

DHDC 22-7678

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

2/16/2021

CERTIFICATE OF APPROPRIATENESS

Matt Fromboluti
ISA - Interface Studio Architects LLC
1400 N American Street #301
Philadelphia, PA 19122

RE: Application Number #22-7678; 655 W. Willis; Willis Selden Historic District
Project Scope: Revise Previously Approved Design

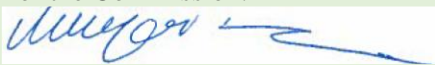
Dear Applicant,

At the Regular Meeting that was held on 2/9/2023, 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, per the submitted proposal, effective 2/15/2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- Install standing seam and corrugated grey steel panel siding at the front elevation. Orange composite siding will be located at inset porch areas. Steel siding to be manufactured by CMG
- Install grey corrugated metal siding at the east elevation. Siding to be manufactured by CMG
- Install grey corrugated metal siding at the rear elevation, stories 2-4. Siding to be manufactured by CMG
- At the west elevation towards the rear, install grey corrugated steel siding. At the west elevation, towards the front/northern mass, install standing seam grey steel siding. Siding to be manufactured by CMG
- At the east elevation lightwell, install grey corrugated steel siding. Siding to be manufactured by CMG

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:



Jennifer Ross
Detroit Historic District Commission

January 12th, 2022

Jennifer Ross and Garrick Landsberg
City of Detroit, Historic District Commission
2 Woodward Ave
Detroit, MI 48226

Subject: Proposed material change at 655 W Willis Street

Mr. Landsberg and Ms. Ross,

This letter is to provide additional information for the proposed material revision to the building at 655 W Willis St, in addition to the information provided on January 4th. In addendum to the previous package, we have provided -

Building Elevations – The revised building elevations show the extents of the standing seam and corrugated metal panel on the building. After our last conversation, we decided to keep the west façade as originally presented (half standing seam, half corrugated), but we would still like to propose changing the back façade to corrugated. In the front of the building, the textural shift works in tandem with the planar shifts to create a more dynamic façade. The back of the building is relatively flat, however, and it acts more as a continuation of the east façade than a change. We think that wrapping the texture around the back (corrugated) will create a more cohesive building. Overall, the only portion of the building façade that is changing material from the originally approved elevations is the rear alley façade.

Photo Comparison – Per our conversation last time, you asked for a photo comparison of the original Kalzip and the new proposed product. We included images showing the products in the colors proposed, though please note that the image of the CMG product only has folds and not the full stiffening ribs that are we will be using in the actual project (and will better match the Kalzip). You also referenced the 644 Selden project in Detroit. This project uses the Kalzip in alternating widths, which matches closely with a nearly-completed project of ours that uses standing seam in alternative widths as well. Though our project is not the same manufacturer, the profile is nearly identical to the proposed product (including similar width and rib height), as it is a standard design. We've included those projects and an additional reference.

Thank you for your time and attention to this matter.

