



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – OBJECTIVE STAFF REPORT (03-27-2026) REVISED 03-31-2026

This report, prepared by staff, summarizes the proposed scope of work, the existing conditions at the property, and any factual background information. No PDD/HDC staff analysis/opinion is included.

ADDRESS: 2411 14TH STREET & 2216 MICHIGAN AVENUE

MEETING DATE: 04-08-2026

APPLICATION NUMBER: HDC2026-0120

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

APPLICANT: HANNAH BERRY/ LIONS AND RABBITS CENTER FOR THE ARTS

OWNER: ROBERT ZALKIN

DATE OF PROVISIONALLY COMPLETE APPLICATION: 03-16-2026

DATE(S) OF STAFF SITE VISIT: 03-26-2026

SCOPE PHRASE FOR AGENDA: INSTALL MURALS

PUBLIC HEARING PER 21-2-77: NO

SUMMARY OF SCOPE OF WORK:

Based on staff review of the submitted documents, entitled “Historic District Commission SOW.pdf” and received by staff on 3/30/2026 [Historical Commission Corktown SOW](#), the following work is proposed:

- ~~• Install mural panels over existing boards at window openings. The murals will be illuminated by lighting which will be projected from a nearby building~~
- At upper stories of the south, north, and east walls, remove existing plywood boards/window opening infill and replace with canvas murals. No drilling to historic building materials will occur
- Repair two existing historic signs at first story which read “CPA BUILDING” to include the installation of new neon
- Paint a mural on the building’s west wall
- Where a board is missing from a window on the west façade, install a new board
- Install ~~self-contained/freestanding “payphone style” kiosks~~ a single free-standing phonebooth under the west wall drive-through canopy
- ~~• At first story storefronts, locate three (3) “paint by numbers” mural installations, each which includes aluminum and polyethylene panels that are mounted to freestanding frame. The frame will be installed with fasteners at the base of the building~~
- At first story storefronts, remove all existing plywood boards while retaining existing 2x4 installed frames and install aluminum and polyethylene panels. Paint panels.

- ~~Install planter boxes~~

MISSING INFORMATION, CLARIFICATION, OR OTHER ITEMS RELATING TO A COMPLETE SCOPE OF WORK:

- The exact location and dimensions of the freestanding phone booth is unclear
- ~~Specific location and number of freestanding “payphone-style” kiosks is unclear. Also, dimensions have not been outlined in the current applications materials~~
- ~~The exact location and dimensions of each of the paint by numbers” murals has not been specified~~
- ~~The exact location, materials, and dimensions of the planter boxes have not been outlined~~
- ~~With respect to the lighting of the murals within the window openings, it is unclear where the equipment will be located. Specifically, will the equipment be mounted to the exterior of a nearby building in the historic district? If so, what is the exact location? What are the dimensions and how will the equipment be affixed to the building?~~

EXISTING CONDITIONS:

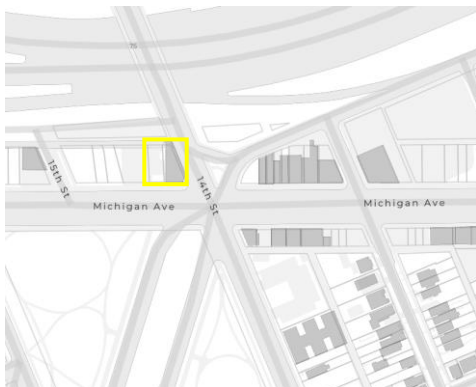
- Per the Detroit Historic Designation Advisory Board’s designation report for the building:
 - *The C.P.A. Building is a six-story, flat roofed, limestone and granite commercial flatiron building of steel and concrete construction situated on the angled corner of Michigan Avenue and 14th Street, facing Michigan Central Station and Roosevelt Park. The term flatiron refers to the shape of an old-fashioned iron used for pressing clothes -- narrow on one end and extending outward in a triangular fashion at the other. Like the more famous Flatiron Building in New York City, the C.P.A. Building defines an important corner, anchoring a commercial thoroughfare.*
 - *In plan, the C.P.A. Building is in the shape of an irregular pentagon, with two acute angles forming the single-bay entrance façade at the southeast corner of the building. Each floor above the double door entrance has a single, double-hung sash window with a spandrel separating it from the floor below. The two other primary façades along Michigan Ave. (south) and 14th St. (east) splay out from the corner bay and are composed of identically proportioned units. However, the Michigan (south) façade has three bays, and the 14th Street façade (east) has six bays, with the primary entrance to the upper floors in the fourth bay of the latter façade. The two entrances are heavily embellished in the Classical language. At both entrances, large, beaded consoles hold up dentiled cornices bearing a heavily embellished lintel. An upper panel above the lintel and between consoles was originally incised with the name, “C.P.A. Building.” These incised panels were later covered with green and white neon signs with curved edges that read “C.P.A. Building” in identical font to the original incised lettering. It is believed these neon signs may have been installed early in the building’s history due to their streamlined design and identical typeface.*
 - *Symmetrically arranged detailing of cornucopias and shields in low relief are framed with classical moldings in a leaf pattern, with bead and reel, and egg and dart moldings beneath the cornice of the entrances. The flat, precast panels framing the doorway continue the detail. A large, non-original square clock (installation date unknown) is situated beneath the lintel, although a historic photo shows originally a round clock was affixed at this location. The building is faced with regularly stacked white Bedford limestone blocks with mortar joints above a six-foot tall gray granite base. Wide pilasters rising up six*

