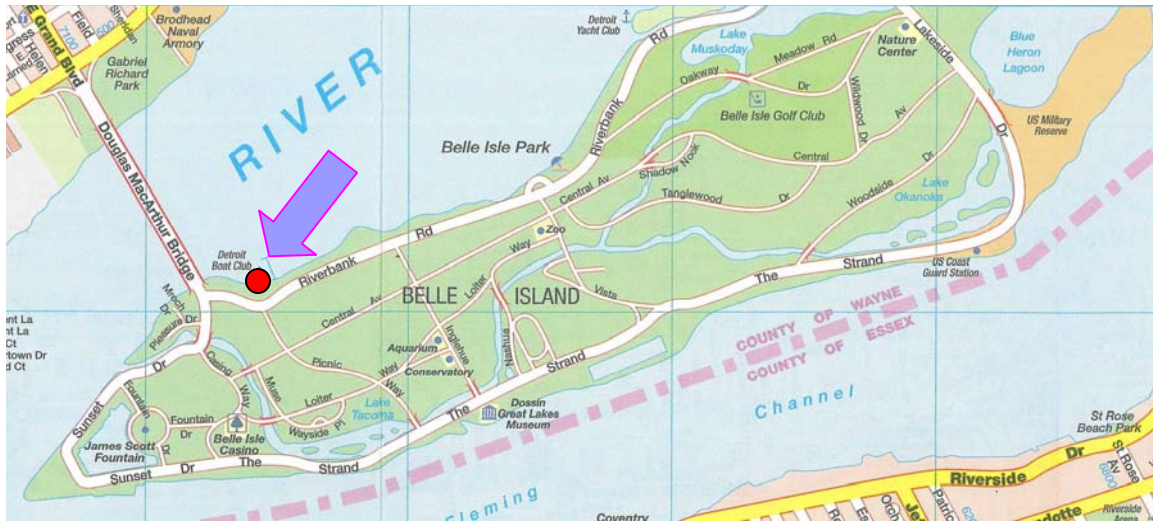


# DETROIT BOAT CLUB

## PHYSICAL NEEDS ASSESSMENT REPORT



<b>Classification:</b>	Recreational Facility
<b>Cluster:</b>	
<b>Location:</b>	Riverbank road, Belle Isle
<b>Total Area:</b>	45,000 square feet
<b>No. of Stories</b>	Three Story Facility
<b>Acreage Owned:</b>	
<b>Acquired:</b>	1902
<b>Most Recent Improvements:</b>	Boiler recently installed and new plaster and paint in a few areas.

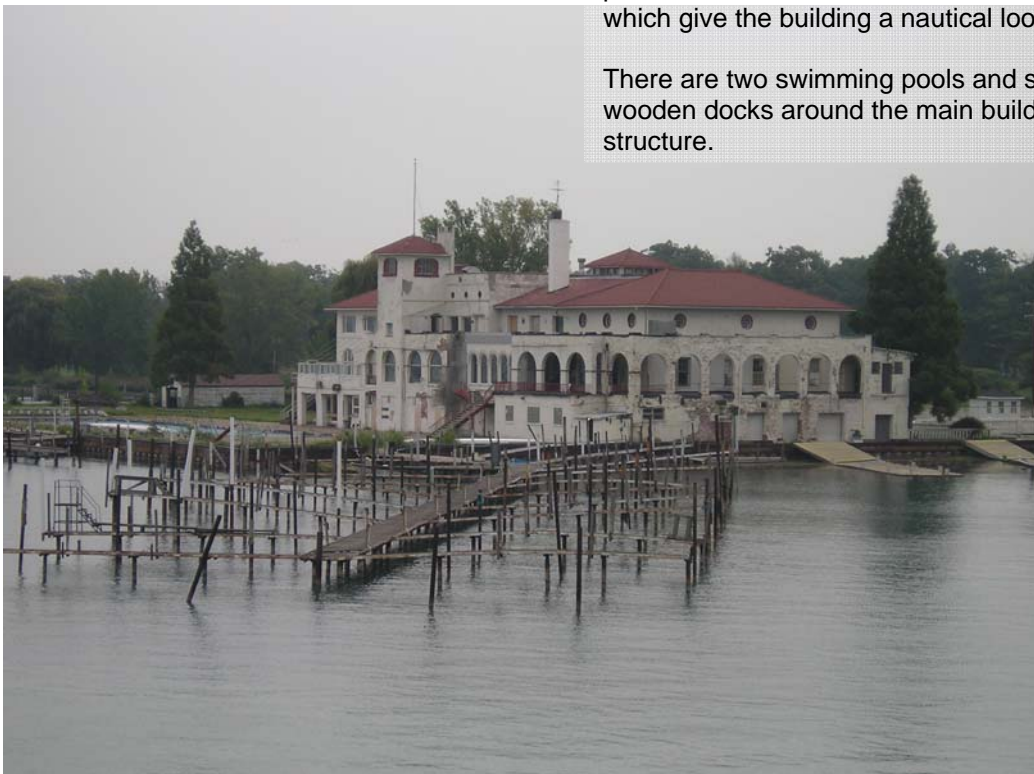
The Detroit Boat Club is the first major structure one sees as you cross into Belle Isle, located just east of the Douglas MacArthur Bridge.

