



500 West Big Beaver
Troy, MI 48084
troymi.gov

HISTORIC DISTRICT STUDY COMMITTEE MEETING AGENDA

Barbara Chambers, Timothy McGee, Kent Voigt

October 5, 2021

5:30 P.M.

**Niles-Barnard House
Troy Historic Village**

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – July 19, 2021
4. PRELIMINARY REPORT, APPLICATION TO DE-LIST A HISTORIC PROPERTY – 54 E. SQUARE LAKE ROAD
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.*

The Historic District Study Committee meeting began at 5:02 pm p.m. on July 19, 2021, in Niles-Barnard House, Troy Historic Village.

1. ROLL CALL

Present:

Barb Chambers
Timothy McGee
Kent Voigt

Also Present:

R. Brent Savidant, Community Development Director
Jackie Ferencz, Admin Assistant, Planning Department
Lee Johnson, Agent representing the Jezierski family, home owners

2. APPROVAL OF AGENDA

Moved by: Voigt
Seconded by: McGee

RESOLVED, To approve the Agenda as prepared.

Yes: All present (3)

MOTION CARRIED

3. APPROVAL OF MINUTES

Moved by: McGee
Seconded by: Voigt

RESOLVED, To approve minutes of February 25, 2021, as presented.

Yes: All present (3)

MOTION CARRIED

4. PUBLIC HEARING – FINAL REPORT, APPLICATION TO DE-LIST A HISTORIC PROPERTY – 6071 LIVERNOIS (YE OLDE FLOWER BARN)

Mr. Savidant presented the Final Report.

General discussion followed.

The Chair opened the public hearing.
The Chairperson closed the public hearing

The integrity of the property is non-compliant to historical resource standards and the historic character has been eliminated. For this reason the Committee supports de-listing.

Moved by: Chambers
Seconded by: McGee

RESOLVED, The Historic District Study Committee hereby approves the Final Report to De-List 6071 Livernois, Ye Olde Flower Barn.

BE IT FINALLY RESOLVED, The Historic District Study Committee hereby recommends that City Council takes action to de-list 6071 Livernois, Ye Olde Flower Barn.

Moved by: McGee
Seconded by: Chambers

Yes: All present (3)

MOTION CARRIED

5. PUBLIC COMMENT

Mr. Johnson expressed his thanks to the Board.

Chairperson Chambers adjourned the meeting at 5:30 pm

Date: September 28, 2021
To: Historic District Study Committee
From: R. Brent Savidant, Community Development Director
Subject: PRELIMINARY REPORT – Application to Delist 54 E. Square Lake

The owner of 54 E. Square Lake requested that the historic district designation of the property be eliminated. The Preliminary Report is attached for consideration of the Historic District Study Committee, as required by Chapter 13 Historic Preservation. The draft report was prepared by Architectural Historian Dawn Bilobran of 313 Historic Preservation.

If the Historic District Study Committee approves the Preliminary Report, the next steps would be for the Planning Department to 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.

Please be prepared to discuss this item at the October 5, 2021 Historic District Study Committee meeting.

Attachment:

1. Preliminary Report to De-List 54 E. Square Lake
2. Application to De-List.

POTENTIAL RESOLUTION

APPLICATION TO DE-LIST A HISTORIC PROPERTY – 54 E. SQUARE LAKE

Moved by:

Seconded by:

RESOLVED, The Historic District Study Committee hereby approves the Preliminary Report to De-List 54 E. Square Lake.

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.

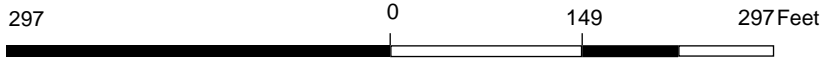
Yes:

No:

MOTION CARRIED/FAILED



GIS Online



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.

