



500 West Big Beaver
Troy, MI 48084
troymi.gov

248.524.3364

HISTORIC DISTRICT COMMISSION MEETING AGENDA

John Howard Adams, Barbara Chambers, Hirak Chandra, Susanne Forbes Decker,
Timothy McGee, Al Petrusis, Kent Voigt

February 18, 2021

7:00 P.M.

Remote Meeting

1. ROLL CALL
2. ELECTION OF OFFICERS – Chairperson and Vice Chairperson
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES - September 16, 2019
5. NEW BUSINESS - Demolition of Outhouse – Old Stone School (3995 W. South Boulevard)
6. OTHER BUSINESS
7. PUBLIC COMMENT

ADJOURN

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

The meeting was held in the Meeting Room of the Historic Village.

1. ROLL CALL

Present:

Barb Chambers, Chairperson
Howard Adams
Al Petrusis
Kent Voigt
Timoty McGee
Laurie Huber

Absent:

None

Also Present:

R. Brent Savidant, Community Development Director
Kurt Bovensiep, Public Works Director
Dennis Trantham, Facilities & Grounds Operations Manager
Loraine Campbell, Village Director

2. APPROVAL OF AGENDA

Resolution 2019-01:
Moved by Huber
Seconded by Adams

Approve agenda as printed.

Yes: All (6)

3. APPROVAL OF MINUTES

Resolution 2019-02:
Moved by Adams
Seconded by Petrusis

Approve minutes as presented.

Yes: All (6)

4. NEW BUSINESS – Niles Barnard House Renovation Update and Approval – Troy Historic Village – 60 W. Wattles

Kurt Bovensiep summarized the report that was provided in the agenda.

There was general discussion on this item.

Resolution 2019-03:
Moved by McGee

Seconded by Adams

RESOLVED, That the conceptual design of the Niles-Barnard House renovation and alteration is approved as presented and that a copy of the conceptual design be attached to the minutes of the meeting.

Yes: All (6)

MOTION PASSED

5. NEW BUSINESS – Sylvan Glen Clubhouse Renovation/Alteration – 5725 Rochester Road

Kurt Bovensiepe summarized the report that was provided in the agenda. He presented revised plans to the Commission.

There was general discussion on this item.

Resolution 2019-04:
Moved by Chambers
Seconded by Adams

RESOLVED, That the conceptual design of the Sylvan Glen Clubhouse, located at 5725 Rochester Road, renovation and alteration is approved as presented and that a copy of the conceptual design be attached to the minutes of the meeting.

Yes: All (6)

6. OTHER BUSINESS

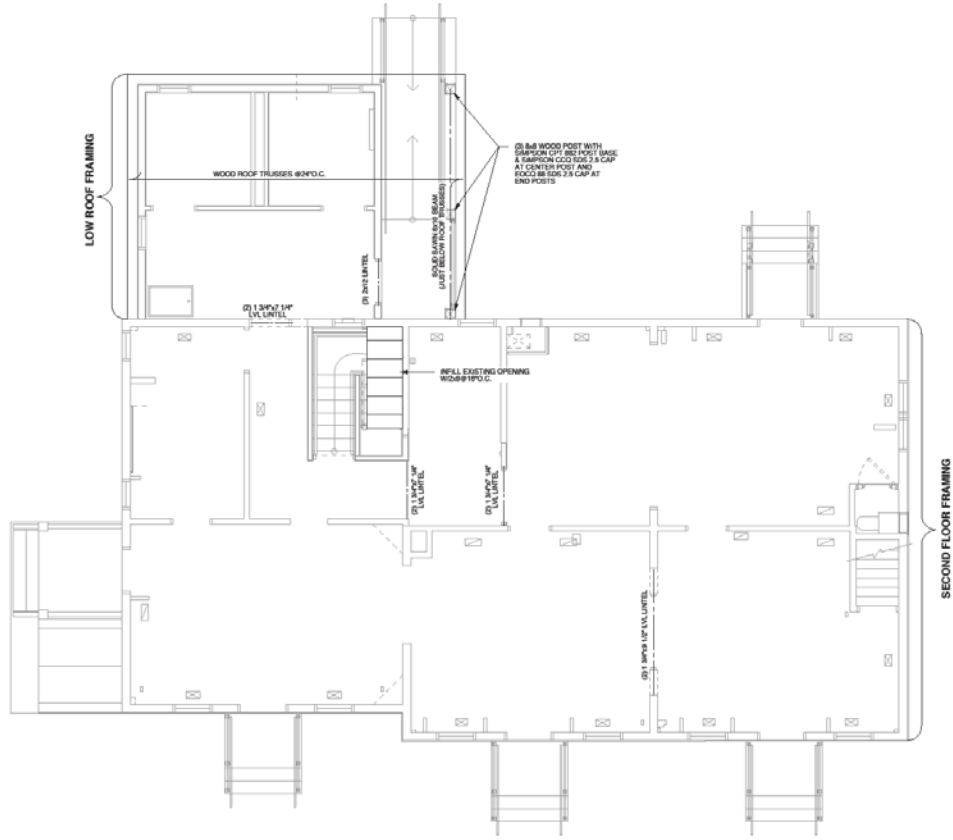
There was general discussion.

7. PUBLIC COMMENT

No one spoke.

ADJOURN

Meeting was adjourned at 6:53 P.M.



Second Floor and
Low Roof Framing Plan
SCALE: 1/4" = 1'-0"

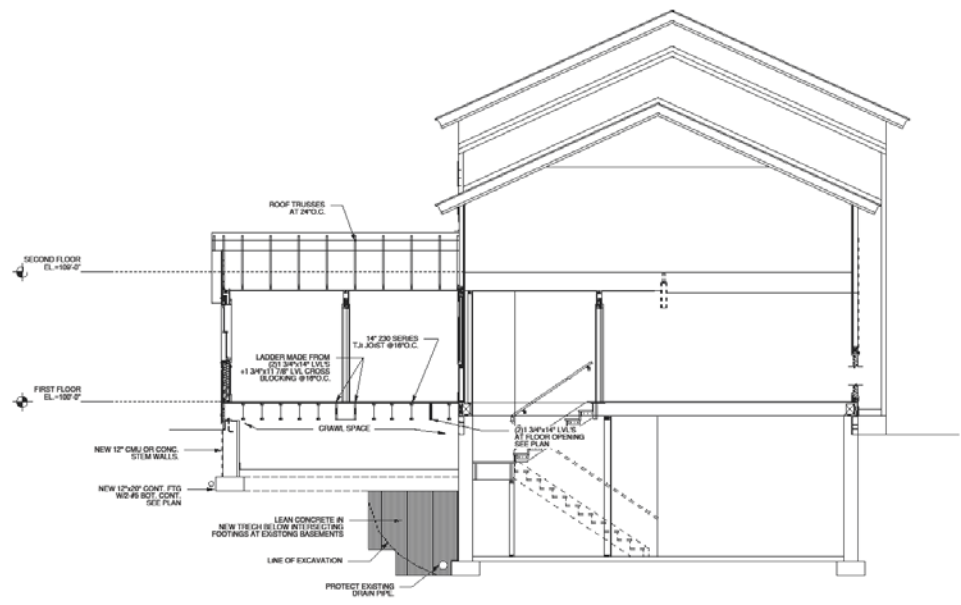
OHM
 ARCHITECTS ENGINEERS ARCHITECTS
 2800 Plymouth Road
 Ann Arbor, MI 48106
 734.505.6700 | 734.505.6877
 OHMARCHITECTS.COM

roo
 robert darvas associates
 CONSULTING ENGINEERS
 10 South Main Street
 Ann Arbor, MI 48106



DATE	PROJECT NUMBER	DATE	PROJECT NAME	DATE	STATUS
City of Troy, Michigan Niles - Damard House Renovation 2019, Niles, MI					
ROOF FRAMING PLAN					
REVISIONS					

S1-3



1 | Building Section at New Addition
S2-1 | SCALE: 1/4"=1'-0"

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 2400 Plymouth Road
 Livonia, MI 48150
 734.932.9111 | 734.932.9477
 OHMADVISORS.COM

rda
 robert darvas associates
 CONSULTING ENGINEERS & ARCHITECTS
 15000 WOODLAND DRIVE
 ANN ARBOR, MI 48106

REVISIONS

REVISIONS

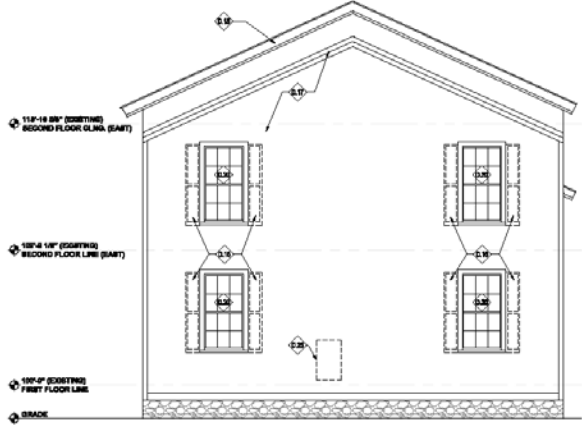
REVISIONS

DATE: PROJECT NUMBER: ENG. PROJ. NO. CAD
 08/14/2019 1904.0002 8 S.H.S. S.H.S.
 City of Troy, Michigan
 Niles - Bernard House Renovation
 at N. Bernard Road
BUILDING SECTION

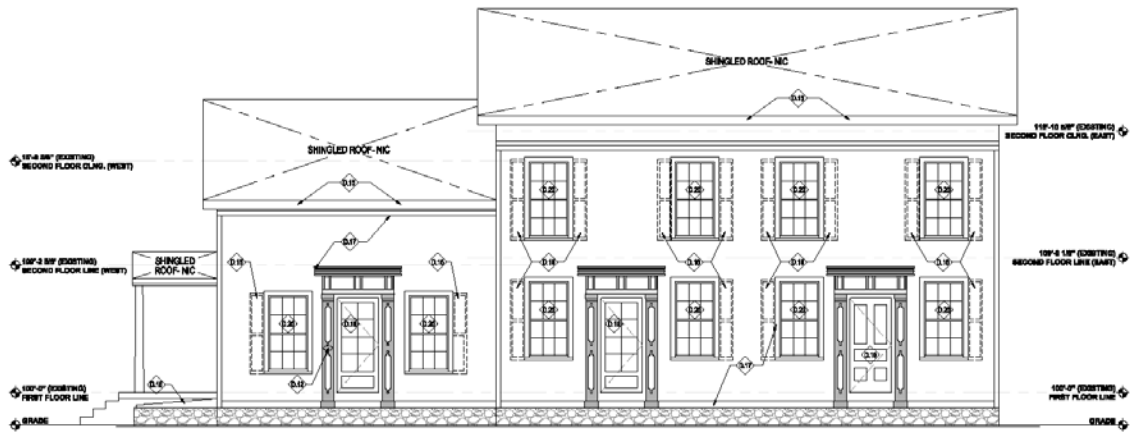
SHEET S2-1

Preliminary not for Construction August 15, 2019

PREPARED BY: J. R. BROWN, INC. ENGINEERS, ARCHITECTS AND INTERIORS, 10000 W. GRAND AVENUE, SUITE 100, GRAND RAPIDS, MI 49508
 PROJECT NO.: 10000 W. GRAND AVENUE, SUITE 100, GRAND RAPIDS, MI 49508
 DATE: 08/14/2018
 DRAWING NO.: 10000 W. GRAND AVENUE, SUITE 100, GRAND RAPIDS, MI 49508
 SHEET NO.: EAST AND SOUTH DEMOLITION ELEVATIONS



1 EAST DEMOLITION ELEVATION
1/4" = 1'-0"



1 SOUTH DEMOLITION ELEVATION
1/4" = 1'-0"

GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK IS TO BE COORDINATED WITH ANY REMAINING WORK GENERALLY AS IT RELATES TO HISTORICAL FEATURES TO REMAIN OR REFINISHED AND REMAIN EXPOSED.
2. EXTENT OF WORK TO BE DEMOLISHED IS SHOWN GRAPHICALLY ON DEMOLITION DRAWINGS. COORDINATE EXISTING CONDITIONS WITH DETAILS AND PLANS OR NEW CONSTRUCTION ARCHITECTURAL AND STRUCTURAL DRAWINGS.
3. WHERE BUILDING WALLS AND ROOFING OR CEILING FLOOR STRUCTURES IS OUT OF SQUARE, PROMISE RESPONSE TO SUPPORT LOADS. ALL TO REMAIN CONSTRUCTION IN PLACE. REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
4. STRUCTURAL QUALITY SHALL BE DETERMINED BY THE CONTRACTOR. SAFETY AND WEATHER-TIGHTNESS OF THE BUILDING AT THE END OF EACH DAY OF WORK. CONTRACTOR IS RESPONSIBLE FOR STORAGE AND REMOVAL OF DEBRIS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. CONTRACTOR SHALL MAINTAIN THE BUILDING AND DEMOLITION SITE IN A SAFE AND SECURE MANNER.
5. WHERE SELECTIVE DEMOLITION REQUIRES REMOVAL OR CUTTING OF EXISTING STRUCTURES OR COMPONENTS, CUTS SHALL BE MADE NEATLY AND OVERSHALL WITHOUT DAMAGING MATERIALS TO REMAIN.
6. WHERE SELECTIVE DEMOLITION RESULTS IN REMOVAL OF WOOD FLOOR, DOORS, WINDINGS, WOOD SILL OR SILL WOOD TRIM OR DECORATIVE MATERIAL, REMOVE CAREFULLY AND SALVAGE FOR REUSE OR RELOCATION.
7. WHERE REMOVAL OF GYPSUM, MASONRY, WALL ACCESSORIES, OR EQUIPMENT IS REQUIRED, FILL GAPS AND PATCH EXISTING WALLS, SILL AND CEILING WHICH ARE TO REMAIN EXPOSED.
8. REMOVE ALL MISCELLANEOUS TILE, CEILING CLIPS, WOOD SLIDING TO REMAIN.
9. REMOVE ALL MISCELLANEOUS GAGES TAKEN BY NIPS, PROTECTING WALLS AND EXTERIOR. WHERE THERE IS AN OBSTRUCTION TO BE REMOVED, CONSULT WITH THE ARCHITECT. REFER TO MECHANICAL, ELECTRICAL, & PLUMBING DEMOLITION PLANS FOR ADDITIONAL INFORMATION. COORDINATE DEMOLITION WORK WITH EXISTING SECURITY AND TECHNOLOGY BY CODES.
10. WHERE REMOVAL WALLS AND MOLDING, SALVAGE AND REUSE WHERE POSSIBLE TO MATCH EXISTING.
11. DEMOLITION KEYNOTES CAN APPEAR ON PLANS OR ELEVATIONS, AND MAY NOT APPEAR ON EACH SHEET.