It is three stories high and like the Belle Isle Casino is a Spanish-style building with terracotta tile roofing on its hip roof. There are also roof decks and terraces over the second and third floor levels.

The second floor level is the main entry level and is surrounded by a colonnade of semi-circular arches. There are circular pothole windows at the third floor level which give the building a nautical look.

There are two swimming pools and several wooden docks around the main building structure.

### THE DETROIT BOAT CLUB



# DETROIT BOAT CLUB

## PHYSICAL NEEDS ASSESSMENT REPORT



Picture left shows the approach elevation of the Detroit Boat Club. Parts of the masonry are falling off the walls.



Picture right shows the wood docks on the North and West sides of the building. These are all in varying degrees of deterioration.



Picture left shows the colonnade on the north-west side of the building. The brick walls and plaster ceiling soffits are badly deteriorated.



Picture right shows a steel staircase leading from the second floor to the third floor. Note the deteriorating walls and ceiling around the stairwell.



Picture left shows the Olympic size swimming pool which is now full of stagnant water and has water from the river seeping into it.



Picture right shows the smaller pool also in very poor condition.



Picture left shows the terrace deck at the third floor level recently covered with rubber coating to stop some of the roof leakage.



Picture right shows the third floor level with wall surfaces badly deteriorated. Several windows are missing or broken or missing.



Picture left shows the lintel and wall over a door at the second floor level and this is cracked right through.



Picture right shows part of the flat roof deck of the building covered with granite chips.



Picture left shows part of the building roof with parapet walls covered with proprietary waterproofing.



Picture right shows space at top of wooden staircase leading to the building roof.

# DETROIT BOAT CLUB

## PHYSICAL NEEDS ASSESSMENT REPORT



Picture left shows the wooden staircase leading up to the roof. The staircase and surrounding walls are in poor condition.



Picture right shows the ceiling at the highest level of the building supported with a steel prop.



Picture left shows a deteriorated door from the second floor terrace.



Picture right shows the parapet wall at the third floor level and looks down towards the smaller pool and the river.



Picture left shows metal railing at the third floor level deteriorating from rust due to exposure.



Picture right shows water damaged ceiling in a lounge facing the river.



Picture left shows water damaged ceiling in a lounge facing the river.



Picture right shows damaged ceiling with several ceiling tiles missing.



Picture left shows damaged ceiling.



Picture right shows damaged vents in the lounge area.



Picture left shows stainless steel kitchen equipment. The kitchen floor is in very poor condition.



Picture right shows stainless steel kitchen equipment. Some of this equipment is still serviceable and was used up to about 3 years ago.

# DETROIT BOAT CLUB

## PHYSICAL NEEDS ASSESSMENT REPORT



Picture left shows the floor in a part of the kitchen. There are several cracks on the concrete floor slab and any finishing has been peeled off it. Picture right shows a lounge with carpeting. A broken pipe recently leaked water all over this carpet.



Picture left shows the ballroom. This area has been kept in fair condition. However there is a lot of peeling paint from moldings, balusters, door and window frames. Picture right shows the wooden ceiling over the ballroom.



The ballroom is also used as a rowing exercise room. The space is used often and the floor is in fair condition.

Picture right shows the stage at the west end of the ball room. The stage floor is in fair condition.



The picture left shows the roof light well over the main lounge area. The ceiling soffit of this is framed and finished in wood and is still in fairly good condition. Picture right shows the mezzanine floor level over the main lounge area.



Picture left shows the steel entrance canopy frame. The canopy itself has deteriorated and been removed over time.