PRELIMINARY REPORT
HISTORIC DISTRICT STUDY COMMITTEE
APPLICATION TO DE-LIST 54 E. SQUARE LAKE ROAD, TROY MICHIGAN 48085

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

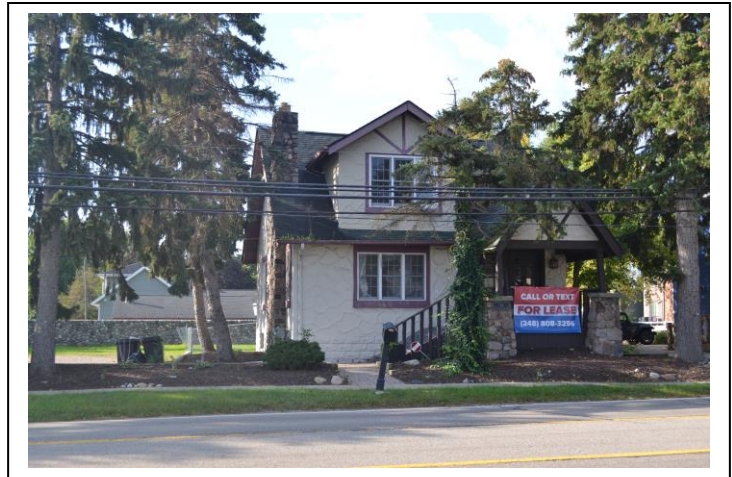


Street Address	54 E. Square Lake Road				
City/Township, State, Zip Code	Troy, Michigan 48085				
County	Oakland				
Assessor's Parcel #	88-20-10-101-003				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.606464	Long: 83.148630			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



Architectural Information

Construction Date	c. 1910-1915	
Architectural Style		
Building Form	Square	
Roof Form	Gable	
Roof Materials	Asphalt Shingle	
Exterior Wall Materials	Stucco	
Foundation Materials	Masonry block	
Window Materials	Vinyl	
Window Type	Double-hung	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	54 E. Square Lake Road
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Unknown			
Period(s) of Significance	c. 1910-1915			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	N/A			
Current/Common Name	54 E. Square Lake Road			
Historic/Original Owner	Unknown			
Historic Building Use	Residential			
Current Building Use	Commercial – Vacant			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	9-9-2021	Recorded By	Dawn A. Bilobran	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

See continuation sheet.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

See continuation sheet.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

See continuation sheet.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

See continuation sheet.

54 E. Square Lake Road - Architectural Properties Identification Form Continuation Sheet

Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

54 E. Square Lake Road is one and a half story building with a side-gable roof with projecting eaves. It is constructed on a raised foundation of rusticated concrete block. The building has a square footprint and is positioned near the northern lot line facing Square Lake Road. It was originally constructed as a residence.

A projecting front porch is positioned at western end of the front façade, covered by a steeply pitched front gable roof decorated with wooden boards to convey half-timbering. The porch roof supported by wooden posts above tapered piers covered in split field stone. The entry is accessed via a raised porch with wooden stairs parallel to the front elevation. On the first floor of the façade, three double-hung six-over-six windows are positioned to the left of the front porch and entry. On the second floor, a gabled dormer is punctuated by three six-over-six double-hung windows. Windows on all four elevations are surrounded with flat wood trim.

The façade is embellished with English Tudor Revival elements to elevate the Bungalow style building. Front facing gables are decorated with boards to mimic half-timbering and have protruding open eaves edged with oversize wood boards. Exterior walls are finished in a faux stucco replicating a rustic stone and mortar pattern. The chimney is finished in the same split stone treatment as the front porch piers.

At the rear elevation, a secondary entry to the first floor is accessed via a set of wood stairs and ramp. Entry to the building's second floor is gained via an enclosed exterior stairway with three square fixed window openings. The shed dormer and stairway are faced with vertically oriented painted wood boards.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format

54 East Square Lake Road is located in the City of Troy in Oakland County Michigan. Square Lake Road runs east and west between Pine Lake Country Club in West Bloomfield and terminating at Van Dyke Avenue and the Clinton River in Sterling Heights, Michigan. It alternates between a two lane and four lane roadway, occasionally with center turn lanes to accommodate traffic patterns. Square Lake Road is named 19 Mile Road east of John R Road. Historically at Troy Corners Square Lake Road was called Troy Road and Livernois Road was also known as Main Street.

The land commonly known as 54 E. Square Lake Road was constructed was originally territory of the Anishinabewaki, Potawatomi and Mississauga tribes. In 1821, New York native Johnson Niles purchased a 160 acre tract in the northwest part of Section 9 from the United States government. Troy Township is formally established in 1827 and in 1838 Johnson Niles platted sixteen blocks in Sections 4, 9, and 10 to form the Village of Hastings, including the property commonly known as 54 E. Square Lake Road in Section 10. A 1872 map indicates the Niles family owed the majority land surrounding Troy Corners in Sections 4, 9, and 10 however by 1896 land ownership has been greatly diversified amongst a number of families and individuals. Ownership information for 54 E. Square Lake Road is not included in the historic maps.

There are no records in the Troy Historical Commission archives to indicate the year built, architect, builder, or original owner for 54 E. Square Lake Road. It is estimated the building was constructed between 1910 and 1915. City of Troy assessor records assign 1915 as the year of construction. In

September 1926, Supervisor's Plat No. 7 was approved by Troy Township and 54 E. Square Lake was assigned Lot 26.

