HAMTRAMCK STADIUM

Pre-Development Planning

HISTORIC STRUCTURE REPORT

FINAL REPORT v2.0

SEPTEMBER 2018

SMITHGROUP JJR

Hamtramck Stadium Pre-Development Planning is being supported in part by an African American Civil Rights Grant from the Historic Preservation Fund administered by the National Park Service, Department of the Interior. The project is also supported in part through a Community Development Block Grant from the U.S. Department of Housing and Urban Development, administered by Wayne County, Michigan. Any opinions, findings, conclusions, or recommendations expressed in this publication are those of the author(s) and do not necessarily reflect the view of the U.S. Department of the Interior.

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1.0 Summary



Figure 1.1 2016 Aerial Photograph
Hamtramck Stadium and grounds.

1.1 SUMMARY

1.1.1 Property Data

Location of Site/ Structure	Veterans Memorial Park
Historic Site/ Structure Name:	Hamtramck Stadium
Other Historic Names Used:	Roesink Stadium
Property Address:	3201 Dan Street Hamtramck, Michigan 48212 Wayne County
Historic American Landscape Survey:	2011
National Register of Historic Places:	July 31, 2012
National Register Reference Number:	12000458
State of Michigan Historic Marker:	August 14, 2014
Period of Significance:	1930-1962
Significant Dates:	1930, 1937

The City of Hamtramck is mostly surrounded by Detroit except a small common border with the City of Highland Park. Hamtramck lies about five miles (8 km) from the center of Detroit. The I-75 Freeway roughly runs along this City's western border and I-94 runs near its southern border.

Historic Hamtramck Stadium and baseball field are located in Veterans Memorial Park, in Hamtramck. Veterans Memorial Park is bounded by Goodson Street to the northwest, Joseph Campau Street to the southwest, Dan Street to the south, and both the Detroit Amtrak and Grand Trunk Railroad to the east.

Hamtramck Stadium was listed on the National Register of Historic Places on July 31, 2012.

On August 14, 2014, a new State of Michigan Historic Marker was dedicated at the site. The marker is located at the western end of Veterans Memorial Park at Joseph Campau Street near the monument to Colonel Hamtramck.

1.1.2 Property Description

Hamtramck Stadium is one of only five remaining home ballparks from the heyday of the Negro Leagues from 1920-1950 - places where major Negro League teams played official league games at their home field. It is located in City of Hamtramck (Township 1S / Range 12E)[1], Wayne County, Michigan. Hamtramck Stadium was listed on the National Register of Historic Places on July 31, 2012 and a Michigan Historic Marker was installed in 2014. This baseball landscape is officially called Hamtramck Stadium, but it has also been known as Roesink Stadium after its original owner, John Roesink.

The historic stadium is currently managed by the City of Hamtramck Public Services Department and is located within a larger recreational park, known as Veterans Memorial Park. The park contains three baseball fields, tennis courts, handball courts, former concrete ice skating rink, and a playground. The baseball fields are located on the eastern and central portions of the property. A tennis court is located on the north-central portion of the subject property and a memorial to Colonel Hamtramck is located on the western portion near Joseph Campau.

Veterans Memorial Park, developed in 1953[2], is bounded by a public alley to the northwest (behind houses along Goodson Street), Detroit Amtrak and Grand Trunk Railroad to the east, Dan Street to the south, and Joseph Campau Street to the west. Keyworth Stadium is located to the north as well as additional baseball diamonds constructed after Hamtramck Stadium was built. This historic landscape and recreational area is surrounded by homes, railroads, and concrete paved areas and is located about 6 blocks north of the massive Dodge Main automotive factory, now demolished.

Historic Hamtramck Stadium, with a storage building and former locker rooms, is located on the south-central portion of Veterans Memorial Park. The stadium itself was built on an old Detroit Lumber Company yard. The Calvert Coal Company was adjacent to left field and the Grand Truck Railroad lines were directly east of the right field wall. While the Calvert Coal Company facility is gone, the railroad tracks are still in place and still in use today.[3] The ice skating rink, handball court, and playground of Veterans Memorial Park are located just west of the stadium and locker rooms.

The historic stadium is a rectangular shape set parallel to the streets of Hamtramck. The grandstand is set into the southern portion of the rectangular landscape and opened north. Entrance to the stadium is provided by switchback ramp leading up into bleacher-style seating. Originally a fence of corrugated steel, standing about 10' high, outlined the field and the rest of the rectangular site. Home plate was located 55' away from the grandstand backstop, and the bases were set the standard 90 foot square. Finally, the scoreboard was placed in the far outfield corner of the stadium. When this historic landscape was redesigned in 1940, the wall was removed and concession facilities were added underneath the grandstands on the western side, while a garage for grounds keeping equipment was added under the eastern stands.[4]

SITE ACCESS

Veterans Memorial Park is accessed through a main entrance off Joseph Campau Street, to the west of the historic stadium. However, access is also provided off Dan Street (now Pinky Deras Way) with a small parking lot at the back of the stadium.

SITE LAYOUT

Veterans Memorial Park and the site surrounding Hamtramck Stadium are improved with paved and landscaped areas. Three former baseball fields are located on the eastern and central portions of the subject property. In the vicinity of the historic Stadium is a storage building and former locker rooms. A former ice rink, handball court, and playground are located just west of the Stadium and locker rooms. Constructed alongside the ice rink in 1955, the concession and maintenance buildings along the third base-side grandstand wall remain. The former ice skating rink, handball courts, and a children's playground are close to the parking lot off Dan Street. A tennis court is located on the north-central portion of the subject property and a memorial to Colonel John Francis Hamtramck is located on the western portion near Joseph Campau. Another larger playground is located just behind the memorial.

Because of lack of documentation and later park developments, providing a definitive historic boundary for Hamtramck Stadium and the baseball field is impossible. The understood site boundaries include as much of the historic site as possible, as more recent park developments encroach somewhat on the outfield and a parking lot was not historically located at th entrance to the stadium.

1 Previous reports and due diligence has attempted to obtain parcel numbers and a legal description for the subject property. According to the city assessor, this information could not be located.

2 Rebecca Savage, Hamtramck Stadium History draft (unpublished, 2011), 1.

3 Bak, Turkey Stearnes and the Detroit Stars, 188-189.

4 Photoset from Michigan State University Image Archives

1.1.3 Project Team

City of Hamtramck:

3401 Evaline Street

Hamtramck, Michigan 48212

Kathy Angerer - Acting City Manager

Consultants:

SmithGroupJJR

Urban Planning/ Architecture/ Mechanical/ Electrical/ Plumbing/ Historic Preservation

Principal-in-Charge	Paul Wiese, ASLA
Project Management/ Community Engagement	Valerie Berstene, AIA, Assoc. APA, LEED AP
Architecture/ Concept Design	Brian Powers, AIA, LEED AP
MEP Engineer	Eric Krieg, P.E.
Historic Preservation Architect	Susan J. Pommerer, AIA, CDT, LEED AP

KAS Services, Inc.

Cost Estimating

Project Manager	Khalid Suhail
	John Kelly

HAMTRAMCK'S NEW BASE BALL PARK OPENS OFFICIALLY TODAY
COBB TO PITCH THE FIRST BALL
Ty Wires Roesink He Will Be Here; Old Mack Park Has Successor.
…
A Modern Park.
Something of a shock or a surprise awaits the one who travels Jos. Campau a few blocks north of East Grand boulevard and turns left a block on Dan street.

There's a ball park there, a ball park that's new, substantial and pretentious; a park that out-rivals many Class AA plants of the county and is far superior to old Bennett Park (if you remember where the Tigers used to play before the present Navin Field was built.)

It is called Hamtramck Stadium and construction on it began before the frost was out of the ground last January. Steel, concrete and wood are its materials and its grandstand capacity is 7,800 with a right fields pavilion of bleachers offering accommodations for a thousand more.

- Detroit News, May 12, 1930

1.2 EXECUTIVE SUMMARY

1.2.1 Overall Vision and Goals

Veterans Memorial Park is the largest open space in the City of Hamtramck at 26 acres and offers one of the few places for active recreation. The park serves as a memorial for war veterans and includes three ball fields, six tennis courts, two basketball courts, a soccer field, the Karpinski Playscape, and a former ice skating rink.

In 1953, the City of Hamtramck approved plans to buy the land surrounding the historic Hamtramck Stadium to develop Veterans Memorial Park.[5] The City purchased the remaining lots towards Joseph Campau Street and was able to develop access from this main street in Hamtramck to the park's most popular amenities - Hamtramck Stadium and the football field at Keyworth Stadium. Historic Hamtramck Stadium, also known as Roesink Stadium, was constructed in 1930 as the home park for the Detroit Stars of the Negro National League. When built it was also intended as a venue for other teams and other sports of multiple types: amateur, semi-pro, and professional. The Keyworth Stadium, located next to the Board of Education Admin istrative Offices, was the first WPA project completed in Detroit in 1936.

The first Hamtramck recreation millage[6] or tax was approved in 1953 and provided the funding for a number of improvements in the park. Baseball and softball diamonds were constructed, one of which had lights for night games. Just behind the Hamtramck Stadium a 185' x 85' artificial ice skating rink was built and dedicated on January 30, 1955. A number of children's playgrounds were also built at that time. Finally, in the mid to late 1970's, the City of Hamtramck began tearing down parts of the grandstand until only the piece behind what used to be home plate remained.

Over the years, tennis courts and children's playground equipment have been added, while what was left of Hamtramck Stadium was deteriorating. Today it sits, unkempt and falling apart with floorboards breaking away and graffiti disgracing its façade. With an unknown future, it sits in this sad state, waiting for a decision that will call for renovating and restoring this historic landscape, or the wrecking ball that will end the existence of this culturally significant ballpark from the era of Negro League baseball. Today, Hamtramck Stadium's grandstand is fenced off and the field is not used for baseball. However, the field with its pitcher's mound remains in place along with the surviving part of the grandstand and the flag pole as a reminder of the site's rich cultural

5 Rebecca Savage, Hamtramck Stadium History draft (unpublished, 2011), 1.

6 Millage is a rate (as of taxation) expressed in mills per dollar.

significance. This open space, owned by the City of Hamtramck, is a great asset with many needs and challenges.

The long-term end goal of the rehabilitation is to re-open historic Hamtramck Stadium as a multi-purpose facility for public use and enjoyment. These uses will include a full range of sporting and community events including recreational and youth league organized sporting, pickup games, concerts, events, movie screenings, and interpretive exhibition ballgames which explore the heritage of the site. The stated mission of the Friends of Historic Hamtramck Stadium (FHHS) best summaries this goal “to restore and preserve historic Hamtramck Stadium, ensuring its future through educational, cultural, and recreational programming honoring the history of Negro League Baseball and amateur sports in Hamtramck and Detroit.” The FHHS is a non-profit that has focused on the identification, preservation, and future rehabilitation of the site, and the City has been working closely with them to garner support for the project.

As a part of Veterans Park, the City envisions the largest public green space in Hamtramck to include recreational opportunities for soccer, cricket, baseball, softball, tennis, volleyball, general play and recreation. The City owns Hamtramck Stadium and has been coordinating with community stakeholders and groups including the Friends of Historic Hamtramck Stadium, Hamtramck Public Schools, Detroit City FC, and others. The City of Hamtramck is proud to bring new life to Hamtramck Stadium in the spirit of shared collaboration and partnership.

1.2.2 Current Rehabilitation Efforts

The City of Hamtramck was awarded a National Park Service (NPS) African American Civil Rights Program Grant for Hamtramck Stadium. The NPS Civil Rights Grant Program is a newly funded program through the Historic Preservation Fund (HPF). The Hamtramck Stadium project is one of 39 projects funded nationwide, and one of two funded in Michigan. The fully funded grant of $50,000 is being applied directly toward pre-development work for the complete rehabilitation of the historic resource and will include a detailed conditions assessment, construction estimate, architectural plans and specifications. The Stadium is a significant heritage site associated with segregated sporting and African American Civil Rights in the twentieth century. It is one of very few remaining Negro League era baseball stadiums in the country.

The City of Hamtramck contracted with SmithGroupJJR in November 2017 to provide historic preservation and pre-development planning and design services for Hamtramck Stadium. The scope of services includes a Historic Structures Report (HSR) for the Stadium and grounds; a cost estimate for completing the work outlined in the HSR; and conceptual design for the rehabilitation of the Stadium and grounds. This document provides an evaluation and assessment of existing conditions; validation of project scope; assistance with programming and code evaluation; and inventories necessary repair and rehabilitation strategies to preserve and rehabilitate the historic ballpark that stands to preserve the history and honor the legacy of the Negro Leagues and their players.

2.0 Developmental History

2.1 HISTORICAL BACKGROUND AND CONTEXT

CITY OF HAMTRAMCK

In its earliest days, the area now known as Hamtramck was settled by the French who came largely from Quebec. In 1798, Wayne County was divided into four townships, Detroit, Mackinaw, Sergeant, and Hamtramck. Hamtramck, was named after a Revolutionary War hero, Colonel Jean Francis Hamtramck (1756-1803). Jean Francis Hamtramck was a native of Canada who dedicated his life to the new American nation. Hamtramck fought in the Continental Army along with Washington and served in the U.S. Army until his death in 1803.

Hamtramck's old world hospitality has its roots in the early 1900's when it was a peaceful German-American farming community with a population of 500. The establishment of the Dodge Brothers automobile plant in 1914 attracted Polish laborers in large numbers and the village quickly flourished. Between 1910 and 1920 Hamtramck continued to flourish, growing from 3,589 to 46,615 occupants - the greatest community growth for that period in the United States. The idea of organizing Hamtramck as a village first arose in 1901. It was finally incorporated as a city in 1922, when citizens decided to prevent the village from becoming annexed by Detroit, which completely surrounds Hamtramck. Pharmacist Peter C. Jezewski was elected first mayor in 1922.

HAMTRAMCK STADIUM

Hamtramck Stadium in Hamtramck, Michigan, is comprised of an original baseball field with an approximately 2350-seat open-air, steel-framed grandstand. It is located in the center of the City's Veterans Memorial Park on Hamtramck's south side. Hamtramck Stadium's grandstand faces northeast. It is bordered to the west by a children's playground, former ice rink, tennis courts, and a field used for soccer; to the north by a football field and additional baseball diamonds; and to the southeast by industrial railroad tracks.

The stadium has not hosted baseball games for approximately 25 years. The infield and outfield are mown lawn, showing little evidence of the bases and baselines, but the original pitcher's mound still remains an easily identifiable elevated area of the site. A newspaper report from the stadium's opening day provides reference to the size of the stadium: it states that from home plate the outfield stretched to 315 feet in left field, 515 feet in dead center, and 407 feet in right field.[1] Currently there is no fence delineating the field's boundaries; however, an original flagpole remains at the edge of left field.

Today the Hamtramck Stadium's grandstand is a reduced version of its original size. Drawings dated 1973 at the Wayne County Department of Recreation show that the grandstand was renovated at that time, with the work including removal of the outer portions of the "arms" and other work. Today, Hamtramck Stadium grandstand is currently fenced off to the general public. Shrubs and small trees are now growing up along the structure's front facing the playing field. A hole in the fence underneath the grandstand has allowed access to vandals, who have added some spray-painted graffiti, but the grandstand itself has not suffered significant deterioration.

1 "9,000 See Ty Cobb Throw a Perfect Strike To Open Hamtramck 's New Base Ball Park." Detroit News, May 12, 1930.

2.1.1 Chronology of Development and Use

PERIOD 1: EARLY USE AND OCCUPATION (PRIOR TO 1930)

During the colonial period, Hamtramck was a marshy, wooded area. After early settlers drained the water and chopped down the trees, the nitrate-rich soil was converted into farmland.[2] As the area's population increased much of the farmland was urbanized. By 1910 the future site of Hamtramck Stadium was located in the heart of a bustling industrial district. Occupied by the J. C. Cristy Planing Mill and Lumber Yard, the site was just six blocks north of Dodge Main and directly adjacent to the Grand Trunk Railroad. J. C. Cristy housed an average stock of approximately 200,000 feet of lumber. Its neighbors were J. Calvert's Son's Fuel & Builders Supply Yard to the north and Jeffery-Dewitt Co. (manufacturers of porcelain and spark plugs) to the east.[3]

By 1915 the site had changed hands to the Detroit Lumber Company, which continued to occupy the site until 1929 - at a time when a fire at Mack Park forced the Detroit Stars to find a new place to call home. At that time Hamtramck was home to more than 56,000 Polish immigrants, who, next to African Americans, occupied the lowest rung of the socio-economic ladder.[4] Sensing an opportunity to make money, team owner John Roesink constructed a new stadium. Roesink decided to build his park on what had by that time become an older portion of the Detroit Lumber Company's yard. Roesink leased the site from the DLC and financed the stadium's entire cost, which was estimated to be around $100,000.

PERIOD 2A: THE NEGRO LEAGUES (1930-1937)

The Negro Leagues

In the mid-nineteenth century, baseball was a gentleman's game played by rival athletic clubs for recreation. After the Civil War, baseball enjoyed a great surge in growth as Americans of all classes and races joined in the sport that became universally known as "The National Pastime". In that amateur era, some African-Americans played on all-black clubs, while others played on integrated teams. The first official color line in baseball came on December 11, 1868, when the National Association of Base Ball Players voted unanimously to bar "any club which may be composed of one or more colored persons."[5]

When professionalism became ascendant in the 1870s, pro teams were not bound by the amateur association's ruling. Thus, black players appeared on integrated teams, and some black teams played in integrated leagues. Brothers Moses Fleetwood Walker and Welday Walker, both of whom attended the University of Michigan, even played in the major leagues in 1884 for Toledo of the American Association. Gradually, however, black players were excluded so that, by the turn of the century, there were no black players in what was called "Organized Baseball". [6]

For a half-century, white Americans watched Major League baseball, only vaguely aware of the world of black baseball beyond the scope of their vision. Best known among the great black players were Hall of Famers Satchel Paige and Josh Gibson, who starred in the Negro Leagues in the 1930s and 1940s.

Obviously, all great black ballplayers were not born after 1947 when Jack Roosevelt Robinson re-integrated Major League baseball. They were always there, required by custom and circumstance to play in separate leagues. More than 4,000 men played black baseball at the highest level, many of whom could have played in the white major leagues. Thirty-five (including several executives and one woman) have since been enshrined in the National Baseball Hall of Fame in Cooperstown, New York. [7]

What little exposure most white fans in larger cities got to the Negro Leagues came in exhibition games held during the off-season. White major leaguers, looking to augment their salaries, played against teams of the best Negro Leaguers. In smaller cities and towns, barnstorming black teams would often play factory-league or local semi-pro teams - many of minor league quality. These exhibitions would take place both during and after the regular season.

The first black professional team was the 1885 Cuban Giants. Black teams played as independent clubs until Rube Foster founded the Negro National League (NNL) in 1920.[8] In the decade prior to the NNL's founding, many independent black clubs could be considered of big-league quality. The massive social change engendered by the great migration of African Americans from the rural South to Northeastern and Midwestern industrial cities that


HAMTRAMCK'S NEW BASE BALL PARK OPENS OFFICIALLY TODAY

COBB TO PITCH THE FIRST BALL

A Pro Threat

Like Birds in Flight, Are These Graceful Timber Toppers

Has Putting Style Like Diegel's

ATLANTIC CITY BOYS PIRATE '6'

The Umpire By H.G. Salsinger

OHIO'S 2 ACES OUTSPEED NAVY

ROCKNE IS BACK WITH OLD VIGOR

AMATEURS BOX FOR GOLD BELTS

Figure 2.2

The Detroit News, Sunday, May 11, 1930; HAMTRAMCK'S NEW BASE BALL PARK OPENS OFFICIALLY TODAY
COBB TO PITCH THE FIRST BALL
Ty Wires Roesink He Will Be Here; Old Mack Park Has Successor.



Figure 2.3

1930 Ty Cobb First Pitch: Ty Cobb throwing the first pitch at Hamtramck Stadium in 1930.

2 Kowalski, Greg, Our Town: The Story of Hamtramck , 1997. p. 74.

3 1910 Sanborn Map

4 Bak, Richard, Turkey Stearnes and The Detroit Stars, Wayne State University Press, Detroit, MI, 1994. p. 188.

5 Gillette, Gary and Pete Palmer (Editors), The ESPN Baseball Encyclopedia, Sterling Publishing, fifth edition, 2008. p 1719.

6 Clark, Dick, and Larry Lester, The Negro Leagues Book, Society for American Baseball Research, 1994. p 15.

7 National Baseball Hall of Fame website: www.baseballhall.org

8 Holway, John, Blackball Stars: Negro League Pioneers, Carroll & Graf, 1992. pp 2, 21.



Figure 2.4

1937 Opening Advertisement: A newspaper advertisement for the Opening American Negro League game at Hamtramck Stadium. (Image: *Detroit Tribune* African American newspaper)



Figure 2.5

The photo is dated March 27, 1941, and dates the construction of the grandstands at Veterans Memorial Park. The grandstands were constructed as a Wayne County Road Commission project. (Image: Hamtramck Heritage Collection)

began during World War I ensured concentrations of black Americans large enough to support organized leagues.[9]

Three years after the NNL's debut, Ed Bolden formed the Eastern Colored League (1923-1928). Two other black major leagues - the American Negro League (1929) and the Negro East-West League (1932) - operated for a single season or less. Many of the best players in the original Negro National League migrated to the Negro Southern League (NSL) after the NNL's break-up in 1931, so the NSL is considered to be a major league for that year only. Most of those players left the NSL after only one year to return to a new Negro National League, which began in 1933. The NSL operated before and after 1932 as a minor league.

During most of the Negro Leagues' existence, one eastern-based league and one western-based circuit dominated. The original NNL fielded teams from Pittsburgh west, while the Eastern Colored League featured teams in Philadelphia, Baltimore, New York City, and New Jersey. After 1932 the new Negro National League (NNL) predominated in the east, while the Negro American League (NAL), chartered in 1937, ruled the west.

The NAL and the second NNL thrived until the color line was broken in 1947. During their existence, the Negro Leagues played eleven World Series (1924-1927; 1942-1948) as well as the East-West Game (1933-1950), an All-Star exhibition that, based on that clear geographical division, quickly became the biggest black sports event in the United States.[10]

The most famous Negro League clubs were the Homestead (PA) Grays and Kansas City Monarchs, the latter (like some other black teams) owned by a white businessman. The Monarchs featured great pitchers like Satchel Paige and Bullet Rogan, plus player-manager Buck O'Neil. Homestead, boasting great hitters like Josh Gibson, Buck Leonard, and Cool Papa Bell, won three Negro World Series (1943, 1944, and 1948), and nine straight NNL pennants in 1937-1945. Another big-name club, the Chicago American Giants, played in both incarnations of the NNL as well as in the 1932 NSL. The powerful Pittsburgh Crawfords of the 1930s, led by superstar Oscar Charleston, fielded some of the greatest teams in black baseball history.

The Negro National League folded following the 1948 season, although the Negro American League survived more than another decade (at a much lower level), and other black touring teams continued to play until the early 1960s. The demise of the Negro Leagues was inevitable as the best young black players were signed by formerly all-white major league organizations. The Negro Leagues would not have been able to survive long after that had racial prejudices not prevailed beyond Jackie Robinson's debut. Many top Negro Leaguers never got their shot in the big leagues, as most clubs would not sign black players older than twenty-eight. There were exceptions - Satchel Paige being the most famous. Despite the immediate success of black players in the majors, baseball was not fully integrated until the 1960s.[11]

For more than fifty years, the best black players were not allowed to play on the same field with the best white players. It was during this era that two parallel baseball universes co-existed. The history of the white major leagues has been well chronicled, but only in recent years has the history of the black major leagues gotten the recognition that it deserves. The Negro Leagues showcased some of the greatest baseball talent of all time, with a special essence that was all its own.[12]

Today, seven decades after the second Negro National League folded in 1948, only five home fields survive where major Negro League teams played their home games during the heyday of the great black baseball leagues (1920–1950). Along with Hamtramck Stadium, there are Rickwood Field in Birmingham, Alabama; Hinchliffe Stadium in Paterson, New Jersey; Joseph H. Durkee Athletic Field (a/k/a Barrs Field, J.P. Small Memorial Stadium, and J.P. Small Park) in Jacksonville, Florida[13]; and League Park in Cleveland. Several other venues where Negro League teams played exhibition or neutral-site games also exist, along with the surviving portions of some former ballparks where most of the structure has been demolished and the field is no longer intact.

Negro Leagues in Detroit

During the first half of the 20th century, Detroit was one of the most important markets for Negro League Baseball.[14] Due in part to the Great Migration, when several million African Americans traveled north in search of factory jobs, and the beginning of the lucrative automobile industry, Detroit's black population was expanding daily. In 1910 Detroit had a black population of less than 6,000, but a decade later this number had grown to 41,000, a sevenfold increase.[15] While the number of African Americans grew drastically, the landscape of black neighborhoods expanded much slower.

9 Gillette, Gary and Pete Palmer (Editors), The ESPN Baseball Encyclopedia, Sterling Publishing, fifth edition, 2008. p 1719.

10 Ribowsky, Mark, A Complete History of the Negro Leagues 1884 to 1955, Kensington Publishing Company, 2002 . p. 177.

11 Lanctot, Neil, Negro League Baseball: The Rise and Ruin of a Black Institution, University of Pennsylvania Press, 2004 . p. 389, 391.

12 Riley, James A., Biographical Encyclopedia of the Negro Baseball Leagues, Carroll and Graf Publishers, 2002 . p. xix.

13 National Park Service Form 10-900 for Joseph H. Durkee Athletic Field

14 Gillette, Detroit Stars History draft, 1.

15 Bak, Turkey Stearnes and the Detroit Stars, 36.

The territory that the African Americans claimed was originally dubbed Black Bottom because of its rich, dark topsoil, yet it took on another meaning as more black migrants from the south streamed in.[16] This area of the City was wedged between East Jefferson Avenue and the Detroit River, where lots were mostly taken up by "a hodge podge of warehouses and tumbledown shacks that included dozens of flophouses, brothels, and saloons."[17] Over time, this area became a major cultural hub for Detroit's black community and all of Michigan.

While the automobile was quickly turning Detroit into "The Motor City". The African Americans who moved to Detroit were finding somewhat stable jobs, partially in the growing automobile industry, allowing them to establish their families there and create a solid black community in the Black Bottom district of Detroit.

From this Black Bottom neighborhood grew many black ballplayers. Proud of what their race could accomplish, Detroit's growing fan base fueled the creation of the first Negro National League (NNL). As the NNL was being established, Andrew "Rube" Foster was also piecing together the first incarnation of the Detroit Stars. In 1919 the Detroit Stars called Mack Park their home and were lucky because they did not have to share the stadium with white major or minor league teams as many other NNL teams did. Mack Park was located at the southeast corner of Fairview and Mack Avenues, and the Stars played there for 11 consecutive seasons, from 1919 through 1929 until a disastrous fire destroyed one grandstand on July 7, 1929.[18] However, the Stars played their remaining 1929 home games at Mack Park after the fire.

The Stars' 1930 season began on the road in Chicago on April 26, 1930 when they played their second series of the season in St. Louis from May 3rd – 6th before returning to open their home schedule in Detroit on May 10, 1930. The grand opening of the park was held on May 11th, but the Stars had played an official league game the day before at Hamtramck Stadium. They ended that spectacular season in their new stadium losing the deciding game 7 of the NNL Championship Series against the St. Louis Stars. The Detroit Stars played 12 consecutive seasons on the NNL circuit (1920-1931) until the continued impact of the Great Depression resulted in many all-important Black Bottom fan base unable to afford to see them play.[19] The team, along with the NNL itself, was disbanded at the end of the 1931 season.

16 Bak, Turkey Stearnes and the Detroit Stars, 28.

17 Bak, Turkey Stearnes and the Detroit Stars, 28.

18 Bak, Turkey Stearnes and the Detroit Stars, 187.

19 Gillette, Detroit Stars History draft, 1

However, this was not the end of professional black baseball in Detroit. In January 1932 the East-West League was established, and Detroit fielded the Detroit Wolves. Also calling Hamtramck Stadium their home, the Wolves played an exceptional season until the league collapsed in July. They posted the best win-loss record and if allowed to continue competing, would have possibly captured Detroit's first Negro League championship pennant. However, the collapse of the East-West League also brought the end of the Wolves.