DEMOLITION KEYNOTES

- D01 REMOVE DOOR, FRAME AND SILL. BALANCE OPENING AS SHOWN ON NEW WORK FLOOR PLAN.
- D02 REMOVE FLOORING AND STRUCTURE FOR NEW FLOOR. REFER TO STRUCTURAL FOR NEW FINISHING REQUIREMENTS OF NEW WORK.
- D03 REMOVE PARTITION FOR NEW OPENING. REFER TO STRUCTURAL FOR FINISHING REQUIREMENTS. SALVAGE WOOD TRIM FOR REUSE/RELOCATION.
- D04 REMOVE TRIM FOR NEW WORK OR NEW WORK. COORDINATE EXISTING OF FINISHING AND NEW WORK WITH NEW WORK. SALVAGE BOARDS AS REQUIRED FOR REUSE. FILL VERRY SUBSTITUTE IF REMOVED AND NOT PRESENT. REMOVE, OF REMOVAL TO BE LIMITED TO 4'-0" SECTION. PROVIDE BRACING IN SECTION REMOVED BEFORE REMOVAL. ADDITIONAL BRACING APPROXIMATE EXTENTS OF NEW WORK.
- D05 REMOVE ROOF TRIM AND GABLE END. REMOVE EXISTING AND REMOVE LANDING TO REMAIN.
- D06 REMOVE FLOOR FINISH AND SUBSTRATE DOWN TO BASE LAYER OF FLOOR.
- D07 PROVIDE OPENING BETWEEN CHIMNEY FOUNDATION WALL AND LON BEAM FOR NEW MECHANICAL DUCT.
- D08 REMOVE TRIM INCLUDING THE TRIM TO BECOME FLOOR.
- D09 REMOVE STAIRS TO FIRST FLOOR.
- D10 REMOVE DOOR AND FRAME. SALVAGE TRIM HOLDING FOR REUSE WHERE AS REQUIRED.
- D11 SALVAGE TRIM HOLDING FOR REUSE.
- D12 REMOVE DOORS, WALLS, FIXTURES AND ACCESSORIES AS INDICATED. REMOVE FLOOR FINISH TO BASE SUBSTRATE. REMOVE PROMOTE WALL AND CEILING FINISH AS REQUIRED FOR NEW WORK. REMOVE STAIR TO ALLOW FOR NEW FOUNDATION. REFER TO STRUCTURAL FOR FOUNDATION DETAIL.
- D13 PREP FACIA AND ROOF FOR NEW WORK.
- D14 REMOVE SHUTTERS.
- D15 PREP SILL AND TRIM FOR NEW WORK.
- D16 PREP EXISTING DOOR AND FRAME FOR NEW WORK.
- D17 REMOVE DOOR, REMOVE TO NEW WORK PLAN AND ASSET FOR ADDITIONAL INFORMATION.
- D18 REFINISHED WINDOW. REFER TO NEW WORK PLAN AND ASSET FOR ADDITIONAL INFORMATION.
- D19 REMOVE PLUMBING FIXTURES AND ACCESSORIES. CONSULT PLUMBER FOR ADDITIONAL INFORMATION.
- D20 THIS NOTE UNLINED.
- D21 REMOVE MECHANICAL LINE TO REMAIN. REMOVE MECHANICAL DRAWINGS FOR DUCTING/CHIMNEY.
- D22 REMOVE TRIM WALL WITH 1/2" SPUR BOARD 1/2" LBS OF SPUR.
- D23 REMOVE TRIM AND FRAMING FOR INSTALLATION OF NON-LEAD. REFER TO DETAIL AND ARCHITECTURAL DETAILS FOR ADDITIONAL INFO.
- D24 REMOVE MECHANICAL COMPARTMENT.
- D25 REMOVE TRIM BEING REUSED WHERE SHOWN.
- D26 CEILING DEMOLITION. REMOVE CLIPS FOR ATTACHMENT OF NEW CEILING. EXISTING SHEET TO REMAIN.
- D27 CEILING DEMOLITION. SALVAGE CROWN MOULDING FOR REUSE. REMOVE FINISH AND CEILING CLIPS.
- D28 CEILING DEMOLITION. REMOVE REMAINS OF CLIP-IN CEILING TILES AROUND PERIMETER. REMOVE CEILING CLIPS AS REQUIRED FOR NEW WORK.
- D29 CEILING DEMOLITION. REMOVE REMAINS OF CLIP-IN CEILING TILES AROUND PERIMETER. EXISTING CROWN MOULDING AND WOOD SHEETING TO REMAIN.
- D30 COMPLETELY REMOVE ROOFING. PATCH FLOOR WHERE NECESSARY.
- D31 REMOVE CROWN MOULDING.

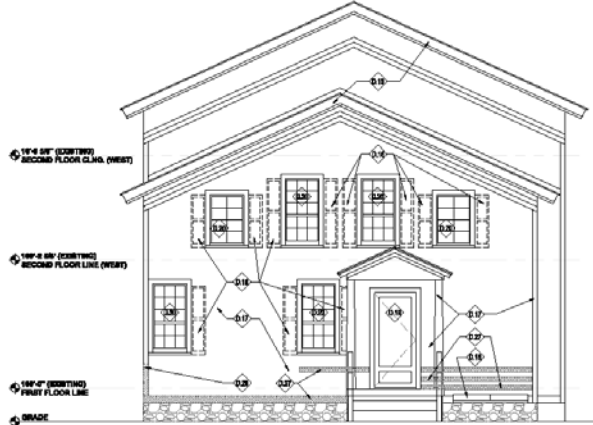
LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALLS AND ASSOCIATED BASE TO BE DEMOLISHED

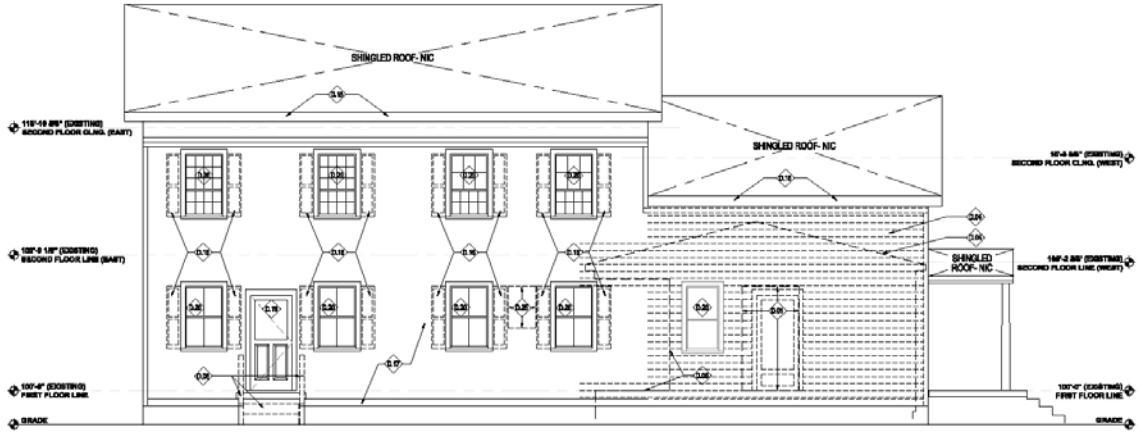
OHM
 PROJECTS DESIGN PLANNING
 3400 Plymouth Road
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 PH: 734.922.1111 | FX: 734.922.8427
 OHS@OHMDESIGN.COM

PROJECT NO.: 10000 W. GRAND AVENUE, SUITE 100, GRAND RAPIDS, MI 49508
 DATE: 08/14/2018
 DRAWING NO.: 10000 W. GRAND AVENUE, SUITE 100, GRAND RAPIDS, MI 49508
 SHEET NO.: EAST AND SOUTH DEMOLITION ELEVATIONS
 City of Troy, Michigan
 Niles-Barnard House Renovation
 10000 W. Grand Ave.
 EAST AND SOUTH DEMOLITION ELEVATIONS
 AD201

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING WORK AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CITY OF TROY.



2 WEST DEMOLITION ELEVATION
1/4" = 1'-0"



1 NORTH DEMOLITION ELEVATION
1/4" = 1'-0"

GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK IS TO BE COORDINATED WITH ANY EXISTING WORK GENERALLY AS IT PERTAINS TO HISTORICAL FEATURES TO REMAIN OR REFINISHED AND REMAIN EXPOSED.
2. VERIFY THE LOCATION OF ALL UTILITIES TO BE REMOVED OR RELOCATED ON DEMO FROM EXISTING COORDINATE EXISTING DEMOLITION WITH UTILITY AND PLUMBING AND NEW CONSTRUCTION ARCHITECTURAL AND STRUCTURAL DRAWINGS.
3. WHERE REMAINING WALLS ARE REMOVED ON EXISTING FLOOR STRUCTURE, REPORT ON DEMOLITION, PROVIDE BRACING TO SUPPORT LOADS UNTIL PERMANENT CONSTRUCTION IS IN PLACE. REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
4. SELECTIVE DEMOLITION SHALL BE CARRIED OUT TO PROTECT SAFETY, SECURITY AND WEATHER-TIGHTNESS OF THE BUILDING AT THE END OF EACH DAY OF WORK. CONTRACTOR IS RESPONSIBLE FOR STOPPAGE AND REMOVAL OF DEBRIS IN ACCORDANCE WITH LOCAL JURISDICTIONS. REGULATIONS. CONTRACTOR SHALL MAINTAIN THE BUILDING AND CONSTRUCTION SITE IN A SAFE AND SECURE MANNER.
5. WHERE SELECTIVE DEMOLITION REQUIRES REMOVAL OR CUTTING OF HISTORIC SURFACES OR CARPENTRY, CUTS SHALL BE MADE NEATLY AND CAREFULLY WITHOUT DAMAGING MATERIALS TO REMAIN.
6. WHERE SELECTIVE DEMOLITION RESULTS IN REMOVAL OF WOOD FLOOR, DOOR, INTERNAL WOOD SUEDE OR SIMILAR WOOD TRIM OR DECORATIVE MATERIAL, REMOVE CAREFULLY AND BRUNCE FOR REUSE OR RECYCLATION.
7. WHERE REMOVAL OF CHIMNEY, MELLOW, WALL ACCENT, OR EQUIPMENT IS INDICATED, FILL HOLES AND PATCH EXISTING WALLS, BASE AND CEILING WHICH ARE TO REMAIN EXPOSED.
8. REMOVE ALL MISCELLANEOUS TILE CEILING CLIPS, WOOD SLEEPERS TO REMAIN.
9. REMOVE ALL MISCELLANEOUS CURTAIN TRACKS, PROTRUDING NAILS AND STAPLES, WHERE THESE ARE UNDESIRABLE AS TO BE REMOVED AS TO BE REMOVED, CONSULT WITH THE ARCHITECT. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING SYMBOL PLAN FOR ADDITIONAL INFORMATION. COORDINATE DEMOLITION WORK WITH EXISTING SECURITY AND TECHNOLOGY BY CITY.
10. WHERE REMAINING WALLS AND MECHANICAL, ELECTRICAL AND PLUMBING ARE POSSIBLE TO BE REUSED, DEMOLITION WORKSHOPS CAN AFFORD ON PLANS OR ELEVATIONS, AND MAY NOT APPEAR ON EACH SHEET.
11. DEMOLITION WORKSHOPS CAN AFFORD ON PLANS OR ELEVATIONS, AND MAY NOT APPEAR ON EACH SHEET.