City of Troy records reveal that the resource has undergone multiple exterior and interior alterations. In 1965 a change of occupancy from residential to commercial use was approved and it is at this time the building is connected to utility gas service. In 1973 a change of occupancy was again sought from residential to commercial use and alterations included a new roof, mechanical and electrical upgrades, repairs to the front porch and stairs and refinishing of interior ceilings and walls. In 1979 major improvements included grading and installation of gravel parking lot, new first floor restroom and the addition of a new wooden ramp and porch railings at the primary entry. In 1988 a six foot high masonry screening wall was erected to provide a barrier between neighbors and the business use of the property.

After 54 E. Square Lake Road was converted from residential to commercial use, retail operations have dominated the businesses located at the building, with the majority focused in the antique, floral and gift genres. The historic buildings of Troy Corners that were converted into commercial use were dominated by small antique shops for several decades and the following businesses were located at 54 East Square Lake Road: Horse's Mouth Antiques & Gifts (1960s); Acorn Antiques & Gifts (1980s); Schaefer Florist, Inc. (1990s); Sense of Thyme Herbs (2000s). Later businesses included a real estate firm and State Farm insurance brokerage.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The resource at 54 E. Square Lake Road is designated as an individual historic district under City of Troy Code Chapter 13. A review of building records, Troy Historical Commission designation and survey files and Troy Historical Village archives revealed no information regarding the individual significance, original owner or year built for 54 E. Square Lake Road. There is no indication the building or any below-ground resources were researched or examined further prior to the listing 54 E. Square Lake Road as an individual historic district. The site in question was included in a listing of existing properties nominated for designation by member Dorothy Scott for the Troy Historical Commission in the early 1970s. The listing criteria was most likely only established due to the building's age, exceeding the 50-year historic designation threshold at time of survey. To a lesser degree, significance was likely derived due to proximity and association with the second wave of development that took place between 1900-1930 at Troy Corners.

In 1955, Troy Township became the thirty-three square mile City of Troy and suburban population swells paired with the advanced age of the buildings created an environment ripe for expansion. Aerial photographs of the land immediately surrounding Livernois and Square Lake Roads taken between 1949 and 2020 reveal a consistent pattern of development, resulting in the removal of architectural and agricultural resources significant in their connection to the nineteenth and twentieth century community development of Troy. The church and parsonage originally sited west of 54 E. Square Lake Road was relocated to the Troy Historical Village in 2003, joining a blacksmith shop moved from the northwest corner of Livernois and Square Lake Roads in 1978. Where resources are no longer extant, land reuse includes both new commercial construction and parcels void of development. In 2020, the Michigan State Historic Preservation Office advised the removal of a Michigan Historical Site marker for Troy Corners due to the loss of integrity, namely a lack of existing resources providing tangible connections to the 1820s settlement. The context originally provided by its location at time of listing has been altered to a degree where integrity is lost.

The setting at 54 E. Square Lake Road has changed over time with the removal of trees and growth, addition of a masonry wall along the southern lot line and grading to construct a gravel parking lot for

commercial customers. There are no outbuildings on the property. A modern chain-link fence separates the gravel parking lot from a grassed area behind the building. Immediately west of 54 E. Square Lake is 46 E. Square Lake Road, an individual historic district listed without a year of construction in the Troy Historical Commission documents but likely built prior to 1900. In the view of the resource is the intersection of Square Lake and Livernois Roads, a modern bank and a modern one-story masonry block convenience store and vacant parcels are visible.

While 54 E. Square Lake Road does demonstrate the Bungalow architectural style, it does not prove significant in construction methods or level of workmanship nor a connection to an important person or event. There is no information regarding an architect or builder in historical records. Original materials and configurations have been replaced and altered over time, including replacement vinyl windows, new entries and new porch railings and stairs.

While the individual historic district at 54 E. Square Lake Road is identifiable as a historic building, it does not convey a particular sense of time or significance due to the alteration of the materials and setting. The resource at 54 E. Square Lake Road is not individually eligible for the National Register of Historic Places due to a lack of demonstrated integrity and significance. Any association with the evolution of Troy Corners from agricultural crossroads to suburban intersection is depleted due to a lack of extant historic resources at this location, and no longer supports a connection to the founding or community development of the City of Troy. The previous density of Troy Corners has been eroded in favor of commercial development and thus the building's association with its evolution is also eroded and the resource and setting have been altered to a point that integrity is confused or compromised. As a result, it is recommended that the City of Troy approve the request to delist the resource located at 54 E. Square Lake Road.