Detroit hosted a new Detroit Stars club in 1933 when they returned to their home field of Hamtramck Stadium in the second incarnation of the Negro National League (NNL), then there was a four-year gap before the debut of the 1937 Negro American League (NAL) Stars. The 1933 season was mediocre, causing the team to once again disband after the season concluded. Also, the 1937 Stars could not return to their home field since they were a new club, completely unrelated the 1920–1931 Stars or the 1933 Stars.

Hamtramck Stadium was home to many phenomenal players throughout the 1920s and 1930s and received a new look in 1941. As the largest agency of the New Deal, the Works Progress Administration gave money to communities to construct or fix existing infrastructure. The Wayne County Road Commission was responsible for utilizing Detroit's WPA money. One of the major works they undertook was redesigning and renovating historic Hamtramck Stadium.[20]

Even though Hamtramck Stadium did not have a resident professional team, it did not sit empty. Though not hosted by the Hamtramck Stadium, 1954 Detroit Stars continued to play through 1961 (though their name was changed to the Detroit "Clowns" for the 1958 season before being changed back to "Stars"). Also, the 1960 & 1961 teams split their home games between Detroit and New Orleans. Without a resident professinal team, in 1954 the Hamtramck Recreation Department began hosting a number of recreation leagues for the City's kids.[21] These city leagues played countless games on the field in the 11 years they played there. Along with the city leagues, the local high schools also used the baseball field. The best team among the schools was the St. Ladislaw Greyhounds, winning a total of 13 east bracket Catholic League Championships, including the first State Championship awarded to a Class C baseball team.[22]

The Detroit Stars

The original Negro National League (NNL) - the first black baseball league in the twentieth century and the highest level one organized till that time -was founded in 1920.[23] Detroit was one of the most important markets for black baseball in the first half of the twentieth century, playing a key role by fielding clubs in four separate major Negro Leagues. After the onset of the Great Depression, however, all of those teams struggled to survive despite Detroit 's growing population of African Americans.

The Detroit Stars were formed in 1919 as an independent black baseball club by pioneering future Hall of Fame executive Rube Foster of Chicago. The Stars played other professional black ball clubs along with black and white semi-pro teams. A year later, Foster founded the first major black league, the NNL, with the Detroit Stars as one of its eight charter members. Foster installed Detroiter Tenny Blount as the new team's president, and the Stars finished second in the NNL's inaugural campaign of 1920. Detroit finished second in 1923 and 1926 while generally staying in the NNL' s first division for most of the decade. The Stars also continued to compete very successfully in semi-pro baseball tournaments.[24]

White Detroit haberdasher John Roesink bought the Stars in 1925. Roesink is frequently described as Jewish in both contemporary and historical newspaper articles and books, although recent scholarship has confirmed that he was not.[25] [26] A sports promoter very involved with semi-pro baseball, Roesink owned Mack Park on Detroit's East Side, where the Stars played from 1919 until 1929. Although a fire at Mack Park on July 7, 1929, destroyed the main grandstand, the Stars played the rest of the 1929 season there before moving to their new facility in Hamtramck.[27]

No source has yet been found that documents why Roesink chose to relocate the Stars to Hamtramck. Many factors could have played a role in his decision, including the deteriorated condition of Mack Park even before the fire. Numerous references of the time comment on Mack Park's dilapidation, which wouldn't have been unusual for a sixteen-year-old wooden structure. According to Detroit sportswriter Russell J. Cowans, conditions were so bad at Mack Park that team members pleaded with Roesink to better maintain the park in order to keep it in line with ticket prices.

20 Gillette, e-mail correspondence, June 17, 2011.

21 Rebecca Savage, Hamtramck Stadium History draft (unpublished, 2011), 1.

22 Rebecca Savage, Hamtramck Stadium History draft (unpublished, 2011), 1.

23 Peterson, Robert, Only the Ball Was White, Gramercy Books, 1999. p. 83.

24 Lester, Larry, Sammy Miller, and Dick Clark, Black Baseball in Detroit, Arcadia Publishing, Charleston, SC, 2000 . p. 40 .

25 Alpert, Dr. Rebecca T., E-mail communication from Associate Professor of Religion and Women's Studies at Temple University and author of "Jews and Black Baseball", 2011

26 Weingarden, Dr. Steve, E-mail communication from SABR Business of Baseball Committee co-chair and expert on Detroit's Jewish community, 2011 .

27 Cowans, Russell J., "Detroit 9 Will Open With New Park and New Stars," The Chicago Defender , March 22, 1930. p. 8.

A major influence on the site choice was likely the good transit connection between Hamtramck and Paradise Valley, the heart of Detroit's growing African American community located east and north of downtown. The Detroit Street Railway's lengthy Baker Streetcar Line ran along Joseph Campau Street through Hamtramck, Paradise Valley, and downtown Detroit on its way to and from Ford's enormous Rouge Complex, carrying thousands of Polish and African American workers to their factory jobs. Those same streetcars provided quick and convenient access to the new ballpark site for many fans of the Stars, who wouldn't have to pay for a transfer like many would have had to do to get to old Mack Park.[28]

Roesink saved expense by leasing a parcel of land at the closed Hamtramck yard of the Detroit Lumber Company instead of purchasing it. Another possible financial incentive was avoiding Detroit taxes; while Mack Park was located in Detroit in 1929, it had been built by Roesink in what was then Grosse Pointe Township just outside of Detroit years before the land was annexed by the expanding city.

Finally, as historian Dr. Thaddeus Radzilowski has noted, relations between Detroit's African American and Polish communities, while not perfect, were reasonably good in 1930 and lacked much of the friction that existed between African Americans and other white ethnic groups.[29] Roesink, a friend of Hamtramck mayor Rudy Tenerowicz, likely had that in mind in selecting his new location.

Playing in newly built Hamtramck Stadium in 1930, Detroit won the NNL second-half title before losing the League Championship Series in seven games to St. Louis. Roesink lost control of the Stars late in the 1930 season. Under new ownership, the Stars, along with the NNL, fell victim to the Depression during the 1931 season and folded. Several top clubs had already defected by the time the league collapsed.

In 1932 Detroit saw the birth of a new franchise in a new league - the Detroit Wolves of the East-West League, whose roster included five future Hall of Famers. As ranked by noted black baseball historian James A. Riley, center fielder "Cool Papa" Bell, shortstop Willie "The Devil" Wells, and pitcher "Smokey Joe" Williams were three of the ten greatest black ballplayers of the segregated era. The Wolves also featured premier slugger/ first baseman Mule Suttles and star pitcher Ray Brown. They posted the best record in the Negro East-West League before both Detroit and the league collapsed in midseason.[30]

The following year a new incarnation of the Detroit Stars would take the field at Hamtramck Stadium, along with a new Negro National League. While the new NNL would last until 1948, these Stars went out of business after the 1933 season. For the next three years, Detroit was without a Negro League home team.

Detroit became a charter member of the new Negro American League (NAL) in 1937, again invoking the storied Detroit Stars name. Several African American newspapers from that year describe the Stars' home games as taking place in Hamtramck Stadium. That club would last but one summer, and Detroit would have no hometown Negro League team until 1954 when yet another Detroit Stars club appeared in the NAL, a league barely clinging to existence after integration of the formerly white major and minor leagues.

Unquestionably the greatest player who spent the majority of his career in Detroit was Norman "Turkey" Stearnes. A power-hitting center fielder, Stearnes was one of the best home run hitters in the Negro Leagues. Stearnes was elected to the National Baseball Hall of Fame in 2000, twenty-one years after his death. Stearnes made his Negro League debut in 1923 with Detroit, playing for the Stars until 1930. Stearnes began the 1930 season in New York, then returned to the Stars during the 1930 season and played in Detroit until late in the 1931 season. He also played for the successor Stars in 1937.

Other Hall of Famers who played for the Stars in the 1920s and 1930s included third baseman Ray Dandridge (enshrined in Cooperstown in 1987), pitcher Andy Cooper, and outfielders Pete Hill and Cristobal Torriente (all enshrined in 2006). Stars like Bruce Petway, Bingo DeMoss, Bill Holland, Ted "Double-Duty" Radcliffe, and Candy Jim Taylor also wore Detroit uniforms during the Negro Leagues era. At least eighteen future members of the Hall of Fame played or managed in Hamtramck Stadium, including Negro League legends Satchel Paige and Josh Gibson.

Hamtramck Stadium

Very few descriptions of Hamtramck Stadium in the 1930s have survived. Contemporaneous newspaper accounts focus on the games themselves, with few words about the venue except to note its location. By far the most detailed observations about the stadium itself prior to 1941 are included in the Detroit News coverage the day of the stadium's grand opening on May 11, 1930, when 9,000 fans attended.

According to the News, the new concrete and steel structure was an impressive sight for its time. While the comparisons to contemporary major league facilities were a stretch, the comparisons to class AA ballparks - the highest level of the minor leagues at the time[31] of the 1920s are reasonable. The new park seated about 8,000 in its grandstand, mostly on wooden benches, though it also boasted box seats separated by iron rails as in major league parks. The bleachers down the right-field line contained capacity for at least one thousand more.[32]

Hamtramck Stadium was designed with a relatively short distance to the left field fence from home plate (315 ft.), a huge center field (515 ft.) and a very deep right field (407 ft.). That was the reverse of Mack Park, which featured a very short right field fence that benefited the Stars' big slugger, Turkey Stearnes. Stearnes, a left-handed hitter, reportedly was very unhappy about the difficulty of hitting home runs to right in Hamtramck.[33]

Allowing for a better view, the seating in Hamtramck Stadium was constructed with its lower front end's floor beginning six feet off the ground. The seating is accessed from three concrete ramps located beneath the seating at the left, right and center of the structure. Supported by steel I-beams running underneath wooden decks, the grandstand has wooden bleachers. The structure is covered by a corrugated steel roof that is also supported by steel I -beams. On top of the roof stands a chain link fence about five feet high running from the first base side to the third base side. Its purpose was to protect unwary fans and other pedestrians, as well as cars parked behind the structure, from foul balls. At the rear of the grandstand behind the last row of bleachers is another protective fence.

One unusual feature of the new park was a twelve-foot high corrugated metal fence with a sharp top that enclosed the outfield. This was a substantial extra expense, as other ballparks of the day employed inexpensive wooden or wire fences to restrict access. Kids slipping into the ballpark without paying

28 Craig, H.B., website proprietor and expert on history of the Detroit Department of Street Railways : www.DetroitTransitHistory.info

29 Radzilowski, Dr. Thaddeus, Conversation with Executive Director of Piast Institute, 2011.

30 Gillette, Gary and Pete Palmer (Editors), The ESPN Baseball Encyclopedia, Sterling Publishing, fifth edition, 2008, p 1729.

31 Johnson, Lloyd and Miles Wolff (Editors), The Encyclopedia of Minor League Baseball, Baseball America, 1997. p. 11.

32 In all cases, capacity figures are approximate, as team owners gladly sold extra tickets if demand warranted. In those cases, they simply shoehorned more fans into the grandstand and bleachers or roped off standing-room areas on the field itself.

33 Bak, Richard, Turkey Stearnes and The Detroit Stars, Wayne State University Press, Detroit, MI, 1994. p. 189.

or watching games through knotholes were common practices of the day[34], so this metal fence with a sharp top was designed for some other reason - perhaps fear of hobos or vagrants because of Hamtramck Stadium's location adjacent to a major rail line during the Great Depression.[35]

Shortly after opening, Hamtramck Stadium became the site of the first night baseball games in Michigan on June 27-28, 1930. These historic games were official Negro National League games between the Stars and the famous Kansas City Monarchs, making them among the first dozen night games ever played between major league-caliber teams. It would take five more years before the white major leagues adopted night baseball, and eighteen years before the Tigers would play at night in Briggs Stadium.[36]

Like every other ballpark during the Great Depression, Hamtramck Stadium was available for rental for other sporting events as well as for any activity for which someone would pay a fee. Other usages of Hamtramck Stadium in the 1930s included scholastic baseball and football (both Hamtramck public schools and Catholic schools), softball, soccer, other amateur baseball and semi-pro baseball games (including church leagues), midget car racing, and professional boxing.

Even college football was played at Hamtramck Stadium. On November 29, 1934, 10,000 people turned out to watch Wilberforce University defeat West Virginia State University in a matchup between two Historically Black Colleges and Universities (HBCUs). Dubbed the "Turkey Day" or "Mid-West Classic" by the African American press, the West Virginia State-Wilberforce game was a major social event in Detroit's black community. One headline read, "Detroit Agog over Classic of Classics."[37]

While records of collegiate games in the early twentieth century are incomplete, the 1934 game in Hamtramck is almost certainly the first HBCU football game played in Michigan. In a series between the two traditional rivals that dated back to 1917, the Hamtramck game was only the second played outside of the schools' home states and one of the earliest played in the Midwest outside of Ohio.[38]

34 Gillette, Gary, Eric Enders, Stuart Shea and Matthew Silverman, Big League Ballparks, Metro Books, New York, 2009.

36 Pietrusza, David, Lights On! The Wild Century-Long Saga of Night Baseball, Scarecrow Press, 1997. p. 111.

37 "Detroit Agog Over 'Classic of Classics' Festivities," The Pittsburgh Courier, December 1, 1934. p. 9.

38 Holmes, Shane, E-mail communications from college football expert and managing partner at Sports Data Research LLC, in 2011.





LEFT TO RIGHT:

Figure 2.6

Jean Hoxie with some unidentified students at Veterans Memorial Park. (Source: The Citizen; Photo taken: 1944; Hamtramck Heritage Collection)

Figure 2.7

Under Jean Hoxie, Hamtramck's tennis program was one of the finest in the nation. Pictured at Veterans Memorial Park are (from left) Bill Garner, of Catholic Central High School; Billy Sagan; Hobart Wrobel; Eugene Russell; Congressman Rudolph Tenerowicz; and Hoxie (Source: The Citizen; Photo taken: 1942; Hamtramck Heritage Collection)

PERIOD 2B: HAMTRAMCK RECREATION DEPARTMENT (1938-1962)

Hamtramck Recreation Department

The Hamtramck Recreation Department was created by a resolution of the Hamtramck Common Council in 1925 and consolidated with the Board of Education. Winter and summer programs offered in the 1920s included weekly concerts, swimming, baseball , softball, horseshoe tournaments, a circus, and track and field meets. The depression decade of the 1930s complicated the board's efforts to purchase new equipment or build new facilities. Thanks to a federal government grant in 1935, Keyworth Stadium was built and repairs were made to existing facilities. In 1938 and 1946 a total of fourteen acres of land in the former lumber and coal yards was purchased and developed into baseball and softball diamonds. These were all adjacent to Hamtramck Stadium.

The City of Hamtramck constructed a Public Works supply yard between 1929 and 1937 on the eastern portion of the subject property. Between 1937 and 1941 a garbage disposal transfer station was constructed on the southeastern corner of the subject property.

Rehabilitation

In 1940 the City of Hamtramck received Works Progress Administration (WPA) funding to renovate the stadium and the surrounding park. The project was jointly sponsored by the Wayne County Road Commission and the city. The total cost of the project was $200,000 and the stadium reconstruction was planned by City Engineer I. M. Kopkowski.[39] The renovation was delayed until 1941, and then was completed with the other improvements to the surrounding park. While no specifics on the work done in the 1941 renovation have yet been uncovered, according to historic preservation architect J. Michael Kirk, who examined a photograph from March of 1941 against the remaining grandstand structure, it is certain that at the very least the steel frame is original.[40]

In 1973 more drastic renovations occurred which included rebuilding the roof, seating and ramps. More importantly, that renovation shortened the stadium grandstand to approximately half of its original size.[41] Still, the original structural steel, and the heart of the grandstand remains.

39 "Hamtramck Park Project Is Started," The Detroit Free Press, August 9, 1940.

40 Kirk, J. Michael, AIA, Communication from historic preservation architect in 2011.

41 Wayne County Department of Recreation files.

CLOCKWISE FROM TOP LEFT:

Figure 2.8

1950s playground in location of existing skating rink.

Figure 2.9

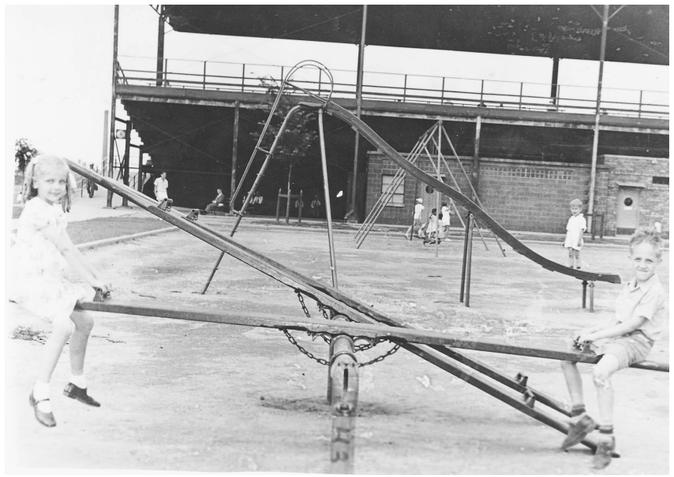
The ice skating rink at Veterans Memorial Park is taking shape in this photos from the 1950s.

Figure 2.10

Workers construct the ice skating rink at Veterans Memorial Park. The ice rink was a popular gathering place for decades. A few years ago it was converted to a Rollerblading track. The photo dates from the 1950s. Note the Briggs Manufacturing water tower next to the smokestack.

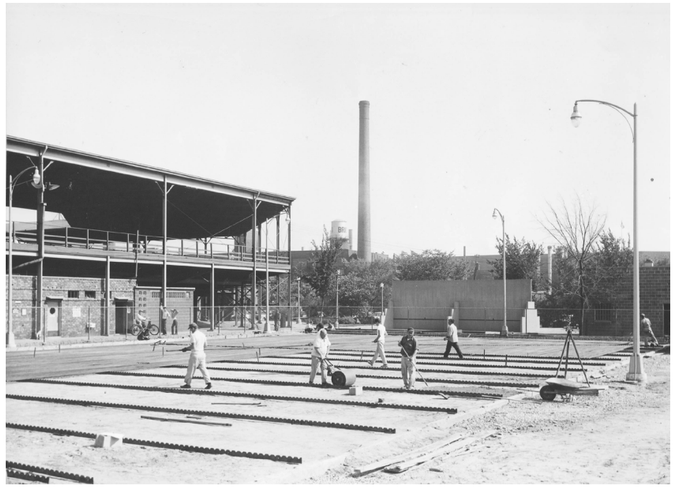
Figure 2.11

Ice skating rink at Veterans Memorial Park. The photo dates from the late 1950s.









PERIOD 3: LATER USE OF THE STADIUM (1963 TO PRESENT)

Between 1941 and 1985, several recreational activities including tennis courts, handball courts, an ice rink, and additional baseball fields replaced the supply yard and garbage disposal plant. After the 1941 renovation of the Hamtramck Stadium, it was used by many different teams and was in great demand. The stadium was used by church leagues and industrial leagues associated with Dodge Main and other automotive plants and factories in Hamtramck. These teams and leagues were sometimes integrated and sometimes not, as was typical of the time. In many cases they were from Polish organizations or Polish institutions such as the Catholic schools. Hamtramck High School used the field for the Cosmos' baseball games, and the two Hamtramck Catholic high schools used the field regularly as well. Those teams included the St. Ladislaus Greyhounds and the St. Florian Lancers. The most successful of all the high school baseball programs in Hamtramck was St. Ladislaus'. Winning its first east bracket Catholic League championship in 1954, "St. Lad's" repeated it every year from 1959 to 1972 with the exception of 1961 and 1969. In 1971 they won the first state championship awarded to a class C school. St. Florian had moderate success in baseball. A number of Hamtramckans made it to the major leagues after playing baseball in Hamtramck.[42]

The stadium was also used by the City of Hamtramck recreation department's leagues for youth programs that played during the summer months. Pee Wee baseball programs were offered to boys between the ages of six and eight, and were geared for instructing boys about the game of baseball as a preparation for Little League. At its height the Pee Wee league had 400 players participating in thirty-four teams in 1964. Little League baseball was for children aged nine to twelve. In 1964 the Little League in Hamtramck had 168 players on twelve teams. PONY League was comprised of thirteen and fourteen year olds, and Colt League fifteen and sixteen year olds. The first year of the Little League program in Hamtramck was 1953. There were 112 boys on eight teams. Coaches were men with previous baseball experience. Overall, Hamtramck recreation teams won a total of seventy-one championships over a period of eleven years. Eleven teams were World Series representatives, with two of them victorious and three finishing with runner-up titles. The Little League program had thirty-two championships, PONY Leaguers captured twenty-two titles, and the Colt League teams won seventeen. The Colt League played at Hamtramck Stadium. In 1956 Hamtramck was represented in the Little League, PONY League and Colt League World Series. Over the years, participation in the baseball programs has slowly declined.[43]

42 Kowalski, Greg, Our Town: The Story of Hamtramck, 1997. p. 102.

43 Kowalski, Greg, Our Town: The Story of Hamtramck, 1997. p. 105.

As Hamtramck Stadium became an important recreational site in Hamtramck Recreation Park (now known as Veterans Memorial Park) was developed around it. The city purchased the remaining lots towards Joseph Campau Street and was able to develop access from this main street in Hamtramck to the park's most popular amenities - Hamtramck Stadium and the football field at Keyworth Stadium. The first Hamtramck recreation millage[44] or tax was approved in 1953 and provided funding for a number of improvements in the park. Baseball and softball diamonds were constructed, one of which had lights for night games. Just behind the Hamtramck Stadium a 185' x 85' artificial ice skating rink was built and dedicated on January 30, 1955. A number of children's playgrounds were also built at that time.

44 a rate (as of taxation) expressed in mills per dollar

DEVELOPMENT AND USE TIMELINE

Time Period	Improvements	Use	Owner/ Occupant	Data Source(s)
1798	Township of Hamtramck was established			
1901	Hamtramck was established as a village			
1910	Dodge Brothers Motor Car Company break ground for an automotive plant in Hamtramck; rapid influx of European immigrants begins. J. C. Cristy Planing Mill and Lumber Yard	Northern half: vacant Southern half: planing mill and lumber yard	J.C. Cristy Planing Mill & Lumber Yard	City directories Sanborn maps
1914	Dodge Brothers Motor Car Company began operations			
1915	Detroit Lumber Company			
1919	Detroit Stars of Negro National League (NNL) started			
1915 to late 1920s	Northern half: fuel and building supply yard with railroad siding Southern half: planning mill and lumber yard with railroad siding	Northern half: supply yard Southern half: planing mill and lumber yard	Detroit Lumber Co.; Savin Oil Co.; and J. Calverts and Sons	City directories Sanborn maps
1922	Hamtramck is incorporated as a city to protect itself from annexation by Detroit; Peter C. Jezewski is the first mayor			
1929, July 7	One grandstand in Mack Park ballpark destroyed in fire; however, the Detroit Stars completed the season in Mack Park			
1929	Public Works Supply Yard constructed on the eastern most portion of the subject property.	Baseball park and supply yard	Roesnik Stadium; Hamtramck Dept of Public Works; Dog Pound of City of Hamtramck; Dept of Public Supply Yard	City directories Sanborn maps Aerial photographs

	Time Period	Improvements	Use	Owner/ Occupant	Data Source(s)
Period of Significance: 1930-1962	1930, January	Construction begins of Hamtramck Stadium (Roesink Stadium) on leased land from Detroit Lumber Company	Baseball park and Hamtramck City offices	Roesnik Stadium; Hamtramck Dept of Public Works; Dog Pound of Hamtramck	City directories Sanborn maps
	1930, May 11	Hamtramck Stadium Opening Day; Detroit Stars of Negro National League (NNL)	Baseball park		
	1931	Detroit Stars of Negro National League (NNL);	Baseball park		
	1932	Detroit Wolvers of Negro East-West League	Baseball park		
	1933	Detroit Stars of Negro National League (NNL)	Baseball park		
	1934, November 29	Wilberforce University defeat West Virginia State University in a matchup between two Historically Black Colleges and Universities (HBCUs)	Baseball park		
	1934-1936	Detroit was without a Negro League home team.	Baseball park		
	1936	Keyworth Stadium constructed.	Baseball park		
	1937	Detroit Stars of Negro American League (NAL); Garbage Disposal Transfer Station constructed;	Baseball park		
	1940	Works Progress Administration (WPA) under the New Deal approved funds for renovations to Hamtramck Stadium	Baseball park		
	1941	Hamtramck Stadium renvations completed.	Baseball park		
	1953	Hamtramck Recreation Park (Veterans Memorial Park) established.	Baseball park		
	1954	Detroit Stars of Negro American League (NAL); Hamtramck Recreation Department began hosting a number of recreation leagues for the city's kids	Baseball park		
	1955	Ice Rink construction with adjacent Concession and Maintenance Buildings along the third base-side grandstand wall.	Baseball and recreation park	Veterans Memorial Park; City of Hamtramck	City directories Sanborn maps Aerial photographs
	1955, January 30	Ice Rink dedication and opening	Baseball and recreation park	Veterans Memorial Park; City of Hamtramck	
	1959	Hamtramck won Little League World Series of Baseball	Baseball and recreation park	Veterans Memorial Park; City of Hamtramck	
	1973	Renovations of the grandstand included rebuilding the roof, seating, ramps, and removal of the outer portions of the "arms"	Recreational Park	Veterans Memorial Park	Drawings dated 1976 at the Wayne County Department of Recreation
	1980	Dodge Brothers Motor Car Company Main Plant ceases operations			
	1996	Ordinance to Preserve Park Land passed by voters			
	2011	Historic American Landscape Survey (HALS)			
	2012, July 31	Hamtramck Stadium was listed on the National Register of Historic Places			
	2014, August 14	State of Michigan Historic Marker was dedicated			

2.1.2 Period of Sigificance

STATEMENT OF SIGNIFICANCE

Hamtramck Stadium is currently listed on the National Register of Historic Places for possessing a national level of significance under Criteria A for the associated with events that have made a significant contribution to the broad patterns of our history and Criterion B due to the association with the lives of significant persons in our past. Criterion A is established based upon Hamtramck Stadium's role in the history of segregated America and Negro League professional baseball in twentieth-century from the opening season of the Detroit Stars in 1930 through 1937. Today, Hamtramck Stadium is one of only five remaining home ballparks for major Negro League teams from 1920-1950. Criterion B is established on the history of several National Baseball Hall of Fame players use of Hamtramck Stadium as their home field, including Norman "Turkey" Stearnes, "Cool Papa" Bell and "Smokey Joe" Williams.[45] Additionally, the historical significance is also locally significant due to the continued use of Hamtramck Stadium for community recreational use, such as baseball leagues, school leagues, semi-pro leagues, and other events.

While the current National Register listing for Hamtramck Stadium largely addresses its significance as a Negro League era baseball field, there is also additional history that directly relates to the struggle for Civil Rights. When the Stadium opened in 1930, the white owner of the Detroit Stars, John Roesink, was not treating his fan base nor his players fairly, refused to advertise in African American newspapers, and refused to provide African Americans economic opportunities within his organization.

