



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

248.524.3364

## HISTORIC DISTRICT COMMISSION MEETING AGENDA

John Howard Adams, Barbara Chambers, Hirak Chandra, Roslyn Emerson,  
Timothy McGee, Sadek Rahman, Kent Voigt

---

**September 18, 2023**

**4:00 P.M.**

**Niles – Barnard House**

---

1. ROLL CALL
2. ELECTION OF OFFICERS – Chairperson and Vice Chairperson
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES - March 4, 2021
5. NEW BUSINESS – Approval of Troy Historic Village Master Plan
6. OTHER BUSINESS
7. PUBLIC COMMENT

ADJOURN

**NOTICE:** People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at [clerk@troymi.gov](mailto: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 virtual meeting using the GoTo Meeting platform began at 7:01pm.

1. ROLL CALL

Present:

Barb Chambers, Chairperson  
John Howard Adams, Vice Chairperson  
Al Petrulis  
Kent Voigt  
Hirak Chanda  
Timothy McGee

Absent:

Susanne Forbes Decker

Also Present:

Bharatiya Temple members; Venkatesh Haranahalli, Ravindra Khattree, Rajinder Kapur  
  
R. Brent Savidant, Community Development Director  
Jackie Ferencz, Planning Department Admin Assistant

2. APPROVAL OF AGENDA

Moved by McGee  
Seconded by Voigt

Approve agenda as printed.

Yes: All (6)

3. APPROVAL OF MINUTES

Moved by Chambers  
Seconded by Chanda

Approve minutes as presented.

Yes: All (6)

4. NEW BUSINESS – Demolition of Outhouse – Old Stone School (3995 W. South Boulevard

Brent Savidant summarized the report that was provided in the agenda.

Mr. Voigt supported the Outhouse is in bad shape and requested the stone be retained.

Mr. McGee requested the stone be salvaged and the temple contact Oakland University to check the grounds for artifacts.

Mr. Adams agreed with Board members the Outhouse is beyond repair and requested:

1. Salvage the stones and create a State of Michigan Historic Monument with them.
2. Create an area of quiet use at the Outhouse site.

Ms. Chambers stated support the Outhouse is in disrepair and asked the temple to watch the mortar on the Old Stone School house for decay and breakdown of materials.

Mr. Chanda asked the stones be retained for use on the property.

**MOTION** to approve building permit of demolition of Old Stone School Outhouse with stipulation the stones be retained on the property and request a school of higher learning come and survey the site for archaeological items.

Moved by McGee  
Seconded by Voigt

Yes: All (6)

**MOTION PASSED**

5. OTHER BUSINESS: NONE
6. PUBLIC COMMENT: NONE

ADJOURN

Meeting was adjourned at 7:36 P.M.



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## Historic District Committee Agenda Item

Date: August 28, 2023  
To: Historic District Commission Members  
From: R. Brent Savidant, Community Development Director  
Subject: Troy Historic Village Master Plan

---

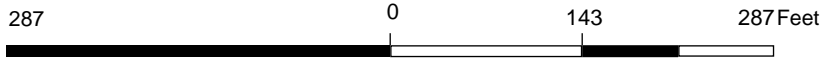
The City's consulting firm OHM completed the attached Troy Historic Village Master Plan with guidance from the Steering Committee. The Master Plan was a joint consideration from the Historical Society and the City. The previous plan created in 2009 was paid for by the Historical Society as part of moving the Niles-Barnard House to the Village. Other projects were included in the 2009 Master Plan, but were not completed. Now with the Niles-Barnard House in place, restored, and operational, it became obvious that it was time to revisit the plan. This plan has considered the vision of the Historical Society within the context of the City of Troy's capabilities and the Village's space. This plan was funded by the City and will enable us to fully incorporate land acquired in 2007. It also pushes us to rethink and better utilize/activate outdoor spaces. The document represents a blueprint for improving the site, including phasing and rough cost estimates. Proposed improvements include but are not limited to expanded parking capacity, relocation of the log cabin and construction of a new visitors center.

The Troy Historical Society discussed the document at the July 17, 2023 Board meeting. Vote on the motion to approve the document (pending editorial modifications) was 15-1.

City and Troy Historic Village staff recommends approval of the Troy Historic Village Master Plan.

### **Attachments:**

1. Map
2. Troy Historic Village Master Plan
3. Chapter 13 Historic Preservation



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.

An aerial photograph of the Troy Historic Village. In the foreground, a white house with a grey shingled roof and green shutters is visible. To its left is a log cabin with a dark roof. Further back, a large white house with a grey roof is partially obscured by trees. A winding stone path leads through a green lawn, which contains a wooden picnic table and a garden bed with several raised beds. The background is filled with lush green trees.

# Troy Historic Village Master Plan

July 2023 | Troy Historical Society | City of Troy | OHM Advisors

# ACKNOWLEDGMENTS

We would like to thank the many passionate Troy Historical Society members, Troy Historic Village staff, and volunteers who have cared deeply about this place through its history. Thank you to Troy council members, staff, and residents for collaboration and inspiration in support of the Master Plan update.