References

- Campbell, Loraine, Ed. Troy: A City from the Corners. Charleston S.C., Arcadia: 2004.
- City of Troy Building Department records, various dates.
- Detroit Free Press*, various dates.
- McAlester, Virginia Savage. A Field Guide to American Houses. New York, Random House: 1984.
- Seeley, Thaddeus D. History of Oakland County Michigan, Vol. 1., Chicago, Lewis Publishing Co.: 1912.
- State of Michigan Department of Licensing and Regulatory Affairs, Subdivision Plat Records, https://www.michigan.gov/lara/0,4601,7-154-89334_10575_17394_17565-46660--,00.html. Accessed September 12, 2021.
- Troy Historical Village <https://www.troyhistoricvillage.org/>. Accessed September 9, 2021.
- Troy Historical Commission Records, Series I: Box 1. Troy Historical Village Institutional History Collection, Troy Historical Village, Troy, MI.
- Troy Township 1838 survey by Bela Hubbard. <https://www.ocphs.org/wp-content/uploads/2020/05/20-2N11E-Troy-Township-scaled.jpg>. Accessed September 9, 2021.
- Troy Township 1872 map. <https://cms6.revize.com/revize/troymi/departments/maps/1872.pdf>. Accessed September 9, 2021.
- Troy Township 1896 map. <https://cms6.revize.com/revize/troymi/departments/maps/1896.pdf>. Accessed September 9, 2021.
- Troy Township 1906 map. <https://cms6.revize.com/revize/troymi/departments/maps/1906.pdf>. Accessed September 9, 2021.
- Troy Township 1916 map <https://cms6.revize.com/revize/troymi/departments/maps/1916.pdf>. Accessed September 9, 2021.

54 E. Square Lake Road – Exterior Photographs



Front façade, image taken facing south - 09-08-21



East elevation, image taken facing west - 09-08-21



Rear elevation, image taken facing north - 09-08-21



West elevation, image taken from neighboring property facing southeast - 09-08-21



Setting along E. Square Lake Road, image taken facing southeast - 09-08-21



Setting along E. Square Lake Road, image taken facing southwest, intersection of Livernois Road is visible at far right - 09-08-21

SUPERVISORS · PLAT · No 7.

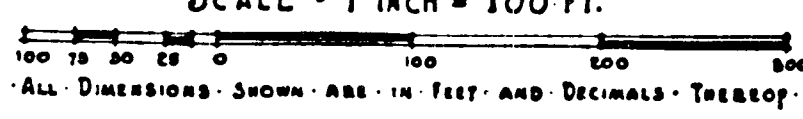
Oct 21-1926
OT 3

23386

· OF · PARTS · OF · THE · S.E. ¼ · SEC. 4, N.E. ¼ SEC. 9, S.W. ¼ · SEC. 3 · AND · N.W. ¼ · SEC. 10 ·
TROY · TWP. · OAKLAND · CO. · MICHIGAN ·

· SHEET · ONE · OF · TWO · SHEETS ·

SCALE · - 1 INCH = 100 FT.



DEDICATION :-

Know all men by these presents that I, Maria G. Wittke Supervisor of the Township of Troy, Oakland County, Michigan by virtue of authority in me vested by Section 2330, Compiled Laws of 1915, as amended in 1925 having been duly authorized by the Township Board have caused the land described in the annexed plat to be surveyed, laid out and platted, to be known as "Supervisors' Plat No 7" and that the streets shown on said plat are hereby dedicated to the use of the public.

Signed and sealed in the presence of:-
Maria G. Wittke L.S.
William Paulup

CERTIFICATE · OF · MUNICIPAL · APPROVAL :-

This Plat was approved by the Township Board of the Township of Troy, Oakland County, Michigan, at a meeting held on the 24 day of Sept A.D., 1926.

