



Coleman A. Young Municipal Center  
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April 18, 2022

Penny Dwoinen  
City of Detroit Housing & Revitalization Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226

**RE: Section 106 Review of a City of Detroit HOME-Funded Brush Park Apartment Project Located at 269 Winder in the City of Detroit, Wayne County, Michigan (Section 106 ID# 42815)**

Dear Mrs. Dwoinen,

Under the authority of the National Historic Preservation Act (NHPA) of 1966, as amended, and the “Programmatic Agreement between the Michigan State Historic Preservation Office and the City of Detroit, Michigan...,” dated November 9, 2016, the City of Detroit has reviewed the above-cited project and has determined it to be an undertaking as defined by 36 CFR 800.16(y).

Based on the information submitted to this office on 12/17/2020, we have determined a Historic Property is located within in the Area of Potential Effects (APE) for this project. The project is located within the Brush Park Local Historic District and six historic properties are included in the area of potential effect. Therefore, per Stipulation V.B of the Programmatic Agreement (PA), the project shall be carried out in accordance with the *Secretary of the Interior’s Standards for Rehabilitation*.

Additionally, per Stipulation VI.C and VII of Programmatic Agreement (PA), the proposed undertaking qualifies for review by the State Historic Preservation Office (SHPO) archaeologist since the site is larger than ½-acre and will include ground disturbing activities. On 9/22/2021 an Archaeological Phase I and II Trench Excavation Report, completed by Misty M. Jackson, Ph.D., was submitted to SHPO.

On 3/7/2022, plans for construction monitoring and site avoidance were submitted to SHPO. On 4/18/22, SHPO indicated these plans would result in no adverse effect on the historic feature, assigned site number 20WN123. The site avoidance plan calls for the area of the feature to be fenced during construction and capped by the placement of a demarcation fabric or snow fencing over the feature and then capping it with approximately 8 inches of limestone base and topped with a 5-inch-thick layer of asphalt. The limestone and asphalt are to be laid by hand. A consulting archaeologist will be on-site to observe the construction over the feature. For the long-term preservation of the feature, the asphalt will remain in place and a copy of the Site Avoidance Plan will be kept onsite.



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This project has been given a **Conditional No Adverse Effect** determination (Federal Regulations 36 CFR Part 800.5(b)) on properties that are listed or eligible for listing in the National Register of Historic Places, as long as the following conditions are met:

- Construction monitoring and site avoidance plan approved by SHPO on 3/14/22 is followed
- Any additional changes to the scope of work for the project shall be submitted to the Preservation Specialist for review and approval prior to the start of any work.
- Photos of the completed work are submitted to the Preservation Specialist

Please note that the Section 106 Review process will not be complete until the above-mentioned conditions are met. If you have any questions, you may contact the Preservation Specialist at [Ciavattone@detroitmi.gov](mailto:Ciavattone@detroitmi.gov).

Sincerely,

A handwritten signature in blue ink that reads "Tiffany Ciavattone". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tiffany Ciavattone  
Preservation Specialist  
City of Detroit  
Housing & Revitalization Department



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Submit one application for each project for which comment is requested. Consult the *Instructions for the Application for HRD Section 106 Consultation Form* when completing this application. Once application form is complete please submit via: <https://app.smartsheet.com/b/form/1faa296eedac476a9fbf2ef1916ddb99>, along with any supplemental attachments, up to 250MB.

**I. GENERAL INFORMATION**  New submittal

More information relating to and existing project

- a. **Project Name:** **Brush Park Apartments**
- b. **Project Municipality:** Detroit
- c. **Project Address:** 269 Winder

**II. FEDERAL AGENCY INVOLVEMENT AND RESPONSE CONTACT INFORMATION**

- a. **State Agency Contact (if applicable):** Name of state agency  
**Contact Name:** Name of state agency contact  
**Contact Address:** State agency contact's mailing address **City:** State contact's city **Zip:** State contact's zip code  
**Email:** State contact's email **Phone:** State contact's phone #
- b. **Applicant (if different than federal agency):** Brush Park LDHA, LLC  
**Contact Name:** Katie Thoits  
**Contact Address:** 32600 Telegraph Road **City:** Bingham Farms **State:** MI **Zip:** 48025  
**Email:** kthoits@mhthousing.net **Phone:** 313.550.1914
- c. **Consulting Firm (if applicable):** AKT Peerless  
**Contact Name:** Julie Barton  
**Contact Address:** 333 W Fort Street, Suite 1410 **City:** Detroit **State:** MI **Zip:** 48226  
**Email:** bartonj@aktpeerless.com **Phone:** 313.212.9558

**III. PROJECT INFORMATION**

- a. **Project Location and Area of Potential Effect (APE)**
  - i. **Maps.** Please indicate all maps that will be submitted as attachments to this form.
    - Street map, clearly displaying the direct and indirect APE boundaries
    - Site map
    - USGS topographic map Name(s) of topo map(s): Detroit
    - Aerial map
    - Map of photographs



Other: [Identify type\(s\) of map\(s\)](#)

ii. **Site Photographs**

iii. **Describe the APE:**

The APE for direct effect comprises the area of ground disturbance within the Lots 1-4 and part of Lot 5 west of Brush Street, north of Winder Street, south of the public alley approximately 166 ft north of Winder Street, and east of the concrete drive approximately 233 ft west of Brush Street. The APE for indirect effects is the project site and a half block surrounding the project site.

iv. **Describe the steps taken to define the boundaries of the APE:**

Direct effect APE is determined by anticipated ground disturbance. Indirect APE was determined by anticipating what effects the construction of a new 53-unit apartment building, retail space, and associated parking could potentially have on the surrounding area. It is anticipated that the project could change the setting and/or views of the surrounding properties, and there could be increased pedestrian and vehicular traffic.

b. **Project Work Description**

Describe all work to be undertaken as part of the project:

The proposed project is to construct a four-story tall apartment building with retail on the first floor on a vacant site at the northwest corner of Winder and Brush Streets just north of I-75 and downtown Detroit in the Brush Park neighborhood. The proposed building has an L-shaped footprint with the building facing Brush Street. A 29-space parking lot with landscaping and lighting is proposed to the west of the building and will be accessed through the alley. A green lawn with trees, a gazebo, and walkway is proposed south of the parking lot along Winder Street. See attached report for more details as well as attached plans.

#### IV. IDENTIFICATION OF HISTORIC PROPERTIES

a. **Scope of Effort Applied**

i. **List sources consulted for information on historic properties in the project area** (including but not limited to SHPO office and/or other locations of inventory data).

Historic county atlases, historic maps in the Library of Congress' online database, the Digital Archaeological Record online files, the files of the Michigan SHPO, National Register of Historic Places, State Register of Historic Sites, and City of Detroit Local Historic Districts.

ii. Provide documentation of previously identified sites as attachments.

iii. **Provide a map** showing the relationship between the previously identified properties and sites, your project footprint and project APE.

iv. Have you reviewed existing site information at the SHPO:  Yes  No

v. Have you reviewed information from non-SHPO sources:  Yes  No





b. **Identification Results**

i. **Above-ground Properties**

- A. Attach the appropriate [Michigan SHPO Identification Form](#) for each resource or site 50 years of age or older in the APE. Refer to the *Instructions for the Application for SHPO Section 106 Consultation Form* for guidance on this.
- B. **Provide the name and qualifications of the person who made recommendations of eligibility for the above-ground identification forms.**

**Name** Kristine Kidorf **Agency/Consulting Firm:** Kidorf Preservation Consulting

Is the individual a 36CFR Part 61 Qualified Historian or Architectural Historian  Yes  No

Are their credentials currently on file with the SHPO?  Yes  No

*If NO* attach this individual's qualifications form and resume.

ii. **Archaeology** (complete this section if the project involves temporary or permanent ground disturbance)

Submit the following information using attachments, as necessary.

- A. **Attach Archaeological Sensitivity Map.** See the attached archaeological assessment.
- B. **Summary of previously reported archaeological sites and surveys:**  
Please see the attached archaeological assessment report.
- C. **Town/Range/Section or Private Claim numbers:** In that part of the City that does not have section numbers, in T2S, R12E,
- D. **Width(s), length(s), and depth(s) of proposed ground disturbance(s):** The property dimensions measure 166 ft northwest-southeast by 233 ft northeast-southwest within which the ground will be disturbed for building, parking lot and landscaping. The building dimensions at their largest will measure 93.91 ft east-west by 160.58 ft north-south on the east end of the property. Excavation for construction will occur to an unspecified depth. The property will include an underground storm basin.
- E. **Will work potentially impact previously undisturbed soils?**  Yes  No

***If YES, summarize new ground disturbance:***

Though the lots have undoubtedly all experienced disturbance, there may still be intact historic deposits.

- F. **Summarize past and present land use:**



Past disturbance and current land use consist of urban development. The lots currently stand vacant. Data on when the former structures were demolished is not available, however as recently as 1999 the property had standing structures, according to a Google Earth aerial photograph dated 3/1999.

G. Potential to adversely affect significant archaeological resources:

- Low  Moderate  High

For moderate and high potential, is fieldwork recommended?  Yes  No

Briefly justify the recommendation:

The project lies within an area that has been determined to be sensitive for nineteenth century cultural resources. See the attached archaeological assessment.

H. Has fieldwork already been conducted?  Yes  No

If YES:

- Previously surveyed; refer to A. and B. above.
- Newly surveyed; attach report copies and provide full report reference here:

[Full report reference](#)

I. Provide the name and qualifications of the person who provided the information for the Archaeology section:

Name: Misty M. Jackson, Ph.D. Agency/Firm: Arbre Croche Cultural Resources LLC

Is the person a 36CFR Part 61 Qualified Archaeologist?  Yes  No

Are their credentials currently on file with the SHPO?  Yes  No

If NO, attach this individual's qualifications form and resume.

*Archaeological site locations are legally protected.*

*This application may not be made public without first redacting sensitive archaeological information.*

V. DETERMINATION OF EFFECT

Guidance for applying the Criteria of Adverse Effect can be found in the Instructions for the Application for SHPO Section 106 Consultation Form.

a. Basis for determination of effect:



Housing and Revitalization  
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A provisional determination of Historic properties will be affected/No Adverse Effect is recommended until archaeological monitoring is conducted during construction or archaeological phase I trench excavation can be conducted prior to construction based on the archaeological sensitivity of the proposed project location. See the attached archaeological assessment.

b. **Determination of effect**

**No historic properties will be affected**

**Historic properties will be affected** and the project will (check one):

have **No Adverse Effect** on historic properties within the APE.

have an **Adverse Effect** on one or more historic properties in the APE and the federal agency, or federally authorized representative, will consult with the SHPO and other parties to resolve the adverse effect under 800.6.

Applicant Signature: Julie Barton Date: 12/16/2016

Type or Print Name: Julie Barton

Title: Senior Project Manager



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## ATTACHMENT CHECKLIST

### Identify any materials submitted as attachments to the form:

Additional federal, state, local government, applicant, consultant contacts

Maps of project location

Number of maps attached: [number of maps](#)

Site Photographs

Map of photographs

Plans and specifications

Other information pertinent to the work description: [Identify the type of materials attached](#)

Documentation of previously identified historic properties

Architectural Properties Identification Forms

Map showing the relationship between the previously identified properties, your project footprint, and project APE

Above-ground qualified person's qualification form and resume

Archaeological sensitivity map

Survey report

Archaeologist qualifications and resume

Other: [Identify other attached materials](#)

**Archaeological Phase I and II Trench Excavation Report  
for the Proposed Brush Park Apartments Project,  
269 Winder Street, Detroit, Wayne County, Michigan**

**Submitted to**

**Steve Guyot  
ESGPW, LLC  
18640 Mack Avenue, No. 1029  
Grosse Pointe, Michigan 48236**

**and**

**Ryan M. Schumaker  
Lead Preservation Specialist, Environmental Compliance  
City of Detroit, Housing & Revitalization Department  
2 Woodward Avenue, Suite 908  
Detroit, MI 48226**

**by**

**Misty M. Jackson, Ph.D.  
Arbre Croche Cultural Resources LLC  
214 South Main Street  
Leslie, Michigan 49251**

**September 2021**



## Abstract

Phase I archaeological trench excavation was performed on May 17 through 20, 2021 at the location proposed for the Brush Park Apartments at 269 Winder Street, Detroit, Wayne County, Michigan.

The apartments and other associated development including a parking lot and landscaping will be constructed on Lots 1, 2, 3, 4, and part of Lot 5, Block 2 of Brush Subdivision in the part of Detroit that does not include section numbers on the USGS 7.5 minute Detroit Quadrangle, in T2S, R12E. The subject property comprises a total of 0.907 acre,

Arbre Croche Cultural Resources LLC (ACCR) of Leslie, Michigan conducted the archaeological phase I trenching under contract with ESGPW, LLC of Grosse Pointe, Michigan. Misty Jackson, Ph.D., served as field supervisor and principal investigator and conducted pre- and post-field document research, artifact analysis, and report preparation.

One trench approximately 74 meters (242 ft) in length and one meter (3 ft) in width was excavated with heavy earth moving equipment on the north side of the subject property immediately adjacent the fence along the south side of the alley.

One historic archaeological site, 20WN1227, was found during the investigation. It included the foundations of two features (Feature 1 and Feature 2) interpreted as parts of foundations for the stables-turned-auto-garages. Feature 1 occurred on Lot 2 and became an electrical shop in the twentieth century. The concrete foundation for the stable-turned-auto-repair shop associated with the residence on Lot 5 was designated Feature 2. Both foundations extended south outside of the archaeological trench and were completely exposed through further hand and mechanical excavation, resulting in the investigation including phase II excavation in addition to the phase I trench excavation.

No remains of privies were located. Trench excavation revealed that subsurface deposits on the north side of the subject property comprise predominantly fill. While the fill may be associated with the lots on which it was found, it cannot be stated with certainty from where the it originated.

Based on the findings of this investigation, site 20WN1227 is likely not eligible for listing on the National Register of Historic Places under Criteria A (it is not associated with events that have made a significant contribution to the broad patterns of our history) or Criteria B (it is not associated with the lives of significant persons in or past). In regard to Criteria C, it is not known if the specific type of stable drain feature represented by Feature 1 on Lot 4 is typical or atypical of stables constructed for upper income persons of Detroit in the nineteenth century. If unique, the site might find eligibility under Criteria C. In regard to Criteria D, though there are no known similar sites in regard to stable construction, it may be argued that it has not yielded information important in history or prehistory. Feature 1 on Lot 4 and Feature 2 on Lot 5 have been fully excavated, and as such they are not likely to yield additional information important in history or prehistory by any further investigation.

Based on Feature 1's potential uniqueness of construction style or at least to date its uniqueness in the archaeological literature of Detroit and elsewhere, ACCR recommends that Feature 1 of site 20WN1223 is eligible for listing on the National Register of Historic Places under Part C "That embody the distinctive characteristics of a type, period, or method of construction." As such ACCR recommends that the location

will be avoided during construction of the Brush Park Apartment Project. Feature 1 was buried during backfilling of the trench but not removed. Some damage, probably resulting in the removal of some bricks, likely occurred during the initial trenching and discovery of the feature. Based on current design plans the north portion of the feature would lie beneath landscaping (possibly lawn grass) and the south portion beneath parking lot pavement. It is recommended that the landscaping is extended to the south to cover the feature and that only minimal grading occur in order to allow for planting of ground cover.

ACCR recommends no further archaeological investigation.



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## **Introduction**

Arbre Croche Cultural Resources LLC (ACCR) partnering with Kidorf Preservation Consulting produced an archaeological assessment (dated December 15, 2020) to accompany the Section 106 review application for the proposed Brush Park Apartments, Detroit, Wayne County, Michigan. The archaeological assessment served as explanation for the determination of effect recommended by Dr. Misty Jackson of ACCR as required by the Section 106 review application. Based on a review of the files of the Michigan SHPO, Jackson recommended that more information was needed to complete the Section 106 application due to the archaeological sensitivity of the proposed project location.