Sincerely, Matthew Fromboluti, AIA



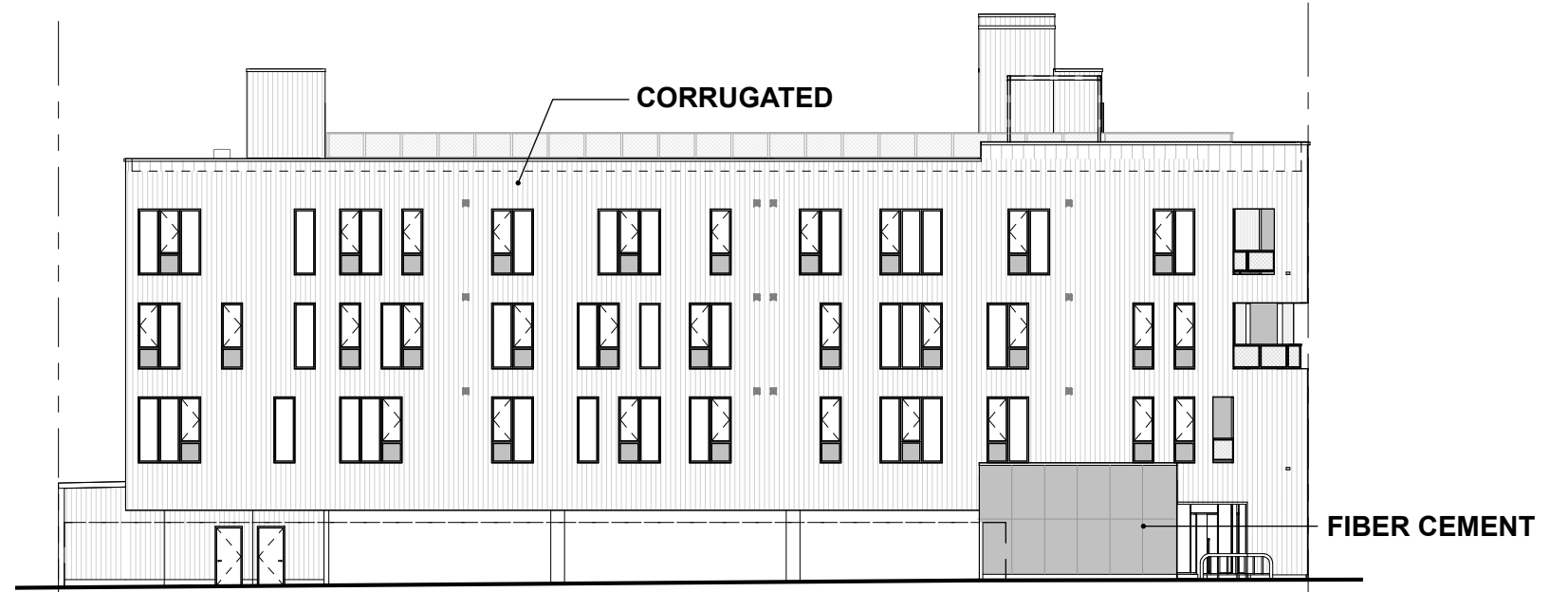
PROPOSED ELEVATIONS

655 W WILLIS ST



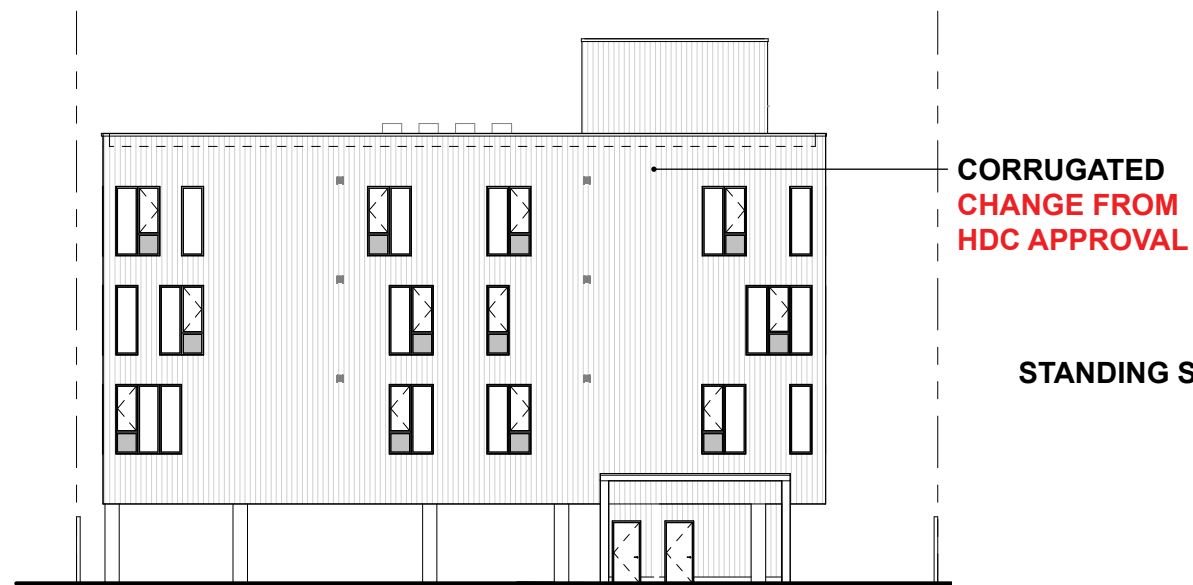
NORTH ELEV / WILLIS ST

ALL FACADE MATERIALS TO MATCH
PREVIOUSLY APPROVED ELEVATIONS

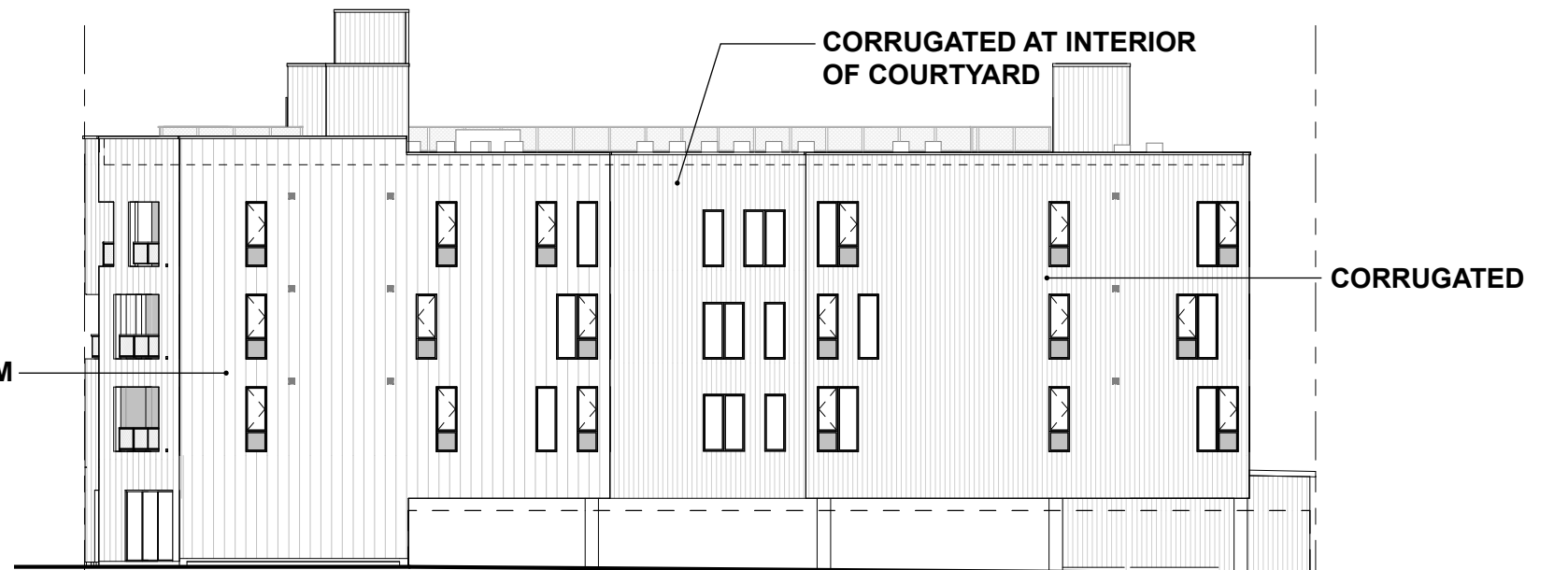


EAST ELEV

ALL FACADE MATERIALS TO MATCH
