

# Historic Structures Report for the Dr. Ossian H Sweet House

*Partially funded by the African American Civil Rights program of the Historic Preservation Fund, National Park Service, Department of Interior. Any opinions, findings, and conclusions or recommendations expressed in this material do not constitute endorsement or necessarily reflect the views of the Department of Interior or U.S. Government.*



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## Introduction

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This historic structure report was commissioned by the City of Detroit's Housing and Revitalization Department in partnership with the City of Detroit's Planning and Development Department who sought a grant from the National Park Service's African American Civil Rights Grant Program. The Ossian Sweet house is a vital piece of Detroit's history and a tangible link to the long-sought and hard-fought battle for civil rights and fair housing in the United States of America.

Project Team:

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This historic structure report was initiated in order to study the condition of the house, provide repair and rehabilitation recommendations, provide guidance for the future management of the site, and to document the history and context of the site. The information presented here was collected via onsite visits to the house for field documentation and during archival research into the history of the site. The historic significance of the house and the City's goals for its use were two of the main factors in determining the recommendations presented here.

## Study Summary

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### Background and Statement of Purpose

The Ossian Sweet House project began when the City of Detroit was awarded a \$500,000 grant from the National Park Service's African American Civil Rights grant program. The City's Housing and Revitalization Department in partnership with the City's Planning and Development Department sought this funding because of the home's importance to the neighborhood where it is located, and its importance to the narrative of civil rights and fair housing in the United States of America. This report contains a succinct summary of the history of the site, an evaluation and conditions assessment of the building and its systems, identification of the character defining features of the building, recommendations for treatment and prioritized list of recommendations.

The purpose of this Historic Structures Report is to present the information necessary to assist the City of Detroit in planning for its repair and interpretation as well as to provide greater understanding of the historic significance of the house and its physical condition. With this information adequate planning and appropriate mitigation measures can be instituted which will help the City achieve a successful outcome in the renovation and interpretation of the site.

### Findings (including major research findings)

Major research findings include information about the house and the events that took place there on September 9, 1925. The land upon which the house sits was platted in 1902 by Charles Bewick and the house itself was built in 1916 by a local contractor, Alois DeCruydt. When African American doctor Ossian Sweet moved in in 1925 a confrontation resulted in the death of a white man. The murder trial that ensued became one of the most important cases of the decade and the high-profile nature of it helped establish the NAACP's legal defense fund. Legendary defense attorney Clarence Darrow was hired and, in late 1925,

after intense deliberations the jury couldn't reach a verdict and a mistrial was declared. Later, Henry Sweet was tried in the spring of 1926 but he was acquitted in May of that year. In editorializing the acquittal, the St. Paul Echo offered this sobering summation of the whole affair, "Detroit must be congratulated, of course, for the decision in the Sweet case. It is a queer situation when people must be given especial credit for having done nothing more than dispense the justice which the courts of the land are supposed in all cases to guarantee to all the people who are taken before them. Even so, with the condition of double justice which has been built up in American because of the existing racial situation, such congratulation must be taken as not only sane, but well advised."

After inspecting the house and the grounds, the KDG team made the following findings: The house is in fair condition with substantial integrity. The interior and exterior of the house require preservation maintenance including painting, stripping and re-staining historic wood trims, and rehabilitating windows. Beyond the identified preservation maintenance issues, there are three areas of concern identified which should be addressed most immediately: the two-story rear porch – which was constructed outside the period of significance - is in poor condition and should be demolished due to its structural instability; there are moisture infiltration issues posing a threat to the foundation and historic materials of the house; there must be localized wood replacement and mortar repointing in areas of structural insufficiency.

### Recommendations of the Study

Given the physical condition of the house it is recommended that the exterior and interior of the house be rehabilitated. This includes the necessary preservation maintenance items mentioned above as well as the three primary areas of immediate concern – the rear porch, the moisture infiltration, and the localized wood replacement. While this is a rehabilitation, where architectural features or materials can reasonably be restored to their original state that is recommended. This includes the replacement of the few non-historic window units on the house as well as the restoration of the wood floor in the kitchen which is the one room of the house which has lost much of its original 1925 integrity. In totality, these work items will ensure the house is preserved for posterity and can function as a residence or as the future site for an interpretive center.

It is recommended that the site become an interpretive center which can educate and enlighten visitors on the story of Dr. Ossian H. Sweet and this site's role in national Civil Rights history. Given its overall integrity and the substantial amount of historic material still intact, the interior of the house would prove an excellent location for an interpretive exhibit. Should this route be pursued, additional studies would be necessary regarding accessibility and creating a space which is code compliant for an assembly use group. More practically, the exterior of the property would make an excellent location for the interpretive exhibit which would allow visitors to interact with the site and the house while maintaining the house as an owner-occupied residence.

## Project Data

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GPS Coordinates:	42° 22' 13" N, 82° 59' 3" W
UTM:	17T 336629 4692796
Ownership:	Private
Status:	Occupied
Legal Description:	Legal Description: W GARLAND S 17 FT 469 N 26.44 FT 468 BEWICKS SUB L23 P14 PLATS, W C R 21/530 43.44 IRREG
Landmark Status:	National Register, Local Historic District, Michigan State Historic Site

The Ossian Sweet house was designated as a state historic site in 1975 and was listed on the National Register of Historic Places on April 4, 1985. The house was also designated as a local historic district in the City of Detroit on May 24, 2006. An update to the 1975 National Register nomination is being undertaken by Kraemer Design Group concurrently with this Historic Structures Report to provide additional historic context to the nomination.

The boundaries of the local historic district are shown on the attached map, and are as follows: on the north, a line drawn 17 feet north of the north lot line of lot 468, extended east and west of Bewick Sub L23 P14. On the east, the centerline of Garland Avenue; on the south, the centerline of Charlevoix Avenue; and on the west, the centerline of the north-south alley running between Garland Avenue and Bewick Street.<sup>1</sup> The lot is 43 feet wide and 117 feet deep and comprises approximately 0.12 acres or, about, 5,492 square feet.

The Ossian Sweet house is located in a residential neighborhood on the city's eastside at 2905 Garland Avenue on the northwest corner of Charlevoix and Garland Avenues. The house is approximately four miles east of downtown Detroit, and four blocks north of East Jefferson Avenue, a major east-west thoroughfare. The Hutchinson Elementary-Middle School at Howe is located diagonally across from the Ossian Sweet house just beyond the intersection of Garland and Charlevoix.

While the Ossian Sweet house is currently occupied by a caretaker, overall, the house is in fair condition with some maintenance work needed. The houses directly across Garland Avenue are vacant. There is occupancy in many houses further north on Garland Avenue however some of the density has been removed in this neighborhood as derelict homes have been demolished over the years creating vacant lots on both sides of the street. The structures on Garland Avenue are a mix of duplexes and single-family homes, primarily bungalows. In 1925, the house was sited across from a small grocery store at the northeast corner of Garland and Charlevoix although that structure is no longer extant.

The Kraemer Design Group project team consists of Brian Rebain, Principal in Charge; Lillian Candela, Project Manager; and Cassandra Talley, author. Subcontracted team members include Nancy Villa Bryk as the museum interpretations specialist and Jenna Bresler and Christopher Kelley from Silman, Inc. as structural engineers.

Because this Historic Structures Report is being conducted in tandem with the National Register update, the research methodology for the HSR has been similar to that for the national register nomination: research in libraries and archives has been stymied because of the global pandemic but online collections have been consulted and these have been supplemented by Kraemer Design Group's private collection of books to accomplish the needed research. In light of the worldwide Covid-19 pandemic, access to the physical, non-digital collections from relevant libraries and archives has been difficult during the first few months of the project so some secondary sources have been used. The physical assessments and treatment recommendations are based upon the current condition of the property as well as the City's goals for its future use.

To initiate this project, the staff of Kraemer Design Group met with the City of Detroit staff to establish timelines, deliverables, and to develop the historic contexts. The City of Detroit provided Kraemer Design Group with maps, repair reports, and photographs. Primary source materials such as Sanborn maps, newspaper articles, and the online archives at the Burton Collection at the Detroit Public Library, the collection at the Walter Reuther Library at Wayne State University, and the Detroit Historical Society have been invaluable. Additionally, the staff have conducted numerous site visits to obtain photography, assess conditions, and develop context for the house and its immediate environs.

## Part 1: Developmental History

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### Historical Background and Context

In the 1790s the land upon which the Ossian Sweet house was later built was owned by a tailor named Joseph Serre dit St. Jean who later deeded the land to Pierre Chene—both men were leaders in the Saint Anne church.<sup>2</sup> Eventually the property was acquired by Charles Bewick, a shipping magnate from Grosse Pointe

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<sup>1</sup> While originally platted as Garland Avenue and Charlevoix Avenue, modern maps and documentation refer to the road as Garland Street and Charlevoix Street. For consistency and to align with historic documentation, this report will use the original nomenclature of Garland Avenue and Charlevoix Avenue, throughout.

<sup>2</sup> Aaron Foley, "How one resident is moving past the 'Mack and Bewick' trope and embracing a neighborhood packed with history," TheNeighborhoods.org, accessed August 8, 2020, <https://theneighborhoods.org/story/how-one-resident-moving-past-mack-and-bewick-trope-and-embracing-neighborhood-packed-history>; Clarence Burton, *History of Detroit 1780-1850 Financial and Commercial*, (Detroit, 1917), 41.

who subdivided the area in 1902.<sup>3</sup> Between 1903 and 1907 this area was its own separate municipality called Fairview Village which was subsequently annexed by Detroit in 1907.

Due to its close proximity to downtown, the Bewick subdivision was built up during the early 1900s with most structures on Garland Avenue built in the 1910s. There was a severe shortage of housing in the city during and after WWI and comfortable (albeit unpretentious) homes like the house located at 2905 Garland Avenue were in demand. Built at a cost of \$3,500 in 1916, the house at 2905 Garland—originally numbered 587 Garland before the city-wide address renumbering in 1921—was constructed by local contractor Alois DeCruydt for his own family.<sup>4</sup> The house was designed by noted Detroit architect Maurice Finkel in the fashionable bungalow style.<sup>5</sup>

Because of this neighborhood's proximity to the streetcar lines, which ran down Charlevoix providing ready access to downtown Detroit, this area grew quickly in the first two decades of the twentieth century. There was a shortage of housing in Detroit in this time due to the explosive growth of the city as the population had gone from 285,704 in 1900 to 993,078 by 1920.<sup>6</sup> Correspondingly, in 1900 the African American population in Detroit was counted at 4,000 individuals and that number increased progressively into 1910 with a total African American population of 5,700 that year.<sup>7</sup> By 1920 the total number of African American residents in Detroit numbered 40,800.<sup>8</sup>

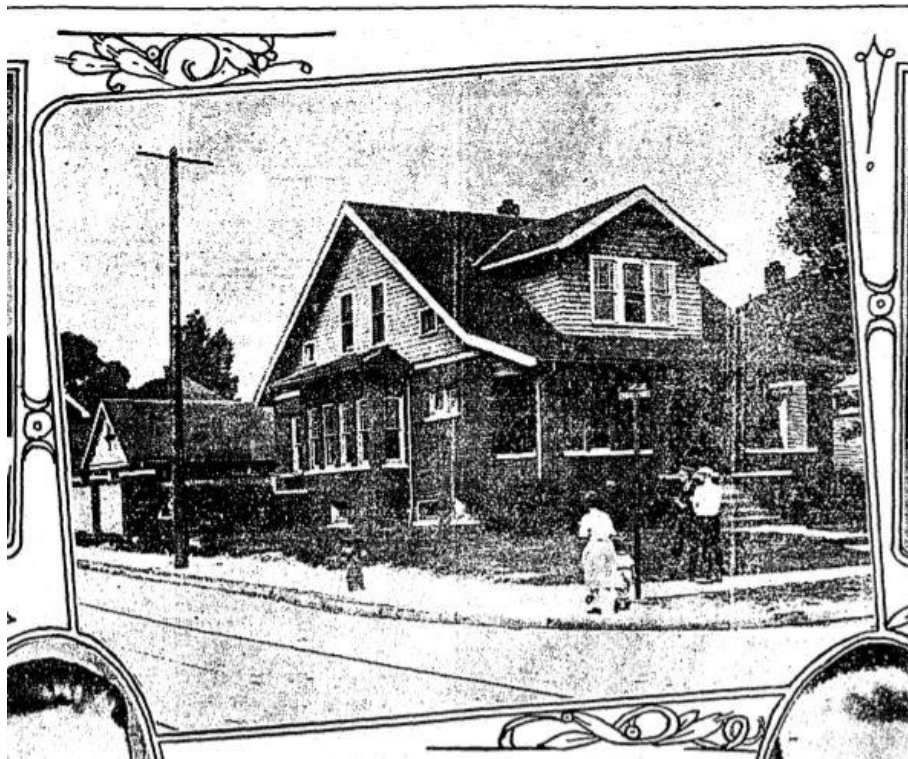


Fig 1: Photograph of 2905 Garland circa 1925, *Chicago Defender* 11-14-25

<sup>3</sup> Bewick Subdivision Plat Map, Detroit Register of Deeds, January 7, 1902; "Charles Bewick Dies in 80<sup>th</sup> Year," Detroit Free Press, May 14, 1915

<sup>4</sup> Detroit City Council, Historic Designation Advisory Board, *Final Report on the Proposed Ossian Sweet House Historic District*, Alois DeCruydt WWI draft registration card, September 12, 1918.

<sup>5</sup> Detroit City Council, Historic Designation Advisory Board, *Final Report on the Proposed Ossian Sweet House Historic District*.

<sup>6</sup> Timeline of Detroit, Detroit Historical Society, accessed 8/6/2020, <https://detroithistorical.org/learn/timeline-detroit/industrial-detroit-1860-1900>; Population history of Detroit from 1840-1990, Santa Fe Institute, accessed, 8/6/2020, <http://tuvalu.santafe.edu/~redner/projects/population/cities/detroit.html>

<sup>7</sup> Joyce Shaw Peterson, "Black Automobile Workers in Detroit 1910 to 1930," *The Journal of Negro History* 64, no. 3 (Summer 1979): 177.

<sup>8</sup> Ibid.

Beginning in World War I, African Americans fleeing the violence of the Jim Crow south and seeking better job opportunities in the north, began a decades-long migration out of the country's southern states. Crushing labor shortages during both World Wars prompted many industries to hire and, in some cases actively recruit, African American employees. In fact, in 1917, it was reported that a thousand southern migrants per month disembarked at Michigan's Central Station with the primary source states being Georgia, Alabama, and Tennessee.<sup>9</sup> Although generally relegated to the lowest skilled and lowest paid positions, African American residents continued the migration north from the 1910s through the 1960s.

This mass exodus spanned more than fifty years and one participant was a young man named Ossian Sweet. Ossian was born in 1895 in Bartow, Florida forty miles east of Tampa.<sup>10</sup> In 1910 Ossian left Bartow for Ohio where he enrolled at Wilberforce Academy High School and later, Wilberforce University—the nation's first college owned by African Americans. After graduating from Wilberforce University with a Bachelor of Science, Ossian headed to Washington, D.C. to attend Howard University for his medical degree.

With the influx of so many new migrants from the south and, hemmed in by racist policies denying them the right to live in most areas of the city, African Americans in Detroit were severely limited in their choice of housing. Paradise Valley and Black Bottom were two Black enclaves in the city, but the housing stock was old and already overcrowded. Dr. Sweet arrived in Detroit in the summer of 1921 and quickly built a thriving medical practice.<sup>11</sup> He married Gladys Mitchell in 1922 and the young Sweet couple initially lived with Gladys mother on Cairney Street just two miles north of the house that would come to define Dr. Sweet's life.<sup>12</sup> The next year Dr. Sweet and Gladys went to France and Austria where Dr. Sweet continued his medical training. By the time the family moved back to Detroit in 1924 they began searching for a home of their own.



Fig. 2: Dr. Ossian Sweet and Gladys Sweet, date unknown

Located in a white middle class neighborhood, Dr. Sweet bought the house at 2905 Garland Avenue in June of 1925 for \$18,000.<sup>13</sup> Later, in explaining the reasons for his purchase to the jury, Dr. Sweet testified, "I had hoped to have a home for my baby—a place where she could attend school and her environments would be

<sup>9</sup> Victoria W. Wolcott, *Remaking Respectability: African American Women in Interwar Detroit* (Chapel Hill: University of North Carolina Press, 2001), 51.

<sup>10</sup> Kevin Boyle, *Arc of Justice* (New York: Picador, 2004), 59.

<sup>11</sup> Boyle, 21.

<sup>12</sup> Boyle, 125.

<sup>13</sup> Clarence Darrow's Closing Argument, *The People v. Ossian Sweet, Gladys Sweet, et al.*, November 24, 1925, The Clarence Darrow Digital Collection, University of Minnesota Law Library, 16. Last accessed 8/4/2020 <http://moses.law.umn.edu/darrow/trials.php?tid=6>

healthy and helpful. It was for her sake that my wife and I determined to sacrifice many things in life so that our little one would have the best advantages possible.”<sup>14</sup> Dr. Sweet bought the house from a bi-racial couple, the Smiths, and hoped this might mitigate the resistance he might otherwise face by buying in a white neighborhood. It was not to be. Putting down \$3,000 at purchase, Dr. Sweet was making \$150 payments on the house throughout the summer, hesitant to move in due to racial tensions in the city during the summer of 1925.<sup>15</sup>

That summer, there were several violent racial encounters where white mobs used intimidation, coercion, and violence to force Black residents out. Dr. Alexander Turner attempted to move into his new home on Spokane Avenue on the city’s westside but a violent mob of white people drove him out, put his furniture on the front lawn, and forced him sell the house.<sup>16</sup> The white mob was purposefully organized by members of the Ku Klux Klan. The Klan was very active in Detroit during this time period and, upon learning of Dr. Turner’s intention to live in his house on Spokane Avenue, they helped neighbors organize the Tireman Avenue Improvement Association with the express purpose of driving out a Dr. Turner and his family.

Likewise, Vollington Bristol, a successful undertaker with a thriving business in Black Bottom, attempted to move into his home at 7804 American Ave. but was forced out by an angry white mob that took over 200 police officers to subdue.<sup>17</sup> Additionally, the Klan-backed mayoral candidate Charles Bowles nearly won as a write in candidate in 1925, campaigning as openly supportive of the KKK.

While these events unfolded across the city, the residents living in and around Garland Avenue—having heard that an African American family had purchased the house at 2905 Garland—organized their own group called the Waterworks Park Improvement Association (WPIA) with the express purpose of keeping “coloreds” out of the neighborhood.<sup>18</sup> And, late that summer, the Waterworks Park Improvement Association held a large gathering at the Howe School—directly across the intersection of Garland and Charlevoix—to protest the Sweet family’s purchase of the house.<sup>19</sup> All summer Dr. Sweet delayed moving into the house until, finally, in September of 1925 the move-in process began. Dr. Sweet was keenly aware of what had happened to Dr. Turner and, anticipating violence, he bought guns and ammunition and asked several friends and his two brothers to spend the night in the house with him.

On September 8<sup>th</sup>, Dr. Sweet, his wife Gladys, his two brothers Otis and Henry, and seven other friends gathered in the home. A crowd assembled outside the house. But, beyond the menacing presence of an antagonistic crowd gathered outside the door, no overt violence occurred on the first night.<sup>20</sup> However, the next night, September 9<sup>th</sup>, a large crowd again gathered outside the home and began to pelt the house with rocks.<sup>21</sup> Those in the crowd brandished weapons, windows were broken, and the occupants, fearing for their lives, shot into the crowd to keep the mob at bay. Leon Breiner, who was sitting on a porch across the street was struck by a bullet. He died almost instantly. Another man, Eric Houghberg, was also struck and suffered a serious injury to his leg.<sup>22</sup>

The eleven occupants of the house were quickly arrested and charged with first degree murder. The National Association for the Advancement of Colored People (NAACP) recruited the most high-profile defense attorney in the country—Clarence Darrow—and several top NAACP executives including Walter White and James Weldon Johnson got involved by urging Darrow to take the case. Darrow was fresh off his legendary

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<sup>14</sup> *Chicago Defender*, “Dr. Sweet wanted home for his baby,” December 5, 1925, pg. 3.

<sup>15</sup> Clarence Darrow’s Closing Argument, *The People v. Ossian Sweet, Gladys Sweet, et al.*, November 24, 1925, The Clarence Darrow Digital Collection, University of Minnesota Law Library, 16. Last accessed 8/4/2020 <http://moses.law.umn.edu/darrow/trials.php?tid=6>

<sup>16</sup> *Detroit Free Press*, “Other Race Troubles Figure in Sweet Trial”, Nov. 18, 1925, pg. 7.

<sup>17</sup> Boyle, 153.

<sup>18</sup> Testimony of Harry Monet, *People v. Ossian Sweet, Gladys Sweet, et al.*, November 10, 1925, The Clarence Darrow Digital Collection, University of Minnesota Law School, 793. Last accessed 8/4/2020 <http://moses.law.umn.edu/darrow/trials.php?tid=6>

<sup>19</sup> *Ibid.*, 787-789.

<sup>20</sup> Boyle, 168.

<sup>21</sup> Boyle, 169.

<sup>22</sup> Testimony of Eric Houghberg, *People v. Ossian Sweet, Gladys Sweet, et al.*, November 10, 1925, The Clarence Darrow Digital Collection, University of Minnesota Law School, 783. Last accessed 8/4/2020 <http://moses.law.umn.edu/darrow/trials.php?tid=6>



performance in the Scopes Monkey case (*The State of Tennessee v. John Thomas Scopes*) and he readily agreed to represent Dr. Sweet and his co-defendants.<sup>23</sup>

The prosecution called dozens of witnesses to the stand who attempted to claim that both, there was no crowd, and that there was no provocation for which to justify the ensuing gunfire by the house's occupants. On cross examination, however, defense attorney Clarence Darrow caught many witnesses in obfuscation and outright lies.<sup>24</sup> Bolstering Dr. Sweet and his companion's testimony, several contemporary newspapers reported that a large crowd had indeed gathered outside the home and that a least one window had been broken by the angry crowd.<sup>25</sup> Darrow was able to find two white witnesses who also testified that a large crowd was gathered outside the house.



Fig. 3: Henry Sweet and Clarence Darrow, 1926

The trial would become a landmark case that established, via the mistrial that was declared when the jury failed to reach a verdict, that a Black man was subject to the same privileges and defenses as his white peers. Because the all-white jury didn't convict him, it was acknowledged that Dr. Sweet's actions in defending his home in the face of imminent danger in were reasonable and not subject to criminal punishment. In 1926, Dr. Sweet's brother Henry Sweet was tried for murder as he was the only occupant of the house who admitted to firing a gun. When Henry was acquitted in May of 1926 all charges against Ossian and the other occupants of the house were dropped.<sup>26</sup> The *Chicago Defender* declared, "Clarence Darrow's sledge hammer defense has smashed once for all the notion that members of the Race have not the right to fight in self-defense."<sup>27</sup> Clarence Darrow's closing argument was immensely powerful and is now recognized as one of the greatest in the annals of jurisprudence.