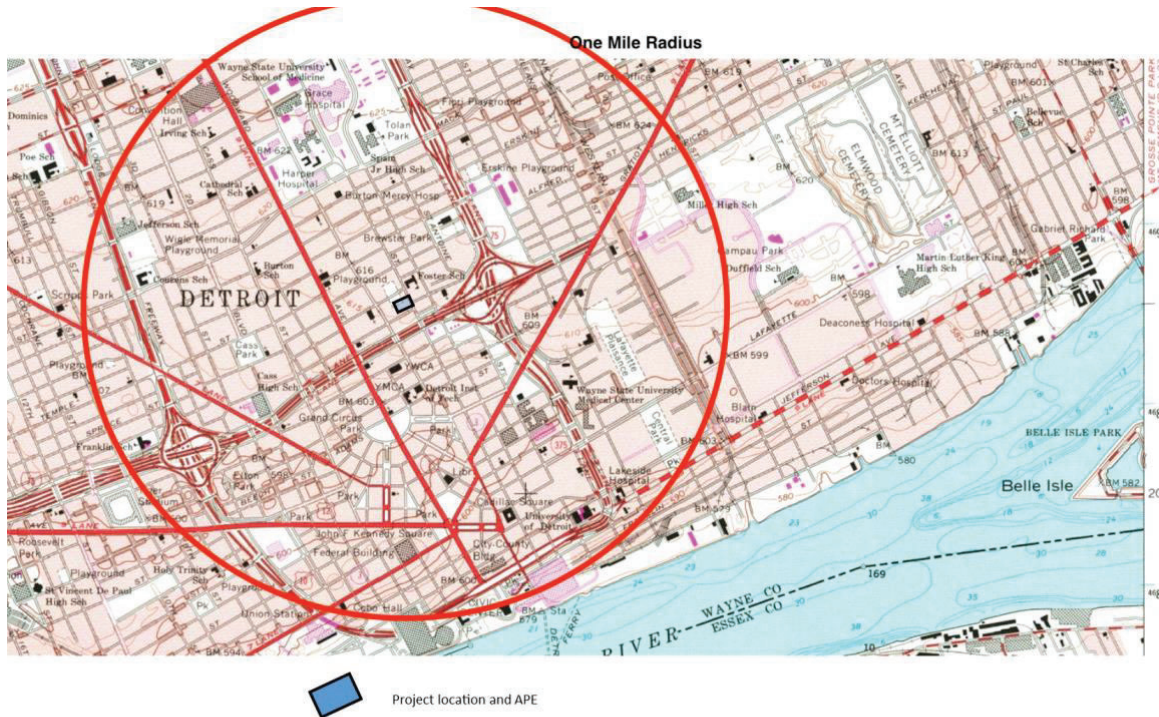
The Michigan State Historic Preservation Office (SHPO) concurred with Jackson's recommendation for a provisional No Historic Properties Affected on the Section 106 review application pending archaeological phase I monitoring or trenching. The federal agency or MHT Housing Inc. (the client designated to act on the federal agency's behalf), elected to have archaeological phase I trenching conducted at the project location in lieu of on-site monitoring during construction.

Ryan M. Schumaker, Lead Preservation Specialist, Environmental Compliance for the City of Detroit, Housing & Revitalization Department requested an archaeological phase I study plan that included the trenching methodology and the location(s) proposed for the archaeological trenching. Jackson of ACCR provided the study plan, the details of which are included in this report under the section *Phase I Archaeological Investigation Methods and Trenching Locations*.

Archaeological phase I trenching was conducted at the proposed project location from May 17 through May 20, 2021. The research design focused on locating the remains of privies south of the alley at the rear of the five lots that fronted on Winder Street. No privies were encountered, however trenching uncovered structural remains interpreted as the floor and foundation of a nineteenth to early twentieth centuries stable. The remains are designated as site 20WN1227.

### ***Proposed Project Location and Description***

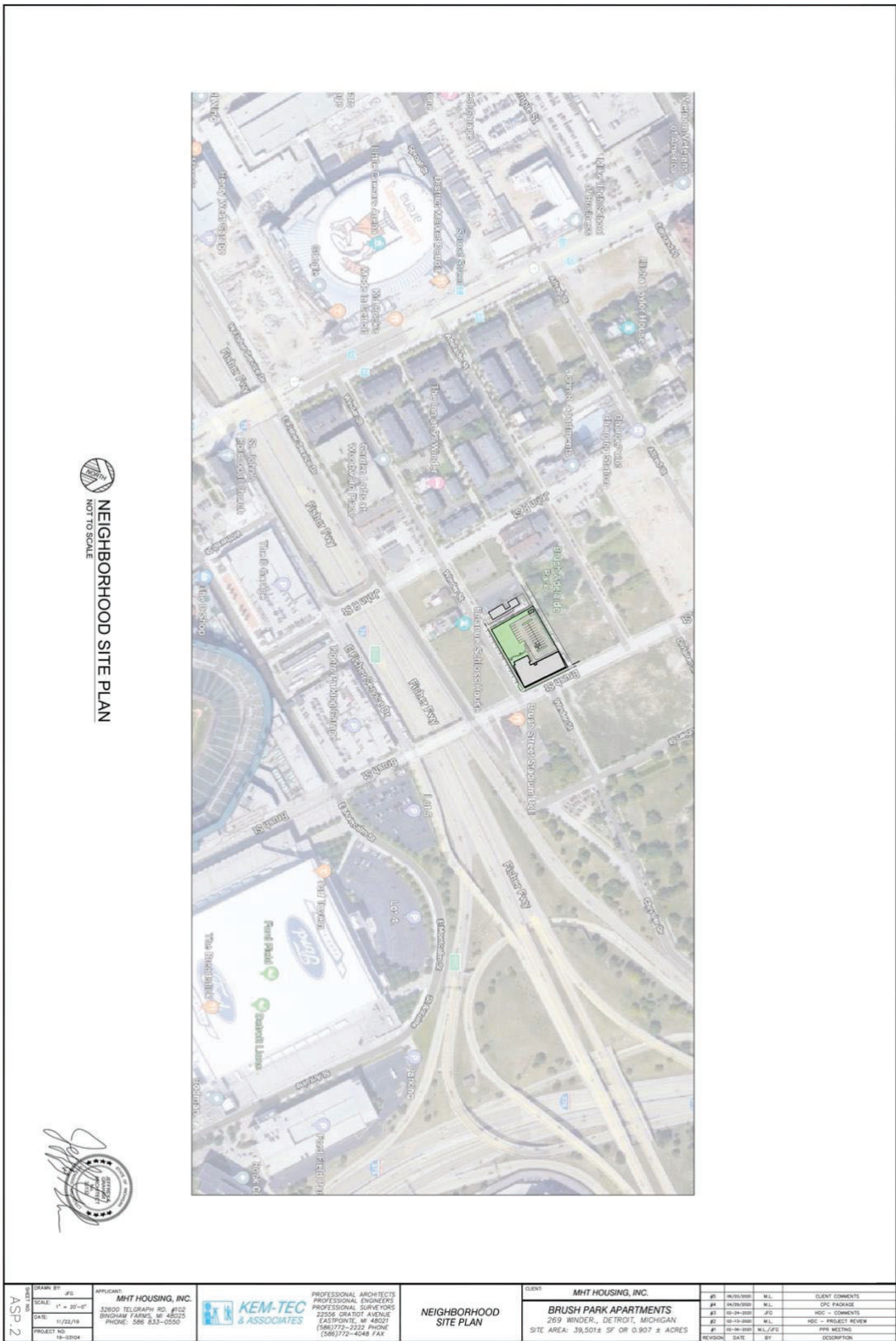
MHT Housing Inc. proposes development of a four-story, mixed-use, affordable apartment community featuring 53 apartment units and just over roughly 1,200 square feet of commercial space. It is located on Lots 1, 2, 3, 4, and part of Lot 5, Block 2, Brush Subdivision, 1<sup>st</sup> Ward, in the part of Detroit that does not include section numbers on the USGS 7.5 minute Detroit Quadrangle, in T2S, R12E. It occupies a total of 0.907 acre at the northwest/west corner of the intersection of Winder and Brush streets. The building footprint will occupy a total of 11,368 square feet covering 29 percent of the proposed property/lots. The project will also include parking space within the proposed property. The property at its largest dimensions measures 165.88 ft northwest-southeast by 242.96 ft northeast-southwest along the north boundary as represented on the Brush Park Site Plan dated 6/22/2020. The building dimensions at their largest will measure 93.91 ft east-west by 160.58 ft north-south. Excavation for construction will occur to an unspecified depth. The property will include an underground storm basin.



**Figure 1: 1968 7.5 minute USGS Detroit Quadrangle with project location (APE for direct effects/project footprint).**

The typical one mile radius for researching Michigan SHPO archaeological site files was reduced to the project's immediate vicinity, in consultation with the Michigan SHPO Staff Archaeologist.





**Figure 2: Brush Park Apartments project location.**

## Summary of Detroit's Ecological Setting

Wayne County lies within the regional landscape ecosystem classified as the Maumee Lake Plain Sub-subsection (VI.1.1.) of the Washtenaw Subsection (VI.1.) of the Southern Lower Michigan Section (VI.). It is characterized as a flat, clay lake plain dissected by broad glacial drainageways of sandy soil. The lake-moderated climate and productive loamy soils resulted in early and intensive agricultural development. Vegetation communities include beech-sugar maple forest, elm-ash forest, deciduous swamp, white oak-black oak savannas, wet prairies, and coastal marshes (Albert 1995). The pre-Euro-American settlement vegetation specific to the proposed project parcels consisted of beech - sugar maple forest. (Albert and Comer 2008:18). The project approximately 1.17 mile from the Detroit River.

## History of the Proposed Project Area

The proposed project lies within the southeast section of the Brush Park Historic District. The history of the historic district is summarized in the document *Proposed Brush Park Historic District Final Report*. The following is excerpted from pages 2-4 under the section "History" (City of Detroit Historic Designation Advisory Board. 1979-1980):

The area of the proposed Brush Park historic district encompasses the farm which once belonged to the well-known Brush family of Detroit. Not only the Brush Farm, but also the adjoining Park Lots of the Governor and Judges Plan and the L. Beaubien Farm maintain street names closely associated with the family.

Late in the eighteenth century [what would become] the Brush holdings came into the possession of John Askin, an Irish trader, by inheritance from his wife's family. Askin's youngest daughter, Adelaide, married Elijah Brush; the couple inherited the farm, which ran from the river to about where Grand Boulevard is today. Elijah Brush's son, Edmund Askin Brush, directed the subdivision of the farm during the second half of the nineteenth century. Some downtown sites remained in the hands of the Brushes and their descendants into the 1960's as investments; north of Grand Circus [where the current project is located] the land was subdivided for residential purposes.

Within the proposed district, the earliest street is Winder, opened in 1852, and named for Col. John Winder, prominent in the court system in Detroit and a landholder. All the other streets in the district – except Watson and several one-block streets between Brush and Beaubien – are named for Brush family members. Adelaide, opened in 1853, is named, of course, for Adelaide Brush, wife of Elijah. Watson was opened in 1854, and named for a family friend, Joseph Watson, who had served with Edmund Brush on the Territorial Land Board. Edmund Place and Erskine were both opened in 1867; Edmund named for the son of Elijah who was



subdividing the land, and Erskine honoring the Askin family in a variant spelling. Alfred, named for Alfred Erskine Brush, son of Edmund, was opened in 1869, and Eliot, name for another son, followed in 1871. Mack Avenue, the northern boundary of the proposed district, was originally named Rowena, after the wife of Alfred E. Brush, and was opened in 1878.

While the dates of the street openings are suggestive of the development pattern of the area, too much dependence cannot be placed upon those dates as far as building dates area concerned. While 59 Alfred appears to have been built shortly after the opening of Alfred Street, for example, the record shows Rowena opened in 1878, yet no houses remain on the street dating for twenty years or so after that.

The Brush family developed their land carefully, taking pains to create a desirable area. The land was held until surrounding areas were well on the way to complete development, and restrictions were placed on the lots requiring houses of a high standard of quality. The standard lots were large for the time – fifty feet wide – and expensive.

Since the Brush family owned the Park Lots adjacent to Woodward as well as the Brush Farm, the development of the streets in the proposed district were developed through the two areas without differentiation. On Woodward, the development of large and elaborate mansions paralleled similar housing built at the same time on streets such as East Jefferson and West Fort. Adjacent residential streets provided an area for those whose wealth was not sufficient to permit one of the larger houses on a main avenue, and also for those who preferred to live in a somewhat less prominent location. East of Beaubien, the L. Beaubien farm was developed in a far more typical form for the period, with a mix of wooden and brick dwellings of many levels of pretentiousness – everything from a simple workman’s “shotgun” house, one story tall on cedar posts, to elaborate row housing attracting white collar workers [to] places to live near their bosses. As was typical at the time, this area also contained commercial buildings here and there, functioning as “corner stores.”

Some of the notable Detroiters who lived in the area include J. L. Hudson; Michigan Supreme Court Justice James V. Campbell; Delos E. Rice, founder of the Fulton Iron Works; Emma A. Thomas, one of Detroit’s leading music teachers, for whom Thomas School on East Ferry was named; David Whitney; and his daughter, Grace Whitney Evans, who owned the house later rented to Hudson. Also in the neighborhood were Simon Heavenrich, who operated a well-known dry goods store; Christian Traub, of the well-known jewelers; and Dexter M. Ferry of the seed company.

Reflecting the differing character of the area east of Brush, the City Directory lists such persons in that area as Henry Minnard, a traveling agent, at 17 Napoleon Street; Otto Thon, a candymaker, at 19 Division Street; Labell Altman, a bank clerk at 145 Alfred, and Willis Stonehouse, a horseshoer, at 11 Benton Street.

By the Turn of the Century, families of means began to move to the newly developed Boston-Edison and Indian Village areas, and the character of the Brush Park area began to change. This period of the neighborhood's existence is memorialized in Russell J. McLauchlin's *Alfred Street*, an account of his childhood in a still-substantial neighborhood. Also, before the turn of the century, the area became a center of residence of the Jewish community, and new institutions supplemented those already established. As the century moved into its teens, the expansion of industry which so significantly changed Detroit brought change to this area as well. A number of apartment buildings date from the period 1915-1920, reflecting a move to provide housing for the factory workers pouring into Detroit; these apartments generally replaced large houses of an earlier date. In some cases, formerly grand houses were added onto at the back, filling the rear yard and converting the property to apartment use. Other houses were converted to apartment or rooming-house use, and by the 1930's, many blacks had moved into the area. By the 1960's the physical condition of the neighborhood was very poor. The ensuing years have seen an effort to rehabilitate some old houses into modern apartments, while filling the increasing number of vacant lots with "infill" housing at subsidized rents. This effort, known as the Woodward East Project, was beset by difficulties and is at present inactive. Several old houses have been purchased by private parties for rehabilitation in recent years.

The Woodward Avenue frontage has long since lost its residential character, all of the houses having been replaced by commercial or institutional buildings. A number of important nineteenth century churches remain, however, including First Presbyterian, the Church of Christ (formerly First Unitarian) and Woodward Avenue Baptist (now closed). The Bonstelle Theatre reflects a later period in the neighborhood's life, since it was built in 1902 as Temple Beth El to serve the Jewish population of the area. Just a few years later, the architect of the temple, Albert Kahn, became the most famous Jewish resident of the area when he built the house at Mack and John R. now occupied by the Urban League.

Numerous religious institutions are located within the area as well as on Woodward. One of the most prominent was St. Patrick's Catholic Church at Adelaide and John R., [in the block northwest of the proposed subject property on Winder and Brush streets] founded as a chapel in the far suburbs in the 1860's and designed by Gordon W. Lloyd...

Another Catholic institution of note was St. Peter Claver, established to serve the black community in the former St. Mary's Episcopal Church at Eliot and Beaubien. Though the parish functions of this congregation have since been transferred to Sacred Heart Church, the St. Peter Claver Community Center remains an active community service organization. Other black religious groups were located in the area as well; the Olivet Baptist Church, for example, took over the building originally

built for Congregation Beth David, and located just outside the proposed district on Winder.