Hamtramck Stadium opened on May 11, 1930 to great fanfare, where some 9,000 fans were reported in attendance. However, by late July, enthusiasm had shifted dramatically. The Pittsburgh Courier reported on July 31 in an article titled "Fan Support of Detroit Stars Slumps, Says Scribe," a rapid decline in attendance, citing complaints over white owner John Roesink. Among the complaints was his blatant and racist disregard to advertise games in local African American newspapers, something which former owners of the team had done on a weekly basis. Roesink is reported as saying that he "did not want to have anything to do with 'shine' papers."[46] There was also criticism of the grand opening of Hamtramck Stadium in which Ty Cobb threw out the first pitch to the Mayor of Hamtramck. Newspapers published event photos of Cobb, Roesink and Mayor Tenerowicz, all white persons, but no photo of any player, all African American, was included.[47] Fans were further incensed by Roesink's insensitivity to fans regarding the fire and grandstand collapse at the Detroit Stars' previous home, Mack Park, in July of the previous year. While over 100 fans were reportedly injured in the incident, Roesink lacked any expression of sympathy for the victims or their families.[48]

Players threatened to strike in May because Roesink did not want to pay a bonus for playing night games against the Kansas City Monarchs. Night games were not included in the players' contracts. While Roesink eventually paid the bonus without strike, it was certainly not without complaint. The incident further exasperated the many grievances that the Stars and their fans had with Roesink and his employment practices. The manager of the Stars, Bingo DeMoss, was nearly arrested at the behest of Roesink, for "remonstrating the owner for using abusive language because some of the fans were inquiring for a drinking fountain."[49] One of their most valuable and popular players, Turkey Stearnes, was lost at the beginning of the 1930 season due to Roesink's failure to negotiate employment contracts on time. Stearnes instead played for New York's Lincoln Giants until returning to the Detroit Stars later in the season. Roesink is further accused of racist employment practices at the Stadium, where only menial jobs were given to African Americans and those of more prominence, such as umpires, were given exclusively to whites. Furthermore, the Detroit Stars were reportedly one of the lowest paid teams in the league and Roesink's focus on spending as little money as possible affected the game itself – some games were played with only one umpire and bad calls were notorious. In response, fans, majority African American, started to stay away from Hamtramck Stadium, or at the very least express dissatisfaction with Roesink's policies, and the attendance numbers were beginning to show it.[50] By August, African Americans were "planning a boycott of the Stadium for the remainder of the season."[51]

Roesink's continual maltreatment of fans, calling patrons of Hamtramck Stadium "shines" and "coons," and his history of racial discrimination resulted in record-breaking low attendance numbers. The Afro-American reported in the article "Baseball at Low Ebb in Detroit – Report," about the reasons for and effect of organizing and executing the boycott of Hamtramck Stadium, putting a very real financial strain on the owner. Headlines for the article read "Jim Crow Tactics of Owner of Detroit Stars Blamed for Condition", "Only 500 Out Sunday" and "Smallest Crowd in Motor City History."[52] The boycott of Hamtramck Stadium was beginning to have an impact on the owner's bottom-line and he was considering selling the club.[53] Meanwhile, the Detroit Stars were playing the best baseball in the Negro National League, and they would go on to the playoffs and championship that year.[54] The boycott lasted three weeks.

The Afro-American, following the story, stated "Playing to empty benches brought Roesink down from his 'high horse' and caused him to retract his statement…He has turned the park management over to Mose L. Walker, his colored lieutenant, has signed an agreement that he would stay away from the park himself, and his advertisements in the Negro newspapers are asking the fans to again support the team."[55] As baseball historian, Gary Gillette, has noted, Detroit's African American population "carried out an effective economic protest against a racist white businessman who had taken their patronage for granted."[56]

Whether it is the sterling ball clubs that appeared there, the spectacular games played on the field, the introduction of night baseball, or the reputation of the players who graced the bases, Hamtramck Stadium is a major site for both baseball and black culture in 20th-century Michigan.

This ballpark was the home field for many incarnations of the Detroit Stars, and fans were never disappointed by the baseball battles waged at Hamtramck Stadium. This historic landscape hosted many thrilling ballgames between Negro League giants. The teams ranged from barnstorming and local clubs to Negro National League (NNL) icons such as the Kansas City Monarchs, the Chicago American Giants, and many more clubs on the NNL circuit.[57]

45 National Register of Historic Places, Hamtramck Stadium, Hamtramck, Wayne County, Michigan, National Register #12000458.

46 Cowans, Russell J., "Fans Support of Detroit Stars Slumps, Says Scribe," The Pittsburgh Courier, August 2, 1930, p. A4.

47 Cowans, Russell J., "Fans Support of Detroit Stars Slumps, Says Scribe," The Pittsburgh Courier, August 2, 1930, p. A4.

48 Cowans, Russell J., "Fans Support of Detroit Stars Slumps, Says Scribe," The Pittsburgh Courier, August 2, 1930, p. A4.

49 Cowans, Russell J., "Fans Support of Detroit Stars Slumps, Says Scribe," The Pittsburgh Courier, August 2, 1930, p. A4.

50 Cowans, Russell J., "Fans Support of Detroit Stars Slumps, Says Scribe," The Pittsburgh Courier, August 2, 1930, p. A4.

51 Associated Negro Press (ANP), "Fans Plan Boycott of Detroit Park," Afro-American, August 2, 1930, p. 14.

52 "Baseball at Low Ebb in Detroit – Report," Afro-American, August 9, 1930, p. A15.

53 "Baseball at Low Ebb in Detroit – Report," Afro-American, August 9, 1930, p. A15.

54 Cowans, Russell J, "Through the Sport Mirror," The Chicago Defender, August 23, 1930, p. 8.

55 Associated Negro Press (ANP), "Boycott of Owner Brings Him to Terms," Afro-American, August 30, 1930, p. A13.

56 Gary Gillette, E-mail communication from baseball and Hamtramck Stadium historian, 2016.

57 Richard Bak, Turkey Stearnes and the Detroit Stars: The Negro Leagues in Detroit, 1919 – 1933 (Detroit: Wayne State University Press, 1994), 68.

The players who passed through Hamtramck Stadium were of a caliber that placed them on the same level as their white counterparts. The Detroit Stars alone had a roster that included five future Hall of Famers.[58] This is significant because, to date only 35 people associated with the Negro Leagues have been enshrined in Cooperstown.[59] Norman "Turkey" Stearnes was one of the best Negro Leaguers of all times. He signed with the Stars in 1923 and played 10 seasons with them. He had a lifetime batting average of .352 against black teams, .313 against white teams, .474 in playoff games, and holds the record for hitting the most home runs of anyone who played Negro League Baseball. He was enshrined in the Baseball Hall of Fame in 2000.[60] Playing alongside Stearnes was talent such as Ray Dandridge (the 10th Negro Leaguer to be inducted – 1987), Andy Cooper, Pete Hill, and Cristobal Torriente (all inducted in 2006).[61]

In 1932, the Detroit Stars did not have a team, so the City fielded a club comprised of mostly former St. Louis Stars.[62] Dubbed the Detroit Wolves, this power- packed group of players included five more future Hall of Famers: James "Cool Papa" Bell (1974 inductee), Willie "The Devil" Wells (1997 inductee), "Smokey" Joe Williams (1999 inductee), George "Mule" Suttles (2006 inductee), and Raymond Brown (2006 inductee).[63] Such a tremendous group of players adds great significance to Hamtramck Stadium.

A number of significant games were played at Hamtramck Stadium, but the series that stands apart from the rest was the 1930 Negro National League Championship Series between the Detroit Stars and the St. Louis Stars. Out of the 7-game series, games 5, 6, and the championship game 7 were decided at Hamtramck Stadium. In the end, the Stars lost, but it was the closest they ever came to a championship pennant through all their seasons.[64]

Finally, Hamtramck Stadium is a significant American landscape because it was the site of the first night baseball game played in Detroit and possibly Michigan. The game was played on June 28, 1930, against the Kansas City Monarchs, who traveled with a portable light system. According to David Pietrusza's book *Lights On! The Wild, Century-long Saga of Night Baseball* –the first and only book-length history of night baseball—the Monarchs traveled with six trucks that hauled telescoping light towers that would be set up around a ballpark. This changed the game of baseball, allowing players and fans to enjoy games at virtually any time of the day, opening up more playing time and more games to the financially distraught teams of the period. This historic game occurred 5 years before the Cincinnati Reds installed lights in their stadium, and 18 years before the Tigers did the same, placing Hamtramck Stadium and the games played there far ahead of Major League Baseball.[65]

Even college football was played at Hamtramck Stadium. On November 29, 1934, 10,000 people turned out to watch Wilberforce University defeat West Virginia State University in a matchup between two Historically Black Colleges and Universities (HBCUs). Dubbed the "Turkey Day" or "Mid-West Classic" by the African American press, the West Virginia State-Wilberforce game was a major social event in Detroit's black community. One headline read, "Detroit Agog over Classic of Classics."[66]

58 Gary Gillette, Detroit Stars History draft (unpublished, 2011), 1.

59 Gary Gillette, Negro Leagues History draft (unpublished, 2011), 1.

60 Bak, Turkey Stearnes and the Detroit Stars, 12, 96.

61 Gillette, Detroit Stars History draft, 1.

62 Bak, Turkey Stearnes and the Detroit Stars, 200-201.

63 Gillette, Detroit Stars History draft, 1.

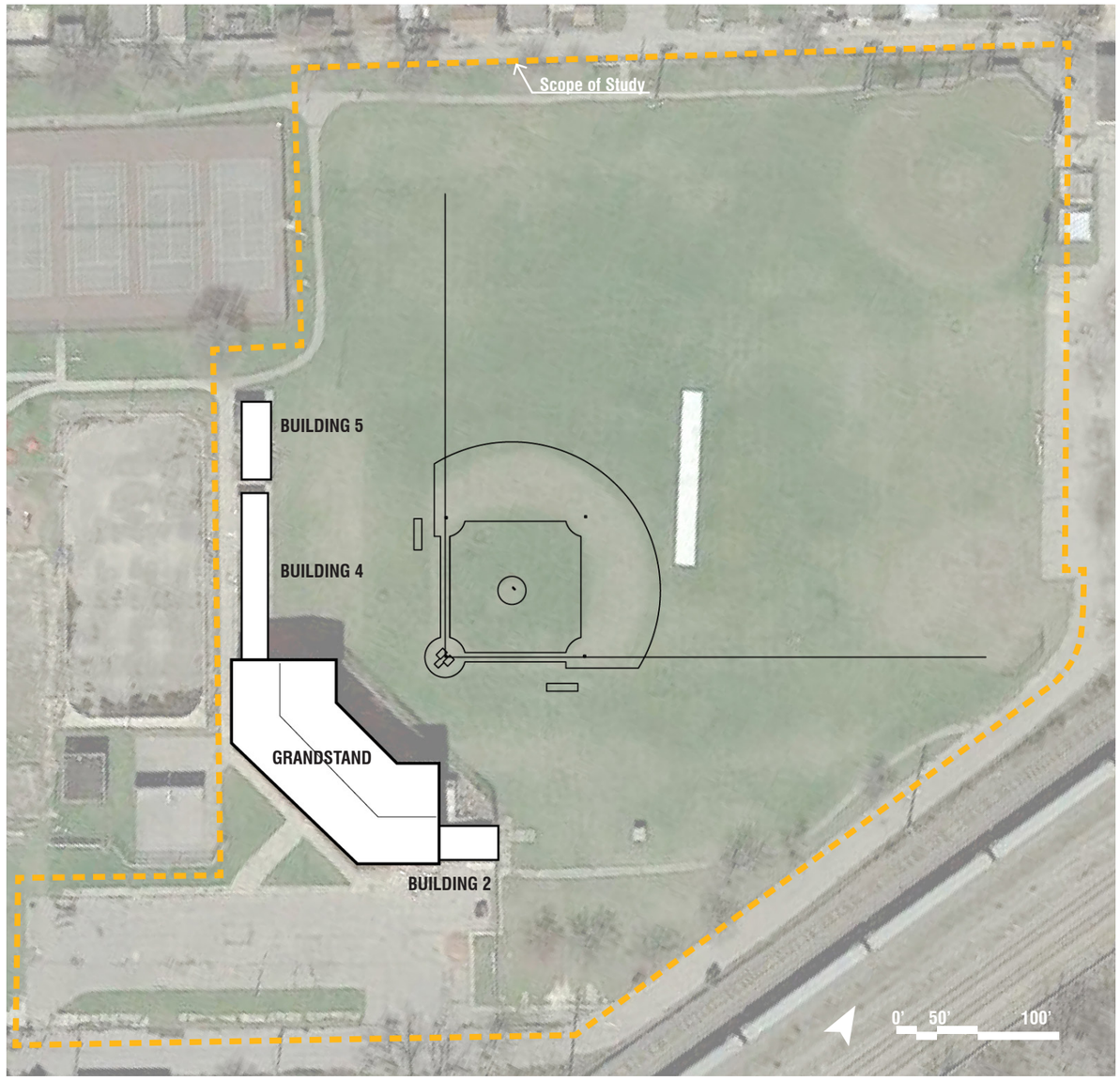
64 Gary Gillette, e-mail correspondence, June 17, 2011.

65 Bak, Turkey Stearnes and the Detroit Stars, 189-191.

66 "Detroit Agog Over 'Classic of Classics' Festivities," The Pittsburgh Courier, December 1, 1934. p. 9.

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3.0 Physical Description & Condition Assessment



3.1 PHYSICAL DESCRIPTION

3.1.1 Overview

Hamtramck Stadium in Hamtramck, Michigan, is comprised of an original baseball field with an open-air, steel-framed grandstand. It is located in the center of the Hamtramck's Veterans Memorial Park.

The scope of this Historic Structure Report, with accompanying physical description, assessment, and recommendations, focuses on a portion of Veterans Memorial Park, limited to the baseball field and grandstand, the parking lot located southwest of the grandstand, and a few outbuildings. These outbuildings are referred to as Building 2, Building 4, and Building 5. The buildings house maintenance and storage facilities, restrooms, shower and locker facilities, mechanical equipment rooms, concessions, and storage for the ice skating rink, which is no longer in operation. The building nomenclature was adopted from the 2011 Phase I Environmental Site Assessment of Veterans Memorial Park. As numbered in that study, Buildings 1 and 3 are outside of the boundary of the Hamtramck Stadium grounds.

3.1.2 Methodology

SmithGroupJJR and the consultant team spent a day at the site in December 2017 documenting the exterior and interior conditions of the grandstand and surrounding structures. The findings regarding physical description are described on the following pages. For each structure a matrix is provided that identifies: the name of the building feature, a brief description, approximate age, assumed period of significance, reference to documentation that led to assumption of age, identification of contributing or non-contributing status, and a brief summary of existing conditions. Existing conditions are noted as excellent, good, fair, or poor.

Figure 3.12 Study Area

Grandstand and support buildings within the scope of study

3.2 SITE & INFRASTRUCTURE

3.2.1 Stadium Grounds

FUNCTIONAL ORGANIZATION & USE

Hamtramck Stadium is situated within the grounds of Veterans Memorial Park. The site is bounded by the railroad and parallel access road to the east; a parking lot to the northeast; an alley and residential rear yards on the north; and tennis courts and the former ice rink of Veterans Memorial Park to the west. The stadium structure is situated at the south end of the site with a small parking lot separating the structure from Dan Street. The remainder of the site is open green space.

ACCESS AND PARKING

The site is accessed from Dan Street by car or on foot. A parking area at the end of Dan Street can accommodate approximately 40 cars. From Joseph Campau Street, one can walk across Veterans Memorial Park to reach the Stadium. A small driveway from Goodson Street to the north also provides access for foot traffic to the Stadium grounds.

SITE AND TOPOGRAPHY

The site consisting of Hamtramck Stadium, including all playing fields, south parking lot and hardscape around the existing service buildings is relatively flat with very little change in grade. The most notable topographical element is the baseball infield in front of the existing grandstand. It is configured in a “turtle-back” drainage configuration, where the infield area crowns towards the middle allowing water to shed to the perimeter. As a result, there is a noticeable edge drop that creates a swale in the outfield grass. Additionally, the flatness of the site depends on water to drain naturally through the turf. Combined with localized settling of the outfield, the small drop in grade from the infield to the outfield may be inhibit the playability of competitive baseball and other overlapping sports such as cricket.

The existing playing fields area are all natural grass. The baseball infield is still noticeable in front of the grandstand, while a smaller softball field sits in the opposite (north east) corner. Over a period of many years, grass has taken over both of these dirt infields due to weather and limited use. There is also a small, rectangular slab of concrete, oriented north-south serves as a designated cricket pitch just beyond second base of the baseball diamond.











CLOCKWISE FROM TOP LEFT:

Figure 3.13

Stadium viewed from pitcher’s mound

Figure 3.14

First Baseline and Building 2

Figure 3.15

Cricket pitch and lighted softball field; Keyworth Stadium beyond

Figure 3.16

Perimeter walking path

Figure 3.17

Grandstand and support buildings 2 (at left) and buildings 4 and 5 along third baseline

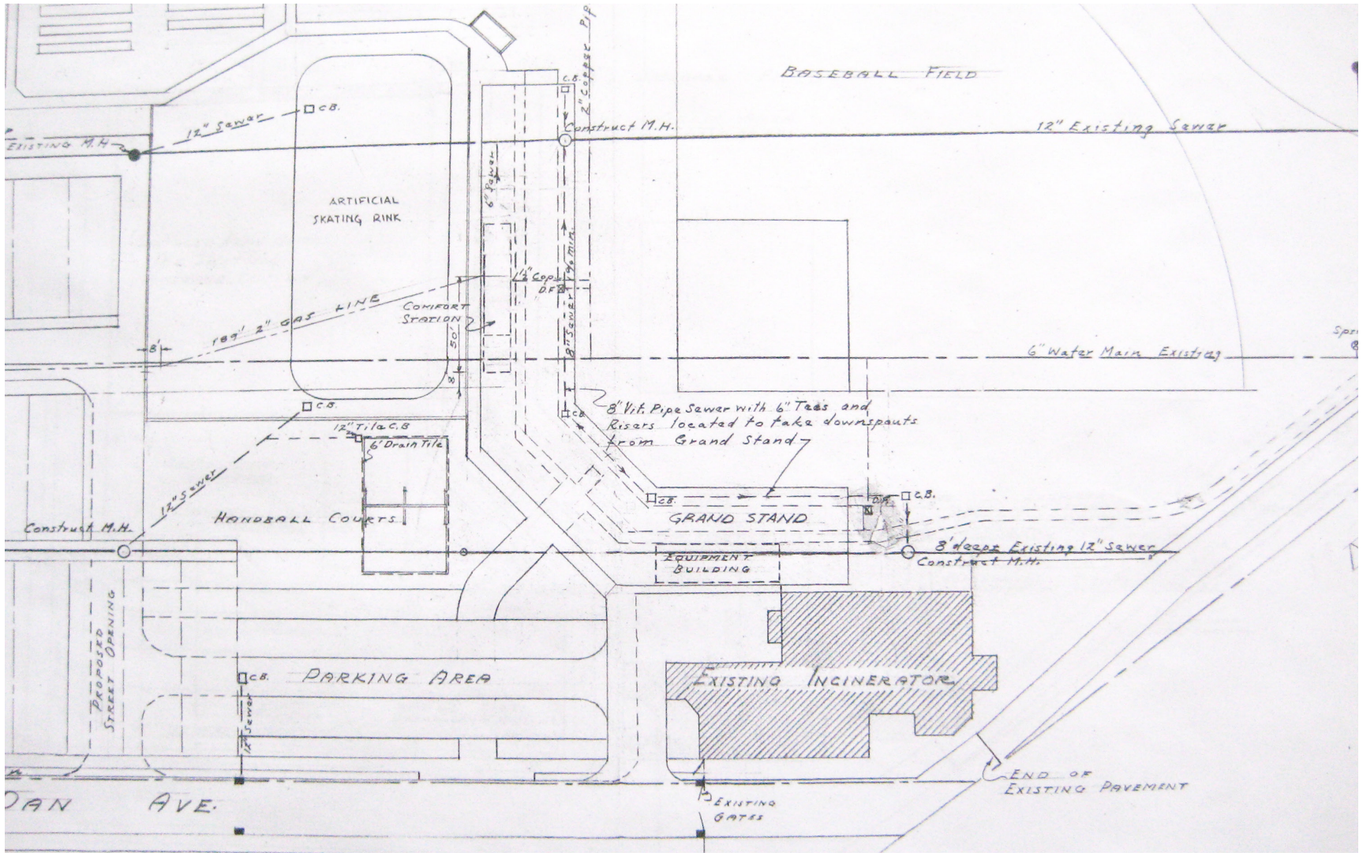


Figure 3.18

1954 Plan showing existing utilities on the site

LANDSCAPE

Besides the baseball and softball diamonds, there is no designated landscaping on the actual playing fields. Small deciduous trees line the chain link fence that separates the playing fields and the residential alley at the north end of the site. Several other deciduous trees are located at the south end of the grounds between Dan Street and the playing fields. There is also a triangular patch of grass between the rear of the stadium and the existing parking. Limited areas of grass and weeds were found growing under the stands inside the stadium due to the poor sunlight and water accessing this area.

All concrete sidewalks that serve the parking, grandstand and surrounding areas have settled over a period years, causing abrupt changes in grade and cracking. Many of the sidewalks sit between 3"- 4" above grade, which inhibits accessible routing around the site and limits access into the surrounding buildings. A concrete pedestrian walking path encompasses most of the site; linking the west side of the grandstands, Veterans Park and north perimeter of the field. Several resting benches, moveable bleachers and picnic tables are located at various points around the perimeter of the grounds.

The existing asphalt parking lot to the south of the stadium accommodates approximately 40 cars. However, there is no striping to designate parking stalls and no identifiable locations for disabled parking to allow access to adjacent sidewalks.

The original left-field flag pole will remain along the third base line at the northwest corner of the site.

Irrigation

There is no built-in irrigation system to service the playing fields or any of the areas around the grandstands.

STORMWATER INFRASTRUCTURE

There are currently two storm pipes collecting rain water from the grandstand roof. The storm pipes are located in the southwest and southeast corners of the grandstands along the perimeter structure. The roof is sloped to the south and collects to the storm piping through a gutter system. The storm piping then goes underground. A survey of the site must be conducted to determine the location and extent of underground storm piping.

There is currently a storm pipe collecting water from the Building 5 roof. The storm pipe is located on the exterior of the southeast corner of the building. The roof is sloped to the east and collects the storm piping through a gutter system. The storm piping then goes underground. A survey of the site must be conducted to determine the location and extent of underground storm piping.

There are two manholes on the site that are assumed to be for the storm sewer. A closed manhole is located exterior to the northwest corner of Building 2. An open manhole is located in the main field along what would be the first baseline. A survey of the site must be conducted to determine what is being served by the manholes and the extent of underground piping.

UTILITIES

Water & Sewer Service

Utilities present on the site include natural gas, electricity, water, and sanitary sewer. A 6-inch water main extends into the site from Berres Street. Two 12-inch sewer mains extend from the mid-blocks of Dan and Berres Streets, parallel to the street grid. A survey of the site should be conducted to confirm the location and extent of sanitary and water piping.

A drinking fountain on the site is assumed to be served from the piping observed in Building 5.

Natural Gas

The entry point of natural gas service was not identified. A survey of the site must be conducted to determine the location and extent of underground natural gas piping.

Site Lighting & Electrical Service

Electrical service to the park most likely originates from the electrical pole located to the south of the site on the other side of Dan Street. The electrical service has been disconnected and is not active to any of the buildings on the site. No electrical meter was identified. A survey of the site must be conducted to determine the location and extent of underground electrical.

There is currently one light pole in the south portion of the parking lot that is connected to the same electrical pole as the incoming electrical service is provided from. While the light pole is powered, it was not able to be determined if the light pole is active and operational. No meter for the light pole was identified and it is assumed that the service to the light pole is separate from the service identified to Building 2.



Figure 3.19
Existing Site Utilities

CLOCKWISE FROM TOP LEFT:

Figure 3.20
Site lighting

Figure 3.21
Site lighting

Figure 3.22
Electrical Service Pole at end of Dan Street

Figure 3.23
Site water fountain

Figure 3.24
Grandstand electrical pull box











There are five light poles in the northeast corner of the site serving the Litle League field on the north side of the stadium grounds. The existing light poles appear to be powered by means of underground service, but it was not able to be determined if the light poles are active and operational. The poles are most likely powered from one of the buildings in the northeast parking lot. A survey of the site must be conducted to determine where the existing light poles are being provided power from.

There is an electrical pull box located beneath the grandstands in the southwest corner that is currently open and has exposed wiring. The pull box is mounted on unistrut and has three PVC conduits entering into the bottom of the pull box from underground. The middle of the three conduits has exposed wiring, most likely as a service junction to the device(s) it is serving. Due to the relatively large size of the wiring, it is assumed that the pull box is for exterior site lighting that extends throughout the park. A survey of the site must be conducted to determine what devices are connected to the existing pull box.

Utility/Service	Type	Utility Company or Municipality	Comments/Historical Services
Heat	Natural Gas	DTE Energy	Natural gas has been available in the area of the subject property since at least 1912. The original connection date was not determined.
Municipal Waste	General Refuse	Not Applicable	Solid waste is not generated at the subject property.
Potable Water	Municipal	City of Detroit	Municipal drinking water has been available to the subject property since at least 1910; however, original connection dates were not determined.
Electricity	Electric Lines	DTE Energy	Electricity has been available at the subject property since at least 1915.
Sewage Disposal	Municipal	City of Detroit	Municipal sewage utilities have been provided since at least 1910; however, original connection dates were not determined.

3.3 ARCHITECTURAL

3.3.1 Grandstand

FUNCTIONAL ORGANIZATION & USE

The functional organization and sightlines of the existing grandstand facility is designed primarily for baseball, but has accommodated other sporting and community events throughout the years. The overall geometry of the structure is orthogonal to the baseball diamond, which permits the seating to extend parallel along the first and third base lines. The central seating portion of the grandstand (directly behind home plate) links the baseline seating areas at a 45 degree angle.

To permit optimal sightlines for baseball, the first row of seating (and front cross aisle) is set at 6'-10" above the field level with the front wall of the grandstand located approximately 60 feet behind home plate.

SYSTEMS

Electricity is the only utility service provided at the Grandstand, which is described with the site comments. There are no mechanical or plumbing services in the Grandstand.

HAZARDOUS MATERIALS

While no testing was completed, based on the age of the structure it is anticipated that the paint used is a lead-based material. Records of the 1949 roof upgrades suggest that an asbestos roofing felt was installed, but it is apparent from site survey this has since been removed.