Shortly after the trial Gladys and the Sweet's young daughter Iva both died of tuberculosis. Later, in the 1950s Dr. Sweet attempted a political career but did not win election. In his later years, Dr. Sweet's finances deteriorated, and he fell behind on the property tax on the bungalow. Rather than lose the house to tax foreclosure, in 1958, Dr. Sweet sold the house to William Herbert Baxter. Mr. and Mrs. Baxter raised their family in the home and their son Daniel Baxter owns the property today. Two years after selling the house, beset with depression and chronic joint pain, Dr. Sweet took his own life in an apartment above his pharmacy shop—he was 64 years old.<sup>28</sup>

Mr. and Mrs. Baxter owned the house until Mrs. Baxter's recent passing at which time Daniel Baxter took ownership of the house. Daniel Baxter has appointed a caretaker who is the sole occupant of the house at the time of this survey.

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<sup>23</sup> *Chicago Defender*, "Clarence Darrow Defends Detroit 'Rioter,'" October 24, 1925.

<sup>24</sup> *Chicago Defender*, "Darrow's Book Tells of Sweet Trial," February 6, 1932; *Chicago Defender*, "Darrow Traps Witnesses in Sweet Case," May 8, 1926.

<sup>25</sup> *Evening Star*, "Resisting Ouster, Negroes Kill Man," September 10, 1925; *Chicago Defender*, "Quell Detroit Race Clash," September 19, 1925.

<sup>26</sup> *Detroit Free Press*, "Henry Sweet Acquitted in Murder Trial," May 14, 1926; *Chicago Defender*, "Dr. Sweet and Eight Others Win Freedom," July 30, 1926.

<sup>27</sup> *Chicago Defender*, "Draft Plan to Free Dr. Sweet," May 22, 1926.

<sup>28</sup> Boyle, 346.



*Fig. 4: Dr. Ossian Sweet House, date unknown*

## Chronology of Development and Use

The house at 2905 Garland was built as a residential dwelling and it has been used as such since its completion. The house is currently occupied by a caretaker. A timeline of the development of the property is included, below:

1902—Bewick Subdivision platted

1903—Fairview Village encompasses Garland Avenue

1907—Fairview Village annexed by Detroit

1916—House at 2905 Garland Avenue is constructed by Alois DeCruydt

1921 or later (Exact Date Unknown)—Builder Alois DeCruydt sells the home

Date Unknown—Smith family purchases the house

1925—Mrs. Mary Smith family sells the house to Dr. Sweet

1958—Dr. Sweet sells the house to the Baxter family

2010's – Daniel Baxter takes ownership of the house following the passing of his parents

## Physical Description

The Ossian Sweet home is a one-and-a-half story bungalow typical of the mid-teen era in which it was built. With a full width porch, dormer window centered on the primary façade, and brick and wood shingle exterior, it displays quintessential architectural elements of the bungalow style. The first story is brick veneered while the upper story is clad in wood shingles. The main roof is a steeply sloped side gable with a prominent central dormer facing east onto Garland Avenue. The large side-facing end gables have raking verge boards. Brick piers support the roof of the porch on the primary façade while brick knee walls encase the porch and porch stairs.

The main entry door is located slightly north of the center point of the east façade and it currently has a black iron security door installed. A large picture window is located just south of the main door and a small square window is found to the right of the main door. At the second story, the centered roof dormer contains three-double hung sash windows separated by mullions.

The south elevation, facing Charlevoix, features a secondary entrance and a box bay. Two small, leaded glass windows encased in a rectangular frame, punctures the wall eastward of the box bay. Similarly sized and shaped basement windows circle the perimeter. The box bay is covered by a shallow hipped roof with one elongated double hung sash window on the east and west side of the bay while the south side of the bay contains four similar windows sharing a common sill. To the left of the bay, or west, are the porch walls and steps leading to the side entrance. A single double hung window is located just west of the side entrance door. At the second story, in the gable, are four windows: two double hung directly over the box bay and one square, fixed pane window on each side.

On the west (rear) elevation, a small two-story porch dominates the façade. There is a centrally placed dormer with two windows on the second story. A small brick framed one-story back room is located on this façade and is original. Sometime between 1925 and 1954 a porch was added just south of the masonry framed back room. This porch provides covered access from the backyard into the first-floor kitchen. There is an enclosed upper porch that sits 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 north façade features several windows of various sizes on the first floor and four windows on the second floor that echo the window placement on the south façade: in the gable are four windows: two double hung directly over the box bay and one square, fixed pane window on each side. A louvered attic vent is found directly above the two double hung windows near the peak of the gable.

The house sits on a slightly elevated lot which rises about 1' above the grade of the sidewalk. A concrete walkway and concrete steps lead up to the front porch on the east façade. A rubble rock retaining wall is found along the boundary of the lawn on Garland Avenue and along a portion of Charlevoix Avenue. The rubble rock wall is in poor condition and several sections are crumbling and collapsing onto the sidewalk. Although the house appears to have always been slightly elevated, the rubble rock retaining wall is not original since early photographs show the house with a lawn that slopes gradually down to where it meets the public sidewalk.

A concrete pad for a no-longer-extant three-car garage is found at the back of the property adjacent to the alley. The garage was destroyed in 2019 in a fire. A Michigan Historical Commission marker identifies this unpretentious house at the corner of Garland and Charlevoix as an historic site.

## Evaluation of Significance

The house is significant under criterion A as the house meets the stated criterion objective for sites "that are associated with events that have made a significant contribution to the broad patterns of our history." This site stands as a testament to the long struggle for civil rights and fair housing waged by disenfranchised African Americans like Dr. Ossian Sweet. The house is significant at the national level due to both the events that occurred on September 9, 1925 and, perhaps more significantly, the trial that ensued which was reported on across the country. The verdict in both the Ossian Sweet trial and the subsequent trial of his brother, Henry Sweet, established conclusively that African American homeowners had the right to defend their property.

The period of significance for the house is 1925-1926 which encompasses both Dr. Sweet's purchase in June of 1925, the mob violence the Sweets faced upon moving into the house in September of 1925, and the two ensuing trials which ran from November of 1925 for Dr. Ossian Sweet's trial to the trial and acquittal of his brother Henry Sweet in May of 1926. Because the legal trials were still ongoing in 1926 the period of significance for the property should extend slightly beyond the events that occurred here in 1925.

## Condition Assessment

Kraemer Design Group completed the condition assessment on June 9 and June 15, 2020. The condition assessment consisted of a visual inspection. Second floor exterior conditions assessment was limited to a visual inspection from the ground level as well as what was visible out of the second story windows.

### Architectural – Exterior

#### Masonry

The exterior brick appears to be in good to fair condition on all elevations. There are many instances that require brick repointing, especially where the masonry abuts the concrete steps on the east and south elevations of the house and bricks are loose. Poor repointing repairs have been completed in the past leading to many spots where non-historic mortar has been added between brick units. These past repairs often don't match the original mortar in strength or color. There are some instances of cracking, specifically where the front porch is pulling away from the main structure. The majority of the brick has no discoloration except on the north elevation where a downspout is missing and there is some resulting efflorescence and algae growth. There is a large pile of bricks along the north side of the building which match the original units in size and color. The bricks are salvaged from the garage which was demolished following a fire in 2019. If amenable, the bricks look to be a suitable match for any areas that require localized replacement or repair.



*Fig 05: Dislodged masonry units adjacent to the Side Entry stair along south elevation (Charlevoix)*



*Fig 06: Efflorescence and algae growth on north elevation*



*Fig 07: Typical appearance of past repointing efforts*

#### Wood Shakes and Trim

The second story of the house is clad in forest green painted wood shakes. The visual inspection of the second floor exterior was limited to what was visible from ground level but from what was visible the shakes appear to be in good condition but in need of repainting. Weathering has worn the paint off the shakes in many locations around the house. No shakes appear to be missing.

The enclosed second story rear porch on the west elevation is clad in vertically oriented wood siding painted to match the shakes. Like the shakes, the wood siding shows signs of weathering and paint wear

from the ground level visual inspection. The vertical siding is in small rectangular panels, framed by white painted nominal sized wood trim. Many of these pieces are pulling away from the building, have severe weathering, and are in poor repair.

The eaves of the house have white painted nominal sized wood fascia boards. The fascia board on the west elevation of the house where the roof line meets the first floor level as well as at the monoslope roof of the second story rear porch on the west elevation look to be non-painted replacement boards in poor condition. These replacement boards are in fair to poor condition and do not match the original fascia boards in size. The original fascia boards show signs of weathering and decay.

The overhanging eaves on the north and south elevations of the house are supported by decorative wood brackets. The second floor centered dormers on both the east and west elevations have decorative wood raking eaves. The front porch on the east elevation has false decorative wood raking eaves. Both the brackets and raking eaves have similar decorative profiles and are all painted white. The wood brackets appear to be in good condition, although there is some weathering which has worn the paint. The second floor raking eaves on both the front and rear dormers also appear in good condition albeit with some weathering. Some of the false raking eaves on the front porch are in poor condition and in places are detaching from the eaves. Some also appear to have been reinforced with wood over the years indicating areas of structural weakness.



*Fig 08: Wood shakes cladding the second story and vertically oriented wood siding on the enclosed second story rear porch*



*Fig 09: Weathered original fascia board along eave of second story dormer and non-original unpainted replacement fascia board in poor condition along roof eave line*



*Fig 10: Looking out from front porch at false decorative raking eaves, some of which have been reinforced with additional wood*

### Windows

Overall, the windows on the house appear to be in fair condition with many broken panes of glass. The wood frames are in poor to fair condition with some exhibiting signs of decay and all with flaking paint from weathering. Many of the frames contain nails likely from hanging exterior holiday lights. There are three non-original windows including the large picture window on the first floor of the east elevation as well as two windows on the north elevation, both horizontal sliding sash windows. The original windows are framed with decorative milled pieces of wood on the first floor and wide planar pieces of nominal lumber on the second floor – all painted white. The first floor windows have painted concrete sills. The three non-original windows are framed with nominal lumber, also painted white. The non-original

windows are framed in the original openings. Basement windows exist at ground level on all four elevations. The basement windows are framed with decorative milled pieces of wood and have concrete sills which sit at ground level. The wood frames and concrete sills are both painted forest green to match the wood shakes on the second floor. The west elevation overall has the most evident signs of damage and need for repair while the north elevation shows the least signs of damage – likely as it is protected by the neighboring house. The following describes the condition of windows by elevation.

The east elevation (Garland Avenue facing) contains a non-original picture window in the original opening and a small original stained glass window on the first floor. The picture window appears to be in good condition. The stained glass window is bulging and sagging indicating weakness in the lead from fluctuating temperatures and time. On the second story the gable end of the dormer is outfitted with three matching prairie style windows divided by wide white painted wood mullions. These ribbon windows are 9-over-1 casement windows. All panes of glass are intact, and none are broken. The frames and muntins show signs of wood decay and are in fair to poor condition. The middle window of the series is missing the aluminum storm window.

The south elevation (Charlevoix Avenue facing) contains three original basement windows at ground level. The concrete sills of the basement windows are partially buried under dirt and landscape likely due to building settlement. The first floor contains two twin stained glass windows side-by-side in a single framed opening. These stained glass windows have bowing and sagging similar to the stained glass window on the east elevation. The bay has six matching prairie style windows. These windows are 9-over-1 casement windows and match those on the gable end of the dormer on the east elevation. Four of the windows are on the south elevation of the bay and one punctuates both the east and the west elevations of the bay. Each of these windows is set in its own opening although the four windows on the south elevation of the bay share one long concrete sill. These windows all have aluminum storm windows. The wood frames and muntins show signs of decay and are in fair condition. The westmost side of the south elevation contains one double-hung 1-over-1 casement window. The glass panes are in tact but the wood frame shows some signs of decay. The second story has four windows. The east and west half of the elevation are mirrors of each other. Centered above the first floor bay are two double-hung 1-over-1 windows. The windows appear to be in fair condition, but the wood frames show signs of decay, particularly at the sill. Two small fixed windows flank the double-hung windows and show similar signs of decay at the wood sills but the glass appears to be in tact.

The west elevation (rear of the house) contains two basement openings infilled with glass block. The northmost glass block window has hinges on the interior of the window frame indicating it originally functioned as a coal chute. The two glass block windows, while non-original, are in good condition. There are remnants of a concrete slab adjacent to the westernmost glass block window and an existing sidewalk which abuts the easternmost glass block window. The concrete partially buries the window sills. The first floor rear porch has three double-hung 1-over-1 windows. The entirety of the porch is non-original. The windows are missing panes of glass and are in poor repair. The second floor of the west elevation has a large dormer identical to the one on the east elevation in scale and form. The gable end is partially obstructed by the second floor enclosed porch which is non-original to the building. There are two windows on the gable end, off centered to accommodate for where the rear porch intersects the dormer. These windows are double-hung 1-over-1 in a single opening divided by wide white painted wood mullions. Some panes of glass are broken and there are signs of wood decay especially at the wood sill. The windows on the second story enclosed porch are in poor condition. The west façade of the porch has three identical aluminum double-hung 1-over-1 windows in series divided by wide white painted wood mullions. The north and south facades each have two identical aluminum double-hung 1-over-1 windows in series divided by wide white painted wood mullions. The majority of the windows have missing or broken panes of glass and the mullions show signs of decay and paint is flaking throughout.

The north elevation contains four original basement windows at ground level. The concrete sills of the basement windows are partially buried under dirt and landscape likely due to building settlement. The first floor contains six windows, two of which are non-original. The non-original windows are both large format horizontal sliding sash windows in painted white frames made of nominal lumber set in the original



openings and with the original concrete sills. The windows are in good condition with no missing or broken glass and the frames do not have any visibly evident rot or decay. The four original windows on the first floor consist of two small fixed windows, one double-hung 1-over-1 window, and one 3-pane hopper window. One of the small fixed window openings no longer contains the original window and is infilled with a white painted wooden board. The other windows appear to be in good condition with no missing or broken glass and the frames have some flaking paint but no obvious signs of decay or rot. The second story has four windows and an opening centered near the peak of the gable that is infilled with a louvred panel. The north and south half of the elevation are mirrors of each other. Centered beneath the peak of the gable are two double-hung 1-over-1 windows. The windows appear to be in fair condition, but the wood frames show signs of decay, particularly at the sill. Two small fixed windows flank the double-hung windows and show similar signs of decay at the wood sills. The westernmost fixed window opening has been infilled with wood shakes, but the original frame remains and appears in fair condition with some paint flaking.



*Fig 11: Typical signs of flaking paint and wood decay as well as miscellaneous nails in wood frames*



*Fig 12: Typical original basement window*



*Fig 13: Glass block infill in location of former coal shoot on west elevation. Concrete sill is partially buried by concrete remnants*



*Fig 14: 9-over-1 double-hung prairie style windows*

### Concrete Steps

There are three sets of steps on the exterior of the house: at the front entrance on the east elevation, at the side entrance on the south elevation, and a non-original stair into the enclosed rear porch. All three stairs are concrete and are in fair to poor condition. Both the front and side stairs have settled and there are large open joints between the steps.

The front stair is painted grey. The paint is worn away and flaking in spots. Due to the settlement the rise between each stair is no longer equidistant creating a potential trip hazard. The rise between steps varies from 6" to 7 3/4". There is currently no handrail at this stair.

The side entrance stair has some remnants of paint indicating it was also painted grey at one time. Due to the settlement the rise between each stair is no longer equidistant creating a potential trip hazard. The rise between steps varies from 6" to 7". There is a black wrought iron railing on the right side of the stair and has loose connections to the ground which need to be secured.

The non-original stair into the enclosed rear porch is composed of 3 stairs that are cast of a single piece of concrete and one small concrete pad at ground level. The concrete pad is 3" in height and appears to be a remnant from a previous stair. As the stairs are a single cast they have not been susceptible to the settlement seen on the other two sets of stairs. There are some remnants of paint indicating the stair was painted grey at one time. There is a black wrought iron railing on the left side of the stair that has

come disconnected from the ground level and is swinging loosely. The railing overall is in poor condition and not functional in its current condition.



*Fig 15: Front stair with large joints due to settlement*



*Fig 16: Side entry stair with large joints due to settlement and wrought iron railing in fair condition*



*Fig 17: Stair to enclosed rear porch with small concrete pad and railing in poor non-functional condition*

#### Front Porch

The front porch consists of four brick piers and brick side walls capped with painted concrete, wood plank flooring, and a wood beadboard ceiling. The porch roof is supported by large wood beams which rest on the brick piers and has an overhanging eave, typical of the bungalow style, with decorative false raking eaves. For the condition of the decorative false raking eaves, please see the section above titled 'Wood Shakes and Trim'. For the structural condition of the brick piers, brick side walls, and wood beams, please see the Structural Assessment in the Appendix.

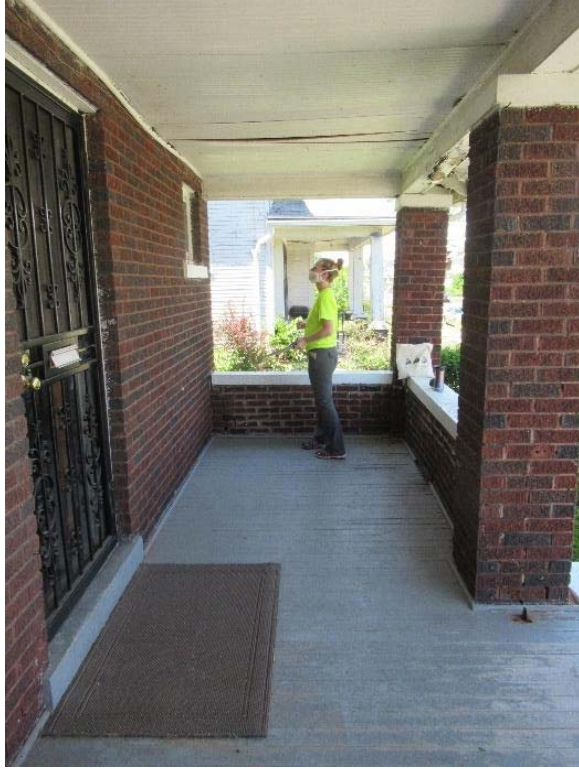
The wood plank flooring is in fair condition. It is pulling up where it meets the concrete front steps due to the settlement of the steps. There is a quarter round wood base molding around the floor area also in fair condition. Both are painted grey with flaking and signs of weathering. There is a rusted metal hinge attached to the wood flooring near the stair where a railing once existed.

The beadboard ceiling is in poor condition and is loose and buckling in many places. The ceiling is also trimmed with a quarter round wood crown molding but is coming loose in places.

The two east facing brick side walls each contain a white painted concrete scupper for drainage. The scuppers appear to be in good functioning condition.



*Fig 18: Typical example of beadboard ceiling condition and broken quarter round crown molding*



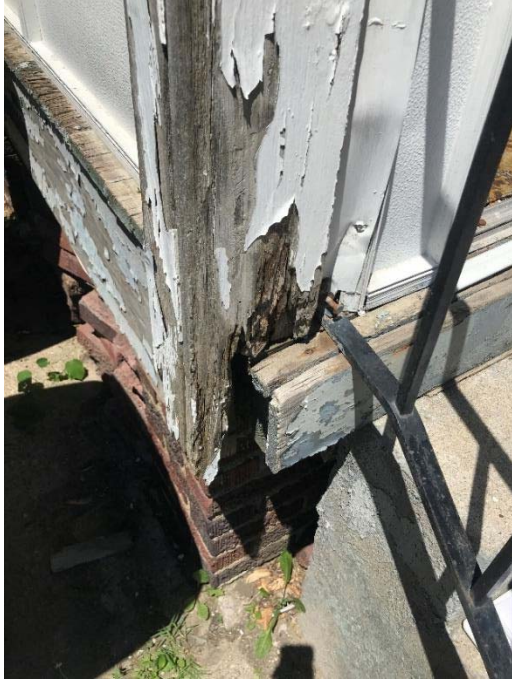
*Fig 19: Front porch including wood plank flooring, buckling in beadboard ceiling, and hardware remnant from non-extant historic handrail*

#### Rear Enclosed Porch

The rear enclosed porch is two stories and is non-original to the construction of the house. Historically, the first floor porch was likely wood frame and open with an open balcony on the second floor. The second floor open balcony is referred to in trial transcripts. The first story enclosed porch is wood frame and clad in white aluminum panels in fair condition. The second story enclosed porch sits centered atop the first story enclosed porch and original brick structure. It is in poor condition. The condition of the wood cladding, wood trim, and windows on the rear enclosed porch are described above in the sections 'Wood Shakes and Trim' and 'Windows' respectively. For the structural condition of the rear enclosed porch, please see the Structural Assessment in the Appendix.

The first floor enclosed porch sits atop two 2x6 joists which rest on a single brick pier. The joists show signs of extreme wood decay and are in poor condition. An exposed wood column at the southeastern corner of the porch is deteriorated. The flooring is carpet which exhibits signs of water damage. The eastern and northern walls of the porch interior are both brick. The northern wall contains the original ice box in good condition. The west and south walls are clad in white aluminum panels.

The second story enclosed porch shows signs of wood deterioration and decay as well as flaking paint throughout.



*Fig 20: Wood floor joists and exposed wood column showing signs of deterioration*



*Fig 21: Interior of first floor rear enclosed porch facing northeast*

## Roof

The roof consists of green asphalt shingles. According to the property owner, the roof was replaced four years ago. Architecturally, the roof appears to be in good condition. There are some areas where exposed flashing has come loose, particularly near the rear enclosed porch.



*Fig 22: Loose flashing hanging over gutter edge between first and second story of rear porch*

#### Gutters and Downspouts

The gutters and downspouts are in poor condition and are missing components throughout. The downspouts on the east and south elevations are in fair condition while the downspout on the north elevation is missing causing water to drain down the masonry façade and creating areas of efflorescence and algae growth on the brick. This also likely contributes to the moisture issues in the basement. The gutter which wraps the enclosed rear porch on the west elevation is in poor condition and the gutter along the roof line is missing entirely on the west elevation. This likely contributes to water and moisture infiltration in the structure.



*Fig 23: Typical condition of gutters*



*Fig 24: Missing gutter along roof edge on west elevation*



*Fig 25: Missing downspout on southern half of north elevation*

### Exterior Lighting

There are two exterior sconces on the building, one at the front entry (Garland Avenue facing) and one at the side entry (Charlevoix Avenue facing). The front entry fixture is not original. The side entry fixture has no bulb.

There is a globe street light in the front lawn that appears to be in good condition, although it was not confirmed if the fixture is in functioning condition. The globe street light can be seen on the front lawns of other properties on Garland Avenue, indicating it was installed during the development of the neighborhood.





*Fig 26: Exterior light fixture at front entry*



*Fig 27: Exterior light fixture at side entry*



*Fig 28: Globe street light in front lawn*

## Architectural – Interior

### Flooring

The basement floor is unfinished concrete slab. The main portion of the basement has partially removed vinyl tiles. Ghosting on the floor indicates more walls existed in the main portion of the basement at one point. Fragments of tile and mastic remain. There is a concern of asbestos content in the remaining mastic and we strongly recommend this floor be tested for asbestos.

The first floor is finished with strip flooring in white oak. The first floor corridor and kitchen are finished with linoleum and it is likely that original white oak strip flooring exists underneath. Based on visual inspection, the linoleum flooring was laid as part of a kitchen renovation which likely took place in the 1960's or 1970's – outside of the identified period of significance. Because this flooring and the related kitchen renovation are non-historic, it is likely the original historic strip flooring exists beneath. Where the white oak strip flooring is exposed it is in good condition. The linoleum in the corridor is pulling up from the floor and is in fair condition. The first floor powder room has terrazzo flooring with a decorative white border and a matching terrazzo transition. The terrazzo is in good condition. The first floor closet accessed from the parlor is unfinished with the plank subfloor exposed. The subfloor has signs of water damage.