### **Previous Archaeological Work and Literature Search**

The files of the Michigan SHPO in Lansing include no previously recorded site within the proposed project property, however one site, 20WN1033, lies just north of the alley that forms the north border of the proposed project parcels. The site was tested as part of a phase I/II archaeological evaluation of the Brush Park Project site (Demeter 1998). Excavations revealed a ca. post-1906 vault privy and two shallow pit middens dating ca. 1850 to 1890.

The proposed Brush Park Apartments project lies within the older part of Detroit where numerous archaeological sites have been previously recorded within approximately one mile, the typical radius for conducting background research in the files of the Michigan SHPO. In consultation with the Michigan SHPO Staff Archaeologist the radius for research has been restricted to the immediate area of the proposed project due to the density of archaeological sites recorded in Detroit, particularly near the Detroit River and in the oldest sections of the city. In addition to site 20WN1033 immediately north of the proposed project, Site 20WN1027 lies two blocks to the northwest. The site form in the Michigan SHPO files records that it is the

“Site of Mary Chase Stratton’s first pottery studio. The Pewabic Pottery Company was a nationally renowned Arts and Crafts ceramic producer. This site dates from 1903-1907. This is also the site of an historic mansion constructed by Henry Brush and George Mason between 1876 and 1878. The Pottery studio was located in the former carriage house. WSU [Wayne State University] excavated on the property, finding ceramics, faunal remains, personal effects, bricks and glass,” (from data in Branstner (1996) and Eckert, (1993)).

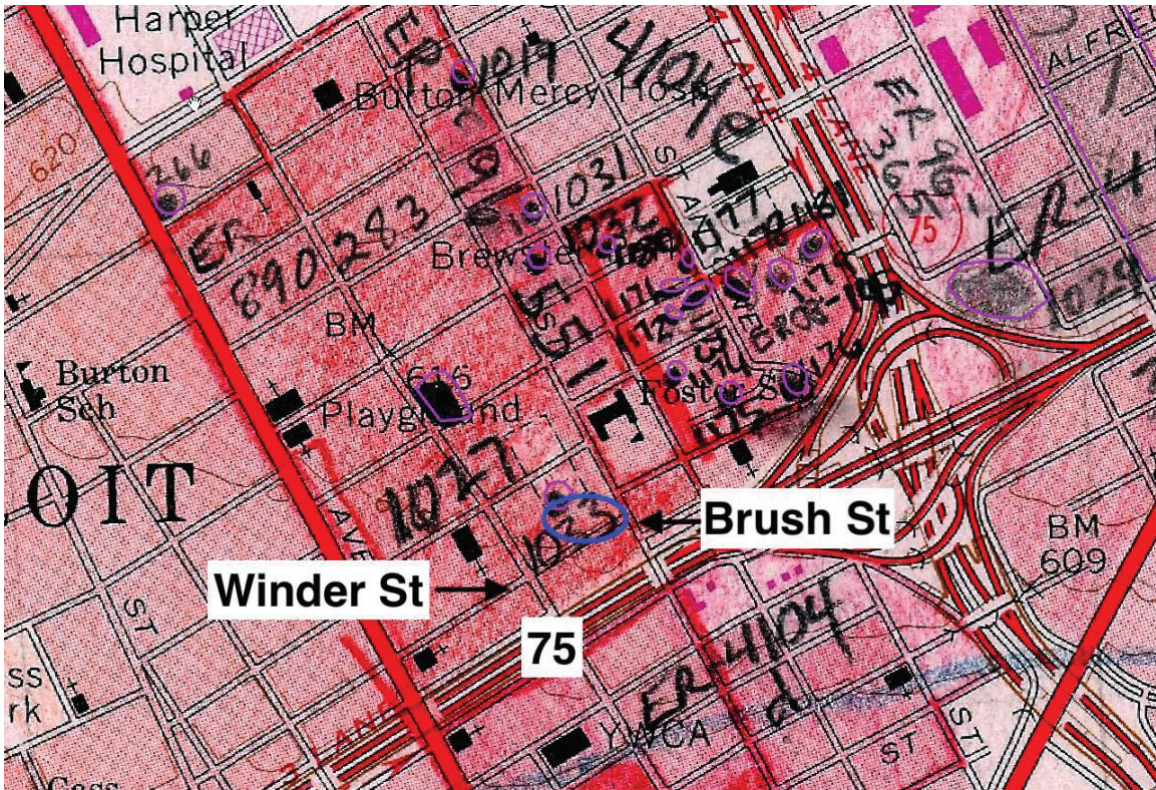
A cluster of eleven archaeological sites (20WN1171-1181) lies to the northeast within two blocks of the proposed project location as well as further than two blocks away. The sites comprised part of phase I, II, and III archaeological investigations undertaken for the Frederick Douglass Homes Redevelopment Project. Archaeological investigation occurred in 2013-2014 during demolition of the Frederick Douglass Homes, a 1940s to early 1950s federal housing development. They had been constructed on the site of an earlier residential neighborhood on the edge of Paradise Valley, a once flourishing center of African American commerce and social life in the city, and one of the neighborhoods to which African Americans were confined by the dominant society (Chidester 2019 [final draft in progress]; 2018 [ER08-145]). Chidester (2019) summarizes phase II field investigations of six of the nineteenth and twentieth century sites (20WN1173, 20WN1175, 20WN1176, 20WN1178, 20WN1179, and 20WN1180).

A total of five previous surveys are reported in the immediate area of the proposed project. In addition to Branstner (1996 [ER 890283]) and the Frederick Douglass Homes project (ER08-145), two additional surveys include the Crosswinds



Housing Development and Michigan Hospice, Brush Park, Detroit (ER96-551), and a series of related surveys under the name of City of Detroit CDBG Program with two surveys near the proposed project (ER4104e and d).

Of direct significance to the proposed project is the archaeological sensitivity literature search by Branstner (1996), which included the proposed project location within “Zone 2”, an archaeologically sensitive zone. Also of direct importance is the phase I survey and phase II excavations by Demeter (1998). The latter included trench excavations (Trench 5) immediately north of the proposed project and recorded site 20WN1033. Demeter also excavated two trenches (Trench 7 and 8) on the lots adjacent to the west of the proposed project (see Figure 10, page 25).



**Figure 3: Archaeological Sensitivity Map. Michigan SHPO files map, 1968 7.5 minute USGS Detroit Quadrangle with project location (APE for direct effects/project footprint) in blue circle.**

The SHPO map is provided without alteration given the density of sites in the immediate vicinity of the project, including 20WN1033 (labeled as 1033 on the map), which lies just north of the project boundaries on the opposite side of the dividing alley. The pink/purple circles indicate site locations. The cluster of sites to the northeast of the proposed project are those recorded and investigated as part of the Frederick Douglass Homes Redevelopment Project demolitions in 2013-2014 (Chidester 2018, 2019).

### ***Subject Property History and Land Use***

The proposed project will occupy Lots 1 through 4 and the east part of Lot 5 of Block 2, Brush Subdivision with the proposed apartments occupying Lots 1 and 2. The parking lot will occupy the area south of site 20WN1033. John Farmer's 1835 map of Detroit stops two and a half blocks to the south of the project's location. The vicinity of the proposed Brush Park Apartments project lies within the Subdivision of Brush Farm, as discussed previously under the section *History of the Proposed Project Area*, which Branstner (1996:10) includes within the part of the city developed ca. 1870 (see Figure 5, page 16) though it could have been developed earlier. The proposed project specifically lies in Block 2 of the Subdivision of Brush Farm, which was recorded May 19, 1862, according to Branstner's research (Branstner 1996:10,33), however as discussed previously in this report under the section *History of the Proposed Project Area* Brush Street opened in 1852. The 1876 county atlas depicts the project area as part of the city (Belden and Co. 1876:51), and the 1885 atlas depicts structures on Lot 2, 3, 4, and 5, fronting on Winder Street. An outbuilding stood on the alley behind the residence on Lot 4. The outbuilding depicted behind the residence on Lot 5 lies outside of the proposed project parcels to the west. The atlas lists H. Wineman as owner of Lot 4 and Rust as owner of Lot 5 and the adjacent lot (Lot 17) to the west. Lot 1 stood vacant in 1885 according to the atlas (Robinson and Pidgeon 1885:4). Lot frontage on Winder Street measured 41 feet for each of Lots 1 and 2, 40 feet for Lot 3, and 75 feet for Lot 4. The 1885 atlas does not provide the frontage on Winder Street for Lot 5.

The oldest available Sanborn Fire Insurance map dates to 1884. Lot 1 located on the east end of the subject property on Brush Street is not invisible due to its location along a map seam or fold. Like on the 1885 atlas, the 1884 Sanborn map also depicts an outbuilding/stable on Lot 4 immediately adjacent the alley. Both maps also depict an outbuilding/stable on Lot 5 at that date, however the 1884 Sanborn depicts a brick stable directly behind the residence on Lot 5, and the 1885 atlas depicts a wood frame one to the northwest rather than directly behind the residence. The outbuilding/stable on Lot 4 was constructed of brick, as were all the residences on the block. However, on the east and west sides of both outbuildings on Lots 4 and 5 the Sanborn map depicts wood frame additions or structures. The functions of the wood additions and the small freestanding wood frame structure (on Lot 3) are not labeled, and it is possible they represent privies. The brick sections of the two outbuildings bear the "X" indicating their function as stables, and both were comprised of two stories. The wood frame structure that stood on Lot 3 east of the stable on Lot 4 was separated from the stable on Lot 4 by probably no more than one foot.

The next available Sanborn Fire Insurance map dates to 1897, by which time a residence stood on Lot 1 and included a wood frame outbuilding immediately adjacent the alley. The wood frame addition on the east side of the stable on Lot 5 had been



Figure 16. Brush Park Sewer Development, 1854 to 1884

**Figure 4: Brush Park Sewer Development, 1854 to 1884, in Demeter (1998:34). “Proposed Project” delineates the subject property.**



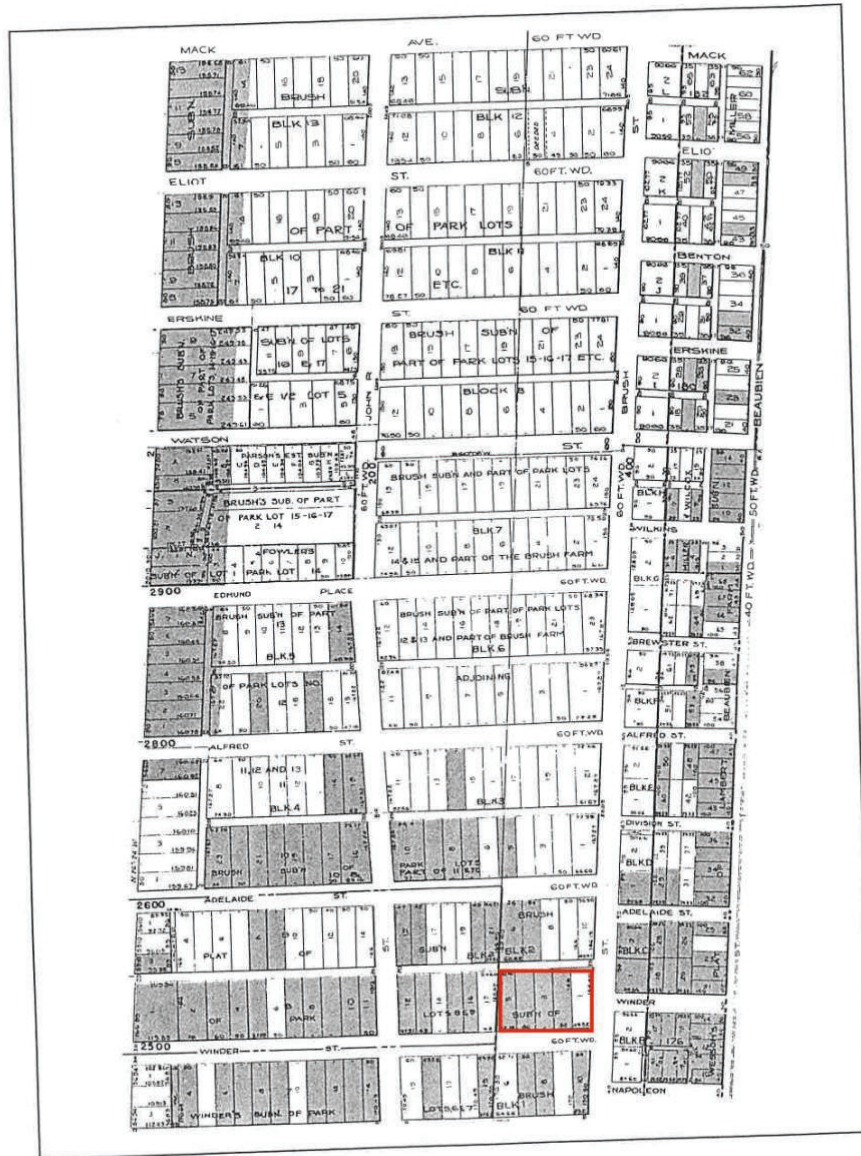


Figure 6. Ca. 1870 structural development of study area.

Figure 5: Ca. 1870 structural development of study area with subject property delineated by red rectangle, in Branstner (1996:10).



replaced by a brick addition by 1897. The 1884 and 1897 Sanborn maps record the stable on Lot 5 in the same location directly behind (north of) the residence.

The next available Sanborn Fire Insurance map dates to 1921. The prior two maps indicated that all main structures fronting Winder Street functioned as dwellings as indicated by the label “D.” In 1921 Sanborn maps provided specific designations. The structure on Lot 1 was “House of Shelter” with steam heat and with gas and electric lights. The structure on Lot 2 bears the labels “Boarding” on its south half and “Rooming” on its north half. Both it and the structure on Lot 3 extend nearly to the alley by 1921. The structure on Lot 3 consisted of flats (as opposed to “dwelling” or “store”). Lot 4’s structure is labeled as “Rooming,” and Lot 5’s structure bears the label of “F” for flat. It appears that between 1897 and 1921 at least two of the dwellings (Lots 2 and 3) had been expanded, and all the structures within the proposed project parcels were converted into boarding and rooming houses, flats, and a shelter from what probably were single family dwellings. All of the outbuildings by the alley (Lots 1, 4 and 5) are labeled “Auto”, with “Auto Repg” occupying for the majority of Lot 5’s outbuilding. The small wood frame outbuilding on Lot 3 had been removed by 1921.

