

Detroit Historic District Commission

RESOLUTION 24-01

**Historic District Commission Review of the Proposed
DEF SOUND STUDIO HOUSE HISTORIC DISTRICT**

BY COMMISSIONER HAMILTON

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, and its professional staff, 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 Def Sound Studio House 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 Criterion A and Criteria Consideration G.
- The period of significance should be 1983 to 2004, reflecting the period in which the historical events occurred.

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

- Elements of Design, as defined in Section 21-2-2 and as used by this Commission in its reviews for permit, serve to identify distinctive historic features and relationships that merit preservation, and serve as guidelines for additions and new construction.
- Therefore, the Elements of Design need to include the characteristics of the historic building during the period of significance and the Elements of Design should be directed towards the characteristics of the property at that time.

AND 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 5–0
Tiffany Franklin, Chairperson
Dated: March 13, 2024