

DHDC 23-8237 & 8247

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

3/20/2023

CERTIFICATE OF APPROPRIATENESS

Brian Rebain
1420 Broadway
Detroit, MI

**RE: Application Number 23-8237 & 23-8247; 1133 and 1145 Griswold: Detroit Financial Historic District
Project Scope: RENOVATE FAÇADE, CONSTRUCT ROOFTOP ADDITION**

Dear Applicant,

At the Regular Meeting that was held on 3/8/2023, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on [Effective Date, usually the Tuesday after a Wednesday Meeting]3/16/2023,, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- Remove the existing granite cladding and metal screening at the east/front elevation as well as any remaining limestone, marble, wall, and windows beneath the metal screening
- At the east elevation, remove the existing aluminum storefront at the east elevation in its entirety
- Per the submitted drawings, renderings, and narrative install a new aluminum, granite, and glass fiber reinforced concrete (GFRC). storefront at the 1st story
- Per the submitted drawings, renderings, and narrative at stories 2-7, install a new GFRC façade with fiberglass fenestration.
- Per the submitted drawings, renderings, and narrative, at the rooftop, erect a new addition to be clad with GFRC. Fenestration will be fiberglass. The new addition on the top of 1133 Griswold will involve infilling windows on the party wall between 1133 Griswold and 1145 Griswold. New openings will be punched through the façade of 1145 to connect to 1133. After the new addition is complete the south and east façades of 1145 that currently extend above the roof of 1133 will no longer be visible.
- Remove the existing wood window units at the south/alley-facing elevation and replace with new windows (either fiberglass single-hung Pella Impervia windows with a black finish or Traco Kawneer TR-9700 aluminum units)
- Remove existing metal fire escape at the south/alley-facing elevation
- At the south/alley-facing elevation, install GFRC to match front elevation. Punch in new window openings and add new windows at the wall’s easternmost bay either fiberglass single-hung Pella Impervia windows with a black finish or Traco Kawneer TR-9700 aluminum units)
- Install new light fixtures per the submitted project narrative

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:

A handwritten signature in blue ink, appearing to read 'Jennifer Ross', is written over a white rectangular background.

Jennifer Ross
Detroit Historic District Commission

COA