Maria G. Wittke
James M. Miller
Chair

STATE · OF · MICHIGAN } S.S.
COUNTY OF OAKLAND }

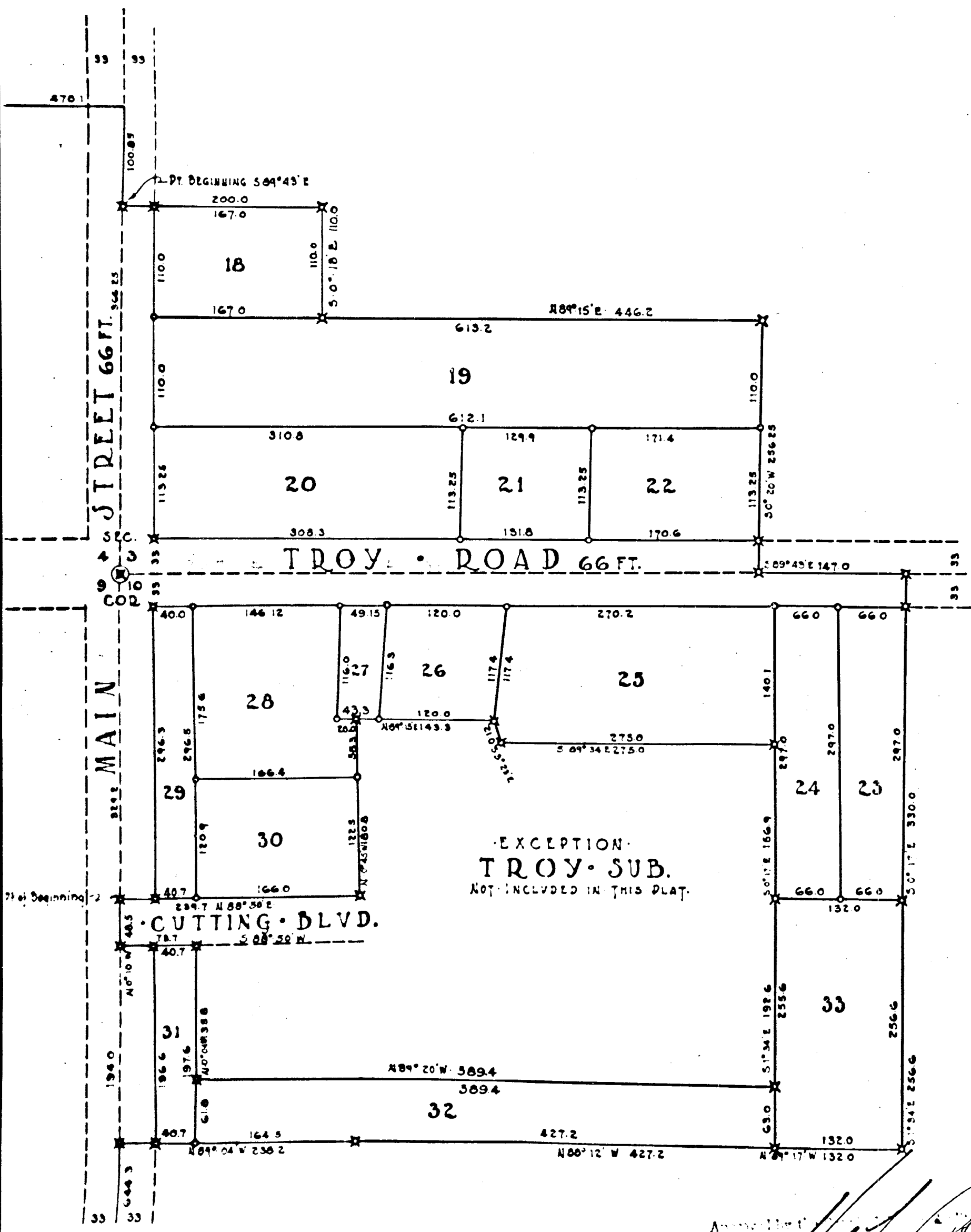
On this 24 day of Sept A.D., 1926, before me a Notary Public in and for said County, personally came the above named Maria G. Wittke Supervisor of the Township of Troy, known to me to be the person who executed the above dedication and acknowledged the same to be his free act and deed as such Supervisor

Elmer M. Schroeder
Notary Public, Oakland County, Mich.
My Commission expires: Dec 1-1926

· SURVEYOR'S · CERTIFICATE :-

I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments of not less than one inch in diameter and fifteen inches in length set in a concrete base at least four inches in diameter and forty eight inches in depth have been placed at points marked thus as thereon shown at all angles of the land platted, and at the intersection of streets, and at the intersection of streets with the boundaries of the platas shown on said plat.

Ray Crane Allen
Registered Surveyor.