DEMOLITION KEYNOTES

- D01 REMOVE DOOR, FRAME AND SILL, BALANCE OPENING AS SHOWN ON NEW WORK FLOOR PLAN.
- D02 REMOVE FLOORING AND STRUCTURE FOR NEW STAIR, REFER TO STRUCTURAL FOR NEW FRAMING REQUIREMENTS OF OPENING.
- D03 REMOVE PARTITION FOR NEW OPENING, REFER TO STRUCTURAL FOR FRAMING REQUIREMENTS. SALVAGE WOOD TRIM FOR REUSE AS REQUIRED.
- D04 REMOVE SECOND FLOOR EXISTING WORK, COORDINATE WITH EXISTING MECHANICAL AND ELECTRICAL WITH NEW WORK. SALVAGE DOORS AS REQUIRED FOR REUSE. FIELD VERIFY SUBSTRATE, IF BRICK AND LAMBRICK NOT PRESENT (BRICKS) REMOVAL OF BRICK TO BE LIMITED TO 4" OF EXISTING INCHES OF BRICKS AND REPAIRS TO BE MADE TO MATCH EXISTING ADJACENT JOISTS. APPROXIMATE EXTENTS OF NEW WORK.
- D05 REMOVE WOOD STAIRS AND LAMBRICKS, CONCRETE AND STONE LANDING TO REMAIN.
- D06 REMOVE FLOOR FINISH AND SUBSTRATE DOWN TO SAME LAYER OF FLOOR.
- D07 PROVIDE OPENING BETWEEN ONE FOUNDATION WALL AND LOAN BEAM FOR NEW MECHANICAL DUCT.
- D08 REMOVE STAIR ENCLAVES AND REPAIR TO SECOND FLOOR.
- D09 REMOVE STAIR TO FIRST FLOOR.
- D10 REMOVE DOOR AND FRAME, BALANCE TRIM HOLDING FOR REUSE AS REQUIRED.
- D11 SALVAGE TRIM HOLDING FOR REUSE.
- D12 REMOVE DOOR, WALLS, PARTITIONS AND ACCESSORIES AS INDICATED. REMOVE FLOOR FINISH TO SAME SUBSTRATE. REMOVE FORMER WALL AND CEILING FINISH AS REQUIRED FOR NEW WORK.
- D13 REMOVE BEAM TO ALLOW FOR NEW FOUNDATION, REFER TO STRUCTURAL DRAW FOR FOUNDATION DETAIL.
- D14 PREP AREA AND BOOTH FOR NEW WORK.
- D15 REMOVE SHAKETILE.
- D16 PREP BEAMS AND TRIM FOR NEW WORK.
- D17 PREP CEILING JOISTS AND TRIM FOR NEW WORK.
- D18 REFINISHED DOOR, REFER TO NEW WORK PLAN AND LIST FOR ADDITIONAL INFORMATION.
- D19 REFINISHED WINDOW, REFER TO NEW WORK PLAN AND LIST FOR ADDITIONAL INFORMATION.
- D20 REMOVE PLUMBING FIXTURES AND ACCESSORIES COMPLETE, REFER TO PLUMBING DIVISION FOR ADDITIONAL INFORMATION.
- D21 TRIM TO BE REMOVED.
- D22 FIRST FLOOR MECHANICAL UNIT TO REMAIN, BUT MECHANICAL DUCTWORK FOR EXISTING DEMOLITION.
- D23 REMOVE TRIM WALL WITH GAP OPENING ABOVE IN LINE OF NEW WORK.
- D24 REMOVE MECHANICAL PARTS FOR INSTALLATION OF NEW DUCTWORK, REFER TO MECHANICAL AND ARCHITECTURAL DETAILS FOR ADDITIONAL INFO.
- D25 REMOVE MECHANICAL COMMERCIAL PARTS.
- D26 REMOVE TRIM, BRICK, STONE, CONCRETE, AND OTHER MATERIALS TO REMAIN.
- D27 CEILING DEMOLITION: REMOVE CLIPS FOR ATTACHMENT OF NEW CEILING, EXISTING SLEEPERS TO REMAIN.
- D28 CEILING DEMOLITION: SALVAGE DOWN HOLDING FOR REUSE WHERE WALLS INDICATED TO BE REMOVED.
- D29 CEILING DEMOLITION: SALVAGE DOWN HOLDING FOR REUSE, REMOVE WHERE ARE CEILING CLIPS, CEILING DEMOLITION: REMOVE REMAINS OF CLIP-CEILING TILES AROUND FORMER, REMOVE CEILING CLIPS AS REQUIRED FOR NEW WORK.
- D30 REMOVE CEILING TRIM: REMOVE REMAINS OF CLIP-CEILING TILES AROUND FORMER, EXISTING DOWN HOLDING AND WOOD SLEEPERS TO REMAIN.
- D31 COMPLETELY REMOVE FOR OUT, PATCH FLOOR WHERE NECESSARY.
- D32 REMOVE CHIMNEY COMPLETELY.

LEGEND

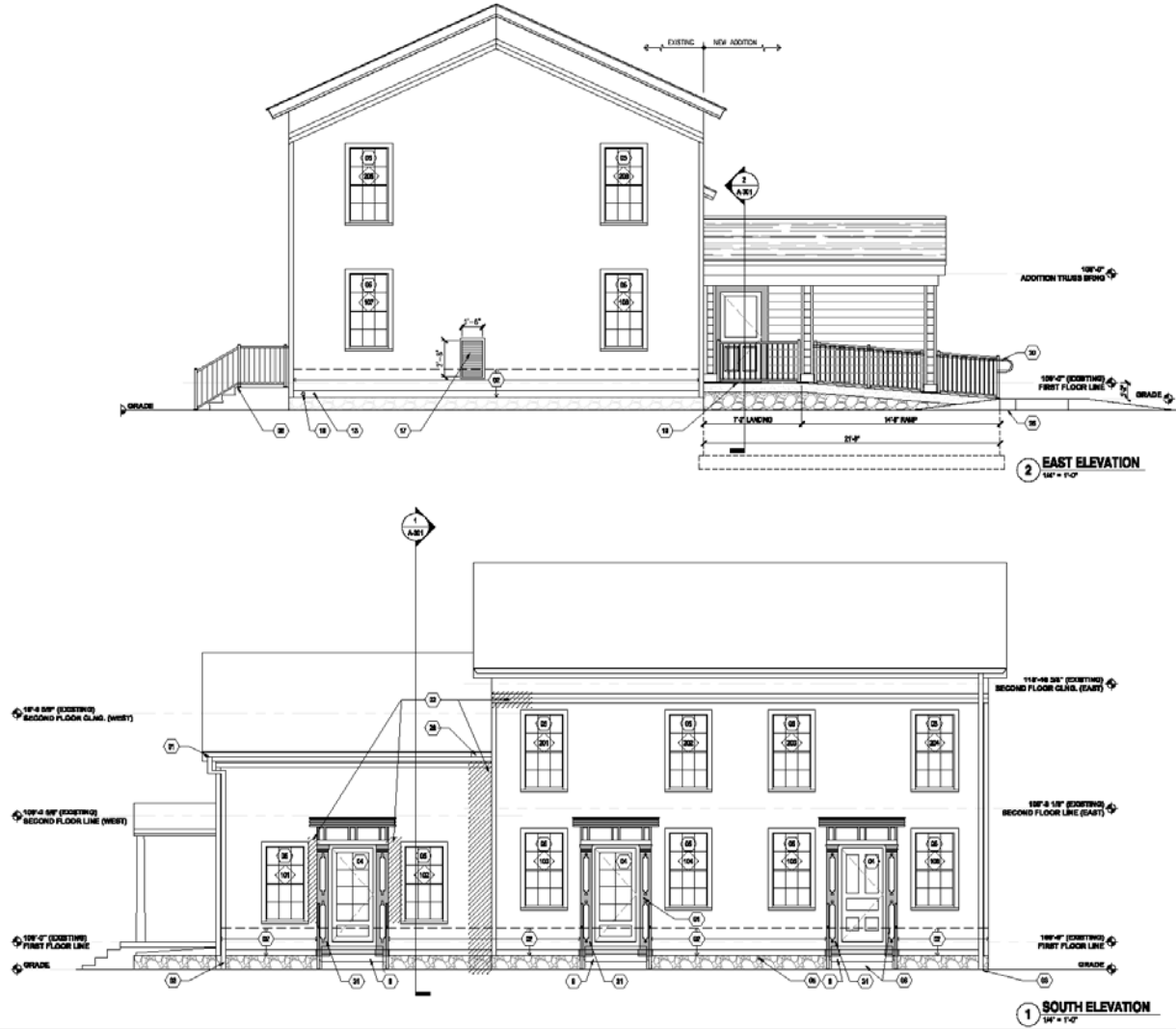
- EXISTING WALL TO REMAIN
- EXISTING WALL AND ASSOCIATED DASH TO BE DEMOLISHED

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1400 Plymouth Road
Livonia, MI 48150
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City of Troy, Michigan
Nike-Spartan House Renovation
311 N. Main Street
NORTH AND WEST DEMOLITION ELEVATIONS

AD202

DRAWING PART 1: EXISTING BUILDING. ARCHITECT: NAME, ADDRESS, PHONE, FAX, EMAIL, WEBSITE. PROJECT: ADDRESS, CITY, STATE, ZIP. DATE: 08/20/2018. SHEET: SOUTH AND EAST ELEVATIONS. SCALE: AS SHOWN. NOTES: SEE GENERAL NOTES AND SPECIFICATIONS FOR MATERIALS, FINISHES, AND CONSTRUCTION DETAILS. ALL DIMENSIONS ARE IN FEET AND INCHES. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE.



GENERAL ELEVATION NOTES

1. PROVIDE ONE WOOD FINISHED GLASS EXTERIOR BASH FOR EACH FIRST AND SECOND FLOOR WINDOW.
2. PREP AND PAINT ALL EXTERIOR WOOD SURFACES. PROVIDE ADDITIONAL PAINTING AS INDICATED AND PER SPECIFICATIONS. PAINT EXPOSED VENTS, LOUVER, AND BRACKET ITEMS TO MATCH ADJACENT SURFACES.
3. EXTEND EACH DOWNSPOUT DOWNWARD AND PROVIDE ELBOW TERMINATION. CONNECT TO UNDERGROUND EDGE DRAIN PROVIDED & INSTALLED BY CITY. PROVIDE BRUSH BLOCKS AT EACH DOWNSPOUT.
4. REMOVE MISCELLANEOUS AWARDED CONDUITS AND WIRES.
5. RESTORE DOORS, WINDOWS AND SILL, AND WINDOWS, FRAMES AND SILL. REFER TO WINDOW AND DOOR SCHEDULE AND SPECIFICATIONS FOR DETAILED INFORMATION.

PROJECT DESIGN FLOOR PLAN
 2400 Plymouth Road
 Livonia, MI 48150
 PH: 734.522.8711 | F: 734.522.1427
 OHMARCHITECTS.COM

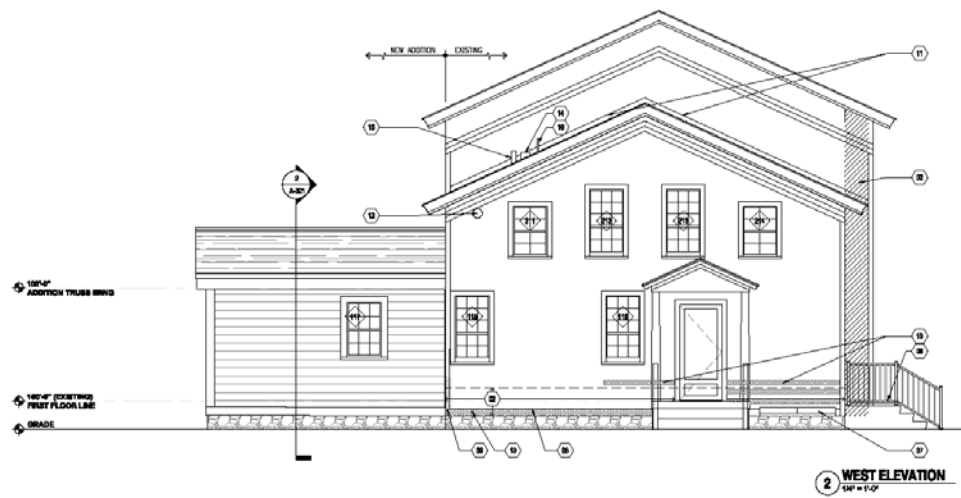
SHEET KEYNOTES

1. REPAIR/REPLACE PLASTER.
2. IN ADDITION TO BASE PAINTING TREATMENT, PROVIDE ADDITIONAL PAINT PREP FOR SEVERELY WEATHERED SURFACES PER SPECIFICATIONS (TYPICAL AT LOWER COURSER OF SIDING WHERE RECYCLES).
3. CONNECT DOWNSPOUT TO NEW UNDERGROUND EDGE DRAIN PROVIDED & INSTALLED BY CITY.
4. REFINISHED DOOR. REFER TO SCHEDULE FOR ADDITIONAL INFORMATION.
5. REFINISHED WINDOW. REFER TO SCHEDULE FOR ADDITIONAL INFORMATION.
6. NEW CONCRETE LANDING & CONCRETE STEPS BY FOUNDATION.
7. CALL OUT LOCUS IN ADDITION TO BASE PAINTING TREATMENT, PROVIDE ADDITIONAL PAINT PREP FOR SEVERELY WEATHERED SURFACES PER SPECIFICATIONS.
8. REPLACE 1/2" BRICK CORNER BOARD WITH ONE BOARD CONTIGUOUS FROM CORNER TO PROTECT TO MATCH EXISTING.
9. REPLACE 1/2" BRICK CORNER BOARD REPAIR. REPLACE WITH WOOD MILLED TO PROTECT TROGGER TO MATCH EXISTING.
10. REPLACE 1/2" BRICK BOARD WHERE DAMAGED, WHERE FINISH MATCHES EXISTING.
11. REPLACE EXISTING FLASHING WITH LEAD-COATED COPPER TYPED FLASHING.
12. REMOVE SILL IN MOVIE, REMOVE MOVIE TO NEAREST STRUCTURAL PATCH IN NEW PATTERN OF SIDING TO MATCH EXISTING.
13. PROVIDE MINIMAL COORDINATE IN MECHANICAL.
14. EQUALIZE VENT.
15. SILL, EXTERIOR.
16. PLASTER VENT.
17. REPAIR/REPLACE AND L. CORNER, 1/2" (AREA 4' X 8', FIRST AREA 2' X 2').
18. NEW FINISH PAINT (CONCENTRIC VENT).
19. NEW CONCRETE STEPS, METAL BALANCE, EXISTING CONCRETE LANDING.
20. ALUMINUM HAND RAIL, EXTERIOR.
21. CUT OUT DAMAGED PORTION OF TROGGER AND PATCH TO NEAREST PATTERN ORDER. REPLACE WITH NEW BOARD OF MATCHING FINISHES.
22. PROVIDE NEW HALF ROUND GUTTER & DOWNSPOUT.
23. REMOVE & REINSTALL MISLEADER CORNER SIDING.
24. SIDING CLEAN. TREAT ALONG WITH BRANCH INJECTION. ALLOW TO DRY FULLY. PREP FOR SEVERELY WEATHERED SURFACES PER SPECIFICATIONS.
25. APPLY SEALANT AROUND TRIM BOARD, PRIME AND PAINT.
26. APPROXIMATE LINE OF NEW GRADE, BOTH SIDES OF SLOPED CONCRETE WALK (PROVIDED BY CITY).
27. CALL OUT STONE.
28. NEW 1/2" BRICK BOARD.
29. REFER EXISTING SILLING.
30. REFER EXISTING TRIM.
31. PAINT FFL.