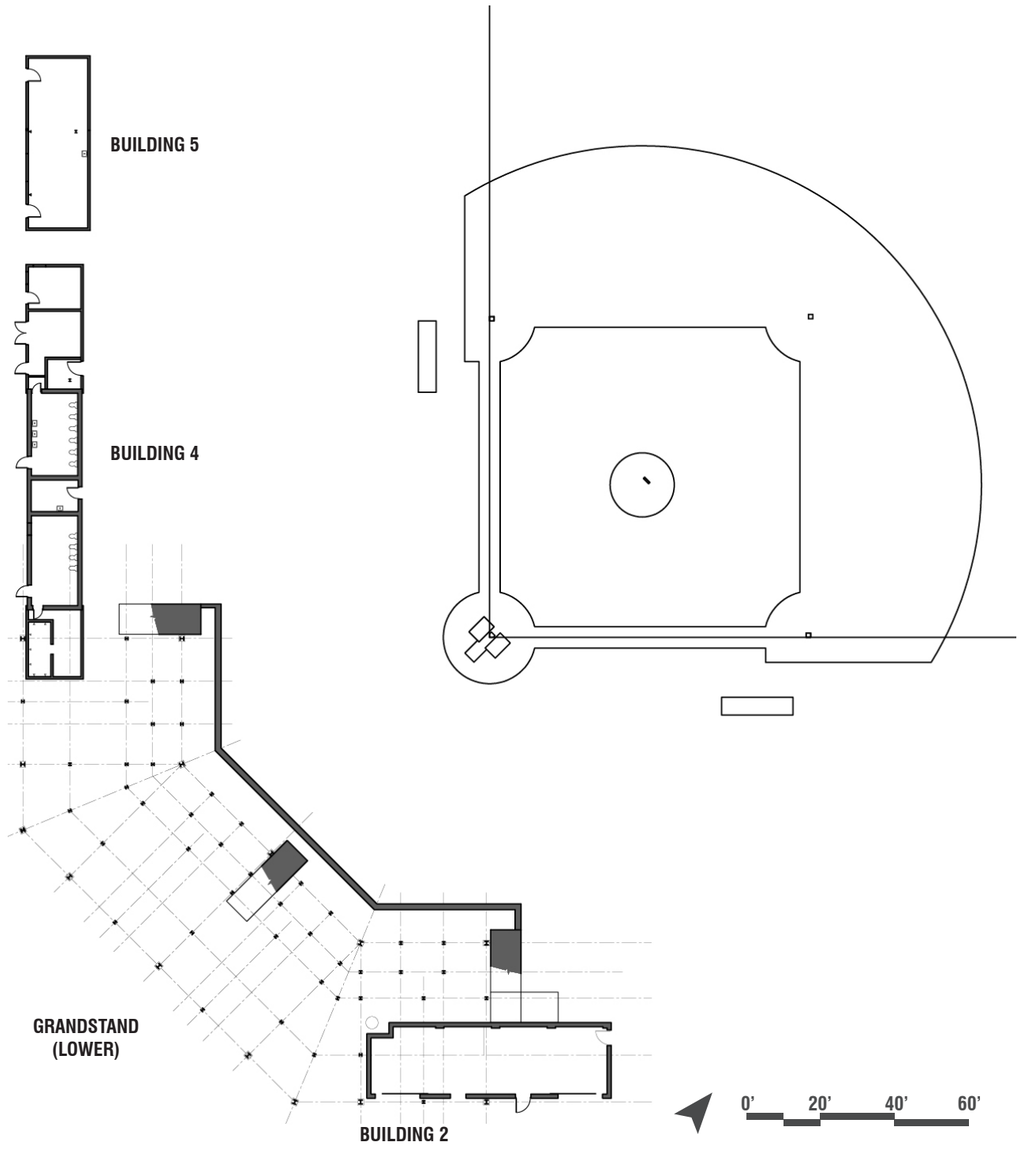


Figure 3.25 Existing Structures
Support Buildings and Beneath Bleachers

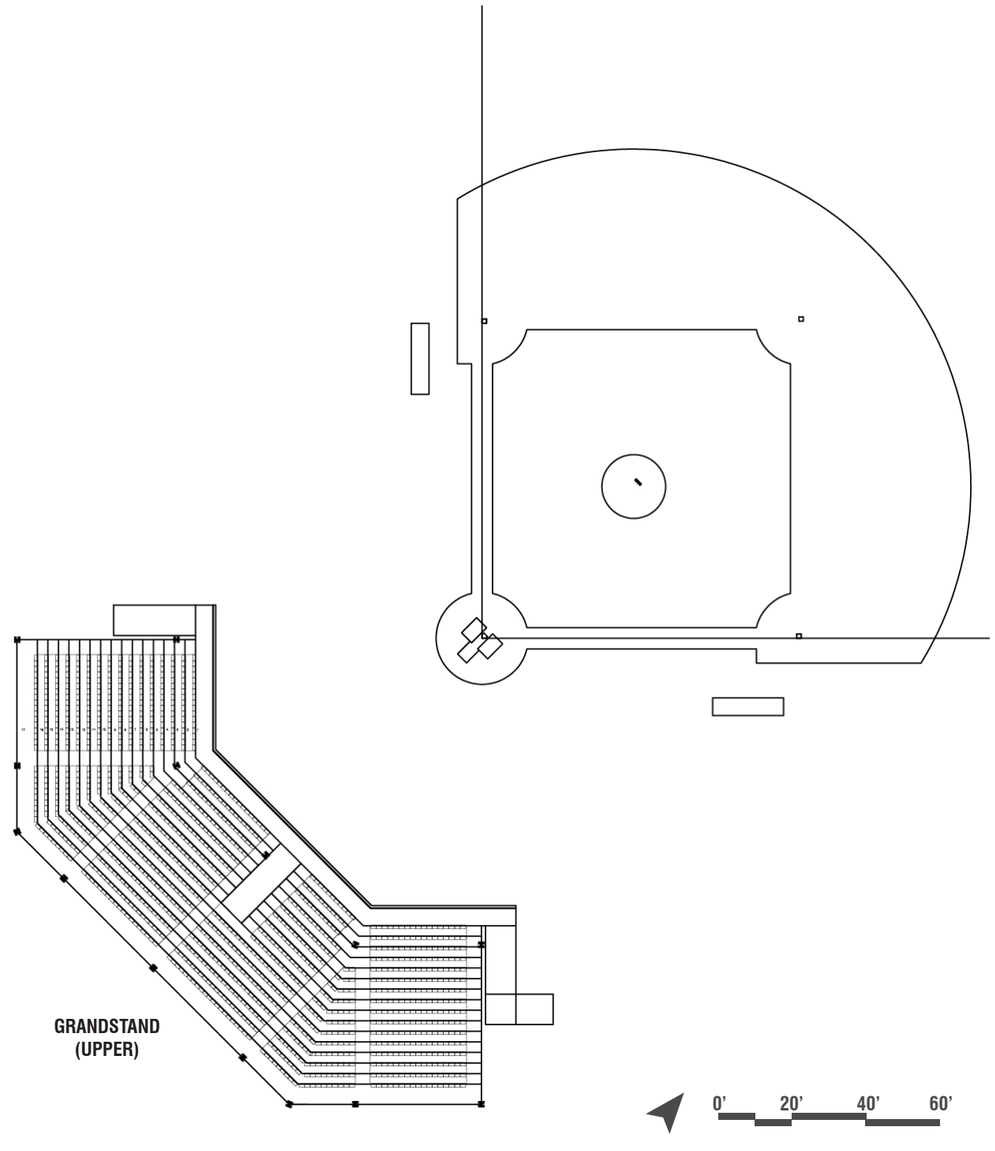


Figure 3.26 Existing Structures
Grandstand Seating

STRUCTURE

The existing grandstand is a structural steel and timber framed structure. In general the structure appears to be in fair condition. There is some corrosion of the steel framing and deterioration of the wood framing as described further.

Superstructure: Grandstand Seating Support

A matrix of 54 steel columns supports the grandstand seating area. The columns are spaced approximately 11'-6" apart along the length of the seating area and at varied spacing from approximately 8'-0" to 15'-0" in the opposite direction. 14 of the columns extend above the grandstand seating area to support the grandstand roof. The columns which extend up are 14" deep wideflanges, all other columns are 8" deep wideflanges. The columns appear to be in fair condition with some minor corrosion.

The columns have steel base plates which bear on concrete piers that range in size from 12" x 12" square for the 8" wideflange columns up to 24" x 30" for the larger 14" columns. The columns are anchored to the concrete piers with (2) anchor rods. Many of the column base connections are corroded, a majority of which is minor corrosion. Approximately 25% of the columns base connections have experienced more severe corrosion, including corrosion of the baseplate and other steel attachments, damage to the anchor rods, and section loss to the bottom portion of the steel column.

The steel columns support a framework of wood and steel framing. Along the length of the seating, supporting the lower portion of the grandstands is a series of built-up wood girders consisting of (4) 2x12's bear over top of the steel columns. Supporting the upper levels there is a series of steel wideflange girders that frame into the wideflange columns. Bearing on the wood and steel girders are intermediate built-up wood beams located at a spacing of approximately 5'-0" which consist of (3) 2x12's. The wood and steel framing appear to be in fair condition, only minor corrosion was noted.

The tiered grandstand walking surface and seating is supported by a series of steel tube supports bolted to the side of the intermediate built-up wood framing. The walking surface is 1x6 wood flooring and seating is 2x12 wood framing. Portions of the walking surface and seating is missing and much of what remains is severely deteriorated.

Lateral support for the grandstand in the direction perpendicular to the length of the seating is provided by a series of steel cross bracing and knee braces. These braces consist of steel angles. Lateral support for the grandstand in the direction along the length of the seating is provided by steel cross braces

















OPPOSITE, CLOCKWISE FROM TOP LEFT:

Figure 3.27
Grandstand Structure

Figure 3.28
Concrete pier

Figure 3.29
Support of the upper seating

Figure 3.30
Support to bleachers

Figure 3.31
Lateral support

Figure 3.32
Built-up wood beam

Figure 3.33
Support of the lower seating

Figure 3.34
Base connection at concrete pier

RIGHT, CLOCKWISE FROM TOP LEFT:

Figure 3.35
Deteriorated bleachers

Figure 3.36
Lateral support

Figure 3.37
Lateral support

Figure 3.38
Grandstand roof structure









which consist of steel rods that are capable of resisting only tension loads and align with the lateral bracing above the grandstand seating.

Most of the finish grade in the area below the substructure is dirt and should be fenced off to prevent people from walking in areas where headroom height is limited. Sidewalks and concrete ramps have been provided for access to the grandstand.

Superstructure: Grandstand Roof Support

The existing grandstand roof consists of steel trusses spanning between columns in the direction perpendicular to the length of the seating, the ends of the trusses cantilever to provide additional coverage over the seating closest to the field. The steel roof trusses support intermediate steel bar joists spaced at approximately 6'-0" on center. Bridging has been provided for the stability of the bar joists. The steel bar joists support metal roof deck. The roof framing appears to be in fair condition, some corrosion was noted.

Lateral support for the grandstand in the direction perpendicular to the length of the seating appears to be provided by the steel roof trusses and columns acting as a moment frame. Lateral support for the grandstand in the direction along the length of the seating is provided by steel cross braces which consist of steel rods that are capable of resisting only tension loads and align with the lateral bracing below the grandstand seating. Steel knee braces have also been provided at all of the columns. Additional horizontal bracing has been provided below the metal roof deck to supplement the distribution of the lateral forces to the braced frames.

Substructure: Foundations

The grandstand structure appears to be founded on concrete piers. The below grade footings were not visible, therefore the exact foundation support system and the conditions of the foundations are unknown. There are no signs of settlement or movement of the foundations, nor are there any signs of concern. There are some areas where the top surface of the concrete pier has chipped or spalled off.

ROOF

The roofing material of the existing grandstand is made of corrugated metal fastened directly to the steel roof trusses and joists. Although direct access to the roof area was limited, there was visual evidence of rusting and water leakage throughout. The presence of rusted holes and openings allows water to discharge directly onto the grandstands below, severely accelerating the

damage to the wood seating deck. Based on the finish at the underside of roof, it appears the roof was replaced at a later date from when the stadium was refurbished in the 1940s. Additionally, the rain gutters and downspouts have become dislodged or detached from the roof. The lack of water discharge has also contributed to the deterioration of the seating and the grounds below.

There is also a 5' chain-link screen that runs continuously along the ridge of the roof structure. This screen serves as protection to the back side of the ballpark from foul balls.

BLEACHERS

Seating Deck

Upon entering the grandstand area, spectators can cross-circulate to each end of the grandstand on a 4'-8" wide cross aisle. This cross aisle is located at the front of the seating area and links all entries, exits, ramps, and seating aisles within the grandstand.

The main grandstand consists of 17 rows of tiered wood decking composed of 2x6 wood plank construction. Each seating tread is 2'-10" deep and each riser is 8" high. These treads and risers are fastened to steel framed stanchions that are anchored to the sloped wood joist framing system underneath. The tread at the very top of the seating bowl (row 17) is larger at 5'-5" deep to accommodate seating and spectator cross-circulation. All seating sections are double-loaded and can be accessed from both sides by 4-foot aisles.

The wood plank construction throughout the seating areas are severely deteriorated or loose due to constant exposure to weather, water and vandalism. Many wood planks are missing throughout the seating and circulation areas which poses safety hazards for standing and sitting spectators.

Bleacher Seating

The existing grandstand accommodates 2,350 spectators on wood bleacher seats that are divided into six seating sections. Spectator capacity is calculated based on 18" seat widths. All the spectator bleachers consist of single 2x12 wood planks bolted to the top of a square steel plate welded to vertical metal stanchions. Similar to the grandstand decking, the wood bleacher seating planks have deteriorated, split or become dislodged due to long term exposure to the moisture and weather.









CLOCKWISE FROM TOP LEFT

Figure 3.39
Rust damage to corrugated metal roof

Figure 3.40
Grandstand Bleachers

Figure 3.41
Broken metal pipe railing

Figure 3.42
Detoriating cross-aisle

Figure 3.43
Rust on corrugated metal roof and structural supports

Figure 3.44
Chainlink fence on roof ridgeline

OPPOSITE, CLOCKWISE FROM TOP LEFT:

Figure 3.45
Seating deck support stanchions

Figure 3.46
Metal pipe railing

Figure 3.47
Ramp

Figure 3.48
Ramp

Figure 3.49
Ramp

Figure 3.50
Grandstand Seating

Figure 3.51
Seating and metal pipe railing

Figure 3.52
Bleacher and exposed steel plate support

















The existing seating areas in the grandstand do not have provisions for disabled seating in accordance with the American with Disabilities Act.

Ramps

There are three concrete ramp structures that allow spectators to enter and exit the grandstands. Spectators may walk up one of the two ramps at each end of the stadium (on the first and third base sides) or walk up a ramp through a central vomitory located in the middle seating section behind home plate. All three ramps appear to be original to the stadium structure, but exceed maximum slopes allowable by model code and life safety requirements. The concrete walking surface on top of the ramps also appeared worn smooth which can pose a potential slipping hazard during a mass egress event. Additionally, some of the metal pipe guardrails around the edges of the ramps were missing, damaged, or do not provide sufficient fall protection or meet life safety requirements.

Railings

Metal pipe railings are located around the front, sides and rear of the entire stadium structure including the pedestrian ramps used to access the grandstands. The primary purpose of the railings is to provide fall protection for circulating spectators.

In most areas, the rail design is in an open, 2-line pipe configuration consisting of 1 ½" to 2" diameter steel piping. The rails are surface mounted (through small steel base plates) bolted directly to the tops of the wood seating planks or on top of the sloping wood joists underneath. The rail heights vary throughout the grandstands, but typically range 32" to 36" high. As a result, these railings do not meet current code and life safety requirements. There are many locations around the seating area where railings have become dislodged, loose or missing. Most of the railings are painted black, which the paint has since chipped or worn away due to the years of outdoor exposure and weather. Rust is very prevalent in many locations, particularly at the base and anchoring locations.

SITE ELEMENTS

Field Wall

The front wall of the grandstand structure facing the baseball diamond is a 6'-10" high, 1'-7" thick masonry load-bearing structure that bears part of the loading of the grandstand wood joists. This wall wraps the entire front of the grandstand and the sides of the concrete ramps at each end of the structure. The masonry that makes up the wall consists of large-format "Engineer" style

brick type laid in a Flemish Bond coursing. The brick size, coursing and style matches the same brick used on the original support buildings underneath and adjacent to the grandstand structure. Although the finish face of this wall (facing the field) contains some minor vandalism and graffiti, the structural integrity of the wall appears to be stable. The brick mortar has deteriorated in many locations and efflorescence is observed in some areas due to internal cavity moisture and plant growth along the base of the wall.

The field wall is topped with a continuous cast-in-place concrete cap that closes off the top surface of the wall and supports the metal guardrail served by the cross aisle above. Much of this concrete cap has cracked, chipped, deteriorated or separated from the wall due to the internal moisture and deterioration or collapse of the metal guardrails above.

Backstop

There is an existing chain-link back stop placed just in front of the brick field wall to protect spectators from foul balls. The steel poles that frame the back stop extend about 20 feet above the playing surface. Chain-linked fencing infills the steel backstop frame and extends to the underside of the roof structure above. Much of the lower chain linked portions of the backstop have been removed or cut away by vandals. The backstop is a separate fencing system from the chain-link enclosure fence placed around the ballpark by the City to keep unauthorized personnel from entry.

Security Fence

There is a 10' high chain-linked fence that wraps the entire perimeter of the grandstand structure. This fencing is not native to the original structure and was placed to keep unauthorized personnel from accessing the facility. There are some minor vandalism where holes have been cut into the chain-link fencing.















RIGHT:

Figure 3.53
Field Wall

Figure 3.54
Field Wall

Figure 3.55
Interior of field wall

Figure 3.56
Construction of field wall

FAR RIGHT, TOP TO BOTTOM:

Figure 3.57
Backstop fence

Figure 3.58
Backstop Fence

Figure 3.59
Security Fence

PHYSICAL INVENTORY: GRANDSTAND

Area: 8,680 GSF

Constructed in 1929

Number	Feature	Description	Approximate Age	Period	Documentation for Determining Age	Comments	Contributing (C) or Non-Contributing (NC)	Condition
EXTERIOR FEATURES								
G-1	wideflange steel columns on concrete piers	8” wideflange steel columns with 12” x 12” concrete piers and 14” wideflange steel columns with 24” x 30” concrete piers	1930	Period 2	City of Hamtramck records	1973 Rehabilitation Drawings indicate: “STRUCTURAL PLANS FOR EXISTING STEEL ARE AVAILABLE FOR REFERENCE IN THE ARCHITECTURAL DIVISION OF THE WAYNE COUNTY ROAD COMMISSION.”	C	Good
G-2	built-up wood girders and beams	(4) 2x12’s (3) 2x12’s	1930	Period 2	City of Hamtramck records		C	Good
G-3	steel tube supports	supports grandstand walking surface and seating	1930	Period 2	City of Hamtramck records		C	Good
G-4	wood flooring	4’-8” cross aisle and 4’-0” center aisles 17 rows of tiered wood decking of 2x8 wood planks; 2’-10” seating treads with 8” seating riser row 17: 5’-5” cross aisle	1973	Period 2	1973 Rehabilitation Drawings	1973 Rehabilitation Drawings indicate: New 2x8 wood flooring and risers	C	Poor
G-5	wood bleacher seating	2 x12 wood framing; 2,350 spectator capacity based on 18” seat widths	1973	Period 2	1973 Rehabilitation Drawings	1973 Rehabilitation Drawings indicate: • New 2x12 joists at 16” o.c. • New 1x3 cross bridging • New 2x10 cut levelers • New 2x10 wood seats	C	Poor
G-6	steel cross bracing and knee braces		1930	Period 2	City of Hamtramck records		C	Good
G-7	steel roof trusses	located at 17’-0” o.c.	1930	Period 2	1973 Rehabilitation Drawings	1973 Rehabilitation Drawings indicate steel truss spacing at 17’-0” o.c.	C	Good
G-8	steel bar joists	located at 6’-0” o.c.	1930	Period 2	City of Hamtramck records	briding installed for stability	C	Good

Number	Feature	Description	Approximate Age	Period	Documentation for Determining Age	Comments	Contributing (C) or Non-Contributing (NC)	Condition
G-9	corrugated metal roof	secured directly to steel truss system	unknown (after 1973)	Period 3	1949 Roof Improvement Drawings and 1973 Rehabilitation Drawings	1949 Roof Improvement Drawings: existing roof was 2x8 joists with 1x10 shiplap; 30# asphalt saturated rag felt nailed to roof boards OR two (2) layers of 15# asbestos roofing felt mopped down separately in hot roofing asphalt with top coat 1973 Rehabilitation Drawings indicate: • New roofing on new 3/4" plywood on new 2x8 wood joists at 12" o.c. Date of corrugated metal roofing unknown	NC	Poor
G-10	rain gutters		1973	Period 3	1973 Grandstand Rehabilitation Drawings	1949 Roof Improvement Drawings: 18" girth galvanized iron gutter painted both sides;	NC	Poor
G-11	rain leaders/ downspouts	4" corrugated metal rain leaders along steel columns	1973	Period 3	1973 Grandstand Rehabilitation Drawings	1949 Roof Improvement Drawings: rain leaders connected to existing sewer line via 6" drain tiles:	NC	Poor
G-12	steel pipe railing	32" to 36" high 1-1/2" to 2" diameter steel pipe railing	1973	Period 2	1973 Grandstand Rehabilitation Drawings	pipe handrails were specified to be replaced in 1973, implying that railings existing prior to this rehabilitation	C	Poor requires replacement due to deterioration and failure to comply with current code requrements
G-13	concrete ramps		1930	Period 2	City of Hamtramck records		NC	Poor requires replacement due to deterioration and failure to comply with current code requrements
G-14	field wall	6'-10" high, 1'-7" wide; brick masonry load bearing with concrete coping	1930	Period 2	City of Hamtramck records		C	Fair

CLOCKWISE FROM TOP LEFT

Figure 3.60

South Elevation of Building 2

Figure 3.61

East Elevation of Building 2

Figure 3.62

North Elevation of Building 2

Figure 3.63

West Elevation of Building 2

Figure 3.64

Barn Style Wood Sliding Door along South Facade of Building 2

Figure 3.65

Fixed window in South Facade of Building 2

Figure 3.66

Barn Style Wood Sliding Door along South Facade of Building 2















3.3.2 Building 2

FUNCTIONAL ORGANIZATION & USE

Building 2 has been continually utilized as a maintenance and storage facility since its construction in 1930. The building provides an open storage space of approximately 19’ x 64’, which is currently occupied by general and maintenance storage. The building is in good structural condition, with repairs and replacement required in the roof and other architectural components, such as the doors and windows.

STRUCTURE & EXTERIOR ENCLOSURE

Structural Walls

The existing support building is constructed of load bearing brick masonry. The floor slab of the building is a concrete slab-on-grade approximately 9” above grade. The foundations were not visible, but are anticipated to be shallow concrete foundations. The structure and foundations appears to be in fair condition, as there is little sign of settlement or movement of the foundations or of structural damage and deterioration. The exterior brick bearing walls will require a moderate amount of repointing.

Roof

The roof consists of an approximate 6” concrete slab spanning from the south and north walls with a gradual slope to drain to the north. The concrete slab roof is finished in built-up roofing which is flashed down along the exterior of the brick façade. A gutter along the north edge of the roof has failed and only a portion remains.

INTERIOR ARCHITECTURE

The floor is an exposed concrete slab approximately 9” above the surrounding grade. The ceiling is the exposed structural slab of the roof above and slopes slightly to the north. There is no finished ceiling within the space and the structural concrete roof slab is exposed above. Interior walls are exposed large format “engineer” brick, painted. The north wall features embedded brick pilasters to support drop beams within the structural concrete slab. The space is subdivided in to storage areas by an interior chain link fence. There is one primary entry door along the south façade measuring approximately 4’-0” x 7’-10”. A secondary access door is located along the east façade. To facilitate the equipment storage needs there are also two (2) barn style doors along the south façade measuring 8’-0” x 11’-11 1/2”. There is one window along the south façade.

SYSTEMS

Mechanical

The existing gas service to Building 2 entered through the east wall. The gas service extended to an existing Bryant two burner, gas-fired furnace located along the south wall of the building. The existing gas-fired furnace was not able to be identified for capacity, but is not operational and beyond its useful life. The two burners are vented to the roof through separate flues that combine prior to penetrating the roof and terminating exterior to the building. The vent termination is damaged beyond repair. The ductwork extends to the east and west of the building and is not insulated. It is not recommended to reuse the ductwork due to the poor condition. The existing thermostat is located on the north wall, opposite the furnace and is not connected to the unit.

Electrical

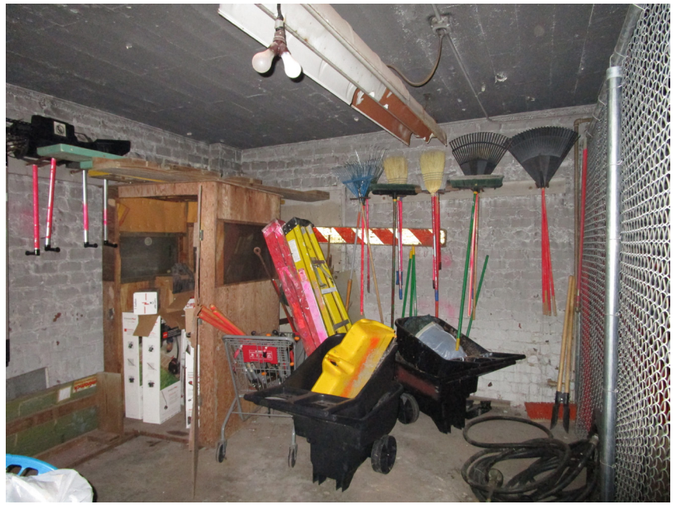
The existing electrical service to Building 2 entered through the west wall. There is an existing 125 amp (Siemens W0612ML1125CU) electrical panel located on the west wall that would have been connected to the incoming electrical service. From the panel there is conduit that distributes throughout the building to serve outlets, lights and the existing gas-fired furnace. All of the wiring within the conduits has been removed and there are no active electrical devices within the space. Three non-operational lights beyond repair or reuse are within the space that are plugged into ceiling-mounted outlets. There is no fire alarm system located within Building 2.

Plumbing

There is no sanitary, domestic water, or fire protection located within, or serving Building 2. The existing roof storm drainage consists of a sloped roof and gutter system that spills to grade and is beyond repair.

HAZARDOUS MATERIALS

No formal hazardous materials survey and testing was completed under this contracted scope of services. However, it is likely that lead paint and asbestos would be found in the structure due to its age and construction materials and finishes present. It is also possible that PCBs and mercury could be found in old light fixtures and other equipment and fixtures.