PREVIOUSLY APPROVED ELEVATIONS



REAR ELEV / ALLEY

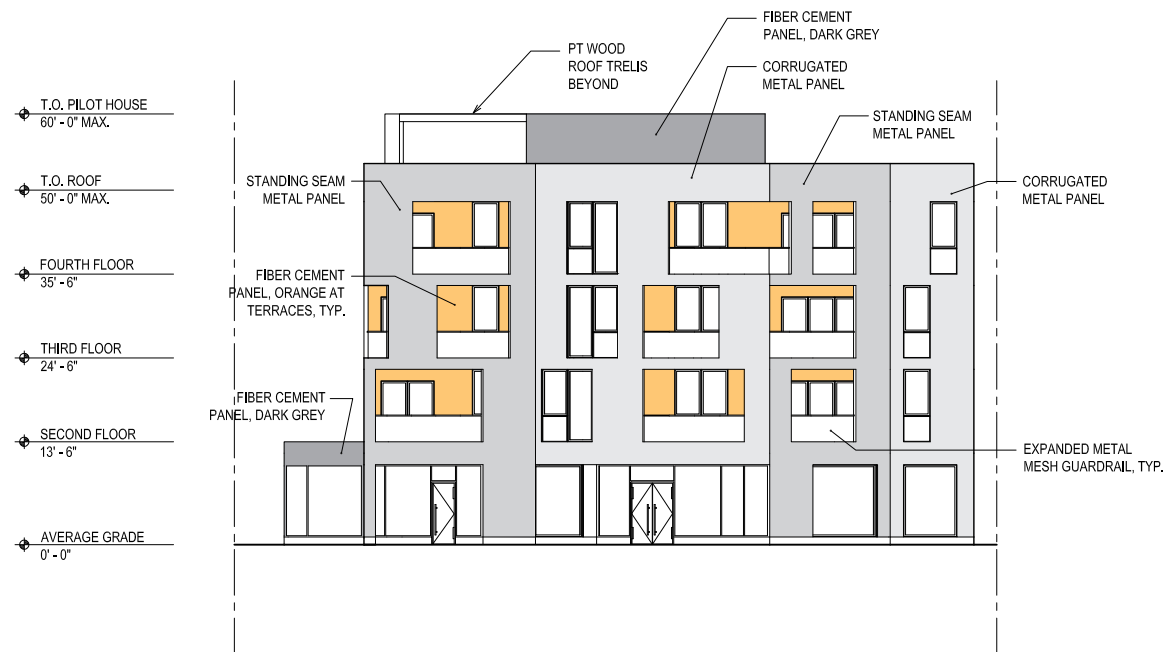


WEST ELEV

ALL FACADE MATERIALS TO MATCH
PREVIOUSLY APPROVED ELEVATIONS

ELEVATIONS

THIS PAGE FROM APPROVED HDC SUBMISSION - MAY 2019



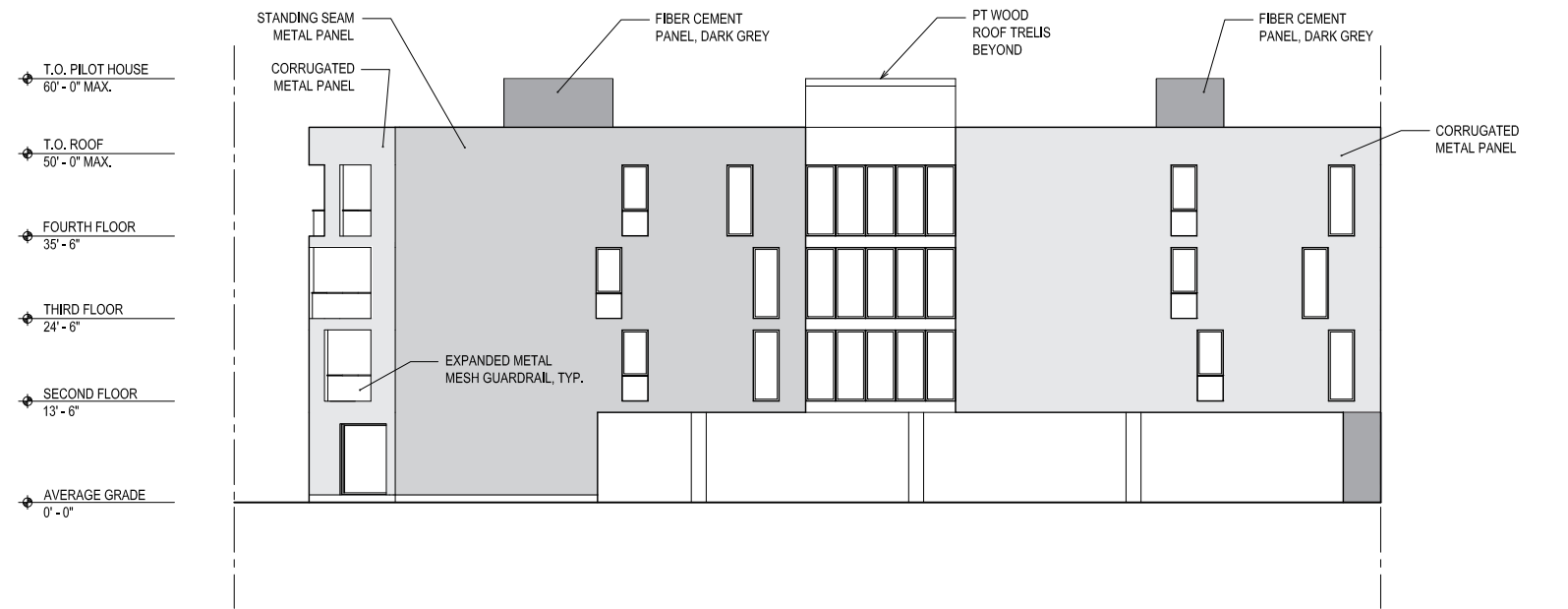
NORTH ELEVATION



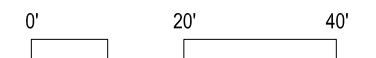
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



MATERIAL COMPARISON

655 W WILLIS ST

ORIGINAL - KALZIP



**KALZIP
ALUPLUSZINC COLOR**

PROPOSED



**CMG STANDING SEAM WITH STIFFENING FOLDS
WEATHERED ZINC
(PROPOSED PRODUCT WILL USE STIFFENING RIBS, SIMILAR TO KALZIP)**