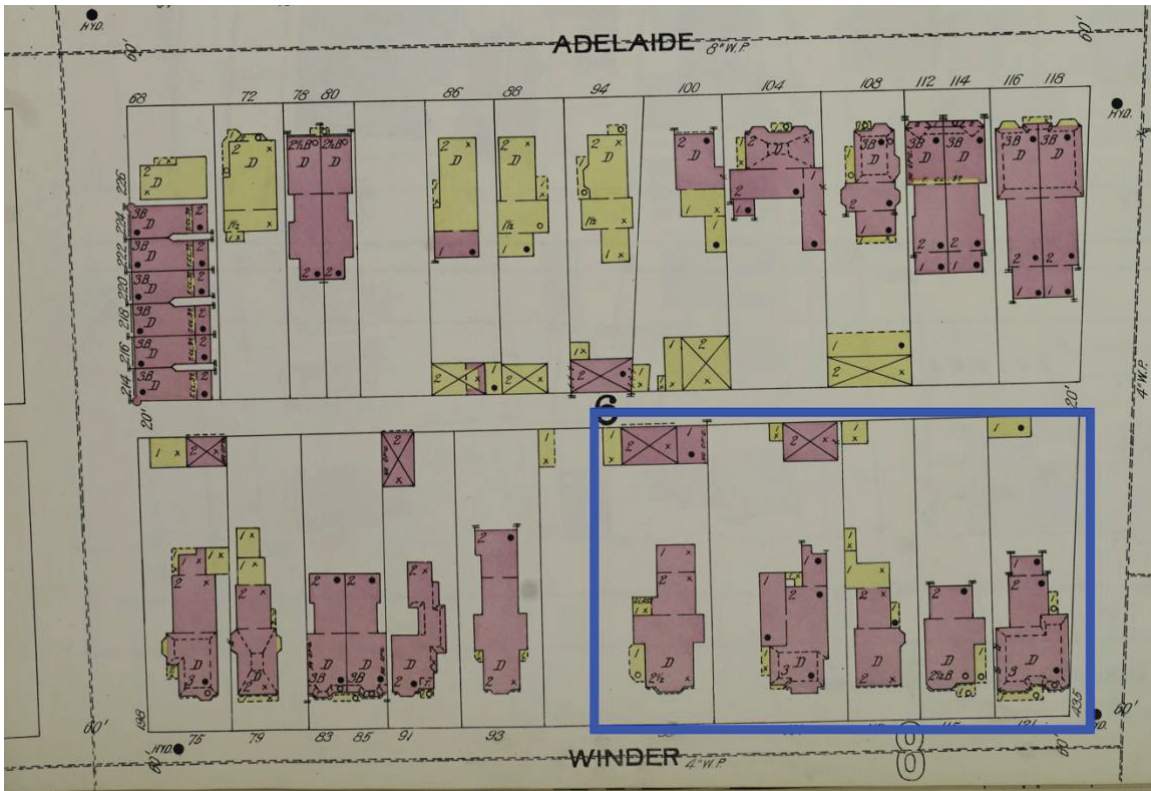
The 1950 Sanborn Fire Insurance map indicates that the structure on Lot 1 by that date encompassed almost the entire lot and extended north to the alley, eliminating the outbuilding on the alley. The south one-third to one-half of the structure where it fronted on Winder Street remained a rooming house. The central section of the building fronting on Brush Street comprised three stores, and the north end housed what was probably a restaurant as indicated by the label “Rest.” The functions of the structures on Lots 2, 3, 4 and 5 retained their functions as indicated on the 1921 map. The stable-turned-auto garage on Lot 4 remained an “auto house,” as garages were referred to on the 1950 map key, but it also had become an electrical shop (“Elect’l Shop”). The map indicates that the “Auto Rep.” structure at the rear of Lot 5 had a concrete floor beneath the brick section. The west wall of the small, wood frame auto garage on the west end of the shop was iron clad. The 1950 map also records “26 ½” on the south side of the auto repair shop, probably indicating the east-west length of the structure.

Google Earth aerial imagery provides some data on when structures were removed from the subject property. Two structures remained on Lots 3 and 4 in June 2007, however they had been removed by May 2010. The structure on Lot 2 stood until 2002, but by June 2004 it was demolished. The oldest available aerial imagery, March 1999, does not provide enough clarity to distinguish what structures stood at that time. Demeter (1998:28) recorded all the structures as remaining in 1998, including the two outbuildings on the alley on Lots 4 and 5.

Additional document research reveals data on the nineteenth century residents who occupied the subject property. This is included under the section *Nineteenth Century Documentary Data on Property Owners of the Subject Property* that discusses interpretations of the phase I test trenching (see page 34).



Figure 6: 1884 Sanborn Fire Insurance Map, Detroit, Michigan, volume 2, image 41. The blue rectangle delineates the subject property with Lots 2 – 5, from right to left. Lot 1 was not included on the maps available on the Library of Congress website.



**Figure 7: 1897 Sanborn Fire Insurance Map, Detroit, Michigan, volume 3, image 14.**  
 The blue rectangle delineates the subject property with Lots 1 – 5, from right to left.  
 Available on the Library of Congress website.



Figure 8: 1921 Sanborn Fire Insurance Map, Detroit, Michigan, volume 3, image 17. The blue rectangle delineates the subject property with Lots 1 – 5, from right to left. Available on the Library of Congress website.





**Figure 9: 1950 Sanborn Fire Insurance Map, Detroit, Michigan, volume 3, image 16. The blue rectangle delineates the subject property with Lots 1 – 5, from right to left. Available on the Library of Congress website.**

***Assessing the Archaeological Sensitivity of the Proposed Brush Park Apartments Project***

The potential for archaeological sensitivity of the proposed project was assessed through consideration of the data provided in the reports by Branstner (1996) and Demeter (1998). Branstner’s literature search and model constructing study of the Brush Park area places the proposed project within “Zone 2”, an area determined sensitive for archaeological resources. It is within Branstner’s “Zone 2” that Demeter conducted his archaeological investigations. Demeter did not provide the rationale for the placement of the phase I excavation trenches, however photographs and figures in the report indicate that the investigations occurred on vacant lots. The proposed project property included standing structures at the date of his phase I and II survey as indicated by the figures in the report (see Figure 10, page 25).

Demeter did not recommend further archaeological work, however, it is not clear if he was referring to the entire Brush Park area, or just to the locations included in his investigations.

ACCR recommended that a provisional determination of No Historic Properties

Affected be accepted for the Section 106 review pending phase I archaeological trenching prior to commencement of construction or monitoring of project construction. The recommendation was based on three factors: 1) the exclusion of the proposed project location from previous investigation by Demeter; 2) its location within the archaeologically sensitive Zone 2 as modeled by Branstner and investigated by Demeter, and 3) the proposed project's location south of the alley where Demeter recorded significant resources (site 20WN1033). Based on these factors, the location provided a moderate to high probability for recovery of additional mid- to late nineteenth century archaeological resources of the type recovered at 20WN1033.

### **Phase I Archaeological Investigation Methods and Research Design**

The trenching method proposed for phase I archaeological investigation is based on the method employed by Demeter in his 1998 report *Expanded Phase I/II Archaeological Evaluation of the Brush Park Project Site, Detroit, Michigan*. Demeter's work on the north side of the east-west alley between Winder and Adelaide streets targeted the locations where privies would have been located at the rear of lots.

Based on the previous approach, trenching for the current investigation proceeded using the following method:

One east-west oriented trench was excavated across the north side of the subject property near the cement paved alley for a length of approximately 242. ft. The project design plans indicate that the north side of the subject parcel measures 242.96 ft, and the south side measures 233 ft. A stake at the northwest corner marked the boundary of the subject property. The trench terminated at 0.5 meter east of the stake. The heavy earthmoving equipment used a 3 ft wide toothless pipe trench bucket for excavation. (Demeter used a 4 ft wide bucket.)

The trench was located as near the alley as possible, in an effort to duplicate the placement of the trench excavated by Demeter. Sanborn Fire Insurance maps indicate that the former outbuildings stood immediately adjacent the alley (see Figure 11, page 30 for approximate trench placement.)

Excavation depths generally extended to a depth of one meter/three feet, with the heavy equipment operator removing soil in approximately 15 cm/0.5 ft levels.

A single trench was excavated. This was determined to be adequate for locating privies, based on Demeter's work and the work of other archaeologists that indicates privies stood along rear alleys. The Sanborn Fire Insurance maps depict small wood frame structures at both ends of the two stables on Lots 4 and 5 immediately adjacent the alley that may have represented privies (see the Sanborn Fire Insurance maps – Figures 6 – 9, pages 18 - 21).

Based on the results produced from the single trench along the alley, no additional trenches were excavated. However, the method allowed for the possibility that a feature might appear in the trench wall and require further investigation via trenching or with a combination of hand excavation and removal of fill or soil with the heavy equipment excavator.

## ***Research Design***

While there may be extant remains of other structures in the subject parcel, location of privies served as the primary goal of testing. Privies provide socio-economic data on former residents due to their use for deposition of household refuse. While location of extant remains of former structures within the subject property might prove informative, the method proposed for this study in general confined itself to the method employed by Demeter with the investigation of former privies on the alley.

Artifacts observed to be out of primary context and in fill deposits in general were not collected except on a sampling basis if collection might aid in understanding the history of the project area. Artifacts recovered during trenching were bagged and labeled by location. Preliminary analysis in the field focused on function and dating of artifacts. Following the field portion of the investigation select artifacts were further analyzed for function and date in the laboratory. The original research design stipulated that research would be conducted to correlate artifacts to household in order to understand any possible ethnic affiliation, socio-economic status, or other possible focuses such as occupation. Artifacts typically analyzed for such data include ceramics and glass, however householders deposited diverse arrays of artifacts in privies reflecting consumption habits including, but not limited to foodways, as well as building materials. Privies also served as convenient disposal locations for items considered socially unacceptable that individuals or families endeavored to hide or keep secret. Artifacts were to be analyzed for these implications, as well.

## **Archaeological Phase I Trenching and Results**

### ***Description of Project Area and Project Parcel***

Past disturbance consisted of residential urban development. At the time of the archaeological investigation the subject property lay vacant in ground cover of tall, uncut grasses. A chain link fence stood on the north side of the subject property separating it from the cement paved alley. Trees and brush grew in the fence line. Utility poles stand on the north side of the fence adjacent the south side of the alley. The east side of the subject property lay adjacent a north-south landscaped strip with ornamental trees and mulch. A black metal fence stands 5 ft 7 inches west of the west subject property boundary. Initially the property developer MHT thought it served as the property boundary, however during the archaeological field investigation MHT determined that it stands west of it.

Within the west half of the subject property lay a scattering of cement fragments and brick along the north fence bordering the cement paved alley. Some articulated brick without mortar also occurred within Lot 5 by the fence, probably formerly serving as part of a driveway. At the northwest corner of the property lay a pile of brick and cement fragments and a post base lodged in cement.

Exact dates for when the former structures were demolished was not determined by this study, however during Demeter's 1998 investigation of the location directly north of the subject property's alley, all five structures on the subject property remained at that



time (Demeter 1998:22; Figure 10, page 25). A review of all available Google Earth aerial imagery suggests that all the structures remained on the subject property in March 1999, but that by March 2002 the structure on Lot 5 had been demolished. By June 2004 the structure on Lot 2 had been removed. The structure on Lot 1 by March 2005 had been demolished. The two remaining structures that stood on Lots 3 and 4 continued standing in July 2005 through June 2007. By May 2010 all structures on the subject property had been demolished. The two outbuildings behind the structures on Lots 4 and 5 depicted in Demeter's report are not present on any of the Google Earth aerial imagery. One of the original nineteenth century dwellings on the block remains on the lot adjacent to the west of the subject property.

Prior to entry into the field for archaeological testing, ACCR was informed that lead and arsenic have been detected at 0 to 2.5 ft depth in the three block vicinity around the proposed project property (Steve Guyot, personal communication, May 12, 2021). Later it was ascertained that the soils of the subject property were not contaminated, however during the archaeological field investigation precautions against contact with hazardous materials were implemented, specifically the wearing protective clothing including boots and gloves. No smoking, eating, drinking, or chewing of gum was allowed in the vicinity of the trench and soil spoil piles.

The streets in the Brush Park neighborhood have 60 ft rights-of-way. This includes 40 ft for the streets themselves with the remaining 20 ft comprised of sidewalks and adjacent grassed strips on both sides of the streets. The Sanborn Fire Insurance maps indicate that the 60 ft rights-of-way were established in the nineteenth century. The concrete alley on north side of the property measures 17 ft in width.

### ***Archaeological Phase I Trenching Results***

Archaeological phase I investigation utilizing testing trenching was conducted on May 17 through 20, 2021. Dr. Misty Jackson served as principal investigator present in the field during the phase I archaeological trenching. She will also conduct the artifact analysis and report preparation. Hannon Hylkema, MA, served as field technician. David Klumpp operated the excavator.

A single trench commencing 7.1 meter west of the west curb of Brush Street was excavated by heavy earthmoving equipment. The trench totaled approximately 74 meters (242 ft) in length and one meter (3 ft) in width. Excavation was undertaken to the depth of the subsoil and varied from 60 cm to 2 meters below the current ground surface depending on the profile of the fill soils and the depth at which subsoil appeared. Excavation proceeded from east to west. Due to the length of the trench, the location of the fences on the north side and near the west side of the subject property, and the size of the heavy earthmoving equipment it was necessary to undertake backfilling of the trench prior to the complete excavation of the trench. Approximately the east half was excavated and then backfilled. Sections of approximately the west half were also excavated and then backfilled due to necessity to reverse direction of trench excavation from west to east at the northwest corner of the property. Therefore, at no time was the entire trench open at once.

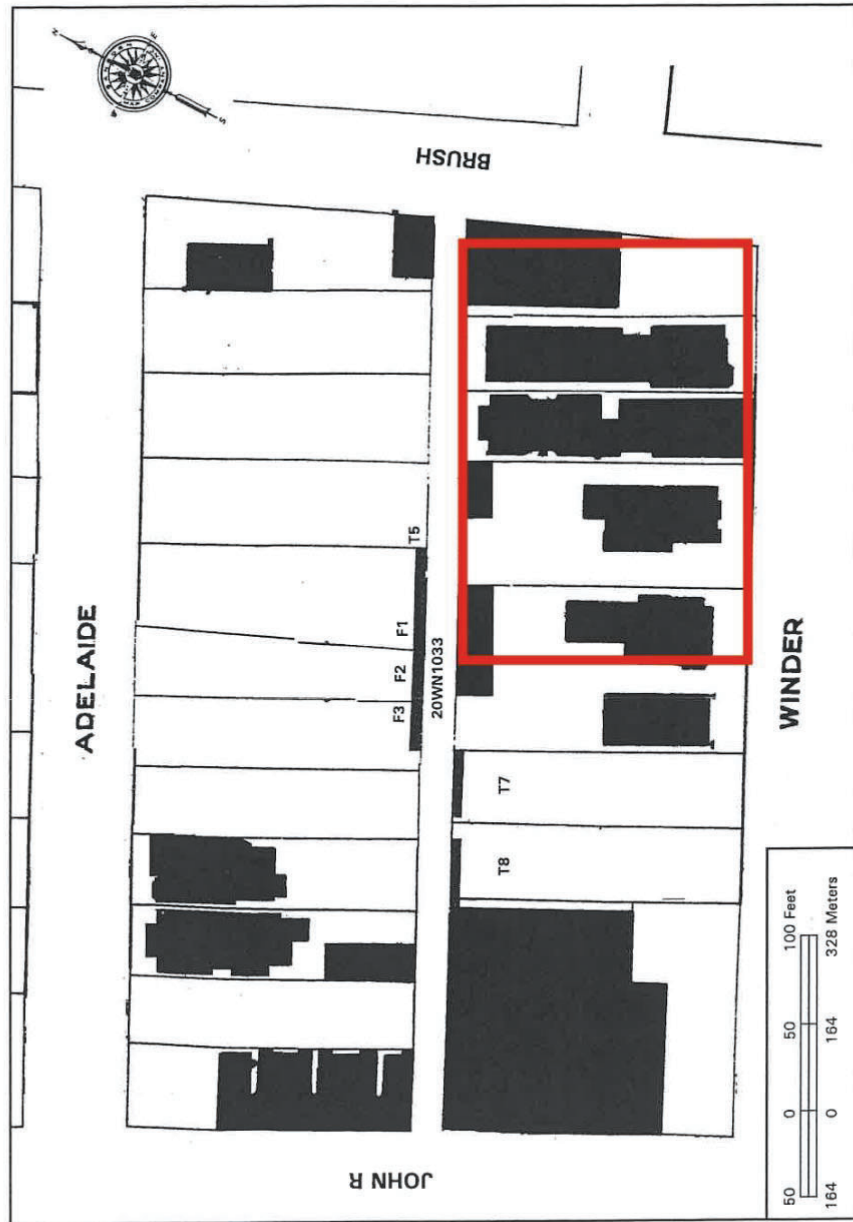


Figure 11. Brush Park Town House Excavations (20WN1033)

Figure 10: The subject property is delineated by the red rectangle and depicts the structures remaining in 1998 (in Demeter 1998:28).

The placement of the trench's north side at 3.2 meters south of the south side of the cement paved alley (i. e., 2 meters south of the chain link fence) at the east end of the trench was determined by the presence of the chain link fence between the alley and the subject property. Excavation of the trench occurred as close to the fence as the trees and brush growing in it would allow with the goal of placing the trench as near as possible to the alley. Based on the Sanborn Fire Insurance maps which indicate that outbuildings stood immediately adjacent the alley, this approach sought to locate any structure or other feature remains and avoid the disturbance that had occurred within the lots during demolition of the former structures.

