

STAFF REPORT: NOVEMBER 16, 2022 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 22-8101

ADDRESS: 47 WATSON (3100 WOODWARD)

HISTORIC DISTRICT: BRUSH PARK

APPLICANT: RACHEL FALAHEE, MARYGROVE AWNING COMPANY

PROPERTY OWNER: GERALD KRUGER, 3100 WOODWARD, LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: OCTOBER 17, 2022

DATE OF STAFF SITE VISIT: OCTOBER 21, 2022

SCOPE: ERECT OUTDOOR DINING STRUCTURE

EXISTING CONDITIONS

The parcel for 47 Watson wraps around the parcel at the northeast corner of the Woodward/Watson intersection. The portion of the lot facing Watson is a surface parking lot. The narrow band extending west to Woodward includes a patio at the sidewalk and ancillary uses to the rear/east for the Bakersfield restaurant located within the building at 3100 Woodward.



47 Watson is outlined in yellow. 3100 Woodward is at the corner Building at Watson and Woodward. Image from Detroit Parcel Viewer

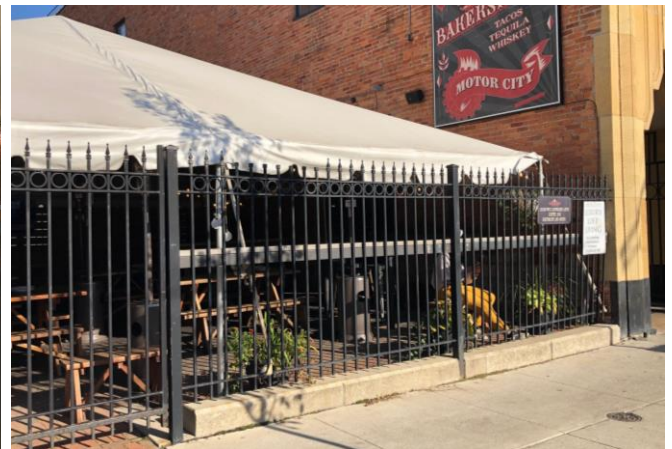


Staff photo, October 21, 2022

The patio is enclosed with an aluminum fence and full-height gate (facing the sidewalk); a recessed area with a bike rack fills the remaining frontage. Horizontal boards cover the fence spindles to further enclose the patio, all of which is covered by a white tent supported by silver-finished posts. Wood picnic tables, a free-standing bar, and counter-height ledge (adjacent the street-facing fence) fill the interior space. Portable heaters and string lights (for which two metal poles were installed with concrete footings) are the remaining patio elements. The existing tent and supporting elements were approved as part of the COVID-19 outdoor dining procedures.



Staff photos, October 21, 2022

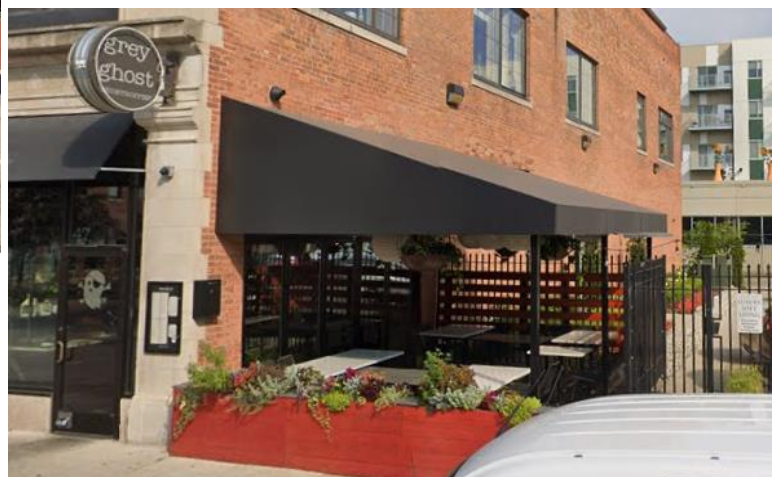


PROPOSAL

Erect a 32'-6" x 31'-6" welded frame canopy over the existing outdoor patio area. Seasonal enclosure consists of fabric panel "walls" with clear vinyl sections. The vinyl sections can be rolled up and attached at the top by Velcro.