The stair between the first and second floor is built of pine. The wood is in fair condition and appears to have been covered with carpet at one point. There is white paint on the sides of each tread and riser and the floors are in need of sanding and refinishing. The stair landing is thin strip flooring in pine. The stair has no handrail.

The stair to the basement is in fair to poor condition. The stair is painted but is likely pine with strip flooring at the landing also of pine. The stair has damage and the nosing on some steps are broken and damaged. The stair has no handrail.

The second floor is finished with multiple flooring types including wood strip flooring, carpet, and tile. Three of the four bedrooms are finished with strip flooring in white oak. The wood floors are in good condition. The rear enclosed porch, corridor, and one of the four bedrooms are finished with carpet. The original strip flooring likely exists underneath in the carpeted corridor and bedroom. The carpet in the rear enclosed porch has some moisture retention, possibly from the broken panes of glass in the windows exposing the porch interior to the elements. The second floor bathroom is finished with pink and white tile laid in a 'quilt pattern'. The tile is in fair good condition except for a small patch between the toilet and the bathtub which is altogether missing and in poor condition. The tile in this location exhibits cracking and there is a swatch of missing tile where the wood plank subfloor is exposed. The exposed subfloor is in poor condition and some planks are missing. This is likely from deferred maintenance of a leaking plumbing fixture in the bathroom. The flooring location in the second floor bathroom present an immediate safety hazard.



*Fig 29: Remnants of vinyl tile flooring and ghost of previous walls in basement*



*Fig 30: Typical white oak strip flooring found throughout the house. Photo taken in first floor living room*



*Fig 31: First floor powder room with original terrazzo and decorative white tile border*



*Fig 32: Exposed wood plank subfloor in closet adjacent to first floor parlor. Floor exhibits signs of water damage*



*Fig 33: Missing and damaged tile and damaged wood plank subfloor in second floor bathroom*



*Fig 34: Second floor corridor carpeting and pine wood stairway*

#### Walls and Ceilings

The basement has brick foundation walls and some wood frame partition walls finished with plaster. The walls are painted seafoam green. The paint is flaking and peeling, particularly from the brick foundation walls. The main portion of the basement has built out wood paneling on wood studs against the brick foundation walls. The wood paneling shows signs of moisture damage from water infiltration into the basement. The wood paneling is non-historic and was a part of a basement renovation outside of the identified period of significance. Portions of the brick foundation walls were visible due to damaged and missing wood paneling. The brick that was visible had mortar loss, efflorescence, sugaring, and was covered in flaking paint. The basement was noticeably damp. The basement ceiling is finished, mostly with a textured plaster finish. The ceiling is in poor condition with flaking and some pieces missing. In one location an exposed concrete beam is showing through with visible cracking. There is exposed electrical conduit running along the ceiling in some locations. There are some recessed light fixtures in the basement ceiling, but lighting is overall dim.

The majority of the first floor have wood stud walls with plaster finish. The ceilings are primarily plaster. The plaster walls are in fair to good condition throughout. There are some areas exhibiting water damage, primarily in the closet adjacent to the parlor (which sits directly under the second floor bathroom). There is significant water damage in this closet and portions of plaster are missing with the lath exposed. The ceiling in the closet is altogether missing with lath, wood structure, and the plumbing of the fixtures in the bathroom above exposed. The kitchen walls are finished with wood paneling in fair condition. The kitchen ceiling is acoustic ceiling tiles (ACT). The ACT is in poor condition and in some areas the tiles are damaged or missing. In these areas you can see the historic plaster ceilings above the hung ACT ceilings. The plaster ceiling above the ACT is in poor condition with significant water damage. The exposed plaster ceilings throughout the rest of the first floor are in good condition except in the living room where plaster has fallen from the ceiling and the wood lath is exposed. The first floor bathroom appears to have non-original gypsum board walls and ceiling indicating it was refinished at some point.

The majority of the second floor has wood stud walls with plaster finish. The ceilings are primarily plaster. The walls and ceilings on the second floor exhibit significantly more signs of water damage than on the first floor. It can be inferred that this damage occurred prior to the roof replacement four

years ago and that the source of the damage has been repaired. The corridor walls exhibit bowing from water damage with large cracks in the wall. There is cracked and missing plaster in the bedroom adjacent to the bathroom, likely cut out from extensive water damage. Plumbing is exposed. There is superficial damage to the walls and ceilings throughout the second floor – knicks, scratches, paint flaking. Many of the switch plates for electrical outlets and switches are missing and the plaster is cracked and has ragged edges around the outlet locations. The rear enclosed porch is finished with unpainted gypsum board walls and ceiling. There is extensive water damage in this room and the ceiling is in poor condition and falling down in some locations. The bathroom has glazed tile walls that are in good condition.



*Fig 35: Finished plaster partition walls in basement*



*Fig 36: Typical condition of built out wood paneling in basement*

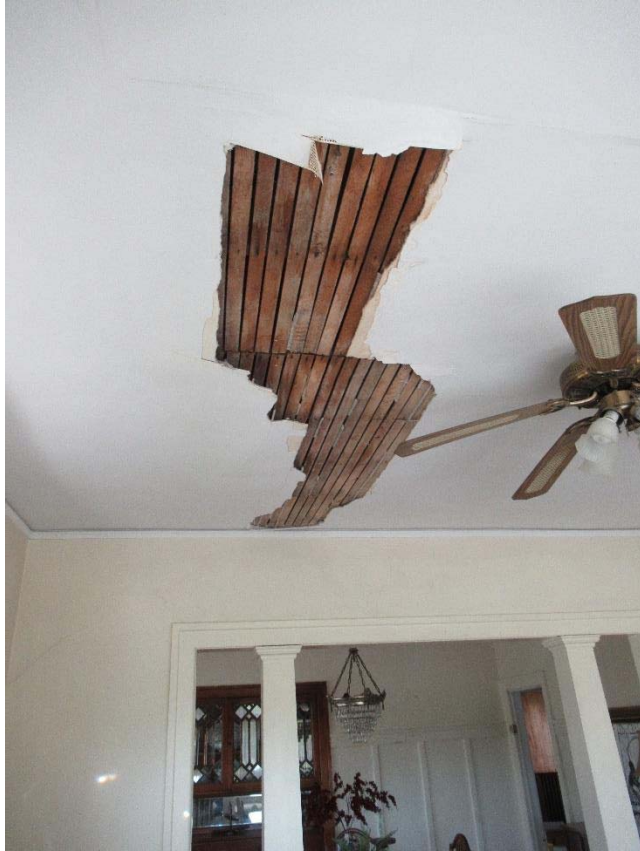


*Fig 37: Basement ceiling beam with visible cracking in plaster finish*



*Fig 38: Water damage and subsequent structural damage in first floor parlor closet*





*Fig 39: Plaster ceiling damage in first floor living room*



*Fig 40: Damaged plaster ceiling visible above missing acoustic ceiling tiles in kitchen*



*Fig 41: Extensive water damage to gypsum board walls and ceiling in second floor rear enclosed porch*



*Fig 42: Missing and damaged plaster in second floor bedroom*



*Fig 43: Typical example of missing switch plates with and adjacent damaged plaster seen throughout house*



*Fig 44: Cracked and bowing plaster walls visible in second floor corridor*

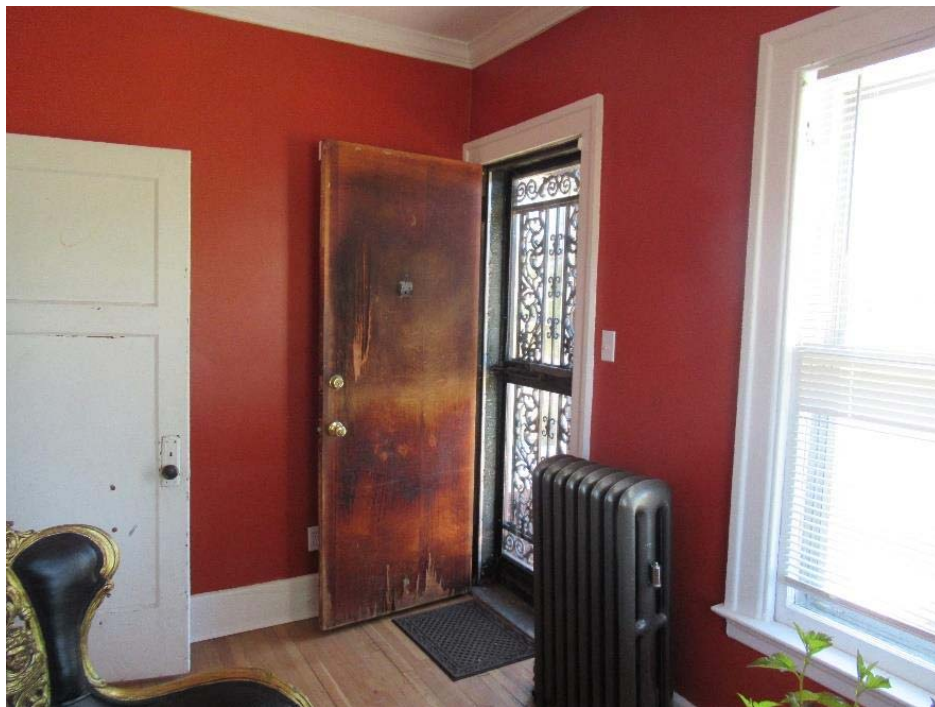
## Doors

The basement is primarily open concept but two doors do exist. There is one non-original hollow core wood door leading to a small closet where bikes are currently stored. The door is in fair condition with some water damage similar to the wood paneling on the walls. The door leading to the boiler room is a solid wood door that appears to be original and is in fair condition. It has four horizontal panels, the top one of which is glazed.

The first floor houses the four exterior entry doors. The main entry (Garland Avenue facing) and the side entry (Charlevoix Avenue facing) have decorative wrought iron security gates that are in good condition. The main entry door appears to be wood veneer as some pieces have chipped off but is overall in fair condition. The door has three small glazed panels. They also have wood doors in good condition. The other exterior entry doors are in poor condition. One is on the west elevation adjacent to the rear porch and enters into the sunroom. This door has a decorative wrought iron security gate in poor condition with a broken glass pane and rusting. The wood door is in poor condition with the wood veneer peeling off. The fourth exterior entry door is off of the rear porch and is missing. The opening remains and the metal panel framing for the opening is bent and damaged. The metal transition strip is pulling up and in poor condition.

The majority of the interior doors appear to be original and are 2-panel shaker style doors. The doors are in good condition, only some have been painted and most are the original dark stain oak finish. Some of the doors are missing hardware. There are a few doors which deviate from the 2-panel shaker style. The door from the main entry vestibule to the living room is a 15 lite true divided wood door. This door is in good condition.

The second floor doors are also 2-panel shaker style doors. All of the doors on the second floor have been painted white and are in good to fair condition. The majority of these doors have their original hardware but many have been painted over and some are missing hardware altogether. The door from the second floor corridor to the enclosed rear porch looks to be an original exterior door from when the rear porch was an open roof deck. The door is painted and in fair to poor condition with some deterioration. It contains four horizontal panels the top one of which is glazed.



*Fig 45: Exterior door off south elevation into sunroom*



*Fig 46: Basement door to boiler room*



*Fig 47: Typical 2-panel shaker style interior door*



*Fig 48: Door from second floor corridor to enclosed rear porch*

#### Trim and Millwork

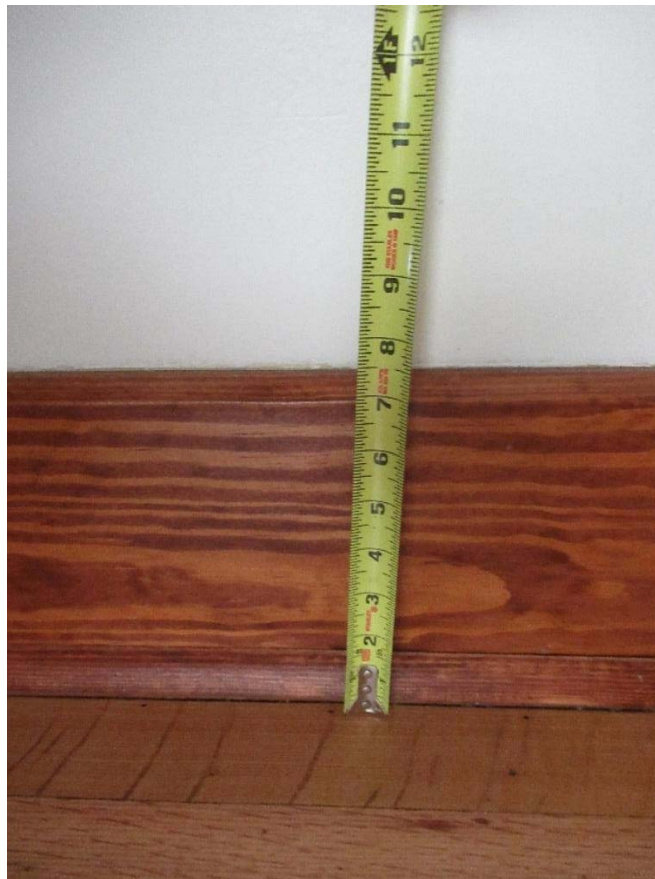
The first floor has a 7 ½" base trim throughout. Much of the base trim has been painted white but is the original stained oak in the parlor room and front vestibule. Overall, it is in good condition. The door trim found on the openings on the first floor is 4 ½" width. Like the base trim, the door trim is painted white throughout except in the parlor room and front vestibule where it is stained oak. The door trim is in good condition throughout. Both the base trim and door trim are simple and lack decoration, fitting for the vernacular bungalow style of the house. There is crown molding throughout the first floor. This molding is in fair to poor condition due to its adjacency to the water damage in the ceilings. What appears to be non-original more decorative crown molding has been applied in the sun room and the main front vestibule. This trim is in good condition. The front vestibule has a simple chair rail in stained oak in good condition.

The first floor dining room is outfitted with quite a bit of millwork and built-in's. The walls have wood stile and rail. The stile and rail has been painted but is peeling and in fair condition. The cased openings are decorated with false columns in a craftsman style, two of which have built-in cabinets at their bases. The built-in cabinet doors are simple with a single glazed panel inset in the door. The knobs are missing from the doors. Paint is peeling revealing the original stained oak beneath but otherwise the cabinets and columns are in good condition. The focal point of the dining room is the large built-in buffet. The homeowner has stated that this buffet was painted at one time but he stripped and refinished the piece back to the original stained oak. The upper cabinets contain the original leaded glass and the hardware is original. This piece is in good condition.

The second floor corridor and bedrooms have base trim and door trim which match that described above on the first floor. The bedrooms also have crown molding which match that described above on the first floor. All trim is painted but paint is peeling and some trim has been subject to water damage. The trim is overall in fair condition. There is a large built-in linen closet in the corridor. The linen closet consists of both drawers and cabinet doors and is surrounded by wood trim which matches the door trim. This built-in is painted white but much of the paint has peeled off and the stained oak beneath is showing. The built-in linen closet is in good condition.



*Fig 49: Typical door trim*



*Fig 50: Typical base trim*



*Fig 51: First floor dining room built-in buffet*



*Fig 52: First floor dining room cabinets at base of decorative craftsman columns*





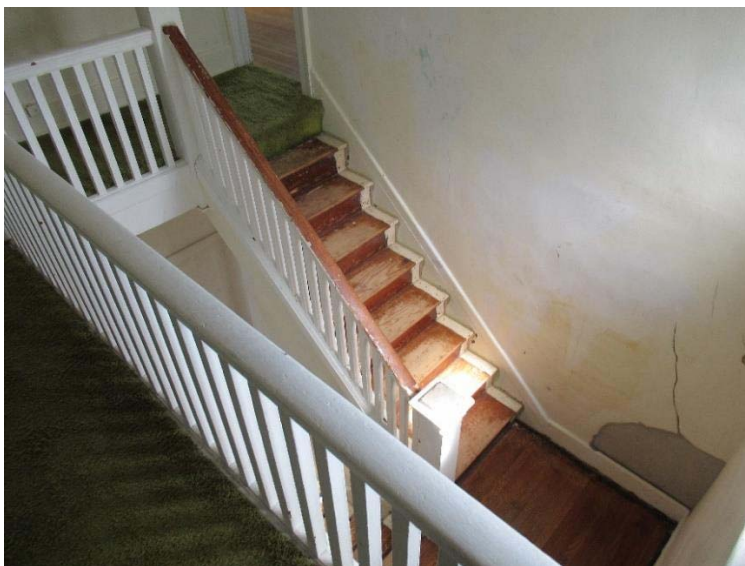
*Fig 53: Second floor corridor built-in linen closet. Photo taken from inside bathroom threshold.*

#### Stairs

For the condition of the stair flooring see the section above titled 'Flooring'.

The basement to first floor stair has no handrail or decorative features to note.

The first floor to second floor stair has no handrail at the wall but has a handrail on the opening side of the stairwell. The newel posts are square with square balusters and a curved handrail. The entire handrail system is painted except for the handrail from the landing to the second floor which is stained oak. The handrail is in good condition with only minor paint flaking and peeling. There is a skirtboard which is painted and in good condition.



*Fig 54: First floor to second floor stair handrail and skirtboard*

## Structural Systems

Please refer to the Structural Assessment prepared by Silman in the Appendix for a conditions assessment of the structural systems of the house. The work items proposed within the Structural Assessment have been incorporated into the section titled Treatment and Work Recommendations.

## Accessibility

At the time of the writing of this report, the most likely future plan for the house is to retain it as a single-family house with interpretive signage on the exterior of the house or in a proposed public park space across the street from the house. If the future use plan were to change and the house were to be made open to the public, accessibility needs would need to be re-evaluated. At present, the proposed work plan meets the code and accessibility requirements laid forth in the Michigan Residential Code (MRC) 2015 for single-family residential use.

## Code Reviews

The proposed work recommendations have been made guided by Michigan Rehabilitation of Existing Building Code (MREBC) 2015 and the Michigan Residential Code (MRC) 2015 as referenced by the MREBC. The repairs recommended in the Architectural Drawings found in the Appendix are considered Level 1 repairs as defined by the MREBC. Should the Bid Alternate for Exterior Work Scope Item #8 be pursued, the rear porch would be considered a Level 2 repair as defined by the MREBC.

# Part 2: Treatment and Work Recommendations

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## Historic Preservation Objectives

The primary historic preservation objective is to rehabilitate the historic Dr. Ossian H. Sweet house. This rehabilitation will address items such as structural or life safety related repairs as well as to repair architectural features which are damaged. The purpose of the rehabilitation is to preserve the house for future use as a single-family residence and, potentially, as the location of an interpretive exhibit to educate visitors on the site's history and its relationship with national Civil Rights history.

## Requirements for Work

Treatment of the building and site are to be guided by The Secretary of Interior's Standards for Historic Preservation Projects, the Americans with Disability Act, and the Michigan Rehabilitation of Existing Buildings Code (MREBC) 2015 as well as the Michigan Residential Code (MRC) 2015 as referenced by the MREBC.

## Work Recommendations and Alternatives

Recommended Ultimate Treatment:

Repair of the exterior of the house; to install interpretive signage on the exterior of the house and throughout the site to tell the story of Dr. Ossian H. Sweet and the site's significance to national Civil Rights history.

This approach would have the following advantages:

While the interior of the house has substantial historic integrity, there are repairs required before the house would be capable of housing an interpretive center. Placing signage on the exterior of the house and throughout the site would alleviate the need to do non-emergent interior repairs as well as alleviate accessibility concerns for the interior of the house. While it is strongly recommended to rehabilitate both the exterior and interior of the house should budget and schedule require, this treatment plan would allow the site to be activated as an interpretive center prior to the interior rehabilitation being completed.

Alternative Treatment #1:

Repair of the exterior and interior of the house; to use the interior as an interpretive center to tell the story of Dr. Ossian H. Sweet and the site's significance to national Civil Rights history.

This approach would have the following advantages:

The interior of the house has substantial historic integrity and would be an ideal location for an interpretive site. While the kitchen was updated likely in the 1960's or 1970's, most rooms in the house are true to the period of significance.

This approach would have the following disadvantages:

The current work plan and recommended treatment was predicated on the house continuing to be owner occupied. Should this approach be pursued it is recommended that a study be conducted to evaluate the house to ensure it meets accessibility and building code requirements for a public site.

To achieve the recommended Ultimate Treatment the following prioritized recommendations and sequencing should be followed.

### Prioritized Recommendations and Sequencing

The work has been categorized within the following priorities in descending order of immediacy:

**Category 1:** Component or system requires immediate attention in order to make the building reasonably safe for the occupants. This work should be performed within one year.

**Category 2:** Component or system requires attention in order to prevent further deterioration of the building. This work should be performed within two to three years.

**Category 3:** Component or system require attention as non-emergent preservation maintenance or to restore the architectural element to the period of significance (1925-1926). Given that the scope of work is a rehabilitation, these items are above and beyond the requirements to rehabilitate the building but are recommend as the restoration of some of the architectural features of the house would contribute to creating a more ideal museum environment to tell the story of the events which occurred in the period of significance.

A note on new construction material: All new materials, including replacement and replica pieces should be date-stamped (permanently) on a non-visible side to identify the pieces as new additions to a historic structure. This will aid in future investigations and create a physical record of the structure's history.

The following Scope of Work is separated into two sections: Exterior and Interior repairs. The Immediacy Category for each work item is listed to the right for prioritization purposes.

In order to fulfill the Recommended Ultimate Treatment, solely the Exterior Scope of Work must be completed although it is highly recommended to complete both the Interior and Exterior Scope of Work. To fulfill the Alternative Treatment #1, both the Interior and Exterior Scope of Work must be completed. Because the Recommended Ultimate Treatment does not utilize the interior of the structure for programming, the Interior Scope of Work is still recommended but not required to fulfill the treatment plan. For bidding purposes, the Interior Scope of Work is listed as an Add Alternate in the Architectural Drawings found in the Appendix.