At 8.2 meters west of the trench's east end (15.3 meters west of Brush Street's west curb) the location of the trench was moved to the north to lie 1.2 meters south of the chain link fence. As trench excavation progressed, the trench shifted to the south and at 24 meters west of the trench's east end (31.1 meters west of Brush Street's west curb) required correction with movement back toward the north and the alley. At 33 meters west of the trench's east end (40.1 meters west of Brush Street's west curb) the trench's north side stood at 1.4 to 1.5 meters south of the chain link fence.

At ca. 10 meters (ca. 17 meters west of Brush Street's west curb) the excavation encountered a north-south oriented gas line in the subsoil at ca. 78 cm below ground surface, the utility trench for which accounted for the observed disturbance at this location in the archaeological test trench. However, the disturbance continued to a depth of 1.8 to 2 meters below current ground surface due to the continuance of fill soils to that depth. A large (ca. 45 cm long) chunk of asphalt lay in a basin-shaped "pit" at 1.5 meters below current ground surface. It occurred 2 meters east of the aforementioned pipe. At the base of the pit lay thin, white sheet plastic. Other debris included brick and drain tile fragments and asphalt and may represent disturbance as a result of recent demolitions of the former structures on the property. A nineteenth or early twentieth century ironstone plate or bowl fragment lie at or near the surface on this part of the trench, but no similarly dated artifacts occurred at or near the "pit" base, further indicating the mixed and disturbed nature of the soils in the archaeological excavation trench and the lack of *in situ* artifacts.

The heavy equipment operator cleared the vegetation including small trees from the north fence in the west half of the subject property allowing for excavation of the trench closer to the cement paved alley. Portions of the fence also had been broken prior to the archaeological field investigation, which allowed for closer positioning of the trench to the alley as well.

#### *Trench Soil Profiles*

Approximately the east half of the trench revealed a profile of disturbed fill soils. These were characterized by inclusions of limestone gravel and rubble comprised of cinders, mortar, brick fragments, drain tile fragments, plastic, PVC pipe fragments and various other artifacts including flat (window) glass, an occasional bottle including a condiment bottle, whiteware fragments, and beverage and meat cans. A lense of ash and cinder occurred at 2 to 3 meters west of the east end of the trench, and the subsoil appeared at 82 cm below the current surface. A faunal remains fragment also occurred that depth; it was not removed or collected. The east end of the trench lies in Lot 1; the structure on the lot stood adjacent the alley and occupied the area investigated by the

archaeological trench. Its foundations were not encountered, however, they may have occupied area to the north and east of the trench location.

In general, the soils excavated from the trench contained a scatter of discarded artifacts ranging in date from the nineteenth century to the present within fill that included brick fragments, ash, and cinders. The probability is high that much if not all of the nineteenth and early twentieth century fill and artifacts are associated with the subject property however this cannot be stated with certainty. Some of the debris may have been associated with the alley prior to its paving. The alley at the rear of the subject property probably provided the means for casual and/or deliberate discard by passersby or possibly residents of mid- to late twentieth century and early twenty-first century trash as evidenced by numerous glass and plastic beverage bottles, both alcoholic and non-alcoholic in nature, and other debris including plastic. . A sample of the artifacts was collected but not assigned a site number due to the lack of definitive context. Piles of brick also lay at the west end of the property along the fence by the alley and probably represent the remains of former structures on the property, all of which were constructed of brick, including the stables as indicated on the Sanborn Fire Insurance Maps.

Given demolition of the former structures that had expanded in the twentieth century with additions or rebuilding (as on Lot 1) extending north to or nearly to the alley at the rear of the property, the disturbed soils encountered in the trench was anticipated for the east end to the subject property on Lots 1, 2 and 3. The north end of the former structure on Lot 1 was situated immediately adjacent the alley. Some of the deeper fill deposits occurred in that location within the trench.

The structures on Lots 3 and 4 did not extend north to the alley, and based on Demeter's report their two associated outbuildings remained adjacent to the rear alley until at least 1998. Soil profiles in approximately the west half of the trench demonstrated less disturbance as predicted based on the known locations of the former structures.

The soil profile at the east half of the trench appeared to reveal a dark, buried A horizon at 55 to 60 cm below current ground surface. Rubble and artifacts appear occur primarily above the A horizon, however some brick fragments also occur within it. Light colored soil at the 12 to 15 meter location along the trench lies between the upper fill soils and the dark, homogenous, possible A horizon beneath it. The lighter soil in that location probably represents a "clean" fill soil brought to the subject property.

The soil profile of the west half of the trench comprising the rear of Lots 4 and 5 and commencing ca. 36.8 meters west of Brush Street's west curb differs from that of the east half of the trench. No limestone gravel occurs in the fill, and in general the profile reflects a typical A and B horizon in terms of color and depths. The difference might in part lie in the fact that the west half of the trench lay closer the chain link fence and cement paved alley. Rubble still occurred around the two foundations encountered. A scatter of artifacts predominantly of whiteware and clear vessel/bottle glass and flat glass fragments in addition to more recent mid- to late twentieth and twenty-first centuries debris continued to be noted on or near the surface, but the fill layer was much shallower Table 1 summarizes the trench profiles.

**Table 1: Summary of Typical Test Trench Soil Profiles (cm below ground surface).**

<b>Location in Trench</b>	<b>Depths of strata</b>	<b>Inclusions/Artifacts</b>
East end of trench	0 to 24 cm	Limestone gravel
	24 to 30 cm	Dark colored soil; fill
	30 to 50 cm	Light colored soil; fill
	50 to ? cm	Dark 10YR3/1-3/2 loam; possible source of yellowware
General profile of east half of trench	0 to 25-30 cm	Limestone gravel
	25-30 to 40 cm	Mixed fill 10YR3/2 & 4/4
	40 to 53-56 cm	Mixed, predominantly 10YR4/6; sand
	56 to 70 cm	Varying 13 to 20 thick; charcoal & brick; sandy; 10YR4/4-4/6
	70 to 83 cm; possible A horizon	Varying 14 to 20 cm thick; 10YR3/2 – 4/2
	83 – 90 cm; possible B horizon	10YR5/2 and 6/6; clay; large faunal long bone at 82 cm in north trench wall
General profile of west half of trench	0 to 25-30 cm	Rubble and minor amount of gravel
	25-30 to 50 cm; A horizon	
	50 to 60 cm; B horizon	

The fill layers at the east end of the trench included the oldest artifacts dating to the mid-nineteenth including a blue transfer printed whiteware fragment, the base of a stoneware bottle probably formerly containing mineral water, and a yellowware fragment. The artifacts were collected, but due to their recovery from general fill in the northeast corner of Lot 1, they may or may not have originated from that context and are not assigned a site number. Albany glazed stoneware also came from the fill layers immediately west of the east end of the trench. As trench excavation proceeded to the west, artifacts comprised those more likely datable to the late nineteenth and early twentieth centuries appeared in the fill. These included undecorated whitewares. The only decorated whiteware (blue transfer printed) came from the east end of the trench.

### ***Site 20WN1227***

Trenching did not reveal the remains of the privies posited in the research design, however the foundations of the two outbuildings recorded as stables on the Sanborn Fire Insurance maps were encountered and together comprise site 20WN1227. They are associated with Lots 4 and 5 as these lots' lines appear on the 1884 and 1897 Sanborn maps and were assigned the designations Feature 1 and Feature 2, respectively. The



structure at the rear of Lot 4 per Sanborn map data originally served as a stable that was converted to an auto garage by 1921. The 1950 Sanborn records it as “A & Elect'l Shop” at that date. The stable at the rear of Lot 5 per Sanborn map data became an auto repair shop by 1921. The 1950 Sanborn records it as “Auto Rep Conc Fl”, indicating the presence of the concrete floor by that date, which the archaeological trenching revealed.

Note that lot lines have shifted since the 1884, 1897, 1921, and 1950 Sanborn maps were drawn. The Brush Park Site Plan dated 6/22/2020 depicts the location of Feature 1 within the west half of Lot 3 and Feature 2 within

### *Feature 1*

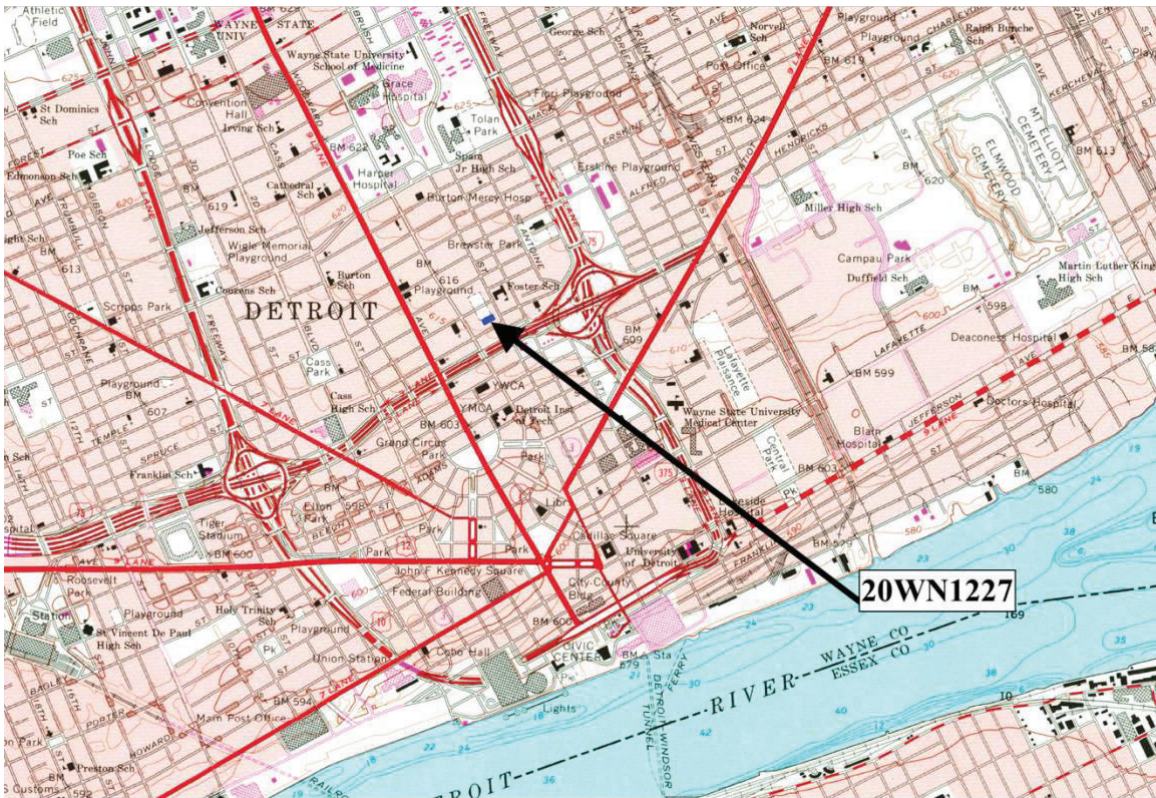
Trench excavation encountered the north side of the stable foundation (Feature 1) on Lot 4 as recorded on the 1884, 1897, 1921, and 1950 Sanborn maps on May 18. Its north side lies 45 inches (1.14 meters) south of the south side of the cement paved alley. Its east side lies 149 ft/45.4 meters west of the west side of the sidewalk on Brush Street (i.e., west of the east side of Lot 1) and extends 8 ft 2 in/2.49 meters to the west (157 ft/48 meters west of the east side of Lot 1). Excavation continued on the feature through May 20, 2021. The outer foundation was comprised of brick. Hand excavation with trowels and shovels proceeded on the feature revealing a sandstone floor inside of the outer brick foundation that sloped toward the south beyond the trench's south wall. Hand excavation continued on the feature beyond the trench in order to determine its dimensions and function.

The soil within Feature 1 comprised unstratified fill with a high concentration of nails, screws, faunal remains, minor amounts of flat glass, cement and asphalt fragments, and small blackened pebbles like that included in asphalt, as well a minor amount of wood that appeared to have been board fragments. These items comprised such a large percentage of the screened material that a qualitative estimate of the soil to debris ratio, places it around 2 to 1. See the artifact catalog (page 71) for details of the sample of artifacts collected.

Excavation proceeded by removing soil with trowels and shovels from the west side of the feature within the trench. The heavy equipment excavator scraped soil off of the brick foundation's upper portion west of the trench to reveal its external extent. In order to determine the distance and depth to which the sandstone floor sloped to the west, a “trench” varying from 0.25 to 0.5 meter in width was hand excavated through the approximate center of the feature toward the south. As it became evident that the soil comprised fill, exhibited no strata, and contained primarily nails, asphalt and some faunal remains, collection approach shifted to sampling the artifacts were recovered from the screening. Very few whiteware fragments were noted, and those present were small suggesting crushing. This observation in combination with the large amount asphalt and small blacken pebble suggests that the fill came from the immediately area or alley. The large quantity of nails and wood may have come from the immediately area and lots,



**Figure 11: Google Earth aerial imagery, 7/15/2017, with locations of Trench 1 and Features 1 and 2 of site 20WN1227.**



**Figure 12: 1968 7.5 minute USGS Detroit Quadrangle with location of site 20WN1227.**







though most of the structures were constructed of brick including the stable represented by Feature 1.

The sandstone floor terminated its slope to the south approximately at approximately 1.5 meters south of the north foundation wall and commence slope upward toward the south from that point. At that point in the excavation use of the heavy earthmoving equipment resumed to remove the remainder of the fill from the interior of the brick foundation and completely exposed the sandstone floor. The excavation was under close observation in order to determine whether the strata changed and whether artifacts from a non-fill context might lie on the sandstone floor.

No changes in fill content or strata were observed. The sandstone floor was cleared of soil by hand excavation. This revealed that the floor was comprised of brick edging that also sloped downward toward the sandstone flooring, with the entire floor sloping downward toward what is interpreted as a drain. It lay at the base of the slope positioned off center within the foundation at 60 below the top of the highest extant brick of the west foundation wall. The drain lay east of the west foundation wall at a distance of 65 cm as measured from the center of the base of the drain to the west foundation wall. The drain measured 26 cm across at its top, though it continued to slope inward below this. The drain exhibited both brick and sandstone lining in its base. The drain was excavated by hand with trowels and brushes. It produced no fill debris and only one artifact, a small, unidentified, corroded iron/steel disk.

Upon completed excavation Feature 1's dimensions measured 11 ft 3 in north-south by 8 ft 2 in east-west (3.43 m by 2.49 m). The foundation extended six bricks in depth. Some number of bricks, possibly as many as three deep, had been removed below ground surface by previous demolition. The brick foundation extended to a depth of 40 cm, however this is 40 cm from the top of the intact uppermost layer of brick and not 40 cm below ground surface, which was removed by the heavy earthmoving equipment.

Large, disarticulated cut and rounded foundation stones occurred in the archaeological trench approximately 8 ft/2.44 meters west of the brick and sandstone foundation and probably formerly served as footing for the west side of the stable where the 1884 and 1897 Sanborn maps depict a one-story wood frame addition to the main two-story brick stable. The Sanborn maps indicate that the stable's largest dimension measured approximately 30 ft northeast-southwest (generally east-west), however the excavated brick and sandstone foundation's largest dimension (11 ft 3 in ) lies northwest-southeast (north-south) in orientation. This suggests that additional stable footage lay to the west but was not underlain by the sandstone and brick flooring. The disturbed stones within the archaeological trench probably served as its footing. The stable's northwest-southeast (north-south) dimension as indicated by the Sanborn maps measured approximately 22 ft. The wood frame, single story addition on the southwest (west) end of the stable measured approximately 8 ft by 20 ft on the 1884 Sanborn map and approximately 8 ft by 10 ft on the 1897 Sanborn map. It is possible that the wood frame structure did not decrease in size between the two dates but that they had been recorded inaccurately on one or both of the Sanborn maps.



