

ADDRESS: 1133-1145 GRISWOLD

APPLICATION NO: HDC2024-00685

HISTORIC DISTRICT: CAPITOL PARK

APPLICANT: NATE LINDSEY/KRAEMER DESIGN GROUP (ARCHITECT)

OWNER: RICHARD KARP

DATE OF STAFF SITE VISIT: 11/25/2024

DATE OF PROVISIONALLY COMPLETE APPLICATION: 11/18/2024

SCOPE: INSTALL METAL PANEL CLADDING AND ALUMINUM WINDOWS
(REVISION TO PREVIOUSLY-APPROVED DESIGN)

EXISTING CONDITIONS

The building located at 1133 Griswold was built in 1921 and was designed by architect Albert Kahn. The building originally housed the United Savings Bank of Detroit. Currently, the seven-story building's front façade is lacking exterior cladding and wall windows have been removed. The original limestone cladding remains at the building's rear/alley-facing wall. The building has a flat roof. The property owner is currently in the process of joining 1133 Griswold with the adjacent building, addressed as 1145 Griswold. A previously-approved new addition proposed for 1133 Griswold's rooftop has not yet been erected.



1133 Griswold, current conditions. Photo by HDC staff taken on 11/25/2024

PROPOSAL

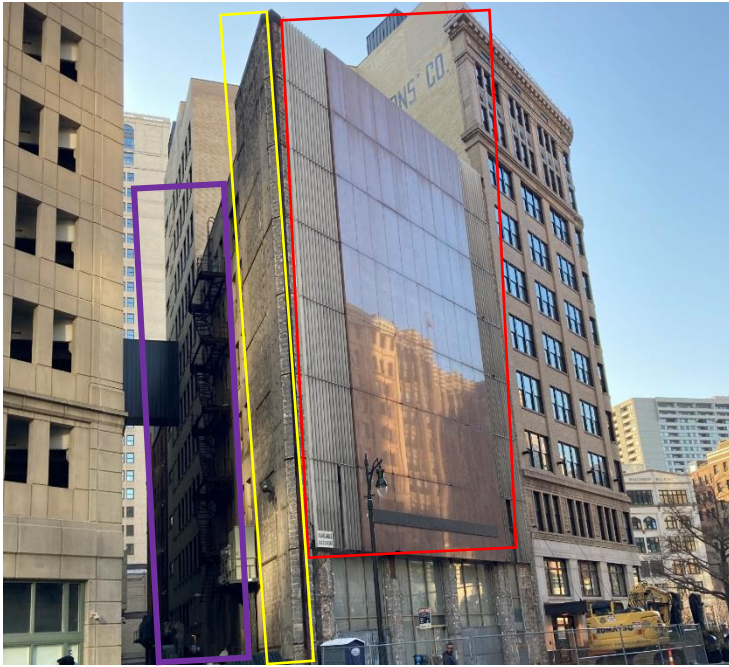
The applicant is seeking a revision to the Commission's previous approval to re clad the building's front façade and install new windows. Specifically, per the submitted documentation, the project includes the following:

- Install composite metal panel cladding at the front façade of the original building and new rooftop addition. The siding will also be installed at the eastern portion of the alley-facing wall of the rooftop addition. Install metal panel siding at the western portion of the alley-facing wall of the new rooftop addition. The cladding will display a matte finish. Colors are "Limewash, "Accolade", and "Bungalow Beige." Per the applicant:
 - Reynobond is the brand of the coated metal coil material that the panel fabricator purchases in sheet stock and forms into the panels.
 - The composite metal panels are prefinished 0.5mm aluminum sandwiching a fire retardant (FR) mineral core compliant with NFPA 285 standards. The finish is a PVDF2 coating with a 30-year warranty, same finish as in the photos but different colors.
 - The fluted metal panels at the spandrels are aluminum corrugated panels with an AAMA 2605 powder-coated finish with a 20-year warranty.
 - The metal siding at the west end of the alley façade is a prefinished 22 and 24 gauge steel panel with a PVDF coating with a 30-year warranty.
 - The attached photos of a past project show the ACM panels with the PVDF2 finish. Scale: the main panels on that building are 16 feet tall by 5 feet wide.
- Retain and repair the existing limestone cladding at the alley-facing wall per the submitted drawings, to include the replacement of damaged spandrel panels with new stone slabs.
- Install new ~~aluminum~~ fiberglass windows and aluminum storefront at alley facing wall per the submitted documentation

