

MICHIGAN DEPARTMENT OF STATE

RICHARD H. AUSTIN • SECRETARY OF STATE

LANSING, MICHIGAN 48918-0001



From: **MICHIGAN DEPARTMENT OF STATE**

RICHARD H. AUSTIN, Secretary of State • Lansing, Michigan 48918

FORM 49A (1/83)

RETURN POSTAGE GUARANTEED

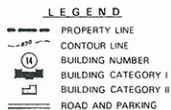
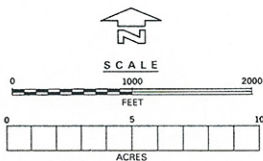
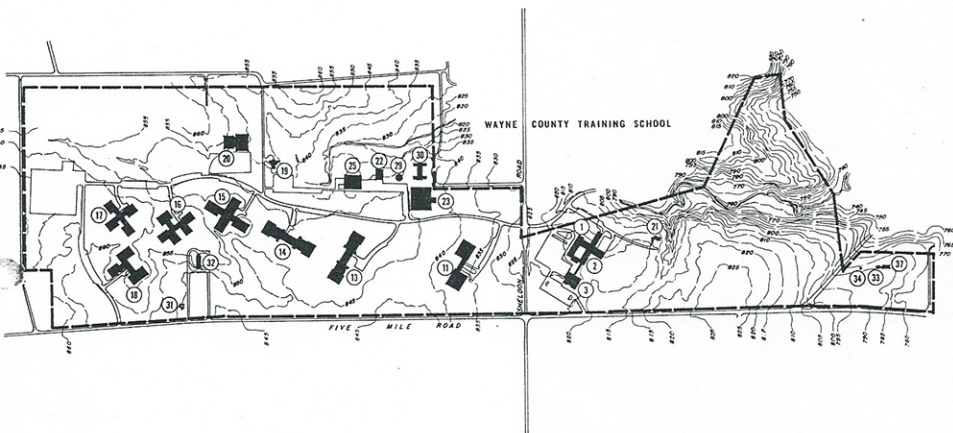
To: Mr. Frank Piha
10351 Cambridge
Apt. 2- w
Westchester, IL 60154



PLYMOUTH CENTER FOR HUMAN DEVELOPMENT

NORTHVILLE, MICHIGAN

ESTABLISHED 1957 - ACT 309



STATE OF MICHIGAN
DEPARTMENT OF MANAGEMENT AND BUDGET
BUREAU OF FACILITIES
ALMON J. DUMREE, DIRECTOR
STATE ARCHITECT

June, 1960



WILLIAM G. MILLIKEN, Governor

Frank M. Ochberg M.D., Director

Plymouth Center for Human Development

15480 SHELDON RD., NORTHVILLE, MICHIGAN 48167

TELEPHONE 313/453-1500

August 18, 1981

Ms. Martha M. Bigelow, Director
Michigan History Division and
State Historic Preservation Officer
Michigan History Division
Michigan Department of State
208 N. Capitol Avenue
Lansing, Michigan 48918

AUG 20 1981

MICHIGAN HISTORY DIVISION

Dear Ms. Bigelow:

I have been asked to respond to your letter of August 12, 1981 to Mrs. Eranell McIntosh-Wilson, Director of Plymouth Center, regarding your survey on pre-1943 state-owned buildings, listed in the state's 1980 Facility Inventory, for the purpose of assessing their historical significance. Cottage 18 ("The Homestead Cottage") is the building of interest on our grounds.

I am happy to provide you with the information I have on this remarkable old building. Cottage 18 would have great historic significance to those interested in the study of services to the mentally retarded as they developed in this state and in the country as a whole.

The first attachment to this letter is a one-page "Historical Note" on the building which I wrote in 1979 for purposes of a commemorative plaque for the building. A Polaroid shot of the plaque itself is clipped to the document. As you can see, the plaque also contains a clear 35 millimeter black and white 8x10 photograph of the building, which was taken by Mr. Peter Schweitzer, our Community Relations Director. I have asked him to make some prints from the negative, which we will provide you as soon as completed. In the event the negative cannot be located, he will re-photograph the building. Superimposed on the photograph is the Cottage motto from the days when it was the site of the experiments in self-government by mildly retarded youth groups begun in 1935 at the Wayne County Training School. The other photograph on the plaque is of the Cottage logo. The Cottage was named (The Homestead Cottage) and the logo designed by the youth group it housed. The program received national recognition and several articles about it were published in the professional literature during the late 30's and early 40's by Samuel Kirk, who began it, and by Neivell C. Kephart and Boyd R. McCandless, who carried on the work. (All three went on to become nationally renowned leaders in the field).

My source material here was the Wayne County Training School Superintendent's Monthly Reports (1926 - 1969) and the minutes of the School's Administrative Board (1919 - 1972), which are currently housed at Plymouth Center by action of the Wayne County Board of Auditors on November 21, 1978. Those documents contain a number of

Ms. Martha M. Bigelow

-2-

August 18, 1981

invitations to annual "open houses" at the Cottage and it was from one of those that the logo and motto were photographed for the plaque.

The second attachment is a copy of a little article I wrote for our newsletter, Perspectives, of July - August, 1979, which describes those documents in more detail.

The third attachment is from a 1969 Building Division survey, which includes schematic drawings of the floor plan and provides additional information about it at that time.

I hope this answers your request for some information about the building. I have included a summary of the building's significance and basic information related to its cost, construction, architectural features and name of architect (Nathaniel Q. Gould, Architect, Detroit Michigan). We can provide you with photographs at your request. Mr. Charles Cotman of your staff is welcome to research those historical records relating to the building that we have here. He might find it most convenient to contact me directly to arrange a time. The only information you requested that I cannot provide is that relating to a "transmittal form" or "transmittal number" for the building. We are not quite certain what this refers to and need some clarification in order to respond.

Sincerely,

Elizabeth Ring
Elizabeth Ring, Ph.D.
Psychology Director

/lr

Enclosures

cc: Mrs. Wilson
Mr. Maciejewski
Dr. Hussein

STATE OF MICHIGAN



WILLIAM G. MILLIKEN, Governor

DEPARTMENT OF MENTAL HEALTH

Frank M. Ochberg M.D., Director

Plymouth Center for Human Development

15480 SHELDON RD., NORTHVILLE, MICHIGAN 48167, *Wayne County*
TELEPHONE 313/453-1500

October 23, 1981

OCT 29 1981

Mr. Charles Cotman
Michigan History Division
Michigan Department of State
208 N. Capitol Avenue
Lansing, Michigan 48918

Dear Mr. Cotman:

This is in follow-up to my letter of August 18 regarding "The Homestead Cottage" and our subsequent telephone conversation during which I told you about the Dairy Barn, the Granary, and the Main Entrance Gate.

