

WHEN DOES THE HDAB MEET?

The Advisory Board typically meets on the second Thursday of each month in the afternoon. Meetings are open to the public; please call to confirm date, time, and location.

WHY SEEK LOCAL HISTORIC DESIGNATION?

- For public recognition of architecturally and or historically significant districts.
- To insure that culturally significant structures will be preserved for future generations to enjoy.
- To preserve the architectural unity and physical characteristics of a neighborhood while promoting its improvement.
- For possible **federal tax benefits** available for rehabilitation of income producing buildings in city designated multi-building historic districts.

ARE THERE RESTRICTIONS PLACED ON WHAT I CAN DO WITH MY PROPERTY?

Yes. The Historic District Commission reviews the building permits required for any exterior changes to a building or site in an historic district. Building interiors are rarely designated.

The staff of the Advisory Board provides staff services to the Board itself and, in addition, serves as a resource for the City Council. The Advisory Board staff also provides citizens with assistance with preservation questions and concerns. For additional information, please contact our office.

Historic Designation Advisory Board

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Mary Waters, At-Large

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WHAT IS THE HISTORIC DESIGNATION ADVISORY BOARD

The Historic Designation Advisory Board (HDAB) was established by the City of Detroit's Ordinance 161-H of 1976, which sets up the procedures and regulations for historic preservation at the local level. The board's main function is to advise City Council on matters relating to historic preservation, most particularly in proposals for the designation of City of Detroit historic districts.

WHO MAKES UP THE HISTORIC DESIGNATION ADVISORY BOARD?

The board consists of twelve members, nine of whom are appointed to three year terms by the City Council; the other three are city department heads (or their representatives) serving *ex officio*. The board has a permanent staff of two.

WHAT CRITERIA ARE USED FOR THE EVALUATION OF PROPOSED HISTORIC DISTRICTS?

The word "district" refers to an area or group of areas, site(s), building(s), structure(s) or archeological site(s), not necessarily with contiguous boundaries. Detroit's ordinance provides that all designated areas are referred to as districts whether they contain one building or many. The criteria for designation are:

(1) Sites, buildings, structures or archeological sites where cultural, social, spiritual, economic, political or architectural history of the community, city, state or nation is particularly reflected or exemplified.

(2) Sites, buildings, structures, or archeological sites which are identified with historic personages or with important events in community, city, state or national history.

(3) Buildings or structures which embody the distinguishing characteristics of an architectural specimen, inherently valuable as a representation of a period, style or method of construction.

(4) Notable work(s) of a master designer or architect whose individual genius influenced his or her age.

HOW DO I GO ABOUT GETTING A DISTRICT DESIGNATED?

The procedure for the establishment of historic districts is as follows:

(1) Citizen request is sent to the City Clerk to consider a designation. The request should state the reason for seeking the designation and describe the significance of the proposed district. The request is assigned a petition number and forwarded to City Council.

(2) City Council adopts a resolution directing the HDAB to study the proposal and appoints two *ad hoc* members to represent the proposed district.

(Requests are generally taken in the order they are received, and there is often a waiting period between the time when a request is assigned a petition number and when City Council passes a resolution for study).

(3) HDAB issues the "Preliminary Report" describing the proposed historic district, and outlining its historic and/or architectural value.

(4) Not less than 60 days after the issuance of the preliminary report, the HDAB holds a public hearing, which provides an opportunity for all interested parties to express their views.

(5) The HDAB issues a "Final Report" to City Council, describing the proposed district, its architectural and/or historical value, with a recommendation to the Council either for or against the designation. If the recommendation is in favor of designation, the report also contains a draft ordinance of designation for Council consideration.

City Council may then, at its discretion, introduce the draft ordinance of designation. City Council would then follow the ordinary course for the passage of an ordinance, including a public hearing before the Council.