STAFF OBSERVATIONS AND RESEARCH

- The Capitol Park Local Historic District was designated in 2012.
- The applicant submitted a proposal to the Commission for review at their 3/8/2023 meeting for the rehabilitation of the building to include the following:
 - Erect a rooftop addition
 - Remove all windows
 - Remove cladding from the front façade and the concrete block at the alley facing wall. The remaining limestone at the alley facing wall will be retained.
 - Install new aluminum windows
 - Install glass fiber reinforced concrete (GFRC) cladding at the front façade
 - Install GFRC at the portion of the alley-facing wall where the concrete block was proposed for removal/the eastern portion of the wall.

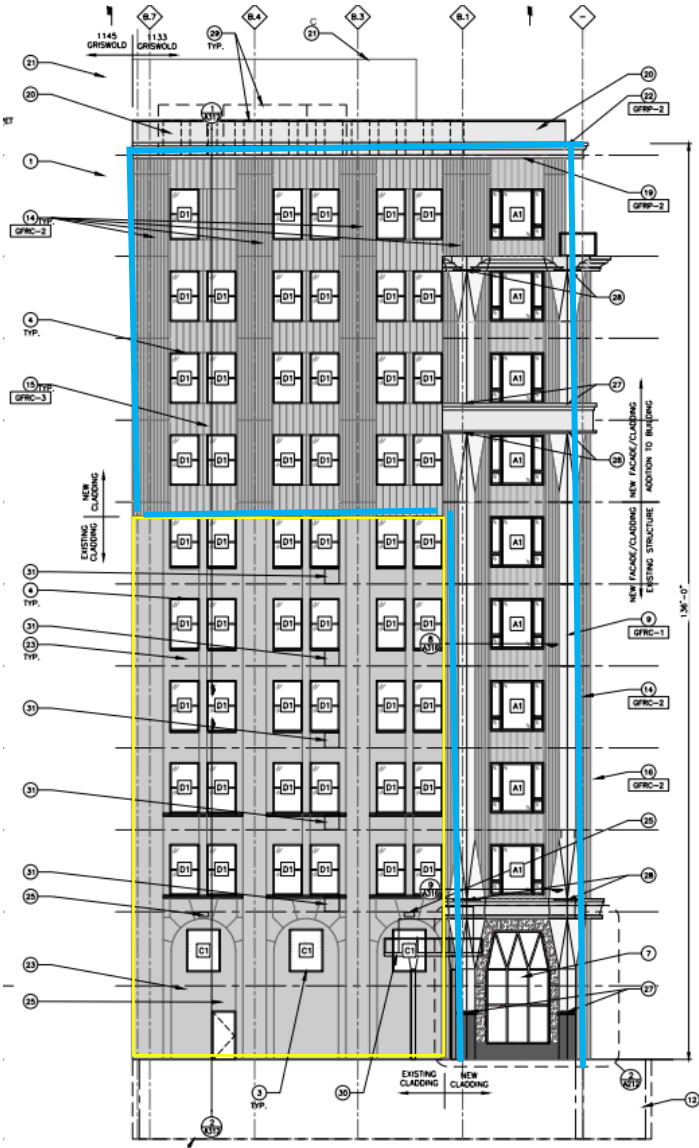
The Commission approved the application via the issuance of COA #23-8236 & 23-8247 as they determined that the building did not contribute to the district and the proposed work did not detract from the building's nearby historic surrounds. See the below photo of the building as it appeared in 2023, prior to the HDC approved removal of its exterior cladding and windows.



