

**STAFF REPORT 07-12-2023 MEETING**

**PREPARED BY: G. LANDSBERG**

**APPLICATION NUMBER: 23-8393**

**ADDRESS: 1322-1336 BROADWAY**

**HISTORIC DISTRICT: BROADWAY AVENUE LOCAL**

**APPLICANT/ARCHITECT: ROBERT J. KRAEMER/PRINCIPAL, KRAEMER DESIGN GROUP**

**OWNER/DEVELOPER: BROADWAY DETROIT DEVELOPMENT II, LLC**

**DATE OF PROVISIONALLY COMPLETE UPDATED APPLICATION: 06-20-2023**

**DATE OF STAFF SITE VISITS: 01-28-2020, 05-31-2023**

**SCOPE: COMMISSION REVIEW OF FINAL DESIGN, PER APPROVAL CONDITION FOR SUSPENDED NOTICE TO PROCEED, AS APPROVED ON JUNE 14, 2023**



*Updated rendering, per applicant. June 2023.*

## **BACKGROUND**

At the most recent (June 2023) Regular Meeting of the Historic District Commission, this project was issued a Notice to Proceed, which was immediately suspended in lieu of meeting two conditions, as such:

- (1) The applicant submits final construction documents (including specifications) incorporating the conceptual approach here approved, for final review and approval by the Historic District Commission; and,**
- (2) All other necessary approvals, including planning, zoning, financing, and environmental clearances, are documented and provided to HDC/PDD staff.**

Per these conditions, the applicant on June 20<sup>th</sup> submitted permit drawings showing the final design, which are being returned to the Commission for its review under Condition 1. Condition 2 has not yet been satisfied. Should the Commission approve the final design today, the Notice to Proceed will continue to be suspended until Condition 2 has been fulfilled. A building permit cannot be issued until both conditions are satisfied and a formal Notice to Proceed has been issued for the project.

## FINAL DESIGN – STAFF OBSERVATIONS

Staff notes the following with regard to the final design:

- The treatment of the historic facades at 1322 and 1326 Broadway, and the design of the replacement “open façade” element for 1332-36 Broadway, are consistent with the Commission’s June 2023 approval.
- As distinct from the original design approved in February 2020, the nine-story tower does not have balconies, except at the top level. Staff assesses that this omission actually improves the design, and especially the new façade’s ability to integrate into the historic context.
- Similarly, the choice of a champagne-finished metal panel, and an ordered complexity created by some areas of corrugation deployed to create vertical rhythms, improves the building’s textural and tonal relationship to the historic context while expressing itself as a contemporary and innovative addition to the streetscape.
- The applicant has submitted extensive product data sheets and specifications in support of the depicted design.



## ISSUES

- None. Staff assesses that the Commission’s first condition has been satisfied.

## RECOMMENDATION

### Section 21-2-75, Issuance of Notice to Proceed

Staff recommends that the Commission find that Condition 1 for the suspended Notice to Proceed (NTP) issued for 1322-1336 Broadway on June 14, 2023, **has been met**. The NTP will be thus be issued by staff upon satisfaction of Condition 2.