Picture right shows the entrance level terrace. The ceiling joists and soffits are in very poor condition.



Picture left show the terrace on the west side of the second floor level of the building. The concrete slab over is has been falling off and is now all gone. Picture right shows the west side second floor terrace with water puddles partly because there is no covering overhead and slope is inadequate to drain water.



# DETROIT BOAT CLUB

## PHYSICAL NEEDS ASSESSMENT REPORT



Picture left shows the entrance level terrace. The ceiling joists and soffits are in very poor condition.



Picture right shows the women's powder room at the second floor level in fair condition.



Picture left shows the women's powder room at the second floor level in fair condition.



Picture right shows the women's powder room at the second floor level in fair condition.



Picture left shows severe water damage to walls and ceiling in a lounge area at the second floor level.



Picture right shows a cloak room in fairly good condition.



Picture left shows the ballroom from the mezzanine level over it. The space is in fair condition.



Picture right shows a boarded up window at the third floor window. The glazing is missing.



Picture left shows the River room which has wooden parquet flooring which is in fair condition.



Picture right shows a bar which is in fair condition.



Picture left shows the River room extension which has been recently refurbished. The acoustic ceiling tiles, walls and carpeting are in fair condition. Picture shows a window with wooden window frames in poor condition.



# DETROIT BOAT CLUB

## PHYSICAL NEEDS ASSESSMENT REPORT



Picture left shows a shower room at the third floor level. The fixtures are in poor condition because of lack of use and maintenance.

Picture right shows the male restroom at the third floor level. This has been kept in fair condition.



Picture left shows a lounge area in fair condition.

Picture right shows a lounge at the third floor level. The carpeting has been severely water damaged and several ceiling tiles are missing.



Picture left shows view from the mezzanine over the entrance foyer area. The carpeting in this area has been water damaged.

Picture right shows a lounge which is in very poor condition. Walls, ceilings and floors have been severely water damaged.



Left shows ceiling over female locker room at first floor level. Ceiling joists and slab are in very poor condition. VCT floor (not shown) is also badly damaged. Picture right shows a weight equipment room at the first floor level. The walls have been severely damaged and are in poor condition.

Picture left shows the North side elevation of the building. Note the repairs to the façade to the right of the picture. The building's walls are in very poor condition. Picture right shows part of the West side of the building where a lot of the wall plaster has fallen off.



Picture left shows the West side elevation of the building.

Picture right shows repairs to the façade. There are superficial repairs like this in several areas which do not properly address the structural damage to the building.



## **CONDITION SUMMARY**

The Detroit Boat Club was founded in 1839 and had Club houses in various locations in Detroit before it finally built the boat club building on Belle Isle in 1902.

It is three stories high and like the Belle Isle Casino is a Spanish-style building with terracotta tile roofing on its hip roof. There are also roof decks and terraces over the second and third floor levels.

The second floor level is the main entry level and is surrounded by a colonnade of semi-circular arches. There are circular pothole windows at the third floor level which give the building a nautical look.

There are two swimming pools and several wooden docks around the main building structure.

This building is one with stark contradictions. There are a few items, areas and materials of exquisite beauty in excellent-looking condition within a very severely deteriorated building structure.

### **Roof**

The Roof for this building consists of flat concrete decks in several areas and terracotta roofing tiles on sloped roof areas.

The roof is in very poor condition as evidenced from all of the water damage visible on ceilings, walls and even floors of the interior of the building.

The concrete roof deck at the second floor level has now completely collapsed and continues to lose bits of masonry periodically.

A portion of the terrace at the third floor level has been covered with a rubber finish but this is a temporary solution to a very serious problem.

The roof structure has been severely water damaged and would have to be replaced along with the roofing.

### **Exterior Envelope**

The building's external walls are largely made of stucco-finished brick with concrete masonry units in a few locations. As the building has continued to fall into disrepair, bits of masonry and plaster have been falling off such areas as the walls, roof decks, terraces and columns.

Over time, the building has been patched in several locations with plaster and masonry. At the top of the entrance steps, the supporting columns were sprayed with plaster on a wire mesh. This was also done in one location on the north side of the building. All of this patched work continues to fall apart because of the condition of the underlying structure.

There are steel handrails at the terraces and most of these are rusting badly and need to be replaced.