#### Exterior Scope of Work:

Work Item #	Work Item	Immediacy Category
1	Rebuild concrete Front Entry Stair with new cast in place steps with matching rise and run	1
2	Rebuild concrete Side Entry Stair (Charlevoix Avenue facing) with new cast in place steps with matching rise and run	1
3	Replace stair handrails at Front and Side entry with 36" height new decorative iron railing to match existing in style and color	1
4	Re-grade landscape to slope away from structure	1
5	Remove infill from (2) infilled windows on West elevation	2
6	Replace windows with new clear monolithic glass to match existing thickness and to fit in the original frames where there are missing or damaged units	1

7	Replace wood frame pieces with wood decay or damage to match existing using existing pieces to match profiles	2
8	<p>Base Bid: Repair rear porch by shoring up existing brick support pier and replacing any damaged structural wood members which are beyond repair.</p> <p>Bid Alternate: Demolish rear porch (first and second floor) and rebuild as open porch reflective of the condition during period of significance. Rebuild brick pier at base of rear porch, including the installation of a subgrade reinforced concrete pier and footing for support of brick pier. Contractor to provide shoring of superstructure above as needed for installation of new pier and footing. Replace floor joists at first and second floor and re-roof second floor with single ply roofing membrane. Add 36" height decorative iron railing in historic character of the house to second floor roof.</p>	1
9	Repair and replace roof flashing where necessary	2
10	Visible step cracking at brick on front porch walls (front of porch and side of porch) as well as two brick side walls at the side entry (Charlevoix Street). Where brickwork has visibly moved or separated, this requires localized removal and resetting of brickwork. Where brick is missing, deteriorated or broken, contractor to provide new brickwork to match original.	2
11	Remove and replace damaged wood framing elements on front porch including the northeastern perimeter beam. Replacement to match original in size and be a minimum of DF NO.1 or better for beams and DF NO. 2 or better for joists. Contractor to provide shoring as needed for element replacement, as well as all necessary connections for supported or supporting framing. Exterior elements to be pressure treated lumber and exterior connections to be stainless steel or galvanized.	1
12	Gently clean masonry following the National Park Service Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. Clean with gentlest means possible with particular attention to the efflorescence and algae growth found on the West elevation	2
13	Repoint masonry where necessary	2
14	Repair or replace damaged pieces of beadboard ceiling and quarter round crown molding on front porch. When finishes are removed contractor to review wood framing to determine if more localized wood replacement is required.	2
15	Remove and dispose of wood porch decking and re-deck to match existing	2
16	Remove fixed stained-glass window from North elevation and let flatten in a horizontal position. Add additional support or bracing as necessary and then reinstall.	2
17	Replace exterior gutters and downspouts where damaged or missing with new aluminum gutters. Any gutter replacement should match historic profile of extant gutters. Extend all downspouts to drain away from structure.	1
18	Demolish stone site wall and rebuild new stamped concrete retaining wall	2

19	Exterior Painting: Spot repaint exterior wall components as needed; including but not limited to trim, sills, and wood shakes	3
20	<p>Replace (3) non-original windows with historically appropriate units.</p> <p>Replace primary façade first floor window with three wood frame units divided by wide wood mullions to match the configuration and profile of the units on the second floor, primary façade gable.</p> <p>Replace each of the two sliding window units on the first floor, north elevation with wood frame double hung units divided by wide wood mullions. The profile of the double hung units should match those seen elsewhere on the house.</p>	3
21	Electrical Light Fixtures: Replace existing with period fixtures more in keeping with the vernacular Bungalow style of the residence	3
22	Remove and repoint any previous masonry repointing that does not match existing in strength or color	3
23	Scrape, prime, and repaint existing steel lintels at front door (Garland) and side door (Charlevoix)	3

Interior Scope of Work:

General:

Work Item #	Work Item	Immediacy Category
24	Patch and repair plaster ceilings where required to match existing including, not limited to: living room ceiling, parlor closet ceiling, entire kitchen (above ACT), basement stairwell, basement bike storage room, basement laundry room	1
25	Provide new switch plates at locations of switches or outlets where no plates currently exist. Repair surrounding plaster.	1
26	Replace damaged or missing transition strips at door thresholds	2
27	Strip paint and refinish all interior wood stairs and railing. Stain to match original stained oak finish.	3
28	Strip paint and refinish all original oak wood moldings, trim, and millwork. Stain all to match original stained oak finish.	3
29	Electrical Light Fixtures: Replace non-historic fixtures with period appropriate fixtures	3
30	Uneven Floor Levels: Arresting the moisture issues in the basement will allow the house framing to dry out and perform adequately although if it is desired that the uneven floor levels be addressed the structure could be shored and additional framing elements could sister the existing framing to create a more level floor	2
31	An annual walk-through of the building is recommended to evaluate the house for any new issues including new moisture infiltration that could arise from seasonal changes. This walk-through should include the attic to evaluate the continued performance of the roof.	2

Basement:

Work Item #	Work Item	Immediacy Category
32	NDE or probing is recommended to determine # of wythes of brick are damaged as well as how deep mortar is damaged before masonry contractor begins repairs	1
33	Brick foundation walls: Remove and dispose of wood paneling from brick foundation walls. Scrape flaking paint from bricks. Remove and replace deteriorated bricks. Masonry contractor to determine extent of damage within joints and which areas of brick must be locally rebuilt, to be reviewed with design team. Contractor to conduct a deep raking to remove all deteriorated mortar. Depending upon extent of damaged mortar, repair may need to include a deep grouting or deep repointing to ensure wall is completely solid once repairs are complete.	1
34	Use crack injection material where there are existing cracks in foundation bricks. Apply fluid applied crystalline waterproofing to all foundation walls	1
35	Test for asbestos on vinyl tile flooring. Remove remaining vinyl tiles and related mastic from flooring.	1
36	Provide new wall mounted wood handrail at basement stair	1
37	Patch and repair ceiling where necessary	2

First Floor:

38	Replace plaster walls and ceiling in parlor closet. Ensure all electrical wiring and plumbing is fully enclosed and concealed	1
39	Repair and replace damaged wood plank subfloor in parlor closet. Finish floor with new white oak strip flooring to match parlor floor.	2
40	Provide new wall mounted wood handrail at stair	1
41	Remove non-historic linoleum floor from corridor and kitchen. Refinish and stain wood floor beneath if in good condition to match existing white oak strip flooring. If wood floor beneath is found to be in poor condition, replace with new white oak strip flooring. Plank size to match existing	3
42	Replace missing ceiling light fixtures in dining room to match remaining existing fixtures	3
43	Remove ACT ceiling in kitchen and replace water damaged plaster ceiling above	2
44	Remove and replace damaged/deteriorated wood framing members including but not limited to: Parlor closet, load bearing beam in dining room ceiling, kitchen pantry ceiling, first floor powder room ceiling. Replacement to match original in size and be a minimum of DF NO. 1 or better for beams and DF No. 2 or better for joists. Contractor to provide shoring as needed for element replacement as well as all necessary connections for supported and supporting framing.	1

Second Floor:

Work Item #	Work Item	Immediacy Category
45	(2) large vertical cracks in plaster wall in corridor (against chimney shaft location). Investigation needed to determine if structural repair is required. Remove plaster finish, open up wall for review by EOR	2
46	Infill holes in bathroom floor and replace wood framing below bathroom floor. Replace damaged bathroom floor tiles to match existing pink and white 'quilt pattern' tile	1
47	Remove carpet from corridor. Refinish and stain wood floor beneath if in good condition to match existing white oak strip flooring. If wood floor beneath is found to be in poor condition, replace with new white oak strip flooring. Plank size to match existing	3

## Part 3: Supplemental Record of Work Performed

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This portion of the HSR will be delivered at the conclusion of all work on the house.

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# Appendix A: Structural Assessment

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## Ossian Sweet House Structural Assessment



Friday, July 31, 2020

**Prepared for**

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## **INTRODUCTION**

The Ossian Sweet House is a one and a half story bungalow, located at 2905 Garland Avenue on the east side of Detroit, MI. It is the former home of Ossian Sweet, an African American physician in the 1920s. The purchase of the house and residence of the Sweets were met with controversy, as the neighborhood was predominantly white at the time. The house became a significant site of the civil rights movement; it was declared a Michigan State Historic Site in 1975 and was added to the National Register of Historic Places in 1985.

The purpose of this report is to provide a structural description of the building, a summary of Silman's conditions assessment performed on June 9, 2020, structural design parameters for future projects, and a preliminary load analysis for future programming and use.

Kraemer Design Group retained Silman to perform a structural assessment of the Ossian Sweet House for inclusion in an Historic Structures Report. The review was limited to the visual assessment of structural elements at grade that were already exposed. Access to elements above grade were by ladder. Silman did not perform any invasive probing or removal of finishes at this time. Anything hidden by architectural finishes (flooring, ceiling, plaster, etc.) are not documented.

At this time, no structural drawings or other historic documentation identifying the house's structural framing have been found in the archival search. Therefore, the documentation of the structural frame is based upon the limited observations obtained during Silman's on-site review.

## **Building History**

The Ossian Sweet house was constructed in the 1919 and purchased by Ossian Sweet in 1925. The structural frame of the building appears to be its original form, with some minor modifications. Based on discussions with a previous owner, a small wood-framed back porch was added to the northwest elevation of the house sometime between 1925 and 1954. This porch was added to the south of an already existing, masonry-framed, one-story back room; the porch allows entrance from the back of the building into the first-floor kitchen. A second story was added over both the original masonry room and added wood-framed porch at an unknown date; this second story is wood-framed and has a monoslope roof that slopes toward the back of the house. Four years ago, the roofing was replaced with a new asphalt shingle roof; the rafters at the southwestern end of the building were reinforced with new rafters, though the date these added rafters were installed is unknown.

## **STRUCTURAL DESCRIPTION**

The house is a single family, one and a half story, Bungalow-style wood framed residence with a basement and attic space. The front entrance, which is accessible via a concrete path and steps up to an exterior front porch, is at the eastern elevation. The structural system consists of unreinforced brick masonry walls up to the second floor and wood walls from the second floor up to the roof, brick and concrete foundations, and wood-framed floors and roof. The front porch has unreinforced brick walls which support a wood-framed porch floor and unreinforced brick piers which support a wood-framed monoslope roof that slopes away from the house.

The house has three areas that extend beyond the basic rectangular frame: a front porch (cover photo), a one-story extension in the dining room toward the southeast (Figure 1), and a northwestern back porch

(Figure 2). The front porch and dining room areas are believed to be original. The back extension has an original masonry portion toward the north and a wood-framed portion toward the south. A basement space extends to all portions of the original first floor, except beneath the front porch. The attic space extends over the entire footprint of the original second story, but not over the front or back porches.



**Figure 1** Eastern Dining Room Extension



**Figure 2** Northwestern Back Porch

The landscape around the house is elevated above the sidewalks on Garland Avenue and Charlevoix Street; therefore, the entire site is framed in short, rubble stone and unreinforced brick retaining walls. Concrete steps lead up to the main concrete pathway, which leads to the concrete steps at the base of the porch. There is a smaller similar side entrance along Charlevoix Street: concrete steps lead up to a short concrete pathway that leads to a concrete and masonry-framed stair and landing. Access to the driveway and back porch entrance to the house is via Charlevoix Street. The southwest back of the house once had a standalone garage structure that is no longer there.

Roof, floor, and basement framing plans can be found in Appendix A.

#### Basement Foundation

The basement footprint encompasses the entire area of the house except for the front porch and added back porch. The foundation consists of unreinforced brick walls and a concrete slab on grade floor. There is a shallow pit in the concrete floor of the north mechanical room that houses the sump and other piping (Figure 3). A brick chimney shaft for mechanical exhaust begins at the basement level and continues up through the house, terminating above the roofline. The foundation of the unreinforced brick walls could not be viewed and

no original documents showing structural configuration have been found to determine a foundation system below the basement slab. Therefore, the foundation below the brick walls is currently unknown.



**Figure 3** Shallow pit in basement slab and view of perimeter foundation wall

### Floor Framing

The typical floor framing at both the first and second floors consists of 1.5"x7.5" (actual) wood joists, spaced approximately 16" on-center. The beams support tongue-and-groove sub-flooring and finish flooring on both levels. Plaster and wood lath ceilings in the basement, first, and second floors are supported by the first, second, and attic level joists, respectively.

The first and second level framing consists of two spans of joists running in the north-south direction. The spans are supported at the exterior house walls and by structural members (walls and beams) that bisect the floorplan in the east-west direction.

Three approximately 3" diameter steel pipes in the basement support a central line of wood girders, measured to be 5.5"x5.5". These dimensions are approximate since areas to obtain these dimensions were limited. It is currently unclear how many individual members make up the central girder line.

The first-floor joists are notched to partially sit over the girders; the joists span between this central girder line to the perimeter brick foundation walls. Cross-bridging was observed at mid-span in the mechanical room, which does not have a finished ceiling.

Due to ceiling finishes limiting the review, it is unclear if an additional girder frames in the east-west direction below the dining room extension or if this area has longer joists than the typical length in order for the joists to extend to the perimeter wall in this area.

Above the central girder line is believed to be a structural wood bearing wall that bisects the first floor in the east-west direction. The second-floor joists span from the first-floor wood bearing wall to the brick exterior walls; the second-floor joists sit on a perimeter wood plate that is anchored to the exterior brick walls. At the dining room extension toward the south, the soffit and ceiling profile indicate that an additional girder spans in the east-west direction over this extended floor area and supports the second-floor joists (Figure 4).



**Figure 4** Ceiling and Soffit at First Floor where dining room extends toward the south

### Roof Framing

The roof is a basic gable framed roof with a central north-south running ridge. Perpendicular to the ridge and centered within each side of the roof is a front and back dormer. The roof framing consists of east-west running rafters that span between the central ridge to the top of the brick masonry wall at the second floor. The dormers frame over the main roof structure and are supported on stub wood walls off the second-floor framing. Attic beams support the second-level ceiling parallel to the rafters. The rafters are 1.5"x3.5" (actual) members that are spaced at 20" on-center. The apex of the roof consists of a single 1"x5.5" (actual) ridge board. Attic beams, approximately 1.5"x3.5", support the second level ceiling and are spaced at 24" on-center; the attic beams are supported by internal east-west running wood walls, which are believed to also support

the rafters at their midspan. Each of the southwest corner rafters was reinforced with a new 2x4 (nominal), sistered to the original rafter at an unknown date.

### Exterior

The perimeter exterior walls are unreinforced brick, two wythes thick, from the basement up to the underside of the second-floor framing, where they transition to wood exterior walls. The wood walls are paneled with wood shingles and the roof has an asphalt roof that was installed four years ago.

### Front Porch

The front porch is elevated 3'-9" above the surrounding landscape. Six concrete steps, roughly 7.5" high and 11.5" wide, lead up to the wood-framed porch level, which coincides with the elevation of the first floor. The porch floor is enclosed on the three exterior sides by two-wythe thick unreinforced brick walls that are founded beneath the surrounding grade; at the corners of the porch and on either side of the concrete steps are 17" x 17" brick piers that extend from grade up to the underside of the roof framing. The foundation system for these piers and walls could not be determined at this time. It appears that the porch floor joists run north-south in three spans, from the north and south perimeter walls to two interior wood east-west running girders. The major interior girders may align with the piers that flank the entrance stairs but that could not be concluded due to limited access beneath the porch. The porch floor consists of 3" wide and 1" high tongue-and-groove planks over the joists.

The brick perimeter walls extend 1'-8.5" above the floor framing to enclose the porch. Concrete coping, 4" high and 9.75" wide, caps these brick perimeter walls. The four brick piers extend up along the front, east face of the porch to support the roof framing above, which spans between a perimeter edge beam and the east end of the house. The roof for the porch is monosloped away from the building and consists of 1.5" x 3.5" (actual) joists spaced approximately 22" on-center.

### Side Porch

There is a side entrance to the first floor of the house along Charlevoix Street. Concrete steps and a pathway lead to a concrete stair and landing at the doorway. Seventeen-inch-wide brick walls frame the sides of the entrance steps and landing.

### Back Porch

The back porch consists of an original, one-story and basement masonry structure toward the north (now used as a pantry) and a wood-framed addition to the south (a back-porch entrance to the house). A second level was added over both portions of the back porch. The framing of the first level for both segments consists of 1.5"x7.5" wooden beams at 16" on-center. The wood-framed addition does not have a basement and is supported at the north and east by the original perimeter masonry foundation walls of the building and by a southwest corner 13"x13" brick pier at grade. The framing of the porch extends beyond the corner brick pier such that the walls of the enclosed wood porch and the floor and roof above are supported on first floor framing which cantilevers beyond the brick pier support (Figure 5).

The second-floor framing above both segments of this back porch/pantry consists of 1.5"x3.5" joists at 16" on-center; while the pantry has masonry perimeter walls on all sides, the back porch is supported by original brick walls at the north and east and wood walls at the south and west. The roof over this second story addition is



monosloped away from the house; the rafters could not be confirmed due to limited access and existing finishes.



**Figure 5** Brick Pier at Corner of Back Porch

### Site Wall and Walkways

The house is on the corner of Garland Avenue and Charlevoix Street; the landscape around the house is higher than the surrounding sidewalks. Therefore, there are east and south site walls along these streets retaining the higher grade around the house. These walls are composed of large rubble stone concrete exterior with brick backup; their foundation, if any, could not be determined at this time.

Concrete steps lead to concrete pathway, both at the front and side porches. Both entrances have concrete stairs leading to landings, concrete at the side entrance and wood framed at the front porch, so that the landings align with the elevation of the first floor.

The back porch has three short concrete steps that lead up to the wood framed porch floor.

## CONDITIONS ASSESSMENT

Silman performed a conditions assessment on June 9, 2020. No drawings or reports from previous structural projects were made available prior to the investigation. The exterior was inspected visually from the ground level. The interior was assessed at all exposed areas, through openings in the finishes and second floor and attic hatches which allowed a review of the roof framing.

### Basement Foundation

Portions of the perimeter masonry exterior walls were exposed for review due to damaged wood interior paneling. Water damage is evident throughout the basement, and the brick walls that were exposed had visible mortar loss, widespread efflorescence, and sugaring (the breakdown of the materials to fines that are removable upon touch) of the both the mortar and bricks themselves. Water damage was observed in the lower portions of the basement walls and through the basement floor finish, as shown in Figure 6. The moisture issue appears to have affected the walls up to grade, as the interior areas that were painted brick have retained their paint above grade; below grade there is extensive paint loss. The ambient air within the basement space was damp as well, indicating a still present moisture issue.



**Figure 6** Basement floor and walls

Despite the evident moisture issues that would need to be resolved, the limited areas of brick walls that could be observed did not show any other signs of structural instability, movement, cracking, or settlement.

### Floor Framing

The floor framing was observed in limited areas only; therefore, the overall condition of the framing is not known. The areas that were observed appeared to be in fair condition with some localized beam splintering

and checking. There are some areas of exposed joists below the second-floor bathroom and some above the south pantry that have visible water damage that will need to be addressed, as shown in Figure 7.

Uneven floor levels were noted in some rooms, most notably at the first floor. This is most likely due to the moisture issues in the basement space. The continued presence of moisture in the basement is pervading up through the rest of the building and can cause some unanticipated consequences in the wood construction, most notably added deflection and serviceability issues in the floors. The moisture and vapor in the air is dampening the once dry lumber which could increase the flexibility of the wood, causing increased deflection of the framing elements and uneven floor levels above.



**Figure 7** Water-damaged second floor beams below second floor bathroom

Visible sagging of the ceiling was observed in the portion of the second-level framing over the dining room, as shown in Figure 8. However, the framing could not be seen in this area due to existing finishes being intact.

Moisture issues have radiated up the building to the second floor as well. There are two large vertical cracks through a second story wood interior wall (Figure 9). The wall is alongside both the unreinforced brick chimney stack and the second story shower; the cracking could be due to some level of moisture infiltration combined with expansion/contraction of materials. Both the shower and chimney stack could be areas where moisture can infiltrate and depending upon the expansion and contraction of dissimilar building materials, could cause the plaster to crack.



**Figure 8** Sagging of second-floor framing



**Figure 9** Vertical cracking in plaster wall behind shower/chimney stack

### Roof Framing

The roof framing was observed from within the attic space. Overall, the framing appears to be in good condition with little to no signs of structural distress. It does not appear as though the roof was re-sheathed when the new roofing was installed four years ago, as sunlight could be seen coming through areas of the waterproofing and roofing layers above. However, the roof decking and joists appear to be in fair condition, as does the brick chimney stack that continues up into and above the roof line. The roof framing and attic space should be checked regularly to ensure that the roofing is properly protecting the house from any moisture ingress.

Some localized items were identified in the attic space as needing repair. The sheathing against the ridge board had some areas of failed seals, as shown in Figure 10, and a vertical strut that connects the attic framing up to the ridge board is disconnected, as shown in Figure 11.



**Figure 10** Unsealed roof apex



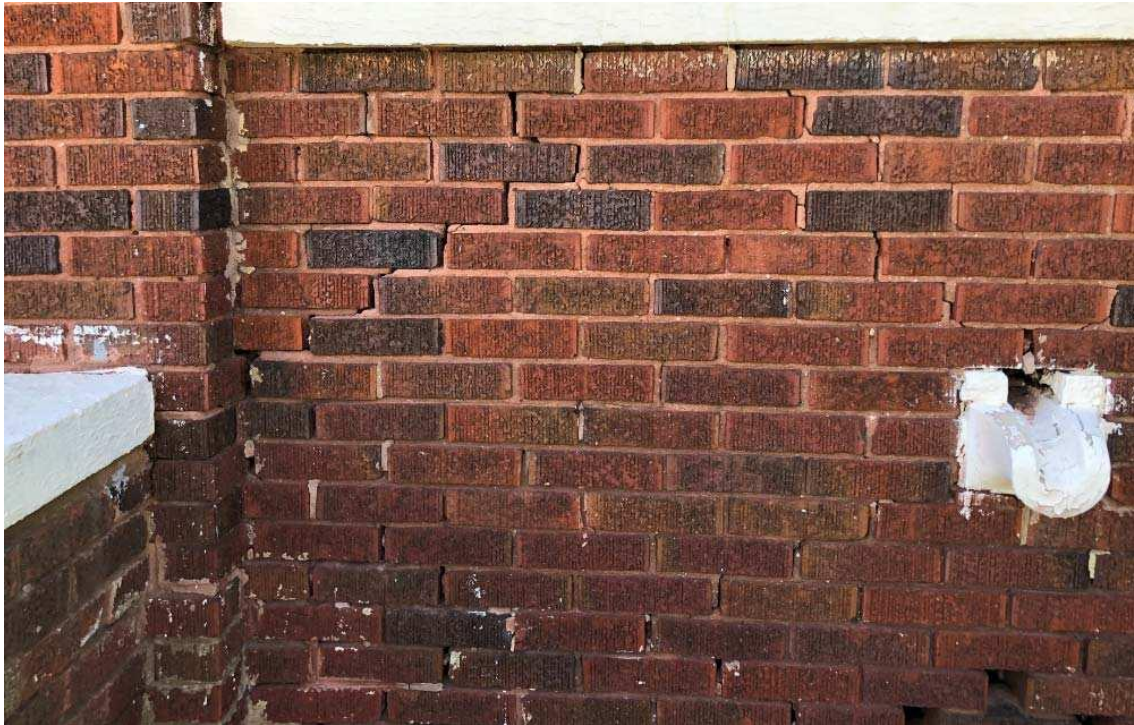
**Figure 11** Dislodged framing member

## Exterior

Overall, the brick perimeter walls of the main house are in good condition, with little to no signs of structural instability or damage. On the interior there are signs of water infiltration that has led to plaster damage of the interior finishes (ceilings and walls) and warping/deflection of the flooring. The portion of brick walls below grade have the most water damage, and water infiltration below grade must be addressed. Above grade, the damage to the interior finishes is most likely due to both water infiltration through the roof, which appears to have been mitigated with the new roofing, and the continued presence of moisture in the basement, which has continued to migrate throughout the building.

## Front Porch

Step cracking and mortar loss in the brickwork is evident at all three perimeter walls around the front porch; the most extreme step cracking was observed on the east side of the front porch, as shown in Figures 12 and 13. There are also areas of previous pointing and caulking of joints that should be repaired.



**Figure 12** Step cracking and receded mortar on north porch wall (from the exterior side)



**Figure 13** Step cracking and receded mortar on east porch wall (from the porch side)

The northernmost brick pier is dislodged at its base and is exhibiting severe step cracking, as shown in Figures 14. The previous owner believes that the movement of this corner pier was due to an earthquake in the 1990s, and he attributes most of the conditions at the porch to this natural event. This condition is localized to this corner of the porch.

The roof of the front porch also has some structural damage, evident along the perimeter edge beam. There are three spans at the front edge of the porch that support the roof rafters; the northernmost edge beam has the most damage (Figure 15) and is visibly cracked.

