

David Whitney Building

One Park Ave

Detroit, MI

Applicant: Roxbury Group

Summary

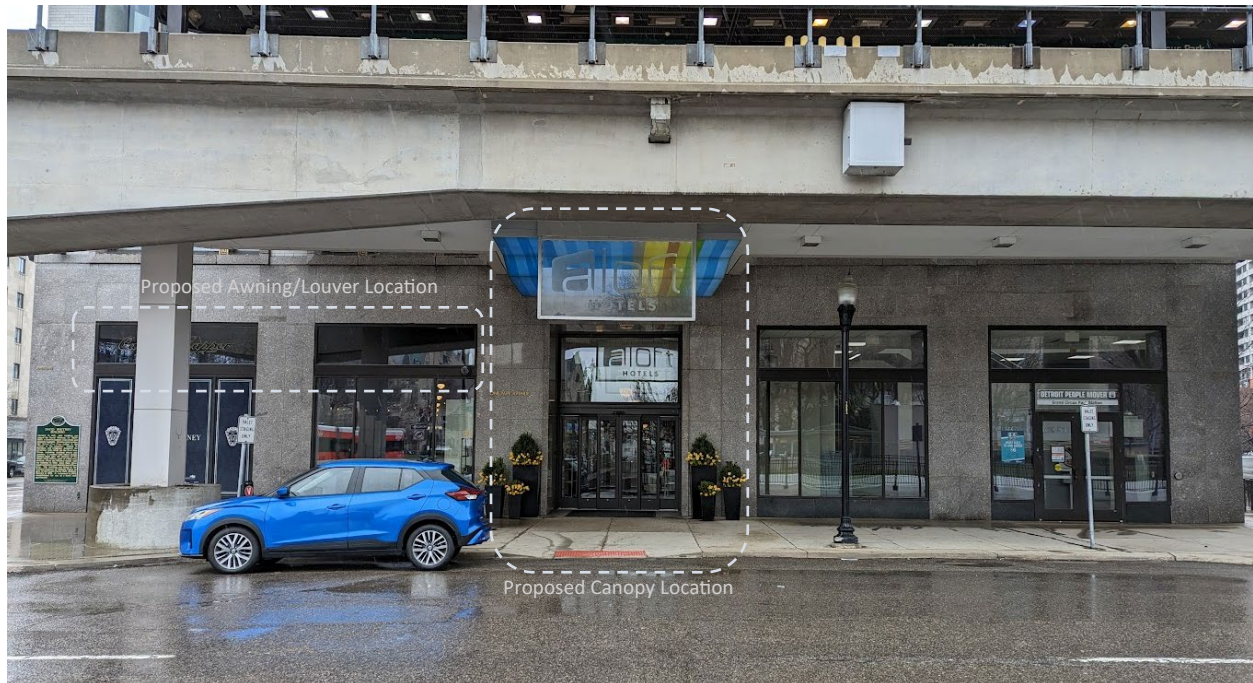
The building located at One Park Ave, known as the David Whitney Building is an eighteen-story mixed use building located on Park Ave between Washington Blvd and Woodward Ave. The building is roughly pentagonal in plan and because of this, it has three major elevations, each with an individual entrance. The David Whitney Building, originally designed to reflect a decorative base, a tall shaft and decorated top, had its exterior significantly altered in 1959 to create a more modern appearance. The building underwent an extensive renovation in 2013 to restore the building's original glazed white brick exterior, cornice lines and decorative cresting at the Park Ave Façade with ornamental name plate. The project team approached this proposed project scope from the perspective of finishing the work began in 2013 of restoring Daniel Burnham's original architectural vision and emphasizing the property's period of historical significance. As such, the new entry canopies were modeled after his original doorway details, which were lost to the 1957 modernization, as well as looked to other restored canopies in the district. Further, the team drew from historic photos from the 1920's – 1940's for inspiration on the canvas awnings, both in terms of scale and placement. The pergola along the Washington Ave facade, while is a new element, the team views as appropriate in terms of proportions, color and materials and have ensured that it is independent of the building. Its scale also follows that of the previously approved perimeter fence, and like the canopies and awnings, rises only to the height of the transom. The columns of the pergola align with the building column lines to reveal as much of the windows behind them. Doorway changes and ventilation additions to windows are consistent with past approvals and with National Park Service standards.

The David Whitney Building is one of the few local designations of an important INTERIOR space, in this case the atrium. It is proposed to modify four interior storefronts on two sides of the atrium. There is a history of modifying these interior storefronts based on the building's occupants over the years.