STAFF OBSERVATIONS AND RESEARCH

- The Brush Park Historic District was established in 1980.
- The owner, in reaction to COVID, obtained a Certificate of Appropriateness (20-7031, dated October 21, 2020) for planter boxes with benches, rope divider, moveable seating, and umbrellas.
- Existing conditions not reviewed by the HDC include the horizontal boards on the interior of the fence, free-standing bar, counter-height ledge at fence, removal of the trees (three were located at the outer wall of the east elevation fence, and one was near the center of the patio). The amended application addresses the bar, ledge, and seating areas through a new layout. The applicant did not add to the application the removal of the tree nor installation of the wood boards against the fence.
- The applicant references that the current proposal is similar to the installation at Grey Ghost. It is staff's opinion there are many differences between the two projects. The pictures below are of the Grey Ghost installation, which was approved by staff in early 2021.
 - The location is at the rear elevation, off a side street, and recessed from the building's corner.
 - The upper walls are completely transparent, the only visible framing are two corner posts that are bolted to the concrete floor. BSEED issued an awning permit for this installation.



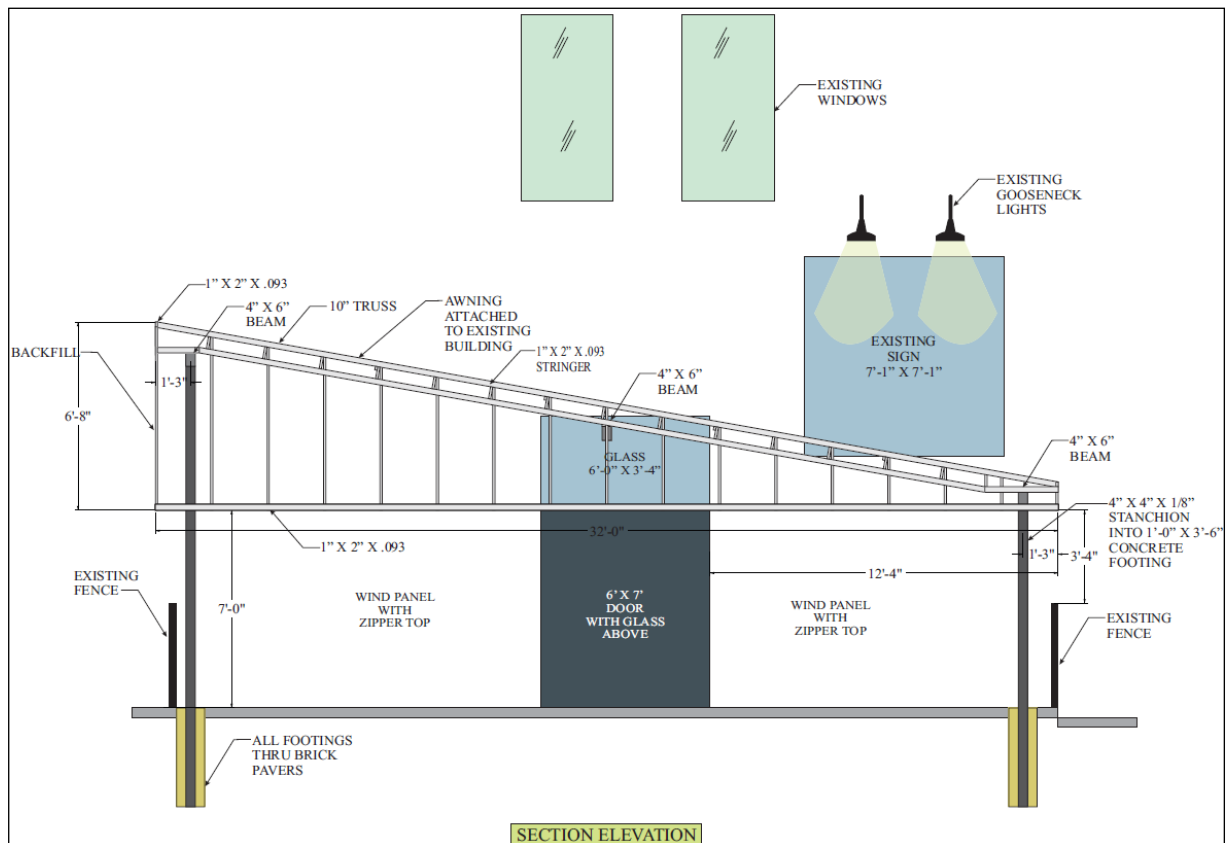
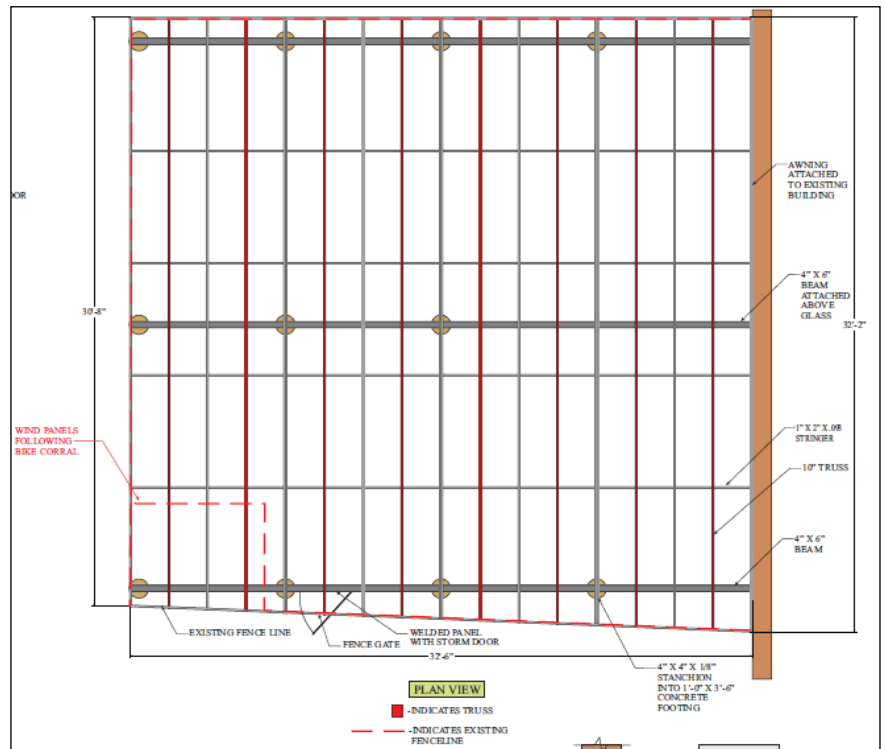
*Above and top right: Patio walls in place.
HDC staff photos, October 25, 2022.*