The front concrete steps leading up to the porch have settled and there are large open joints between the steps.



**Figure 14** Northernmost porch column

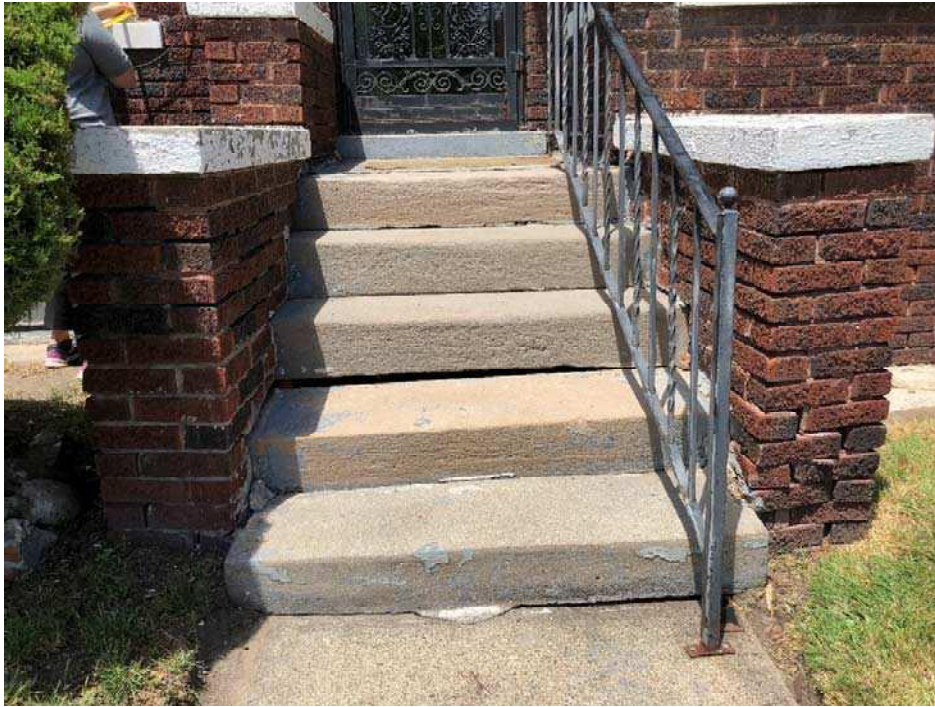


**Figure 15** Deteriorated porch beam



### Side Porch

Similar to the front porch, the side porch concrete steps have also settled, causing cracking and wide joints between the second and third steps (Figure 16). Some of the brick site walls alongside the steps will need to be rebuilt due to some localized brick movement at their bases.



**Figure 16** Side porch showing concrete step cracks and localized brick displacement at each wall.

### Back Porch

The wood-framed addition at the back of the house has some structural issues (Figure 17), including wood deterioration and deflection. Though the original masonry portion appears to be in good condition with little to no observed concerns, the wood-framed addition appears to be sagging toward the west (Figure 18). The brick pier in the southwest corner, while in fair condition, is not aligned with the perimeter framing of the addition. The corner of the porch with its second story addition is supported on the first-floor perimeter beams, which cantilever over the pier. The wood framing in this area is in poor condition with visible moisture damage. It appears that the wood-framed addition leans toward this southwest corner, which is not as stiff as the original masonry walls. There is also some water damage at the second story ceiling which could be an indication of moisture infiltration in this space, which can exacerbate the wood deterioration already observed.



**Figure 17** Back Porch



**Figure 18** Landing framing at back of back porch with visible sagging toward the west

### Site Wall and Walkways

The site walls along Garland Avenue and Charlevoix Street have visibly moved and are rotated out of their original position (Figure 23 & 24). These walls and the landscape they are retaining will need to be addressed.



**Figure 23** Retaining walls visibly rotated away from site, along Garland Avenue



**Figure 24** Retaining walls visibly rotated away from site, along Charlevoix Street

## ANALYSIS

Based on measurements taken at the site, a structural analysis was performed at the roof and floor framing to determine the existing capacity of the structure. The framing was analyzed per the relevant current building codes and standards including the *International Existing Building Code* (2015), *Michigan Rehabilitation Code* (2015), *National Design Specification for Wood Construction* (NDS-2012), and *Minimum Design Loads for Buildings and Other Structures* (ASCE 7-10).

### Material Properties

The following material properties were used in the analysis:

#### Timber

In the absence of testing, Silman relied on previous experience with buildings from this period of construction when making assumptions about material properties. Based on our engineering judgment, all wood members were assumed to be equivalent to that of Southern Pine No. 1 Dense, which has the properties outlined in the table below. Material testing and grading could refine these assumptions and potentially result in additional capacity.

Parameter	Value
Members 2"-4" Wide	
Allowable Bending Stress, $F_b$	1650 psi
Allowable Shear Stress, $F_v$	175 psi
Modulus of Elasticity, E	1,800,000 psi
Members 5"x5" and Larger – Beams and Stringers	
Allowable Bending Stress, $F_b$	1550 psi
Allowable Shear Stress, $F_v$	165 psi
Modulus of Elasticity, E	1,600,000 psi

### Design Loads

The following loads were used in analysis:

#### Dead Loads

The following dead loads were assumed for the live load analysis of the floor and roof framing:

Load	Value
Roofing	5 psf
Plaster Ceiling	8 psf
Floor + Subfloor	5 psf

#### Live Loads

The live loads listed below are based on the current code requirements as listed in the ASCE 7-10:

Use	Value
Residential	40 psf
Retail	75 psf

Office	80 psf
Attic w/o Storage	10 psf
Attic w/ Storage	20 psf
Roof <sup>1</sup>	20 psf

<sup>1</sup>Roof load governed by snow.

At the time of construction, the City of Detroit building code stated that all roofs shall be designed to support a roof load of 40 psf, attics to support a load of 20 psf, and that residences be designed to support an interior live loading of 50 psf.

### Lateral Analysis

The Ossian Sweet House is a light-framed, one-and-a-half-story single residence. A lateral analysis was not completed at this time since it is assumed that major lateral elements (unreinforced masonry walls, wood sheathed walls, and sheathing at the roof and floors) will not be altered in any future use or reprogramming of the building.

At the time of construction, the City of Detroit building code stated that all buildings shall be designed for a wind load of approximately 30 psf. For a one and a half story single residence, current code mandates a wind load analysis of approximately 24 psf. Therefore, should the lateral elements be unaffected in all future programming, the building should perform satisfactory to today's code requirements.

### Analysis Results

Live load capacities of the floors and roof were calculated using field measurements and the material properties noted above. Live load deflections were limited to  $L/360$ , and total deflections were limited to  $L/240$ , where  $L$  is the span length. The calculations do not consider the strength of connections or supporting elements where information about the elements could not be measured in the field.

The live load analysis of the interior floor joists for both the first and second floors found a live load capacity of 40 psf throughout the building. This assumes the wood is in good condition, so localized repairs to address deterioration may be required, if damage is uncovered.

At the roof level, the rafters have a live load capacity of about 20 psf. This assumes the roof rafters are supported at the perimeter walls as well as all interior second floor wood walls. The attic joists have a live load capacity of about 20 psf and likewise, span between interior wood walls at the second floor. Both the joists and the rafters appear to have the capacity to support the live load demands per current code requirements.

While these capacities account for current code requirements for residential loading, they are lower than those specified in the local building codes at the time of construction. This could be from one of two reasons: (1) There may be added capacity in the framing that is currently not accounted for; wood grading and species identification would refine these calculations.

(2) Being as this was a residence, a more economical design per local residential codes (or local practice at the time) could have been installed. That design could have maximized the use of the framing and thus, no additional capacity would be available beyond its existing use as a residence.

Based on the analysis above, the framing should be able to support the current loading of a single-family residence. However, this analysis is based upon typical interior framing conditions, where the lumber is placed in a climate controlled and dried space. At the Ossian Sweet House, the continued presence of moisture in the basement is pervading up through the rest of the building, causing serviceability issues (increased deflections) in the flooring and framing. If the moisture issue is mitigated in the basement, the deflections seen in the framing elements would not continue to increase; however, the current deflections exhibited in the framing elements cannot be removed or reversed.

Reinforcing the floor framing may be recommended to address the uneven floor levels caused by the moisture issues in the building. The structure could be shored while it is drying out, and additional framing elements could sister the existing framing to create a more level finish floor. Should this be considered, Silman recommends the use of engineered lumber to reinforce the existing framing since the moisture content of engineered lumber is carefully controlled and the elements will not shrink over time as conventional lumber would when freshly installed.

Should the house be repurposed to any other use aside from that of a single-family residence, the framing would need to be reinforced for that intended load.

## **CONCLUSION**

At the time the conditions assessment was performed, the structural problems in the interior of the house did not appear to pose an imminent threat to residents or visitors. A more thorough inspection of the structural walls, floor framing and dormers would allow this observation to be stated with greater certainty. The most prevalent and immediate issue is the continued moisture infiltration in the basement which has migrated throughout the building.

## **RECOMMENDATIONS**

The following is a prioritized list of repairs. Recommendations have been grouped based on the urgency with high priority items requiring attention in 1-2 years, medium priority items requiring attention in the next 3-5 years and lower priority items requiring attention in the next 5-10 years.

### High Priority (1-2 years)

#### *Basement Moisture Remediation*

The basement has significant moisture infiltration which has affected the overall environment, as well as continued to damage the brick masonry foundation walls, basement slab and portions of the first- and second-floor framing. A new waterproofing system must be developed for the subgrade portion of the building, localized areas of brick must be rebuilt, and the masonry walls must be cleaned, dried and repointed. This will be a collaborative team effort to determine the best design to mitigate moisture in this basement.

#### *Localized Wood Replacement*

There are localized areas within the house where water damage has deteriorated the framing which should be replaced. This includes the area below the second-floor bathroom, as well as the framing above the first-floor pantry. As finishes are removed within the house as dictated by the architectural recommendations, the contractor should review exposed structure to identify if any other areas require localized wood replacement and repair.

### *Plaster Cracking*

The two large vertical cracks in the second-floor plaster wall should be investigated to make sure there is not a larger issue hidden behind the finishes.

### *Front Porch Masonry*

There are localized areas, most notably the base of the north porch pier, that require some brick removal and resetting, as well as brick replacement where missing and masonry repointing. The pier and the step cracking at the front and side porches should be addressed.

### *Front Porch Roof*

The northeastern perimeter beam needs to be removed and replaced. Once finishes are removed, the contractor should review the porch framing in this location to determine whether more wood framing elements need to be repaired or replaced.

### *Back Porch*

The wood addition that is at the back porch is visibly sagging with localized areas of deteriorated wood. The brick pier that supports the corner of the porch is not aligned with first floor framing and the corner is visibly leaning. To address this movement, the rear porch addition should be removed in entirety. Since it is not original to the building, the owners can determine whether the addition should be rebuilt.

Portions of the back porch could be saved, and deteriorated wood could be locally replaced and repaired. The brick pier could be relocated so that it frames at the end of the porch. However, any partial removal and repairing of the porch would require shoring remaining elements in place. Also, this partial removal/replacement scheme may not address the sag in the porch if that sag translates up to the second-floor framing and roof.

### Medium Priority (3-5 years)

#### *Site Walls*

The site walls are overturned due to the overgrowth of the landscape they are retaining. Though they are no longer functioning properly, they do not pose an immediate life safety concern for the house. Therefore, although they should be removed and replaced, they do not need to be replaced immediately.

#### *Uneven Floor Levels*

Arresting the moisture issues in the basement space will allow the house framing to properly dry out and perform adequately for the current residential loads. However, the deflection and uneven floor levels that have occurred due to the framing elements dampening while sustaining their loading is irreversible. Should the owners wish to correct this uneven floor level, reinforcing the floor framing is recommended. The structure could be shored while it is drying out, and additional framing elements could sister the existing framing to create a more level finish floor.

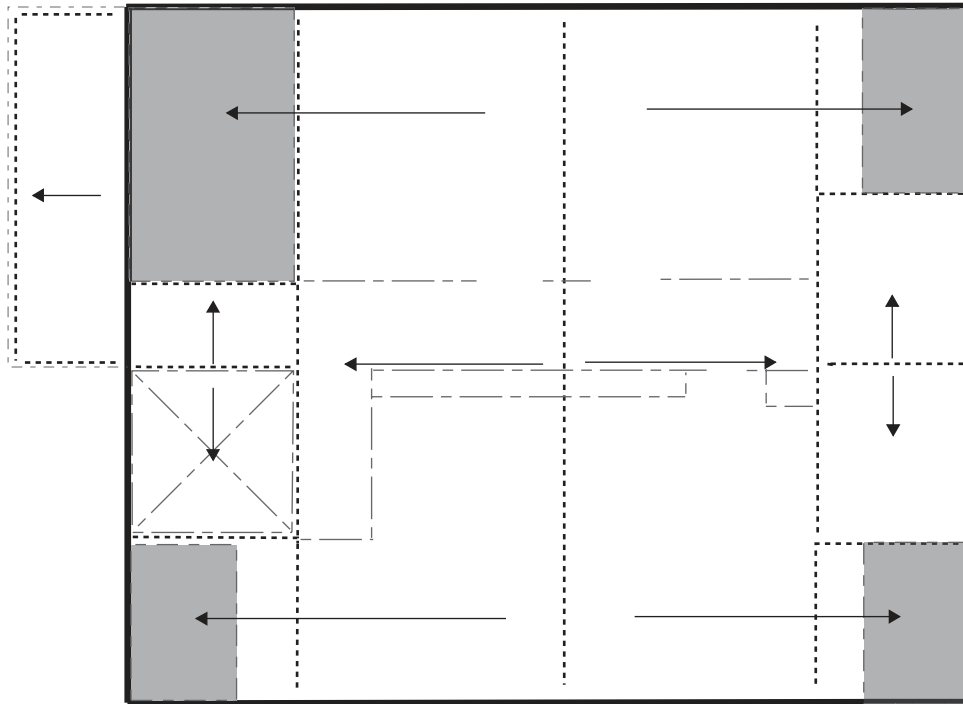
### *Conditions Review*

The structural assessment was limited to areas that were exposed to view. In addition, the house was recently painted about a year ago, and there could be lingering issues behind these newly painted areas that could not be assessed at this time. Therefore, the managers of the house should conduct a walk-through of the building annually to identify any new issues that could arise from seasonal changes, after intense periods of rainfall, etc. Attention should be paid to any areas that would reveal new moisture infiltration issues, and areas should be addressed as needed to mitigate such concerns. The attic, likewise, should be reviewed to ensure the new roof and existing sheathing are properly wrapped and protecting the house.

### **APPENDIX A**

Attached in Appendix A are preliminary floor and roof framing plans, based on limited field observations.






NORTH

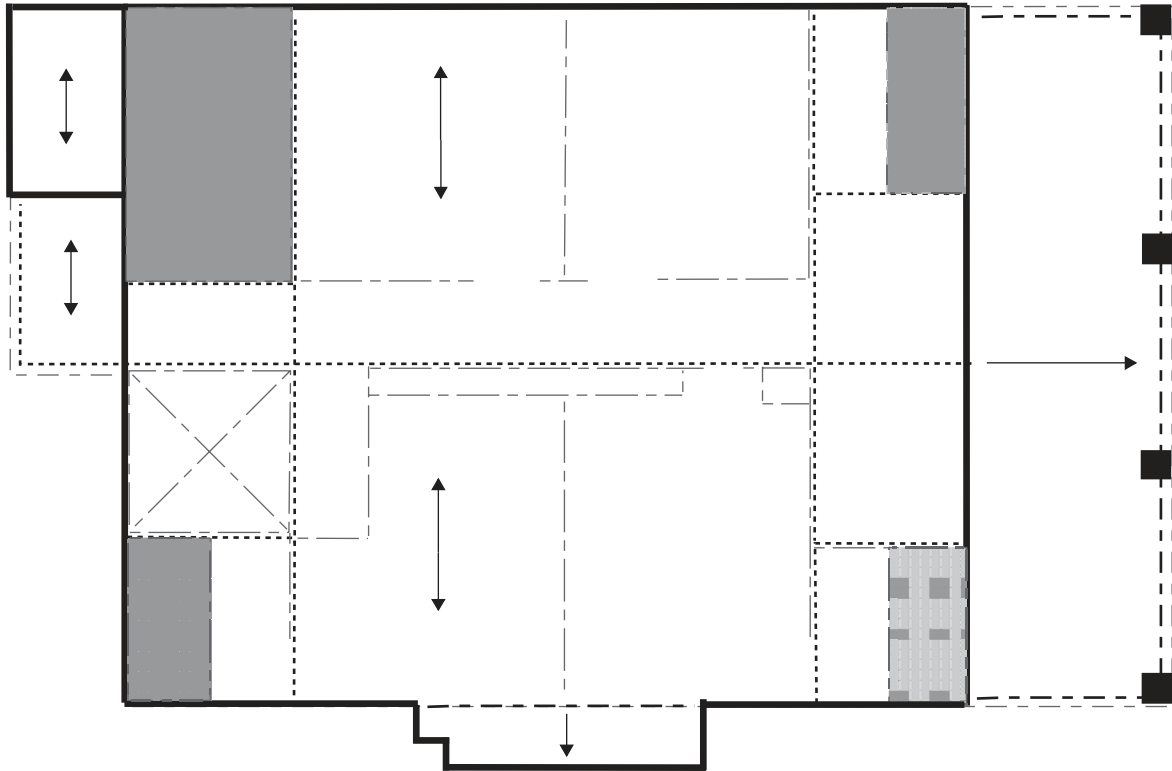


LEGEND

- MASONRY BEARING WALLS
- ↔ DIRECTION OF WOOD FRAMING MEMBERS (RAFTERS/JOISTS)
- MASONRY PIERS
- - - - WOOD WALLS

Note: Diagram is based on limited visual review of exposed structural areas. Actual conditions may deviate in areas from that shown.

<b>Title:</b> ROOF FRAMING PLAN		<b>Date:</b> 07/08/2020
		<b>Scale:</b> NTS
 211 N. Fourth Avenue, Suite 2A, Ann Arbor, MI 48104 734 800 2460	<b>Job Number:</b> 19569	<b>Reference:</b>
	<b>Job Title:</b> OSSIAN SWEET HOUSE	<b>SSK-01</b>




NORTH

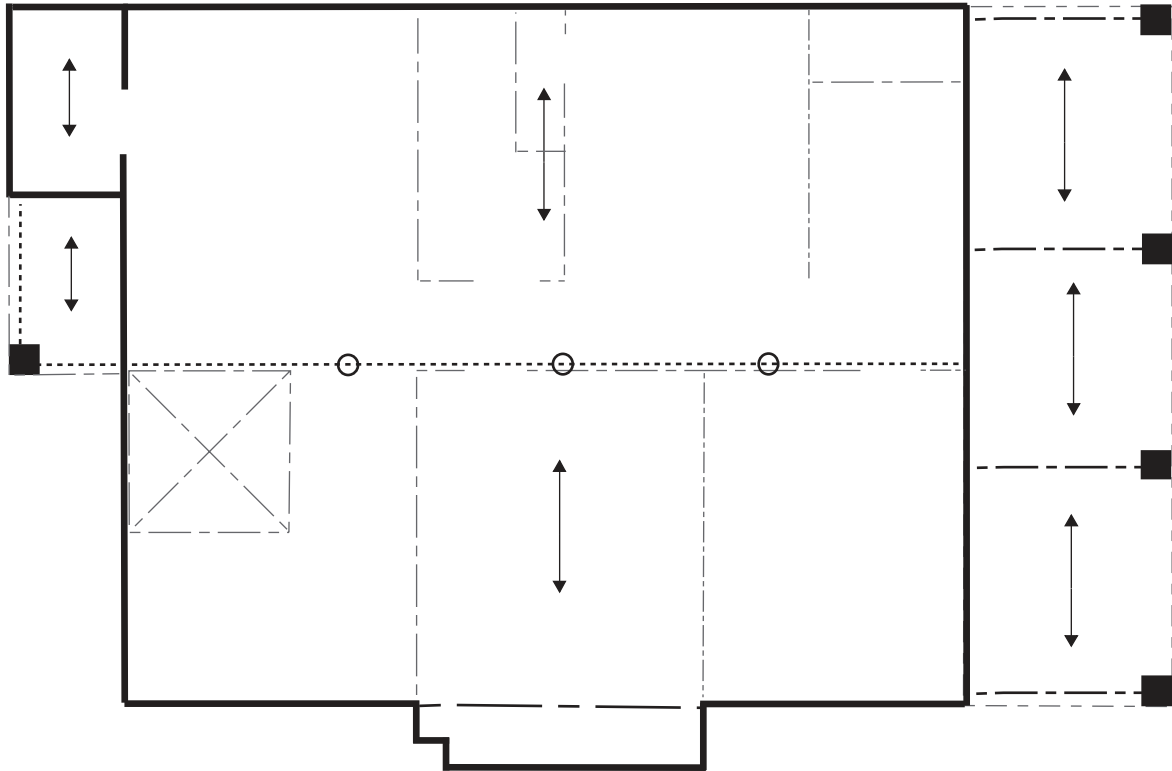


LEGEND

- MASONRY BEARING WALLS
- ↔ DIRECTION OF WOOD FRAMING MEMBERS (RAFTERS/JOISTS)
- MASONRY PIERS
- - - - WOOD WALLS
- - - - WOOD FRAMING ELEMENTS (BEAMS/GIRDERS)

Note: Diagram is based on limited visual review of exposed structural areas. Actual conditions may deviate in areas from that shown.

<b>Title:</b> SECOND FLOOR FRAMING PLAN		<b>Date:</b> 07/08/2020
		<b>Scale:</b> NTS
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	<b>Job Title:</b> OSSIAN SWEET HOUSE	<b>SSK-02</b>




NORTH

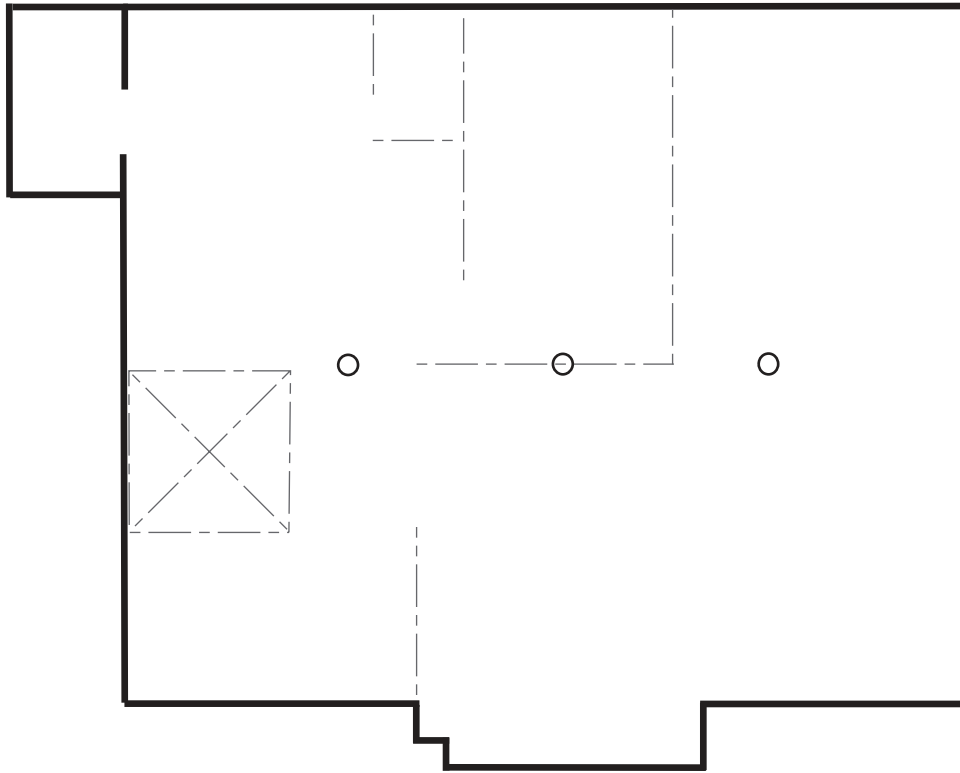


**LEGEND**

- MASONRY BEARING WALLS
- ↔ DIRECTION OF WOOD FRAMING MEMBERS (RAFTERS/JOISTS)
- MASONRY PIERS
- - - - WOOD WALLS
- - - - WOOD FRAMING ELEMENTS (BEAMS/GIRDERS)

Note: Diagram is based on limited visual review of exposed structural areas. Actual conditions may deviate in areas from that shown.