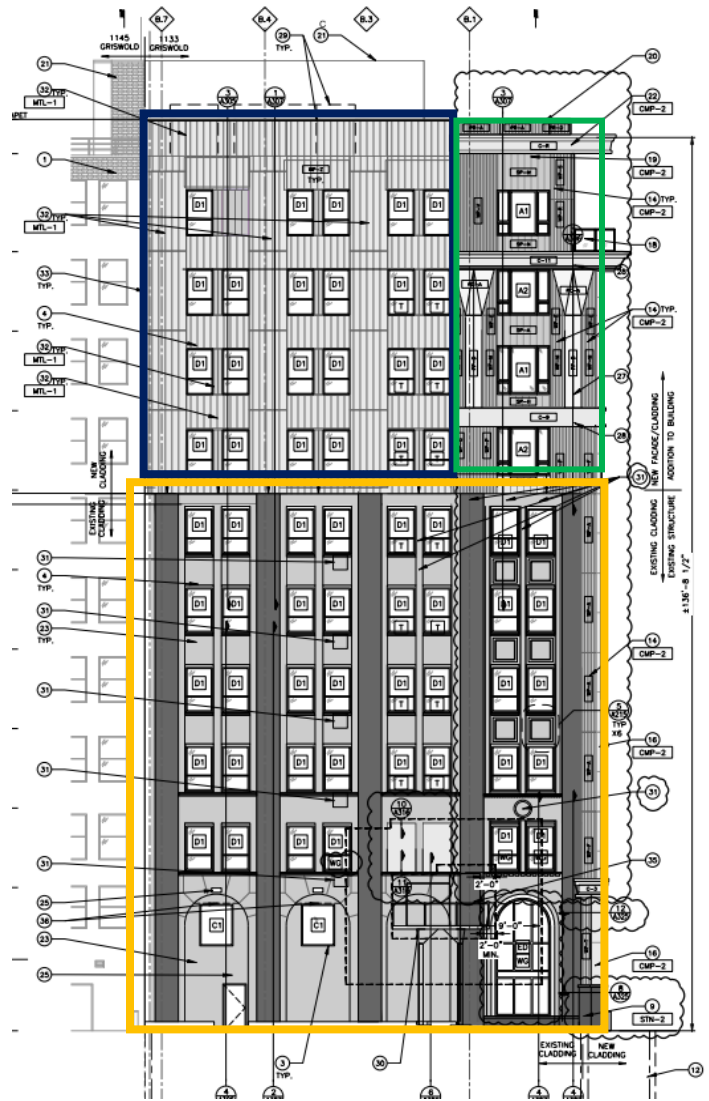
1133 Griswold, 2023. Area outlined in red includes granite cladding and vents approved for removal. Area outlined in yellow includes concrete block cladding approved for removal. The 2023 application proposed to reclad these areas with GFRC. The limestone cladding in the area which is outlined in purple was proposed to be retained and repaired. The wood windows in this area were approved for removal.

- With the current submission, the applicant is seeking the Commission’s approval to revise the treatment proposed for the building’s exterior cladding. Also, the window type which was approved for installation at the alley facing wall of the original building, at its easternmost portion of the façade is proposed for revision. The applicant has noted the following reasons behind their desired revisions:
 - *“GFRC was originally proposed for the cladding panels but are changed to composite metal panels to greatly reduce the weight of the facade. There is no change to the color or finish of the panels, they will have a matte finish and will be beige- colored as shown on the swatches on sheets A201 and A20.... While concrete block was being removed from the east bay of the alley façade, existing limestone cladding in fair condition was uncovered.*