I am pleased to report that our Community Relations Director, Mr. Peter Schweitzer, finally got the camera back and finally was able to photograph all the structures. Unfortunately, however, we are now experiencing undue delay in return of the prints! Happily, however, Mr. Schweitzer was able to locate prints of previously taken photographs of Homestead Cottage and the Dairy Barn, and I was able to locate a print of a photograph of the entrance gate structure. Therefore, to avoid further delay, I am sending those photographs along with information on the Dairy Barn, the Granary, and the Entrance Gate. I will have to forward a picture of the Granary at a later date.

Following are brief histories of the Dairy Barn, Granary, and Main Entrance Gate. My source material for the early information was again the Wayne County Training School Superintendent's Monthly Reports and the Minutes of the School's Administrative Board.

I. The Dairy Barn

This is a two-story concrete and cement block structure with a glazed brick exterior; it is currently used for storage at the Plymouth Center for Human Development. It was the original Dairy Barn at the Wayne County Training School, Michigan's only county institution for the mentally retarded and the only institution within the State's borders which ever achieved a position of nationally recognized leadership in the field.

Planning for construction of a new modern Dairy Barn began in 1926, during the Training School's first year of operation. Plans and specifications for the structure were submitted by Aaron H. Gould and Son, architects, to the School's Administrative Board in June, 1927, but cost estimates ran way over the \$50,000 provided in the 1928 budget. The plans were worked over and in October 1927, approval was given for a modification of the original plans which enabled construction of the main barn area and two of the four wings at an estimated cost of \$47,858.

Construction began at once and by December of 1928 the Dairy Barn was in operation. It was an enclosed stanchion-type barn providing stall space for fifty-two cows, with twin silos on the south end. One wing was for milk room facilities with staff sleeping quarters above; the other provided a root cellar below and feed storage above.

During the 30's, numerous WPA projects were carried out at the Training School. The addition of two wings to the Dairy Barn at an estimated cost of \$18,000, completing the building as originally designed, was approved as a WPA project in 1935, and work began in December, with four men initially being employed on the project. By July of 1936 the new wings were nearly ready for use, the west unit having six calf stalls for four calves each, the east unit having an isolation compartment and two maternity stalls, and both providing valuable additional storage spaces on the second floor.

Then, disaster struck. On August 10, 1936, there was a fire which began in the hay mow due to spontaneous combustion in the chopped hay. Although the Detroit House of Correction, the Village of Northville and the City of Plymouth responded with "commendable speed" in sending apparatus and firemen to assist in fighting the "savage" blaze and the fire was contained entirely within the hay loft, the roof was lost. Reconstruction of the roof was undertaken at once and the entire job was finished by January. Due to the fire hazard created by the extensive use of wood in the old roof, the new one was designed to be highly fire resistant, utilizing steel framework, a material called "Thermax", and a quarter inch coat of cement plaster. The cost of the roof replacement was \$17,559.55.

I. The Dairy Barn, continued.....

The barnyard area was partially enclosed by stone walls on the north, west, and east (structures still stand). The Steward's report for July of 1941 makes note of the fact that Professor Musselman, head of the Department of Farm Mechanics at Michigan State College, while visiting the farm, had commented favorably upon and had photographed the stone wall windbreak built on the north and west side of the Dairy Barn to provide a covered feeding rack and shelter for the barnyard. The east wall was completed in 1942, utilizing broken concrete hauled from the WPA dump, the work being done by boys in residence at the Training School under the direction of a labor foreman.

The Dairy Barn, like all other farm operations at the Wayne County Training School, was used as a training center for the School's residents. Involving the youths in farming activities was regarded as "a character building and vocational training project." Definite classroom instruction was provided, along with varied farmwork assignments. College students from Michigan State College preparing to teach farming subjects in the public schools under the Smith-Hughes Act were secured to instruct the boys and all farmworkers employed by the School were expected as a routine part of their job responsibilities to train and supervise boys assigned to the different jobs on the farm. In October, 1930, boys assigned to the Dairy Barn began receiving two hours of classroom instruction a week in dairying, in addition to their work assignment. With groups of mildly retarded youths "handling most of the routine operations" of the dairying enterprise, the Wayne County Training School dairy herd of pure-bred registered Holsteins set new State records for milk production and butterfat in 1932 and in 1934 stood fifteenth in the country according to the published compilations of the National Dairy Herd Improvement Tests. Individual animals were shown at County and State fairs and in cattle shows at the regional and national levels. The bull "WACOTS 'Somebody'" was Grand Champion of Michigan in 1934 and 1935 and placed fifth in his class at the National Dairy Show in St. Louis in 1935.

The Dairy Barn structure was abandoned in January 1952, dairying operations being removed to a completely new dairy center constructed in 1951 in line with modern methods for herd care, milking, and processing. The original structure was on that portion of Training School property sold to the State several years later for the development of the Plymouth State Home and Training School. It provided space for storage and was surveyed in November 1969 to bring it up to minimum standards for long range dead storage, storage of off-season patient clothing, and shelter for grounds maintenance material and equipment.

Beginning in early 1977, following additional renovation, and continuing for about a year, the first floor was used for workshop and adult activities training programs for Plymouth residents. It was temporarily called into service once again for this purpose for a 6-month period between January and June of 1980. Its only current use is for storage.

II. The Granary

Located immediately to the west of the Dairy Barn, this building has a most striking appearance due to its unusual design features. It is a circular building with brick exterior, topped by a bright silvery dome roof. It is currently used for storage of grounds maintenance supplies and equipment.

It was the Wayne County Training School's granary. Construction of a new granary was authorized as a WPA project in 1938. Plans for the new granary were studied quite extensively before deciding on design, capacity, and type of construction. Consultation was secured from Professor Musselman at Michigan State College and a granary was visited owned by Mr. Harry Myers of Lapeer which was considered one of the best farmer's granaries in the State. The type finally selected was the one which had been built at the institution at Union Grove, Wisconsin. According to the Wayne County Training School Steward's Report of August 27, 1938, "....we talked with Mr. Glenn Householder, former Director of all State institutional farms of Wisconsin, and he told us that their experience with this granary had proven most satisfactory. It is quite radical in design, having a central compartment of silo type which holds 3000 bushels and around this are 12 radio bins of a capacity of 700 bushels each; making a total of approximately 12,000 bushel storage. The design fits the location that we have selected and we believe will enable us to transfer all our grinding operations to this new structure and also house a feed mixer which will enable us to prepare our own dairy ration, thus effecting a definite saving. It will also permit our buying a year or two's supply of grain in advance when the market is particularly favorable. Mr. Householder stated that by following out this method in their operations they had liquidated the cost of this structure two or three times."

