

Detroit Historic District Commission

RESOLUTION 26-01

Additional Administrative Approval Authority for 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; therefore,

WHEREAS, the Commission has approved Resolution 21-04 on May 5, 2021, which standardized staff reporting and review requirements concerning administratively approvable scope; therefore,

BE IT 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:

- Where the Commission has previously approved the replacement of one or more exterior window or storefront systems on any portion of a multi-unit building, including the primary façade(s), by issuance of a Certificate of Appropriateness, and that building features other instances of largely identical window/storefront systems at other units, staff is authorized to approve an application for replacement of such window or storefront systems at other unit(s) of the same building, when reviewed and issued under the same conditions prevailing during the earlier Commission approval.

BE IT FURTHER RESOLVED that such extended staff authority shall be subject to the same reporting and review requirements for administratively approvable work already established in Resolution 21-04.

Dated: March 11, 2026