### *Feature 2*

A cement slab edged with one row of bricks was encountered in the archaeological test trench on May 19, 2021. The footings on the east and west sides of Feature 2 occurred at 210-211 ft and 229-230 ft (approximately 64 to 70 meters) west of Brush Street's west curb. Heavy earthmoving equipment cleared the soil from the entire concrete slab including that which extends south of the archaeological trench. The concrete slab measured 18 ft by 20.5 ft (5.49 m by 6.25 m), excluding the brick edging, and 4 inches (10 cm) in thickness. It rested on a clay base not comprising subsoil. On its east side trenching revealed the concrete slab rested on a brick foundation similar to that of Feature 1. However, while the foundation for Feature 1 extended six bricks deep, Feature 2's bricks extended to a depth of nine bricks (85 cm deep at the base bricks). The concrete slab protected the upper bricks of foundation from removal during demolition of structures on the subject property. Feature 2's brick foundation was comprised of a double row, one row of which was set length-wise against the other row that was set with its short end against the first row. The brick foundation associated with Feature 1 may also have had three additional rows of brick at and below ground surface that were removed during demolitions and possibly by the archaeological trenching. Both foundations supported brick superstructures. The concrete slab of Feature 2 was poured between 1921 and 1950 as indicated by the Sanborn maps of those dates.

The heavy earthmoving equipment removed the concrete slab within the archaeological trench in order to explore below the deposits beneath it and ascertain whether a privy may have located there. Large stone blocks that would have served as footings for Feature 2's structure occurred beneath on the concrete slab's west side.

## **Additional Document and Artifact Research and Interpretation of 20WN1227**

### ***Nineteenth Century Documentary Data on Property Owners of the Subject Property***

As noted in the previous section *Subject Property History and Land Use*, the 1885 atlas lists H. Wineman as owner of Lot 4 and Rust as owner of Lot 5 and the adjacent lot (Lot 17) to the west. The 1885 *Detroit Blue Book: A Society Directory of the City of Detroit* published by the Detroit Free Press Publishing Company provides the names of all the residents of Lots 1 through 5 at that date. The numbering ran from west to east and it lists the residents as follows:

- Mrs. Laura Rust occupied the residence at 99 Winder Street (Lot 5).
- Henry Wineman, Mrs. Henry Wineman, Henry L. Wineman and Alfred C. Wineman occupied 107 Winder (Lot 4).
- H. S. Reed, Mrs. H. S. Reed, and Miss Fannie Reed lived at 113 Winder (Lot 3).
- William A. King, Mrs. William A. King, Mrs. William Robinson and Edwin Robinson occupied 115 Winder (Lot 2).
- While no structure is depicted on the 1885 atlas on Lot 1, the *Blue Book* records that Charles E. Kanter, Mrs. Charles E. Kanter, Capt. William McKay and Mrs. William McKay lived at 121 Winder (Lot 1).

Given the discovery of the stable foundation (20WN1227, Feature 1) on former Lot 4, research for this report focuses on Lot 4 that the Wineman's occupied as indicated on the above cited 1885 atlas and 1885 directory. Additional sources researched include United States census data, directory data and Henry Wineman Sr.'s death certificate. These additional sources were found on Ancestry.com.

The 1855 Johnston's *Detroit City Directory* includes an advertisement for Henry Wineman's business as a "Confectionery, Ice Cream Saloon: Restaurant" (see Figure 15, page 36). Page 12 of the same directory also lists his establishment at 244 Jefferson Avenue as an "Oyster Depot." Neither Wineman or his business appear in the 1852 directory (Polk 1852).



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Balls, private parties in Detroit and in the country promptly supplied with the usual delicacies, Pastries, Sweetmeats, &c. Best attention paid to Ladies and Gentlemen who favor Mr. Winemann with a call.

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**SEARS' PICTORIAL WORKS FOR 1855-56**

The attention of the reader is solicited to the advertisement of Agents wanted for the series of Pictorial books issued from the press of Mr. Sears. These books have met and are meeting with a large sale throughout the Union, and the three latest publications, "Russia Illustrated," "China and India," and "Thrilling Incidents in the Wars of the United States," are in every way equal to the other works in point of attraction and interest. What he wishes to obtain is, competent Agents in every section of the country. The readiness of their sale offers great inducements for persons to embark in their disposal, and as they are of a high moral and unexceptionable character, there are none but who can conscientiously contribute to their circulation. Any person wishing to embark in the enterprise will risk little by sending to the publisher \$25, for which he will receive sample copies of the various works, (at wholesale prices) carefully boxed, insured and directed, affording a very liberal per centage to the Agent for his trouble. With these he will soon be able to ascertain the most saleable, and order accordingly.

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Figure 15: Henry Wineman's business card in the 1855 *Johnston's Detroit Directory*. Wineman and his family occupied Lot 4, the location of site 20WN1227.

The 1860 United States Federal Census lists Henry Wineman as a 35-year-old male from Wurttemberg (Germany) living with other German immigrants to whom he may or may not have been related. Only Wineman's occupation (confectioner) and value of real estate (\$22,000), indicating he was at least middle class. His housemates included two adult males, Julius Sammons/Summons, age 22, possibly from Prussia, and Adolph Herbard (sp?), age 19, from Berne, and one adult female, Fredrica Cook, age 30, also from Wurttemberg. The census taker left the "color" of Wineman and his housemates blank. They lived in the 3rd Ward of Detroit. (The future Wineman residence on Winder Street would be located in the First Ward.)

The 1870 United States Federal Census lists Henry Wineman as a 50-year-old retired confectioner, which places his birth in 1820 rather than 1825 as indicated by the 1860 census. The Winemans' resided at that time in the 6th Ward. In addition to Henry Wineman, the household included Nancie, age 30, keeping house, born in New York; Henry, age 5, born in Michigan; Alfred, age 2, born in Michigan; and Jane Hill, age 28, domestic servant, born in England. All are listed as "white." Nancie's parents were of foreign birth, though the country is not indicated. Wineman's real estate was valued at \$70,000 and his personal estate at \$20,000.

The 1874-75 city directory lists Henry Wineman at 107 Winder Street (Weeks and Co. 1874:578).

Henry Wineman continued to live at 107 Winder Street (the subject property) in 1890-91 as recorded in the city directory listed on Ancestry.com and still in 1896 according to the city directory by Polk and Co. (1896:1877). His death certificate indicates he passed away at age 77 in 1897 in Detroit.

The Kanters who in 1885 resided at 121 Winder (Lot 1), were likely also of German descent. Charles E. Kanter worked as cashier at the German American Bank, incorporated in 1871 (Polk and Co. 1896:49).

The 1896 city directory lists the following residents on the subject property at that date (Polk and Co. 1896:1877):

- 99 Winder - Conklin James S (Lot 5)
- 107 Winder - Wineman Henry (Lot 4)
- 113 Winder - Reed Harvey S (Lot 3)
- 115 Winder - Smith Stanley B (Lot 2)
- 121 Winder - Kanter Charles E (Lot 1)

Residence on the subject property remained relatively stable with Conklin replacing Laura Rust and Smith replacing William A. King. Ethnicity of the occupants remained of German and English or British Isles descent.

The changes that occurred between 1896 and 1920 to the composition of the structures and residents on the subject property, evolving from single family residences to flats and boarding houses, reflects the changes to the Brush Park Historic District in general as reviewed previously in this report under the section *Summary of Detroit's Ecological Setting and History of the Proposed Project Area* and as demonstrated on the Sanborn maps.

### ***Feature 1: The Stable at 107 Winder Street***

Henry Wineman had accrued enough wealth to retire from the confectionary business by age 50, support a young family, and maintain a domestic servant. One online

source for calculating the value of an 1870's dollar in 2021 dollars places Wineman's resources at \$1,875,593.13 in current worth (Webster 2021). This would have probably placed him comfortably in the upper middle class. His income and probably that of his neighbors on Winder Street would have been reflected in the comfort if not opulence of the brick residences and stables constructed there, also supporting the history of the Brush Park area outlined previously in this report under the section *Summary of Detroit's Ecological Setting and History of the Proposed Project Area*. It is likely, based on what is known about the neighborhood's early development of water and sanitation infrastructure as well as the at least middle income of the inhabitants that the Winemans' and their neighbors had indoor plumbing. While this was predicted, it is now supported by the archaeological investigation, which located no privies where they would have existed along the alley.

The Winemans probably constructed the house at 107 Winder Street. Given their economic position, the location of the Brush Park area as one to which the middle and upper class moved out of old Detroit beginning in the mid-nineteenth century, and directory and census data indicating they moved to the property between 1870 and 1874, they likely built the residence and stable. However, given that Winder Street opened to development in 1852, it is possible the Winemans did not construct the house and/or stable. It is unlikely that such a substantial stable foundation and drain would have been constructed later at the turn of the century when the area began to decline, and the former Wineman residence at 107 Winder Street operated as a rooming house.

#### *Identifying the Stable and its Construction*

The presence, however, of the substantial foundation for at least a section of the stable that also exhibited sloped sandstone flooring and a drain was not predicted. Originally its function as a part of a stable was not certain despite the Sanborn maps' labeling of the structure as a stable. Given the amount of faunal remains recovered from a sample of the soils excavated from the feature's interior, a function initially hypothesized for the structure was that of a smokehouse or slaughterhouse. The principal investigator and author of this report, Dr. Jackson, excavated an early to mid-nineteenth century sandstone smokehouse floor in Terre Haute, Indiana in the mid-1980s at the Preston-Deweese-Smith House that resembled Feature 1 of site 20WN1227, however, it did not slope toward or have a drain. As to why the Winemans would have slaughtered and smoked their own meat is not clear, and from where they would have procured it is also a question. The census data indicates that Henry Wineman immigrated from Germany, and while it is possible that he was Jewish, no documents located to date indicate Jewish ethnicity. If the Winemans were Jewish, then an argument might be made that they slaughtered their own animals for reasons of kosher practice. However, a Jewish population lived in Detroit in the mid-nineteenth century as evidenced by the synagogue on Rivard Street (Johnston 1861:32) and as indicated by four cemeteries and Bethel Temple recorded in the 1874 city directory (Weeks and Co. 1874:23,24,26,579). Businesses including butcher shops catering to this community undoubtedly existed, and therefore it may be argued, removing the need for individual families to slaughter animals for personal consumption.

Dr. Krysta Ryzewski, archaeologist at Wayne State University, inquired of colleagues who have conducted CRM excavations in Detroit, and she stated that "They've



never seen anything like that feature! One of my students is analyzing a bathhouse in that neighborhood that she excavated with Mannik and Smith last year [2020] - but even she said their drain systems didn't look like this feature's," (Ryzewski, personal email communication, May 28, 2021).

In addition to identification of the structure as a stable on the 1884 and 1897 Sanborn maps, which is recorded as measuring approximately 30 ft east-west by 22 ft north-south, communication with members of the list serve Historical Archaeology and with Paula Hitzler, Manager of the Michigan State University Horse Teaching and Research Center, provided data that allows for the most probable interpretation of Feature 1 as part of a stable. Hitzler stated that standing stalls barn for horses can have drain at the rear to remove urine, though those at her center do not. She stated that they are still used today by some, mostly in draft horse barns. She also reports that the typical stall size for a box stall is 12 ft by 12 ft or larger, and thus is larger than Feature 1's approximately 11 ft by 8 ft (Paula Hitzler, personal email communication, August 24, 2021). The configuration of the brick foundation in combination with the rest of the stable as map on the 1884 and 1897 Sanborn maps would have allowed for one or more stalls and the remainder of the stable for housing a carriage. The brick foundation and sandstone subfloor would have occupied the northwest/west corner one-quarter of the stable.

The dimensions of Feature 1 are smaller than those of standard stalls in use presently, however, the orientation of the feature in regard to the location of the stall entrance is not known. The dimensions of the superstructure of the stall may have measured larger than reflected by the brick and sandstone drain and foundation. Stable doors may have opened to the north onto the alley or to the south onto the back lawn of the residence.

Regardless of the orientation of stall and stable doors and size of the superstructure of the stall, a floor constructed of wood planks above the sandstone and brick drain floor would have been necessary to allow animals or humans to stand comfortably and to allow for a space for drainage between stable floor and drain floor. A wooden floor that spanned over the subfloor surface exposed in the excavation would likely have left signs of a beam sill or sockets for joists in the foundation remains, however, the upper layers of the brick foundation where this evidence would have occurred were removed during previous structure demolition. Wood fragments were noted on the north side of the foundation, supporting the notion that the structure probably had a wood floor over the subfloor drain.

#### *Comparison with Other Recorded Stables*

It is possible that the drain also served for removal of wash water from horses and/or carriages from stable. The Wells Fargo and Company stable located at 631 Folsom Street in San Francisco, California included a washing shed that protruded 25 feet from the south end of the building as indicated on the 1899 Sanborn Fire Insurance map. The main stable structure also included a basement. The 1906 San Francisco earthquake and fire destroyed the stable. Archaeological testing conducted at the site in 2006 encountered the basement and the hoist chamber but not the washing shed, and therefore its subfloor configuration is not known. Investigators report that the washing shed appeared to sit at ground level given the evidence for the basement and hoist chamber but none for the washing shed (Pastron 2007:15-16,25).

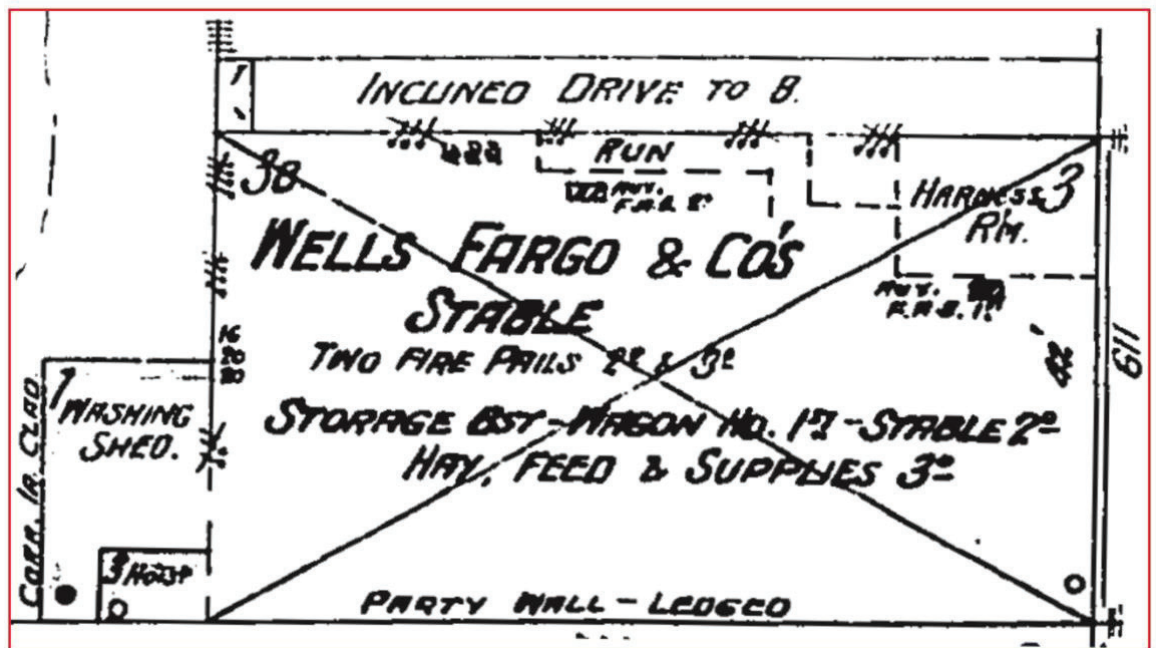
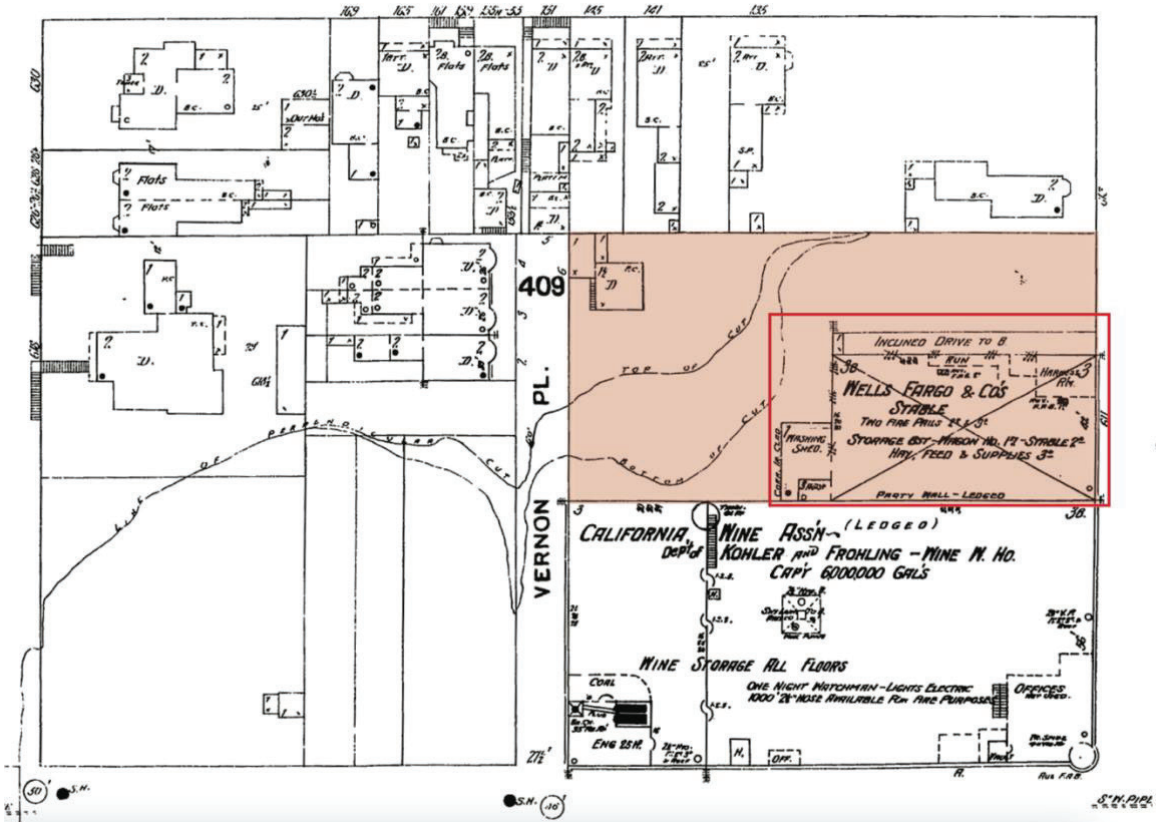