Construction began in September 1938 and by December, the basement (ground floor) had been completed and the concrete had been poured for the first floor slab. At this point construction ceased, as Federal funds allowed for the project had been exhausted and work had to be held up pending approval of a supplemental project for additional funds as part of the School's 1939 WPA program. When by May of 1939 the supplementary appropriation asked for had not yet been received, work was resumed by the Wayne County Training School's own Carpentry Department under the direction of a construction man from the James Manufacturing Company and the building was completed by fall. The exterior brick work was done with the special aid of the Board of Wayne County Auditors in providing bricklayers for the job.

The unusual design features of the new structure attracted considerable attention from local townspeople, farmers, and agricultural experts in the State, and among those who viewed and photographed it was Professor Musselman, head of the Department of Farm Mechanics at Michigan State College, who visited on July 22, 1941.

October 23, 1981

III. The Main Entrance Gate

Access to the Sheldon Road entrance drive to the Administration Building at the Plymouth Center for Human Development is through what was once was the main entrance drive to the Wayne County Training School, a fact somewhat confusing to visitors unfamiliar with the site, since they must pass a small brick gatehouse-type structure on the north side of entrance drive fronted with a large cement block lettered "WAYNE COUNTY TRAINING SCHOOL". The small plain pillar of the same general type which was on the south side of the entrance drive no longer stands. A vehicle collided with it in 1975.

Dr. Haskell presented preliminary sketches of the main entrance drawn by the landscape engineer of the County Road Commission to his Administrative Board in April 1929. The cost to erect the main entrance was estimated at approximately twelve to thirteen hundred dollars and he believed that such an entrance would add greatly to the appearance of the grounds. No action was taken at that time on his request for authorization to build this, along with plain pillars of the same general type at other drive entrances on the grounds. A year later, the sketches were re-studied and he was authorized to proceed with the construction of the entrance.

I have attached additional information about the Dairy Barn, including schematic drawings of the floor plan, from a 1969 Building Division survey.

Lastly, the photographs (unlabeled) are in the following order: (1) The Homestead Cottage; (2) the Dairy Barn; (3) The Dairy Barn; (4) The Main Entrance Gate. As noted above, I will send a photograph of the Granary as soon as we get the prints back.

If you need any additional information, do not hesitate to contact me.

Sincerely,

Elizabeth Ring

Elizabeth Ring, Ph.D.
Psychology Director
Plymouth Center for Human Development

/bp

cc: Mrs. Wilson
Mr. Maciejewski
Dr. Hussein

Historical Overview: Plymouth Center for Human Development, Northville, Wayne County

Historical Names: Wayne County Training School for High Grade Mentally Defective Children (1922-1956)
Plymouth State Home and Training School (1956-1972)
Plymouth Center for Human Development (1972-present)

Location: 15480 Sheldon Road, Northville, Wayne County

Wayne county voters approved the establishment of an institution for mentally defective children in 1922. An 1,000 acre site was secured near Northville, and the first group of buildings were completed in 1925. The target population were children aged seven to twenty-one classified by IQ level as morons, those with a potential mental age between eight and twelve years of age.

As an institution designed to serve the needs of a relatively narrow and closely-selected group, the Wayne County Training School became a model for study, not only in this country but abroad. The three broad goals of the Training School was socialization, industrial education, and supervision of its resident mentally defective population. The four structures which pre-date 1943, have historic association with the Wayne County Training School during its period of formation and growth: (1) a 1928 Dairy Barn; reroofed in 1936; (2) a 1930 Main Entrance Gate; (3) the 1931 "Homestead" Cottage; and (4) 1939 Granary.

Dr. Robert H. Haskell, first medical superintendent of the Wayne County Training Home presented preliminary sketches of a Main Entrance Gate, drawn by the landscape engineer of the Wayne County Road Commission, to his administrative board in April, 1929. Estimated cost of construction was placed at approximately twelve to thirteen hundred dollars. A year later approval was given to construct a main entrance gate after the sketches were re-studied by the board. Completed in November, 1930, it cost \$1,260.72 to build. (Site 1)

Planning for construction of a new Modern Dairy Barn began in 1926 during

the Wayne County Training School's first year of operation. Plans and specifications for the structure were submitted by Aaron H. Gould and Son, Detroit architects, in June, 1927, but cost estimates exceeded the \$50,000 provided in the 1928 budget. Plans were revised, and in October, 1927, approval was given to construct the main barn area and two of the four wings at an estimated cost of \$47,858. Construction began immediately, and by December, 1928 the Dairy Barn was in operation.

During the 1930s, numerous WPA projects were carried out at the Training School. The addition of two wings, estimated cost of \$18,000, was approved as a WPA project in 1935. On August 10, 1936, fire destroyed the Dairy Barn's roof. Due to the fire hazard created by the extensive use of wood in the old roof, the new one was designed to be highly fire resistant, utilizing steel framework, a material called "Thermax" and a quarter-inch coat of cement plaster. Work on the roof replacement was completed in January, 1937.

The Dairy Barn, like all other farm operations at the Wayne County Training School was used as a training center for the school's residents. Involving the youth in farming activities was regarded as "a character building and vocational training projects." The Dairy Barn was abandoned in January, 1952 when a completely new dairy center was built, incorporating modern methods for hard care, milking and processing. The Dairy Barn is currently used only for storage. (Site 2)

On June 17, 1935, the Wayne County Training School established an innovative program in institutional cottage management: the introduction of resident self-government as a means of imparting to retarded youth a sense of responsibility for their own conduct, and giving practice in the management of their own affairs. The building itself had originally been planned in 1928 as a "Farm Colony" on the Training School's farm where youths being trained as farm workers

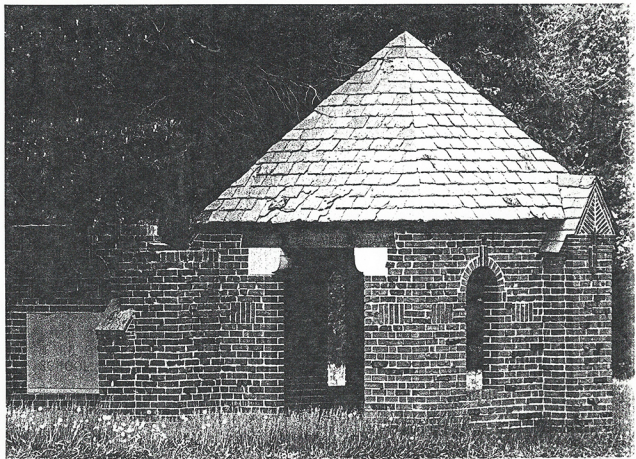
could live with their farm supervisor. Constructed at a cost of \$35,000 from plans drafted by the firm of Aaron H. and Nathaniel O. Gould, architects, of Detroit, the building was completed in 1931. One of the first decisions of the original group of 12 youths admitted to the program was to name it the "Homestead Cottage."