*Right: Open patio.
Google street view image, August 2021*

- The Building Department determined this application is a structure due to the 4 x 3 column grid for support.
- As this proposal is for a permanent structure, it must be reviewed within the context of a new building, which is why this application falls under “Applications subject to public hearing”. Therefore, staff has reviewed the proposal on how well it fits within the existing district and conforms to the Elements of Design.

Right: Applicant's site plan showing the interior circulation.

Below: Applicant's section drawing set against the exterior components of the north side of 3100 Woodward.

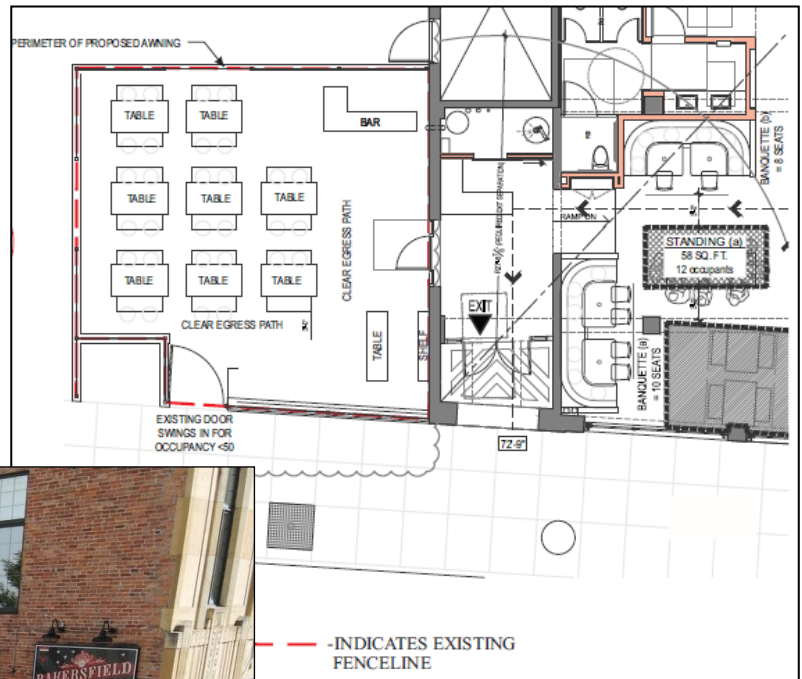


- Staff sent the applicant a number of questions. A copy of this document immediately follows the staff report.