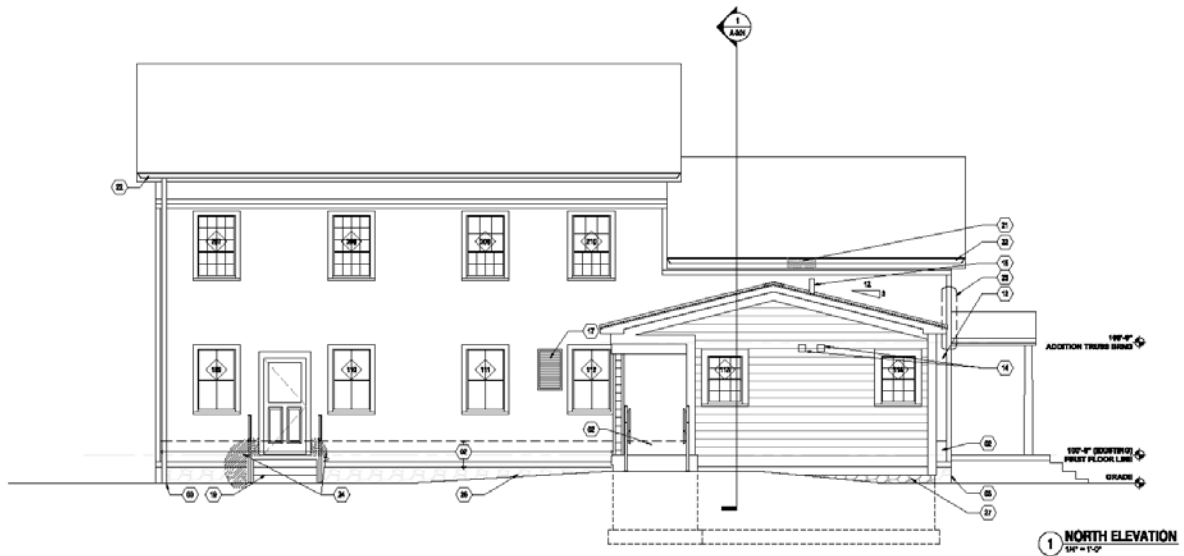
SHEET NO. 01
 DATE: 08/20/2018
 2400 PLYMOUTH ROAD
 LIVONIA, MI 48150
 PH: 734.522.8711

City of Troy, Michigan
 Niles-Barnard House Renovation
 4111 Niles Road
SOUTH AND EAST ELEVATIONS

PROJECT: 1500 Plymouth Road, East Troy, Michigan 48125
 CLIENT: NIKLAS-BARNARD HOUSE RENOVATION
 DATE: 08/11/2023
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO: 23-001
 SHEET NO: A-202



2 WEST ELEVATION
SW = 1'-0"



1 NORTH ELEVATION
SW = 1'-0"

GENERAL ELEVATION NOTES

1. PROVIDE ONE WOOD FINISH GLASS STORM DOOR FOR EACH FRONT AND BACK DOOR FINISH.
2. PREP AND PAINT ALL EXTERIOR WOOD SURFACES. PROVIDE ADDITIONAL PAINTING AS INDICATED AND PER SPECIFICATIONS. PAINT EXPOSED WOODS, CLADDING, AND SILL AS TRYING TO MATCH ADJACENT SURFACES.
3. EXTEND EACH DOWNPOUT DOWNWARD AND PROVIDE ELBOW TERMINATION. CONNECT TO UNITS PROVIDED (SEE DRAW PROVIDED & INSTALLED BY CITY). PROVIDE SPLASH IS COLLECT EACH DOWNPOUT.
4. REMOVE MISCELLANEOUS MISAPPLIED CONCRETE AND WEBS.
5. REFER TO LOCAL, FEDERAL AND B.L.S. AND NATIONAL, FEDERAL AND B.L.S. REFER TO WINDOW AND DOOR SCHEDULES AND SPECIFICATIONS FOR DETAILED INFORMATION.

PROJECTS EXISTING PLANS
 3400 Plymouth Road
 East Troy, MI 48125
 PH: 734.522.8711 | 734.522.8437
 OHMADVICE.COM

SHEET KEYNOTES

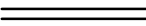

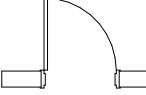
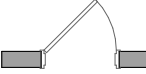
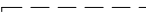
1. REINSTALL FLASHER.
2. IN ADDITION TO BASIC PAINTING TREATMENT, PROVIDE ADDITIONAL PAINT PREP FOR SEVERELY DAMAGED SURFACES FOR EXPOSURES (TYPICAL AT LOWER COURSE OF SIDING WHERE REQUIRED).
3. CONNECT DOWNPOUT TO NEW UNDERGROUND EDGE DRAIN PROVIDED & INSTALLED BY CITY.
4. REFINISHED DOOR. REFER TO AISC FOR ADDITIONAL INFORMATION.
5. REFINISHED WINDOW. REFER TO AISC FOR ADDITIONAL INFORMATION.
6. NEW CONCRETE FINISHING & CURING. REFER TO SPECIFICATIONS FOR FINISHING.
7. ON AN EXPOSED FINISHING & CURING. PROVIDE ADDITIONAL PAINT PREP FOR SEVERELY DAMAGED SURFACES PER SPECIFICATIONS.
8. REPLACE 3-Piece BOARD SIDING WITH ONE BOARD CONTIGUOUS FROM CORNER TO CORNER.
9. REMOVE DAMAGED CORNER BOARD REPAIR. REPLACE WITH WOOD BILLED TO PROPER THICKNESS TO MATCH EXISTING.
10. REPLACE BRICKLE SIDING BOARD WHERE DAMAGED. WHERE FINISH WITH HOUSE.
11. REPLACE EXISTING FINISHING WITH LEAD COATED COPPER ETCHED FINISHING.
12. REPAIR HOLD IN SIDING. REMOVE SIDING TO NEAREST STUD. PATCH IN NEW PIECE OF SIDING TO MATCH EXISTING.
13. PROVIDE NEW 1/4\"/>

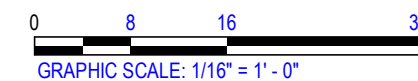
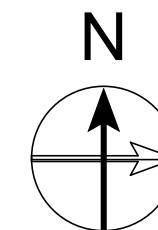
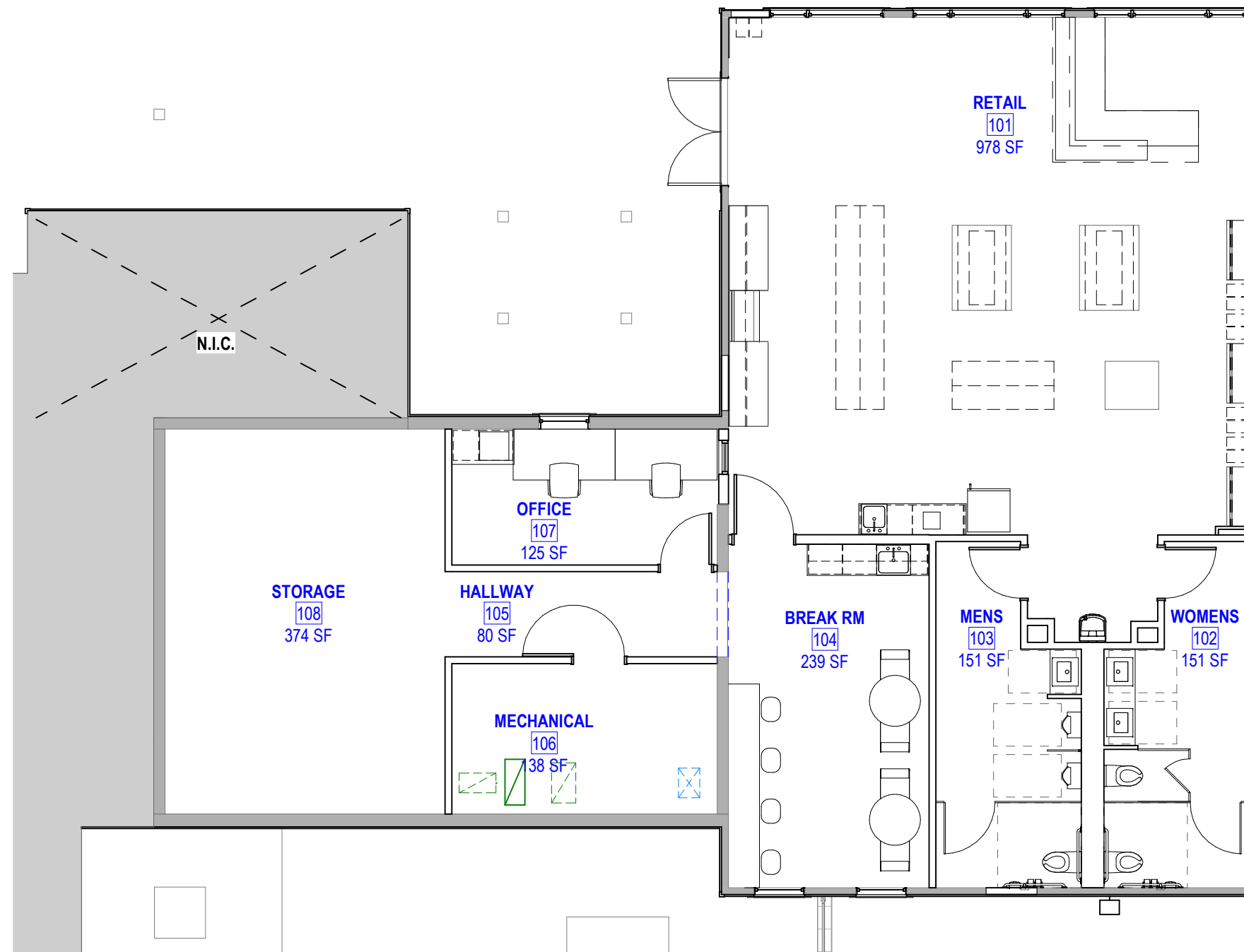
DATE	08/11/23	BY	JH
REVISION	1	DESCRIPTION	ISSUE FOR PERMIT
DATE	08/11/23	BY	JH
REVISION	2	DESCRIPTION	ISSUE FOR PERMIT
DATE	08/11/23	BY	JH
REVISION	3	DESCRIPTION	ISSUE FOR PERMIT

City of Troy, Michigan
 Niklas-Barnard House Renovation
 1500 Plymouth Road
 EAST TROY, MI 48125
NORTH AND WEST ELEVATIONS

A-202

PLAN LEGEND

-  NEW CONSTRUCTION
-  EXISTING TO REMAIN
-  NEW CONSTRUCTION
-  EXISTING TO REMAIN
- N.I.C.** INDICATES NOT IN CONTRACT
-  INDICATES AREA OF PRODUCT STORAGE / MERCH. DISPLAY



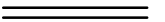

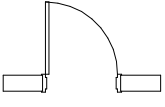
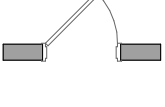

FLOOR 1 PLAN LAYOUT

SYLVAN GLEN PRO SHOP RENOVATION |

5725 ROCHESTER ROAD
TROY, MI 48085

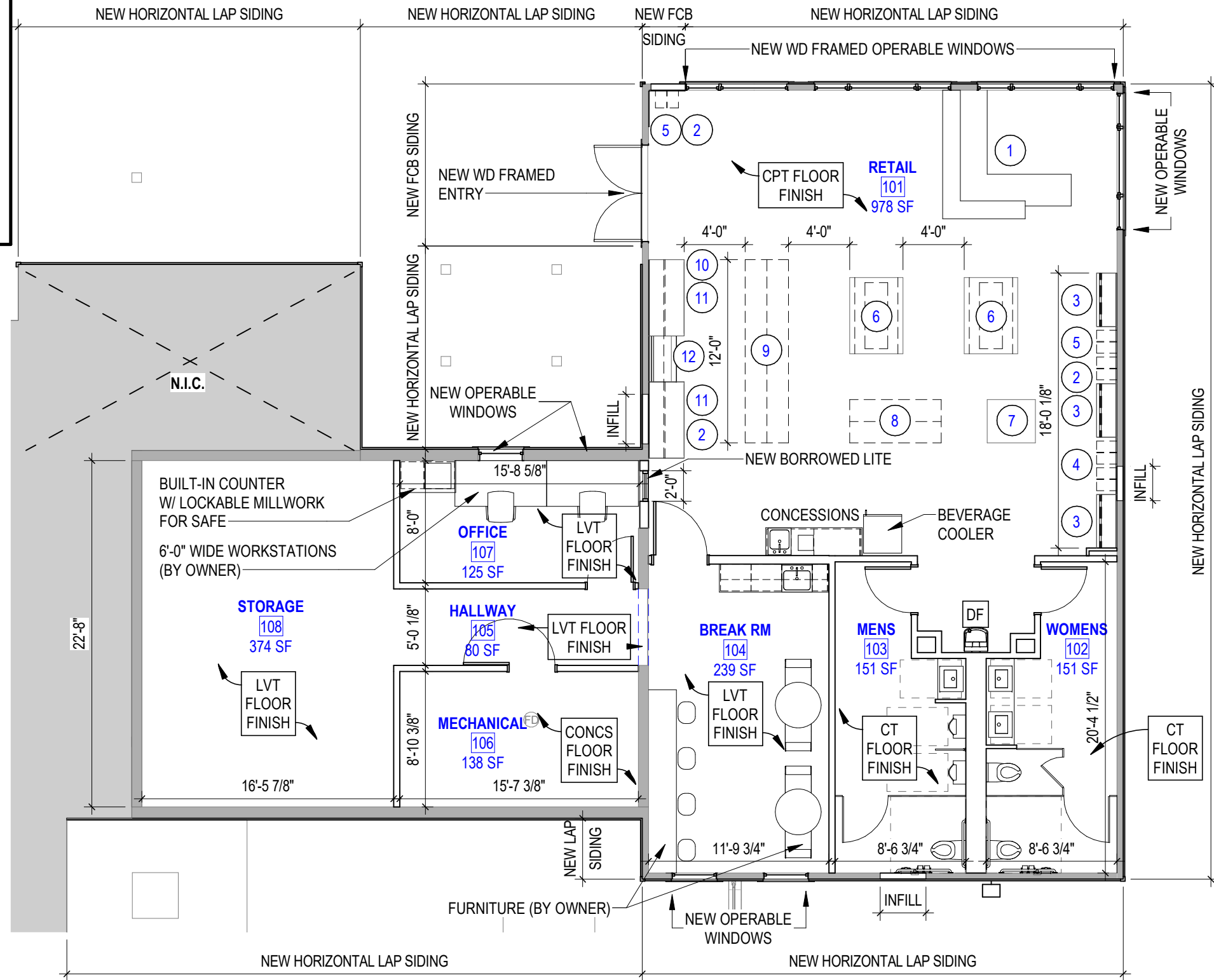


PLAN LEGEND

-  NEW CONSTRUCTION
-  EXISTING TO REMAIN
-  NEW CONSTRUCTION
-  EXISTING TO REMAIN
- N.I.C.** INDICATES NOT IN CONTRACT
-  INDICATES AREA OF PRODUCT STORAGE / MERCH. DISPLAY