Project Scope

The property is undergoing a renovation that will rebrand the current Aloft hotel to be David Whitney Hotel and part of the Marriott Autograph Collection. The hotel program will feature a 3-meal restaurant that will occupy the retail tenant space along Woodward Ave. The restaurant will be adding a patio along the Woodward façade for exterior dining. The patio footprint will be created with the use of planters and evergreen plantings. The Washington Ave retail space will continue to house the guest services for the hotel program and the existing patio will remain at its current location but see a reduced footprint. The existing fencing will be removed and patio furniture will be revised. The patio experience will be improved by offering shade via a freestanding pergola treatment and exterior planters to create the perimeter footprint. The planters are required to meet the requirements of the Liquor Control Commission. The main entrance to the hotel at Park Avenue will now feature an architectural canopy, this canopy's details serve as inspiration for the additional smaller canopies that will be added to the existing entrances off of both Woodward and Washington. The enclosed photographs show the building existing conditions with proposed areas of work highlighted.

The interior space will see modification to the atrium storefronts. It is proposed to modify four interior storefronts on two sides of the atrium. These modifications are simply a change in door locations and storefront windows, the new configuration will match the existing mahogany frames and patterns of the existing storefronts.



Park Avenue- Front Façade

- Removal of previous hotel branded signage. Proposed new canopy. Canopy design modeled after original doorway details. See included canopy elevation and section details featuring dimensions and material selection.
- Retail Storefronts to feature proposed Sunbrella fabric awnings. Awning width to be within existing window fenestrations and alignment with existing window transoms. See included awning elevation featuring dimensions and material selection
- Proposed bronze ventilation louver consistent with existing louvers at ground floor. Color and material to match existing storefront system and to be sized within existing transom opening. See included elevation featuring dimensions.



Northwest Corner of Building – Looking towards Woodward Ave.



Northeast Corner of Building



Woodward Ave Façade

- Proposed new canopy at David Whitney Hotel Entrance. Canopy design modeled after original doorway details. See included canopy elevation and section featuring dimensions and material selection.
- Retail Storefronts to feature proposed Sunbrella fabric awnings. Awning width to be within existing window fenestrations and alignment with existing window transoms. See included awning elevation featuring dimensions and material selection.
- Proposed restaurant steel channel hard canopy with marquee lighting and standup letters at restaurant entrance. Letters to be on standoffs and illuminated by linear LED strip on canopy top. See included canopy elevation and section detail featuring dimensions and material selection.
- Proposed bronze ventilation louver consistent with existing louvers at ground floor. Color and material to match existing storefront system and to be sized within existing transom opening. See included elevation featuring dimensions.
- Proposed painted millwork planter boxes at patio perimeter. Planters to feature evergreen plantings. See included details and material selections.



Northwest Corner – Looking South down Washington Ave

- Replacement of patio perimeter railing with millwork planters. Planters to feature evergreen plantings. Patio size to be reduced by one bay.
- Proposed freestanding Bronze Metal Pergola system. Height rises to height of transom. Pergola columns align with building column line to reveal windows behind system. Pergola to sit off building façade minimum six inches. Pergola size to cover existing center patio layout below. See enclosed product cutsheets.



Southwest Corner – Looking North towards Grand Circus Park

- Proposed new canopy at David Whitney Hotel Entrance. Canopy design modeled after original doorway details. See included canopy elevation and section featuring dimensions and material selection.
- Replacement of patio perimeter railing with millwork planters. Planters to feature evergreen plantings. Patio size to be reduced by one bay. See included floorplan.
- Proposed freestanding Bronze Metal Pergola system. Height rises to height of transom. Pergola columns align with building column line to reveal windows behind system. Pergola to sit off building façade minimum six inches. Pergola size to cover existing center patio layout below. See enclosed product cutsheets.



Interior Atrium – Storefront into Proposed New Restaurant

- Alteration to existing storefront for tenant. Eliminating existing door. Refer to elevations for final design layout. New configuration will match the existing mahogany frames and patterns of the existing storefronts.
- Remaining storefronts to remain in place with no alterations along this elevation. Introduction of window display at one storefront. Display to allow for restaurant interior wall space. Display interior to be clad with mahogany wood paneling.



Interior Atrium – Storefront into Hotel Guest Services (Registration, Bar & Lounge)

- Alteration to storefront with removal of existing doors. Certification of new opening locations to allow path of travel to hotel reception and bar. Refer to elevations for final proposed design. New configuration will match the existing mahogany frames and patterns of the existing storefronts.