CLOCKWISE FROM TOP LEFT

Figure 3.67

Interior storage in Buidling 2

Figure 3.68

Interior storage in Buidling 2 with interior chain link fence subdividing storage areas

Figure 3.69

Abandoned/ inoperable mechanical unit in Building 2

Figure 3.70

Broken light fixture in Building 2

Figure 3.71

Broken/ closed mechanical vent in roof of Building 2

Figure 3.72

Barn Style Wood Sliding Door along South Facade of Building 2

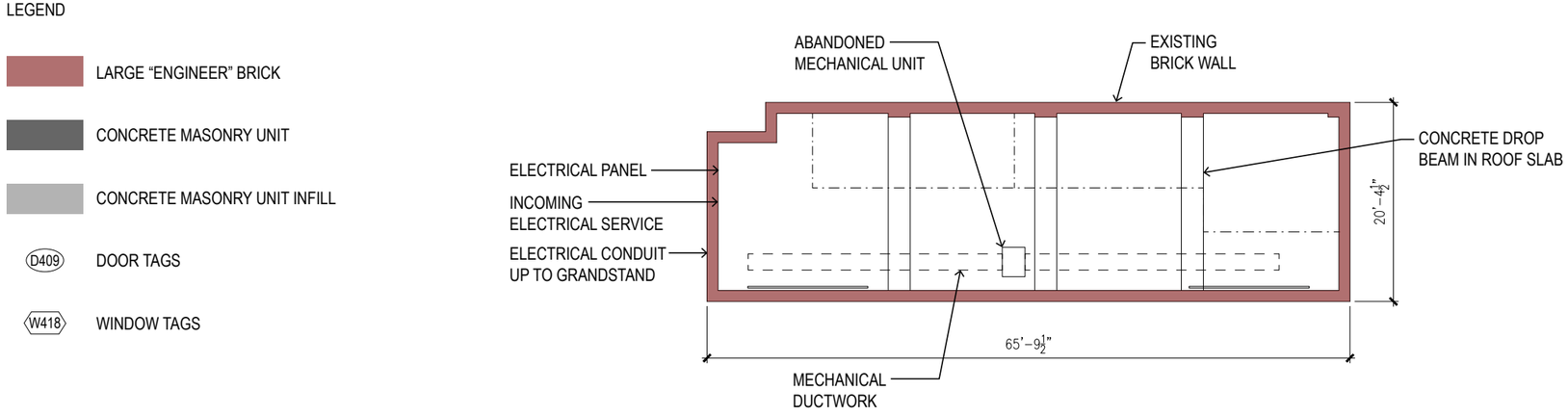
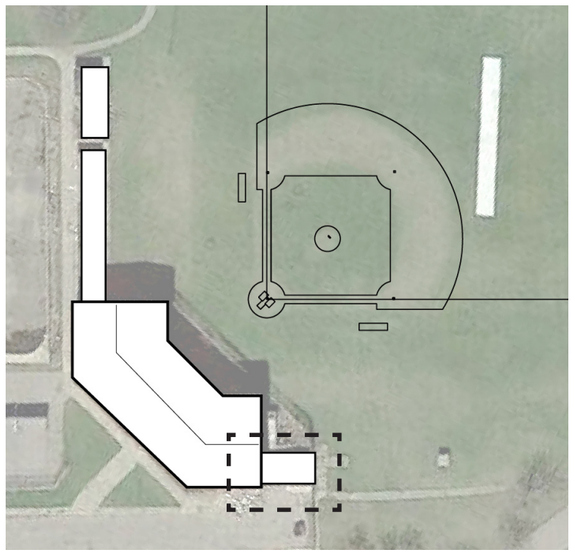


Figure 3.73 Building 2
Reflected Ceiling Plan



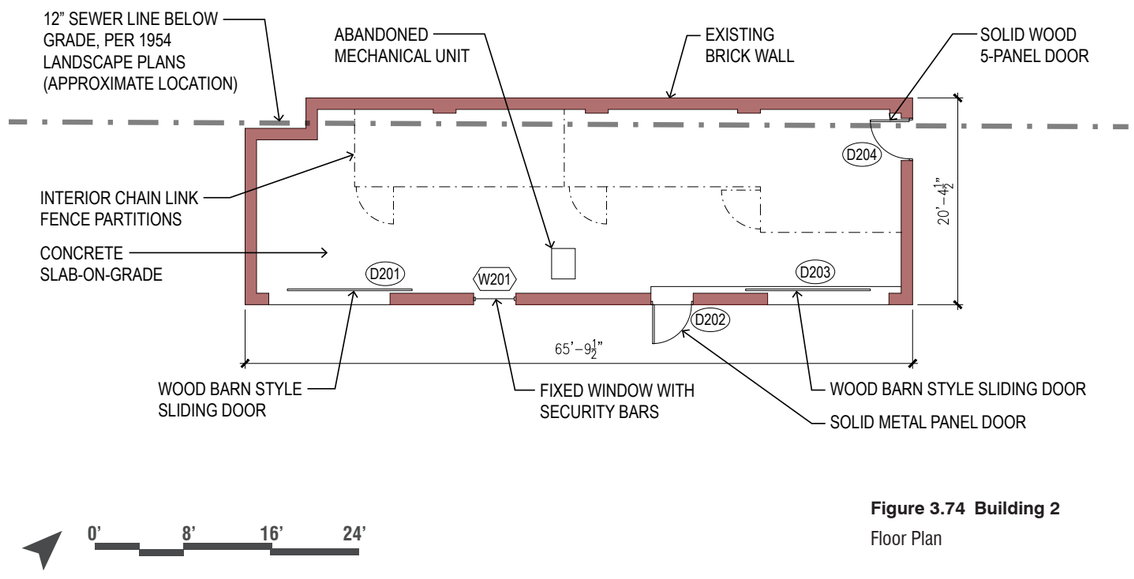


Figure 3.74 Building 2
Floor Plan

PHYSICAL INVENTORY: BUILDING 2 (MAINTENANCE STORAGE)

Area: 1323 GSF

Constructed in 1929

Number	Feature	Description	Approximate Age	Period	Documentation for Determining Age	Comments	Contributing (C) or Non-Contributing (NC)	Condition
EXTERIOR FEATURES								
2-1	Painted brick facades	Approximate dimensions 8-1/2" x 3-1/2" with 3/8"-1/2" mortar joints	1930	Period 2	2011 Phase 1 ESA establishes construction date of 1929	large "engineer" brick; painted finish likely not orginal	C	Fair; moderate repointing required
2-2	Steel Lintels (4)	Southeast and Northeast Facades	1930	Period 2	2011 Phase 1 ESA establishes construction date of 1929		C	Fair; moderate rusting without section loss identified
2-3	Wood Sliding Garage Doors (D201 & D203)	Southeast Facade	unknown	Period 2	2011 Phase 1 ESA establishes construction date of 1929	painted wood; door possibly not original to 1929 construction, but masonry opening dates to original construction	C	Poor; operability not verified
2-4	Metal Window (W201)	Southeast Facade	1930	Period 2	2011 Phase 1 ESA establishes construction date of 1929	fixed with security bars on exterior	C	Fair
AIR	Metal Door (D202)	Southeast Facade	1930	Period 2	2011 Phase 1 ESA establishes construction date of 1929	door possibly not original to 1929 construction, but masonry opening dates to original construction	C	Fair
2-6	Wood Door (D204)	Northeast Facade	1930	Period 2	2011 Phase 1 ESA establishes construction date of 1929	5-panel solid wood; door possibly not original to 1929 construction, but masonry opening dates to original construction	C	Fair; operability not verified
2-7	Roof Structural Slab	6" cast-in-place concrete slab	1930	Period 2	2011 Phase 1 ESA establishes construction date of 1929	cast-in-place concrete slab with formwork visible from interior face; three (3) drop beams span north/ south	C	Good
2-8	Roofing Assembly	flat composite roofing	unknown	Period 3		likely not original to 1929 construction	NC	Poor; assume replacement necessary
2-9	Metal Flashing	metal flashing at roof edge	unknown	Period 3		likely not original to 1929 construction	NC	Poor; assume replacement necessary
2-10	Gutter and Downspout	aluminum gutter along northwest edge of roof	unknown	Period 3		likely not original to 1929 construction	NC	Poor; replacement required
2-11	Mechanical Flue		unknown	Period 3		likely not original to 1929 construction	NC	Poor; replacement required; terminated/ damaged at roof

Number	Feature	Description	Approximate Age	Period	Documentation for Determining Age	Comments	Contributing (C) or Non-Contributing (NC)	Condition
INTERIOR FEATURES								
2-12	Floor	concrete slab-on-grade	1930	Period 2	2011 Phase 1 ESA establishes construction date of 1929		C	Fair
2-13	Ceiling	exposed cast-in-place concrete slab	1930	Period 2	2011 Phase 1 ESA establishes construction date of 1929		C	Fair
2-14	Northwest Wall	exposed load bearing brick masonry	1930	Period 2	2011 Phase 1 ESA establishes construction date of 1929		C	Good
2-15	Northeast Wall	exposed load bearing brick masonry	1930	Period 2	2011 Phase 1 ESA establishes construction date of 1929		C	Good
2-16	Southeast Wall	exposed load bearing brick masonry	1930	Period 2	2011 Phase 1 ESA establishes construction date of 1929		C	Good
2-17	Southwest Wall	exposed load bearing brick masonry	1930	Period 2	2011 Phase 1 ESA establishes construction date of 1929		C	Good
2-18	Mechanical System		unknown	Period 3		likely not original to 1929 construction	NC	Poor
2-19	Lighting	surface mounted 1x4 fixtures	unknown	Period 3		likely not original to 1929 construction	NC	Poor; requires replacement; hazmat materials may be present
2-20	Partitions/ Fencing	chain link fencing used to partition storage area	unknown	Period 3		likely not original to 1929 construction	NC	Good
2-21	Electrical Service/ Panel	located along west wall	unknown	Period 3		likely not original to 1929 construction	NC	Poor; not in operation; required replacement
2-22	Electrical Outlets		unknown	Period 3		likely not original to 1929 construction	NC	Poor; not in operation; required replacement

3.3.3 Building 4

FUNCTIONAL ORGANIZATION & USE

Central Structure

The central portion of Building 4 was constructed in 1941 as a Comfort Station. This structure measures approximately 14’-9” x 57’-2” and is subdivided into male and female restroom facilities with a mechanical room space located in the middle. Both restroom spaces opened to the southwest façade. Each restroom also used to have 2 entry doors. In each restoom space, these former door openings have been infilled with concrete masonry unit and finished along the interior with wall time to match.

The mechanical space is accessible from the northeast façade. The mechanical space includes a mechanical unit ducted to each restroom, a utility sink, two (2) wood storage units along the southeast wall, and a rough opening in the concrete slab-on-grade providing access to the utilities serving the space. Based upon landscape drawings from 1954, it is likely that the gas enters the building at this location and the water and sewer lines enter along the northeast side of the structure.h

Southeast Addition

A southeast addition was added in 1955 and measures approximately 15’-5” x 19’-9”. This addition provided shower and locker room facilities accessible from the southeast restroom. A narrow door connects the two spaces. The shower area includes seven (7) shower heads in a common shower facility and a small locker room space. Within the locker room space, it is notable that one of the original steel columns from the grandstand structure remains within the middle of the space. Upon closer review it appears that when this and other structures were constructed just under the grandstands, these steel columns were enclosed within the structures. When portions of the grandstands were demolished in the 1970s, these columns were cut off at the roof level and the lower portions of these steel columns and framing remained intact within these structures.

Northwest Addition

A northwest addition was also added in 1955 and measures approximately 15’-5” x 34’-8”. This addition provides a fuel storage space, a concessions area, and a storage room at the northwest end. The fuel storage, similar to the mechanical room in the central portion of the structure, is accessible from









CLOCKWISE FROM TOP LEFT

Figure 3.75

Southwest facade of Building 4, view from former Skating Rink

Figure 3.76

Joint between central portion of Building 4, constructed in 1941 of brick, and the northwest addition, constructed in 1955 of concrete masonry units.

Figure 3.77

Northeast facade of Building 4, view from ballfield

Figure 3.78

Roof over Buildings 4 and 5

CLOCKWISE FROM TOP LEFT

Figure 3.79

Building 4 showers located in southeast addition, constructed in 1955 of concrete masonry units. Note the concrete masonry unit infill in location of original glass block clerestory window.

Figure 3.80

Building 4 locker room located in southeast addition, constructed in 1955 of concrete masonry units. Note the steel colum from the original Grandstand remaining in the space and the concrete masonry infill beyond in the brick wall of the central portion of the structure, constructed in 1941. Hopper windows were likely installed in these windows.

Figure 3.81

Location of secondary door into Restroom #1. Concrete masonry unit infill likely dates to 1955 construction.

Figure 3.82

Interior view of Restroom #1. Note the concrete masonry unit infill of window openings which likely dates to 1955 construction.

Figure 3.83

Interior view of Restroom #1. Note the supply and return air vent which connect to the Mechanical Room beyond, between Restroom #1 and Restroom #2.











the southeast façade. Similar to the Locker Room, one of the original steel columns from the grandstand structure remains within the middle of the Fuel Storage Room.

Upon closer evaluation it is apparent that the use of the northwest addition has changed over time. Architectural and structural details imply that a shower and locker room layout similar to the southeast addition may have been located in this space, but this has not been confirmed. At a minimum it is evident that the two metal doors along the southwest facade of this portion of Building 4 are not original. Both doors open into the Concessions space - one is a single metal door and the other is a large metal double door.

STRUCTURE & EXTERIOR ENCLOSURE

Structural Walls

Building 4 and its later addition consist of load bearing masonry structures. The floor slabs for the buildings are concrete slab-on-grade elevated approximately 6” above the surround grade and sidewals. The foundations for these buildings were not visible, but are anticipated to be shallow concrete foundations. The structures and their foundations appears to be in fair condition, there is little sign of settlement or movement of the foundations or of structural damage and deterioration.

Roof

The roof of the central portion of the building consists of an approximate 6” cast-in-place concrete slab spanning across the masonry bearing walls with a gradual slope to drain to the northeast. The concrete slab roof is finished in composite roofing which is flashed down along the exterior of the brick façade. The gutters and downspouts along the northeast facade of Building 4, both central structure and additions, are missing. A mechanical flue and two (2) plumbing vents penetrate the existing roof structures.

The southeast and northwest additions also feature 6” cast-in-place concrete slabs spanning across the masonry bearing walls with a gradual slope to drain to the northeast. The southeast and northwest brick masonry exterior walls of the central portion of the structure divide the roof plane of each portion and provide a parapet wall between. The southeast and northwest additions have a more gradual roof slope than the central portion. The increased roof elevation of the central portion is most evident when viewing the southwest elevation of Building 4. All roof lines meet at a similar elevation along the northeast elevation.

Central Structure

The Mens' and Womens' Restrooms in the central portion of Building 4 are completed in similar finishes, and approach to be modified similarly over the years. It is assume the finishes date to the original construction in 1955 and include a red brick style floor tile, measuring 4" x 8-3/8". The walls are finished from floor to ceiling in a glazed yellow tile, measuring 5" x 8". The Mens' Restroom included four (4) floor mounted water closets and three (3) wall mounted sinks, all of which have been either removed, destroyed, or are no longer in operation. The Womens' Restroom included six (6) floor mounted water closets and three (3) wall mounted sinks, all of which are in a similar state of disrepair as those in the Men's Restroom. Each water closet was subdivided by metal toilet partitions, some of which remains in the space.

Each restroom included a suspended plaster ceiling. Light fixtures and exhaust louvers were installed in these plaster ceiling, but little remains of these fixtures and devices.

When constructed in 1941, each of these restrooms has two (2) entry doors. The north door in each space has since been infilled, presumably in 1955 when the southeast and northwest additions were constructed, and finished along the interior in a wall tile to match. The matching tile is easily distinguished.

Regardless of future use, this building requires substantial rehabilitation and it should be assumed that all interior finishes, doors, windows, and other fenestrations should be replaced. The wall and floor tile is original, but is in poor condition with considerable damage. All efforts should be made to retain these historic finishes and if replacement is required the design documents should specify a replacement tile that matches the historic in size, color, and texture. If the continued use is to maintain the restroom facilities, all mechanical, electrical, plumbing, lighting and exhaust systems must be replaced to be operational and meet current code and accessibility requirements and standards.

Located between the Mens' and Womens' Restrooms is a mechanical space accessed from the northeast facade. This space is largely unfinished with an exposed concrete slab-on-grade and walls constructed of large format "engineer" bricks which have been painted. This ceiling was finished with a suspended plaster ceiling, similar to the restrooms, and includes an exhaust grille. Water damage to the finished ceiling reveals a metal lath structure behind the plaster.









CLOCKWISE FROM TOP LEFT

Figure 3.84

Interior view of Restroom #2. Note the supply and return air vent which connect to the Mechanical Room beyond, between Restroom #1 and Restroom #2.

Figure 3.85

Interior view of Restroom #2.

Figure 3.86

Floor finish in Restrooms #1 and #2.

Figure 3.87

Wall finish in Restrooms #1 and #2.

CLOCKWISE FROM TOP LEFT

Figure 3.88

Missing/ damaged light fixture and mechanical vent in suspended plaster ceiling of Restrooms.

Figure 3.89

Mechanical Room located between Restrooms #1 and #2, accessible from northeast facade.

Figure 3.90

Supply/ return air grille in wall of Restrooms.







Southeast Addition

The southeast addition, constructed in 1955, provides shower and locker room space accessed from a door installed into the south wall of the Men's Restroom. These spaces were not finished with tile or plaster and remain the original exposed concrete slabs and concrete masonry unit construction for the walls. Later concrete masonry infill closed off the glass block clerestory ribbon window along the southwest façade and the vertical grid of glass blocks installed from the floor to ceiling just inside the entry to the addition. This glass block window is seen in historic photographs from the 1950s and would have provided some daylight into the shower space. Two other windows were originally installed along the southeast façade, but were also infilled with concrete masonry units. Photographic or other record documentation of these windows has not been found so it is difficult to determine if these would have also been glass block of hopper windows as used in the central portion of Building 4. A steel column from the original Grandstand remains in the space.

Northwest Addition

The northwest addition, also constructed in 1955, provides a concessions area and a general storage room at the far north end of Building 4. Each of these spaces includes a concrete slab-on-grade, concrete masonry unit wall construction, and exposed cast-in-place concrete roof structures. As mentioned previously, it is evident that the concessions area has been modified over time, but details of the prior use has not been determined. It is possible that the northwest addition, similar to the southeast addition, was constructed to house shower and locker facilities for the adjacent Women's Restroom. A door similar to the connecting door between the Men's Restroom and the adjacent Shower and Locker Rooms existing between the Women's Restroom and this space, but has been closed off to create a small storage closet.

Later concrete masonry infill closed off the glass block clerestory ribbon window along the southwest façade and the vertical grid of glass blocks installed from the floor to ceiling just inside the entry to the addition. The storage room at the far north end of Building 4 also included two (2) 4-lite windows, one in the southwest façade and the other in the northwest façade. The original masonry openings are easily distinguished from the original construction and the original windows are evident in a late 1950s photograph which includes the building in the background behind ladies on the skating rink.

SYSTEMS

Mechanical

As mentioned in the site utilities section, the existing gas service to building 4 entered through the west wall below grade and into the space through a floor penetration and to an existing pressure regulating valve. The gas service extended to an existing Dayton single burner, gas-fired furnace located in the mechanical room between the two restrooms. The existing gas-fired furnace was not able to be identified for capacity, but is not operational and beyond its useful life.

The single burner is vented to the roof through a flues that penetrates the roof and terminates to the exterior of the building. The vent termination was not able to be assessed for condition. The ductwork extends to the north and south of the mechanical room to serve the restrooms on both sides and is not insulated. It is not recommended to reuse the ductwork due to the poor condition. The existing thermostat is located on the north wall, opposite the furnace and is not connected to the unit. The natural gas piping also served a gas-fired water heater that has since been removed from the space, but the flue and vent termination through the roof still remain. The gas piping also extends out the east wall of the mechanical space and continues to serve building 5 by means of exterior natural gas piping.

The shower room to the south of the mechanical room has an existing wall-mounted, propeller exhaust fan that is beyond its useful life. There are also diffusers located in the restroom and mechanical room, but the intended use of the diffusers was not able to be identified.

Electrical

As mentioned in the site utilities section, the existing electrical service to building 4 entered through the east wall. There is no load center or panel that was identified as part of the survey and there is conduit that distributes throughout the building to serve outlets, lights and the existing gas-fired furnace. All of the wiring within the conduits has been removed and there are no active electrical devices within the space. Non-operational light fixtures beyond repair or reuse are within the mechanical room and south restroom. There is no fire alarm system located within building 5.

Plumbing

As mentioned in the site utilities section, the incoming water service enters building 4 below grade through the west wall into a service entrance pit. The water service has been disconnected and is assumed to not be operational.









CLOCKWISE FROM TOP LEFT

Figure 3.91

Utility sink in Mechanical Room located between Restrooms #1 and #2 of Building 4.

Figure 3.92

Fuel storage tank in space north of Restroom #1, accessible from northeast facade.

Figure 3.93

Steel colum from the original Grandstand remaining in the space.

Figure 3.94

Utility areaway in floor of Mechanical Room located between Restrooms #1 and #2 of Building 4.

CLOCKWISE FROM TOP LEFT

Figure 3.95

Metal double doors opening into Concessions space. Doorway is not original to 1955 construction of the northwest addition to Building 4.

Figure 3.96

Concessions space in northwest addition to Building 4.

Figure 3.97

Concrete masonry unit infill in former windows within northwest addition to Building 4.

Figure 3.98

Metal lockers in Storage Room of northwest addition to Building 4.









The mechanical room has an existing wall-mounted utility sink on the south wall that is not operational.

The existing restroom to the south of the mechanical room has had all of the fixtures removed and any exposed domestic water piping has been capped. The existing floor-mounted water closets that were removed have open sanitary piping within in the floor and the condition of these sanitary pipes is assumed to be beyond repair or reuse.

The shower room further to the south of the restrooms has existing shower fixtures and piping, but is disconnected and beyond repair or reuse. There is a floor drain located in the shower room itself and another located in the space immediately outside of the shower room. A survey of the underground sanitary must be performed to determine the direction the underground sanitary travels.

The restroom to the north of the mechanical room was not accessible and was not surveyed. For the purpose of this report, it is assumed to be in a similar condition as the south restroom.

Farther to the north of the north restroom is a storage room that contains a large, red storage tank with associated piping that has been disconnected from its intended service and it is unclear what purpose it is meant to serve. The existing tank is beyond repair or reuse and does not seem necessary for the expected operation of building 5. There is also a floor drain located in the storage room.

The existing roof storm drainage consists of a sloped roof and gutter system that spills to grade and beyond repair.

There is no fire protection system within the space.

HAZARDOUS MATERIALS

No formal hazardous materials survey and testing was completed under this contracted scope of services. However, it is likely that lead paint and asbestos would be found in the structure due to its age and construction materials and finishes present. It is also possible that PCBs and mercury could be found in old light fixtures and other equipment and fixtures.

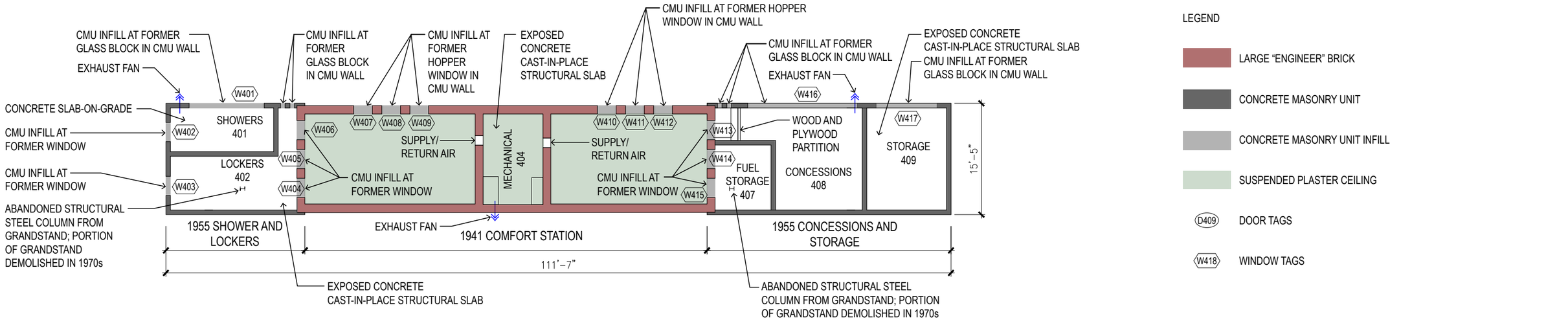
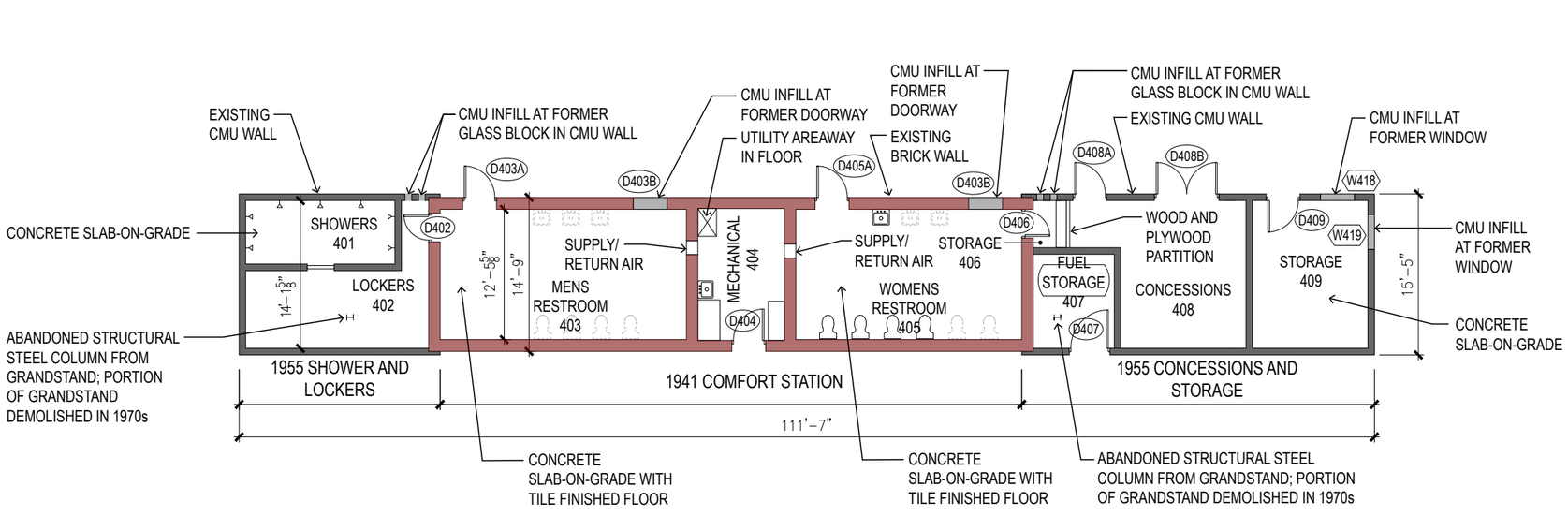


Figure 3.99 Building 4 Plans

Reflected Ceiling Plan



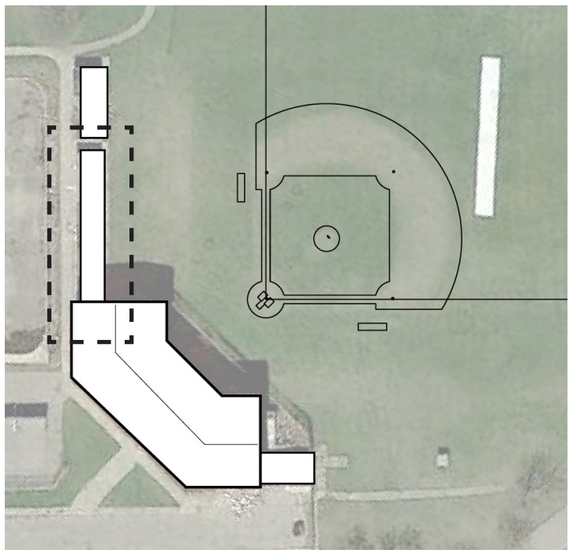


Figure 3.100 Building 4 Plans

Floor Plan

PHYSICAL INVENTORY: BUILDING 4 (RESTROOMS, LOCKER ROOMS, CONCESSIONS, AND STORAGE)

Central Brick Structure - 876 GSF

Southeast CMU Addition- 287 GSF

Northwest CMU Addition - 317 GSF

Number	Feature	Description	Approximate Age	Period	Documentation for Determining Age	Comments	Contributing (C) or Non-Contributing (NC)	Condition
EXTERIOR FEATURES: CENTRAL BRICK STRUCTURE (Mens Restroom 403, Mechanical Room 404, Womens Restroom 405)								
4-1	Painted brick facades	approximate dimensions 8-1/2" x 3-1/2" with 3/8"-1/2" mortar joints	1941	Period 2	1941 Sanborn Map; 2011 Phase 1 ESA establishes construction date of central portion in 1941	large "engineer" brick	C	Good
4-2	Steel Lintels	Southwest, Northwest, and Southeast Facades	1941	Period 2	1941 Sanborn Map; 2011 Phase 1 ESA establishes construction date of central portion in 1941		C	Fair
4-3	Metal Awning	Southwest Facade	1941	Period 2	1941 Sanborn Map; 2011 Phase 1 ESA establishes construction date of central portion in 1941		C	Poor
4-4	Metal Doors (D403A & D405A)	Southwest Facade	unknown	Period 3	door not original construction, but masonry opening dates to original construction	original door either wood or metal with circular window	C	Poor; door damaged and requires replacement
4-5	Metal Door (D404)	Southwest Facade	unknown	Period 3	door not original construction, but masonry opening dates to original construction	original door either wood or metal with circular window	C	Poor; door damaged and requires replacement
4-6	Clerestory Windows (W404, W405, W406, W407, W408, W409, W410, W411, W412, W413, W414, W415)	Southwest, Northwest, and Southeast Facades	1941	Period 2	1941 Sanborn Map; 2011 Phase 1 ESA establishes construction date of central portion in 1941	historic photos indictae hopper window, which was later infilled with glass block; currently infilled with concrete masonry units	C	Nonextant
4-7	Roof Structure	6" cast-in-place concrete slab	1941	Period 2	1941 Sanborn Map; 2011 Phase 1 ESA establishes construction date of central portion in 1941		C	Fair
4-8	Roofing Assembly	flat composite roofing	unknown	Period 3		roof replacement likely occured since the 1960s, but no records provided	NC	Poor
4-9	Metal Flashing	metal flashing at roof edge	unknown	Period 3		roof replacement likely occured since the 1960s, but no records provided	NC	Poor
4-10	Gutter and Downspout	aluminum gutter along northeast edge of roof	unknown	Period 3		roof replacement likely occured since the 1960s, but no records provided	NC	Poor
4-11	Mechanical Flue		unknown	Period 3			NC	Poor

Number	Feature	Description	Approximate Age	Period	Documentation for Determining Age	Comments	Contributing (C) or Non-Contributing (NC)	Condition
EXTERIOR FEATURES: SOUTHEAST ADDITION (Showers 401, Lockers 402)								
4-12	Painted concrete masonry unit facades	standard 8” x 8” x 16” concrete masonry units	1955	Period 2	2011 Phase 1 ESA establishes construction date of additions between 1949-1960; 1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955		C	Good
4-13	Steel Lintels	Southwest Facade at former window/ louver opening above showers	1955	Period 2	2011 Phase 1 ESA establishes construction date of additions between 1949-1960; 1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955		C	Fair
4-14	Metal Doors (D402)		1955	Period 2	2011 Phase 1 ESA establishes construction date of additions between 1949-1960; 1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955		C	Poor
4-15	Clerestory Windows (W401, W402, W403)	Southwest and Southeast Facades	1955	Period 2	2011 Phase 1 ESA establishes construction date of additions between 1949-1960; 1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955	currently infilled with concrete masonry units	C	Nonextant
4-16	Roof Structure	6” cast-in-place concrete slab	1955	Period 2	2011 Phase 1 ESA establishes construction date of additions between 1949-1960; 1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955		C	Fair
4-17	Roof Assembly	flat composite roofing	unknown	Period 3		roof replacement likely occured since the 1960s, but no records provided	NC	Poor
4-18	Metal Flashing	metal flashing at roof edge	unknown	Period 3		roof replacement likely occured since the 1960s, but no records provided	NC	Poor
4-19	Gutter and Downspout	aluminum gutter along northeast edge of roof	unknown	Period 3		roof replacement likely occured since the 1960s, but no records provided	NC	Poor
4-20	Mechanical Exhaust Fan	Exhaust fan from Shower Room	unknown	Period 3			NC	Poor
4-21	Steel Beam	Cut steel beam from demolished section of original Grandstand evident in Northeast Facade	1930	Period 2	National Register Nomination		C	Good