**KALZIP
VARIABLE WIDTHS - WITH STIFFENING RIBS
644 SELDEN, DETROIT**



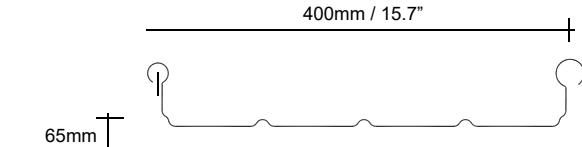
**STANDING SEAM PROFILE IDENTICAL TO CMG PRODUCT
VARIABLE WIDTHS (16" TO 8") - NO STIFFENING RIBS
SONO, PHILADELPHIA (IN PROGRESS)**

MATERIAL COMPARISON

655 W WILLIS ST

ORIGINAL SAMPLE:

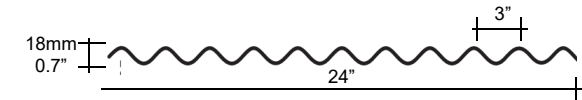
STANDING SEAM: KALZIP 65/400



MATERIAL: ALUMINUM, 1mm (.039")

FASTENERS: CONCEALED "E-CLIPS"

CORRUGATED: KALBAU/KALZIP W 80/76



MATERIAL: AluPlusZinc color limited to 24" wide panel
ALUMINUM, 1mm (.039")

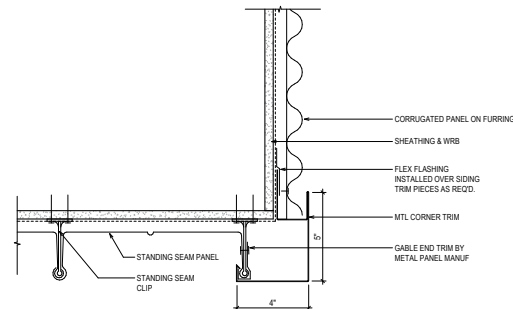
FASTENERS: EXPOSED; COLOR TO MATCH

COLOR: AluPlusZinc
REFLECTIVITY NOT PROVIDED
(SIM ZINC PRODUCTS (VMZINC) IN
20-30% RANGE)



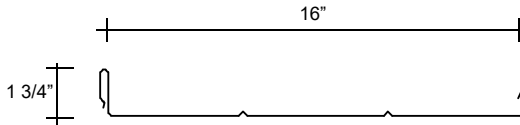
WARRANTY: 20 YEARS
FINISH AND PRODUCT

TYPICAL INSTALLATION DETAIL:



PROPOSED CHANGE:

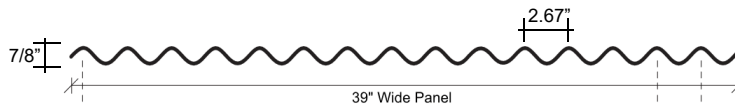
STANDING SEAM: CMG SNAP-LOCK



MATERIAL: STEEL, 24 GA

FASTENERS: CONCEALED SNAP-CLIPS

CORRUGATED: CMG ULTRA-CORRUGATED



MATERIAL: STEEL, 24 GA

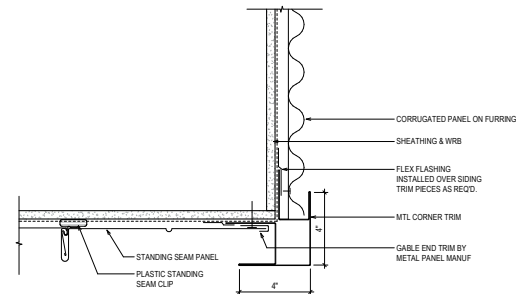
FASTENERS: EXPOSED, COLOR TO MATCH

COLOR: WEATHERED ZINC
38% REFLECTIVITY



WARRANTY: 35 YEARS
FINISH

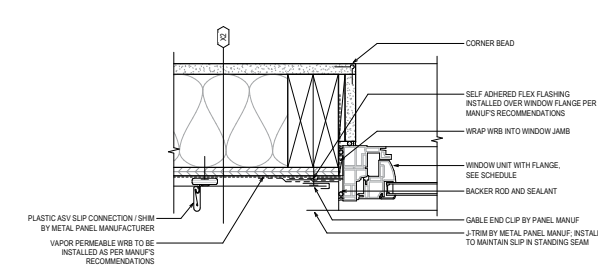
TYPICAL INSTALLATION DETAIL:



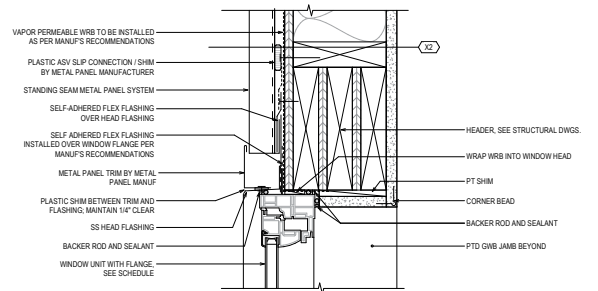
WINDOWS DETAILS:

STANDING SEAM:

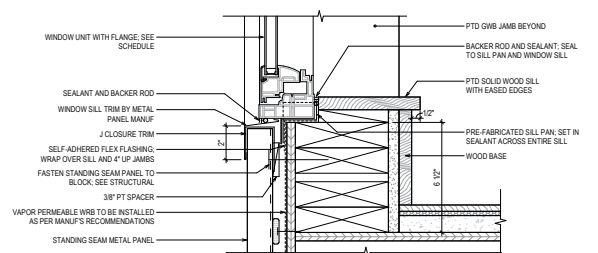
NOTE: DETAILS FOR ORIGINAL AND PROPOSED STANDING SEAM PRODUCTS WILL BE SIMILAR. BOTH RELY ON HIDDEN PROPRIETARY CLIPS TO ATTACH TO THE FACADE AND ALLOW THE PANELS TO RESIST BUILDING EXPANSION.



01 WINDOW JAMB DETAIL STANDING SEAM CORRUGATED METAL SCALE [3' x 1'-0"]



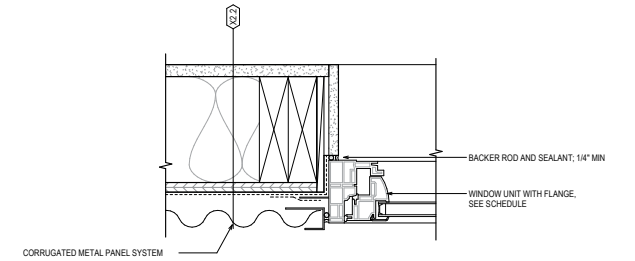
02 WINDOW HEAD DETAIL STANDING SEAM CORRUGATED METAL SCALE [3' x 1'-0"]



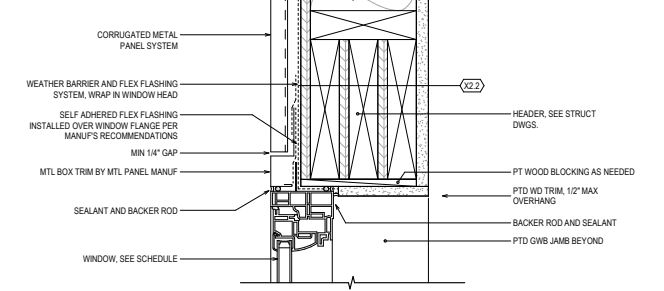
03 WINDOW SILL DETAIL STANDING SEAM CORRUGATED METAL SCALE [3' x 1'-0"]

CORRUGATED:

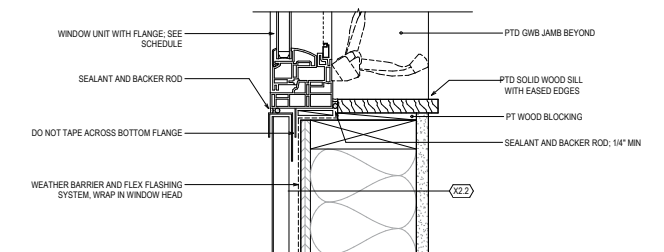
NOTE: DETAILS FOR ORIGINAL AND PROPOSED CORRUGATED PANEL WILL BE SIMILAR. THE ORIGINAL PANEL WILL HAVE MORE SEAMS, AS THE ZINC FINISH COMES IN 24" WIDE PANELS (VS 39" FOR THE PROPOSED).



13 WINDOW JAMB DETAIL CORRUGATED METAL @ WOOD SCALE [3' x 1'-0"]



17 WINDOW HEAD DETAIL CORRUGATED METAL @ WOOD SCALE [3' x 1'-0"]



21 WINDOW SILL DETAIL CORRUGATED METAL @ WOOD SCALE [3' x 1'-0"]