

STAFF REPORT: 3/8/2023 REGULAR MEETING

PREPARED BY: D. RIEDEN

APPLICATION NUMBER: #23-8239

ADDRESS: 2200 (2600) EAST ATWATER

HISTORIC DISTRICT: ARETHA FRANKLIN AMPHITHEATER/CHENE PARK

APPLICANTS: TOM MALISZEWSKI III, BRAD GABLE (WCI CONTRACTORS)

PROPERTY OWNER: CITY OF DETROIT, GENERAL SERVICES DEPARTMENT

DATE OF PROVISIONALLY COMPLETE APPLICATION: 2/13/2023

DATES OF STAFF SITE VISITS: 2/20/23, 2/23/23, 3/2/23

SCOPE: REPLACE WINDOWS ON ADMINISTRATION BUILDING, ADD VENT

EXISTING CONDITIONS

The Aretha Franklin Amphitheatre/Chene Park is located on the East Riverfront, along the Detroit Riverwalk, about 1.25 miles east of downtown. Consisting of a single 9.3-acre parcel, the site contains a covered amphitheater and stage, seating and an adjacent multi-level pavilion. The Detroit firm Schervish, Vogel and Merz was awarded the contract to design the park and the firm's basis of design was to treat the park as an environmental sculpture. Groundbreaking took place in 1982; the site opened in 1984. The architectural and historic description below is taken from the Historic Designation Advisory Board's (HDAB) Final Report:

“Overall the park has an organic sculptural feeling. Circles, semicircles and wave patterns are used to connect the river to the land. The landscape architects' vision of linking the park from the Renaissance Center to Belle Isle suggest its past relationship to an industrial landscape and a new connection to modern architecture of the Renaissance Center. Walkways curve and flow around the property allowing for visitors to pause for scenic vistas of the interplay of the property landscape, artworks, and views of the Detroit River and Canada beyond. A semicircular pond covers approximately two-thirds of the frontage with East Atwater Street making the connection to Bloody Run Creek that once flowed into the Detroit River nearby, but has since been enclosed and incorporated into the modern sewer system.

The asymmetrical multi-level pavilion is directly adjacent and north of the amphitheater and consists of a series of circular and semicircular concrete structure segments. It is arranged with multiple stacked round silo-shaped structures with exterior gray rough texture concrete finishes and houses the concession stands, restroom facilities, private event space and mechanical operations. Between the period of 1984 and 1990, the pavilion was expanded from three-levels to five-levels with four new concession and two new restroom facilities that extended the original accommodations seven-fold. The pavilion pattern slopes up and over the crest of the hill with hardscape areas of solid rough textured cylinders resembling piers that slope down to the pond framing the landscaped area.”

An entrance drive along the west side of the property provides access to the City of Detroit Water & Sewage Department building and the Administrative Office, which is the location for this proposal. Located at the southwest corner of the property and close to the Detroit River, this semi-circular facility is considered a non-contributing resource to the historic district.



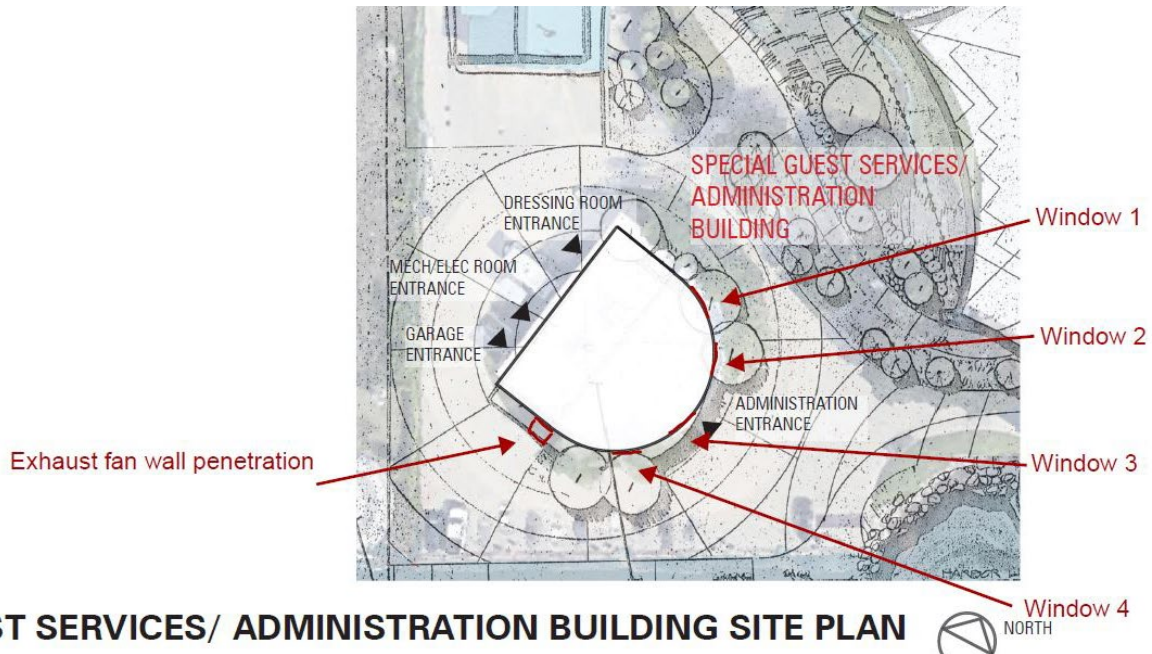
Site Photo 1, by Staff February 23, 2023: (East) Front elevation, showing administrative window locations left and right.



