



SR-2 – ADVISORY STAFF REPORT (04-03-2026)

This advisory report, prepared by staff, represents the opinion and advice of professional staff, and does not represent nor direct the separate review and decision of the Historic District Commission. This report serves as an addendum to SR-1, an objective staff summary of the proposal and property.

ADDRESS: 2411 14TH STREET & 2216 MICHIGAN AVENUE

HISTORIC DISTRICT: CONDUCTORS PROTECTIVE ASSURANCE BUILDING (C.P.A BUILDING)

MEETING DATE: 04-08-2026

APPLICATION NUMBER: HDC2026-00120

ADVISORY STAFF REPORT PREPARED BY J. ROSS

STAFF OBJECTIONS TO APPROVAL:

This first section describes itemized conclusions/concerns, which, in staff's professional opinion, would prevent the issue of an unconditional Certificate of Appropriateness (COA). "None" means staff has no objections and believes a COA is warranted, with no conditions. The Historic District Commission is not required to accept staff opinions or recommendations.

1. The application does not provide the dimensions or the exact location for the proposed telephone booth

STAFF ANALYSIS AND DISCUSSION:

This second section expands on the reasoning and analysis leading to staff's conclusions given in the first section above. The Historic District Commission is not required to accept staff opinions or recommendations.

- Note that the applicant submitted a revised/final scope of work for the project to staff on 3/30/2026 [*Historical Commission Corktown SOW*](#). Please refer to this document for the final scope of the project for which the applicant is seeking the Commission's approval
- Please see the below photos of the building which outline the building's appearance since its original construction to the current day:



CPA building, ca, 1925. Manning Brothers



CPA building, 1943 Railroad Time book cover.



CPA Building, 1995 Library of Congress



CPA Building, 2008 nailed, <https://www.nailhed.com/2016/11/midnight-oil.html>



Current appearance. Photo by staff on 03/26/2026. Facing north



Current appearance. Photo by staff on 03/26/2026. Facing northwest



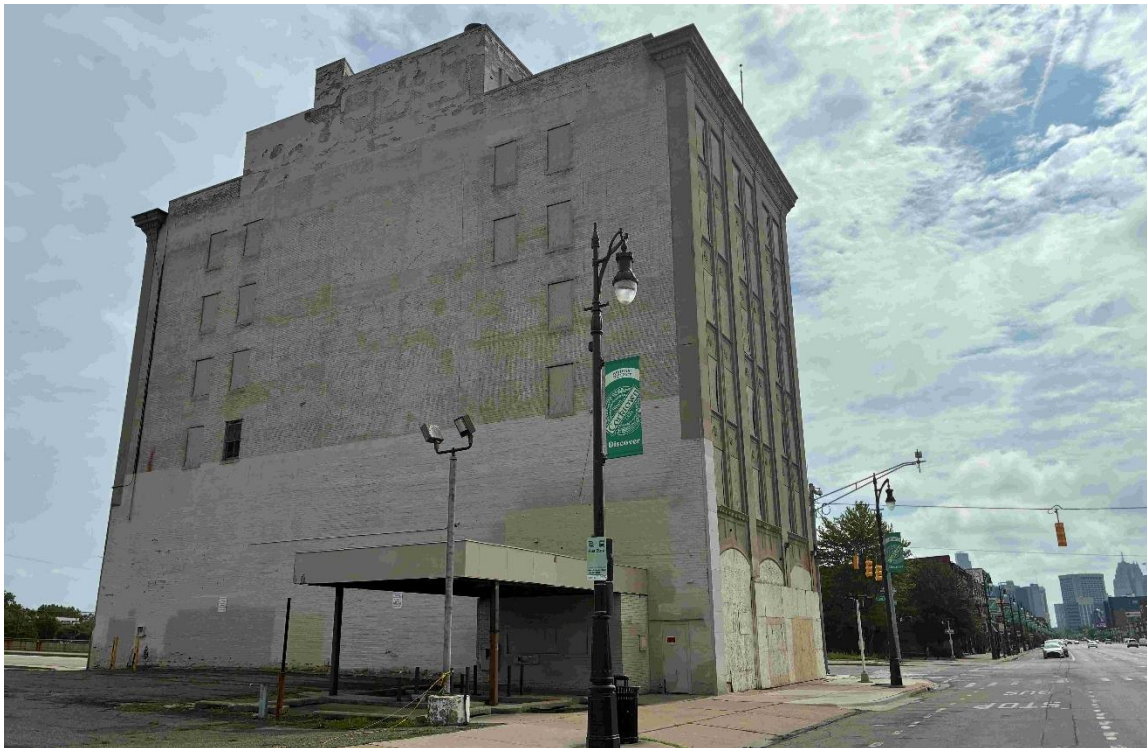
Current appearance. Photo by staff on 03/26/2026. Facing southwest



