Private Claim numbers: T1S R12E, Private Claims 687

D. Width(s), length(s), and depth(s) of proposed ground disturbance(s): The Project will occupy space that is approximately 322 feet wide and 642-783 feet long. The depth of ground disturbance will vary, but is not to exceed a total of 12 feet below the ground surface. Project plans can be located in Attachment B.

E. Will work potentially impact previously undisturbed soils? ☐ Yes ☒ No

If YES, summarize new ground disturbance:

[Summary of new ground disturbance](#)

F. Summarize past and present land use:

From 1940 – c.2000 the Project Area was the site of the Parkside Addition apartment complex, a sister complex to the NRHP-eligible Parkside Homes, Detroit's first public housing complex for white families constructed in 1938. Parkside Addition had 55 uniform buildings totaling 355 living units and continued the mission of Parkside Homes – as well as the African American Brewster-Douglass Homes – to provide affordable public housing on the east side of Detroit during the city's massive population boom of the 1930s and 40s. Prior to the construction of Parkside Addition, the site was vacant land in a neighborhood of single-family homes for white families. The neighborhood and housing projects are adjacent to the 200+ acre Chandler Park, once belonging to Grosse Pointe but established as a Detroit city park in 1917. Parkside Addition was demolished c. 2000.

G. Potential to adversely affect significant archaeological resources:

☒ Low ☐ Moderate ☐ High

For moderate and high potential, is fieldwork recommended? ☐ Yes ☒ No



Briefly justify the recommendation:

[Justification for recommendation of fieldwork](#)

H. Has fieldwork already been conducted? ☐ Yes ☒ No

If YES:

☐ Previously surveyed; refer to A. and B. above.

☐ Newly surveyed; attach report copies and provide full report reference here:

[Full report reference](#)

I. Provide the name and qualifications of the person who provided the information for the Archaeology section:

Name: Dr. Robert Chidester, RPA Agency/Firm: The Mannik & Smith Group, Inc.

Is the person a 36CFR Part 61 Qualified Archaeologist? ☒ Yes ☐ No

Are their credentials currently on file with the SHPO? ☒ Yes ☐ No

If NO, attach this individual's qualifications form and resume.

Archaeological site locations are legally protected.

This application may not be made public without first redacting sensitive archaeological information.

V. DETERMINATION OF EFFECT

Guidance for applying the Criteria of Adverse Effect can be found in 36 CFR § 800.5 and in the *Instructions for the Application for SHPO Section 106 Review Form*.

a. Determination of effect

☐ No historic properties will be affected

☒ Historic properties will be affected, and the project will (check one):



- ☐ Requires additional assessment to determine effect
- ☒ Have No Adverse Effect on historic properties within the APE.
- ☐ Have an Adverse Effect on one or more historic properties in the APE and the federal agency, or federally authorized representative. Applicant will consult with HRD, SHPO, THPO's and other parties to resolve the adverse effect under 800.6.

b. Basis for determination of effect:

Two historic resources were identified as a result of survey efforts. The previously unevaluated Chandler Park Comfort Station is recommended eligible as an excellent example of a 1920s Tudor Revival style public park building in Detroit. This property is recommended eligible under Criteria A (for significance under the theme of Recreation and Entertainment) and C (for architectural significance). The Parkside Homes public housing development was previously determined eligible for the NRHP under Criteria A (for significance under the theme of social history) and C (for architectural significance) based on the results of a 2018 intensive level survey of multifamily public housing developments in Detroit. *Due to extensive alterations to existing buildings and the loss of historic integrity from contemporary infill, historic significance under Criterion C for architecture no longer applies.* There is inarguable historic significance of the Parkside Homes under Criterion A for Social History, however, as the first federally funded public housing complex in Detroit for working class white families. There remains substantial integrity of location, setting, feeling and association to preserve the obvious historic importance of this public housing development within the City of Detroit.

The proposed project activities will have no adverse effects upon historic resources within the APE, specifically the NRHP-eligible Parkside Homes and the Chandler Park Comfort Station. Conner Street on the western boundary of the project area and Frankfort Street on the southern edge create barriers between the project area and above ground resources opposite project activities, leaving line of site and an altered view shed as indirect effects impacting historic properties. Given the history of previous land use in the project area as a multifamily site, and the nature of project activities to construct multifamily housing on land previously cleared of above ground resources of similar property type and purpose, as well as the common practice of contemporary infill in and around the project area, there will be no adverse effect to above-ground historic properties within the APE.

Although it has been established that the construction of public housing in Detroit in the mid-20th century did not necessarily destroy previously existing archaeological resources, there is little to suggest that the current project area is archaeologically sensitive. Historically it was located at the back end of a Private Claim, where farmstead activity was unlikely to occur, and the land lay vacant until the late 1930s when construction of



Parkside Addition began. Furthermore, the demolition of Parkside Addition c. 2000 likely resulted in severe ground disturbance throughout the project area. Soil probes taken throughout the project area (see map in Attachment A, Figure A4 and photos in Attachment E) revealed fill soil throughout. Therefore, it is unlikely that significant, intact archaeological resources are present within the project area.

X

A handwritten signature in blue ink, appearing to be "Amin Irving", written over a horizontal line.

Applicant Signature

Print Applicant Name: **GDC-DHC Parkside I Limited Dividend Housing Association, LLC,**
by GDC-DHC Parkside I MM, LLC, its Managing Member, by Amin Irving, its Manager

And

GDC-DHC Parkside II Limited Dividend Housing Association, LLC, by GDC-DHC Parkside
II MM, LLC, its Managing Member, by Amin Irving, its Manager

Applicant Title: **Amin Irving, Manager**



ATTACHMENT CHECKLIST

Identify any materials submitted as attachments to the form:

☐ Additional federal, state, local government, applicant, consultant contacts

☒ Maps of project location

Number of maps attached: 2

☒ Site Photographs

☒ Map of photographs

☒ Plans and specifications

☐ Other information pertinent to the work description: [Identify the type of materials attached](#)

☒ Documentation of previously identified historic properties

☒ Architectural Properties Identification Forms

☒ Map showing the relationship between the previously identified properties, your project footprint, and project APE

☐ Above-ground qualified person's qualification form and resume

☒ Archaeological sensitivity map

☐ Survey report

☐ Archaeologist qualifications and resume

☐ THPO communication/research. Guidance on early coordination with Indian Tribes can be

found here: [https://www.achp.gov/sites/default/files/documents/2019-](https://www.achp.gov/sites/default/files/documents/2019-10/EarlyCoordinationHandbook_102819_highRes.pdf)

[10/EarlyCoordinationHandbook_102819_highRes.pdf](https://www.achp.gov/sites/default/files/documents/2019-10/EarlyCoordinationHandbook_102819_highRes.pdf)

☐ Other: [Identify other attached materials](#)