KEY LEGEND

- ① TRANSACTION COUNTER w/ INTEGRATED ACCESSORY STORAGE
- ② MERCHANDISE DISPLAY SLAT WALL
- ③ GARMENT RACK, WALL MOUNT, LATERAL w/ OPEN SHELVING (ABOVE); 42" x 16" D
- ④ GARMENT RACK, WALL MOUNT, PROJECTED; 18" x 16" D
- ⑤ GOLF ACCESSORY RACK, WALL MOUNT; TBD
- ⑥ 3-TIER MERCHANDISE DISPLAY TABLE, 60" x 42"
- ⑦ MERCHANDISE DISPLAY TABLE, 36" x 36"
- ⑧ 2-WAY GARMENT RACK; 72" x 34"
- ⑨ 2-WAY GARMENT RACK; 144" x 34"
- ⑩ MERCHANDISE DISPLAY WALL SHELVING; 60" x 13"
- ⑪ MERCHANDISE DISPLAY BASE STORAGE UNIT; 60" x 28"
- ⑫ INTEGRATED BENCH SEATING



FLOOR 1 PLAN

SYLVAN GLEN PRO SHOP RENOVATION |

5725 ROCHESTER ROAD
TROY, MI 48085



BASIS OF DESIGN

HORIZONTAL LAP SIDING

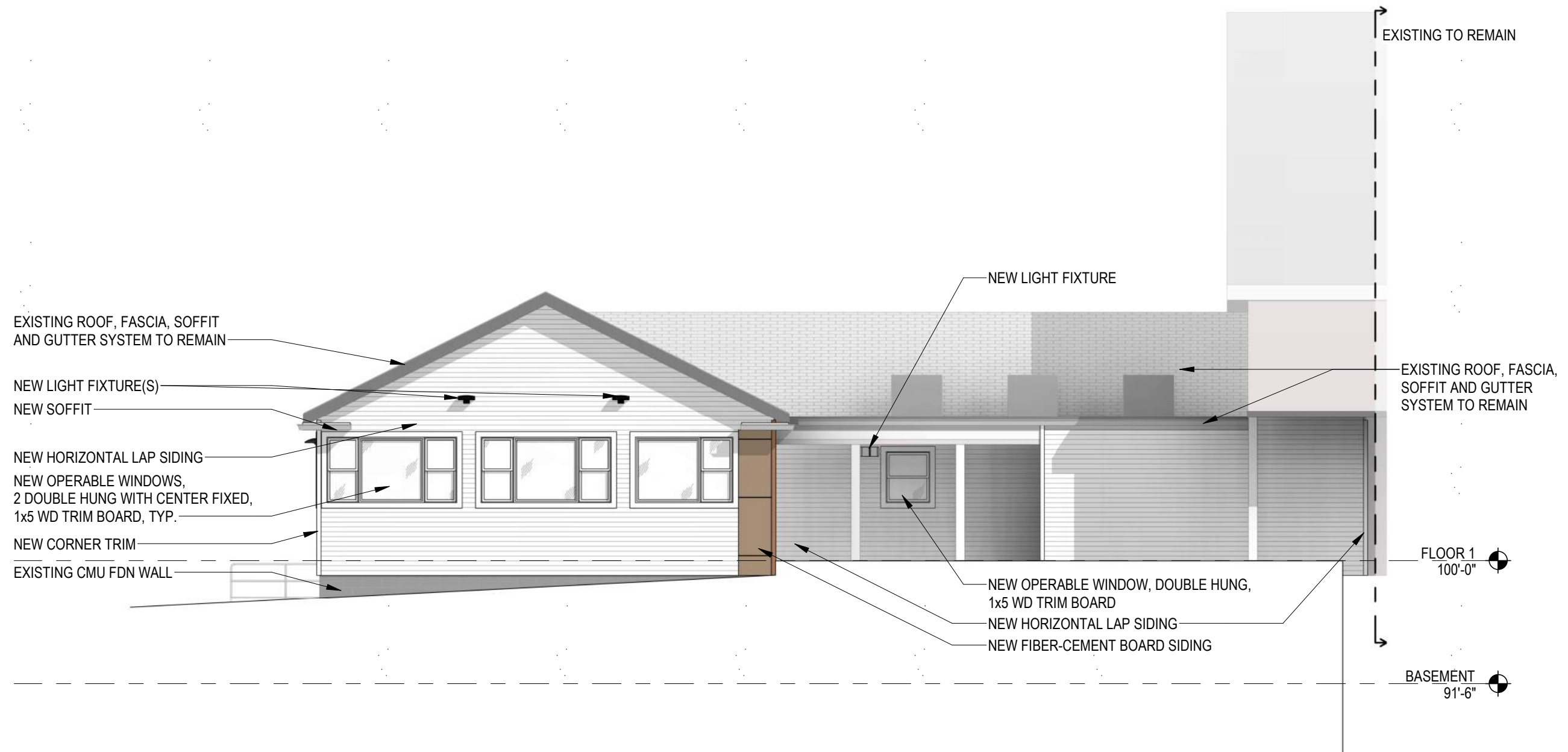
- JAMES HARDIE: 4" ARCTIC WHITE, SMOOTH

FIBER-CEMENT BOARD SIDING/TRIM

- AMERICAN FIBER CEMENT: PATINA, ADOBE P 333

ENTRY DOOR, OPERABLE/FIXED WINDOWS

- PELLA: ARCHITECT SERIES, TRADITIONAL WOOD



WEST ELEVATION

SYLVAN GLEN PRO SHOP RENOVATION |

5725 ROCHESTER ROAD
TROY, MI 48085



BASIS OF DESIGN

HORIZONTAL LAP SIDING

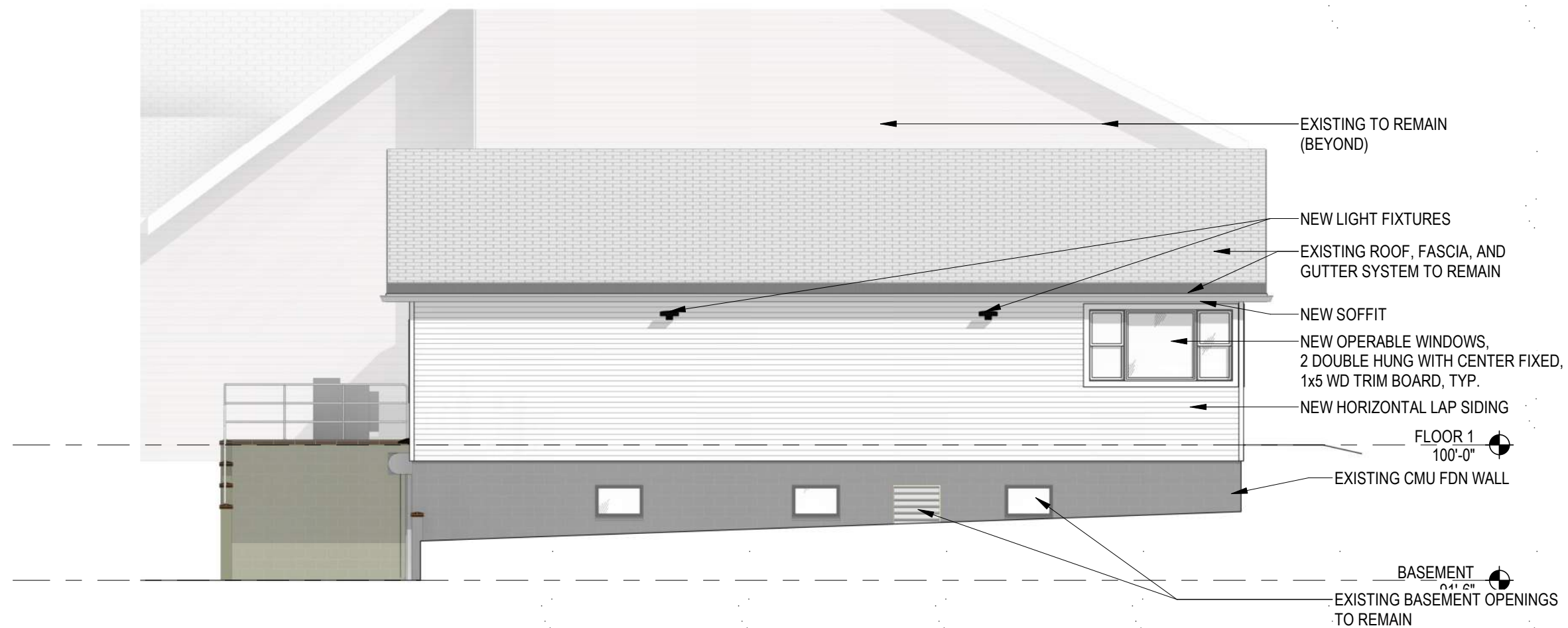
- JAMES HARDIE: 4" ARCTIC WHITE, SMOOTH

FIBER-CEMENT BOARD SIDING/TRIM

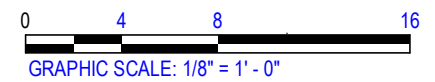
- AMERICAN FIBER CEMENT: PATINA, ADOBE P 333

ENTRY DOOR, OPERABLE/FIXED WINDOWS

- PELLA: ARCHITECT SERIES, TRADITIONAL WOOD



NORTH ELEVATION



SYLVAN GLEN PRO SHOP RENOVATION |

5725 ROCHESTER ROAD
TROY, MI 48085



BASIS OF DESIGN

HORIZONTAL LAP SIDING

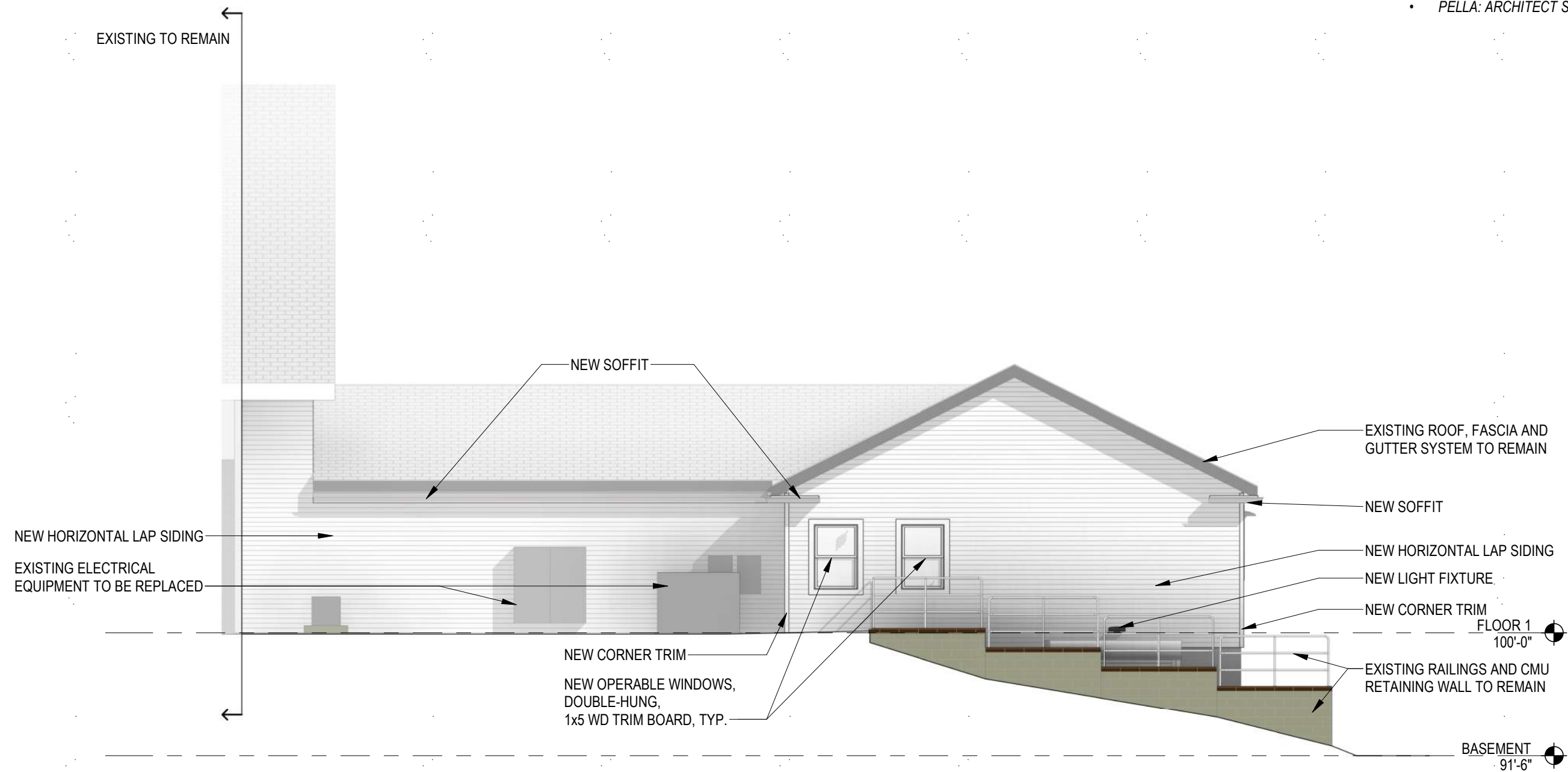
- JAMES HARDIE: 4" ARCTIC WHITE, SMOOTH

FIBER-CEMENT BOARD SIDING/TRIM

- AMERICAN FIBER CEMENT: PATINA, ADOBE P 333

ENTRY DOOR, OPERABLE/FIXED WINDOWS

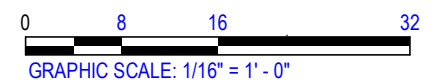
- PELLA: ARCHITECT SERIES, TRADITIONAL WOOD



