



500 West Big Beaver
Troy, MI 48084
troymi.gov

HISTORIC DISTRICT STUDY COMMITTEE MEETING AGENDA

Barbara Chambers, Timothy McGee, Kent Voigt

February 12, 2021

7:30 P.M.

Remote Meeting

1. ROLL CALL
2. APPROVAL OF AGENDA
3. ELECTION OF OFFICERS
4. PRELIMINARY REPORT, APPLICATION TO DE-LIST A HISTORIC PROPERTY – 6071 LIVERNOIS (YE OLDE FLOWER BARN)
5. PUBLIC COMMENT

ADJOURN

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

POTENTIAL RESOLUTION

PRELIMINARY REPORT: APPLICATION TO DE-LIST A HISTORIC PROPERTY – 6071 LIVERNOIS

Moved by:

Seconded by:

RESOLVED, The Historic District Study Committee hereby approves the Preliminary Report to De-List 6071 Livernois.

BE IT FURTHER RESOLVED, The Historic District Study Committee hereby requests that the Planning Department transmit copies of the Preliminary Report to City Council, the Planning Commission, the Historic District Commission, the Michigan Historical Commission and the State Historic Preservation Review Board, and any additional review body required by the State Historic Preservation Officer.

BE IT FINALLY RESOLVED, The Historic District Study Committee hereby requests the Planning Department to schedule a public hearing not less than sixty (60) days after the transmittal of the report to the above listed organizations.

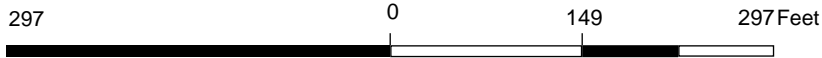
Yes:

No:

MOTION CARRIED/FAILED

PRELIMINARY REPORT

HISTORIC DISTRICT STUDY COMMITTEE
APPLICATION TO DE-LIST 6071 LIVERNOIS, TROY MI
YE OLDE FLOWER BARN



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

INTRODUCTION

The owner of 6071 Livernois (Ye Olde Flower Shop) submitted an application to remove (de-list) the property from Chapter 13 Historic Preservation. The City of Troy Planning Department maintains files for properties listed as historic in Chapter 13. It appears that a file report documenting the justification

TROY HISTORIC VILLAGE RESEARCH

6071 Livernois (Ye Olde Flower Shop)

History of land ownership mostly based on maps available at the Troy Historic Village. A thorough search through the county deeds would give more specific dates and additional land ownership information.

- 1822 April 15th original purchase by Guy Phelps, 160 acres.
Guy Phelps owned 160 acres SE ¼ of Section 4 and 160 acres “across the street” in SW ¼ of Section 3. See appendix for land grant for SE ¼ Section 4, filed Apr 2 1823.
- 1838 Included in the plat for the Village of Hastings. This suggests it was purchased by Johnson Niles sometime between 1823 and 1838.
- 1857 Part of Niles Corners (ownership noted on the 1857 map). This suggests it was still owned by Johnson Niles.
- 1872 Owned by George H Niles (ownership noted on the 1872 map). George inherited much of the Johnson Niles property including the Niles House on Livernois south of Square Lake Road and the land where 6071 Livernois would be built.
- 1896 Owned by Thomas Smith (1896 Map).
- 1908 Hard to read parcel owner on the 1908 map – Phillips?
- 1916 Name absent from 1916 map.
- 1917? House and land were purchased by Fred and Rosetta (Kyser) Schoch after the death of their son in 1917. Unsure who they purchased the house from, though a search of the county deeds would give more information.
- 1921 The property became part of Troy Acres Subdivision.
- 1930 House still owned by the Schoch’s, though they also spent time in Florida (US Census).

1940 Fred and Rosetta Schoch (US Census).

1953 Fred Schoch dies, Rosetta continues to live in the home at 6071 Livernois.

1966 Rosetta Schoch dies, with no surviving children the house is sold.

1967? Purchased by Fred and Jeannine Jezierski.

Records relating to 6071 Livernois and the Historic District Commission (HDC)

1971 6071 Livernois (88-20-04-478-017) was first nominated for historic designation by Dorothy Scott in March of 1971. The property was one of 120 suggested listings submitted by Mrs. Scott that year, it was NOT approved.

197? Lois Lance's notes (HDC) suggest the house was built c. 1905.

1986 The property first appears on Chapter 13 historic designation list in November 1986 HDC meeting minutes.

199? The property appears in the HDC "Troy...Next Five Exits" pamphlet with the notation c.1915.

The property was designated as part of the larger Troy Corners Historic District area (year unknown).