stories define its bays. Each bay on the two primary façades features segmentally arched, three-part subdivided transom windows above large display windows resting on a low apron bulkhead (all now boarded). Above the ground floor, each bay per floor contains two individual double-hung sash windows with spandrels below in which a rosette is centered. All second-floor windows, with the exception of the west facade, have dentiled window sills. Also with the exception of the west façade, three facades are capped by a dentiled cornice. The 14th Street entrance to the upper floor offices, in the fourth bay from the southeast corner of the building, is a duplicate of the front entrance, however without a clock in the transom over the doors. The rear, or north elevation along the Fisher Service Drive, has similar materials and detailing of its upper story levels with windows mimicking the single-bay entrance façade at the southeast corner of the building. Its non-decorative back door and equal height side window are boarded.

- A 2008 photograph of the building prior to the board-up of ground level windows and doors indicate original doors and windows were replaced at an unknown time. Per this photo, black security window bars were added after 2008. The west elevation is faced with brick and lacks architectural embellishments, as it was historically partially covered by a smaller-scaled building within the Michigan Avenue commercial block to its west. Seen above this façade is a rooftop penthouse structure. This façade contains fourteen non-decorative, metal-framed, two over two, upper-story windows. (At the time of this report, thirteen of the fourteen windows were boarded). A white, brick-faced rectangular plan drive through structure, with columnar supports and a canopy, contains a drive-up window (now boarded) was attached to the building in 1977. This structure is a non-historic feature, built outside the period of significance, located within a noncontributing parcel to the historic district



● 2411 14th Street, facing northwest. HDC staff, 03/26/2026



● Detroit Base Unit tools, 2411 14th Street/2216 Michigan Avenue, outlined in yellow

BACKGROUND INFORMATION:

- The building was erected in 1924. A drive though canopy was added to the building’s west wall in 1977
- The Conductors Protective Assurance Building (C.P.A. Building) Historic District was designated in April 2026
- *Detroit City Code, Section. 21-2-56 - Powers and duties, #2).* notes that “...the Historic District Commission shall...review permit applications as provided in Division 4 of this article for designated historic districts, interim historic districts, and proposed historic districts. Per Section 21-2-71, applications for work in proposed historic districts are received and processed in the same manner as currently designated districts. *Detroit City Code, Sec. 21-2-78* further states that “the Historic District Commission's review of permit applications for work in **proposed historic districts** shall be **for informational purposes only**.
 - The applicant therefore submitted an initial application for this project (HDC2025-00684) to the Commission at the 11/12/2025 regular meeting so that the body might provide an initial decision with respect to the project’s appropriateness for informational purposes as the district had not yet been designated at that time. [2411 14th Street \(11/12/2025\) | City of Detroit](#)
 - The Commission issued a COA for the work with the condition that LED light strips not be installed within the window openings; the final details of the phone booth kiosks be approved by staff; and the paint by numbers mural be installed at the building’s storefront in a manner that does not obscure or damage the building’s exterior cladding.
 - During the meeting, it was noted that the COA resulting from this initial 2025 application (HDC2025-00684) was issued for informational purposes only. It was also noted that once the district was designated, any work proposed would require a new application for COA. The current application (HDC2026-0120) has therefore been submitted to the Commission for review as the work has not yet been initiated and the district is now formally designated.

DISTRICT INFORMATION/SIGNIFICANCE:

- The district is comprised of a single **historic-age building which is located on the parcel addressed at 2411 14th Street and a drive up, flat roof canopy wing which was appended to the building’s west wall in 1977 and sits on the parcel addressed at 2216 Michigan Avenue. ~~As such, the building itself is contributing.~~** The HDAB designation report notes the following:
 - The period of significance for the district is 1924-1975
 - The original/historic building, located on the parcel addressed as 2411 14th Street is contributing to the district
 - The parcel addressed at 2216 Michigan, which includes the non-historic 1977 canopy addition, is noncontributing to the district.

REPORT PREPARED BY: JR