Figure 16: 1899 Sanborn map recording Wells Fargo and Company stable in San Francisco. Note the washing shed at the south end of the stable.

In Pastron (2007:17).

Excavation of two stables in New Zealand provide additional examples for comparison to the stable at site 20WN1227.

The Artillery Depot stable associated with the former Army Drill Hall Site in Hamilton, North Island, New Zealand, was constructed with a brick floor within drains in 1913. The stables stood adjacent to the Volunteer Hall/Army Drill Hall (Simmons 2004:7-8). The buildings including the stable were demolished in 2002. Archaeological monitoring was slated to occur during demolition, however, "Recording was hampered by the demolition process and poor communication and little cooperation on the part of the demolition contractors. The removal of the Artillery Depot Office/Stable/Gunroom floor and the Drill Hall floor was carried out since the archaeologist was not contacted." Volunteer archaeologists and/or demolition crew reported "Special bricks from stable floor all removed....Limestone rock used under brick to improve drainage," (Simmons 2004:15-16).

The archaeological report of the site monitoring includes a plan drawing of the stable. The structure was reported to be one of six constructed in New Zealand. It is not known if any other Artillery Depot's remain. The stable featured fourteen stalls, seven stalls on the east and west sides of the building and a central isle with drains outside the stalls. The central isle was raised to allow good drainage during cleaning (Simmons 2004:18-20)

The report states that:

The ground surface under the artillery depot had been prepared by graveling it with fist sized limestone fragments (figure 17). The limestone is of the same type as that used in the Limestone (rubble) building (referred to as Petals Florists) on near by Hood Street....The stable drain emptied to the rear of the building. There was a large drain at the rear of the artillery depot that probably provided drainage for the property. Drainage was certainly an issue in this part of town during the early years of Hamilton's history (Simmons 2004:20).

Arnold Cottage and Stables west of Cambridge, North Island, New Zealand, provides another example of archaeological data pertaining to stable construction. The stables on the Arnold farm have been assigned a pre-1900 date. John Arnold received the land in the mid-1860s as a military crown grant for service in the Waikato Campaign of the New Zealand Wars. The three stalls that remain today all have dirt floors, which appears to make them similar to the stable on Lot 5 (Feature 2 of site 20WN1227) of the Brush Park Apartments subject property. The stalls varied in size but all measured smaller than Feature 1: 158 cm by 249 cm (5.2 ft by 8.2 ft); 142 cm by 246 cm (4.7 ft by 8.1 ft); and 163 cm by 246 cm (5.3 ft by 8.1 ft). According to the report, "The stall dimensions are within the size range used for restricted movement stalls, tie stalls (120 to 150 cm. wide by 2.4 to 3.0 m. long)," (Simmons 2015:4,9,14,15).





**Figure 17: View of the Artillery Depot's brick stable floor, Hamilton, New Zealand. Note the linear drains (Simmons 2004:21)**

#### ***Artifacts from Feature 1 of 20WN1227***

Appendix 1 contains the artifact catalog listing the sample of artifacts recovered from the fill in the interior of Feature 1 of site 20WN1227. A total of 339 artifacts were collected from the feature. Retained artifact types include nails ( $N=150$ ), faunal remains ( $N=82$ ; 251.7 grams), vessel and flat glass fragments ( $N=48$ ), undecorated whiteware fragments ( $N=5$ ), and one brick fragment. Material not retained includes small wood fragments, asphalt, cement, and coal and cinders. Of the sample of 150 nails, all were wire except for one square nail, indicating an 1890s to twentieth century date for the fill. Iron fasteners including nails, screws ( $N=36$ ) and bolts ( $N=3$ ) comprised the most numerous artifact type recovered from Feature 1, totaling 189 fasteners representing 55.75 percent of the total artifacts. The sample includes an addition seven iron fragments (indeterminate fragments and a pipe or fitting fragment). Faunal material made up the second most numerous group of artifacts totaling 82 fragments representing 24.2 percent of the total artifacts. The whiteware comprised small (less than 1 cm) fragments suggesting that they had been crushed. This in combination with the asphalt, blackened pebbles, and cement indicate that the fill material in part came from driveways, or the adjacent alley. The abundance of fasteners indicates structural material from demolition.

Among the faunal material is an oyster shell. Given that Henry Wineman sold oysters at his oyster bar, it may reflect a part of the Winemans' diet and indicate that the fill is in fact associated with the Winemans' and Lot 4.

One fragment of dark gray chert, one copper alloy strap, and one fragment of plastic also came from the feature. The chert appears to be unaltered.

The presence of undecorated whiteware/ironstone plate and cup fragments found on or near the surface and in the fill, especially in the southwest (west) half of the archaeological trench, is congruent with the period when boarding and rooming houses became the function of the original single family dwellings on the subject property in the twentieth century as indicated by the Sanborn maps. This includes the Winemans' house, which by 1921 is recorded as a rooming house. All of the other former single family dwellings within the subject project also had converted to flats and rooming and boarding houses by that date. The 1921 Sanborn labels the house on Lot 1 as "House of Shelter." The shift in function of the residences on Winder Street from single family, upscale houses to multiple dwellings within one structure for those of lesser income in the twentieth century follows the trend that occurred in the Brush Park Historic District as the neighborhood aged. The lack of more expensive decorated whitewares and the presence of undecorated ones in the fill is conspicuous and only or primarily represents the boarding house period and not the period of occupancy by the previous affluent residents.

Melted lead fragments in the fill of the archaeological trench may represent lead water pipes.

## **Summary and Recommendations**

ACCR conducted an archaeological phase I and II trench excavation survey on May 17 through 20, 2021 at the location for the proposed Brush Park Apartments Project located at the northwest corner of Winder and Brush streets. The property lies within the Brush Park Historic District. The earliest street platted in the historic district is Winder, which opened in 1852, and Adelaide, immediately north of Winder Street, opened in 1853. Mack Avenue, the northern boundary of the district, was the last to open in 1878.

The research design focuses on the north side of the property along the alley in an effort to identify any privies that may have been located there during the mid- to late nineteenth. Sewer development was undertaken in this part of Detroit early. John R Street, the street one block west of Brush, acquired sewers in 1859 between Winder and High streets. High Street, the street one block south of Brush Street (present day I-75 Service Road) acquired sewers in 1870. Between Winder and Adelaide streets (Adelaide lies one block north of Winder) on John R Street sewers were installed by 1865. Following Demeter's (1998) research design, which located one vault privy (20WN1033) on the north side of the alley adjacent the proposed apartment development, it was hypothesized that despite early sewer development in the area vault privies might also have been in use within the subject property on the south side of the same alley.

The trench revealed disturbed soils with fill containing a mix of nineteenth and twentieth century artifacts, which fill soils were prominent in approximately the east half (Lots 1, 2 and 3) of the test trench where early twentieth century structures extended north near to the alley. In approximately the west half (Lots 4 and 5) of the trench, A and B horizons representing original topsoil and subsoil, respectively, occurred with an overlay of mixed fill that extend to a depth of ca. 25 to 30cm over the original A horizon. Artifacts all originated in fill contexts and on the surface. Due to their context, it cannot be stated definitively whether they can be associated historically with the lot on which



they were observed or collected or whether they may have been associated with a neighboring lot and structure.

No privies were found during phase I trench testing. However, the remains of two former outbuildings were encountered and assigned site number 20WN1227. Feature 1 within Lot 4 is interpreted as the brick foundation and sloping brick and sandstone floor with drain for part of a two-story nineteenth century brick stable. Feature 2 within Lot 5 represents a former stable-turned-garage with a concrete slab foundation surrounded by the original brick foundation for a two-story brick stable. Within the trench no similar sloping brick and sandstone floor with drain occurred beneath the concrete slab, at least with the phase I test trench. If such a structure did exist at one time as part of Feature 2, it was either removed or lies north of the test trench location.

Upper middle class and upper class residents first lived in the Brush Park neighborhood, which extended west to Woodward Avenue and which included commercial buildings and mansions along Woodward. The substantial two-story brick stables that occupied Lots 4 and 5 of the subject property mirrored the brick residences they served. Based on the research conducted for this report archaeological studies of stables appear to be limited in number. Research indicates that while stables included drains, their variety and construction are not well understood, and they have not been noted in the archaeology of Detroit to date. They occurred as part of large stables for the military, and their use may include for washing rooms for liveries such as that for Wells Fargo as noted on a Sanborn map from the turn of the century. While they apparently have been used in barns, presumably those with wood flooring, their construction is not recorded. While Feature 1's drain at site 20WN1227 may be typical of stables for well-off Detroit residents, it appears to be the first of its kind recorded during an archaeological investigation at least in Detroit. Its association with stables was not apparent or recognized by local and other archaeologists who were consulted during research to ascertain its function.

Based on Feature 1's potential uniqueness of construction style or at least to date its uniqueness in the archaeological literature of Detroit and elsewhere, ACCR recommends that Feature 1 of site 20WN1223 is eligible for listing on the National Register of Historic Places under Part C "That embody the distinctive characteristics of a type, period, or method of construction." As such ACCR recommends that the location will be avoided during construction of the Brush Park Apartment Project. Feature 1 was buried during backfilling of the trench but not removed. Some damage, probably resulting in the removal of some bricks, likely occurred during the initial trenching and discovery of the feature. Based on current design plans the north portion of the feature would lie beneath landscaping (possibly lawn grass) and the south portion beneath parking lot pavement. It is recommended that the landscaping is extended to the south to cover the feature and a buffer zone of at least one meter and that only minimal grading occur in order to allow for planting of ground cover.

Future research of similar stable foundations and drains, should others come to light, should include soil chemical analysis for phosphates and nitrates, which would add to the data on use of the drains, specifically as to whether they functioned as hypothesized to remove urine and manure.

ACCR recommends no further archaeological investigation.

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**Photographs of the Proposed Project Property, Site 20WN1227  
and a Selection of Artifacts**



Proposed project location, facing west/southwest from near its northeast corner on Brush Street (May 17, 2021).



Proposed project location, facing west from its northeast corner on Brush Street. The alley on the right (north) and the fence line with the utility poles fence serve as the north side of the subject property where the phase I archaeological testing trench will be excavated (May 17, 2021).





Alley north of the proposed project property, facing west from Brush Street. Trench will be excavated along its south side and south of the fence (May 17, 2021).



Stoneware found in fill of phase I testing trench's north wall at 10.3 - 12m west of east end of trench; dark soil extends to 50cm below ground surface (May 17 2021).





Facing west from east end of trench along the portion of the trench that was excavated on May 17, 2021 (approximately the east half of the trench; photo taken May 18, 2021).



Facing east toward Brush Street along the portion of the trench that was excavated on May 17, 2021 (approximately the east half of the trench; photo taken May 18, 2021).





East end of the trench where the oldest artifacts (ca. mid-nineteenth century) and the deepest fill layers occurred (May 18, 2021).



North wall of the trench showing a typical sample of stratigraphy at 26.7 - 31.1m west of the east end of the trench (May 18, 2021).





Pit with asphalt at its base at 1.5m below ground surface in the east half of trench ca. 15 meters west of Brush Street's west curb (May 18, 2021).



Central portion of the trench; the excavator has stopped on the east side of Feature 1 of 20WN12217 (stable foundation) (May 18, 2021).





Feature 1 of 20WN12217 (stable foundation), facing south (May 19, 2021).



Feature 1 of 20WN12217 (stable foundation), facing west; trench has not been excavated to the west of it yet (May 19, 2021).





Feature 1 of 20WN12217 (stable foundation), facing north toward the alley (May 19, 2021).



Feature 1 of 20WN12217 (stable foundation), facing east along trench toward Brush Street; the east end of the trench has been backfilled (May 19, 2021).





Feature 1 of 20WN12217 (stable foundation), facing north toward the alley, showing the sampling trench excavated north-south through the fill (May 20, 2021).



Feature 1 of 20WN12217 (stable foundation), facing southeast from the northwest corner showing the sampling trench excavated north-south through the fill (May 20, 2021).





Feature 1 of 20WN12217 (stable foundation), facing west with sloping brick and sandstone floor and drain exposed (May 20, 2021).



Feature 1 of 20WN12217 (stable foundation), facing east with sloping brick and sandstone floor and drain exposed (May 20, 2021).





Feature 1 of 20WN12217 (stable foundation), facing east/northeast with sloping brick and sandstone floor and drain exposed (May 20, 2021).



Feature 1 of 20WN12217 (stable foundation), facing north toward alley with sloping brick and sandstone floor and drain exposed (May 20, 2021).





Feature 1 of 20WN12217 (stable foundation), facing south with sloping brick and sandstone floor and drain exposed (May 20, 2021).



Closer view of the previous photograph of Feature 1 of 20WN12217 (stable foundation), facing south with sloping brick and sandstone floor and drain exposed (May 20, 2021).





Drain in the base of Feature 1 of 20WN12217 (stable foundation); in plan view it is square and lined with brick (May 20, 2021).





Facing east at west side of the northwest corner of Feature 1, 20WN1227, showing the depth of brick foundation (40cm), though it probably originally had at least one more row of bricks below ground surface on top of those visible here (May 19, 2021).



Facing west along the trench from the northwest corner of Feature 1, 20WN1227(same location as previous photograph). The excavator has stopped at the east side of Feature 1, 20WN1227 (May 19, 2021).





Clearing of the concrete slab foundation of Feature 2 of 20WN1227 (May 19, 2021).



Facing north toward the west end of the trench where bricks lay piled on the surface and buried on the west side of Feature 2 of site 20WN1227 (May 5, 2021).