EAST ELEVATION

SYLVAN GLEN PRO SHOP RENOVATION |

5725 ROCHESTER ROAD
TROY, MI 48085



BASIS OF DESIGN

HORIZONTAL LAP SIDING

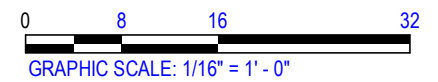
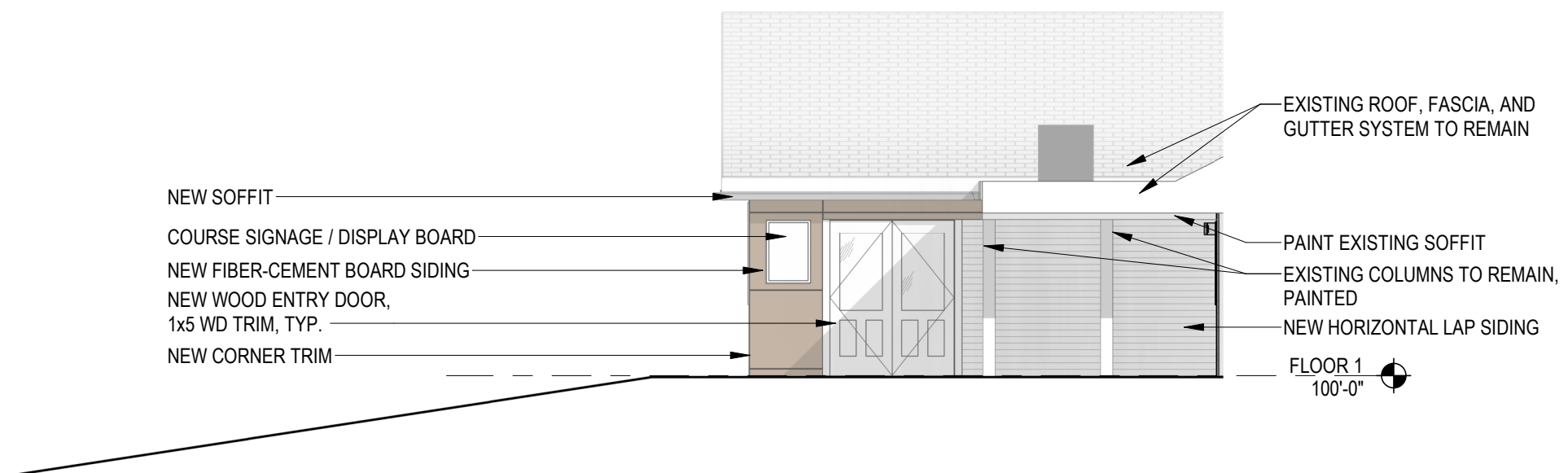
- JAMES HARDIE: 4" ARCTIC WHITE, SMOOTH

FIBER-CEMENT BOARD SIDING/TRIM

- AMERICAN FIBER CEMENT: PATINA, ADOBE P 333

ENTRY DOOR, OPERABLE/FIXED WINDOWS

- PELLA: ARCHITECT SERIES, TRADITIONAL WOOD

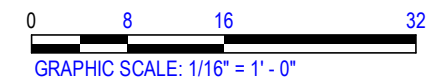


PARTIAL SOUTH ELEVATION

SYLVAN GLEN PRO SHOP RENOVATION |

5725 ROCHESTER ROAD
TROY, MI 48085





3D PERSPECTIVE VIEW - ENTRY

SYLVAN GLEN PRO SHOP RENOVATION |

5725 ROCHESTER ROAD
TROY, MI 48085





3D AXONOMETRIC VIEWS

SYLVAN GLEN PRO SHOP RENOVATION |

5725 ROCHESTER ROAD
TROY, MI 48085





3D AXONOMETRIC VIEWS

SYLVAN GLEN PRO SHOP RENOVATION |

5725 ROCHESTER ROAD
TROY, MI 48085





500 West Big Beaver
Troy, MI 48084
troymi.gov

Historic District Committee- Agenda Item

Date: February 12, 2021
To: Historic District Commission Members
From: R. Brent Savidant, Community Development Director
Subject: Demolition of Outhouse – Old Stone School (3995 W. South Boulevard)

History

The Old Stone School property is owned by the Bharatiya Temple, which is located on the abutting property to the east. The Bharatiya Temple acquired the property from the City of Troy on April 10, 2019. The City of Troy had acquired the property from Finn and Louise Bergishagen in 2008.

The Old Stone School property includes the school building (constructed in 1857) and two outbuildings, an outhouse and well. The primary building material for all three structures is stone. The attached Old Stone School Exterior Assessment Conditions Report provides a history of the property.

In 2012, the Historic District Commission approved the demolition of a building addition and garage that were in poor condition and not historically compatible with the original building. Once completed, the demolition returned the property back to the original stone schoolhouse and two stone outbuildings.

The City has received recent complaints from residents regarding the state of disrepair of the outhouse building. The attached Historic Outhouse Inspection Report summarizes the state of disrepair. The Bharatiya Temple has secured the building with fencing and signage at the request of the City Building Official. Photos are attached.

The Bharatiya Temple has submitted a demolition permit for the outhouse building. Because the property is listed as a Historic Property in Chapter 13, the owner is required to receive a notice to proceed by the Historic District Commission for demolition of the outhouse building.

Standards for Approval

Chapter 13 Historic Preservation includes the following standards as applied to the application to demolish:

- D. *Work within a historic district shall be permitted through the issuance of a notice to proceed by the Commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the Commission to be necessary to substantially improve or correct any of the following conditions:*

1. *The resource constitutes a hazard to the safety of the public or to the structure's occupants.*
2. *The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.*
3. *Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.*
4. *Retaining the resource is not in the interest of the majority of the community.*

The Historic District Commission should apply these standards when they consider the application to demolish the outhouse.

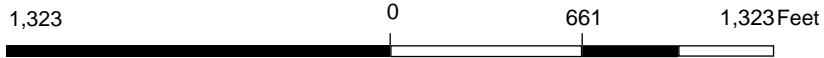
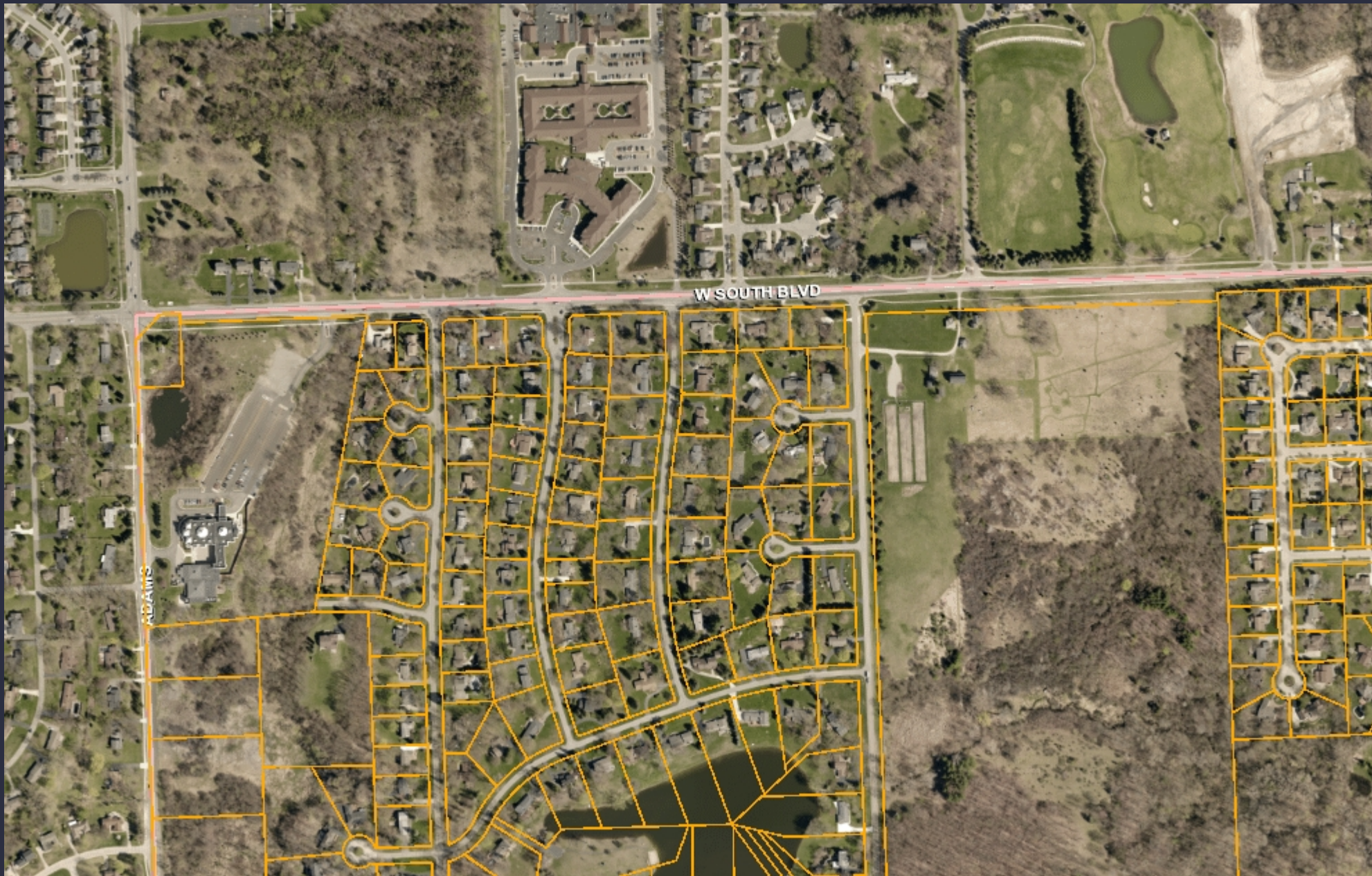
It needs to be stressed that the application is for demolition of the outhouse and not the school building. The outhouse is an accessory building that complements the primary school building. Historic designation of the property is primarily due to the historic school building.

Recommendation

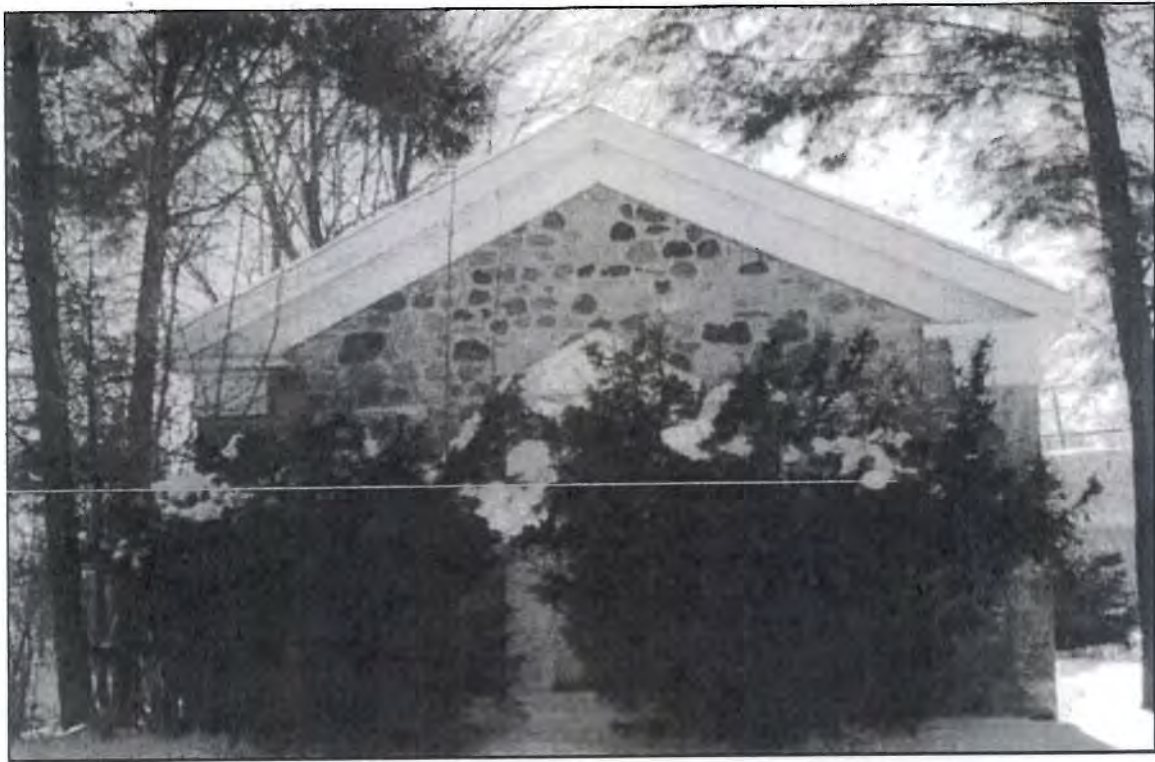
City staff recommends issuance of a notice to proceed by the Historic District Commission for demolition of the outhouse building.

Attachments:

1. Map
2. Old Stone School Exterior Assessment Conditions Report, March 8, 2004.
3. Historic Outhouse Inspection Report, October 22, 2020.
4. Demolition permit, submitted December 16, 2020.
5. Recent photos of outhouse building.



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



**Old Stone School
Fractional School District
No. 10
Troy, Michigan**

Linda Rivetto
Principles of Preservation Technology
GHPR591
Exterior Assessment Conditions Report
8 March 2004

OLD STONE SCHOOL

Troy, Michigan

EXECUTIVE SUMMARY

The Old Stone School is an historic schoolhouse located in the northwest corner of Troy, at the intersection of Adams Road and South Boulevard. The site contains 4 structures, 3 of which are original to the schoolhouse construction. The buildings occupy $\frac{3}{4}$ of an acre, which was purchased from John R. and Nancy A. Martin, in 1856, for the sum of \$15.00 (Scott 3). The stone structures were then built, and the school was used for the next 75 years as an educational building. Wood additions were put on the schoolhouse in mid-twentieth century, to convert it into a residence, which it remains to this day.

The structures on the site are all in satisfactory condition. The most damaged at the moment are the additions to the schoolhouse, though repairs are necessary for every building. However, the choice of repairs to be done is directly related to the eventual use of the location.

The site is historically listed in the state, with its primary use listed as Education (Michigan). As it will eventually be a property of the Troy Historical Society, its handling will be based upon its historical use. As such, though it is a large undertaking, the property will be taken back, or restored, to its original use as a one-room schoolhouse, with outbuildings.