The self-determination program at Homestead Cottage received widespread recognition. Papers describing it were presented at national meetings of professional societies, and published in major journals. On February 23, 1939, members of the International Council for Exceptional Children were served luncheon at the Homestead Cottage as part of their annual meeting. The State of Michigan obtained ownership of the building in 1963. It has since been remodeled and used in intervening years for resident activities by the Plymouth Center for Human Development. (Site 3)

Construction of a new granary for the Wayne County Training School was authorized as a WPA project in 1938. Various design plans were studied before any decisions on design, capacity and type of construction were needed. Professor Harry Musselman, Chairman of the Department of Farm Mechanics of Michigan State College was consulted on the proposed granary's design. In addition Training School officials made an on-site visit to the granary of Mr. Harry Myers of Lapeer, owner of what was considered one of the best farmer's granaries in the State. The type of granary finally selected was one used at Union Grove, Wisconsin. Construction began in September, 1938. By December, the basement or ground floor had been completed, and the concrete had been poured for the first floor slab. At this point construction ceased as Federal funds allotted for the project became exhausted. In May, 1939, when the WPA failed to renew financial assistance for the project, work was resumed by the Wayne County Training School's own Carpentry Department. The Wayne County Auditors provided a special

appropriation to complete exterior brick work. The building was completed in December, 1939, the last of the pre-1943 structures on the campus of the former Wayne County Training School campus. (Site 4)

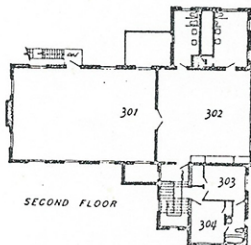
Sources: Minutes, Wayne County Training School Administrative Board, 1919-1972, Northville, Michigan.
Monthly Reports, Superintendent, Wayne County Training School, 1926-1969, Northville, Michigan.





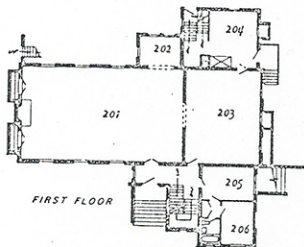
COTTAGE 18
PLYMOUTH STATE HOME AND TRAINING SCHOOL
NORTHVILLE, MICHIGAN

- 301 Chapel
- 302 Office & Conference Room
- 303 Office
- 304 Office



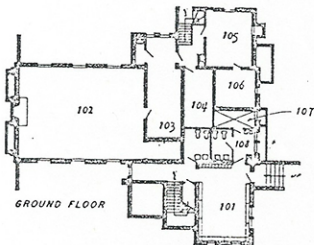
SECOND FLOOR

- 201 Activity Room
- 202 Computer Store (Office, Prep, etc.)
- 203 Dining Room & Classroom
- 204 Kitchen
- 205 Office
- 206 Office



FIRST FLOOR

- 101 Coat Room
- 102 Playroom
- 103 Wardrobe
- 104 Storage
- 105 Mechanical Room
- 106 Storage
- 107 Storage
- 108 Laundry



GROUND FLOOR



Surveyed November 1969
Built 1930 - Nathaniel R. Gould, Architect, Detroit, Michigan
Area: 9,000 square feet
Volume: 115,000 cubic feet

COTTAGE 18, "THE HOMESTEAD COTTAGE": AN HISTORICAL NOTE

On June 17, 1935, the Wayne County Training School established an innovative program in institutional cottage management on this site. It was to be a "self-determining cottage", operated on the basis of resident self-government, as an experiment in training mildly retarded youths for later social adjustment in the community.

The Training School had opened its doors in 1926, a time when the belief that the mildly retarded represented a menace to society and should be detained in institutions for life was widely prevalent. Dr. Robert H. Haskell, its first Medical Superintendent, was among the early leaders who challenged this idea. He believed that mildly retarded children and youth should not be placed in traditional institutions, but could be prepared for normal and useful lives in the community through intensive programs of remedial education, vocational training, and mental hygiene.

Since it was felt that the typical cottage situation, characterized by routinization of living and authoritarian administration, gave "training for an institutional existence" and not for community living, several attempts had been made, dating back to 1927, to introduce resident self-government as a means of imparting to mildly retarded youths a sense of responsibility for their own conduct and giving practice in the management of their own affairs. These had not been successful, however, and it was not until the summer of 1935, when Dr. Haskell charged Samuel A. Kirk, then Mental Hygienist at the Training School, with the organization and management of a self-determining cottage that the idea was successfully implemented. The building itself was originally planned in 1928 as a "Farm Colony" on the Training School's farm, where youths being trained as farm workers could live with their farm supervisor. \$35,000 was allotted in the budget and the building was constructed during 1931. One of the first decisions of the original group of 12 youths admitted to the program was to name it the "Homestead Cottage". After Kirk left, the work was subsequently continued and extended by Newell C. Kephart and later, Boyd R. McCandless, who, along with Ruth T. Melcher-Patterson, developed a training manual for cottage workers based on principles of democratic leadership. Thus, long before the classic Iowa studies on the effect of democratic versus authoritarian leadership styles on the functioning of children's groups, these principles had been worked out and successfully applied to mentally retarded youth groups at the Wayne County Training School.

The self-determining program received widespread recognition and papers describing it were presented at national meetings of professional societies and published in major journals. On February 23, 1939, members of the International Council for Exceptional Children were served luncheon at the Homestead Cottage as part of their annual meeting.

At the time a portion of the Training School property was sold to the State for the development of the Plymouth State Home and Training School there had been an agreement that the State would take over the Cottage and this was effected in 1963. The building was remodeled and utilized over the intervening years for a variety of resident activities until its designation as the Training Facility in 1978.

COTTAGE 18, "THE HOMESTEAD COTTAGE": AN HISTORICAL NOTE

On June 17, 1935, the Wayne County Training School established an innovative program in institutional cottage management on this site. It was to be a "self-determining cottage", operated on the basis of resident self-government, as an experiment in training mildly retarded youths for later social adjustment in the community.

The Training School had opened its doors in 1926, a time when the belief that the mildly retarded represented a menace to society and should be detained in institutions for life was widely prevalent. Dr. Robert H. Haskell, its first Medical Superintendent, was among the early leaders who challenged this idea. He believed that mildly retarded children and youth should not be placed in traditional institutions, but could be prepared for normal and useful lives in the community through intensive programs of remedial education, vocational training, and mental hygiene.