Site Photo 2, by Staff February 23, 2023: (South) Side entrance showing location of wall where louver is proposed to the upper right of the utility box.

This property has the following Certificates of Appropriateness (COA) on the Detroit Property Information System (DPI):

- July 2020 COA: Capital improvements, repairs to concrete, railings, grading
- Nov 2020 COA: Replace concession counters and shelves, soffits in bathroom
- April 2021 COA: Erection of new building to include restrooms and ADA seating
- July 2021 COA: Replace light poles - historic and non-historic
- July 2021 COA: Replace (8) existing internally illuminated signs with non-static LED signs, add 2 additional non-static LED signs



GUEST SERVICES/ ADMINISTRATION BUILDING SITE PLAN

Figure 1 by Applicant: Site Plan, showing locations of proposed window replacement and vent installation.

PROPOSAL

The proposal consists of three areas of work: replacement of 4 sets of windows, installation of a vent/louwer, and repainting of the building.

WINDOW REPLACEMENT

Replace four (4) ribbons of steel framed office windows with aluminum framed windows:

1. Each current ribbon of windows consist of three fixed panes. The proposed windows would have two outer fixed panes with a center awning operational pane. This would permit fresh air to enter the administrative working areas.
2. All panes would be painted to match existing trim, deep lagoon (blue) color.
3. The windows are 4500/4600 WOJAN series commercial aluminum fixed and awning windows, clear glass anodized finish.

INSTALL VENT

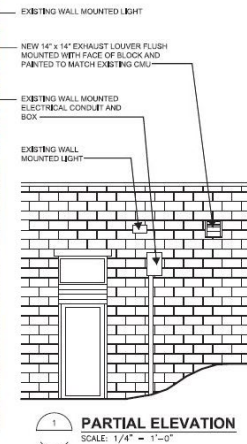
At the western exterior wall, and to improve ventilation for the Guest Services Food Warming Area, the applicant



Figure 2, by applicant, floor plan showing locations of the window replacement and vent installation.

proposes to install an exhaust louver elevated just below the roofline per the attached drawing/photos.

1. 14"x14" exhaust louver, flush mounted with face of block and painted to match existing CMU surface on the exterior.
2. Greenheck ESD-635 extruded aluminum, stationary louver, drainable blade, heavy gauge, 6" thickness (louver depth).



2 EXTERIOR ELEVATION IMAGE
SCALE: N.T.S.

Figure 3, by applicant showing locations of vent installation.

PAINT BUILDING

Repaint exterior building Sherwin- Williams, Light grey. Multi-surface, egg-shell sheen.



Site Photo 3, by applicant proposed paint against existing wall, showing slight lighter gray shade than existing.

STAFF OBSERVATIONS AND RESEARCH

- The Aretha Franklin Amphitheater/Chene Park Historic District, established in December 2019, consists of a 9.3-acre parcel, and is owned by the Detroit General Services Department. The Administration Building is considered to be a noncontributing structure to this district, presumably because it was added to the complex at a later date.
- The proposed outer frames of the windows will be 2" thinner than the existing frames, creating slightly more glazed fixed surface area of the outer windows in each set of the windows.
- The location and design of the proposed installation of the vent does not detract from the building's features, in staff's opinion.

Existing Dimensions in Blue

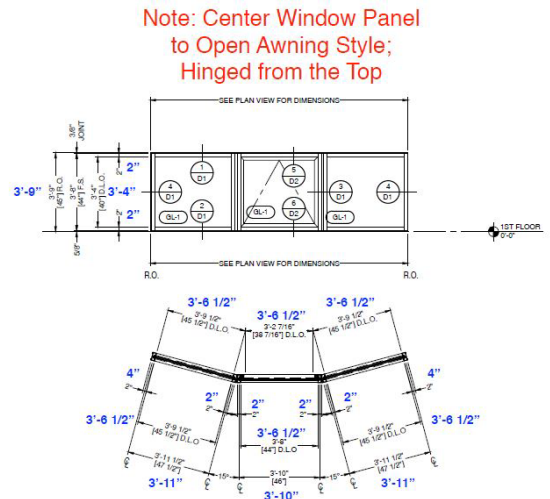


Figure 4, by applicant showing existing window frame dimensions in blue and proposed frame dimensions in black.

ISSUES

- Staff has no issues with this proposed application. The alterations do not detract from the overall historic character of the district and do not alter or destroy historic character-defining features.

RECOMMENDATION

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

Recommendation 1: Replace windows, install vent, and paint building.

It is staff's opinion that the proposal to replace the windows, install the vent and paint the building is appropriate. Staff therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation and the district's Elements of Design.