I. DEVELOPMENTAL HISTORY

A. Historical Background and Context

1. Statement of Significance

The Old Stone School was built in 1857 for Fractional School District No. 10, in Troy, Michigan. It was built in the front-gabled Greek Revival style, popular in the United States from 1825-1860 (McAlester 179). The characteristics of that style which are incorporated into this structure are: gabled roof of low pitch, cornice line of roof emphasized with wide band of trim, rectangular line of transom lights above door, and pilasters around door frame (McAlester 179)(cover photo, photo 1). There is a large interior fieldstone fireplace built between the 2nd and 3rd bays of the stone structure.

Two wood frame additions were built onto the schoolhouse during its early life as a residence, adding two bedrooms and a bathroom. The schoolhouse room itself has been divided into a living room, dining room and kitchen.

There are 3 other structures on the site: a well (photo 2), whose top is currently covered with a wood panel; a stone outhouse with two doors which are original (photo 3); and a part stone/part wood garage – the stone part built in the 1950s with the same stone as the schoolhouse, which was found on the site, and the wood part added on about 1980. The stone section of the garage has been turned into a small apartment, with a kitchen and bathroom.

The stone part of the main building was used as a school for the first 75 years of its existence. It has local significance as an example of the early masonry techniques, as an architectural example of the Greek Revival style, and as an example of early educational structures.

2. Comparable Structures or Sites

The building structure is a common one for one-room schoolhouses of the time, having a 2-bay by 3-bay floor plan, with large windows and high ceilings (Maddex 150). Stone schoolhouses were less common, however – usually, these smaller schoolhouses would be of log, wood, or, occasionally, brick construction.

B. Chronology of Development

1. Episode Description

The Old Stone School was used as the local school for Fractional School District No. 10, which included parts of Avon, Troy, Bloomfield, and Pontiac at the time, from 1858 until 1933, when schools in the area were consolidated. The building and land were purchased by Max Hodgdon in 1933, then by Mr. and Mrs. I. D. Stewart in 1949. At that time the building was converted to a residence, and a small frame wing was added to the rear of the structure in 1950. The Lee Keating Co. purchased the structure in 1962, using it as a rental property. In 1977, when Charles and Greta DeGioia purchased the building, it was in bad condition. They repaired the building, and Mrs. DeGioia continues to live in it.

2. Period of Significance for Approach to Treatment

The Stone School has significance as a schoolhouse, not as a residence. It has real value as an example of the construction techniques of the time, and as an example of the school environment used by the children in the past in Troy. Therefore, its period of significance is for the years of 1858 to 1933, when it was actively used as a schoolhouse.

II. EXISTING CONDITIONS ANALYSIS

A. Materials and Construction

Roof: The roof of the Old Stone School is currently made of asphalt shingles. Mr. DeGioia replaced it about 1978, while he and his wife were repairing all the structures on the site. This roof is, therefore, about 26 years old, a long life for this type of roofing. The cornice line is made of wood. There are gutters along the entire addition on the east side of the building, and on part of the addition on the west side. There is only one downspout on the entire structure, at the southeast corner of the addition.

Walls: The walls of the stone school portion of the building, as well as of the outhouse and well, are made of mortared local fieldstone, in coursed rubble construction (McAlester 38-9). These walls are 20 inches thick (photo 4). The addition to the schoolhouse is wood-clad, using both horizontal and vertical boards.

Foundation: The foundation of the schoolhouse itself appears to be of the same material as the walls, local fieldstone. However, the addition was built on a foundation of concrete blocks.

Windows: All of the windows in the structure are double-hung wood, except for a small window at the south end of the addition, which is a 4-paned stationary wood window. The schoolhouse has 3 windows evenly spaced along each side, and one on each side of the front entry door. They are all 9-over-9 paned windows and are the original windows of the building, with original glass. The addition, however, has 8-over-8 panes on the two windows on the west side of the addition, and 6-over-9 panes on the 2 south and 3 east windows. They all have storm windows, which attach with hinges at the top of the window frame. The schoolhouse windows have wood lintels and sills. There are currently no shutters on the structure, though in one photograph of the building from 1977, there were two-color shutters on the front (north) end of the structure (Kirst). Again in 1 July 1980, it was described as having "three board solid shutters" (Scott 2). And in the picture in the state registry online, the front also has shutters (Michigan).

Doors: There are three doors on the main building, the main entry door to the schoolhouse, which is no longer actively used, and one door on the east and on the west side of the addition. The east door is not at ground level and has no steps outside of it, so it presumably is no longer used. The schoolhouse door is the original paneled oak door, with a pedimented gable, pilasters, recessed transom lights, and dentil molding (photo 5). There is a

small front porch in front of the door and a step up to enter the door, onto a stone doorsill (photo 6). The east door is wood panel with 6 windowpanes (photo 7). The west door appears to be an interior luan door (photo 8). There is a small step up to enter this door. All doors have storm doors, wood on the original front door, metal on the two of the addition.

B. Existing Conditions

Roof: The DeGioias replaced the roofs on all the structures in 1979, after they moved in. The exterior of the roof of the schoolhouse building appears to be basically sound, although the roof is about 26 years old. However, a brief interior inspection of the stone building revealed peeling paint on the ceiling of the dining room section of the house, an indication of potential leakages in that area of the roof (photo 9). The cornice line shows weathering with peeling and absent paint (photo 10). In the winter, after a big snowstorm, there are ice dams and icicles at each roofline (photos 11, 12). The gutter on the east side of the house is pulling away from the roofline. And with only one downspout in evidence, despite the existence of a gutter on the west side of the building, water drainage from the roof is definitely questionable.

Walls: The stone walls of the schoolhouse are in basically very sound condition. There are mortar cracks on all walls (photos 13, 14). However, there is no indication of a problem caused by these cracks on the interior of the structure. The addition has painted wood siding, which is showing much evidence of weathering and peeling (photo 15).

Foundation: The stone foundation of the schoolhouse appears dark along both sides of the building (photos 16, 17). It is probable that this is a sign of rising damp. There was no immediate evidence of a problem in this area on the interior of the building. The concrete block foundation of the addition seemed to be in good condition, showing no specific problems (photos 18, 19).

Windows: All of the windows and storm windows show signs of weathering. The paint is peeling on every window and frame, as well as on the lintels and sills on the stone structure. Also, there has been some warping of the storm windows, especially on the stone building (photos 20-22). There is broken window on the south side of the building (photo 23).

Doors: The original front door is, remarkably, in fairly good condition. The wood is showing weathering, but there is less

damage here than on the windows. The east side door itself is in fair condition, though unusable due to the lack of a set of stairs to get to it. The west door, however, shows major signs of water damage, and is in very bad condition.

C. Causes of Deterioration

The major cause of deterioration on all parts of this building is water. All wood components show signs of weathering due to rain and snow. The rising damp of the foundation is a result of the roofline draining water very close to the foundation and of the foundation touching the ground. The lack of downspouts and poor condition of the existing gutters adds to the ground drainage problem. The interior ceiling damage is a result of some leakage problem in the roof. The cracked mortar is a result of aging and weathering. The ice dams and icicles, though, are a result of poor or no insulation in the attic areas (photos 24, 25).

D. Treatment Options

Two treatments are possible for this building, and its outbuildings. One is to preserve the building as it currently is, doing only those repairs that are necessary to maintain the integrity of the current configuration. The second, and more valid, approach, for a number of reasons, would be to restore the stone building to its original condition as a schoolhouse.

E. Approach to Treatment

This one-room schoolhouse is on the Michigan State Register of Historic Places, listed as of 19 December 1984. And as the period of significance for this site is the time period between 1858 and 1933, when the stone building was used as a schoolhouse, the recommended approach to treatment would be to restore the stone schoolhouse and, eventually, the outhouse and well, to their original conditions.

III. RECOMMENDATIONS FOR TREATMENT

A. Proposed Use and Program

As this site will most probably be donated to the Troy Historical Society in the future, the recommended use for the location, in accordance with the recommended treatment, is as an historical museum and learning place. As such, it should be returned back to its original structure as a schoolhouse, with requisite outbuildings. The current two-part garage could be used as interpretive/office space.

B. Recommendations for Treatment

Roof: The first thing to be concerned with in the restoration of this site is the soundness of the structure. Thus, the roof, which is relatively old for its material, should be replaced, but only on the brick structure. Research should be done as to the material of the original roof before replacement to make it as authentic as possible. It is more likely to have been constructed of wood shingles, since asphalt shingles were not used in America until the 1890s (Sweetser 4), and, also, due to prevalence of wood in Michigan.

The insulation of the roof of the stone structure should also be considered. There is still an opening to the attic, and an original ladder, by the front door, attached to wall leading to the attic, in the living room section of the residence – an examination of this upper area should be done to determine what is required to secure it internally.

Walls: The masonry needs some repointing, which would require a thorough research into the type of mortar used originally on the structure. It is important to match the new mortar to the old so that each individual part of the structure responds to stresses in the same way, and so that the new mortar is “sympathetic, supportive, and, if necessary, sacrificial” to the old mortar (Mack 4). An expert should be called in to do the analysis and to determine the correct mortar.

One big issue, which will have to be resolved eventually, is the historic structure of the south side of the building, prior to the construction of the addition. Again, research will have to be done to determine the appearance of the back of a one-room schoolhouse of this period.

Foundation: Because of the possibility of rising damp on the foundation of the stone structure, there is a need to look closely at the water drainage from the building and on the site in general. This location is at Troy’s highest elevation, at 860 feet (Lance 20), so a high water table should not be an issue. However, drainage from the roofline could be a problem, due to the lack of gutters and downspouts.

There could be a need to grade the ground line around the building to facilitate water drainage away from the building (Park 14). Consideration should also be given to historic ways to handle water runoff from the roofline: if gutters and downspouts were not commonly used, and there is not indication of their use on this structure, there may be historic methods used to divert water from building foundations. This would require more research, and perhaps the enlisting of the aid of an expert in the field of moisture control.

Windows: As all the windows, with their glass, on the schoolhouse are original, it is desirable to repair them, rather than replace them. The varying conditions of the windows would suggest that all of the repair classes in Preservation Brief No. 9 would probably be used (Myers). Some might only need minor work, others need more stabilizing, and there are a few that have missing woodwork. It would be necessary to use the assistance of a professional who is knowledgeable about historic windows.

Doors: The only door that is involved in this project is the front door on the stone structure. The condition of this doorway and frame is fair, showing not much weathering – perhaps the shrubs blocking it have saved it from the worst of the storms. As with the windows, since everything on this entrance is also original, repairs would need to be done, with the help of an expert.

C. Strategy for Implementation

The first aim of this program should be to stabilize the structure as it is, eliminating water problems at the roof level and ground level. The windows and doors could be worked on, also, if funds were available.

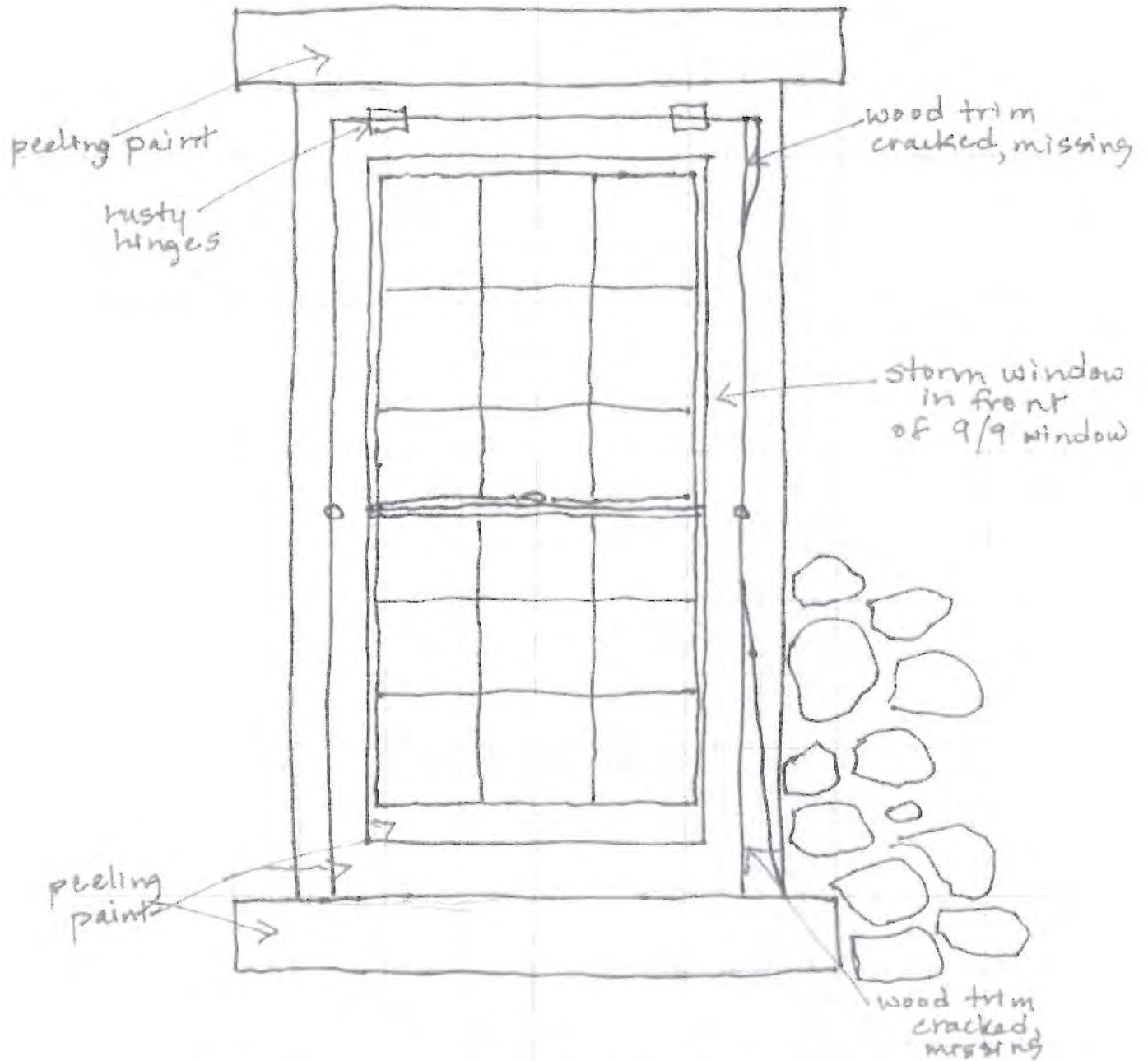
However, in order to accomplish the goal, of making this site the embodiment of a real schoolhouse from the 19th century, the main building would need to have the addition, as well as the interior changes, removed. Any modernizations would have to be included for removal in this restoration, except those required for the safety of people in the building. Also, at the same time, there would be the need to configure the back, or south, end of the building. There is little currently available information about this side of the structure, so more research would need to be done, in order to make it as historically accurate as possible.