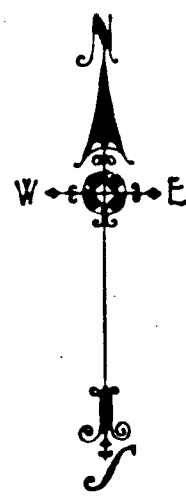
DESCRIPTION :-

The land embraced in this plat is described as being a part of the S.E. ¼ of Sec. 4, N.E. ¼ Sec. 9, S.W. ¼ Sec. 3, and the N.W. ¼ Sec. 10, beginning at a point located N 0° 18' 36.25" E. from the section corner common to sections 3, 4, 9 and 10,

- Thence S 89° 43' E 200.0 ft.
- Thence S 0° 18' E 110 ft.
- Thence N 89° 15' E 446.2 ft.
- Thence S 0° 20' W 256.25 ft. to the East and West Section line.
- Thence S 89° 43' E 147.0 ft. along the section line
- Thence S 0° 17' E 330.0 ft.
- Thence S 1° 34' E 256.6 ft.
- Thence N 89° 17' W 132.0 ft.
- Thence N 88° 12' W 427.2 ft.
- Thence N 89° 04' W 238.2 ft. to the North and South Section line
- Thence S 0° 10' E 644.3 along the Sec line
- Thence S 89° 51' W 1507.7 ft.
- Thence N 0° 21' E 1219.5 to the East and West Section line.
- Thence Due East 502.0 ft. along the Sec. line
- Thence S 0° 13' E 861.0 ft.
- Thence Due East 465.0 ft.
- Thence N 0° 13' W 861.0 ft. to the East and West Sec. line.
- Thence Due West 156.5 ft. along the Sec. line
- Thence N 0 46' W 467.4 ft.
- Thence S 89° 58' E 470.1 ft. to the North and South Sec. line
- Thence S 0° 18' E 1008.5 ft. along the Sec. line to the pt. of beginning.

Excepting from the above, "Troy Subdivision" described as:-
Beginning S 0° 10' W 329.2 ft. from the Section Corner.

- Thence N 88° 50' E 239.7 ft.
- Thence N 0° 45' W 180.8 -
- Thence N 89° 15' E 143.3 -
- Thence S 3° 25' E 21.0 -
- Thence S 89° 34' E 275.0 -
- Thence S 0° 17' E 156.9 -
- Thence S 1° 34' E 192.6 -
- Thence N 89° 20' W 509.4 -
- Thence N 0° 04' W 135.8 -
- Thence S 88° 50' W 73.7 -
- Thence N 0° 10' W 485 - To the point of beginning



Oct 21-1926
Geo L. Hansen

Oakland
Supervisors Plat
3 ct
22
26 3
115
21 & 21 1/2
Lucile Corey Whitfield

Approved this _____ day of _____
Walter D. Swer
Chairman
Geo L. Hansen

Oct 25-1926
Geo L. Hansen

TROY LAW CENTER

Attorneys and Counselors

Renis Nushaj, Esq.

July 15, 2021

City of Troy Planning Department
Attn: Mr. Brent Savidant
500 W. Big Beaver Rd.
Troy, MI 48084

Re: Application to Eliminate a Historic District
54 E. Square Lake Rd. Troy, MI 48085

Mr. Savidant.

Attached you'll find the following regarding 5960 Livernois LLC's Application to Eliminate a Historic District for the above referenced property:

1. Application to Eliminate or Modify a Historic District;
2. Statement Indicating the Reason for the Elimination of the Historic District;
3. Photographs of the property.

I thank you for your time in this matter. Should you wish to contact me please do not hesitate to do so.

Sincerely,



RENIS NUSHAJ
Attorney at Law
Renis@Nushajlaw.com

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TROY LAW CENTER

Attorneys and Counselors

Renis Nushaj, Esq.

July 15, 2021

Historical District Commission
City of Troy
500 W. Big Beaver Rd.
Troy, MI 48084

Statement Indicating the Reason for the Elimination of the Historic District

The information available to us indicates that the home in question was constructed in 1915. There is no historic survey that scrivener could find relating to the home. It appears that there was never in-depth research conducted to give the house an appropriate historic designation and it seems that the house was considered on account of the fact that at the time of designation it was more than 50 years old.

We could find no other paperwork suggesting an ostensible reason as to why this building is historically significant. The building appears to be something in between a craftsman style home or a vernacular farmhouse. It has seen visible substantial updates over the years altering both the inside as well as outside of the building on the front, sides and back. The house has been utilized as an office by a local business until recently. When the house was accorded the current designation at the establishment of Chapter 13 no statement of any kind was offered with respect to the reason why the house was historically significant nor was any procedure followed linking the property with the intent of Chapter 13.

The City of Troy has a few surviving homes from that era. Recently, the Commission dealt with the Application to Eliminate the Historical Designation of 6071 Livernois Rd. which is similarly, if not identically, situated. That building was constructed in 1905. Similarly, we could find no definitive evidence based on our research to link the house at 54 E. Square Lake back to the original Troy Corners settlement and as such there is probably little historic value to consider. For all the aforementioned reasons we respectfully request that the Historic District Designation for 54 E. Square Lake be eliminated.

