

October 30, 2024

Detroit Historic District Commission
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 808
Detroit MI 48226

RE: 1133 Griswold Street – Adaptive Re-use – Application #23-8236 & #23-8247 in the Capitol Park Historic District.

Dear Historic District Commission:

Kraemer Design Group, LLC (KDG) is writing to re-submit information to the Detroit Historic District Commission (HDC), on behalf of Detroit & Northern LLC regarding the façade work at 1133 Griswold Street. The following is a description of the changes to the proposed scope of work.

Existing Conditions Uncovered During Work

The building located at 1133 Griswold Street is an adaptive re-use project submitted to the HDC on Feb 13, 2023. The original application included removal of the modern 1970's-installed non-contributing façade. The nearly windowless façade fronted on Griswold Street and wrapped the southeast corner of the building, extending one bay down the alley façade.

While concrete block was being removed from the east bay of the alley façade, existing limestone cladding in fair condition was uncovered. The existing masonry wall in this bay has punched openings at floors 3 through 7 like the adjacent alley bays and a stone-clad arch exists at the double-height ground floor portion of the bay, also matching the existing blind arches at the adjacent alley bays. After removing steel angles the conditions of the decorative medallions on the spandrel panels were revealed. To make the stone flush for installation of the steel angles that supported the CMU, the medallions were chipped back to the plane of the spandrel and the borders were cut where steel support angles crossed.

Proposed Scope of Work

After review of the existing limestone with the mason, the owner has decided that they would like to keep the existing masonry walls with punched opening in this bay. The original plan to install a new façade from the ground floor to the 7th floor of this bay will be deleted and the existing masonry wall will remain. New windows in the punched openings will be the same as proposed for the rest of the existing alley façade in the initial CofA dated March 20, 2023.

At the double-height space at the ground level in this east bay, the existing stone-clad arch will be repaired and a new curtainwall storefront matching the materials, finish and color of the front curtain wall storefront windows is proposed within the arched opening. The edge of the storefront window will be a minimum of 24" from the electrical transformer cabinet to meet DTE requirements. If needed, brake metal that is flush with the storefront window frame and matching the storefront window frame color and finish will extend from the frame to the curved stone arch. A sill and stone-clad knee wall matching the height of the stone-clad knee wall on the front is proposed to be repeated at the east bay of the alley.

The medallions and borders on the spandrels are destroyed, so the spandrel panels will be replaced with new stone slabs. The new slabs will have rectangular borders to match the existing as shown on detail 5/A215. The stone window sills at each level and the dentils at the 4th floor and 3rd floor window sills will be repaired. The sills at the 7th floor will be repaired or replaced to match existing. The medallion at the 4th floor will be replaced with a flat dutchman flush with the spandrel stone.

The updated drawings also show adjustments to cladding panels on the new front façade. 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 A202.

There have also been some adjustments to the geometry of the cladding panels on the new front façade, especially at the southeast corner, as needed to accommodate the existing structure at the lower floors and the new structure above

at the added floors and roof and as needed to resolve the intersection of the edge of the new façade into the existing limestone façade at the alley.

Lastly, two windows on the alley façade will have to be infilled because of their proximity to existing pedestal-mounted transformers in the alley. Details for the infill of the openings, with a standard 1" setback, are provided on sheet A316.

Conclusion

On behalf of the Owner, KDG is requesting a Certificate of Appropriateness for this proposed work. The items listed above provide a synopsis of the proposed scope of work for the new and existing facades at 1133 Griswold Street. Further detail is provided in the attached photo document and architectural drawings. Please contact me if you have further questions.

Sincerely,

Kraemer Design Group, LLC



Brian Rebain, RA NCARB
Principal