Facing east from the west end of the trench toward the west side of Feature 2, 20WN1227 (May 19, 2021).



Facing west towards the west half of the trench that has been excavated to within ca. 5 ft 7 inches of the black iron fence near the west property boundary; the blue tarp covers Feature 1, 20WN1227 (stable foundation) (May 20, 2021).





Feature 2, 20WN1227. Facing east toward Brush Street. The concrete slab foundation is fully exposed (May 20, 2021).



Feature 2, 20WN1227. Facing north toward the alley. The concrete slab foundation is fully exposed (May 20, 2021).





Feature 2, 20WN1227, with the concrete slab foundation is fully exposed. Facing west (May 20, 2021).



Feature 2, 20WN1227, with the concrete slab foundation is fully exposed. Facing south from alley through the fence (May 20, 2021).





Brick foundation/footing two bricks wide with the two rows set perpendicular to each other on east side of Feature 2 (May 20, 2021).



Brick foundation at the northeast corner on the east side of Feature 2 of site 20WN1227, facing north toward the stratigraphy in the north wall of the test trench (May 20, 2021).





Brick foundation at the northeast corner on the east side of Feature 2, facing west. It extends 9 bricks deep to 85 cm below ground surface and appears to represent its total depth below ground surface given that the top is flush with the concrete slab foundation (May 20, 2021).



Feature 2 of 20WN1227, facing east toward the stone block footings on the west side of the concrete slab (May 20, 2021).





Typical trench wall profile in the west half of trench; this section is located just west of Feature 1 (stable foundation), the northwest corner of which is seen on the far right (May 20, 2021).

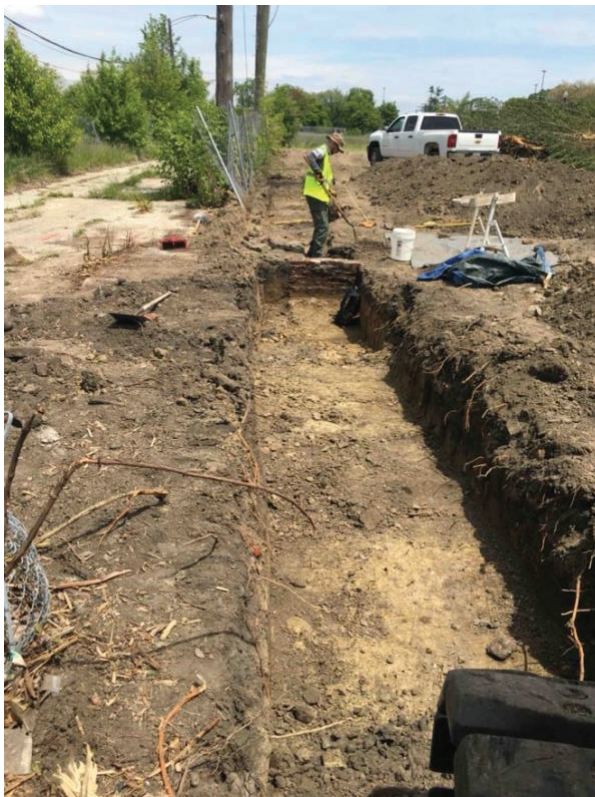


Typical trench wall profile in the west half of trench; this section located between Feature 1 on the far right and Feature 2 on the far left (May 20, 2021).





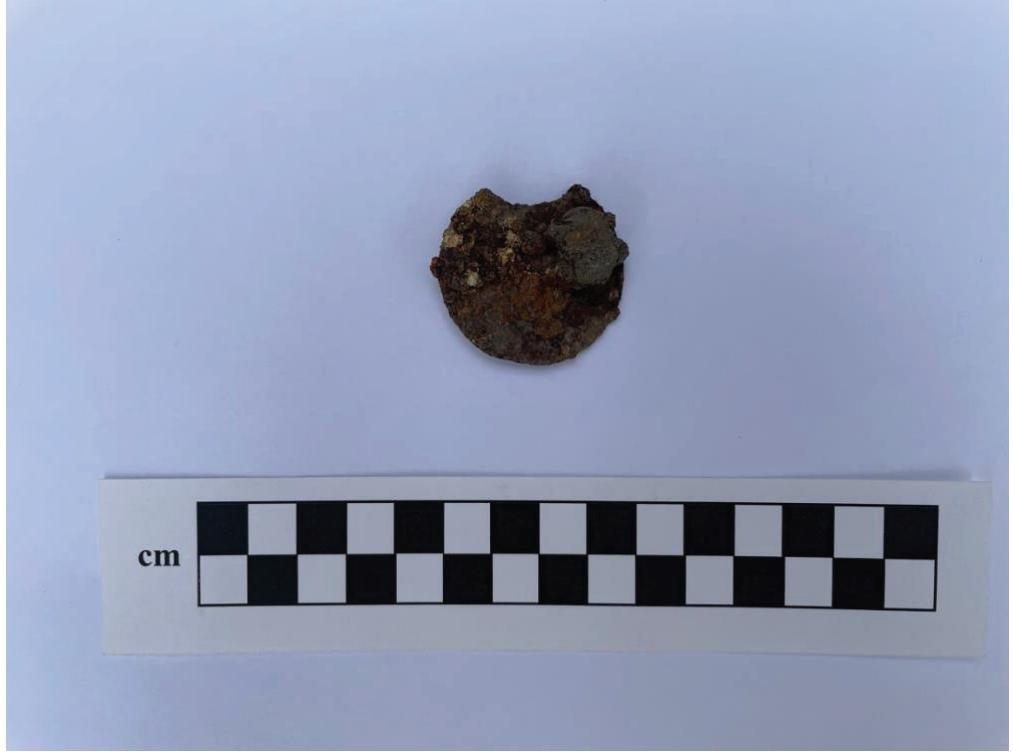
West end of the trench, just west of Feature 1. The arrow indicates the east brick foundation wall for Feature 2 of 20WN1227. Rubble at the east (right) side of the photograph was probably for the footing on the west side of Feature 1. (May 20, 2021).



Field assistant Hannon Hylkema excavating Feature 1, 20WN1227. Facing east (May 20, 2021).



Mid- to late nineteenth century artifacts from fill in the east end of the trench. Left to right: token or blank (cat. #52); blue transfer printed sherd (cat. #50); two yellowware sherds (cat. #47); stoneware mineral water bottle base (cat. #46).



Ferrous disc of undetermined function (cat. #40) found in the base of the drain of Feature 1, 20WN1227.





Faunal remains from the fill in Feature 1, 20WN1227 (cat #10).



Sample of artifacts from the trench fill. Oyster shell (cat. #54); dandruff tonic bottle (left; cat. #53); beverage bottle (right; cat. #55).



Artifact Catalog  
20WN1227; May 19-20, 2021

Brush Park Apartments Project Archaeological Phase I Trenching  
Trench 1 - Feature 1 - (Stable with sloping brick and sandstone floor)

Catalog #	Location	Artifact	Type	Material	Weight (gr)	Count	Color	Decoration	Date
1	NW 1/4	nail	wire	iron		105			post-1890
2	NW 1/4	nail	indeterminate	iron		13			
3	NW 1/4	nail	wire roofing	iron		1			post-1890
4	NW 1/4	nail	square	iron		1			19th c.
5	NW 1/4	screw		iron		23			
6	NW 1/4	bolt		iron	198.5	1			
7	NW 1/4	pipe/fitting		iron		1			
8	NW 1/4	strap		copper alloy	4.5	1			
9	NW 1/4	iron	fragments	iron	73.5	4			
10	NW 1/4	faunal		faunal	160.9	56			
11	NW 1/4	brick	fragments	brick		1			
12	NW 1/4	plastic	fragment	plastic		1			
13	NW 1/4	bottle/vessel		glass		15	clear		
14	NW 1/4	bottle/vessel		glass		3	cobalt blue		
15	NW 1/4	bottle/vessel		glass		2	amber		20th c.
16	NW 1/4	bottle/vessel		glass		9	light green		
17	NW 1/4	bottle/vessel		glass		1	green		20th c.
18	NW 1/4	flat/window		glass		10	clear/green		
19	NW 1/4	plate	whiteware	ceramic		1		undecorated	
20	NW 1/4	coal & slag		coal		2			
21	see Notes	bolt		iron		2			
22	see Notes	nail	wire	iron		14			
23	see Notes	screw		iron		6			
24	see Notes	vessel	whiteware	ceramic		1		undecorated	
25	see Notes	chert	unaltered?	chert		3	dark gray		
26	see Notes	faunal		faunal	14.5	11			
27	see Notes	flat/window		glass		3	clear/green		
28	NE corner	faunal		faunal	76.3	13			
29	NE corner	vessel		glass		2	clear		
30	NE corner	nail	wire	iron		13			post-1890
31	NE corner	screw		iron		7			
32	South Wall Trench 1	faunal		faunal		1			
33	South Wall Trench 1	iron		iron		1			
34	South Wall Trench 1	nail	wire	iron		3			

**Artifact Catalog  
20WN1227; May 19-20, 2021**

**Brush Park Apartments Project Archaeological Phase I Trenching  
Trench 1 - Feature 1 - (Stable with sloping brick and sandstone floor)**

Catalog #	Notes
1	
2	corroded
3	
4	
5	
6	
7	
8	
9	corroded rod, plate & strap
10	food (cattle or pig; fowl; possible fish); rodent
11	
12	bottle cap or lid; black
13	1 fragment pressed glass; 1 fragment melted
14	
15	machine made; embossed: "D-126. 8 T 49 MADE IN U.S.A. ....95464"
16	probably machine made (Coca Cola) fragment; solarized; 1 melted
17	probably machine made soda bottle fragment
18	1 may be from a mirror
19	1 scallop-edged rim
20	
21	From trench down middle of feature running north-south
22	From trench down middle of feature running north-south
23	From trench down middle of feature running north-south
24	From trench down middle of feature running north-south
25	From trench down middle of feature running north-south
26	From trench down middle of feature running north-south; food cuts & probable rodent
27	From trench down middle of feature running north-south; 1 is melted; vessel glass?
28	cattle/pig (rib, cut long bone for a round steak cut; 3 fragments burned. Small rodent?
29	1 fragment melted
30	
31	
32	cut; probably cattle
33	corroded fragment
34	

**Artifact Catalog  
20WN1227; May 19-20, 2021**

**Brush Park Apartments Project Archaeological Phase I Trenching  
Trench 1 - Feature 1 - (Stable with sloping brick and sandstone floor)**

Catalog #	Location	Artifact	Type	Material	Weight (gr)	Count	Color	Decoration	Date
35	South Wall Trench 1	vessel		glass		1	milk		
36	South Wall Trench 1	vessel		glass		1	clear		
37	In Trench 1	bottle	pharmaceut.	glass		1	clear		19th-20th c.
38	In Trench 1	cup	whiteware	ceramic		3		undecorated	19th c.
39	In Trench 1	oyster shell		faunal		1			
40	Base of drain	disc		iron		1			



**Artifact Catalog  
20WN1227; May 19-20, 2021**

**Brush Park Apartments Project Archaeological Phase I Trenching  
Trench 1 - Feature 1 - (Stable with sloping brick and sandstone floor)**

Catalog #	Notes
35	possible jar or bowl fragment
36	
37	no embossing; seams not visible; probably for pharmaceutical or condiment
38	2 of the fragments may be from a plate/other vessel
39	possibly mussel
40	indeterminate function

**Artifact Catalog**

**Brush Park Apartments Project Archaeological Phase I Trenching  
Trench 1 - Fill artifacts; May 17-20, 2021**

Catalog#	Artifact	Type	Material	Weight	Count	Color	Decoration	Date
41	plate	whiteware	ceramic		35		undecorated	
42	bottle	alcohol?	glass		1	olive		
43	bottle		glass		1	clear		
44	plate?		ceramic		1			
45	faunal		faunal		13			
46	bottle	mineral water	stoneware		1	buff ext.		
47	vessel	utilitarian	yellowware		2	buff ext.	undecorated	
48	tile	drain	terra cotta		1	reddish		
49	wheel	porcelain	ceramic		2			
50	cup/plate	whiteware	ceramic		1	blue	transfer printed	early-mid 19th c.
51	plate?	porcelain	ceramic		1		undecorated	
52	blank/token	disc	copper alloy		1			
53	bottle	dandruff tonic	glass		1	amethyst	emboseed	1899-1917
54	faunal	oyster shell			1			
55	bottle	beverage	glass		1	olive		ca. 1910-1947

**Artifact Catalog**

**Brush Park Apartments Project Archaeological Phase I Trenching  
Trench 1 - Fill artifacts; May 17-20, 2021**

Notes	Catalog#
Minimum # plates=2; one smaller oval-shape; debris/scatter/fill in A horizon, immediately west of Feature 1, 20WN1227	41
debris/scatter/fill in A horizon, immediately west of Feature 1 of 20WN1227	42
debris/scatter/fill in A horizon, immediately west of Feature 1 of 20WN1227	43
debris/scatter/fill in A horizon immediately west of Feature 1, 20WN1227;exfoliated whiteware or unglazed buff colored ware	44
first meter of Trench 1 (7.1-8.1m west of Brush Street); 1 broken up avain long bone & 1 broken up mammal?	45
first meter of Trench 1 (7.1-8.1m west of Brush Street);clear ext glaze/Albany int. glaze; base, angular	46
first meter of Trench 1 (7.1-8.1m west of Brush Street);clear glaze	47
first meter of Trench 1 (7.1-8.1m west of Brush Street);clear glaze	48
first meter of Trench 1 (7.1-8.1m west of Brush Street);for toy? Drawer?	49
first meter of Trench 1 (7.1-8.1m west of Brush Street); very thin, probably tea cup or saucer	50
first meter of Trench 1 (7.1-8.1m west of Brush Street)	51
first meter of Trench 1 (7.1-8.1m west of Brush Street)	52
east end of west 1/2 of trench; trench fill; "Newbro's Herpicide Kills the Dandruff Germ"; Detroit-based company begun 1902; <a href="https://americanhistory.si.edu/collections/search/object/nmah_210014">https://americanhistory.si.edu/collections/search/object/nmah_210014</a>	53
east half of trench	54
22 meters west of east end of trench; Owens machine suction scar and trademark diamond embossed on base	55





32500 Telegraph Rd, Bingham Farms, MI 48025 \* PH 248-833-0550 \* FAX 248-833-0551

## ARCHAEOLOGICAL SITE AVOIDANCE PLAN

### Brush Park Apartments

269 Winder Street  
Detroit, MI 48201

February 2022

### INTRODUCTION

As stated in the September 2021 Archeological Phase I and II Trench Excavation Report, there is an 11' x 11' buried structure consisting of the walls of historic foundation, thought to be a stable or garage from around the early 1900s. The structure is approximately 12 inches under the surface. Attached Figure 1 marks the structure plus a buffer zone (Feature I). It was determined that the archaeological feature must remain in place before, during and after construction. Due to this, MHT Construction (MHTC) commits to the proposed the Site Avoidance Plan.

### SHORT-TERM AVOIDANCE PLAN

- (1) Pre-Construction, MHTC will put up fencing around the perimeter of the area to be avoided. The area to be fenced is the boundaries shown on attached Figure 1.
- (2) The short-term avoidance measures will be identified at the Pre-Construction Meeting and the fence will be inspected by the construction project manager.
- (3) Most of Feature 1 is beneath a portion of the proposed asphalt parking lane. To protect Feature 1, a demarcation fabric or snow fence will be laid down and covered with approximately 8" of limestone base and topped with a 5" thick layer of asphalt.
- (4) So not to disturb Feature I during construction, MHTC will install the demarcation fabric, stone and asphalt by hand in the area above the feature and not use larger equipment than customarily deployed.

(5) MHTC will contract an archaeologist to be onsite to witness the construction over Feature 1.

**LONG TERM AVOIDANCE PLAN**

(1) The asphalt parking lane will remain in place.

(2) All reports and details of Feature I and its importance will remain in the possession of Ownership and a copy of these details and this Site Avoidance plan will be located onsite.