Since it was felt that the typical cottage situation, characterized by routinization of living and authoritarian administration, gave "training for an institutional existence" and not for community living, several attempts had been made, dating back to 1927, to introduce resident self-government as a means of imparting to mildly retarded youths a sense of responsibility for their own conduct and giving practice in the management of their own affairs. These had not been successful, however, and it was not until the summer of 1935, when Dr. Haskell charged Samuel A. Kirk, then Mental Hygienist at the Training School, with the organization and management of a self-determining cottage that the idea was successfully implemented. The building itself was originally planned in 1928 as a "Farm Colony" on the Training School's farm, where youths being trained as farm workers could live with their farm supervisor. \$35,000 was allotted in the budget and the building was constructed during 1931. One of the first decisions of the original group of 12 youths admitted to the program was to name it the "Homestead Cottage". After Kirk left, the work was subsequently continued and extended by Newell C. Kephart and later, Boyd R. McCandless, who, along with Ruth T. Melcher-Patterson, developed a training manual for cottage workers based on principles of democratic leadership. Thus, long before the classic Iowa studies on the effect of democratic versus authoritarian leadership styles on the functioning of children's groups, these principles had been worked out and successfully applied to mentally retarded youth groups at the Wayne County Training School.

The self-determining program received widespread recognition and papers describing it were presented at national meetings of professional societies and published in major journals. On February 23, 1939, members of the International Council for Exceptional Children were served luncheon at the Homestead Cottage as part of their annual meeting.

At the time a portion of the Training School property was sold to the State for the development of the Plymouth State Home and Training School there had been an agreement that the State would take over the Cottage and this was effected in 1963. The building was remodeled and utilized over the intervening years for a variety of resident activities until its designation as the Training Facility in 1978.

COTTAGE 18 (Working Resident's Center)

The Working Resident's Center is a two story (with a partially above grade ground floor) brick veneer frame building that was originally on the Plymouth State Home & Training School property when title for this land was transferred from Wayne County to the State of Michigan. The building has undergone various remodelings in the past to serve the changing program requirements.

The present program provides a working/training environment for the advanced trainable/educable patients. Both sexes, ranging roughly in age from 10 to 20 years, are included in the program. The building does not contain sleeping spaces. The main areas now existing in the building are an activity room, a kitchen, a dining room, a patient-run small goods store, a play room, a chapel, staff offices, a laundry room, building maintenance-mechanical spaces, and storage rooms. Because of the need to adapt these functions to existing spaces, a number of problems have arisen. Some of these are currently being eased by minor alterations being done on the building. However, the following comments indicate further deficiencies which need correction in order to best carry out the patient program within the existing limitations of this building.

Comments concerning the Working Resident's Center:

1. The walls in the ground floor rooms are damp. Proper insulation and wall materials are needed.
2. There are no ramp accesses to the building for wheel chair patients. At least three ramp entrances are required.
3. There is no means of transporting patients, housekeeping equipment or supplies to the upper floors other than by using the steep stairs. A small service type elevator is needed.
4. Sidewalks from the street and parking lot to both the front and rear entrances of the building are needed.
5. A larger, and paved, parking lot is required. A loading-service dock is needed at the side door.
6. Outside lighting is needed.
7. The front yard needs grading so that it may be used for an outside rest, play and picnic area for the patients.
8. Steps are needed at the base of the fire escape.

COTTAGE 18 (Working Resident's Center) (Continued)

Comments (Continued)

9. Exhaust fans are needed in kitchen and toilet areas.
10. The building's electrical system should be analyzed carefully to determine if it is capable of carrying the planned and possible additional loads that will be imposed upon it. The safety limitations of the system should also be investigated.
11. Exterior doors should be outward swinging with panic hardware.
12. Fluorescent lighting should replace the incandescent lighting used in most of the rooms.
13. Proper wall base molding is required in a number of rooms.
14. A small first-aid room is needed.
15. A building intercom, door bell and fire alarm system are needed.
16. Sprinklers in the storage areas are required as well as separate fire extinguishers in the other areas. Fire exits need proper identification.
17. Many windows and doors require proper screening.
18. Additional toilets are needed on the ground floor and first floor.
19. The laundry area needs to be enlarged.

Comments on maintenance items which are normally handled by the Agency have not been included with this report.

Conclusion:

In general, the program housed within this building is molded more by the building areas (or lack of them) than by the needs of the patients and staff. The building is inadequate for the program (being originally built for quite a different function) and irregardless of the number of alterations made to it, it can never support the program as well as a building specifically designed for the program. The correction of the above deficiencies noted in the Agency/Architect's comments will cost between \$100,000. and \$150,000.00 (base on 1969 construction costs). The present replacement cost of a similar building is \$270,000.00. The costs needed to alter the building, as best

Conclusion (Continued)

as possible to match the program, approach 1/2 the replacement value. Consideration should, therefore, be seriously given to providing a new single story building for the program and razing the existing building. At best, this building should be used only as an interim solution to partially handle the demands existing for a proper environment to support this important patient care program.

The high yearly maintenance on the old building will also be eliminated by a new building.

SUMMARY ASSESSMENT

Facility NAME & CODE. PLYMOUTH STATE HOME AND TRAINING SCHOOL		BUILDING NAME & NUMBER. COTTAGE 18	
SECTION of Bldg. TOT	Yr. Sect. Built. ---	ASSIGNABLE AREA (S.F.) - 5576	CUSTODIAL AREA (S.F.) - 478
CIRCULATION AREA (S.F.) - 761	MECHANICAL AREA (S.F.) - 217	CONSTRUCTION AREA (S.F.) - 1868	Number of FLOORS 2
GROSS AREA of Building inc. basement & attic - 9000	Number of ATTICS 1	Number of BASEMENTS 1	
CONSTRUCTION			(COND.) (CODE)
FOUNDATION			1 1,2,4
Exterior WALLS			1 N.A.
Roof STRUCTURE			1 N.A.
Roof MATERIAL			1 N.A.
Floor STRUCTURE			1 N.A.
Floor SURFACES			2 2,3,5
Interior STAIRWAYS			2 N.A.
Interior WALL FINISHES			2 4
CEILINGS			2 1,2
Toilet & Bath FLOORING			2 1
Toilet & Bath WALLS			2 2,3
Toilet & Bath VENTILATION			2 1,2
LAVATORIES			2 N.A.
BATHROOMS			1 N.A.
WATER CLOSETS			2 N.A.
PLUMBING			2 N.A.
SEWAGE			2 N.A.
HEATING			2 4
WINDOWS			2 2 V
VENTILATION			2 4
LIGHTING & Illumination Level			2 1,2
AIR CONDITIONING			- 5
Emergency EXITS			1 2

(Continue on back)