<b>Title:</b> FIRST FLOOR FRAMING PLAN		<b>Date:</b> 07/08/2020
		<b>Scale:</b> NTS
 211 N. Fourth Avenue, Suite 2A, Ann Arbor, MI 48104 734 800 2460	<b>Job Number:</b> 19569	<b>Reference:</b>
	<b>Job Title:</b> OSSIAN SWEET HOUSE	<b>SSK-03</b>



NORTH




LEGEND

—— MASONRY BEARING WALLS

○ STEEL POST

Note: Diagram is based on limited visual review of exposed structural areas. Actual conditions may deviate in areas from that shown.

<b>Title:</b> BASEMENT FRAMING PLAN	<b>Date:</b> 07/08/2020
	<b>Scale:</b> NTS
 211 N. Fourth Avenue, Suite 2A, Ann Arbor, MI 48104 734 800 2460	<b>Job Number:</b> 19569
	<b>Job Title:</b> OSSIAN SWEET HOUSE
<b>Reference:</b>	
<h1>SSK-04</h1>	

# Appendix B: Architectural Drawings

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SHEET INDEX			
#	SHEET TITLE	SHEET ISSUED	
		50% OWNER REVIEW	100% OWNER REVIEW
	COVER		
<b>ARCHITECTURAL</b>			
0001	CODE SUMMARY		
AS101	ARCHITECTURAL SITE PLAN		
A101	BASEMENT & FIRST FLOOR PLAN		
A102	SECOND FLOOR & ROOF PLAN		
A103	BID ALTERNATE #3		
A111	BASEMENT & FIRST FLOOR RCP		
A112	SECOND FLOOR RCP		
AS01	EAST & NORTH ELEVATIONS		
AS02	WEST & SOUTH ELEVATIONS		
AS11	EXTERIOR DETAILS		
AS11	INTERIOR DETAILS		
AS11	WINDOW ELEVATIONS		

CODE SUMMARY	
<b>PROJECT DESCRIPTION:</b>	REPAIRS TO EXISTING OCCUPIED 1.5 STORY BUNGALOW HOUSE. WOOD AND BRICK CONSTRUCTION
<b>ZONING:</b>	R-2 - TWO-FAMILY RESIDENTIAL DISTRICT
<b>OCCUPANCY CLASSIFICATION:</b>	R-3
<b>CONSTRUCTION TYPE:</b>	V. NON-SPRINKLERED, FIRE ALARM
<b>APPLICABLE CODES:</b>	MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS AS REFERENCED BY MCLC 2015 MICHIGAN RESIDENTIAL CODE (MRC) 2015 MICHIGAN MECHANICAL CODE (MCC) 2015 MICHIGAN PLUMBING CODE (MPC) 2015 MICHIGAN NATIONAL ELECTRICAL CODE (NEC) 2014 NFPA 101 2009 / DETROIT FIRE CODE 2015 MICHIGAN UNIFORM ENERGY CODE 2015
<b>ENERGY:</b>	A BUILDING THAT HAS BEEN SPECIFICALLY DESIGNATED AS AN ENERGY STAR BENCHMARK BUILDING FOR ENERGY EFFICIENCY RATIONALE. THE ENERGY STAR BENCHMARK BUILDING RATIONALE IS LISTED AT THE END OF THE PROJECT DESCRIPTION. FOR MORE INFORMATION, VISIT WWW.ENERGYSTAR.GOV. ENERGY EFFICIENCY RATIONALE: THE PROJECTOR IS PROVIDING ENERGY EFFICIENT DESIGN SOLUTIONS TO MEET THE ENERGY STAR BENCHMARK BUILDING RATIONALE. THE SOLUTIONS TO BE PROVIDED ARE: 1. ENERGY EFFICIENT LIGHTING FIXTURES, 2. ENERGY EFFICIENT APPLIANCES, 3. ENERGY EFFICIENT WATER HEATING, 4. ENERGY EFFICIENT HEATING AND COOLING SYSTEMS, 5. ENERGY EFFICIENT WINDOWS, 6. ENERGY EFFICIENT DOORS, 7. ENERGY EFFICIENT ROOFING, 8. ENERGY EFFICIENT INSULATION, 9. ENERGY EFFICIENT VENTILATION, 10. ENERGY EFFICIENT MECHANICAL SYSTEMS, 11. ENERGY EFFICIENT ELECTRICAL SYSTEMS, 12. ENERGY EFFICIENT PLUMBING SYSTEMS, 13. ENERGY EFFICIENT PAINTS AND FINISHES, 14. ENERGY EFFICIENT ACCESSIBILITY GUIDELINES (MAG).
<b>ACCESSIBILITY:</b>	MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS AS REFERENCED BY MCLC 2015 MICHIGAN RESIDENTIAL CODE (MRC) 2015 MICHIGAN NATIONAL ELECTRICAL CODE (NEC) 2014 NFPA 101 2009 / DETROIT FIRE CODE 2015 MICHIGAN UNIFORM ENERGY CODE 2015 MICHIGAN ACCESSIBILITY GUIDELINES (MAG)

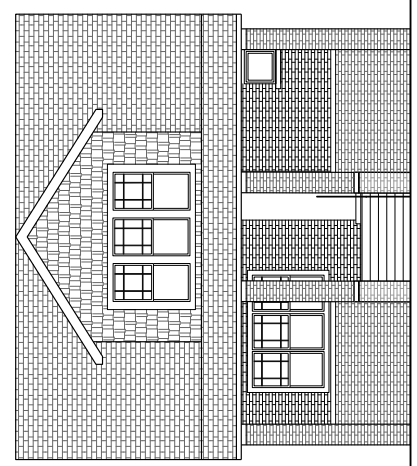
**BID ALTERNATES**

ALL ALTERNATES SHALL BE BID FROM THE SAME BIDDER. BID FROM MORE THAN ONE BIDDER IS NOT PERMITTED.

**BID ALTERNATE NO. 1: INTERIOR REPAIRS**  
BASE BID: EXTERIOR REPAIRS ONLY. DO NOT INCLUDE SHEETS A101, A102, A11, A112  
ADD A.I.: EXTERIOR AND INTERIOR REPAIRS, SEE ALL SHEETS

**BID ALTERNATE NO. 2: WINDOWS**  
BASE BID: EXTERIOR REPAIRS ONLY. DO NOT INCLUDE SHEETS A101, A102, A11, A112  
ADD A.I.: EXTERIOR AND INTERIOR REPAIRS, SEE ALL SHEETS  
ADD A.I.I.: INTERIOR REPAIRS, SEE ALL SHEETS  
ADD A.I.I.I.: INTERIOR REPAIRS, SEE ALL SHEETS

**BID ALTERNATE NO. 3: REAR PORCH**  
BASE BID: EXTERIOR REPAIRS ONLY. DO NOT INCLUDE SHEETS A101, A102, A11, A112  
ADD A.I.: EXTERIOR AND INTERIOR REPAIRS, SEE ALL SHEETS  
ADD A.I.I.: INTERIOR REPAIRS, SEE ALL SHEETS  
ADD A.I.I.I.: INTERIOR REPAIRS, SEE ALL SHEETS



# OSSIAN SWEET HOUSE

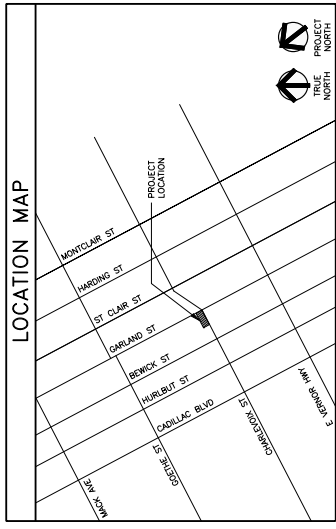
100% OWNER REVIEW  
10-25-2021

**PROJECT LOCATION:**  
2808 GARLAND STREET  
DETROIT, MI 48226

**OWNER:**  
CITY OF DETROIT  
HOUSING AND REVITALIZATION DEPT.  
2 WOODWARD AVE, SUITE 909  
DETROIT, MI 48226

**ARCHITECT OF RECORD:**  
KRAEMER DESIGN GROUP, LLC  
ROBERT J. KRAEMER, RA, NCARB, IIDA  
STATE OF MICHIGAN CERTIFICATE NO. 13010402646  
1420 BROADWAY  
DETROIT, MI 48226  
www.kraemerdesigngroup.com  
(313) 985-3399

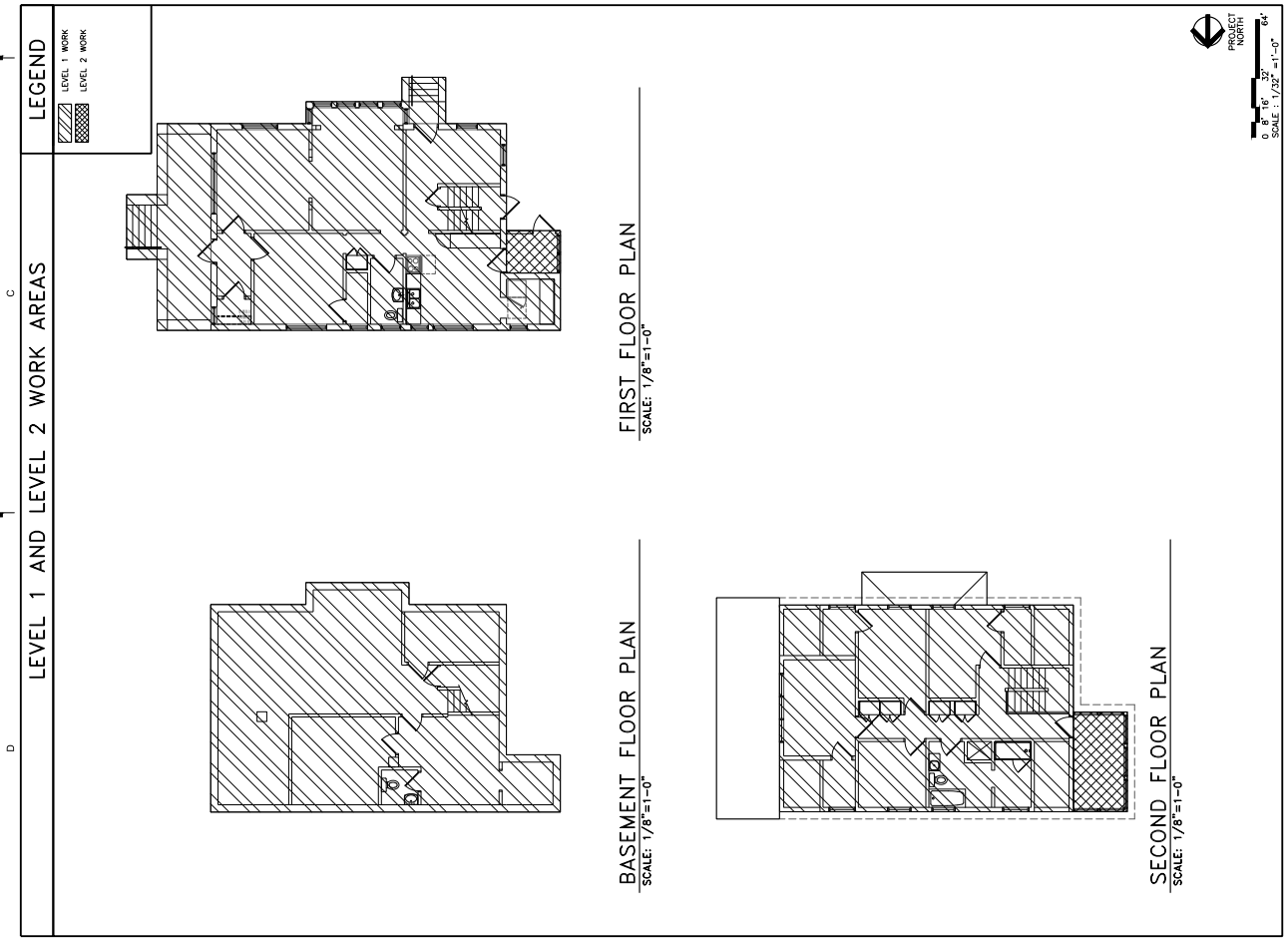
**STRUCTURAL ENGINEER:**  
SILMAN  
JOSEPH TORTORELLA  
MI LICENSE # 6201068935  
211 N FORTH AVENUE, SUITE 2A  
ANN ARBOR, MI 48104



100% OWNER REVIEW	10-25-21
90% OWNER REVIEW	07-31-20
Revision	Date
Date	
Project Number	
20200089	

Sheet Title  
**CODE SUMMARY**

Sheet Number  
**G001**

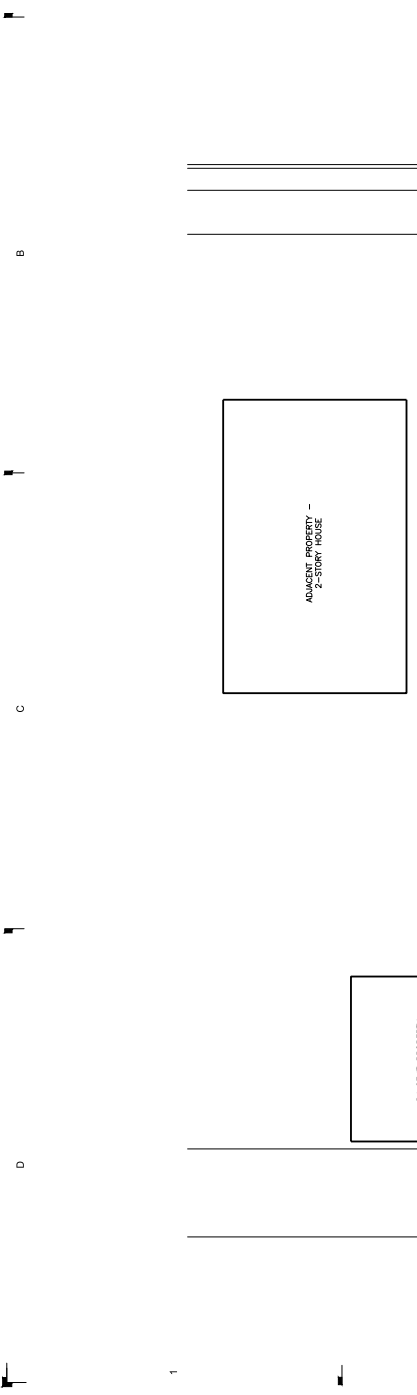


**GENERAL SITE NOTES**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DETROIT STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC WORKS, LATEST EDITION, AND ANY SUPPLEMENTALS THEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES WHO MIGHT HAVE UTILITY LINES ON OR ABOUT THE PROJECT SITE. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROTECT EXISTING UTILITY LINES AND SHALL REPAIR ANY DAMAGES AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL PROVIDE A MEDIUM BROOM ON ALL CONCRETE WALKS, RAMPS, AND FINISH SURFACES.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND SHRUBS AS NECESSARY. FERTILIZATION AND WATERING SHALL BE AS NECESSARY UNTIL SUCH TIME AS PROPER VEGETATION AND ROOT GROWTH IS ESTABLISHED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTING AND MAINTAINING ALL SAFETY BARRIERS AND OTHER TRAFFIC CONTROL DEVICES AS NECESSARY AROUND THE PERIMETER.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SIDEWALKS AND ACCESSIBLE RAMPS ARE IN COMPLIANCE WITH THE ADA AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, DESIGN INFORMATION AND ADA REGULATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL SATISFY HIMSELF/HERSELF AS TO EARTHWORK QUANTITIES PRIOR TO BIDDING.

**LEGAL DESCRIPTION**

2905 GARLAND STREET, DETROIT, MI 48214  
 LAND LOCATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN  
 W. COR. AND S. 17 FT. 489 N. 28.44 FT. 488 BEMONS SUB 133  
 P14 PLATS, W. C. R. 21,259, 42,44 IRREG.



GARLAND STREET (30 FT WIDE - PUBLIC)

CHARLEVOIX STREET (30 FT WIDE - PUBLIC)

**ARCHITECTURAL SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**Kamber Design Group**  
 211 N. ARBOR, MICHIGAN  
 ARCHITECT

**SILMAN**  
 211 N. ARBOR, MICHIGAN  
 CONSULTANT

**OSSIAN SWEET HOUSE**  
 2905 GARLAND STREET  
 DETROIT, MICHIGAN  
 PROJECT / OWNER  
 CITY OF DETROIT  
 HOUSING AND REHABILITATION DEPARTMENT  
 2 WOODWARD AVE. SUITE 609  
 DETROIT, MICHIGAN



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100% OWNER REVIEW	10-25-21
90% OWNER REVIEW	07-31-20
Revision	Date
Date	
Project Number	2020009
Sheet Title	ARCHITECTURAL SITE PLAN

Sheet Number  
**AS101**





**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DETROIT DEPARTMENT OF PUBLIC WORKS, DIVISION OF PERMITS AND INSPECTION.

A. CURRENTLY DAMAGED OR MISSING TRANSITION STRIPS AT DOOR THRESHOLDS TO MATCH EXISTING.

B. REPLACE DAMAGED OR MISSING TRANSITION STRIPS AT DOOR THRESHOLDS TO MATCH EXISTING.

C. STRIP PAINT AND REFRESH ALL WOOD MOLDINGS, TRIM, AND MILLWORK WHERE CURRENTLY PAINTED. STAIN TO MATCH ORIGINAL FINISH.

D. REPAIR CRACKED OR DAMAGED PLASTER WALLS AND CEILINGS. IF DAMAGE IS EXTENSIVE, PLASTER SHALL BE REMOVED AND REPLACED. GYPSUM BOARD PAINTED TO MATCH EXISTING IS ACCEPTABLE.

WORK IN EXISTING STRUCTURES

E. WHERE NEW OSSIAN BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION, THE PARTITION SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE. WHERE NEW PARTITIONS ARE NOT A CONTINUATION OF AN EXISTING SURFACE, THE CENTERLINE OF THE WALL SHALL BE CENTERED ON THE COLUMN ENGAGEMENT.

F. WHERE NEW OR UNELL PARTITION ABUTS EXISTING PARTITION, FACE OF PARTITIONS SHALL ALIGN, UNLESS NOTED OTHERWISE.

G. PARTITIONS WITH EXISTING FRAMING MAY REQUIRE REWORK TO ACCOMMODATE NEW OPENINGS, ETC.

H. WHERE EXISTING PARTITIONS ARE DAMAGED OR MISSING, REPAIR OR REPLACE EXISTING PARTITION TO BE MATCHED AND REFINISHED WITH MATCHING MATERIALS. THE FINISHES SHALL BE MATCHED TO THE EXISTING FINISHES IN THE FIELD.

I. WHERE EXISTING PARTITIONS ARE DAMAGED OR MISSING, REPAIR OR REPLACE EXISTING PARTITION TO BE MATCHED AND REFINISHED WITH MATCHING MATERIALS. THE FINISHES SHALL BE MATCHED TO THE EXISTING FINISHES IN THE FIELD.

J. WHERE FINISHES ARE SPECIFIED ON THE FLOOR PLAN REMOVE ALL EXISTING FINISHES. PATCH AND REPAIR WALLS AND FLOOR TO ENSURE EVEN SURFACE. FINISHES SHALL BE MATCHED TO THE EXISTING FINISHES IN THE FIELD. INSTRUCTIONS SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

K. PROVIDE TEMPORARY DUSTPROOF PARTITIONS AS REQUIRED TO PROTECT ALL EXISTING AREAS FROM DAMAGE.

L. REMOVE ALL EXISTING FINISHES BASED ON A LIMITED REVIEW OF GENERALLY EXPOSED STRUCTURAL ELEMENTS. NO MASSIVE INVESTIGATIONS INCLUDING REMOVAL OF FINISHES STILL INTACT HAVE BEEN PERFORMED TO DATE. WHERE EXISTING FINISHES ARE DAMAGED OR MISSING, REPAIR OR REPLACE EXISTING FINISHES WITH A LICENSED STRUCTURAL ENGINEER'S REVIEW OF EXISTING STRUCTURE BEHIND FINISHES WITH A LICENSED STRUCTURAL ENGINEER'S REVIEW. CONTRACTOR TO PROVIDE ALLOWANCE FOR AND LEVEL OF REPAIRS NEEDED. CONTRACTOR TO PROVIDE ALLOWANCE FOR EXPOSED FINISHES THAT MAY BE NEEDED ONCE STRUCTURE IS EXPOSED FOR REVIEW.

**NON-HISTORIC FLOORING MATERIAL**

**LEGEND**

WINE TILE FLOORING - EXISTING. SEE CONSTRUCTION KEYNOTE 1 FOR TREATMENT.

UNGLAZED - EXISTING. SEE CONSTRUCTION KEYNOTE 3 FOR TREATMENT.

CARPET - EXISTING. SEE CONSTRUCTION KEYNOTE 3 FOR TREATMENT.

AREA OF DAMAGED OR DETERIORATED WOOD FRAMING ELEMENTS

**CONSTRUCTION KEYNOTES**

NOTE: NOT ALL NOTES ARE APPLICABLE TO THIS SHEET.

1. PATCH AND REPAIR PLASTER WALL TO MATCH EXISTING. REFER TO GENERAL NOTES FOR INSTRUCTION.

2. PROVIDE NEW HISTORICALLY COMPATIBLE WALL MOUNTED HANDRAIL. HANDRAIL SHOULD BE SOLID PINE OR WHITE OAK WITH ROUND PROFILE.

3. REMOVE EXISTING HISTORICALLY COMPATIBLE WALL MOUNTED HANDRAILS. REPAIR AND FINISH WOOD FLOOR BENEATH TO MATCH EXISTING WHITE OAK STRIP FLOORING. IF WOOD FLOOR BENEATH IS FOUND TO BE IN POOR CONDITION, REPLACE WITH NEW WHITE OAK STRIP FLOORING. REFER TO GENERAL NOTES FOR INSTRUCTION.