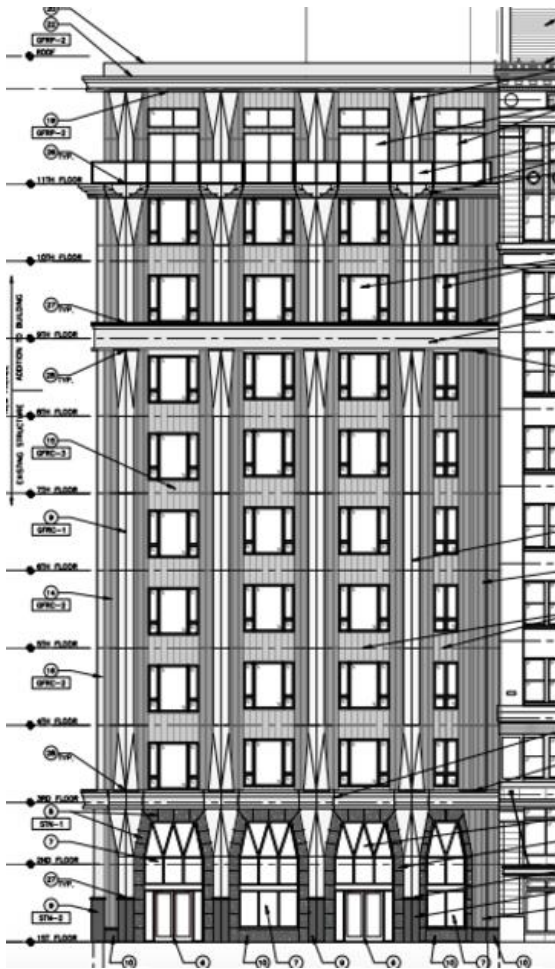
The below images present a side-by-side comparison of the approved elevation and the proposed revised elevations.



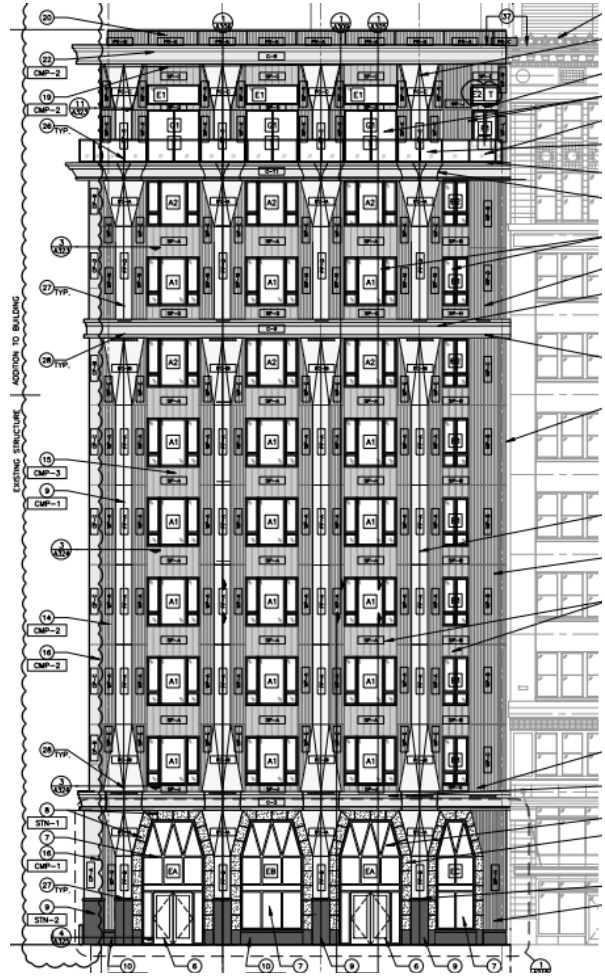
Alley facing wall, approved in 2023. Area outlined in yellow indicates area of limestone to be retained. Area outlined in light blue indicates area of to be clad with GFRG. Also note windows in east bay



Alley facing wall, proposed for approve with the current application. Area outlined in orange indicates area of limestone to be retained. Area outlined in blue indicates area of to be clad with metal panel. Area outlined in green indicates area to be clad with composite aluminum siding. Also note windows in east bay will be 1/1 aluminum units.



Front facade, approved in 2023. Wall to be clad with GFRC



Front facade, proposed for approval with the current application. Wall to be clad with composite metal.

- Please note that HDC staff did review the shop drawings for the proposed new siding and determined that it appeared to be an acceptable alternative to the GFRC siding that the Commission approved in 2023, but did not qualify for staff approval under our authority to approve “minor changes.” Also, the window revision appears minor and will not detract from this noncontributing building’s historic surrounds. Staff recommends that the Commission approve the project.

ISSUES

- None

RECOMMENDATION

Section 21-2-78. Determination of the Historic District Commission – Certificate of Appropriateness

It is staff’s opinion that the project generally conforms to the Elements of Design for the historic district and meets the Secretary of the Interior's Standards for Rehabilitation. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the work as proposed.