DMH- 0198

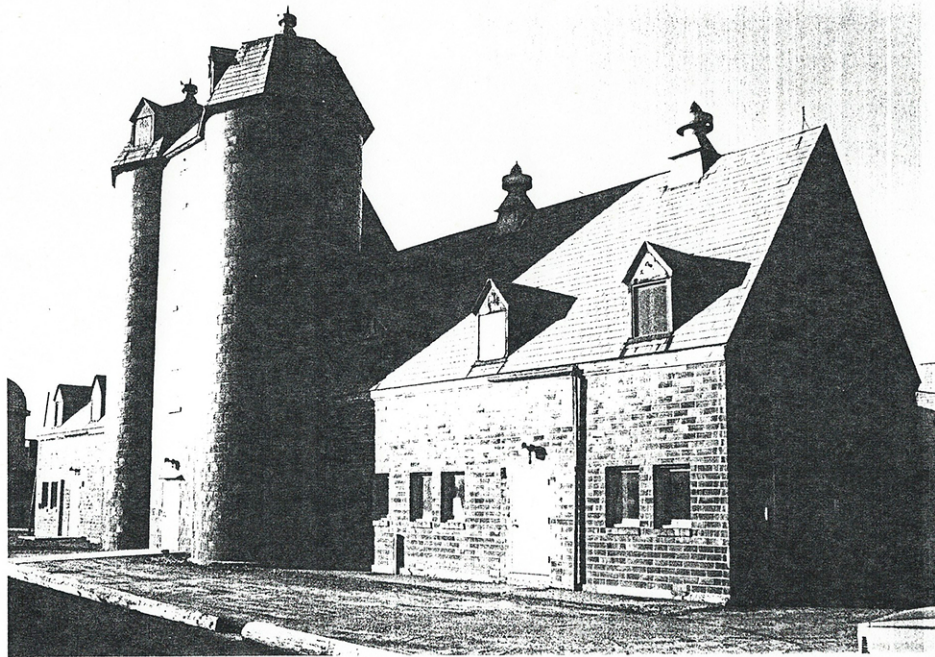
MICHIGAN DEPARTMENT OF MENTAL HEALTH

SUMMARY ASSESSMENT (Continued)

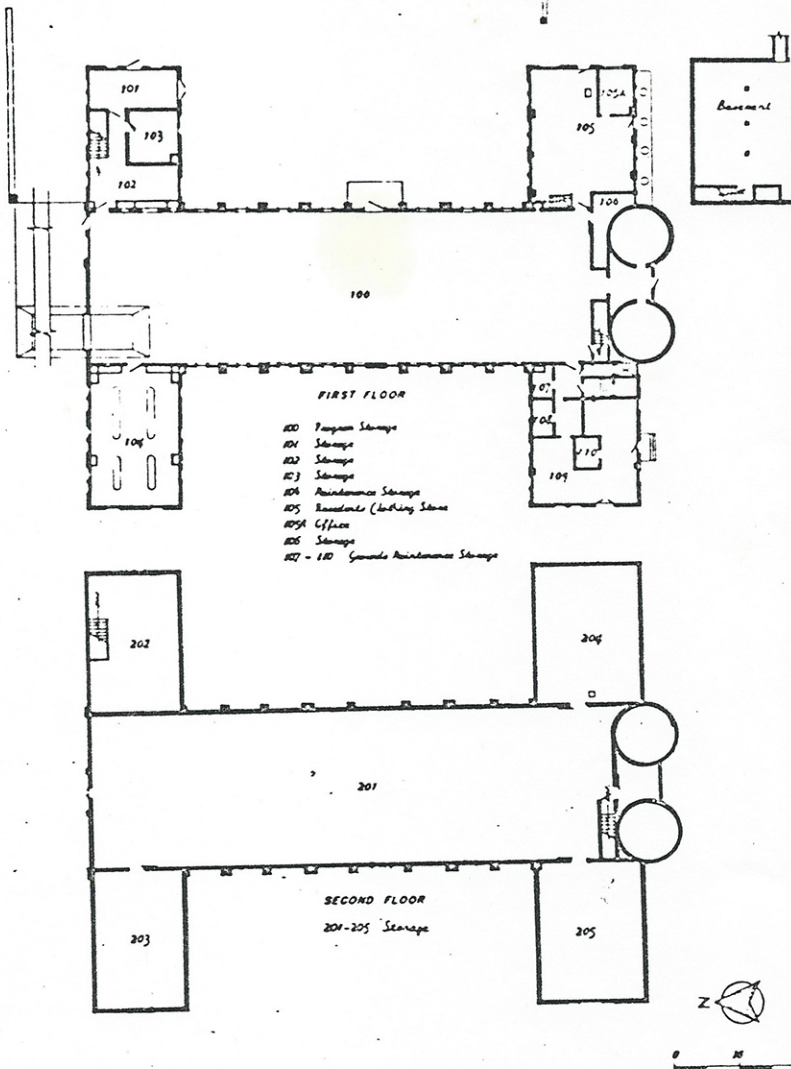
		Adeq.	Inadeq	
30 Equipment Loading OUTLETS Number 21			X	Are there portions of this building which do not have adeq. EGRESS? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
31 TRAFFIC WAYS - VERTICAL CIRCULATION OF PEOPLE & MATERIAL IS POOR			X	If 30-2 is "yes", estimate cost of correcting \$ 5000
32 Fire Protection SPRINKLERS			X	Indicate types of ACCESS available: Sidewalks <input type="checkbox"/> Ramp <input type="checkbox"/> Driveway <input checked="" type="checkbox"/> None <input type="checkbox"/>
33 Smoke & Fire Barrier DOORS			X	Does the building have a FRIEGHT ELEVATOR? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
34 FIRE Protection SYSTEM			X	Does the building have a PASSENGER ELEVATOR? (NEEDED) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
35 DISHWASHING SPACE*	-	-		Is INTERIOR FINISH of building COMBUSTIBLE? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
36 Cafeteria SERVING SPACE*	-	-		
37 Accessible TOILET ROOMS* from Dining Area. Number: -	-	-		Accessible LAVATORY ROOMS* from Dining Area. Number: -
38 Other				

Areas: OUTSIDE PLAY AND PICNIC AREA- NO DEFINED AREAS AT PRESENT.

- 39 EXISTING
FUNCTION: THE BUILDING IS CURRENTLY USED TO PROVIDE 1. WORKING-
TRAINING ENVIRONMENT FOR THE ADVANCED TRAINABLE/EDUCABLE
PATIENTS. BOTH SEXES, FROM AGES 8-18 (APPROX), ARE IN THIS PROGRAM.
- 40 Design Function
Relationship: THE BUILDING WAS ORIGINALLY ON THE PSH & TS PROPERTY
WHEN TITLE FOR THE LAND WAS TRANSFERRED FROM WAYNE COUNTY TO
THE STATE OF MICHIGAN. ITS ORIGINAL FUNCTION IS UNKNOWN. IT
WAS CERTAINLY NOT DESIGNED TO SUPPORT ANYTHING SUCH AS ITS PRESENT
PROGRAM. THE BUILDING NEEDS MAJOR REVISION TO PROVIDE THE MINIMUM
SPACES REQUIRED. SOME OF THESE NEEDED REVISIONS ARE (1) A SERVICE
ELEVATOR FOR MATERIAL & PATIENTS (2) RAMP ACCESS TO BUILDING (3) SIDE WALKS
(4) INSULATION OF GROUND FLOOR WALLS (5) IMPROVED FIRE ESCAPE (6) BETTER
LIGHTING (7) ADDITIONAL TOILETS (8) SPRINKLERS IN MOST AREAS AND (9) MANY
MINOR REVISIONS. THE COST OF THE ABOVE MAY WARRANT CONSIDERATION
OF A SEPARATE BUILDING FOR THIS PROGRAM.