TROY LAW CENTER

Attorneys and Counselors

Renis Nushaj, Esq.

Sincerely,



5960 Livernois LLC
By: RENIS NUSHAJ
Member

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APPLICATION TO
ELIMINATE OR MODIFY A HISTORIC DISTRICT

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
248-524-3364
planning@troymi.gov



NOTICE TO THE APPLICANT

APPLICATIONS SHALL CONFORM TO THE REQUIREMENTS CONTAINED IN CHAPTER 13 HISTORIC PRESERVATION ORDINANCE.

EMAIL SCANNED OR DIGITAL COPIES OF THE COMPLETED APPLICATION AND ALL SUPPORTING DOCUMENTS TO planning@troymi.gov.

REQUIRED INFORMATION

1. ADDRESS OF THE SUBJECT PROPERTY: 54 E. Square Lake Rd. Troy, MI 48085

2. REASON FOR SEEKING ELIMINATION OF HISTORIC DISTRICT: No historical component to the property. Just an old home in need to be rehabilitated .

3. APPLICANT INFORMATION:

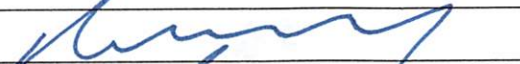
NAME Renis Nushaj
COMPANY Troy Law Center
ADDRESS 5960 Livernois Rd.
CITY Troy STATE MI ZIP 48098
TELEPHONE (248) 649-1000
E-MAIL Renis@Nushajlaw.com

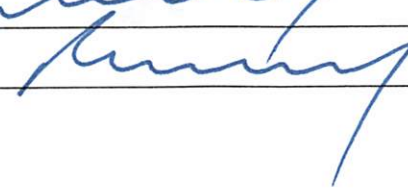
OWNER OF THE SUBJECT PROPERTY:

NAME Renis Nushaj
COMPANY 5960 Livernois LLC
ADDRESS 5960 Livernois Rd.
CITY Troy STATE MI ZIP 48098
TELEPHONE (248) 649-1000
E-MAIL Renis@Nushajlaw.com

4. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:

Same.

5. SIGNATURE OF APPLICANT  DATE 7.13.2021

6. SIGNATURE OF PROPERTY OWNER  DATE 7.13.2021

REQUIRED INFORMATION

:

ONE (1) HARD COPY AND ONE (1) ELECTRONIC COPY (IN PDF FORMAT) OF THE FOLLOWING SHALL BE PROVIDED:

- A COMPLETED APPLICATION FORM
- REQUIRED FEE
- A STATEMENT INDICATING THE REASON FOR THE ELIMINATION OF THE HISTORIC DISTRICT CLASSIFICATION
- INFORMATION DEMONSTRATING ONE OR MORE OF THE FOLLOWING:
 1. THE HISTORIC DISTRICT HAS LOST THOSE PHYSICAL CHARACTERISTICS THAT ENABLED ESTABLISHMENT OF THE DISTRICT.
 2. THE HISTORIC DISTRICT WAS NOT SIGNIFICANT IN THE WAY PREVIOUSLY DEFINED.
 3. THE HISTORIC DISTRICT WAS ESTABLISHED PURSUANT TO DEFECTIVE PROCEDURES.
- PHOTOGRAPHS OF THE PROPERTY, INCLUDING ALL PRINCIPAL AND ACCESSORY BUILDINGS
- ANY ADDITIONAL REQUIREMENTS AS DETERMINED BY THE PLANNING DIRECTOR, HISTORIC DISTRICT STUDY COMMITTEE OR OTHER REVIEWING ORGANIZATION TO DETERMINE IF THE REQUIREMENTS OF CITY OF TROY CODE CHAPTER 13 ARE MET.

Beds	Baths	Sale Price	Sale Date
N/A	N/A	N/A	N/A
MLS Sq Ft	Lot Sq Ft	Yr Built	Type
1,300	13,504	1915	MISC COM SVCS

OWNER INFORMATION

Owner Name	Varkle Richard	Taxpayer Zip	48105
Taxpayer Address	4720 Noah Dr	Taxpayer Address ZIP + 4 Code	0500
Taxpayer Address City & State	Ann Arbor, MI	Owner Occupied	No

LOCATION INFORMATION

School District	Troy	City/Village/Township	Troy
School District Name	Troy	Township	02N
Subdivision	Suprvrs 7 - Troy	Section	3
Census Tract	1962.00	Range	11E
Census Block	2	Lot #	26
Property Zip	48085	Flood Zone Code	X
Zip + 4	3105	Flood Zone Date	09/29/2006
Property Carrier Route	C097	Flood Zone Panel	26125C0532F
Zoning	B-1		