ISSUES

- The structure is highly visible due to its location at a primary elevation along a major thoroughfare. It abuts the sidewalk and is in line with 3100 Woodward, which houses the restaurant for which this outdoor dining area is designated.

Applicant documents.



- Staff is concerned about how the structure will weather over time (i.e., longevity of the materials) and how components may be replaced at differing intervals based on their individual rates of deterioration.
- Staff has listed the district's Elements of Design for which the proposal is in contention.

Abridged Elements of Design for Brush Park:

- 7) *Relationship of materials.* By far the most prevalent material in the district is common brick; other forms of brick, stone and wood trim are common; wood is used as a structural material only east of Brush. Some later buildings have stucco wall surfaces.
- 8) *Relationship of textures.* The most common relationship of textures in the district is the low-relief pattern of mortar joints in brick contrasted to the smoother or rougher surfaces of stone or wood trim.
 - The wall material for the proposed structure is fabric and vinyl; the vinyl can be rolled up and secured by Velcro straps. These materials and operation for the "openings" are unlike any historic or new building within the district. It is staff's opinion the suggested "tent-like" design does not fit within, nor complement, the above elements.

9) *Relationship of colors.* Brick red predominates, both in the form of natural color brick and in the form of painted brick. Other natural brick and stone colors are also present. These relate to painted woodwork in various colors, and there is an occasional example of stained woodwork.

- It is common for a building within the commercial streetscape to have a varied color palette between the building's veneer, applied trim, and storefront framing. The proposed structure's black fabric walls with small vinyl openings (that will likely be less transparent than glass) and sloping roof, will create a dark massing that is out of proportion with the surrounding buildings.

10) *Relationship of architectural detail.* On the buildings of the Victorian period, elaborate detail in wood, stone, or sheet metal was common; areas treated include porches, window and door surrounds, cornices, dormers, and other areas. Later buildings are generally simpler, but include less elaborate detail in similar areas.

- It is staff's opinion, the structure doesn't read as a building, nor does it read as an awning. It doesn't offer any architectural detail befitting a Woodward Avenue streetscape location.



West side of Woodward, between Watson and Erskine. Google street view, September 2022



West side of Woodward, between Watson and Erskine, looking northwest. Google street view, September 2022.

11) *Relationship of roof shapes.* Examples of many roof shapes, including pitched gable roofs, hip roofs, mansard roofs, and gambrel roofs are present... Later apartment and commercial buildings generally have flat roofs not visible from the ground.

12) *Walls of continuity.* On Woodward Avenue, the commercial development is typically at the sidewalk, creating a wall of continuity. This is not entirely continuous due to parking lots and some buildings set well back. Where buildings are continuous, a wall of continuity is created.

- The west side of the street has retained a continuous band of historic commercial buildings, while the building at 3100 Woodward on the east side, was the solo commercial building of recent past until the construction of

The Scott in 2016. All of the buildings along this block share a dominant form that is wider than tall. Flat roofs further emphasize the volume of these structures.

- The buildings offer a high level of articulation, textures, and colors. Storefront windows offer an expanse of transparent glass between structural piers. When looking closely at an existing building, the knee walls for the storefront systems are set back slightly from the structural piers, and the storefront glass is set back slightly further from the storefront framing. Each setback is only a few inches, but it creates a pattern to the building which in turn creates a rhythmic relationship between each adjoining building.
- The outer wall of the proposed structure, due to its method of construction and materials, offers a flat, monolithic appearance to the streetscape. The shed roof, in contrast to the flat roofs of the adjacent buildings, creates a disproportionate design and rhythm amongst the otherwise cohesive streetscape.

