

Detroit Historic District Commission

RESOLUTION 20-03

BY COMMISSIONER _____

WHEREAS, the Michigan Local Historic District Act, Being MCL 399.205(10), authorizes the Detroit Historic District Commission to “delegate the issuance of certificates of appropriateness for the specified minor classes of work to its staff or another delegated authority,” and “the commission shall provide to the delegated authority specific written standards for issuing certificates of appropriateness”; and

WHEREAS, the 1984 Detroit City Code, being Section 25-2-57(b), authorizes the Detroit Historic District Commission to delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff “and the commission shall provide to the delegated authority specific written standards for issuing certificates of appropriateness;” and

WHEREAS, On August 13, 1997, the Detroit Historic District Commission passed a resolution which authorized its staff to “approve certain types of building permit applications”; and

WHEREAS, there are additional types of work that should be classified as “routine work” and can be approved by staff or another delegated authority;

WHEREAS, there are still other types of minor interventions that should be formally classified as “ordinary maintenance” per Section 21-2-4, not requiring review at all;

WHEREAS, the continuing pandemic has increased the number of residential projects in the districts, many of which have gone forward unpermitted due to a requirement to appear before the Commission;

THEREFORE BE IT RESOLVED that the Detroit Historic District Commission delegates the authority to staff to administratively issue Certificates of Appropriateness for the following classes of work:

- Swing-sets, swimming pools, and play-structures erected in backyards not otherwise requiring a building permit;
- Rear decks, patios, garden structures, benches, hot tubs/spas, and outdoor kitchens not substantially visible from the street;
- New fences no taller than 7 feet in height, if no historic fence is present;
- Walkways, driveways, and concrete hardscape not in the public right-of-way;
- Exterior light fixtures, doorbells, knockers, address numbers, birdhouses, book stations, mailboxes and other similar minor items on the building or in the landscape;
- Landscaping, including minor planter/retaining walls less than 18” high, excepting the removal of healthy trees over 6” DBH;
- Painting of previously painted areas, any color approved by staff;
- Small garden/storage sheds or greenhouses not exceeding 120SF in footprint not otherwise requiring excavation or a building permit;

- Replacement of siding on rooftop dormer walls or rear/side elevation walls, where non-historic synthetic siding, asphalt shingles, or other non-historic materials are present, with new cladding to include stucco, wood shake, horizontal clapboard/lapped wood siding (of 5/8-inch or more thickness in profile) or horizontal lapped composite siding (with a smooth finish and of 5/8-inch or more thickness in profile);
- New painted steel flagpoles not exceeding two-stories in height where no flagpole is already present;
- Replacement of porch flooring.

BE IT FURTHER RESOLVED that the Detroit Historic District Commission delegates the authority to staff to administratively issue Certificates of Appropriateness for the above classes of work contingent upon staff determination that such replacement work is consistent with the Secretary of the Interior's Standards for Rehabilitation and the relevant district's Elements of Design.

BE IT FURTHER RESOLVED that the Detroit Historic District Commission hereby finds that the following minor interventions shall be considered by staff to be ordinary maintenance without a requirement for review:

- Re-painting previously painted areas with any color taken off the appropriate Color System for a property;
- Temporary removal of weathered windows for restoration and reinstallation;
- In-kind replacement of concrete, asphalt, or paving block for sidewalks or streets
- Temporary signage (real estate signs, campaign signs, alarm company signs, etc.) not otherwise requiring excavations, footings, or permits
- Seasonal decorations/installations of a temporary nature, including lighting, roof/wall/lawn installations, etc.
- Seasonal protection of landscaping and trees (burlap fencing, etc.)
- Planting of annual and perennial flowers, bulbs, etc.
- Backyard vegetable gardens

Dated: August 12, 2020