There is no historic survey on file for this building in the City's Historic District Commission records. As the various pamphlets and notes indicate, there was never any in-depth research conducted to give the house and barn an appropriate historic designation. Dorothy Scott and Lois Lance were passionate about saving pieces of Troy history as the city was rapidly changing in the 1960s. This effort was well intended and important. However, it appears that 6071 Livernois was considered because it was more than 50 years old and there were very few buildings left in the area that were over 50 years old.

No other paperwork in our holdings suggests why this building is historically significant. The house appears to be a vernacular farmhouse built around 1900. It was renovated in the late 1960s shortly after Fred and Jeannine Jezierski purchased it. Their children said a majority of the work was completed by their father to bring the house "up to date". While there are very few surviving homes from that era in Troy, there seems to be no other reason for historic designation.

Loraine Campbell and Jen Peters did a visual inspection of the barn on August 17th, 2020. There is some age to it, with hand-hewn beams, original rafters that still have

bark, and some original floors, but it has been heavily modified. It would need further review by a barn specialist to determine what kind of historical value it may still have.

BUILDING OFFICIAL INSPECTION

The City Building Official inspected the site in November, 2020. The following summarizes his findings:

There are two buildings on the property. He was not able to enter any of the buildings because the shop was closed. The flower shop is located within the building at the back (north). It has two attached structures, one on the side. It is an apparent sun room of low quality that is deteriorated. On the back side there is an attachment, it has a flat low roof, it was possibly added for storage. It is in bad shape and it looks deteriorated. The shop itself has a roof with shingles that do not represent the era of the building. In addition, it has two skylights that are more of a 1960's fashion. The furnace stack is tilted. On the interior of that same building, the structure is composed of timber elements. It could not be determined if they are from the original structure. The ceiling was probably restored, at a later date following construction.

The building at the front (south), appears to be a single house. It has the same characteristic on the roof as the back building. The shingles do not represent its historic value. The porch of the front building has a ceiling that was repaired with contemporary 4' x 8' wood paneling. It does not represent its historic value.

BARN PRESERVATION NETWORK INPUT

Jen Peters from the Troy Historic Village reached out to Steve Stier with the Barn Preservation Network. He passed on photos to an architect who also works with barns and they both felt like it might be a stick-built building with the beams added to make it look older. A photograph in Appendix C shows an unused corner notch which indicates the beam is used for aesthetic purposes only.

They also both agreed that if there is no definitive evidence to link it back to the original Troy Corners settlement then there is probably little historic value.

SUMMARY

It is unclear why the property was designated as "historic" under the provisions of Chapter 13 Historic Preservation.

APPENDIX A

Land grant for Guy Phelps, SE $\frac{1}{4}$ of Section 4, Township 2N Range 11E (Troy), Bureau of Land Management, General Land Office (BLM-GLO Records).

109

Certificate.
No. 129.

Sp.

The United States of America.

Feb-12. May 1823

To all to whom these presents shall come, Greeting:

Whereas *Guy Phelps* of *Onida County State of New York* has deposited in the General Land Office of the United States, a certificate of the Register of the Land Office at *Detroit Michigan Territory* whereby it appears that full payment has been made by the said *Guy Phelps* according to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An act making further provision for the sale of the Public Lands," for *The South East quarter of Section four in Township Two North in Range Eleven East in the district of Detroit and Territory of Michigan containing One Hundred and sixty acres*

according to the official plat of the survey of the said Lands, returned to the General Land Office by the Surveyor General, which said tract has been purchased by the said *Guy Phelps*

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several acts of Congress, in such case made and provided, have Given and Granted, and, by these presents do give and grant, unto the said *Guy Phelps* the said tract above described: To Have and to Hold the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said *Guy Phelps* and his heirs and assigns, forever.

In testimony whereof, *J. James Monroe*

PRESIDENT OF THE UNITED STATES OF AMERICA, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed.

Given under my hand, at the City of Washington, the *second* day of *April* in the year of our Lord, one thousand eight hundred and twenty *three*, and of the Independence of the United States the *forty seventh*.

By the President,

J. M.
J. M. Wilson Commissioner of the General Land Office.

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APPENDIX B

Photographs taken by Building Official in November, 2020.



6071 Livernois, looking west from Livernois. The home is in the foreground.



Porch on front of residence.



Barn building, south elevation.



Barn building, north elevation.



Barn interior.



Barn interior.



Barn addition.



Barn addition.

APPENDIX C

Photograph of beam inside barn.



Notch in beam indicates beam was originally used in a different building and used in this building for aesthetic purposes.