Number	Feature	Description	Approximate Age	Period	Documentation for Determining Age	Comments	Contributing (C) or Non-Contributing (NC)	Condition
EXTERIOR FEATURES: NORTHWEST ADDITION (Storage 406, Fuel Storage 407, Concessions 408, Storage 409)								
4-22	Painted CMU facades	standard 8” x 8” x 16” concrete masonry units	1955	Period 2	2011 Phase 1 ESA establishes construction date of additions between 1949-1960; 1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955		C	Good
4-23	Steel Lintels		1955	Period 2	2011 Phase 1 ESA establishes construction date of additions between 1949-1960; 1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955		C	Fair
4-24	Metal Awning		1955	Period 2	2011 Phase 1 ESA establishes construction date of additions between 1949-1960; 1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955		C	Poor; damaaged and requires replacement
4-25	Metal Door (D407)	Located along northeast facade at entrance to Fuel Storage Room	unknown	Period 2		door not original construction, but masonry opening dates to original construction	C	Poor
4-26	Metal Door (D408A)	Located along southwest facade at entrance to Concessions	unknown	Period 3		door not original construction	NC	Poor
4-27	Metal Double Doors (D408B)	Located along southwest facade at entrance to Concessions	unknown	Period 3		door not original construction	NC	Poor
4-28	Metal Door (D409)	Located along southwest facade at entrance to Storage Room	1955	Period 2	1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955		C	Poor
4-29	Clerestory Windows (W416, W417)	former glass block clerestory window	1955	Period 2	1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955	can be seen in late 1950s photo of ladies ice skating	C	Nonextant; currently infilled with concrete masonry units
4-30	Windows (W418, W419)	fixed 4-lite windows	1955	Period 2	1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955	can be seen in late 1950s photo of ladies ice skating	C	Nonextant; currently infilled with concrete masonry units
4-31	Roof Structure	6” cast-in-place concrete slab	1955	Period 2	1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955		C	Fair
4-32	Roof Assembly	flat composite roofing	unknown	Period 3		roof replacement likely occured since the 1960s, but no records provided	C	Poor
4-33	Metal Flashing	metal flashing at roof edge	unknown	Period 3		roof replacement likely occured since the 1960s, but no records provided	NC	Poor

Number	Feature	Description	Approximate Age	Period	Documentation for Determining Age	Comments	Contributing (C) or Non-Contributing (NC)	Condition
4-34	Gutter and Downspout	aluminum gutter along northeast edge of roof	unknown	Period 3		roof replacement likely occured since the 1960s, but no records provided	NC	Poor
INTERIOR FEATURES: CENTRAL BRICK STRUCTURE (Mens Restroom 403, Mechanical Room 404, Womens Restroom 405)								
4-35	Floor	concrete slab-on-grade with ceramic “brick-style” floor tile - 4” x 8-3/8”	1941	Period 2	1941 Sanborn Map; 2011 Phase 1 ESA establishes construction date of central portion in 1941		C	Good
4-36	Ceiling	suspended plaster on metal lath	1941	Period 2	1941 Sanborn Map; 2011 Phase 1 ESA establishes construction date of central portion in 1941		C	Poor
4-37	Northwest Wall	ceramic tile - 5”x 8”	1941	Period 2	1941 Sanborn Map; 2011 Phase 1 ESA establishes construction date of central portion in 1941		C	Poor; much of the original ceramic tile is damaged, cracked, and covered in graffiti; tile should be restored or replaced-in-kind to the greatest extent possible
4-38	Northeast Wall	ceramic tile - 5”x 8”	1941	Period 2	1941 Sanborn Map; 2011 Phase 1 ESA establishes construction date of central portion in 1941		C	Poor; much of the original ceramic tile is damaged, cracked, and covered in graffiti; tile should be restored or replaced-in-kind to the greatest extent possible
4-39	Southeast Wall	ceramic tile - 5”x 8”	1941	Period 2	1941 Sanborn Map; 2011 Phase 1 ESA establishes construction date of central portion in 1941		C	Poor; much of the original ceramic tile is damaged, cracked, and covered in graffiti; tile should be restored or replaced-in-kind to the greatest extent possible
4-40	Southwest Wall	ceramic tile - 5”x 8”	1941	Period 2	1941 Sanborn Map; 2011 Phase 1 ESA establishes construction date of central portion in 1941		C	Poor; much of the original ceramic tile is damaged, cracked, and covered in graffiti; tile should be restored or replaced-in-kind to the greatest extent possible

Number	Feature	Description	Approximate Age	Period	Documentation for Determining Age	Comments	Contributing (C) or Non-Contributing (NC)	Condition
4-41	Mechanical System	supply and return air grilles along northwest wall	unknown	Period 3			NC	Poor
4-42	Lighting		unknown	Period 3			NC	Poor
4-44	Electrical Service/ Panel		unknown	Period 3			NC	Poor
4-45	Electrical Outlets		unknown	Period 3			NC	Poor
4-46	Steel Column	Abandoned steel beam from demolished section of original Grandstand evident in Locker Room 402	1930	Period 2	National Register Nomination		C	Good
INTERIOR FEATURES: SOUTHEAST ADDITION (SHOWERS 401, LOCKERS 402)								
4-47	Floor	concrete slab-on-grade with ceramic floor tile	1955	Period 2	1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955		C	Good
4-48	Ceiling	exposed cast-in-place structural roof slab	1955	Period 2	1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955		C	Good
4-49	Northwest Wall	exposed brick masonry bearing wall of Central Sructure with CMU infill in original clerestory windows	1955	Period 2	1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955		C	Fair
4-50	Northeast Wall	exposed concrete masonry units	1955	Period 2	1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955		C	Fair
4-51	Southeast Wall	exposed concrete masonry units	1955	Period 2	1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955		C	Fair
4-52	Southwest Wall	exposed concrete masonry units	1955	Period 2	1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955		C	Fair
INTERIOR FEATURES: NORTHWEST ADDITION (Storage 406, Fuel Storage 407, Concessions 408, Storage 409)								
4-53	Floor	concrete slab-on-grade with ceramic floor tile	1955	Period 2	1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955		C	Good

Number	Feature	Description	Approximate Age	Period	Documentation for Determining Age	Comments	Contributing (C) or Non-Contributing (NC)	Condition
4-54	Ceiling	exposed cast-in-place structural roof slab	1955	Period 2	1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955		C	Good
4-49	Northwest Wall	exposed concrete masonry units	1955	Period 2	1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955		C	Good
4-50	Northeast Wall	exposed concrete masonry units	1955	Period 2	1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955		C	Good
4-51	Southeast Wall	exposed brick masonry bearing wall of Central Sructure with CMU infill in original clerestory windows	1955	Period 2	1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955		C	Good
4-52	Southwest Wall	exposed concrete masonry units	1955	Period 2	1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955		C	Good
4-53	Steel Column	Abandoned steel beam from demolished section of original Grandstand evident in Fuel Storage Room 406	1930	Period 2	National Register Nomination		C	Good

3.3.4 Building 5

FUNCTIONAL ORGANIZATION & USE

Building 5 was used as a storage and service facility to assist the operations of the skating rink when constructed. The original southeast portion of the skating rink storage building was constructed in 1955. The northeast addition was added at a later date. The separation between these two portions of the building is evident in an open masonry joint which runs from floor to ceiling along both the northeast and southwest walls. The building is currently abandoned and not in use, as the adjacent skating rink has been shut down. The southeast portion measures approximately 17'-3" x 27'-0" and the northeast addition provided an additional 20' to the length of the structure. The building is approximately 811 gross square feet. The building is in fair to good structural condition, with repairs required in the roof and other architectural components, such as the doors and windows.

STRUCTURE & EXTERIOR ENCLOSURE

Structural Walls

The existing support buildings consist of load bearing masonry buildings. The floor slabs for the buildings are concrete slab-on-grade. The foundations for these buildings were not visible, but are anticipated to be shallow concrete foundations. The structures and their foundations appears to be in fair condition, there is little sign of settlement or movement of the foundations or of structural damage and deterioration.

Roof

The roof consists of an approximate 6" concrete slab spanning from the northeast and southwest walls with a gradual slope to drain to the northeast. The concrete slab roof is finished in built-up roofing which is flashed down along the exterior of the brick façade. A gutter along the northeast edge of the roof has failed and only a portion remains.

INTERIOR ARCHITECTURE

The interior spaces of the two portions of the building are finished in similar finishes. The concrete slab-on-grade is finished in vinyl composition tile. The walls are painted exposed concrete masonry units. The concrete roof structure is exposed and painted and no finished ceiling is present in the space. A large original window opening, currently infilled with CMU, is located along the southwest wall just behind a large wood counter. A metal gate enclosure is located at the northeast corner of the space with wood shelving storage intact from skating rental equipment. A metal utility sink is located along the northeast wall and evidence of a mechanical unit is found along the southeast wall, with the opening for the flue through the roof open to above.









CLOCKWISE FROM TOP LEFT

Figure 3.101
Northeast exterior view of Building 5.

Figure 3.102
Utility sink in Building 5

Figure 3.103
Skate storage in Building 5

Figure 3.104
Interior view of south wall in Building 5.

CLOCKWISE FROM TOP LEFT

Figure 3.105

Interior view of southwest wall in Building 5. Note concrete masonry unit infill in window behind wood counter.

Figure 3.106

Steel colum from the orginal Grandstand remaining in the space.

Figure 3.107

Steel colum from the orginal Grandstand remaining in the space.

Figure 3.108

Wood counter along southwest wall.

Figure 3.109

Roof slab penetration at location of former mechanical exhaust.

Figure 3.110

Peeling paint from interior side of structural roof slab.

Figure 3.111

Vinyl floor tile.















SYSTEMS

Mechanical

As mentioned in the site utilities section, the existing gas service to building 5 is an extension from building 4. The natural gas pipe exits the east wall of building 4, travels north to building 5 and entered into building 5 through the south wall. There is no equipment that is connected to the natural gas piping within the space. There is also a natural gas piping that extends from underground into the space through the south wall, but is has also been disconnected and is not operational.

Electrical

As mentioned in the site utilities section, the existing electrical service to building 5 entered through the southeast wall. There is no load center or panel that was identified as part of the survey and there is no conduit throughout the building. All of the wiring has also been removed and there are no active electrical devices within the space. There are no existing light fixtures or fire alarm system within the space.

Plumbing

As mentioned in the site utilities section, the existing water service enters through the east wall below grade, penetrates the floor, has a minimal amount of above ground piping, then penetrates the floor to below grade and presumably exits the building to serve the existing site drinking fountain.

The space has an existing wall-mounted utility sink on the east wall that is not operational. There is a floor drain directly in front of the utility sink and a floor cleanout near the southeast corner of the space which is presumed to be where the sanitary exits the building below grade.

There is no fire protection system within the space.

HAZARDOUS MATERIALS

No formal hazardous materials survey and testing was completed under this contracted scope of services. However, it is likely that lead paint and asbestos would be found in the structure due to its age and construction materials and finishes present. It is also possible that PCBs and mercury could be found in old light fixtures and other equipment and fixtures.

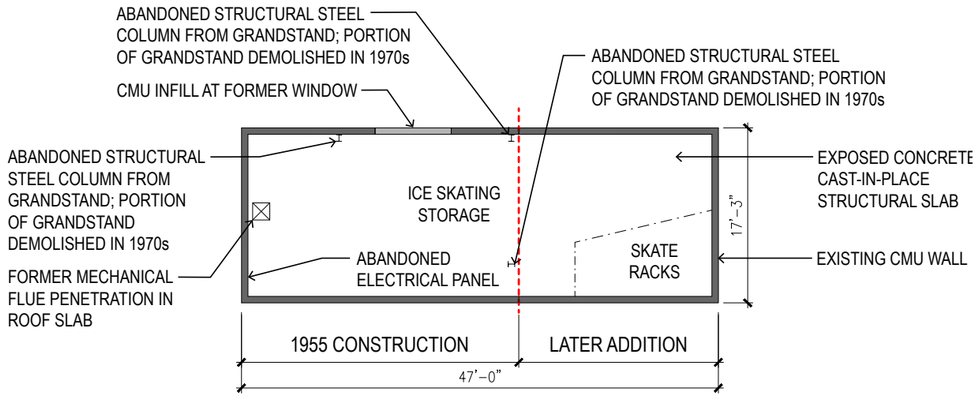


Figure 3.112 Building 5 Plan
Reflected Ceiling Plan

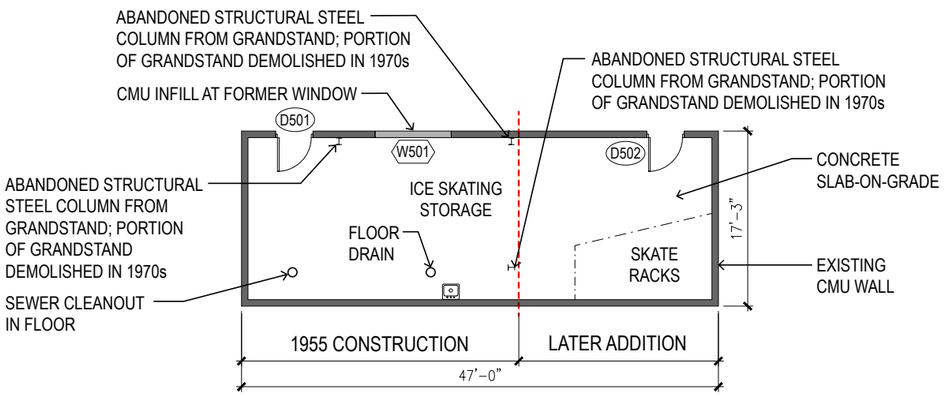
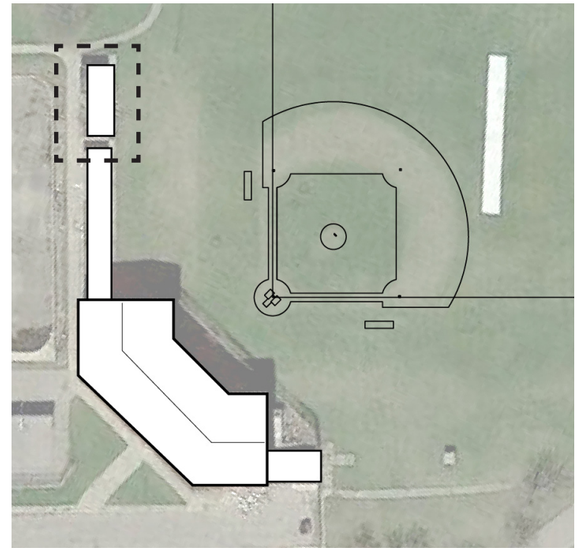


Figure 3.113 Building 5 Plan
Floor Plan

LEGEND

- LARGE "ENGINEER" BRICK
- CONCRETE MASONRY UNIT
- CONCRETE MASONRY UNIT INFILL
- D409 DOOR TAGS
- W418 WINDOW TAGS



PHYSICAL INVENTORY: BUILDING 5 (SKATING RINK STORAGE)

Number	Feature	Description	Approximate Age	Period	Documentation for Determining Age	Comments	Contributing (C) or Non-Contributing (NC)	Condition
EXTERIOR FEATURES								
5-1	Painted concrete masonry unit facades	standard 8” x 8” x 16” concrete masonry units	1955	Period 2	2011 Phase 1 ESA establishes construction date of additions between 1949-1960; 1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955; 1954 construction drawings for Renovations to Hamtramck Stadium do not include this building as an existing condition	1957 Sanborn Map states structure built in 1955, but only shows the southern portion up to the steel columns of the Grandstand, which partially remain in the interior between the two sections of the building. The complete footprint of the existing structure with the north addition is never documented in the Sanborn maps. The north addition first appears in the 1985 aerial photograph.	C	Good
5-2	Steel Lintels (2)	Southwest Facade	1955	Period 2	2011 Phase 1 ESA establishes construction date of additions between 1949-1960; 1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955; 1954 construction drawings for Renovations to Hamtramck Stadium do not include this building as an existing condition		C	Good
5-3	Metal Door (D501)	Southwest Facade	1955	Period 2	2011 Phase 1 ESA establishes construction date of additions between 1949-1960; 1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955; 1954 construction drawings for Renovations to Hamtramck Stadium do not include this building as an existing condition	door may not be original construction, but masonry opening dates to original construction	C	Poor
5-4	Metal Door (D502)	Southwest Facade	1955	Period 2	2011 Phase 1 ESA establishes construction date of additions between 1949-1960; 1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955; 1954 construction drawings for Renovations to Hamtramck Stadium do not include this building as an existing condition	door may not be original construction, but masonry opening dates to original construction	C	Poor
5-5	Window (W501)	concrete masonry unit infill in former window opening	1955	Period 2	2011 Phase 1 ESA establishes construction date of additions between 1949-1960; 1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955; 1954 construction drawings for Renovations to Hamtramck Stadium do not include this building as an existing condition	a late 1950s historic photo of ladies skating show this window in the background as a divided 4-lite fixed window	C	Nonextant
5-6	Roof Structure	6” cast-in-place concrete slab	1955	Period 2	2011 Phase 1 ESA establishes construction date of additions between 1949-1960; 1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955; 1954 construction drawings for Renovations to Hamtramck Stadium do not include this building as an existing condition		C	Good
5-7	Roofing Assembly	flat composite roofing	1955	Period 2		roof replacement likely occured since the 1960s, but no records provided	NC	Poor
5-8	Metal Flashing	metal flashing at roof edge	unknown	Period 3		roof replacement likely occured since the 1960s, but no records provided	NC	Poor
5-9	Gutter and Downspout	aluminum gutter along northeast edge of roof	unknown	Period 3		roof replacement likely occured since the 1960s, but no records provided	NC	Poor
5-10	Mechanical Flue		unknown	Period 3			NC	Poor

Number	Feature	Description	Approximate Age	Period	Documentation for Determining Age	Comments	Contributing (C) or Non-Contributing (NC)	Condition
INTERIOR FEATURES								
5-11	Floor	concrete slab-on-grade with vinyl floor tile	1955	Period 2	2011 Phase 1 ESA establishes construction date of additions between 1949-1960; 1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955; 1954 construction drawings for Renovations to Hamtramck Stadium do not include this building as an existing condition		C	Poor; material should be tested for asbestos
5-12	Ceiling	painted exposed concrete deck	1955	Period 2	2011 Phase 1 ESA establishes construction date of additions between 1949-1960; 1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955; 1954 construction drawings for Renovations to Hamtramck Stadium do not include this building as an existing condition		C	Poor
5-13	Northwest Wall	painted exposed concrete masonry units	1955	Period 2	2011 Phase 1 ESA establishes construction date of additions between 1949-1960; 1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955; 1954 construction drawings for Renovations to Hamtramck Stadium do not include this building as an existing condition		C	Good
5-14	Northeast Wall	painted exposed concrete masonry units	1955	Period 2	2011 Phase 1 ESA establishes construction date of additions between 1949-1960; 1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955; 1954 construction drawings for Renovations to Hamtramck Stadium do not include this building as an existing condition		C	Good
5-15	Southeast Wall	painted exposed concrete masonry units	1955	Period 2	2011 Phase 1 ESA establishes construction date of additions between 1949-1960; 1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955; 1954 construction drawings for Renovations to Hamtramck Stadium do not include this building as an existing condition		C	Good
5-16	Southwest Wall	painted exposed concrete masonry units	1955	Period 2	2011 Phase 1 ESA establishes construction date of additions between 1949-1960; 1949 Sanborn Map does not show structure; 1957 Sanborn Map states structure built in 1955; 1954 construction drawings for Renovations to Hamtramck Stadium do not include this building as an existing condition		C	Good
5-17	Mechanical System	missing; along southeast wall	unknown	Period 3			NC	Poor
5-18	Lighting	abandoned/ missing	unknown	Period 3			NC	Poor
5-19	Partitions/ Fencing	metal fence/ gate partition at northeast corner securing skating rental equipment storage area	1955	Period 2		Ice skating rink construction complete in 1955; the gate/ partition encloses skate storage area		Fair
5-20	Electrical Panel	abandoned; located along southeast wall	unknown	Period 3			NC	Poor

Number	Feature	Description	Approximate Age	Period	Documentation for Determining Age	Comments	Contributing (C) or Non-Contributing (NC)	Condition
5-21	Electrical Outlets	abandoned	unknown	Period 3			NC	Poor
5-22	Utility Sink	metal utility sink located along northeast wall	unknown	Period 3			NC	Poor
5-23	Steel Beams and Column	Abandoned steel beams and columns from demolished section of original Grandstand evident in Skating Storage Room	1930	Period 2	National Register Nomination		C	Good

3.3.5 Building Code Compliance

Any new work, additions or rehabilitation to Hamtramck Stadium will conform to the following codes as identified by the State of Michigan, International Code Council and City of Detroit as of February, 2018:

Building Codes

- 2015 Michigan Building Code, which includes Michigan Barrier-Free Design Rules
- 2015 Michigan Rehabilitation Code for Existing Buildings
- 2015 Michigan Energy Code
- 2015 Michigan Mechanical Code
- 2015 Michigan Plumbing Code
- 2014 Michigan Electrical Code
- 2007 ASME Boiler and Pressure Vessel Codes with 2008 addenda
- 2015 International Building Code
- 2015 International Existing Building code
- 2015 International Energy Conservation Code
- 2015 International Fire Code
- 2015 International Mechanical Code
- 2015 International Plumbing Code

National Fire Protection Association

- NFPA 10 Standard for Portable Fire Extinguishers
- NFPA 13 Installation of Sprinkler Systems
- NFPA 14 Standard for the Installation of Standpipe and Hose Systems
- NFPA 70 National Electrical Code
- NFPA 72 National Fire Alarm and Signaling Code
- NFPA 101 Life Safety Code

Accessibility Guidelines

- ADA ADA Standards for Accessible Design by the US Department of Justice
- ICC/ANSI 117.1 Accessible and Usable Buildings and Facilities

4.0 Treatment & Work Recommendations

4.1 HISTORIC PRESERVATION OBJECTIVES

As outlined by the City of Hamtramck, the historic preservation treatment approach for Hamtramck Stadium and the adjacent outbuilding and landscape identified under this contracted scope of services shall be Rehabilitation. Treatment and work recommendations shall follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. Under these standards, rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." This preservation approach recognizes the current and ongoing need of the property and provides a framework for which to appropriately alter or add to a historic building while retaining historic character and architectural integrity.

Under the Rehabilitation treatment approach, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, greater flexibility is allowed to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials. Also, this approach allows alterations and the construction of a new addition, if necessary for a continuing or new use of the structures or site.

4.1.1 Rehabilitation Standards

The specific standards for Rehabilitation of a historic property under the Secretary of the Interior's Standards are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

4.1.2 Rehabilitation Recommendations

In compliance with the Rehabilitation standards, SmithGroupJJR recommends the following design parameters for Hamtramck Stadium and the surrounding site and landscape:

- The historical significance of the property is identified under Criteria A and B per the National Register of Historic Places designation. With respect to the events which have occurred on the site and the association to the lives of significant people in baseball history, it is important to honor that legacy. However, this historical legacy is not just tied to Negro League Baseball, but equally in the struggle for civil rights and the role this property has served in uniting the City of Hamtramck.
- Recreational functions and uses should remain the focus of reprogramming of the site.
- With respect to the Period of Significance (1930-1962) and the notable use of the site for the Negro League, baseball shall remain on site and utilize the historic Grandstand and site configuration.
- The historic architectural form and configuration of the site and landscape will remain. The utilitarian simplicity of the structures will be respected and preserved.
- The materiality of the construction (large format "engineer" bricks, economical concrete masonry units, etc) will be respected and any new modification or construction will be designed and constructed in a historically compatible manner, while also being distinguishable from original construction.
- Restoration of historic features to the greatest extent possible will be integrated into the Rehabilitation plans. This is to include restoration, repair, and cleaning of historic masonry; replacement of historic windows and glass block; and replacement of original doors and metal awnings.
- Required repairs to assure the longevity and security of the structures will be required, including roof assembly replacement, gutter and downspout replacement, etc.

4.2 PROGRAM

The design and development of the facility will meet the modern standards of stadium design, professional regulations as well as other requirements outlined in this document. The seating capacity of 2,700 (new plus existing seats) will be designed and rehabilitated to provide seating and amenities with desired locations for viewing baseball, softball, soccer and cricket. The facility will provide accommodation for additional events such as concerts, festivals and other cultural events including a community sports pavilion with lockers and lounge area. All new and rehabilitated areas of Hamtramck Stadium will also be designed in accordance with the requirements of the American with Disabilities Act (ADA).

CONCEPT PROGRAM SUMMARY

Space	Area (SF)	Description	Size
Seating Areas (Total Capacity Existing + New = 2,700)	10,600	2350 Existing Wood Bleacher Seats (Approx 8700 sf wood grandstands to be replaced) 28 ADA Seating + 28 Companion Seats (serves renovated & new seats)	Existing Footprint
		294 New Supplemental Seats (19" chair back seats)	50' x 30'
Public Restrooms	2,620	New Men+Women toilets for serve existing stadium capacity + new seating and multi-purpose room	(2) 38' x 25'
Sales & Vending	700	Small flex counter/sales space for different events.	12' x 25'
Outdoor Community Areas	750	Outdoor Patio/Plaza (including historical interpretive zones) Picnic Areas	30' x 25'
Community Pavilion	1,125	Enclosed rentable community space	40' x 33'
Ticket & Entry	180	Ticket Windows and entry gates	(3) 10' x 6'
Security/First Aid	325	Command & First Aid Rooms	13' x 25'
Parking & Stadium Access	0	Utilize existing on-site parking and neighborhood	N/A
Sound System & Scoreboard	0	Multi-purpose scoreboard w/ Baseball, Softball, Soccer, Cricket	N/A
Media/Press Facilities	15 LF	Designated working station for PA, Score Board Operations	15' x 10'
Team/Community Sports Pavilion (Locker Rooms)	2,450	Dual locker and changing facilities to accommodate multiple team sports (Baseball, Softball, Soccer and Cricket).	50' x 68'
Playing Fields & Amenities	1,000	Provide new Home/Visitors Dugouts for baseball (2 @ 500 sf ea) Existing Site to accommodate: - Baseball - Softball - Soccer - Cricket - Concerts/Movies Events	
Maintenance & Storage	750	Grounds, Maintenance and Sports Equipment Storage	25' x 30'
Mechanical/Electrical Utility Room	400	Electrical, Pump, Telecom Rooms	16' x 25'
Miscellaneous Circulation	700	Rehabilitation of exit ramps/stairs	N/A (Incorporate in existing stadium)
TOTAL	**22,000**		

4.2.1 Seating

A total of 2,700 spectator seats will be accommodated in Hamtramck Stadium and the surrounding site area:

- 2,350 fixed wood bleacher seats will be retained in the existing stadium facility. The capacity is calculated based on 18" bleacher widths surveyed on site.
- New seating for 294 spectators to serve as additional "infill" seating to supplement the existing stadium and may be allocated around the site to suit other sports such as soccer and cricket. This seating may be 19" arm-chair, 18" bleacher seating or a combination of the two types.
- Wheelchair seating areas for approximately 28 wheelchair patrons and 28 adjacent companions shall be provided, dispersed throughout the stadium. Seat counts for wheelchair seating is 1% + 1 of total seating capacity.

