

Detroit Historic District Commission

RESOLUTION 21-04

Additional Administrative Approval Authority in Historic Districts

BY COMMISSIONER _____

WHEREAS, the Michigan Local Historic District Act, Being MCL 399.205(10), authorizes the Detroit Historic District Commission (the “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 2019 Detroit City Code, being Section 21-2-57(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,

WHEREAS, the Commission recognizes the public interest served by identifying minor scopes of work not subject to Commission review, and additional scopes of work not subject to any Commission review; and therefore,

BE IT RESOLVED that the Commission defines the term *primary elevation* to mean any street- or public-facing elevation or roof area of a building (including side elevations along streets, but not alleys) and any additional elevation hosting the principal entrance to a building, if not already facing a street; and specifically excludes the sides of a building from being considered a primary elevation due only to increased visibility caused by any condition, current or proposed, on an adjacent parcel not under the same ownership; and,

BE IT FURTHER RESOLVED that the Commission identifies the following additional scopes of work as approvable by staff under the Secretary of the Interior’s Standards for Rehabilitation and the relevant district Elements of Design, and that Commission guidelines be rewritten to formalize these authorizations:

- Static wall signage of any size and content allowed by recent revisions to Chapter 50 of the 2019 Detroit City Code (including off-premises signage) on other than primary elevations that does not obscure or damage historic character-defining features, including incidental non-colored lighting as necessary to reasonably illuminate the sign.
 - Exceptions: <conditions/exceptions per the Commission>
- Other work affecting only non-primary elevations/roof areas not otherwise subject to public hearing under Section 21-2-77
 - Exceptions: <conditions/exceptions per the Commission>

BE IT FURTHER RESOLVED that the Commission hereby issues a Notice-to-Proceed for properties in all historic districts, per prong 1 of Section 21-2-75, for the following defined scope of work as determined by staff, which shall be administratively approvable on a case-by-case basis:

- Lifts, ramps, and other associated elements proposed for ADA accessibility located on any elevation, including the primary elevation, of single-family and duplex residential buildings with nominal impact to existing, character-defining historic fabric and designed to be reversible and removable from the property after their use is no longer necessary

BE IT FURTHER RESOLVED that the Director (or their Deputy) shall convene a regular weekly meeting to discuss and review administratively approvable scopes. The meeting shall include all staff members tasked with reviewing such applications, and additionally include the voluntary participation of any Commissioner(s) short of a quorum; and,

BE IT FURTHER RESOLVED that the Director (or their Deputy) shall continue to have the ability to refuse administrative approval and refer any administratively approvable scope to the Commission for disposition, regardless of staff authority pertaining thereto; and,

BE IT FURTHER RESOLVED that the Director (or their Deputy), shall at each monthly Regular Meeting, as part of their regular report, provide a written “administrative approvals report” indicating addresses and scope items approved, and make recommendations for any modifications to the currently delegated administrative approvals authority.

Dated: May 5, 2021