TAX INFORMATION

Property ID	2010101003	Summer Tax	\$2,423
Assessment Year	2020	Winter Tax Year	2020
Total Assessed Value	\$72,270	Winter Tax	\$895
State Equalized Value (SEV)	\$72,270	Prior Summer Tax Year	2019
Taxable Value	\$66,250	Prior Year Summer Tax	\$2,398
Tax Year	2020	Prior Winter Tax Year	2019
Annual Tax	\$3,318	Prior Year Winter Tax	\$871
Summer Tax Year	2020	Prior Year Tax Amount	\$3,269

Legal Description
 T2N, R11E, SEC 3, 4, 9 & 10 SUPE
 RVISORS PLAT NO. 7 LOT 26 EXC
 BEG AT NW LOT COR, TH S 89-43-
 00 E 1.32 FT ALG N LOT LINE, TH
 S TO PT ON S LOT LINE 6 FT E OF
 SW LOT COR, TH S 89-15-00 W 6 F
 T ALG S LOT LINE, TH NLY 116.30
 FT ALG W LOT LINE TO

ASSESSMENT & TAX

Assessment Year	2020	2019	2018
Assessed Value - Total	\$72,270	\$71,040	\$64,860
Market Value - Total	\$144,540	\$142,080	\$129,720
State Equalized Value (SEV)	\$72,270		

Total Tax	Tax Year	Change (\$)	Change (%)
\$3,200	2018		
\$3,269	2019	\$69	2.16%
\$3,318	2020	\$49	1.49%

Period	Tax Year	Tax Amount	Change (\$)	Change (%)	Administrative Fee
Winter	2019	\$871			
Summer	2019	\$2,398			
Total	2019	\$3,269			
Winter	2020	\$895	\$23	2.69%	
Summer	2020	\$2,423	\$25	1.05%	
Total	2020	\$3,318	\$49	1.49%	

Period	Ad Valorem Tax
Winter	
Summer	
Total	
Winter	

Summer

Total

CHARACTERISTICS

# of Buildings	1	Total Building Sq Ft	Tax: 1,298 MLS: 1,300
Lot Frontage	116.34	Year Built	1915
Lot Depth	116.85	Stories	2
Acres	0.31	Sewer	Public Service
Lot Sq Ft	13,504	Water	Type Unknown
Lot Shape	Irregular	Heat Type	Package
Basement Type	Basement	Foundation	Concrete
Basement Sq Ft	780	Building Type	Apartments & Residential
Unfinished Basement Area	780	Land Use - CoreLogic	Misc Commercial Services
Living Area Sq Ft	Tax: 1,298 MLS: 1,300	Property Category	201
Ground Floor Area	780		

ESTIMATED VALUE

Value As Of 07/05/2021

LISTING INFORMATION

MLS List Number	58000021709	MLS List Price	\$2,000
MLS Status	Expired	MLS Original Price	\$2,000
MLS Status Date	08/29/2006	MLS List. Agent	5800000030447-Boyd C. Kraft
MLS List Date	06/22/2006	MLS List. Office	PILOT PROPERTY GROUP - RESIDENTIAL LLC

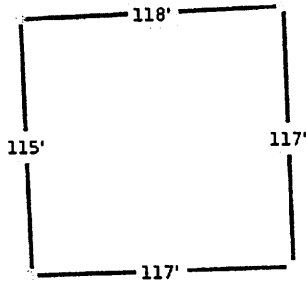
MLS Number	58000021381	58000030373
MLS Status	Expired	Expired
MLS List Price	\$2,000	\$2,000
MLS List Date	02/28/2006	10/17/2005
MLS Orig Price	\$2,000	\$2,000
MLS Listing Expiration Date	05/28/2006	02/28/2006

LAST MARKET SALE & SALES HISTORY

Owner Name	Varkle Richard
Recording Date	11/02/2018
Document Date (Sales History)	10/23/2018
Nominal	Y
Grantee	Varkle Richard P Living Trust
Grantor	Varkle Richard P
Liber/Page	52322-656
Deed Type	Quit Claim Deed

E Square Lake Rd

E Square Lake Rd



W Square Lake Rd

E Square Lake Rd

E Square Lake Rd
St Elizabeth Ann Seton Church

Smith Middle School



*Lot Dimensions are Estimated

25 yards
Map data ©2021



200 yards
Map data ©2021



MLS # 248-353-0500
FOR SALE
Ron Goldstone Brandon
248.353.0500

