

Detroit Historic District Commission

RESOLUTION #25-02 (DRAFT)

**Historic District Commission Review of the Proposed
CONDUCTORS PROTECTIVE ASSURANCE BUILDING (C.P.A. BUILDING)
HISTORIC DISTRICT**

BY COMMISSIONER _____

WHEREAS, the Michigan Local Historic District Act, being MCL 399.201-215, and Sections 21-2-29 and 21-2-30 of the 2019 Detroit City Code describe a process for the designation of Local Historic Districts by the Historic Designation Advisory Board (HDAB) and City Council, and;

WHEREAS, Section 21-2-56 (1), Powers and Duties, of Chapter 21, under Division 3, Historic District Commission, require that the Commission “shall be responsible” for review and comment on proposed historic districts, and may submit its recommendation to the City Council regarding the proposed historic district designation and Elements of Design, and;

WHEREAS, the above referenced section identifies four specific areas for the Commission’s review and comment, that being (1) the potential district’s relation to the Detroit Master Plan of Policies; (2) the practical budgetary effects on city resources; (3) legal implications for owners, residents, and the City; and (4) the historical and architectural values of the district;

THEREFORE BE IT RESOLVED that the Commission extends its gratitude and mutual respect for the work of the Historic Designation Advisory Board and its professional staff, which works in tandem with the Commission, to protect Detroit’s historic buildings and neighborhoods; and

BE IT FURTHER RESOLVED that the Commission hereby offers the following review comments on the proposed Conductors Protective Assurance Building (C.P.A. Building) Historic District Final Report and proposed ordinance, for consideration by City Council, as such:

Regarding the district’s **relation to the Detroit Master Plan of Policies**, the Commission finds that:

- the proposed district is consistent with the Master Plan;

Regarding the **practical budgetary effects on city resources**, the Commission finds that:

- the impact on City of Detroit resources will be negligible;

Regarding the **legal implications for owners, residents, and the city**, the Commission finds that:

- should the proposed ordinance be enacted, responsibilities for compliance with Sec. 21- 2-71, et seq., of the 2019 Detroit City Code will be placed upon with the

property owner as well as any other entity (including City of Detroit agencies) seeking to do work within the district;

Regarding the **historical and architectural value of the district**, the Commission finds that:

- the Commission concurs with the argument presented by the Historic Designation Advisory Board Final Report with respect to National Register Criteria A and C;
- the Commission concurs with the period of significance of 1924 through 1975, reflecting the time of its construction through 50 years before the report's date;

Regarding the **proposed historic district designation**, the Commission finds that:

- the Commission concurs with the proposed district boundaries;

Regarding the proposed Elements of Design, the Commission finds that:

- Elements of Design, which are defined in Section 21-2-2 as "the characteristic relationships of the various features within an historic district which are significant to the appearance of the district and to be defined for each historic district," are used by this Commission in its reviews for permit. They serve to identify distinctive and character-defining historic features and relationships that merit preservation, and serve as guidelines for exterior alterations, additions, and new construction. Thus, the Elements of Design should:
 - provide clarity as to any color(s), if known, that the architect or the original design favored as an accent color to be used on window frames and sashes;
 - express that the C.P.A. Building has a subtle but complex design and arrangement of its architectural details that relies on layered planes and an emphasis on rich dimensionality;
 - describe the large, paved lot to the west of the historic building as "non-historic," similar to the non-historic drive-through banking canopy;

BE IT FURTHER RESOLVED that the Commission directs the Planning and Development Department staff to forward this resolution to the Historic Designation Advisory Board, and the City Council.

Resolution [passed/failed] [ayes]–[nays]

Dated: _____

Tiffany Franklin, Chairperson