

February 13, 2023

City of Detroit Historic District Commission  
2 Woodward Ave., Suite 800  
Detroit, MI 48226

**RE: Dr. Ossian Sweet House, 2905 Garland Avenue DHDC 22-8036 Update**

Dear Historic District Commission and HDC Staff,

BlueGate MI LLC, is writing to the Historic District Commission on behalf of the City of Detroit in relation to the rehabilitation of the Dr. Ossian Sweet House located at 2905 Garland Avenue. We are writing to request updates to COA DHDC 22-8036 based on site conditions identified during construction.

**West Façade & Rear Porch**

A small brick framed one-story back-room projects off the core block of the house on the west façade and is original. A small porch is located directly adjacent to this back room and provides covered access from the backyard into the first-floor kitchen. In December of 2022, there was an enclosed upper porch that sat atop the one-story brick framed back room and the wooden porch below. This upper porch was enclosed at an unknown date although trial testimony indicates the upper porch was open and not enclosed in 1925. The upper enclosed porch was in poor condition with extensive water damage evident on the ceilings and walls while the windows are in poor condition with broken panes and damaged seals. Although there are no extant historic photos that show the west (rear) façade, because of the trial testimony, we believe the historic condition was likely an open upper porch with a low railing.

During the removal of non-historic materials from the framed back room under the porch, the upper porch structure began to fail. The structure was removed to ensure safe working conditions. We are proposing to return the rear façade to its historic configuration at the time of Ossian Sweet's arrest and trial by retuning to an open porch. The open porch would be accessed by the existing door on the second floor dormer and have iron railing and membrane roofing.

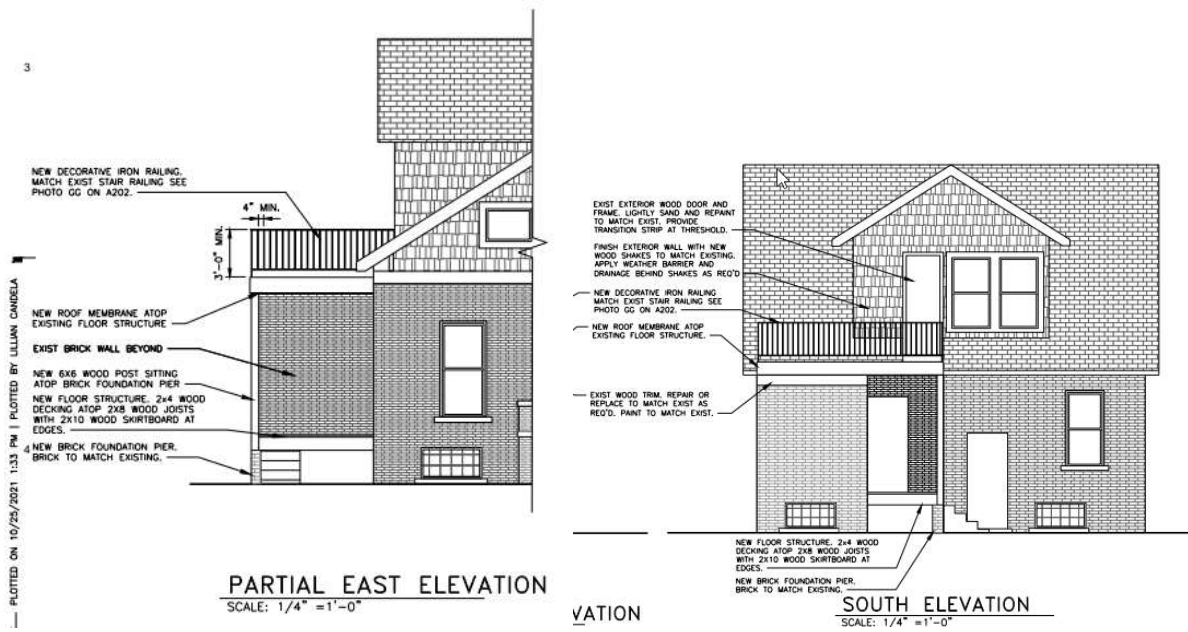
**Basement Windows**

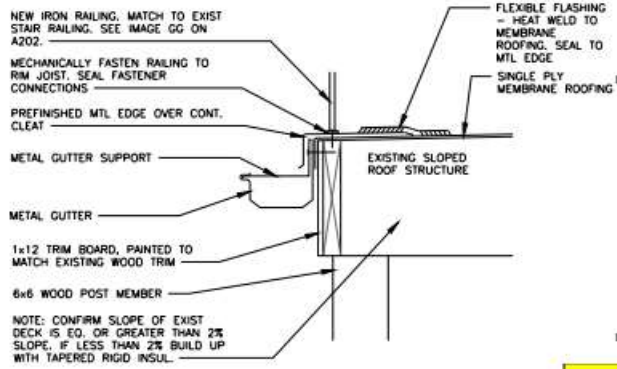
There are ten basement window openings around the perimeter of the basement. Multiple openings have been improperly filled with poorly fitting glass block windows. Frames on the existing inswing hopper windows are rotted and masonry requires repair. The foundation features three layers of brick and each opening is approximately one foot deep. We are proposing to appropriately repair the masonry, repair or rebuild in kind the exterior moldings, create period correct wood screens and build recessed 3 inch glass block windows in each opening. All glass block would be concealed behind screens and would not be visible from the exterior.

**Back Porch Current Conditions:**



**Back Porch Proposed Condition:**





**ROOF DECK EDGE DETAIL**  
SCALE: 1/4" = 1'-0"

0.3 REAR REPAIRS TO ROOF DECK

**Basement Window Current Conditions**