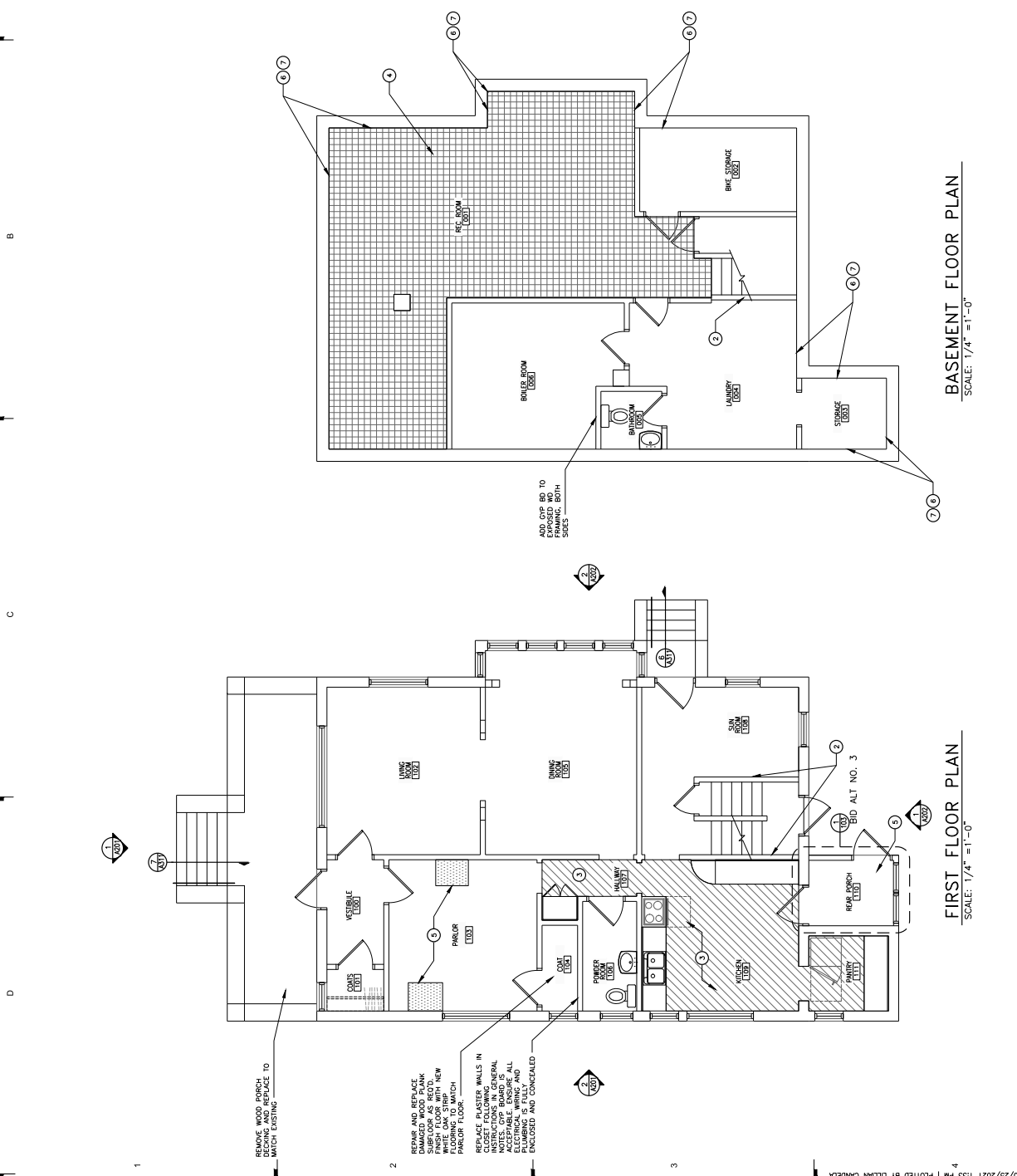
4. TEST FOR ASBESTOS ON WINE TILE FLOORING. IF ASBESTOS IS FOUND, CONTRACTOR SHALL ENCAPSULATE AND ABATE THE AFFECTED AREA.

5. REMOVE AND REPLACE DAMAGED OR DETERIORATED WOOD FRAMING ELEMENTS. REPAIR OR REPLACE WITH NEW HISTORICALLY COMPATIBLE MATERIALS. CONTRACTOR TO PROVIDE BETTER FOR BEAMS AND JOISTS OR BETTER FOR JOISTS. CONTRACTOR TO PROVIDE CONNECTIONS FOR SUPPORTED AND SUPPORTING FRAMING. SEE NOTE 6.

6. REMOVE AND DISPOSE OF WOOD PANELING WHERE EXISTING. SCRAPE FLAKING PAINT FROM BRICK. REMOVE AND REPLACE DETERIORATED BRICKS. MASONRY CONTRACTOR TO CONDUCT A DEEP RAVINE TO REMOVE ALL DETERIORATED MATERIAL. BRICKS TO BE REPLACED WITH NEW BRICKS. BRICKS TO BE MATCHED TO EXISTING. BRICKS TO BE REPAIRED. DEEP GRADING AND OR DEEP REPORTING TO ENSURE WALL IS COMPLETELY SOLID. ONCE REPAIRS ARE COMPLETE.

7. APPLY FLUID APPLIED CRISTALINE WATERPROOFING TO ALL BRICK FOUNDATION WALLS.

8. REMOVE EXISTING GUTTER AND REPLACE WITH NEW ALUMINUM GUTTER TO EXTEND AND DRAIN AWAY FROM STRUCTURE.



**BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

BID ALTERNATE NO. 1 - INTERIOR REPAIRS  
BASE BID: EXTERIOR REPAIRS ONLY. DO NOT INCLUDE SHEETS A101, A102, A11, A112  
ADD SHEETS FOR EXTERIOR AND INTERIOR REPAIRS. SEE ALL SHEETS

REMOVE WOOD PORCH. REPLACE TO MATCH EXISTING.

REMOVE AND REPLACE SHED DOOR AS REQD. WITH NEW WHITE OAK STRIP MATCH EXISTING FLOOR.

REMOVE ALL EXISTING WALLS IN CLOSET FOLLOWING INSTRUCTIONS IN GENERAL NOTES. REMOVE ALL EXISTING WALLS AND FINISHES. ALL PLUMBING IS FULLY ENCLOSED AND CONCEALED.

ADD COP BID TO EXPOSED W/ EXPOSED W/ BOTH SIDES

Architect

Consultant

**GENERAL NOTES**
  
 WORK IN EXISTING STRUCTURES

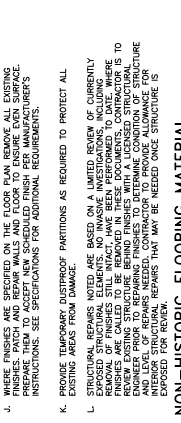
- WHERE NEW GYPSUM BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION, THE PARTITION SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE. WHERE NEW PARTITIONS ARE NOT A CONTINUATION OF AN EXISTING PARTITION, THE CENTERLINE OF THE WALL SHALL BE CENTERED ON THE COLUMN ENCLOSURE.
- WHERE NEW OR INTEL PARTITION ABUTS EXISTING PARTITION, FACE OF PARTITIONS SHALL ALIGN, UNLESS NOTED OTHERWISE.
- PARTITIONS WITH EXISTING FRAMING MAY REQUIRE REMORK TO ACCOMMODATE NEW OPENINGS, ETC.
- WHERE EXISTING FIRE-RESISTANCE RATED PARTITIONS ARE DAMAGED OR HAVE BEEN REMOVED, THE EXISTING ASSEMBLY TO MEET THE REQUIRED FIRE RESISTANCE RATING. CONTRACTOR TO REVIEW THE CONDITION OF ALL PARTITIONS IN THE FIELD.
- WHERE NEW OR INTEL PARTITION ABUTS EXISTING PARTITION, FACE OF PARTITIONS SHALL ALIGN, UNLESS NOTED OTHERWISE.
- WHERE FINISHES ARE SPECIFIED ON THE FLOOR PLAN, REMOVE ALL EXISTING FINISHES. PATCH AND REPAIR WALLS AND FLOOR TO ENSURE EVEN SURFACE. FINISHES SHALL BE AS SPECIFIED ON THE FLOOR PLAN.
- PROVIDE TEMPORARY DUSTPROOF PARTITIONS AS REQUIRED TO PROTECT ALL EXISTING AREAS FROM DAMAGE.
- STRUCTURE REPAIRS SHALL BE BASED ON A LIMITED REVIEW OF CURRENTLY AVAILABLE RECORDS. REPAIRS SHALL BE PERFORMED TO DATE, WHERE TO REMOVE OF FINISHES STILL IN PLACE, HAVE BEEN PERFORMED TO DATE, WHERE TO REVIEW EXISTING STRUCTURE BEHIND FINISHES WITH A LICENSED STRUCTURAL ENGINEER. CONTRACTOR TO PROVIDE ALLOWANCE FOR ALL STRUCTURE AND LEVEL OF REPAIRS NEEDED. CONTRACTOR TO PROVIDE ALLOWANCE FOR ENLARGED STRUCTURAL REPAIRS THAT MAY BE NEEDED TO ACCOMMODATE ALL EXISTING FINISHES. PATCH AND REPAIR WALLS AND FLOOR TO ENSURE EVEN SURFACE. FINISHES SHALL BE AS SPECIFIED ON THE FLOOR PLAN.
- PROVIDE TEMPORARY DUSTPROOF PARTITIONS AS REQUIRED TO PROTECT ALL EXISTING AREAS FROM DAMAGE.
- STRUCTURE REPAIRS SHALL BE BASED ON A LIMITED REVIEW OF CURRENTLY AVAILABLE RECORDS. REPAIRS SHALL BE PERFORMED TO DATE, WHERE TO REMOVE OF FINISHES STILL IN PLACE, HAVE BEEN PERFORMED TO DATE, WHERE TO REVIEW EXISTING STRUCTURE BEHIND FINISHES WITH A LICENSED STRUCTURAL ENGINEER. CONTRACTOR TO PROVIDE ALLOWANCE FOR ALL STRUCTURE AND LEVEL OF REPAIRS NEEDED. CONTRACTOR TO PROVIDE ALLOWANCE FOR ENLARGED STRUCTURAL REPAIRS THAT MAY BE NEEDED TO ACCOMMODATE ALL EXISTING FINISHES. PATCH AND REPAIR WALLS AND FLOOR TO ENSURE EVEN SURFACE. FINISHES SHALL BE AS SPECIFIED ON THE FLOOR PLAN.

**NON-HISTORIC FLOORING MATERIAL**
  
**LEGEND**

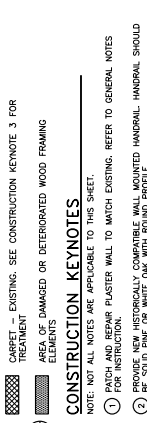
- VINYL TILE FLOORING - EXISTING. SEE CONSTRUCTION KEYNOTE 4 FOR TREATMENT.
- CARPET - EXISTING. SEE CONSTRUCTION KEYNOTE 3 FOR TREATMENT.
- AREA OF DAMAGED OR DETERIORATED WOOD FRAMING ELEMENTS.

**CONSTRUCTION KEYNOTES**
  
 NOTE: NOT ALL NOTES ARE APPLICABLE TO THIS SHEET.

- PATCH AND REPAIR PLASTER WALL TO MATCH EXISTING. REFER TO GENERAL NOTES FOR INSTRUCTION.
- PROVIDE NEW HISTORICALLY COMPATIBLE WALL MOUNTED HANDRAIL. HANDRAIL SHOULD BE SOLID PINE OR WHITE OAK WITH ROUND PROFILE.
- WOOD FLOORING BEHIND CARPET TO MATCH EXISTING BUCK STRIP FLOORING. BUCK STRIP FLOORING IS FOUND TO BE IN POOR CONDITION. REPLACE WITH NEW WHITE OAK STRIP FLOORING. FOUR (4) TO MATCH EXISTING.
- TEST FOR ASBESTOS ON VINYL TILE FLOORING. IF ASBESTOS IS FOUND, CONTRACTOR SHALL ENCAPSULATE AND ABATE THE AFFECTED AREA.
- REMOVE AND REPLACE DAMAGED OR DETERIORATED WOOD FRAMING ELEMENTS. OR BETTER FOR BEAMS AND JOINTS. CONTRACTOR TO PROVIDE CONNECTIONS FOR SUPPORTED AND SUPPORTING FRAMING. SEE NOTE 8.
- REMOVE AND DISPOSE OF WOOD PANELING WHERE EXISTING SCRAPES PLANKING PAINT FROM BRICK. REMOVE AND REPLACE DETERIORATED BRICKS. MASONRY CONTRACTOR TO CONDUCT A BEER RAVING TO REMOVE ALL DETERIORATED MORTAR. REPAIR BRICKWORK TO MATCH EXISTING. CONTRACTOR TO ENSURE WALL IS COMPLETELY SOLID ONCE REPAIRS ARE COMPLETE.
- APPLY FLUID APPLIED CRYSTALLINE WATERPROOFING TO ALL BRICK FOUNDATION WALLS.
- REMOVE EXISTING GUTTER AND REPLACE WITH NEW ALUMINUM GUTTER AND DOWNSPOUTS IN SIZE AND PROFILE. DOWNSPOUTS TO EXTEND AND DRAIN AWAY FROM STRUCTURE.



**ROOF PLAN**
  
 SCALE: 1/4" = 1'-0"



**SECOND FLOOR PLAN**
  
 SCALE: 1/4" = 1'-0"

BID ALTERNATE NO. 1: INTERIOR REPAIRS  
 BASE BID: EXTERIOR REPAIRS ONLY. DO NOT  
 INCLUDE SHEETS A101, A102, A11, A112  
 ADD SHEETS FOR EXTERIOR AND INTERIOR REPAIRS. SEE  
 ALL SHEETS

Sheet

100% OWNER REVIEW	10-25-21
50% OWNER REVIEW	07-31-20
50% OWNER REVIEW	07-19-20
Revision	Date
Date	

Project Number: 2020009  
 Sheet Title: BID ALTERNATE #3

**GENERAL NOTES**

- COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS FOR SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
- PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS REQUIRED TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.
- ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, Fumes AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING.
- CONTRACTOR TO REMOVE AND MAINTAIN FIRE EXTINGUISHERS AS NECESSARY TO PROVIDE FOR ADEQUATE FIRE PROTECTION AND FIRE FIGHTING.
- CONTRACTOR TO MAINTAIN REQUIRED MEANS OF EGRESS DURING DEMOLITION AND CONSTRUCTION.
- PROTECT ALL UTILITIES AND SERVICES TO REMAIN IN PLACE. DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
- SAW CUT THROUGH EXISTING MATERIALS TO PROVIDE A SMOOTH, STRAIGHT EDGE (CLEAN EDGE) FROM WHICH TO REMOVE EXISTING MATERIALS.
- WORK THE AREA OF EACH LIGHT AND DEBRIS. BROOM CLEAN ALL MATERIALS TO BE REMOVED.
- CONTRACTOR TO LEGALLY DISPOSE OF DEMOLISHED ITEMS AND MATERIALS PROMPTLY. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON SITE.

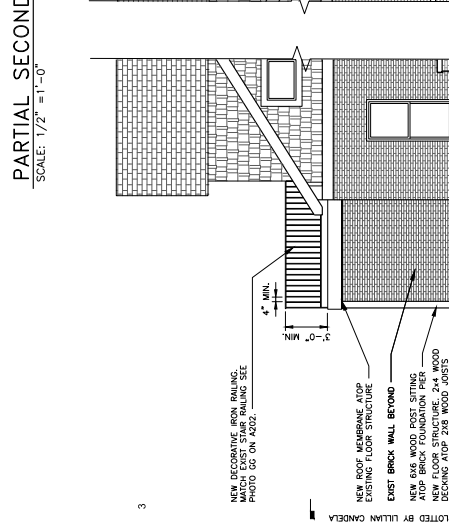
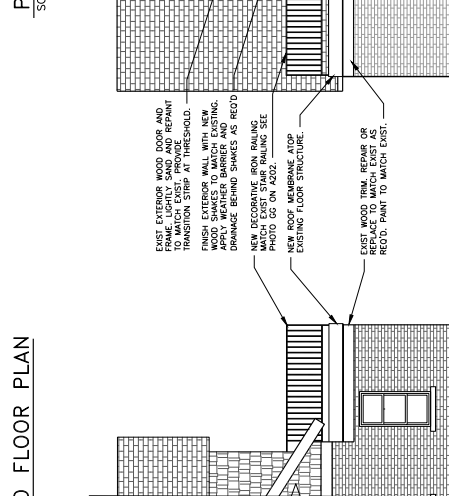
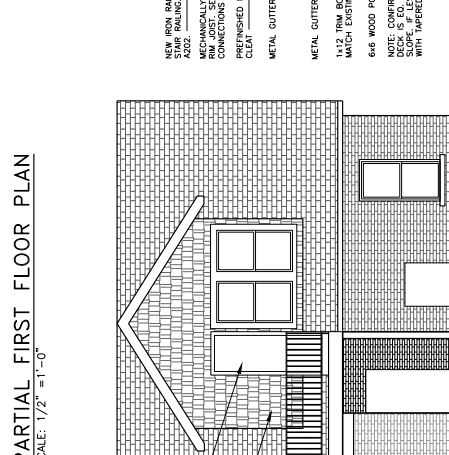
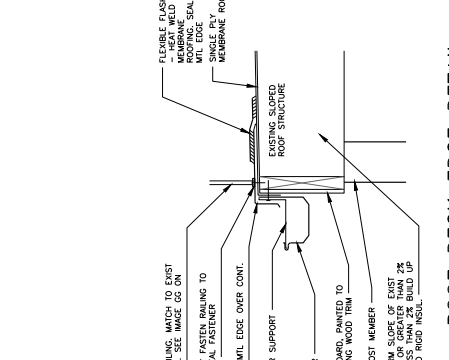
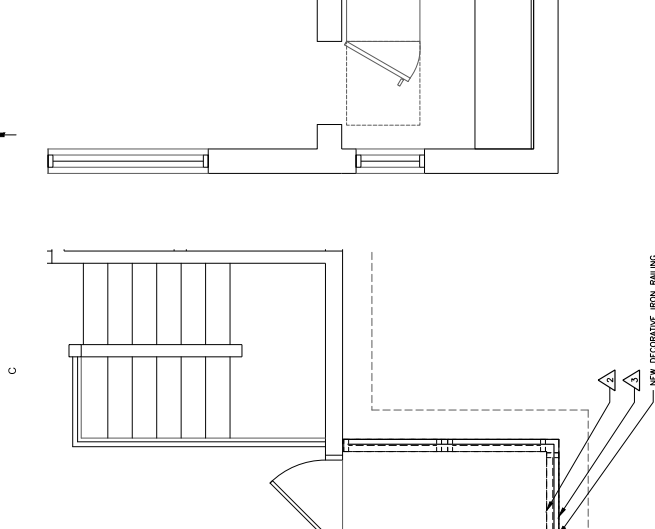
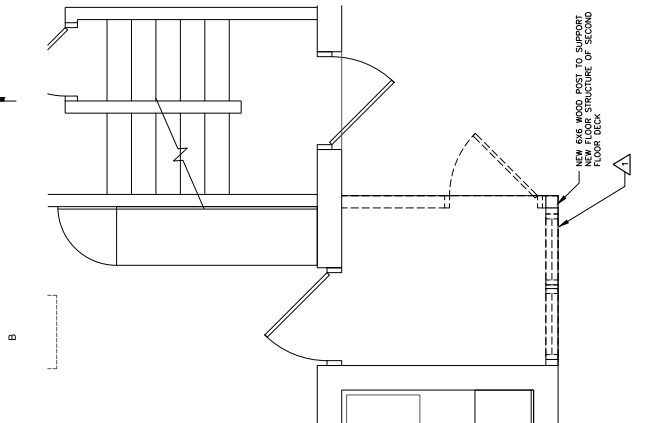
**ITEMS TO SALVAGE**

- REMOVE DEBRIS, STORED ITEMS, FURNITURE, FIXTURES, AND EQUIPMENT TO BE MAINTAINED AND REUSED IN OTHER ENCLOSED PORCH STRUCTURES AND PROVIDE TO OWNER FOR STORAGE.
- USE EXISTING BRICKS STORED UNDER PORCH STRUCTURE FOR ANY NECESSARY REPAIRS NEEDED ON THE CHIMNEY.

**DEMOLITION KEYNOTES**

NOTE: NOT ALL NOTES ARE APPLICABLE TO THIS SHEET.

- △ REMOVE METAL PORCH WALL STRUCTURE, WOOD COLUMN, AND BRICK PIER. RETAIN EXIST FLOOR STRUCTURE AT SECOND FLOOR.
- △ REMOVE ENTIRE SECOND FLOOR ENCLOSED PORCH STRUCTURE INCLUDING BRICK MASONRY, CEILING STRUCTURE, ROOFING, RETAIN EXIST FLOOR STRUCTURE.
- △ REMOVE ALL ALUMINUM GUTTERS



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

Annotations include: NEW ROOF MEMBRANE AT OP EXISTING FLOOR STRUCTURE; NEW 6x6 WOOD POST SITTING AT OP BRICK FOUNDATION PIER; NEW 2x10 WOOD SHIRTS TO SUPPORT FLOOR BECK WITH 2x10 WOOD SHIRTS AT OP BRICK TO MATCH EXISTING; NEW 4" MIN. FINISH FLOOR STRUCTURE; EXIST BRICK WALL BEYOND EXISTING FLOOR STRUCTURE; EXIST BRICK FOUNDATION PIER AT OP BRICK TO MATCH EXISTING; NEW ROOF MEMBRANE AT OP EXISTING FLOOR STRUCTURE; NEW 6x6 WOOD POST SITTING AT OP BRICK FOUNDATION PIER; NEW 2x10 WOOD SHIRTS TO SUPPORT FLOOR BECK WITH 2x10 WOOD SHIRTS AT OP BRICK TO MATCH EXISTING.

**PARTIAL WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

Annotations include: EXIST EXTERIOR WOOD DOOR AND FRAME, LIGHTLY SAND AND REPAINT TRANSITION STRIP AT THRESHOLD; FINISH EXTERIOR WALL WITH NEW WOOD SHAKES TO MATCH EXISTING; NEW DECORATIVE IRON RAILING WITH 2x10 WOOD SHIRTS TO SUPPORT FLOOR BECK; EXIST WOOD TRIM, REPAIR OR REPLACE TO MATCH EXIST AS REQD; PAINT TO MATCH EXIST.

**PARTIAL EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

Annotations include: EXIST EXTERIOR WOOD DOOR AND FRAME, LIGHTLY SAND AND REPAINT TRANSITION STRIP AT THRESHOLD; FINISH EXTERIOR WALL WITH NEW WOOD SHAKES TO MATCH EXISTING; NEW DECORATIVE IRON RAILING WITH 2x10 WOOD SHIRTS TO SUPPORT FLOOR BECK; EXIST WOOD TRIM, REPAIR OR REPLACE TO MATCH EXIST AS REQD; PAINT TO MATCH EXIST.

**PARTIAL SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

Annotations include: EXIST EXTERIOR WOOD DOOR AND FRAME, LIGHTLY SAND AND REPAINT TRANSITION STRIP AT THRESHOLD; FINISH EXTERIOR WALL WITH NEW WOOD SHAKES TO MATCH EXISTING; NEW DECORATIVE IRON RAILING WITH 2x10 WOOD SHIRTS TO SUPPORT FLOOR BECK; EXIST WOOD TRIM, REPAIR OR REPLACE TO MATCH EXIST AS REQD; PAINT TO MATCH EXIST.