DAIRY BARN
PLYMOUTH STATE HOME AND TRAINING SCHOOL
NORTHVILLE, MICHIGAN



Surveyed November 1949

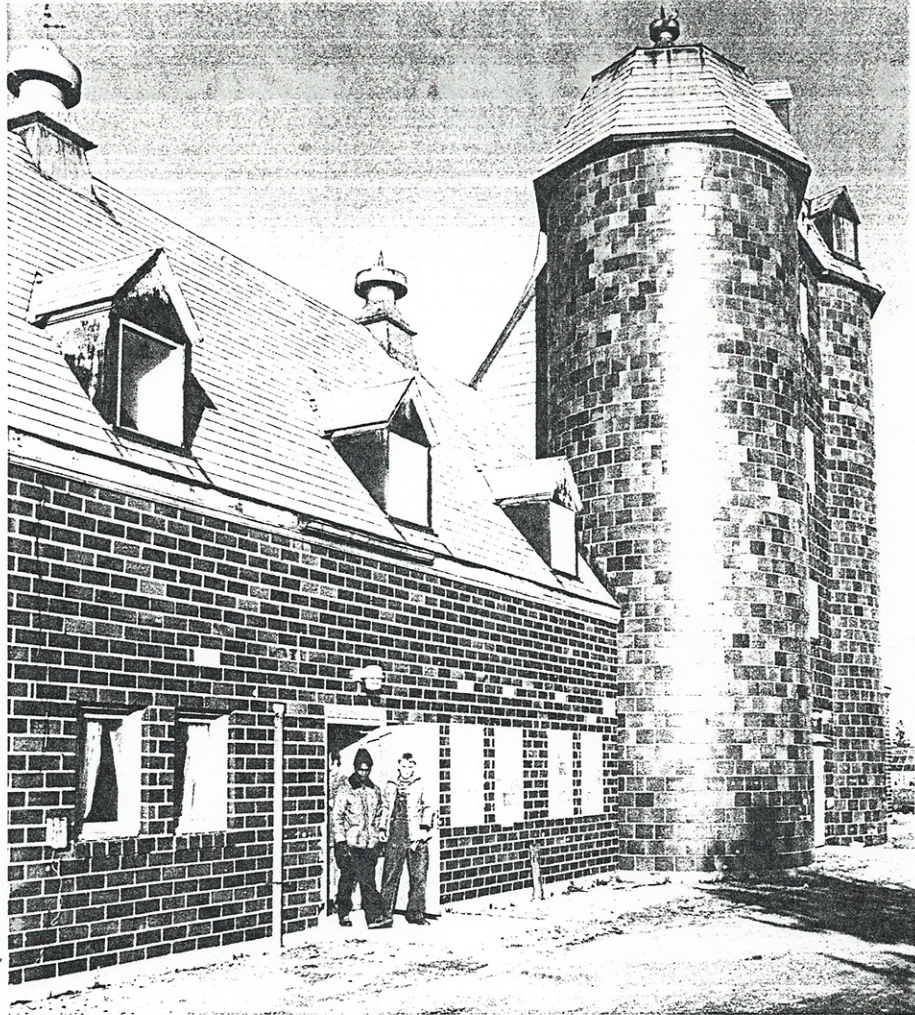
Build - Building Division, Lansing Michigan

Area: 16,790 square feet

Volume: 80,160 cubic feet



EXECUTIVE OFFICE
BUILDING DIVISION
W. B. SANDERS, DIRECTOR



D- 3370

STORAGE BUILDING (Dairy Barn)

The Storage Building is a two story concrete and block structure that was formerly a dairy barn. It is now in the process of being modified to provide space for dead storage, storage of off season patient clothing, and shelter for grounds maintenance material and equipment. Six unit heaters were recently installed and are considered capable of bringing the winter room temperature up to 60° F. Lighting was also added recently on the first floor. In spite of these changes, a great deal of work remains to ready the building properly for its intended use. Comments concerning this needed work are as follows.

Comments concerning the Storage Building:

1. There is no mechanical ventilation in the building. Storage areas may not need it, but the planned office and toilet areas will definitely need them.
2. Toilet remodelings and equipment are needed on both floors.
3. The water system is not connected and the septic tank condition and usability is not now known.
4. A sprinkler system in the storage areas and fire extinguishers elsewhere in the office areas are needed. Fire doors are also required.
5. The wall and ceilings need repairs and repainting.
6. Windows need replacement. Insect screens are required on all openings. Many non-window type openings need sealing to keep out insects and rodents.
7. A truck height dock or hoist is needed for moving heavy equipment in and out of the building.
8. Only one narrow stairway leads to the second floor. This should be repaired and enlarged.
9. Sidewalks and paved driveways are needed to provide personnel and truck access to and from the building.

Comments on maintenance items which are normally handled by the Agency have not been included with this report.

STORAGE BUILDING (Dairy Barn) (Continued)

Conclusion

The Storage Building presently requires approximately \$75,000. to \$100,000.00 (based on 1969 costs) to correct the deficiencies noted above. This is quite a large amount to bring this building up to the minimal standards required for a storage space. Also, all areas in the building cannot be used due to the widely different requirements of its old and new functions. However, the fact that a sum of about \$300,000.00 would be needed to provide a similar amount of storage space tends to justify such an expenditure at this time.

The building function should be limited, however, to long range storage articles (6 months or longer). If additional requirements develop in the future, an expansion of the Service Building or a separate new Storage Building should be considered. This will prevent the congestion and inefficiency that would arise if fast turn over items are stored in this present building.

MICHIGAN DEPARTMENT OF MENTAL HEALTH

SUMMARY ASSESSMENT (Continued)

		Adeq.	Inadeq.	
30 Equipment Loading OUTLETS	Number <u>2</u>		<input checked="" type="checkbox"/>	Are there portions of this building which do not have adeq. EGRESS? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
31 TRAFFIC WAYS			<input checked="" type="checkbox"/>	If 30-2 is "yes", estimate cost of correcting <u>10000</u>
32 Fire Protection SPRINKLERS			<input checked="" type="checkbox"/>	Indicate types of ACCESS available: Sidewalks <input type="checkbox"/> Ramp <input type="checkbox"/> Driveway <input checked="" type="checkbox"/> None <input type="checkbox"/>
33 Smoke & Fire Barrier DOORS			<input checked="" type="checkbox"/>	Does the building have a FRIEGHT ELEVATOR? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
34 FIRE Protection SYSTEM			<input checked="" type="checkbox"/>	Does the building have a PASSENGER ELEVATOR? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
35 DISWASHING SPACE*	-	-		Is INTERIOR FINISH of building COMBUSTIBLE? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
36 Cafeteria SERVING SPACE*	-	-		
37 Accessible TOILET ROOMS* from Dining Area. Number: <u>1</u>	-	-		Accessible LAVATORY ROOMS* from Dining Area. Number: <u>1</u>

38 Other
Areas: NONE

39 EXISTING

FUNCTION: BUILDING PROVIDES FOR DEAD STORAGE, STORAGE OF OFF-SEASON PATIENT CLOTHING AND SHELTER FOR GROUNDS MAINTENANCE MATERIALS AND EQUIPMENT.