RECOMMENDATION

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

It is staff's opinion the proposed work is incompatible with the massing, size, scale, and architectural features of its environment. Staff therefore recommends that the proposal should be issued a Denial, for the reasons outlined in the staff report and the failure to meet Secretary of the Interior Standards, specifically Standard:

- 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

And Brush Park Elements of Design:

- 7) *Relationship of materials,*
- 8) *Relationship of textures,*
- 9) *Relationship of colors,*
- 10) *Relationship of architectural detail,*
- 11) *Relationship of roof shapes, and*
- 12) *Walls of continuity.*



October 27, 2022

City of Detroit HDC
2 Woodward Ave, #808
Detroit, MI 48226

Re: 47 Watson (aka 3100 Woodward)
Bakersfield Patio Awning

Dear Audra and HDC Review Team,

Below in red are the responses to your request for additional information and corrections:

Incorrect address listed for project: Legal Address – 47 Watson, please revise full submission all submission documents

Documents will be updated with this correct address and uploaded for the building application

· Entrance to patio

o The scope of work states “leaving opening at front where current entry gate is located.” However, the sealed drawing document shows a panel will be constructed for the gate opening. Will the panel match the width of the existing gate? The “welded panel with storm door detail” does not show the design of the storm door. How does it relate to the design of the adjacent fabric panels? Please confirm what will occur at the gate.

The sealed drawings are correct. A standard operating storm door will be installed into the welded panel in accordance with the drawings. We will attach technical data/specs on the storm door. The design of this reinforcement panel will act as a door jamb fabricated of a welded frame and permanent covering of vinyl material (the same way that the canopy top is constructed), with no option to roll the clear portion up and down as the adjacent panels do. This panel will need to remain in place as long as the door is in place.

· Panels

o What color and type of fabric will be used for the panels?

The fabric used for the panels will be the same black vinyl as the canopy at the bottom, with a clear vinyl insert for the top half “roll-up windows”.

o Please clarify how the panels would be installed and operate.

The panels are built as welded framework with permanently fixed black vinyl fabric along the bottom portion, and only the upper portion of clear vinyl will open/close as the weather allows.

The panels will operate by rolling up the top clear portion by hand and secure with Velcro straps at the top.



Drawing shows “zipper against aluminum track” – is this solely for the installation and removal of the panels? Or does this relate to the scope of work statement “roll-up option of top sections”. How would they be tied up?

The aluminum track will hold one side of the zipper, and the other side of the zipper on the edge of the curtain itself. Yes, this solely relates to “roll-up option of top sections” as the weather allows. When they are rolled up, they can be secured by Velcro straps. Sample photos will be included in this response.

· Seating

o The 2020 COVID Certificate of Appropriateness approved moveable seating. The submitted site plan shows “stadium seating” (details on method of construction and material/finish is needed) while existing conditions show an erected bar at the SE corner and a counter height table at the west (fence) elevation.

The actual site conditions are inconsistent with the site plan we submitted. Please see updated site plan showing the current type and number of seating.

· Landscape

o Site plans (full and site plan with seating) shows trees in place, but they have been removed.

Please see updated site plan to indicate the tree(s) that have been removed.

· Canopy structure

o Why would the front/west edge of the canopy be installed at an angle (as depicted on the plan view)?

The front of the canopy follows the existing fence line, which angles back as it goes away from the building where the awning is mounted.

o Submit expanded plan view to show all existing and proposed structural elements - including, but not limited to: existing fence posts, string light posts (or are these being removed?), 4”x 4” stanchions for canopy structure, and 2” x 2” stanchions for panel walls.

The existing tent and string lights attached to it will all be removed. The graphic rendering shows the location/placement of our proposed 4x4 stanchions in relation to the existing fence posts. There will be no 2x2 stanchions. Updated drawings will reflect this.

o Submit dimensioned elevation drawing of the north wall of building and side view of existing fence at the sidewalk that shows all existing elements (door, window, sign, fence) against which an outline of the canopy structure will be shown. List lower and higher finished height of canopy (current section lists overall higher canopy height) and clear distance between top of fence and bottom of canopy.

Please see updated elevation drawing that meets this criteria.

o Submit another rendering showing the patio with panels in place.

Please see updated rendering attached showing side panels in place.

o Why was the orientation of the shed canopy selected to have the full view facing the street?

Normally we would shed the water away from the building, but the client wanted the wall sign to remain visible in its current place.



o Can a lower pitch to the canopy be considered?

No. If we raise the awning up, we would cover the sign. If we pitch the front down any lower, we would be at less than 7' clearance.

Work not reviewed

A few items not previously reviewed are mentioned above, namely the bar, counter height table attached to the fence, and the removal of trees. I recommend adding these elements to your existing application, as well as the horizontal wood fence boards attached to the aluminum perimeter fence (which should include the rational behind the installation).

If you have any other questions or concerns, please do not hesitate to call or email me anytime.

Thank you,

Rachel Falahee
Permit Coordinator
(734)338-7258 direct
rfalahee@marygrove.com