The removal of this addition is a large project, involving a lot of physical labor. It might be considered as an undertaking for an historical preservation program at a local university, as it would allow these students to study restoration and structure first-hand. Local volunteers could also be called in, to keep down the costs of the project.

Eventually, as more funds, and volunteers, became available, the entire site, including the outhouse and the well, should be restored to original condition, and the site will be valuable as an example of an early American one-room schoolhouse.

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Typical window in stone structure



Photo No. 1
Front Door
Stone School



Photo No.2
Well
Stone School



Photo No. 3
Outhouse
Stone School



Photo No. 4
Wall Depth
Stone School



Photo No. 5
Front Door Transom
Stone School



Photo No. 6
Stone Door Sill
Stone School



Photo No. 7
East Door - Addition
Stone School



Photo No. 8
East Door - Addition
Stone School



Photo No.9
Dining room Ceiling
Stone School



Photo No. 10
Cornice
Stone School



Photo No. 11
Roof and Gutter - Addition
Stone School



Photo No. 12
Addition
Stone School



Photo No. 13
Crack in Mortar
Stone School

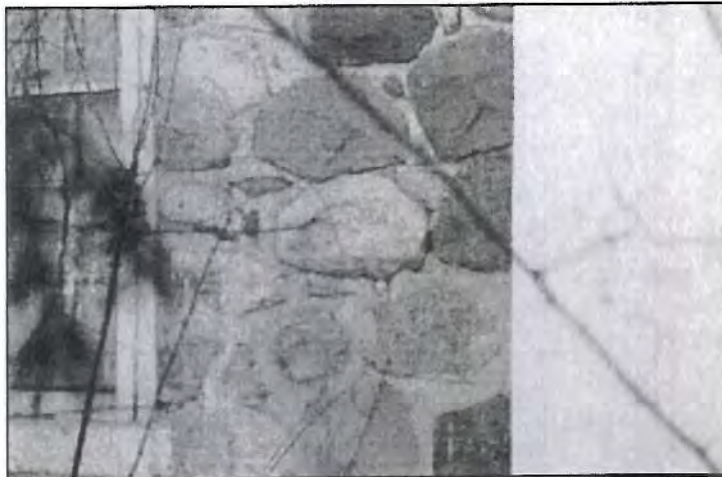


Photo No. 14
Crack in Mortar
Stone School



Photo No. 15
Addition
Stone School



Photo No. 16
West Side Foundation
Stone School



Photo No. 17
East Side Foundation
Stone School



Photo No. 18
Addition Foundation
Stone School



Photo No. 19
Addition Foundation
Stone School

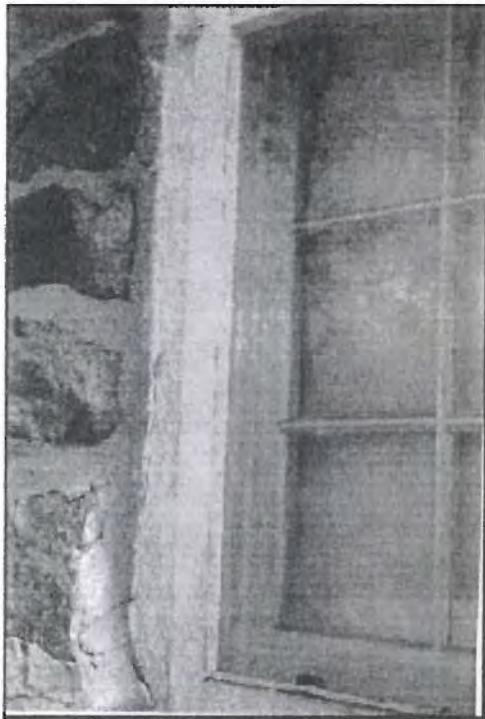


Photo No. 20
Window
Stone School

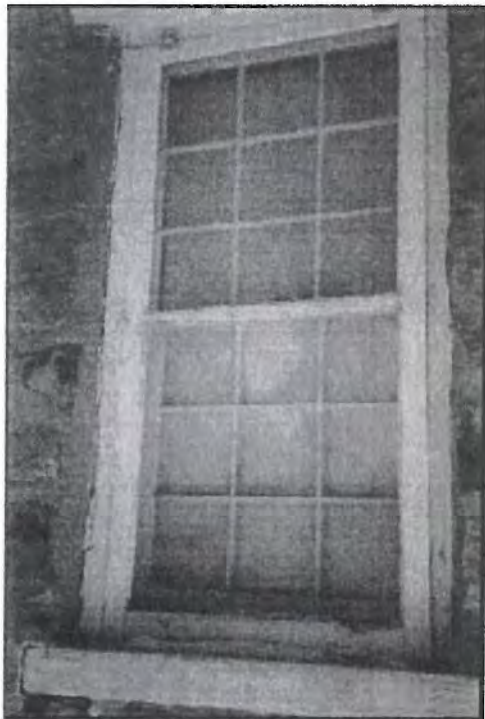


Photo No. 21
Window
Stone School

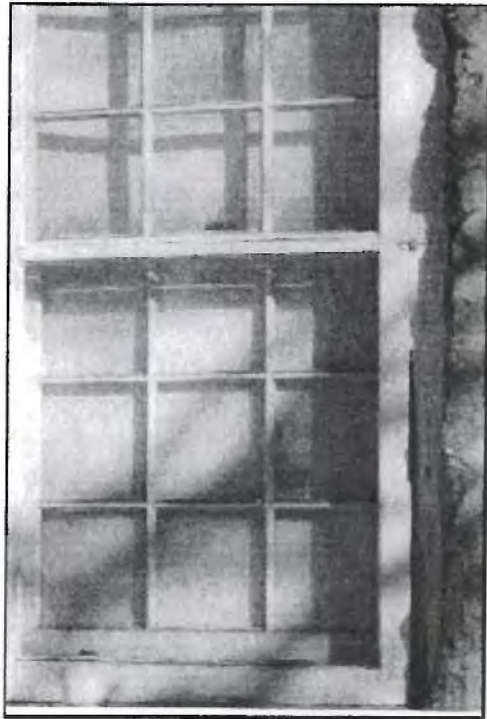


Photo No. 22
Window
Stone School



Photo No. 23
Addition Window
Stone School

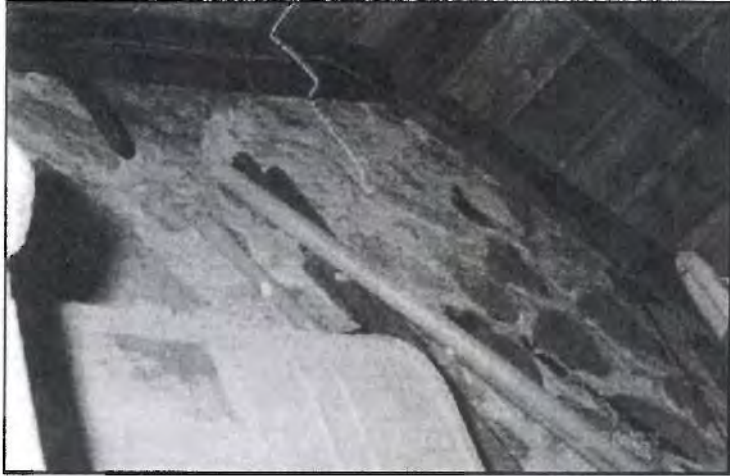


Photo No. 24
Addition Attic
Stone School

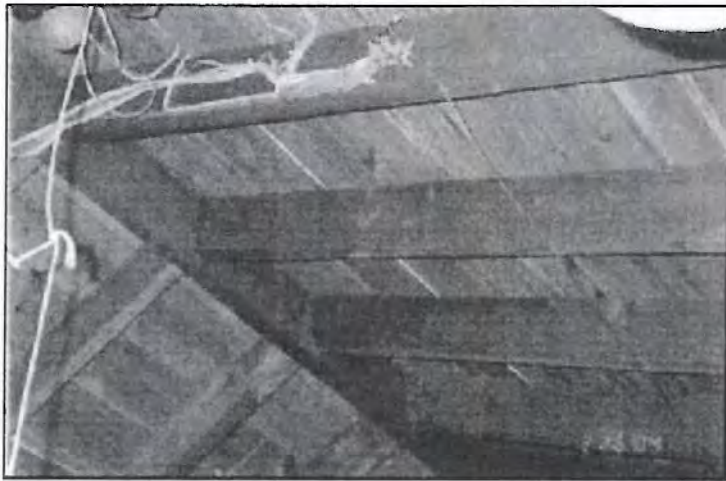


Photo No. 25
Addition Attic
Stone School



Historic Outhouse Inspection Report

Located at: 3995 W South Blvd.

Inspection and report by: Building Official Salim O Huerta

Inspection Completed October 22, 2020



The present condition:

The Out House presents partial structural failure on all walls. The east wall has collapsed to the ground with missing stone material from the site and the north and south walls are still standing with structural

cracks from the footing to the roof structure supports. The west wall is apparently firm, however full access to view it was not possible.



The roof structure presents apparent fire damage by possible brush control fires. The timber beams are still up and holding with a potential fatigue the secondary roof structural members. All roof shingles are damaged either by exposure to the elements and/or fire. The frieze,

facia trim and windows, appear in good physical condition in relation to the general exposure to the elements.



The presence of this structure as it is now standing represents a potential risk for the life and safety of the City of Troy residents.

It is a dangerous building and contains multiple violations of the Michigan Building Code 2015 and the City of Troy Ordinance.

The following actions are recommended:

- 1) The structure must be secured by a temporary link fence, with a permanent “No trespassing sign”.
- 2) The weeds and brush around it must be cleared from the area.
- 3) The fallen wood members and general debris must be removed from the area, to prevent the proliferation of rodents.

- 4) All structural members that are not stable, must be taken down to the ground and salvaged for future use.
- 5) The roof material would need to be disposed of after approval from the Historic District Commission.
- 6) The walls will have to be braced and secured to prevent a collapse.
- 7) All the work to be performed must be executed by a Licensed Contractor and a demolition permit must be secured before the work starts.



The Water Well- At the present time it is not secured. Therefore, representing a high risk to the life and safety of the Troy residents.

- 1) The lid must be of a metal structural material with a lock.
- 2) The present lid can stay on top of the structural grill.



BUILDING PERMIT APPLICATION

CITY OF TROY

DEPARTMENT OF BUILDING INSPECTIONS
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48064
248-524-3344

Check # _____

Date: December 14, 2020

BUILDING

Project Information

Job Address: 3995 W. SOUTH BLVD Suite # _____
Lot: _____ Subdivision: _____ Parcel # 88-20-06-101-001

Building Type
 Commercial Residential Size: _____ square feet

Request for Building Permit To:
 Construct Complete Add to Alter Repair Demolish Other _____

New Construction Existing Structure Tenant Space Garage/Accessory Building Deck Pool Roof

Describe Scope of Work: Demolish the outhouse

ZONING: RIA USE GROUP: _____ CONST. TYPE: _____ SPRINKLED: Y / N
ESTIMATED COST OF CONSTRUCTION \$5000/- By Contractor \$ _____ By Department

Applicant Information

Name: The Bharatiya Temple Company: _____
Phone: 248-879-2552 Fax # 248-879-2099 N/A
Address: 6850 N. Adams Road City: Troy State MI Zip: 48098
License # _____ Federal ID # _____ Comp. Carrier _____
Email: officemgr@troy-temple.org Preferred Contact # /Name VENKATESH HAZANAHALLI
Venky. hasanahalli@gmail.com Check if you would like email notification of any violations SHARMISHTA SARKAR

Property Owner Information

Name: The Bharatiya Temple Phone: 248-879-2552
Address: 6850 N. Adams Road City: Troy State: MI Zip: 48098

I CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT AND THAT I HAVE REVIEWED ALL DEED RESTRICTIONS WHICH MAY APPLY TO THIS CONSTRUCTION AND AM AWARE OF MY RESPONSIBILITY THEREUNDER.

Signature & Print Name: Ganga Rajkumar GANGA RAJKUMAR
Date: December 14, 2020 President, 2020 Executive Committee

(Homeowners applying for the permit need to sign a homeowner's affidavit)

Section 23a of the state construction code act of 1972, 1972PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

A SOIL EROSION PERMIT MAY BE NECESSARY FOR YOUR BUILDING PERMIT TO BE PROCESSED
PLEASE SEE THE ENGINEERING DEPARTMENT

FOR BUILDING DEPARTMENT USE ONLY

REVISED 08/2017

APPROVED BY: Plan Commission
 Board of Zoning Appeals
 City Council

Date: _____
Date: _____
Date: _____

PLAN ANALYST COMMENTS: _____

SPECIAL STIPULATIONS: _____

Plan Review Fee Paid \$ _____ Date _____

Soil Erosion _____

FEES DUE:

Building Permit Fee \$ _____
Certificate of Occupancy \$ _____
Bond (refundable) \$ _____
Plan Review Fee \$ _____
Add'l Plan Review Fee \$ _____
Micro Film Charge \$ _____
Grade Inspection \$ _____
Street Maintenance Fee \$ _____
Tree Deposit \$ _____
Residential Bldg Contractor
Registration (exp. 5/31) \$ _____
TOTAL DUE \$ _____

Sewer Fee \$ _____
Water Fee Due \$ _____
Structural Review Fee \$ _____
Plans [] Rolled [] Plan Review Comments
[] Folded
[] Attached
[] Scanned
[] No Plans

APPROVED BY: _____ DATE: _____



