

Detroit Historic District Commission

RESOLUTION 24-04

Administrative Approval Authority for Work at Noncontributing Resources

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 Commission to delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff; and therefore,

BE IT RESOLVED that the Commission defines the term *noncontributing resource* to mean any resource within an historic district that does not add to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was not present during the district’s period of significance, or does not relate to the documented significance of the district; or
- Due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity or is capable of yielding important information about the district’s period of significance; or
- It does not independently meet the criteria for designation as an historic district; and

BE IT FURTHER RESOLVED that a resource is determined to be noncontributing by the Commission when identified as either noncontributing or non-historic by the National Park Service, the Michigan State Historic Preservation Office, the Commission, or the Historic Designation Advisory Board; and

BE IT FURTHER RESOLVED that all work at noncontributing resources not otherwise subject to public hearing under Section 21-2-77 (that being additions, demolition, and new construction) is approvable by its staff under the condition that it is compatible with the massing, size, scale, and architectural features of the district.

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: December 11, 2024

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