

STAFF REPORT 11-10-2021 REGULAR MEETING

PREPARED BY: G. LANDSBERG

APPLICATION NUMBER: 21-7578

ADDRESS: 1401 MICHIGAN

HISTORIC DISTRICT: CORKTOWN

APPLICANT: JOEL SMITH/NEUMANN/SMITH ARCHITECTS

OWNER: GODFREY DETROIT PROPCO LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 10-14-2021

DATE OF STAFF SITE VISIT: 11-08-2021

SCOPE: SUBSTITUTION OF PRE-FINISHED METAL PANEL FOR SPECIFIED STUCCO ON WEST WALL OF GODFREY HOTEL (NORTHWEST AND SOUTHWEST PORTIONS OF FAÇADE) TO MATCH ADJACENT PANELS. MURALS TO BE PAINTED ON FACTORY PRIMED SURFACES.

EXISTING CONDITIONS

A substantial development, the Godfrey Hotel, was approved at the subject property at the May 2020 meeting of this Commission. Current site conditions show a parcel under construction, with the former buildings cleared and excavation in progress.



View of existing conditions at 1401 Michigan. View to the northeast from Leverette. Staff photo, November 8, 2021.

PROJECT DESCRIPTION

Per the submitted documents, drawings, and presentation materials, the applicant proposes to substitute a pre-finished metal panel system for the previously-approved cement stucco-finished west-facing elevations. These elevations have been reserved for murals, which will now be executed upon a factory-primed metal surface. The architect states that the installer certification required for the originally proposed system is not available in the Detroit market. The proposed metal panels are an extension of the system already approved for use in the adjacent rear courtyard area on this new building.



Proposed changes to the west-facing elevations, from the applicant's submission materials..

STAFF OBSERVATIONS AND RESEARCH

- The proposed substitution was reviewed for approval under delegated staff authority. Though staff supports the change in material at these locations, we decided that the proposed change was too substantial to qualify under staff's "minor changes" authority, resulting in this review in front of the Commission

ISSUES

- None. The proposed material substitution is a quality product and does not markedly change the circumstances, massing, or effect of the original approval.

RECOMMENDATION

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

The proposed work is compatible with the massing, size, scale and architectural features of its environment. Staff therefore recommends that the proposal should qualify for a Certificate of Appropriateness, as it meets the Secretary of the Interior's Standards and the Corktown Historic District's Elements of Design