SEATING SUMMARY

For all new seating, minimum sight line clearance shall be 2 ¼" above the eye level of the spectator in the preceding row. Minimum tread width shall be 33 inches; the first row of seats shall be approximately 1'-0" above the field; riser height shall vary from 7 ½" minimum to 20 inches maximum; the maximum number of seats per row shall be 24 and the minimum aisle width with seats on both sides shall be 44 inches. The minimum seat width shall be 19" for arm chair seating and 18" for bleacher seating.

Handrails shall be provided at all new vertical aisles, portals and behind the back row of seats adjacent to walkways.

The total seating counts listed above is used to calculate the toilet ratios identified in the Public Comfort Stations (Item 2.0), and will serve as the basis of all code and egress calculations.

4.2.2 Public Comfort Stations

Toilet rooms shall be provided for men and women at the main concourse level and shall be appropriately distributed. The ratio of spectators to fixtures shall be based on 50% male and 50% female attendance. Fixtures for 2,700 public seats (See Item 1.0) and Multi-purpose Club/Lounge (See Item 4.0) shall be provided based on the following recommendations:

Individual urinals shall be provided in men's units. Mirrors, soap dispensers, shelves above lavatories, paper dispensers, toilet partitions, diaper changing shelves, and purse holders in women's units shall be provided. A janitor's closet with a service sink, hot and cold water, and storage shall be provided for every two public toilet rooms a minimum.

Accessible toilet facilities, including grab bars, etc, shall be provided near the wheelchair seating areas. An accessible, unisex, single toilet room will be provided on the main concourse area.

All toilet rooms shall be equipped with general lighting and exhaust ventilation. Cold water service shall be provided for all men's and women's public toilet rooms. One separate family toilet room will be provided for handicapped assistance and other special needs.

Non-refrigerated drinking fountains shall be provided at the concourse level with provisions for handicapped. Refrigerated drinking fountains shall be provided at team areas (See Item 11.0).

4.2.3 Sales & Vending

The culture of the Hamtramck demographic is to allow for a communal gathering during community events. As a result, the sale of food, beverages and vending will be conducted through flexible vending means such as food trucks, festival tents and community booths located in designated zones around the grandstand and site for a variety of year-around community events.

In addition to these community service zones, it is desirable to provide 2 small flexible service spaces of 350 square feet each for merchandising, fundraising goods or limited food sales for larger events if needed.

The following shall reasonably describe the suggested sales and vending requirements:

- The flexible vending space shall be located on the main concourse consisting of 3 wall enclosures and ceilings. Wall construction above a height of 7' shall be provided on the concourse side to accommodate the graphics and signage system. Provide 10 linear feet of counter space for service area.
- This space will have 10 linear feet of stainless steel exterior service counter with a lockable, roll-up shutter with exterior service counter. An internal work surface along the rear wall will be provided for merchandise prep and staging.
- Provide 50 square feet of General Storage (lockable) closet adjacent to the vending areas for staging and storage.
- The multi-purpose sales stand be located to serve the plaza/patio area (see Item 4.0) for sports and community events throughout the year.

The following items are not included in the base program:

- Any type of cooking or food prep equipment such as cookers, warmers, beverage storage (freezers, coolers)
- Special exhaust systems and hook-up of same (such as grease fryers, etc).

4.2.4 Community Spaces

Provide an 1,125 square foot Multi-Purpose Community Pavilion that can serve as a lounge, community gathering space and educational area throughout the year. Sized for 75 patrons, this space can be rented out for community and special events in addition to serving as club space or a team lounge during sporting tournaments. A small, adjacent 200 square foot catering kitchen and separate toilet rooms (See Item 2.0) is included so this area may operate as a self-contained space. The multi-purpose room shall be provided with appropriate HVAC and general lighting systems and handicap accessibility.

The Multi-Purpose Community Pavilion may be combined with the Team/ Community Sport Pavilion (Locker Facility). See Item 11.0.

Provide a public patio or plaza (sized for 50 people) that is integrated with the stadium site while overlooking the playing fields. This patio may serve as an interactive showcase of exhibits highlighting Hamtramck Stadium history and players. Recommend locating near or adjacent to the community room to maximize spectator gathering and rental potential. (Allocate 750 sf in site development)

Historical Zones: Some locations around the plazas and grandstands may include historical "interpretative zones" describing historic events at various points around the site.

4.2.5 Ticket & Entry

Provide 3 ticket windows distributed around the site (3 @ 60 sf ea) for special event use. Provisions shall be made for counters, cash drawers, lighting and electrical outlets.

Although the playing fields, plazas and grounds will be available and open to the public, there shall be appropriate security against improper access within the grandstand facility itself for safety reasons. Fencing, walls, gates and doors shall be provided. No electronic intrusion alarm or general security system will be provided.

Portable turnstiles will not be included.

4.2.6 Security & First Aid

Provide a small office for special event security as well as a command post for event day security on the main concourse. Access to police vehicle parking nearby will be provided.

A first-aid office for emergency medical assistance shall contain space physician/nurse, space for a cot, sink, toilet and storage. Access to emergency vehicle parking nearby will be provided.

The security office and first aid area may be combined into a single space.

4.2.7 Parking & Stadium Access

The grandstand and the surrounding playing fields is expected to draw largely from the surrounding neighborhood. Most users accessing the grounds daily will arrive by foot or bicycle. Parking is very limited on site and it is important to retain the existing grounds and green spaces for recreational use as much as possible. The existing asphalt parking surface at south end of the stadium shall be refurbished to accommodate approximately 40 public parking stalls. Parking provisions will include accessible parking, emergency vehicle access in addition to ambulance and security parking during special events. (See item 6.0.) Although the existing parking lot to the east of the stadium site is not within the scope limits of the project boundary, it is expected to serve the site for sporting and community events.

Bike racks shall be provided around the site.

4.2.8 Sound System And Scoreboard

Provide a single multi-purpose electronic scoreboard to accommodate baseball, softball, soccer and cricket. The scoreboard shall be electrically-operated, remote controlled, illuminated scoreboard system. The scoreboard system includes all remote-control equipment, control wiring conduit from the control area to scoreboard, the scoreboard and supporting structures. Electrical service for operation of the scoreboard will be provided to the base of the scoreboard supports. The scoreboard system and work required for its installation as outlined above is installed by scoreboard company.

Scoreboard to be placed in optimal viewing location for all sports and spectators.

A complete sound system shall service the grandstand facility to include public address system for event announcing, paging, music and broadcasting.

4.2.9 Media And Press Facilities

There will be no designated press box facility included in the rehabilitation of the grandstand. However, provisions should be made in the grandstand to provide a station to operate an electronic scoreboard with outlets to conduct remote broadcasting and PA announcements during special events. All wiring, control panels and other equipment required for operation of the scoreboard equipment (See Item 8.0) shall be provided by the scoreboard company.

It is anticipated TV broadcasting will not be provided.

4.2.10 Administration Offices

No on-site Administration or team offices are included in this project.

4.2.11 Team/Community Sports Pavilion

A multi-purpose team and community sport facility will be located within the site premises and have direct access and viewing to the playing field. This will include dual changing facilities to accommodate high-school baseball and softball, soccer and cricket. Planning flexibility should respond to different levels of male/female use.

Twenty five (25) lockers 24” x 24” x 84” shall be provided in each team room. Provide changing benches in changing area. Allow 30 sf per person. Provide separation of changing and wet and muddy areas. Wet areas (shower areas) shall include six (6) shower heads (with adjacent drying area), 2 water closets and 4 lavatories in each.

Adjacent storage (100 sf) shall be provided in each team room for equipment.

Locker rooms shall be complete to include heating, air conditioning, finished walls, non-slip flooring, ceilings and general lighting. Provide disabled access as required.

4.2.12 Playing Fields & Amenities

The following sports fields shall be accommodated on the property:

- Baseball: One (1) regulation sized baseball diamond (current location)
- Softball: One (1) regulation sized softball diamond.
- Cricket: One (1) regulation sized cricket pitch
- Soccer: One (1) regulation soccer pitch. Soccer field may be subdivided into 2 smaller youth soccer fields. Soccer fields may consist of spill-off/ practice and warm-up fields associated with adjacent Keyworth Stadium and local professional soccer club.

Perimeter Walking Track (See below)

Field Surface: Natural grass, irrigated. Cricket pitch to be artificial turf.

FIELD AMENITIES

Covered baseball dugouts with direct access to the playing field will be provided for home and visiting teams, 25 player capacity (2 @ 500 sf ea). Each dugout will include bench seating with bat and helmet racks. Floor surface shall consist of an anti-skid surface.

Warm-up baseball pitcher’s bullpens with (2) regulation pitchers mounds and home plates for baseball shall be provided for home and visiting teams. Bullpens should be visible to dugouts. Enclose the bullpens with a 70’x 14’ x 12’h fence to double as batting and cricket practice cages.

Limited fencing may be placed in designated areas around the site since the playing fields will be open to the community. Fence signage may be included to provide opportunities for sponsorship by local business.

A new foul ball screen behind home plate (extending from dugout to dugout) shall replace the old screen.

A new batter’s eye screen should be provided in center field (perhaps doubling as a back stop for the recreational softball field.) Minimum dimension 16’ (h) x 40’ (w).

Retain the original flag pole (currently along 3rd base line) in clear view of the entire grandstand and seating structures.

Provide a continuous jogging/walking track around perimeter of site boundary. (10'-wide gravel surface). Some locations along the track may include historical "interpretative zones" describing historic events at various points around the site.

Provide designated locations for (2) cricket benches at the southeast corner of the site.

Replace existing work out stations that are located along existing jogging/ walking track.

Provide exterior stadium sports lighting for evening community and sports events. (Alternate)

4.2.13 Maintenance & Storage

The grounds surrounding the playing fields shall utilize the existing maintenance shed at the northeast corner of the property.

Provide separate storage space for grandstand maintenance, equipment and materials required for building maintenance with close proximity to the grandstand. Tools to maintain the baseball infield may be stored in this space for convenience.

A truck loading area shall be provided with direct access to the grandstand maintenance area. This area should also be convenient to public gathering zones to permit loading and unloading during special community events.

Provide designated space for a mechanical, self-loading trash compactor/ container located near the exterior of the grandstand and screened from view. (Compactor/container to be provided by others.)

4.2.14 Mechanical/Electrial

Space (400 sf) for mechanical, electrical, sound and communication equipment shall be provided for the grandstand and community areas as required.

Fire protection equipment, such as sprinklers, standpipes, etc, shall be provided as required by applicable building and safety codes.

General illumination throughout the stadium (for concourses, stairs, portals, etc) is provided. Public toilets and other such spaces will be illuminated with fluorescent and/or LED fixtures.

Exterior security and site lighting around stadium and parking areas.

4.2.15 Miscellaneous Circulation

New pedestrian circulation ramps and stairs shall be provided to access the existing grandstands and new supplemental seating as needed (See Section 1.0). Ramps and stairs shall be ADA accessible and compliant to model building codes.

No elevator provisions are required in this facility.

4.2.16 Signage And Graphics

Provisions shall be included for graphics for the stadium. The signage and graphics shall be coordinated to create a consistent system throughout the stadium. The following list identifies items of work included:

Identification of stadium entrances, including ticket booths, turnstiles and special entrances.

Signing within the stadium to indicate seating sections, aisle, rows and seat numbers.

Code-mandated signage including identification of toilet rooms, concessions, first aid, exits and other public facilities

Stadium ID signage will be included.

Include site/parking signage directing vehicular traffic from Joseph Campau Street, Dan Street and pedestrian signage from Veterans Park.

Items of Work Not Included

The following items are not included and shall be provided in an FFE budget:

- Any movable furniture or equipment in interior spaces. (Lockers are included as noted.)
- Maintenance equipment (carts, tractors, trash units, etc)
- Free standing trash receptacles or similar maintenance articles.
- Portable or free-standing novelty booths and/or display cabinets and racks.
- Kitchen and food handling equipment.
- Game equipment such as portable batting screens, field batting cage, tarps, etc.

4.3 ARCHITECTURAL CONSTRUCTION NARRATIVE

4.3.1 New Construction

Exterior Walls
- 12’ high 8” CMU+ 3” poly-iso insulation back up with 4” thick oversized “Engineer” sized face brick (Flemish Bond) to match existing.

Interior Walls
- 8” CMU (painted). Restrooms and shower areas to receive 4” tile wainscoting 48” high.

Roof
- 60 mil single-ply TPO roofing over 4” tapered rigid insulation + 5/8” dens glass cover board. Roof to slope ¼” per foot to gutter and downspout system at 1 side of building structure. Painted sheet metal coping shall cap the roof perimeter.
- Structural steel column and beam framing.
- Metal roof decking.
- 12” K-series bar joists bearing on CMU with 1 ½” metal decking.
- Below-grade concrete perimeter spread footings.

Floor
- 4” Concrete slab on grade. Floors to receive sealed concrete finish. Locker rooms anti-slip coating.

Ceiling
- Typically exposed to structure above, except Community Pavilion shall receive 2x4 ACT tile.

Doors
- HM doors in HM frames.

Fenestration
- Front of Community Pavilion: 1” insulated glazing in anodized aluminum framing (10’)
- Provide 2’ high glass block (8”) clear-story windows near ceilings on 2 sides of new restrooms and team locker areas.
- See program description for roll up counters in vending areas.

4.3.2 Rehabilitated Construction

Exterior Walls
- Strip existing paint and efflorescence. All exterior CMU and masonry shall be re-pointed. Strip old control joints and re-caulk. Replace any damaged face brick to match existing conditions wherever possible.

Interior Walls
- Retain existing CMU block back-up to the exterior masonry wherever possible, including glazed block at existing restrooms. Replace any damaged block units to match existing where possible. Any new partitions shall consist of 8” CMU (painted).

Roof
- Remove existing asphalt roofing system, including surrounding copings, flashings, gutters and downspouts. Replace existing roof with new 60mil single-ply TPO roofing over 4” tapered rigid insulation + 5/8” dens glass cover board. Roof to slope ¼” per foot to new gutter and downspout system at 1 side of building structure. Painted sheet metal coping shall cap the roof perimeter.
- The existing CIP concrete roof sub structure shall be retained wherever possible.

Floor
- 4” Concrete slab on grade. Floors to receive sealed concrete finish.

Ceiling
- Strip and replace existing plaster ceilings in existing restroom areas. All other ceilings to be exposed to structure above.

Doors
- Replace all existing doors with new HM doors in HM frames.

Fenestration
- Provide 2’ high glass block (8”) clear-story windows near ceilings on 2 sides of new restrooms and team locker areas.
- See program description for roll up counters in vending areas.

4.3.3 Miscellaneous Construction
- New Seating area in front of existing grandstands: CIP concrete treads and risers with chair-back seating. (See Program narrative for more information)
- New front wall construction in front of new seating: 40” CIP concrete with face brick to match existing conditions including continuous precast cap along length of entire wall.
- New Dugouts: CIP concrete at sides, rear and roof. Wrap face brick on sides to match front wall construction. See program narrative for additional info.
- New Raised plaza areas: 4” concrete slab on grade. Allow 5% for brick pavers.
- New Picnic and Shade Canopies: 12’ high painted steel columns with 10’ cantilevered steel roof framing. Roof system shall be standing seam roof to match grandstand structure on metal decking. Wrap vertical columns in face brick up to 10’ high.
- Existing perimeter columns at existing grandstand shall be wrapped in masonry (to match existing) up to 12’ high.
- New knee, tree wells, and screen walls around picnic and gathering areas shall be 3’ face brick with precast cap to match existing.

4.4 REQUIREMENTS FOR WORK

Regardless of any historic preservation treatment selected, all code and regulatory requirements must be addressed. Sensitive solutions to meeting code requirements are an important part of protecting the historic character of the building and site. All rehabilitation work and site improvements must address accessibility and life-safety requirements and potential impact on the historic fabric must be carefully evaluated and integrated and architecturally compatible solutions defined.

Federal rules, regulations, and standards provide guidance on how to make historic buildings accessible. Work must be carefully planned and undertaken in a manner that results in minimal or no loss of historic exterior and interior character-defining spaces, features, or finishes. The goal should be to provide the highest level of access with the least impact to the historic building.

When undertaking work on historic buildings, it is also necessary to consider the impact that meeting life-safety codes (public health, occupational health, life safety, electrical, seismic, structural, and building codes) will have on both exterior and interior spaces, features, and finishes. Historic building materials that are hazardous, such as lead paint and asbestos, will require abatement or encapsulation. Coordinating with code officials early in project planning will help ensure that code requirements can be met in a historic building without negatively impacting its character.

Rehabilitation is the only treatment that allows expanding a historic building by enlarging it with an addition. However, the Rehabilitation guidelines emphasize that new additions should be considered only after it is determined that meeting specific new needs cannot be achieved by altering non-character-defining interior spaces. If the use cannot be accommodated in this way, then an attached exterior addition may be considered. New additions should be designed and constructed so that the character-defining features of the historic building, its site, and setting are not negatively impacted. Generally, a new addition should be subordinate to the historic building. A new addition should be compatible, but differentiated enough so that it is not confused as historic or original to the building. The same guidance applies to new construction so that it does not negatively impact the historic character of the building or its site.

4.4.1 Work Recommendations & Alternatives

CODE REQUIREMENTS

The grandstand was constructed prior to existence of modern building codes.

Proposed work and its impact on the existing structures shall be evaluated with respect to the 2015 Michigan Rehabilitation for Existing Buildings.

Any new structural elements shall be designed and connected to the existing structure per provisions in the 2015 Michigan Building Code and applicable referenced material standards, including the replacement of the grandstand walking surface, guardrails, etc.

See Section 3.3.5 Building Code Compliance for additional information.

SITE UTILITIES

1. Provide new water services as required for new program. Assume all infrastructure must be replaced back to the City utility.

2. Provide new electrical service as required for the new program. Assume new transformer, switchgears, and panels as required. Power need should assume lighting for Stadium to accommodate night games.

3. Provide new gas services as required for the new program.

STRUCTURAL

1. All corroded steel shall be cleaned to remove minor and mill scale rust and painted with a high performance/zinc rich coating to prevent further corrosion.
    - » Wide flange columns
    - » Column base plates
    - » Steel framing
    - » Steel roof trusses
    - » Roof steel bar joists

2. Where steel has experienced more severe corrosion and has experienced more than 25% section loss additional repair shall be required. The steel shall be cleaned to remove rust and expose sound material, as well as, any loose and damaged material. Additional steel shall be welded to the existing to repair and make up for the section loss.

3. Where wood framing has deteriorated, new framing shall be provided to replace and/or supplement the existing framing.

4. Where concrete supporting the columns has been damaged or spalled, the concrete shall be repaired to establish full bearing below the column base plates. Anchor rods that have been damaged or removed shall be replaced.

5. Replace all walking surfaces and seating deck of Stadium with new 2x6 wood planks, unless noted otherwise.

ARCHITECTURAL

Grandstand

1. Provide allowance to abate all lead-based paint, presumed to be on the steel structural components.

1. Provide new metal roofing over grandstand.

2. Provide new gutter and rain leaders. Discharge into existing storm sewer, similar to existing.

3. Re-point brick field wall. Assume 25%. Provide new concrete coping along top of brick field wall.

General (Building 2/ Building 4/ Building 5)

1. Provide allowance for hazardous materials abatement to address possible lead-based paint, asbestos, PCBs, and mercury.

2. Provide repairs to existing roof structural slabs where crack, spalled, or exposed rebar is present. Patch and repair openings in slab in location of former ductwork and pipe penetrations.

3. Provide new single-ply roofing assembly and flashing at all roofs.

4. Provide new gutter and rain leaders at all buildings. Discharge into existing storm sewer, similar to existing.

5. Remove existing paint and coatings from the exterior of the brick and masonry block construction. Care should be taken to utilize paint removal methods that are appropriate for historic masonry and do not damage the existing substrate. Particularly, sandblasting should not be used on the historic masonry.

6. Re-point existing brick and concrete masonry unit walls. Assume 50% for cost estimating purposes.

7. Replace broken and or damaged masonry units as required. Assume 20% for cost estimating purposes.

Building 2

1. Remove existing electrical panel and conduit running up to the Grandstand.

2. Remove existing interior chain link fence partitions.

3. Remove all existing light fixtures and associated conduit and wiring.

4. Remove existing mechanical unit, exhaust flue, and ceiling ductwork distribution system.

5. Replace existing damaged steel fixed window. Masonry opening is approximately 38” x 50”.

6. Replace existing doors to include two (2) doors and two (2) barn style sliding garage doors.

Building 4

1. Demolish all interior finishes, including floor tile, wall tile, and suspended plaster on metal lath ceiling.

2. Remove mechanical unit and fuel storage tank and all associated components.

3. Remove utility sink from Mechanical Room.

4. Remove all plumbing fixtures and toilet partitions.

5. Replace missing clerestory historic hopper window in original masonry openings. Masonry openings measure approximately 16” x 32”. Assume approximately fourteen (14) historic replacement windows.

6. Replace missing glass block clerestory windows within the northwest and southeast additions to Building 4.

Building 5

1. Remove existing electrical panel.

2. Remove all interior finishes, including vinyl floor tile.

3. Remove existing utility sink and all associated plumbing.

4. Remove existing stake storage racks and metal partition.

5. Remove existing wood counter.

6. Replace missing fixed window in existing masonry opening. Masonry opening is approximately 58” x 90”.

7. Provide proper expansion joint between the south and north sections of the building.

ACCESSIBILITY

1. Provide new sidewalks and pathways throughout site which comply with code and accessibility requirements.

2. Provide new ramps and stairs into stadium up to the cross aisle. Ramp to comply with 1:12 slope with intermediate landings per code.

3. Provide new handrails and guardrails throughout to comply with code and accessibility requirements.



Figure 4.1 Site Plan

Site plan illustrating the conceptual design in context

4.5 CONCEPT DESIGN

4.5.1 Grandstands and Amenity Spaces

The rehabilitation concept for Hamtramck Stadium is to thread the historical sporting legacy of the ballpark and the Detroit Negro Leagues into an inclusive facility to be used by the entire community of Hamtramck. In addition to sports, the site will accommodate other events such as concerts, cultural festivals and large community gatherings. The development of this facility will meet the modern standards of grandstand design, professional regulations as well as other requirements identified by Hamtramck and community user groups.

To effectively hold events, it is critical that the existing grandstand structure is rehabilitated to prevent further deterioration by weather and neglect after sitting vacant for many years. These rehabilitation efforts will include replacement of the metal roof, rain drainage systems, full replacement of the wood bleacher seating areas and repair of the main superstructure consisting of the steel beams, columns and trusses. As model codes and safety requirements evolved over the decades, it is also critical that spectator amenities (such as toilet counts) and seating be designed to accommodate the physically impaired as set forth in the requirements of the American with Disabilities Act (ADA). The existing 2,350-seat grandstand structure and the 350 new seats will be designed and rehabilitated to allow optimal viewing and amenities for baseball, softball, soccer and cricket.

The existing brick buildings along the first and third base sides will be rehabilitated to accommodate spectator amenities including toilets, concessions, storage and utility rooms. All existing masonry and mortar joints will be restored to the ballpark's original grandeur. The deteriorated roofing will be also replaced. Other original architectural elements such as the glass block windows, porthole doors and metal canopies will be reintroduced at all new and existing construction around the ballpark. Rehabilitation of the original brick wall behind home plate and the stadium access ramps will enhance the spectator experience.

In addition to celebrating the teams and players that once played in the ballpark, it is also important to accentuate other unique design aspects of the ballpark that have since been removed or deteriorated over the years. The design concept includes four rows of new box seats in front of the grandstand to recall the old box seats that once ringed the front of the old ballpark. These seats will wrap the home plate area of the grandstand and extend past the first-base line to provide additional seating opportunities for other events such as

cricket and soccer. The new seats have the ability to be secured and accessed separately from the main grandstand structure, which permits the ballpark to host smaller events when larger event capacity is not needed.

The design concept will also include a new raised pedestrian plaza area flanking first and third base sides of the stadium. This plaza will permit the sightlines and capacity for the required number of ADA seats. Ideally suited to host a variety of gathering and picnic areas, the plaza also incorporates shaded picnic canopy structures along the first and third baselines. Structurally spaced at 17'-0", the columns for these canopies recall the portion of the grandstand structure that was removed in the 1970s.

Providing year-around use of the facility is important to the Hamtramck community. The design proposal includes an 1,100 sf new community center that allows for a variety of functions including classroom space, community use, tournament lounge or a rentable reception area. Located down the right-field line, the new community center is centrally located next to spectator seating, plaza, and parking areas. A new dual locker room facility capable of hosting two teams is located down the left-field line and located to serve the ballpark and the adjacent Veterans Park. The additional toilet and spectator needs that are not accommodated in the existing brick structures will be incorporated into the community center and locker buildings respectively. The architectural style of all new construction is intended to match the existing grandstand including masonry, steel and roof in both materials and structure.

As the public approaches the ballpark property from Dan Street, they are greeted by a large, open plaza area between the street and the ballpark. This space may serve as a main public entry point into ballpark complex or be controlled into a separate gathering plaza for events. The entire street edge along Dan Street at the south end of the site introduces a variety of spaces for multiple types of engagement, creating a "Main Street" for festivals, vendor stalls and food trucks. Landscaping planters and benches around the site define additional meeting and resting areas providing views into the playing field areas.

The site around the ballpark also offers many opportunities to incorporate "interpretive" zones to educate and engage visitors about the history of Hamtramck Stadium and the players that once played there. The area outside the ballpark behind home plate offers a suitable location to erect a player statue (perhaps of Detroit Negro League legend Turkey Stearnes or Hamtramck Little Leaguer Pinky Deras) that greets visitors as they enter the ballpark.

4.5.2 Site and Playing Fields

The playing fields within the property area are designed to accommodate baseball, softball, soccer and cricket. The main soccer field is oriented north/south and located to the east end of the property. The close-proximity to Keyworth Stadium allows the field to be used as a "spill-over" field for adjacent practice, tournament and clinical/training needs. The soccer field may also be sub-divided into smaller youth-sized fields.

The baseball field remains in front of the current grandstand structure, with home plate and the baselines located the same distance from the grandstands as when the field was used during the 1930s. Additionally, the infield diamond and grass is cut into the same configuration to recall unique features such as the path between the pitcher's mound and home plate that was once used at Hamtramck Stadium. A new regulation softball field is also placed at the northwest corner of the field. Both the baseball and softball fields are oriented to keep the sun out of the batter's line of sight.

There are 2 fully-caged enclosures located at the northwest corner of the site that allow for use as baseball/softball batting cages, cricket practice cages and warm-up bullpens for baseball.

Sports field lighting will surround the Hamtramck Stadium property to allow for evening events and expanded hours. Additionally, a multi-sport scoreboard (suitable for baseball, cricket and soccer) is located in left field to permit use for all sporting events.

A cricket pitch is located in the central zone of the playing fields. The existing concrete pad will be replaced with a north/south artificial pitch surface to allow for durability and accommodate other sports (such as baseball and softball) with minimal encroachment. Designated areas for cricket players benches are located the southeast corner of the site.

Other site features include a new, continuous 10-foot-wide walking track around the perimeter of the site. Perimeter fencing will separate the track and the playing area to allow for continuous circulation while other events take place on the field. Openings and control points at various points along the fence will permit open use of the playing fields while maintaining security control. The fencing will be of varying heights to provide backstops and protection from balls being hit or kicked into the neighborhood street to the north. A taller fence at the northeast corner of the site also serves as the "batter's eye" for baseball players. There will be ample space along the north and east fences to permit sponsorship signage panels to generate additional revenue for Hamtramck Stadium.