40 Design Function

Relationship: THE STORAGE BUILDING WAS ORIGINALLY A DAIRY BARN AND HAS UNDERGONE REVISION TO PROVIDE STORAGE SPACES NOW AVAILABLE AT PSH & TS. ADDITIONAL WORK HAS TO BE DONE TO PROVIDE THE MINIMAL REQUIREMENTS NEEDED TO PROVIDE ADEQUATE SPACES FOR THE STAFF AND THE PROGRAM.



Mapped, edited, and published by the Geological Survey
in cooperation with the State of Michigan agencies

Control by USGS, USC&GS and Wayne County Highway Commission

Planimetry by photogrammetric methods from aerial photographs
Topography by planetable surveys 1941-42. Revised from aerial
photographs taken 1967. Field checked 1969

Polyconic projection 1927 North American datum
10,000-foot grid based on Michigan coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 17, shown in blue

Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked

SCALE 1:25,000



CONTOUR INTERVAL
NATIONAL GEODETIC VERT

UTM GRID AND 1980 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

THIS MAP COMPLIES WITH NATIONAL
FOR SALE BY U.S. GEOLOGICAL SURVEY
AND BY THE GEOLOGICAL
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
A FOLDER DESCRIBING TOPOGRAPHIC MAPS

MICHIGAN DEPARTMENT OF MENTAL HEALTH

Date of
Inventory

10 / 15 / 69
mo. da. yr.

SUMMARY ASSESSMENT

1	Facility NAME & CODE. <u>365</u>		BUILDING NAME & NUMBER.	
2	PLYMOUTH STATE HOME AND TRAINING SCHOOL		STORAGE BARN <u>30</u>	
3	SECTION of Bldg. <u>101</u>	Fr. Sect. Built. <u>----</u>	ASSIGNABLE AREA (S.F.) <u>----</u>	CUSTODIAL AREA (S.F.) <u>16692</u>
4	CIRCULATION AREA (S.F.) <u>268</u>	MECHANICAL AREA (S.F.) <u>0</u>	CONSTRUCTION AREA (S.F.) <u>2476</u>	Number of FLOORS <u>2</u>
5	GROSS AREA of Building inc. basement & attic <u>19436</u>	Number of ATTICS <u>0</u>	Number of BASEMENTS <u>1</u>	
6	CONSTRUCTION			(COND.) <u>2</u> (CODE) <u>2312</u>
7	FOUNDATION			<u>1</u> N.A.
8	Exterior WALLS			<u>2</u> N.A.
9	Roof STRUCTURE			<u>2</u> N.A.
10	Roof MATERIAL			<u>2</u> N.A.
11	Floor STRUCTURE			<u>1</u> N.A.
12	Floor SURFACES			<u>2</u> <u>5</u>
13	Interior STAIRWAYS			<u>2</u> N.A.
14	Interior WALL FINISHES			<u>2</u> <u>15</u>
15	<u>5 IS EITHER CONCRETE OR CEMENT BLOCK</u>			
16	CEILINGS			<u>2</u> <u>2</u>
17	Toilet & Bath FLOORING			<u>2</u> *
18	* FLOORING IS CONCRETE			
19	Toilet & Bath WALLS			<u>2</u> <u>3</u>
20	<u>3 IS CONCRETE</u>			
21	Toilet & Bath VENTILATION			<u>2</u> <u>3</u>
22	LAVATORIES			<u>2</u> N.A.
23	BATHROOMS			<u>2</u> N.A.
24	WATER CLOSETS			<u>2</u> N.A.
25	PLUMBING			<u>2</u> N.A.
26	SEWAGE			<u>2</u> N.A.
27	HEATING			<u>2</u> <u>6</u>
28	WINDOWS <u>2 IS IN OFFICE AREAS</u>			<u>2</u> <u>23W</u>
29	<u>3 IS IN STORAGE AREAS (FORMER STALL AREAS OF DAIRY BARN)</u>			
	VENTILATION			<u>2</u> <u>4</u>
	LIGHTING & Illumination Level			<u>2</u> <u>2</u>
	AIR CONDITIONING			<u>-</u> <u>5</u>
	Emergency EXITS			<u>2</u> <u>3</u>

(Continue on back)

DMH. 0198

PLYMOUTH CENTER FOR HUMAN DEVELOPMENT

PLYMOUTH, MICHIGAN

Number	Name	Function	Year Constructed or Improved	Gross Area (Sq. Ft.)	Gross Volume (Cu. Ft.)	Barrier Free
1	Administration Wing	Administration	1960	17,960	233,400	2
2	Administration/Hospital	Admin./Clinical	1960	85,360	1,044,300	2
3	Outpatient Building	Services	1966	14,510	203,200	2
11	Howe Hall	Custodial	1962	44,900	628,600	2
13	Kennedy Hall	Custodial	1961	50,980	644,600	2
14	Binet Hall	Custodial	1963	50,980	644,600	2
15	Molloy Hall	Custodial	1966	54,420	761,800	2
16	Willis Hall	Custodial	1967	46,220	647,100	2
17	Carlson Hall	Custodial	1967	40,750	570,500	2
18	Sullivan Hall	Custodial	1966	38,450	539,000	2
✓19	Training Building	Educational	1930	9,000	115,000	3
20	Recreation Activities	Social	1969	31,550	434,960	2
21	Employee Residence	Residence	1960	2,640	28,500	3
22	Heating Plant	Services	1960	10,700	222,600	3
23	Service Building	Services	1963	39,820	557,500	2
25	Maintenance Building	Maintenance	1967	17,170	274,500	2
29	Grounds Storage	Storage	—	4,924	41,850	3
30	Storage	Storage & Shop	—	19,440	60,000	1
31	Residence	Residence	—	2,010	16,080	3
32	Storage Barn	Storage	—	5,956	40,000	3
33	Day Camp Comfort Station	Toilets	1975	372	3,348	1
34	Pump House Day Camp	Services	1967	95	800	3
37	Overnight Camping Lodge	Housing	1976	2,138	17,104	1
				590,345	7,729,342	