Current appearance. Photo by staff on 03/26/2026. Facing southwest



Current appearance. Photo by staff on 03/26/2026. Facing southwest, showing current storefronts covered with plywood panels



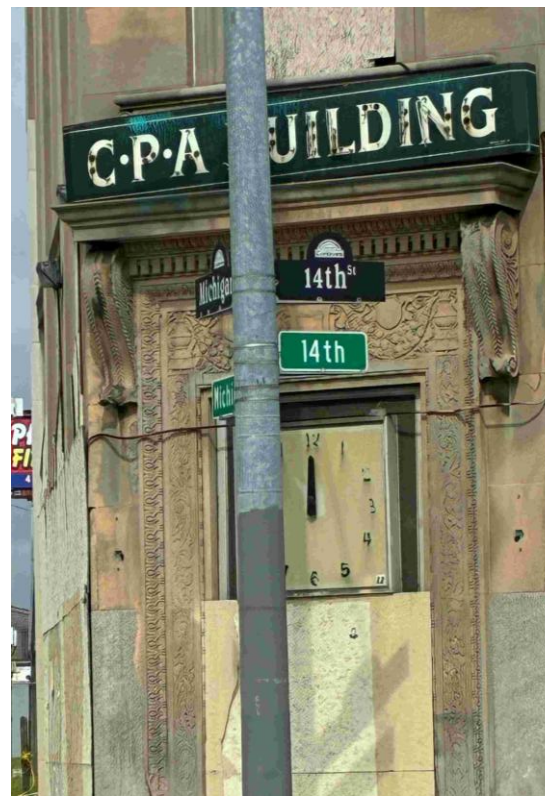
Current appearance. Photo by staff on 03/26/2026. Facing northeast



Current appearance. Photo by HDAB, 2025. Facing northeast towards west façade drive through canopy which was installed in 1977



Sign proposed for repair/rehabilitation. Located at east façade, first story. Photo by staff, 3/26/2026



Sign proposed for repair/rehabilitation. Located at primary entrance, first story. Photo by staff, 3/26/2026

- The project proposes to retain and repair the two existing metal historic-age signs which read “CPA Building,” to include the addition of new neon which it is currently missing. Staff supports this work item as it will bring the currently non-functioning to working order.
- With respect to mural proposed for location to the building’s west façade, staff notes that the façade is currently painted. The project does not propose to paint any unpainted areas of masonry at the building.
- The project’s window mural installation will replace the existing, non-historic weathered panels which currently detract from the building’s historic appearance. The applicant has noted that the new panels will not result in drilling into the building’s historic fabric. Rather, the new window canvases/murals will be installed in the building’s window openings via fastening them to 2x4s that are located within the building’s interior. As proposed, this scope item will not destroy historic materials that characterize the property and, when removed in the future, the essential form and integrity of the property and its environment would be unimpaired.
- The “paint-by-numbers” murals/aluminum panels proposed for installation at the first story storefronts (see below photos and renderings) will be screwed into the extant frames (built of wood 2x4s) at to which the current plywood panels are affixed. The existing metal security bars at east façade will remain. The applicant has noted that the new panels will not result in drilling into the building’s historic fabric. As proposed, this scope item will not destroy historic materials that characterize the property and, when removed in the future, the essential form and integrity of the property and its environment would be unimpaired.