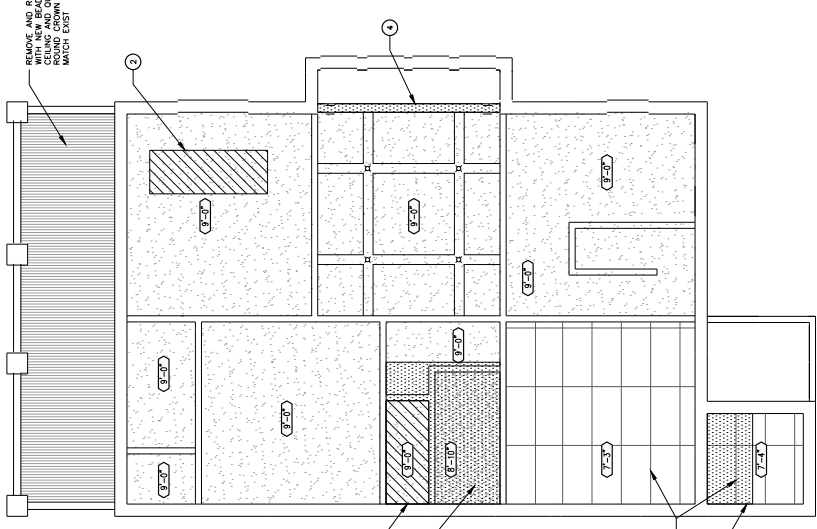
**GENERAL NOTES**

- A. REMOVE OR PROTECT IN PLACE ALL CONSTRUCTION ITEMS THAT ARE NOT TO BE REMOVED. ITEMS TO BE REMOVED OR PROTECTED INCLUDE: CHILDS, CHILLES, RETURN AIR GRILLES, WINDWASH PANELS, EXHAUST GRILLES, FAUCETS, SINKS, TOILETS, SHOWER STALLS, SPRINKLER HEADS, ETC.
- B. CLEAN ALL TRADES TO REMAIN (I.E. SPRINKLER ESCROWERS, FIRE ALARM DEVICES, ETC) OF ALL OLD PAINT, OVERSPRAY, RESIDUE, ETC. PRIOR TO APPLICATION OF NEW ROOM FINISHES.

**CONSTRUCTION KEYNOTES**

- NOTE: NOT ALL NOTES ARE APPLICABLE TO THIS SHEET.
- 1 SOFFIT
  - 2 PATCH AND REPAIR DAMAGED PLASTER CEILING AS REQ'D TO MATCH EXISTING
  - 3 EXIST HATCH FOR ATTIC ACCESS
  - 4 REMOVE AND REPLACE DAMAGED OR DETERIORATED WOOD FRAMING (TRUSS, JOIST, BRACKET, OR OTHER) IN CONTACT WITH PLASTER. MINIMUM OF 2" x 4" OR BETTER FOR BEAMS AND 2" x 6" OR BETTER FOR JOISTS. CONTRACTOR TO PROVIDE SHORING AS NEEDED FOR SUPPORTED AND SUPPORTING FRAMING. SEE NOTE R.

REMOVE AND REPLACE WITH NEW BEISBOARD CEILING AND QUARTER ROUND TRIM TO MATCH EXISTING



**FIRST FLOOR RCP**  
SCALE: 1/4" = 1'-0"

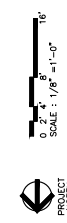
**Seal**

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LEGEND	
	KEY TO CEILING GYP. BOARD
	EXPOSED CONSTRUCTION
	CEILING HEIGHT
	RECESSED DOWN LIGHT
	LIGHT FIXTURE
	AREA OF DAMAGED PLASTER
	FRAMING ELEMENTS
	KEY TO WALLS PARTITION PENETRATING CEILING PLANE (NON RATED)
	PARTITION PENETRATING CEILING PLANE (RATED)
	PARTITION BELOW CEILING PLANE

**BASEMENT RCP**  
SCALE: 1/4" = 1'-0"

BID ALTERNATE NO. 1- INTERIOR REPAIRS  
BASE BID- EXTERIOR REPAIRS ONLY. DO NOT  
INCLUDE SHEETS A101, A102, A11, A112  
ADD SHEETS FOR EXTERIOR AND INTERIOR REPAIRS. SEE  
ALL SHEETS







**GENERAL NOTES**

- REFER TO A600 SERIES FOR WINDOW AND DOOR SCHEDULE AND DETAILS.
- REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SPOFF INFORMATION.
- REFER TO ROOF PLAN FOR PARAPET AND OVERHAND INFORMATION.
- REMOVE BRICKS AND/OR STRUCTURAL SUPPORT AS REQUIRED FOR SCOPE AND LIGHTING.
- ANY NEW EXPOSED STRUCTURAL STEEL SHALL BE GALVANIZED AND PAINTED UNLESS NOTED OTHERWISE.
- SCRAPE, PRIME, AND REPAINT ANY EXISTING EXPOSED STEEL UNITS.
- RE-APPLY SEALANT WHENEVER DISSIMILAR MATERIALS MEET.
- RE-GRADE LANDSCAPE TO SLOPE AWAY FROM THE STRUCTURE.
- REPOINT MASONRY WHERE NECESSARY.

**RESTORATION GENERAL NOTES**

- MASONRY/STONE RESTORATION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND ANY OTHER COSTS OR EXPENSES NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND ANY OTHER COSTS OR EXPENSES NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND ANY OTHER COSTS OR EXPENSES NECESSARY TO COMPLETE THE WORK.
- BUILDING RESTORATION TO INCLUDE ALL TERMS, CONDITIONS, AND CONDITIONS NECESSARY TO OBTAIN PERMITS AND ANY OTHER COSTS OR EXPENSES NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND ANY OTHER COSTS OR EXPENSES NECESSARY TO COMPLETE THE WORK.
- RESTORATION CONTRACTOR SHALL INSPECT ALL EXISTING MASONRY AND STONE WORK FOR STRUCTURAL STABILITY PRIOR TO BID. REINSPECT AFTER INITIAL CLEANING OF MASONRY.
- ALL ELEVATIONS SHALL UNDERGO COMPLETE BRICK AND STONE CLEANING. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND ANY OTHER COSTS OR EXPENSES NECESSARY TO COMPLETE THE WORK.
- CLEAN FACADE USING GENTLEST MEANS POSSIBLE TO ACHIEVE SATISFACTORY RESULTS WITHOUT CHANGING THE SURFACE OF THE MASONRY. CONTRACTOR SHALL CONDUCT TEST PATCHES TO ENSURE THE BEST AND MOST ECONOMICAL MEANS OF CLEANING. ALL SURFACES TO BE PRE-WET WITH CLEAN WATER. CLEANING SOLUTIONS TO NOT REMAIN ON SURFACES MORE THAN 5 MINUTES. RINSE AND IN MASONRY CLEANING SPECIFICATION. CLEANING IS TO BE COMPLETED WITHOUT BURNING OR ABRASION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURROUNDING AREAS.
- CLEAN ALL STONE THAT IS TO REMAIN & LET WEATHER FOR 30 DAYS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND ANY OTHER COSTS OR EXPENSES NECESSARY TO COMPLETE THE WORK.
- 100% OF MORTAR JOINTS TO BE VISUALLY INSPECTED. ALL MORTAR JOINTS DETERIORATED IN EXCESS OF 2/8" INCH UNDESIRABLE OR CRACKING WHETHER STRUCTURAL OR UNDESIRABLE SHALL BE REPAIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND ANY OTHER COSTS OR EXPENSES NECESSARY TO COMPLETE THE WORK.
- NO ACCELERATORS OR OTHER ADJUTIVES SHALL BE USED TO SET MORTAR. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND ANY OTHER COSTS OR EXPENSES NECESSARY TO COMPLETE THE WORK.
- REPLACE/RESET LOOSE MASONRY UNITS AND REPOINT WITH APPROVED MATERIAL TO MATCH EXISTING MATERIAL IN APPROVED MATERIAL TO MATCH EXISTING MATERIAL IN APPROVED MATERIAL TO MATCH EXISTING MATERIAL.

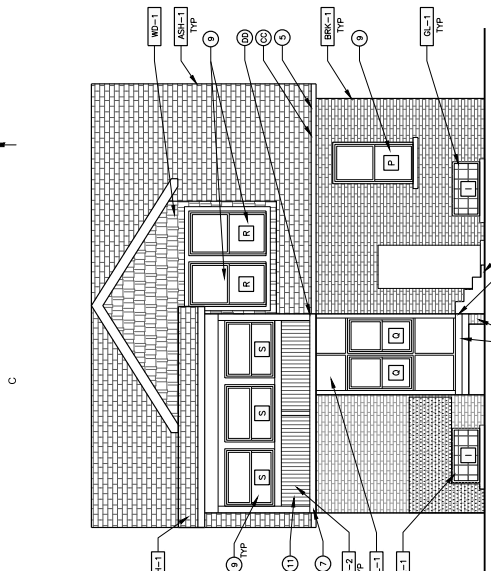
**CONSTRUCTION KEYNOTES**

- DEMOLISH EXISTING STAIR AND REPLACE WITH CAST IN PLACE STEPS TO MATCH EXISTING. SEE A101.
- REPAIR OR REPLACE ROOF FLASHING WHERE NECESSARY TO MATCH EXISTING. SEE A111.
- REPAIR OR REPLACE ROOF FLASHING WHERE NECESSARY TO MATCH EXISTING. SEE A111.
- REPAIR OR REPLACE ROOF FLASHING WHERE NECESSARY TO MATCH EXISTING. SEE A111.
- SHADED AREA INDICATES AREA OF EFFLORESCENCE AND ALGAE GROWTH ON MASONRY. CLEAN FOLLOWING RESTORATION GENERAL NOTES.
- REMOVE AND REPLACE DAMAGED OR DETERIORATED WOOD FRAMING AND TRIM. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND ANY OTHER COSTS OR EXPENSES NECESSARY TO COMPLETE THE WORK.
- SHADED AREA INDICATES MASONRY WHERE BROCKWORK HAS VISIBLY SEPARATED FROM THE SURFACE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND ANY OTHER COSTS OR EXPENSES NECESSARY TO COMPLETE THE WORK.
- REPLACE BRICKS OR MISSING GLAZING PANELS WITH NEW CLEAR MONOTONIC GLASS TO MATCH EXISTING IN THICKNESS.
- RELOCATE BRICK PIER TO FRAME END OF PORCH. CONTRACTOR TO PROVIDE NECESSARY SUPPORT AND SHORING.
- REPAIR OR REPLACE WOOD SIDING WHERE NECESSARY. PAINT TO MATCH EXISTING.

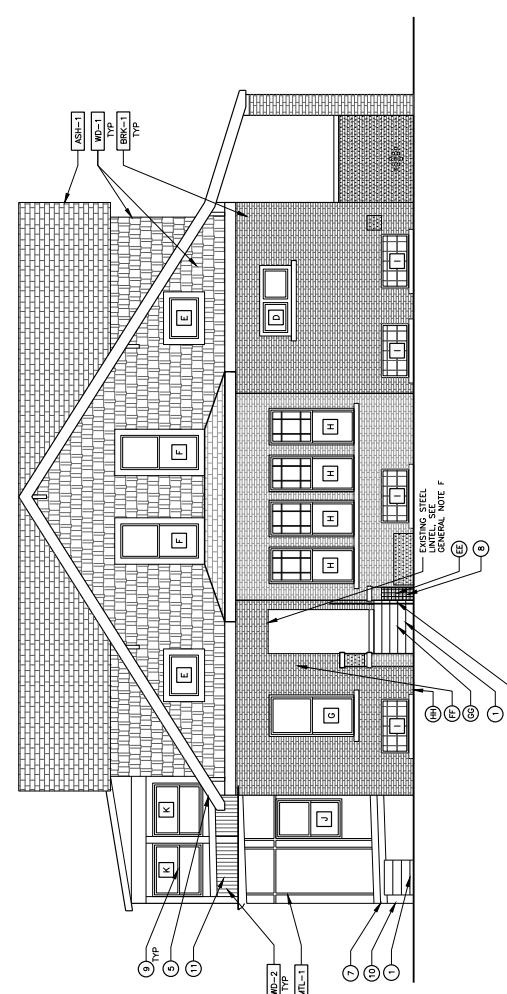
**EXTERIOR ELEVATION MATERIAL LEGEND**

- BRK-1 RED BRICK - EXISTING
  - BRK-2 RED BRICK - NEW TO MATCH EXISTING
  - BRK-3 ASPHALT SHINGLES - EXISTING
  - WD-1 WOOD SHAKES - EXISTING
  - WD-2 WOOD SIDING - EXISTING
  - MTL-1 WHITE METAL PANEL - EXISTING
  - GL-1 GLASS BLOCK - EXISTING
  - WFI WOOD FILLED WINDOW
  - EFF MASONRY EFFLORESCENCE
  - SEP AREA OF VISIBLE BROCKWORK MOVEMENT OR SEPARATION
- NOTES #1 AND #1

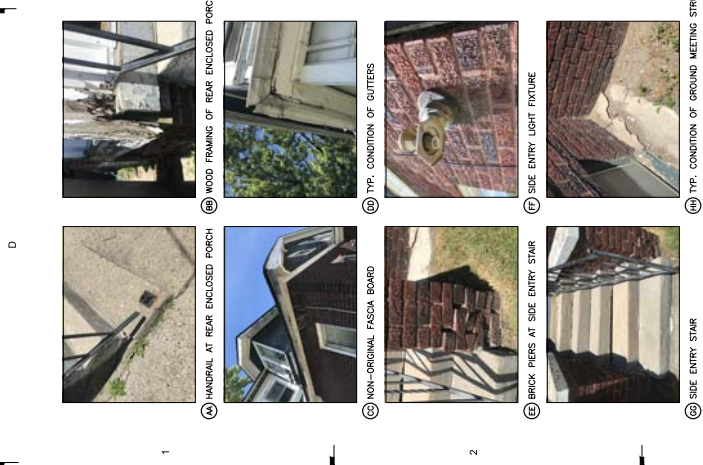
BRK-1: EXISTING 2" BRICKS  
BRK-2: NEW 2" BRICKS  
ADD ALT: (3) NON-ORIGINAL WINDOWS TO BE REPLACED WITH FRAME WINDOWS  
WFI: WOOD FILLED WINDOW  
EFF: MASONRY EFFLORESCENCE  
SEP: SEPARATION OF MASONRY UNITS  
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND ANY OTHER COSTS OR EXPENSES NECESSARY TO COMPLETE THE WORK.



**1 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"  
REFERENCE LOCATIONS: A101, A102



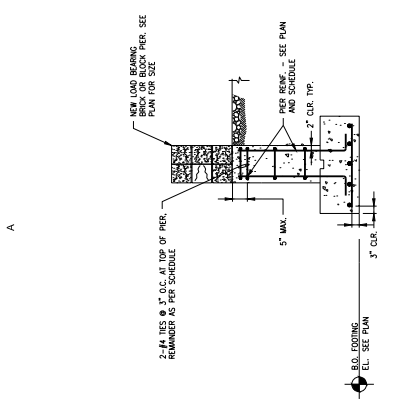
**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"  
REFERENCE LOCATIONS: A101, A102



100% OWNER REVIEW	10-25-21
90% OWNER REVIEW	07-31-20
Revision	Date
Date	
Project Number	20200099

Sheet Title  
**TYPICAL STRUCTURAL & EXTERIOR DETAILS**

Sheet Number  
**A311**

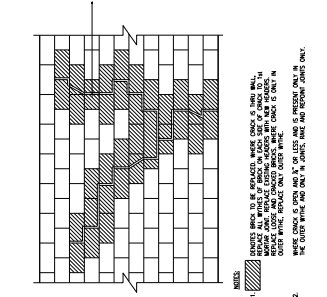


- NOTES:
- FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY AS SPECIFIED IN THE GENERAL NOTES.
  - ALL REINFORCING SHALL BE SET IN CONCRETE WITH SCHEDULED COLUMN SCHEDULE FOR SIZE AND REINFORCING.

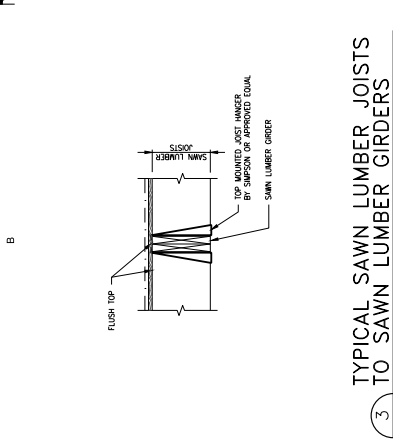
PIER SIZE	MIN. VERTICAL BARS	CLOSED TIES
14" x 14"	4 - #6	#4 @ 11 1/2" V/C
14" x 18"	4 - #6	#4 @ 11 1/2" V/C
18" x 18"	4 - #6	#4 @ 11 1/2" V/C
20" x 20"	8 - #5	#4 @ 10" V/C
22" x 22"	8 - #5	#4 @ 10" V/C
24" x 24"	8 - #6	#4 @ 12" V/C
26" x 26"	8 - #7	#4 @ 12" V/C
30" x 30"	12 - #7	#4 @ 12" V/C
36" x 36"	12 - #7	#4 @ 12" V/C

NOTE: REINFORCING SHALL BE NO LESS THAN SCHEDULED UNLESS NOTED OTHERWISE.

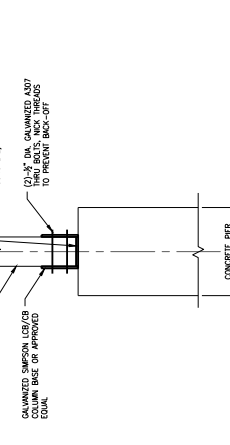
**1 TYPICAL PIER AND FOOTING**  
 SCALE: 1/2" = 1'-0"  
 REFERENCE LOCATIONS:



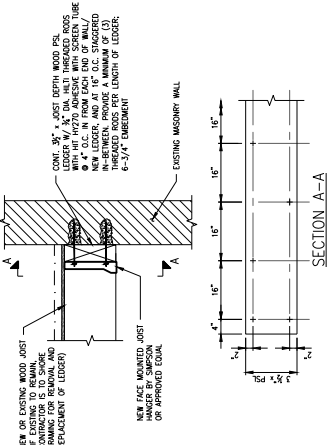
**2 TYPICAL DETAIL REPAIR IN BRICK MASONRY**  
 SCALE: 1/2" = 1'-0"  
 REFERENCE LOCATIONS:



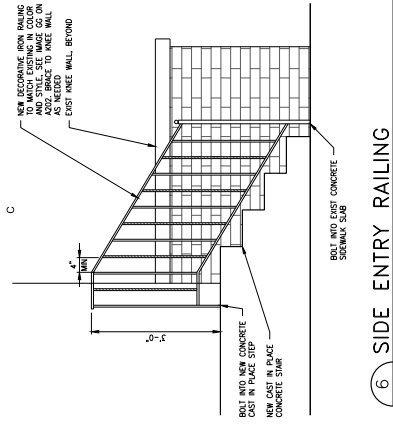
**3 TYPICAL SAWN LUMBER JOISTS TO SAWN LUMBER GIRDERS**  
 SCALE: 3/4" = 1'-0"  
 REFERENCE LOCATIONS:



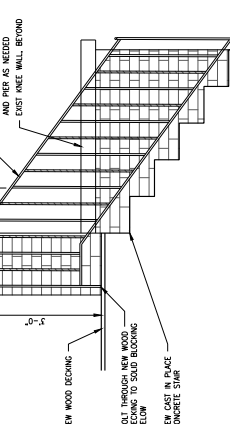
**4 TYPICAL WOOD POST ON MASONRY WALL OR PIER**  
 SCALE: 1" = 1'-0"  
 REFERENCE LOCATIONS:



**5 TYPICAL REPLACEMENT OF WOOD LEDGER ON BRICK WALL**  
 SCALE: 3/4" = 1'-0"  
 REFERENCE LOCATIONS:



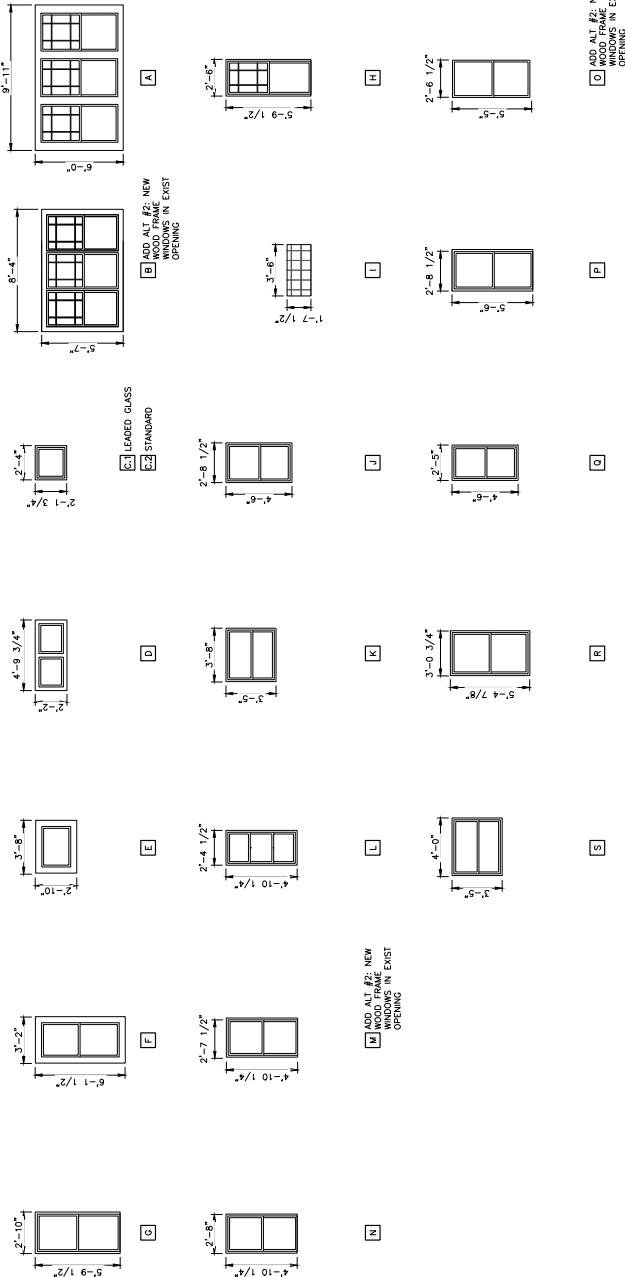
**6 SIDE ENTRY RAILING**  
 SCALE: 3/4" = 1'-0"  
 REFERENCE LOCATIONS: A10



**7 FRONT ENTRY RAILING**  
 SCALE: 3/4" = 1'-0"  
 REFERENCE LOCATIONS: A10



WINDOW ELEVATIONS



BIG A UPGRADE NO. 2: WINDOWS AND DOORS  
 DAMAGED UNITS AS SHOWN  
 ADD ALT. (1) NON-ORIGINAL WINDOWS TO BE REPLACED WITH FRAME WOOD  
 ADD ALT. (2) NON-ORIGINAL WINDOWS TO BE REPLACED WITH FRAME WOOD  
 COMPART WOODS AND DOORS. CONTACT MANUFACTURER AND WINDOW DESIGN WITH ARCHITECT PRIOR TO CONSTRUCTION.

A

B

D

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Project / Owner  
**OSSIAN SWEET HOUSE**  
 PRELIMINARY (NOT FOR CONSTRUCTION)

Sheet  
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100% OWNER REVIEW 10-25-21  
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 50% OWNER REVIEW 07-10-20

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Sheet Number  
**A611**  
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## Index

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