Figure 4.2 Conceptual Rendering

Aerial perspective of Hamtramck Stadium's entry plaza and historic interpretation

Features

- Rehabilitate stadium bleachers and upgrade to meet code and life safety requirements
- Rehabilitate third baseline support buildings to house restrooms, vending, and utility room
- Rehabilitate first baseline support buildings to house storage/equipment and Security & First Aid
- Create new box-level seating around home plate to accommodate varied event types and sizes
- Provide handicapped accessibility and designated seating
- Include multi-use/walking path around perimeter with historical interpretive zones
- Incorporate historical interpretive zones throughout plazas and walls in entry and gathering spaces
- Construct new bathroom facilities near entry plaza (capacity to meet full stadium seating)
- Baseball & softball oriented for batter's back to the sun
- Soccer field oriented north/south; minimizing overlap with ball diamonds
- Additional bleachers for viewing softball and soccer
- Locker rooms along third baseline, near Veterans Memorial Park
- Additional stadium seating along first baseline, baseball and cricket
- Community pavilion adjacent to plaza space and patio, overlooking fields from first baseline/centerline of cricket pitch
- Community pavilion centered across from Goodson Street entry

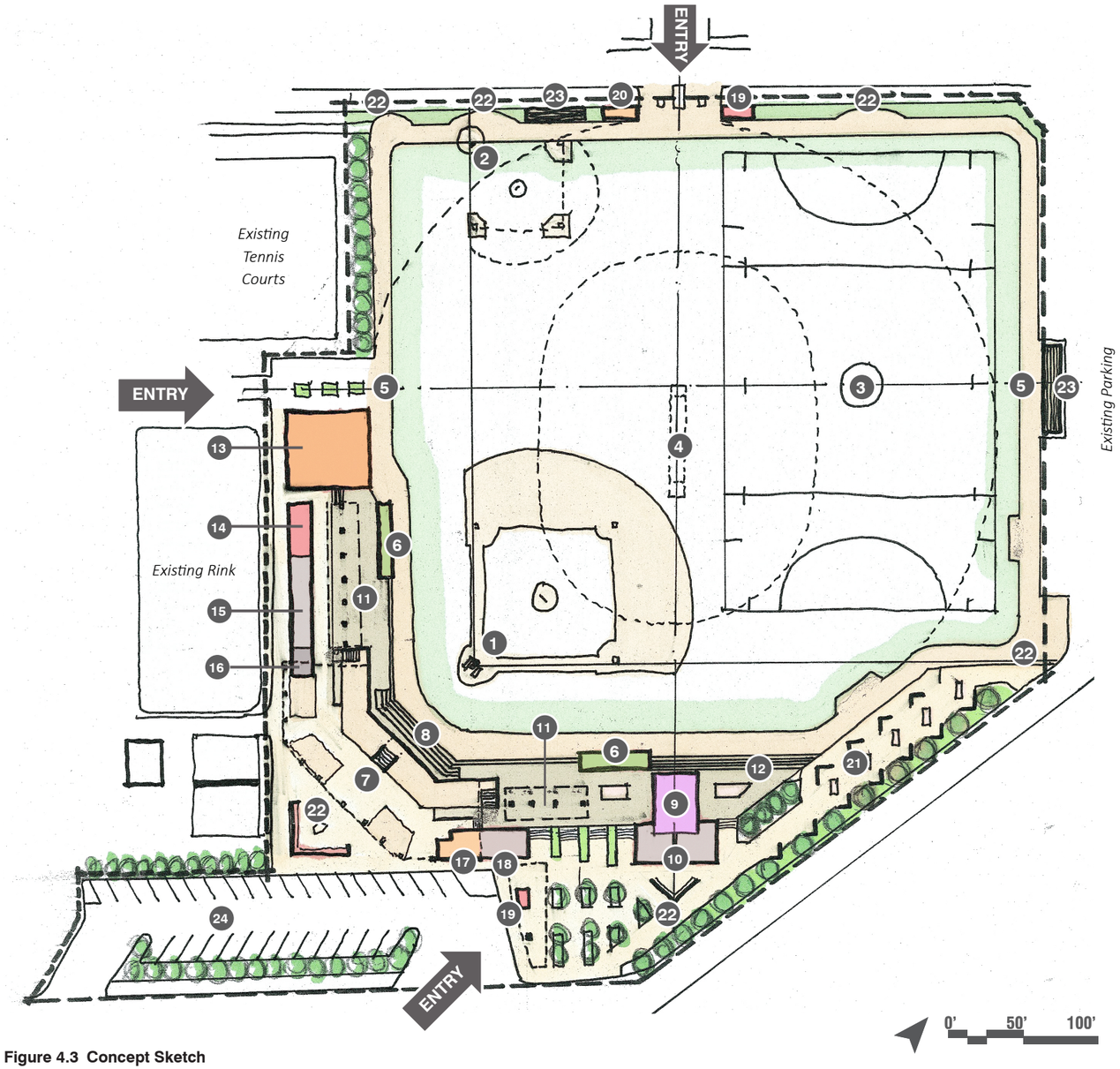


Figure 4.3 Concept Sketch
Sketch of the concept design floor plan

1. Baseball Diamond*
2. Softball Diamond
3. Soccer Field
4. Cricket Field
5. Walking Path
6. Dugouts
7. Grandstand*
8. Field Level Seating+ & Field Wall
9. Community Pavilion
10. Restrooms
11. Patio
12. Gathering Areas
13. Locker Rooms*
14. Vending*
15. Restrooms*
16. Mechanical Room*
17. Security & First Aid*
18. Stadium & Event Storage*
19. Ticketing/ Storage
20. Scoreboard
21. Multi-Purpose Plaza
22. History Interpretation
23. Bleachers
24. Improved Parking

*Rehabilitated Features
+Includes Accessible Seating

1. Baseball Diamond*
2. Softball Diamond
3. Soccer Field
4. Cricket Field
5. Walking Path
6. Grandstand*
7. Community Pavilion
8. Locker Rooms*
9. Ticketing/ Entry
10. Multi-Purpose Plaza
11. Parking
12. Bullpen & Practice Cages

*Rehabilitated Features



Figure 4.4 Concept Plan
Illustrative concept roof and site plan



Figure 4.5 Conceptual Rendering

Aerial perspective into Hamtramck Stadium and the baseball diamond



Figure 4.6 Plaza Sketch

Conceptual sketch rendering the entry plaza

4.6 COMMUNITY ENGAGEMENT

Through the pre-developlment planning process the design team engaged the local community to gather information about how the future rehabilitation of the Hamtramck Stadium and grounds could best serve the needs of the park users.

STAKEHOLDER INPUT

Throughout the month of January the design team reached out to a list of project stakeholders. This included:

- Karen Majewski, Mayor of Hamtramck
- Gary Gillette, Friends of Historic Hamtramck Stadium
- Mike Wilson, Friends of Historic Hamtramck Stadium
- Tom Habitz, Friends of Historic Hamtramck Stadium
- Tom Niczay, Superintendent of Hamtramck Public Schools
- Magdalena Srodek, Hamtramck Board of Education
- Sean Mann, Detroit City Football Club
- Tom Derry, Navin Field Grounds Crew
- Hesham Aboye, Warriors Soccer

In these conversations with stakeholders the design team was able to introduce themselves and the project, learn about the stakeholders and organizations in the community, hear about how the grounds of the stadium and Veterans Memorial Park are currently used, and identify the elements of the program for future use of the stadium and grounds. This valuable input contributed to preparations for the subsequent stakeholder charrettte.

STAKEHOLDER CHARRETTE

On the evening of January 29, 2018 the design team and project stakeholders gathered at the Hamtramck Public Library for a charrette. The purpose of the charrette was to bring together representatives of community organizations to collaboratively generate design ideas. The team made a short presentation to introduce the goal of the pre-development planning project, take a brief look at the stadium's history, and report out on the information collected through the stakeholder conversations that were conducted in preparation. This led into a hands-on activity with the participants to locate different programmatic elements on the site, discussing critical adjacencies and ways to balance the diversity of uses anticipated for the stadium and grounds.

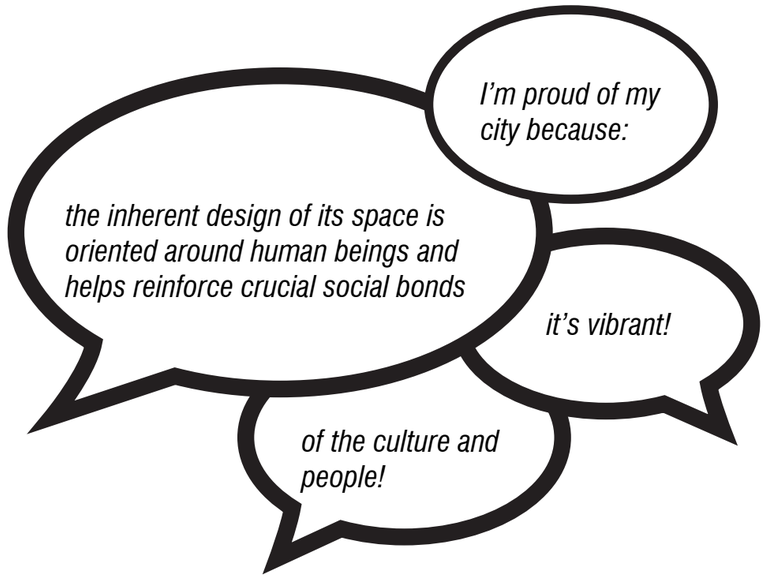
COMMUNITY OPEN HOUSE

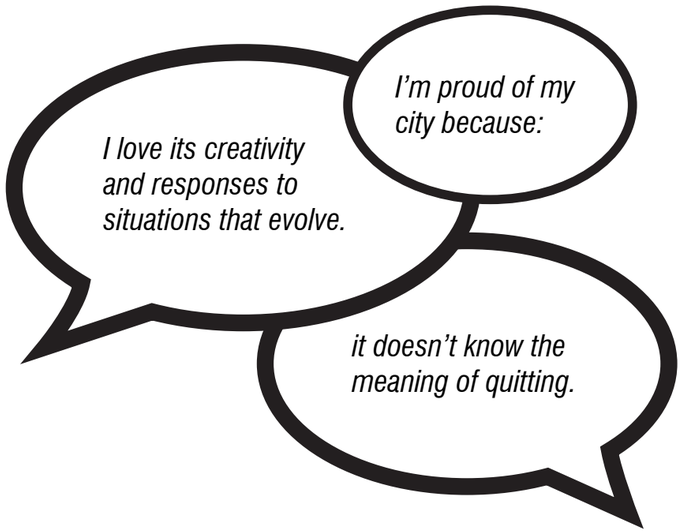
Immediately following the charrette, the library was opened to the public for a Community Open House. The open house provided a combination of informational and interactive boards. Interactive boards invited community members to share what makes them proud of their city, what they like to do in the park now, and what activities they would most like to do in the future at Hamtramck Stadium and its grounds. Informational boards provided details on the pre-development planning process, the history of the stadium, and the guiding principles for the project. The turnout of interested community members filled the library, numbering between 50-60 people, and representing a diversity of park users. The results of the interactive boards helped to inform the design team about current park activities and desired future activities as well as showcasing the spirit of the city.

The following pages include photographs of the Stakeholder Charrette and Community Open House, and reflect the quotes and results collected at the interactive boards.

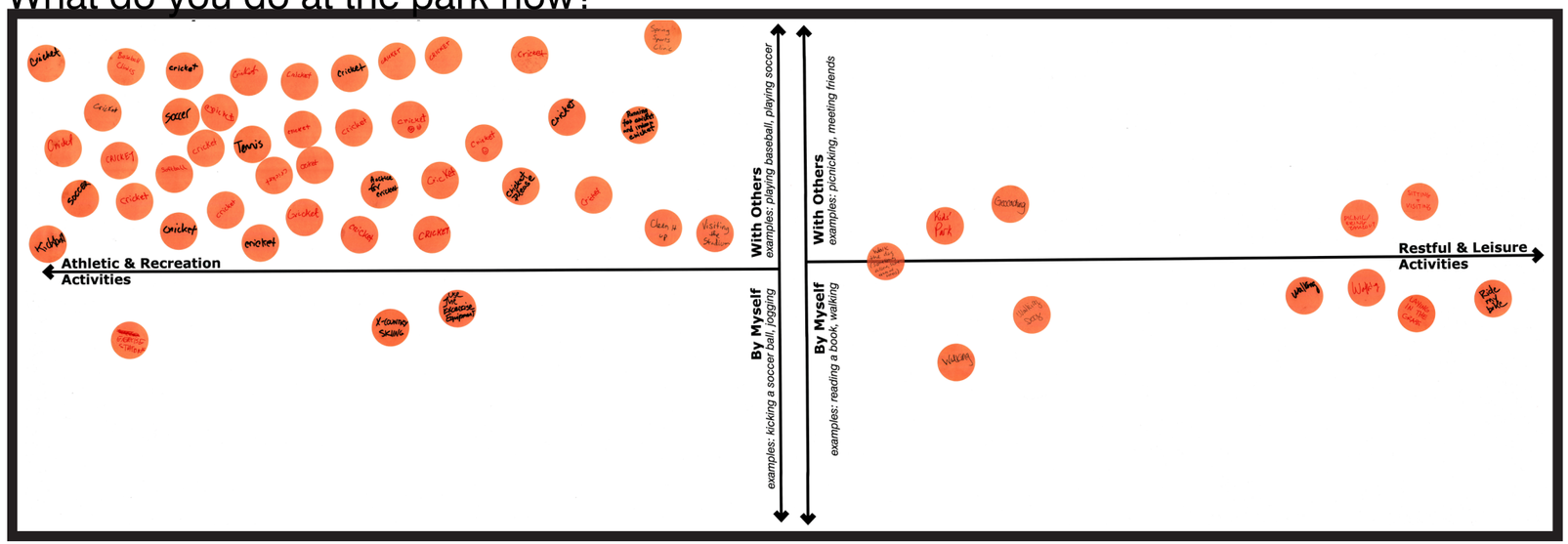








What do you do at the park now?









I love the city because of the diversity!

I'm proud of my city because:

density of housing and pedestrian friendly!

it's cute and small on the map

Select the activities you are most interested in doing at Hamtramck Stadium and its grounds in the future.



4.7 COST ESTIMATE

An opinion of construction cost was developed based on the design concept. KAS Estimating Services was contracted to develop the cost estimate. The cost estimate provides for three phases of construction.

Phase 1

Phase 1 construction includes rehabilitation of the grandstands, and rehabilitation of the existing structures for their adaptive reuse.

Phase 2

Phase 2 construction includes new work at the stadium such as the new community pavilion, baseball dugouts, ticket entry gates, additional grandstand seating, sidewalks and plazas.

Phase 3

Phase 3 encompasses site improvements to the playing fields, incorporating the walking path, multi-purpose fields, site lighting, landscaping, and improved turf grass.

The cost estimate provides construction costs and fees, excluding owner's costs for design and review, management and inspection, and any additional reservations. Assumptions and exclusions of the cost estimate prepared by KAS Estimating Services, Inc follow.

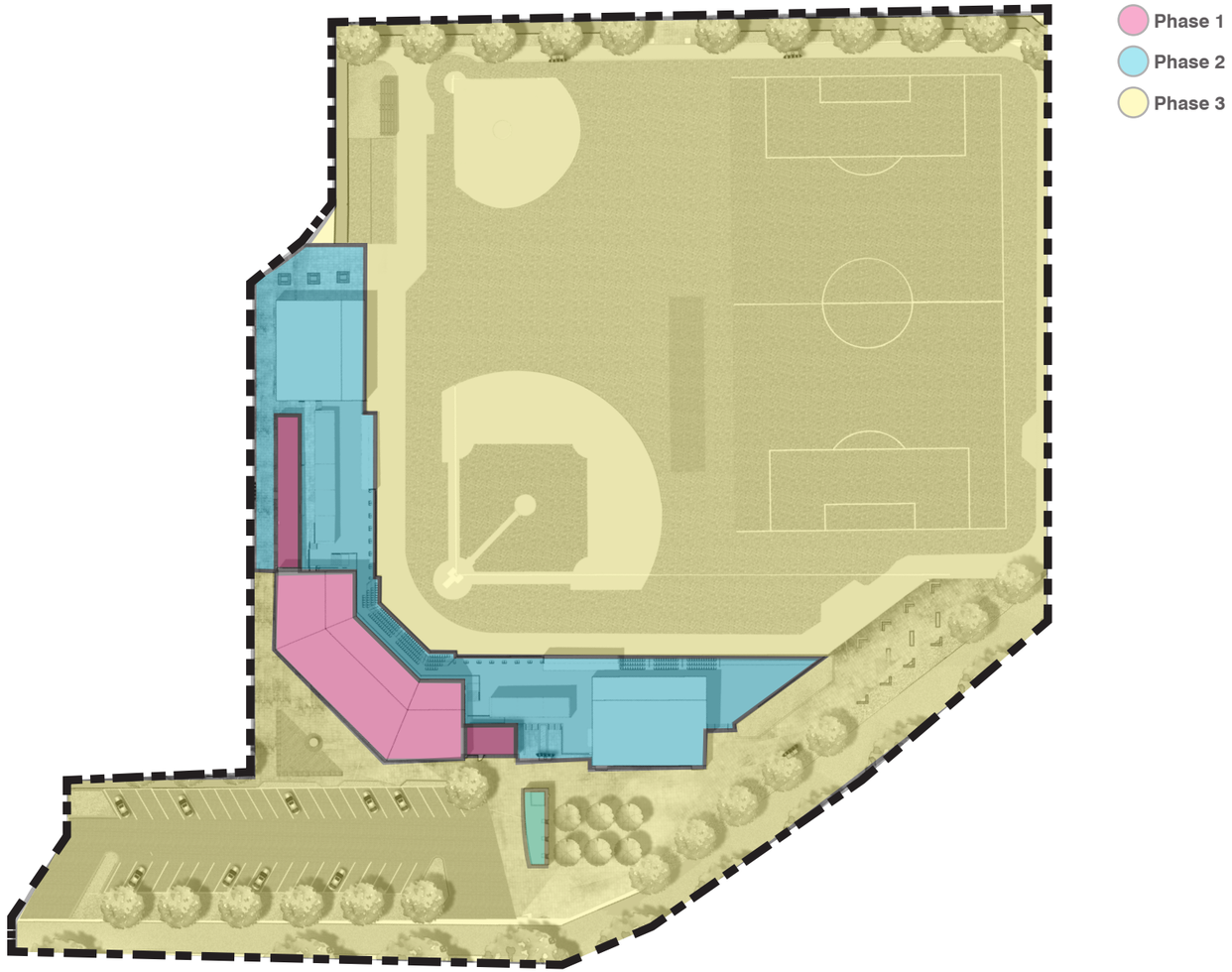


Figure 4.7 PhasingPlan
Construction phases

PHASE I

Line Item	*Cost (USD)*
EXISTING GRANDSTAND ROOF CANOPY REHABILITATION	
Remove existing roofing	
New decking & metal roof system	
New flashing, gutters, and downspouts	
Clean & strip paint on existing steel columns/trusses (above grandstands)	
Repaint existing steel columns/trusses (above grandstands)	
Subtotal	**838,655**
EXISTING GRANDSTAND SEATING & STRUCTURE REHABILITATION	
Remove existing wood seating, metal guardrails & concrete ramps	
Clean & strip paint on existing steel structure (below grandstand)	
Repair/replace deteriorated steels	
Repair existing concrete support piers	
Repaint steel (below grandstands)	
Replace wood seating decking	
Replace metal guardrails	
New concrete stairs at grandstand	
Subtotal	**1,242,076**
EXISTING SUPPORT BUILDING REHABILITATION	
Rehabilitate existing brickwork on existing buildings	
Replace roof on existing buildings	
Rehabilitate interiors of existing buildings (toilets, vending, storage utilities)	
Reintroduce utilities (mechanical/ electrical/ plumbing)	
New low voltage systems	
Rehabilitate existing brick field wall	
Subtotal	**1,704,415**
Hard Cost Total	**3,785,146**
Construction Soft Costs	1,005,838
Total Phase I Construction Budget	4,790,984

PHASE II

Line Item	*Cost (USD)*
NEW CONSTRUCTION ELEMENTS	
New multi-purpose community pavilion	
New team sport & locker facilities	
New ticketing & entry booths	
New sales & vending areas	
New restrooms	
New player benches & dugouts	
New concrete seating area in front of grandstand	
New plastic-backed chairs	
New field wall	
New maintenance & storage areas	
New sidewalks around ballpark	
Raised plaza	
Plaza retaining walls	
New picnic shade canopies	
New backstop (behind home plate)	
New landscaping around grandstand area	
New tree wells	
Utility services (mechanical/ electrical/ plumbing)	
Hard Cost Total	**5,455,422**
Construction Soft Costs	2,620,996
Total Phase II Construction Budget	8,076,418

PHASE III

Line Item	*Cost (USD)*
FIELD & SITE REHABILITATION	
New Scoreboard	
Perimeter Fencing Around Site	
10'-wide Walking Track around Perimeter	
Rehabilitate and Regrade Existing Baseball Field	
New Softball Field Grading	
New Cricket Pitch Area (artificial turf)	
New soccer field site grading	
New site lighting (parking and plaza)	
New sports lighting (playing fields)	
Resurface existing asphalt parking area	
New landscaping around ballpark	
New field irrigation and drainage systems	
New batting cages and bullpens	
New sod turf	
Hard Cost Total	**3,439,517**
Construction Soft Costs	1,546,445
Total Phase III Construction Budget	4,985,962

TOTAL CONSTRUCTION ESTIMATE

Line Item	*Cost (USD)*
Building & Site Total Direct Cost	**12,680,085**
Phase 1	3,785,146
Phase 2	5,455,422
Phase 3	3,439,517
Total Soft Costs	**6,260,453**
Total Construction Budget	18,940,538

BASIS OF COST ESTIMATE:

KAS Estimating Services, Inc. has attempted to interpret the design documents into a cost estimate. The construction cost estimate is based on union wage rate for construction in Hamtramck, Michigan Municipality and represents a reasonable opinion of cost.

This estimate is not a prediction of the successful bid from a contractor as bid from a contractor will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk. Therefore the cost estimate is expected to be within a range of bids from a number of competitive contractors. The estimate represents construction trade labor, material, equipment and methods, which are anticipated to be employed on this project. KAS Estimating Services, Inc. cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them. This estimate is not formatted by bid category nor is it our intent to predict low bid by category or by sub-systems.

This is a working document that should be reviewed by the project team with necessary revisions duly raised and documented as part of the design process.

The AIA G.S.F. listed in the gross area tabulation, is based on the American Institute of Architects (AIA) Document D101, Architectural Area and Volume of Buildings, 1995 Edition.

The estimate excludes all cost associated with owner contingencies. The estimate also, excludes any contingencies based on the following:

- Design Contingencies.....15.00%
- Construction Contingency.....In Owner Budget
- Premium for Phasing.....3.00%
- Commodity Adjustment.....0.025
- Subguard Insurance.....3.25%

This estimate is based on escalation calculated at 5.00% per annum.

This estimate assume that Zero Energy Initiative is not part of the project .

Pricing assumes competitive bidding for every portion of the construction work for all subcontractors, with a minimum of 4 bidders for all items of subcontracted work. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

This estimate assumes the final bid documents will name four or more manufacturers whose products are acceptable under the base bid for each section or work category.

This estimate is based on current Hamtramck, Michigan union wage rate.

Allowances indicated in the estimate breakdown shall cover the cost of materials and equipment delivered at the site, all required taxes, less applicable trade discounts: costs for unloading and handling at the site, labor, installation costs, overhead, profit and all other expenses contemplated for stated Construction start date of July 2018.

The general conditions of construction are based on a construction period of 20 months.

The general contract will be managed by a General Contractor at risk, and will be competitively bid with main subcontractors.

The General Contractor will have full access to the site at regular construction hours (7:00 am to 7:00 pm).

A LEED certification will not be required as a goal for this project.

Vehicular and pedestrian access and circulation around the site will be maintained, and street closures will be permitted only for designated periods.

Staging/warehousing will be off site with scheduled “on time” deliveries. Lay-down will be within the site footprint.

Site development is limited to adjacent / perimeter sidewalks.

CONSTRUCTION SOFT COSTS

Insurance, Bond, Permitting	1.00%
Design Contingency	15.00%
GC General Conditions	4.00%
GC Personnel Costs	2.75%
GC Contractor Fee	4.00%
GC Preconstruction Services	NIC
Construction Contigency	By Owner
Commodity Adjustment	2.50%
Escalation	5.00%
Subguard Insurance	3.25%

EXCLUSIONS

KAS Estimating Services, Inc. has attempted to interpret the design documents into a cost estimate. The construction cost estimate is based on open shop rates for construction in Hamtramck, Michigan Municipality and represents a reasonable opinion of cost.

1. This estimate excludes all cost associated with local taxes other than sales tax
2. Professional fees, including: soil boring, site surveys, A/E fees, food service, Interior design fees, A/V services, construction testing, system testing and commissioning
3. Project expenses such as removal of contaminated and/or hazardous materials except as specifically identified, environmental impact mitigation, enviro-hazards, code inspections, move-in/ relocation costs, legal, regulatory expenses, owner administration costs, furniture, furnishing and equipment except as specifically identified.
4. Escalation beyond contract midpoint of construction
5. Items included in the estimate that are tagged “NIC, NA, or By Owner”
6. Police detail at traffic work.
7. Compression of schedule, premium or shift work and restrictions on the contractor’s working hours.
8. Contingencies beyond those listed in Basis of Estimate.
9. Contingencies apart from those specifically listed in the estimate.
10. Obstructions and unforeseen conditions.
11. Assessments, taxes on pre-purchased equipment, finance, legal, and development charges.
12. Permanent dewatering.
13. Independent Testing or 3rd party verification of completed work.
14. Appliances by others.
15. Owner-initiated changes, Contractor change order, and Project contingency
16. Assessments, property taxes, finance, legal and development charges
17. Builder’s risk, project wrap-up and other owner provided insurance program
18. Land and easement acquisition
19. Artwork
20. Costs associated with archaeological findings/mitigations/disruptions
21. Special Testing & Inspections by others.
22. Hazardous Materials Survey Data
23. Regulated Construction Waste Remediation
24. Asbestos Remediation
25. Lead Remediation
26. (Polychlorinated Biphenyl) Remediation
27. Lightning protection
28. Telephone/Communications Systems, Wiring & Equipment
29. Audio/Visual System, Wiring & Equipment
30. Public Address System, Wiring & Equipment
31. Water softening for DH&C water
32. Master antenna T.V. equipment and cables.

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5.0 Bibliography

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It should be noted that the City of Hamtramck provided the majority of the research and prior documentation of Hamtramck to the consultant team to utilize in this Historic Structure Report. Therefore the sources listed below are taken from source documents provided, such as the National Register Nomination Form for Hamtramck Stadium. Efforts were made to organize the information into a format typically used for Historic Structure Reports, but no verification of information and facts was completed by SmithGroupJJR. SmithGroupJJR utilized existing documentation, which in some cases provided conflicting information, but made all effort to present the information as provided.

The historical research on Hamtramck Stadium in the 1930s that was included in the National Register listing and provided by the City of Hamtramck to the consultant team was done by baseball historian Gary Gillette, president of the Friends of Historic Hamtramck Stadium. There were other documents provided that did not always align with this research and in August 2018 Gary Gillette provided edits and suggested revisions to this report. In addition, most of the historical research on Hamtramck Stadium from the 1940s through the 1990s was done by preservation specialist Rebecca Binno Savage.

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Greg Kowalski, Hamtramck, MI, regarding history of Hamtramck

Hilary Cherry, Hamtramck, MI, regarding midget auto races in Hamtramck

Michael J. Kirk, AJA, Neuman Smith Architects, Southfield, Michigan, regarding structural history of Hamtramck Stadium

Dr. Thaddeus Radzilowski, Piast Institute, Hamtramck, MI, regarding Polish-American and African American relations in Hamtramck

Dr. Steve Weingarden, SABR Business of Baseball Committee co-chair and expert on Detroit's Jewish Community, regarding John Roesink's family history

H. B. Craig II, Detroit Transit history expert, regarding the Baker Streetcar line and transportation from Black Bottom & Paradise Valley to Mack Park and to Hamtramck Stadium

James A. Riley, chief historical consultant to the Negro League Baseball Museum, regarding Hall of Famers and other Negro League stars who played at Hamtramck Stadium

Gary Ashwill, Baseball researcher , regarding Hall of Famers and other Negro League stars who played at Hamtramck Stadium

Dr. Rebecca Alpert, Temple University professor and author of Out of Left Field: Jews and Black Baseball, regarding whether John Roesink was really Jewish

Shane Holmes, college football expert regarding the Wilberforce University vs. West Virginia State University game and other early HBCU football games in the Midwest

Basil "Mickey" Briggs, grandson of former Tigers owner Walter 0. Briggs Sr. regarding rumors about his grandfather's role in the relocation of the Detroit Stars in 1930

Gary Gillette, E-mail communication from baseball and Hamtramck Stadium historian, 2016.

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