CURRENT CONDITIONS



EXAMPLE OF REPLACEMENT BEFORE PAINT BY NUMBERS

CURRENT CONDITIONS

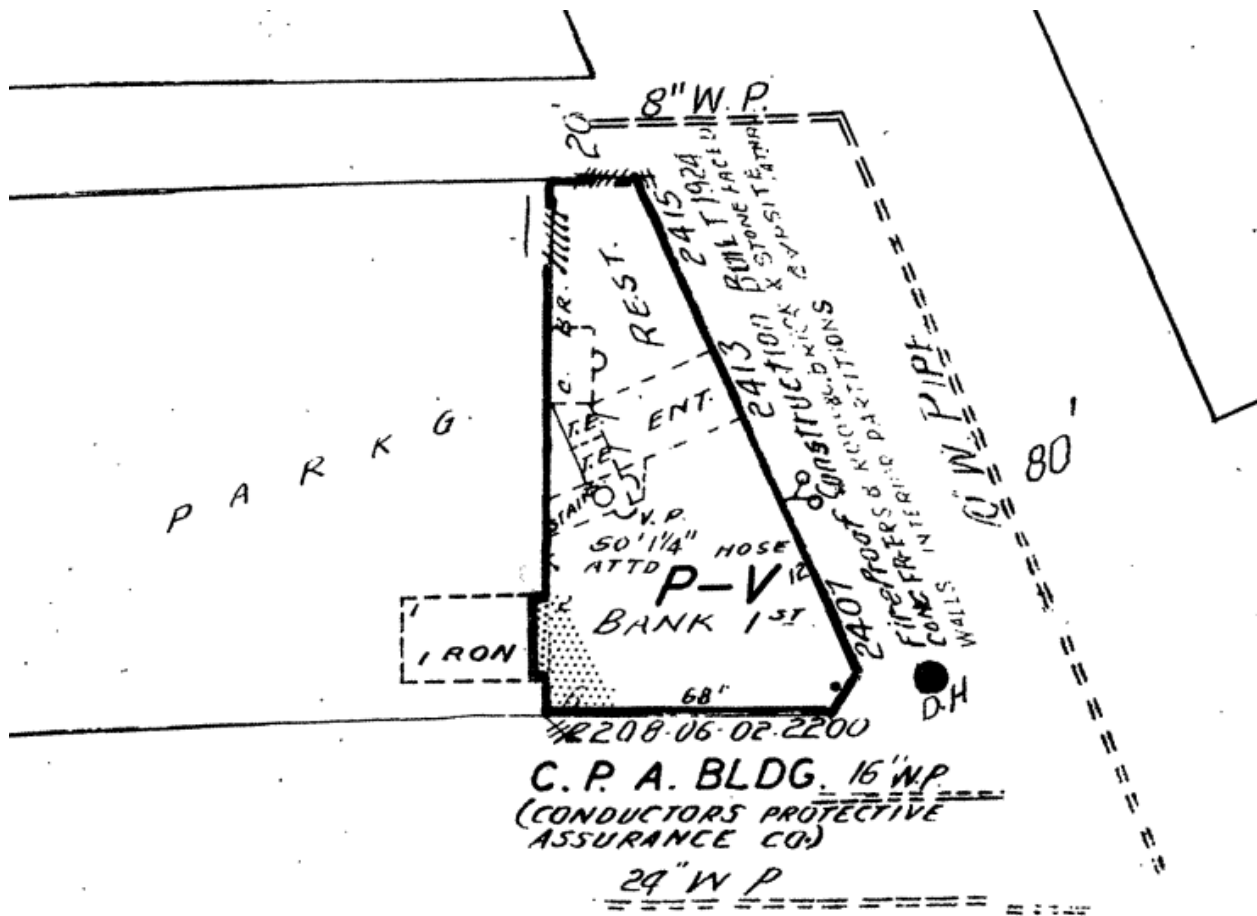


EXAMPLE OF REPLACEMENT BEFORE PAINT BY NUMBERS

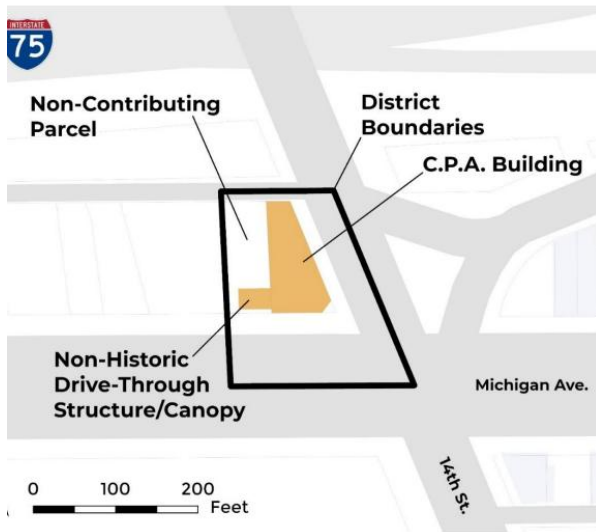
NO CHANGE TO FRONT DOOR

Photos and renderings by applicant, showing existing and proposed conditions related to the “paint by numbers” installation/aluminum panels which they are seeking to locate at the first story storefronts

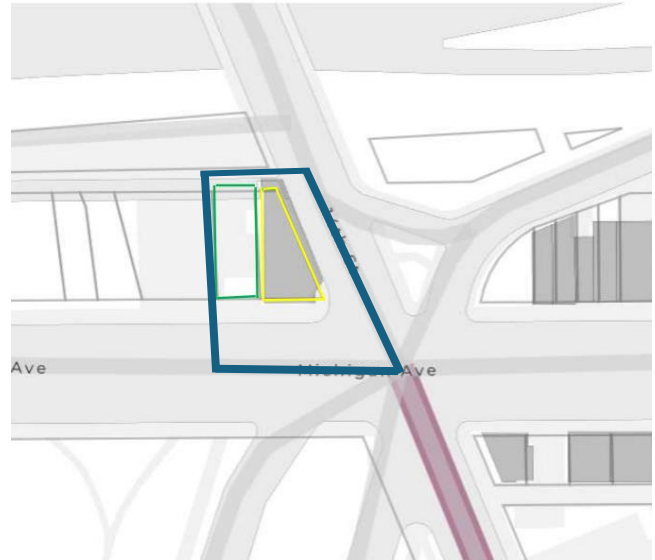
- The HDAB designation report for the district notes that the parcel addressed at 2216 Michigan, which includes the non-historic 1977 canopy addition, is noncontributing (see below maps). The new freestanding phone booth will be installed at 2216 Michigan, below the non-historic canopy addition. Also, it appears that the essential form and integrity of the historic property and its environment would be unimpaired when the booth is ultimately removed. However, the application does not provide a site plan which indicates the exact location of the structure. Also, the application does not provide the dimensions of the phone booth. While the booth will not be attached to the original/historic building and will sit within the district's noncontributing parcel, the exact size will need to be provided to the Commission so that the body can determine if the booth will be compatible with the massing, size, and scale of the historic building to protect the historic integrity of the property and its environment.



Sanborn Fire Insurance map, 1991



HDAB designation report, map showing district boundaries and indicating the contributing status of the parcels within



District boundaries in black. Detroit Basemap Tools. 2216 Michigan (outlined in green) and 2214 14th (outlined in yellow)

STAFF RECOMMENDATION:

This third and final section takes staff's itemized "objections" identified in the first section, and presents them in the form of "conditions" in support of a proposed approval recommendation or "reasons" in support of a proposed denial recommendation, in the form required by Section 21-2-78 of the City Code. The Historic District Commission is not required to accept staff opinions or recommendations.

Section 21-2-78, Determinations of Historic District Commission

Recommendation 1 of 1, Certificate of Appropriateness

Staff recommends that the proposed work will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Conductor's Protective Assurance Building (CPA Building) Elements of Design, with the condition that:

1. The applicant provides documentation which indicates the exact location and dimensions of the proposed phone booth to staff for review and approval prior to the issuance of the project permit/the initiation of the work

REPORT PREPARED BY: JRR