### **Interior**

The materials used for the building's ceilings vary throughout the building. There are acoustic tiles in some locations such as the lounges at the second and third floor levels. Some of these appear to have been recently installed but several have fallen off due to severe water damage. The plaster and paint on all the terrace ceilings is peeling from exposure. The ballroom has a sloped wood deck ceiling which appears to be in very good condition. The terrace west of the ballroom however has a completely collapsed masonry roof deck (supported on steel I-beams) and the wooden roof deck of the terrace south of the ballroom has been severely water damaged. It would therefore be necessary to ensure that the current look of the ballroom ceiling is not cosmetic.

There are several wooden staircases in the building some of which have been covered with carpeting which would have to be removed for closer examination. The wood staircase leading to the roof level is in very poor condition and needs to be replaced.

There is a steel staircase which leads from the second floor level to the third floor level and this is in fair condition. It however terminates at the third floor deck where the steel balustrades are almost falling out because of rust. This will also have to be more closely examined to see if there is any rust action that is not immediately visible.

Several floors especially in the lounge areas at all levels are covered with carpeting. A lot of this has been exposed to water damage from the leaking roof and will all have to be replaced. A part of the River Room has wooden parquet flooring in fairly good condition. Floors in the first floor locker rooms are vinyl composite tiles in very poor condition and almost completely missing from the female locker room. The kitchen floors are exposed concrete and have several cracks in them. The floors in the women's restroom at second floor level are finished with "Pewabic" floor tiles which are in very good condition.

Internally, most of the walls are brick walls finished with plaster, wall paper or wood paneling. These are in poor condition in several locations from water damage.

The kitchen is equipped with modern stainless steel equipment which appears to have been in use up to about 3 years ago. Some of this equipment is still serviceable once power has been restored to that part of the building. The cooking range and some other equipment however needs to be replaced.

### **Doors and Windows**

Most of the windows are wood framed windows some of which have quite large panels of glass. The windows are generally double-hung windows are fixed lights. Several panels of glass both large and small are missing and several windows are broken primarily from vandalism. Several windows have had to be boarded up with plywood. Maintaining a conditioned atmosphere in this building is currently impossible because of all the openings through which air infiltrates the building. The wood framing of most of these windows is in poor condition and several of the concrete lintels are cracking. A lot of the trim around the windows is still largely in place and would just need to be repaired after other problems with the windows have been corrected.

Several of the doors in the building are French doors with divided lights. They are wood-framed and are in fair to poor condition. The wooden flush doors on the exterior walls of the building all have to be replaced, preferably with steel storm doors designed to withstand that type of exposure.

The doors do not meet ADA requirements.

### **Electrical Installations**

The electrical conduits and wiring of the building have to be overhauled. Right now, power is being supplied only to some parts of the first and second floor levels of the building. Several light fixtures are damaged or missing and need to be replaced. Some of the switches and sockets have also been subjected to water damage and need to be replaced.



### **Mechanical Installations**

The building currently does not have functioning air-conditioning. A boiler was installed a few years ago for heating. However because of all the air infiltration into the building, the heating is ineffective. The boiler when on does not heat the whole building. A new boiler with higher heating capacity needs to be installed. The building also needs a new air-conditioning system.

### **Plumbing**

The plumbing piping system of the building has to be overhauled. Some of the wash hand basins and water closets in the restrooms and locker rooms are no longer useable and need to be replaced. The toilets do not meet ADA requirements.

### **Furniture, Equipment and Fixtures**

The lockers in the first floor level locker room are in fair condition – some of them are rusting. The rest can however be repaired and painted.

### **Landscaping and External facilities**

The Detroit Boat Club has two external swimming pools. One of them is Olympic size in length while the other one is about ¼ the length of the larger one. Both of the pools are in deplorable condition. Both of them contain stagnant water and receive water seepage from the surrounding Detroit River. For these two pools to be made functional again, they would have to be completely re-constructed (along with ladders, steps, diving boards etc.) to ensure that they are impenetrable and highly structurally stable and meet current code requirements. The external paving around the pools also has to be repaired to match the newly constructed swimming pools.

The parking area needs to be repaired and there need to be far-reaching improvements made to the landscaping. The lawn and trees just outside the fence of the Boat Club also need to be maintained.

The wooden dock platforms and floating docks are all in various stages of deterioration and need to all be reconstructed to meet current code requirements.

### **Hazardous Material Abatement**

Provisions have to be made for the abatement of hazardous materials from the Detroit Boat Club building.