## Troy City Council

Ethan Baker, Mayor  
Rebecca Chamberlain Creanga, Mayor Pro Tem  
Ellen Hodorek, Council Member  
Edna Abraham, Council Member  
Theresa Brooks, Council Member  
Ann Erickson Gault, Council Member  
David Hamilton, Council Member

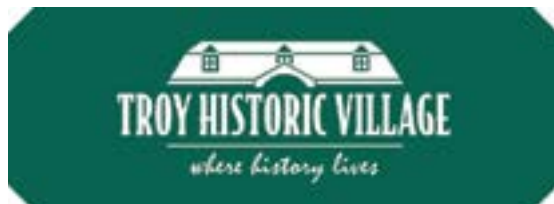
## Steering Committee

Jen Peters, Troy Historic Village Executive Director  
Bob Bruner, City of Troy Assistant City Manager  
Brian Goul, City of Troy Recreation Director  
Dennis Trantham, City of Troy Facilities and Grounds Operations Manager

# CONTENTS

- 4 Executive Summary
- 7 Project Background
- 21 Public Engagement
- 23 Recommendations

Prepared for: Troy Historical Society and the City of Troy Recreation Department



Prepared by: OHM Advisors



# EXECUTIVE SUMMARY

## Why create a Master Plan for this site?

The Troy Historic Village Master Plan explores opportunities for the future of this local historic asset. The study is initiated by the City of Troy and the Troy Historical Society to consider community and operating budget changes since the last master plan's completion in 2010, and to build upon the momentum of the Niles-Barnard House restoration in 2021, a major project identified by the 2010 Master Plan.

While the 2010 Master Plan was ambitious in scope and vision, few of its components remain suitable. Staff describe the site as being "building rich, but space poor," which inhibits their ability to grow event and program participation. The Troy Historic Village is programmed year-round, however there are operational limitations due to lack of adequate infrastructure, parking, building capacity, and underutilized outdoor space.

The Master Plan update considers the site's existing conditions and utilizes community engagement to develop a blueprint for the Troy Historic Village staff, Troy Historical Society, and City of Troy to act on over the next several years. Additional recommendations will be included for consideration in subsequent years and as funding becomes available.

The scope of the Master Plan is:

- Assess current conditions
- Define goals
- Strategize near-term and long-term improvements with specific recommendations by area
- Develop project phases and opinions of construction cost to implement recommendations

## Plan Goals

The following goals were identified by stakeholders early in the planning process. The goals were used to organize the existing conditions assessment and Master Plan recommendations.

- Improve site circulation and the visitor experience
- Address the need for additional parking with considerations for safety, visibility, and placemaking
- Identify underutilized spaces and opportunities for activation
- Ensure that infrastructure improvements incorporate accessibility and sustainability
- Encourage a greater community understanding of the Troy Historic Village
- Strategize implementation phases based on funding availability
- Clarify funding, operations, and maintenance roles for the proposed improvements
- Provide sufficient and appropriate space for staff, programming, and collections storage in a proposed new Visitor Center

## How to use the Plan

The Project Background section describes the previous planning efforts and existing conditions taken into consideration to develop the Master Plan.

The Public Engagement section provides a summary of the feedback received through surveys and focus groups to guide the development of the Master Plan recommendations.

The Recommendations section contains conceptual maps with project phasing and implementation strategies, including opinion of construction cost ranges. The Master Plan provides a framework for decision-making in the near- and long-term.

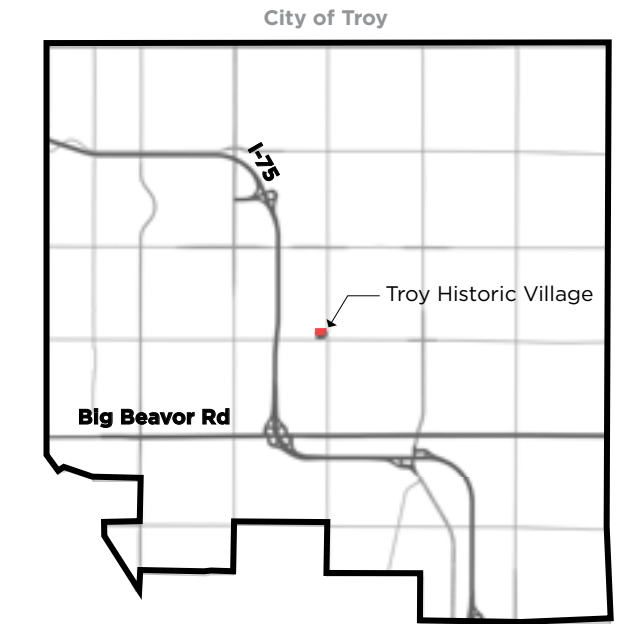




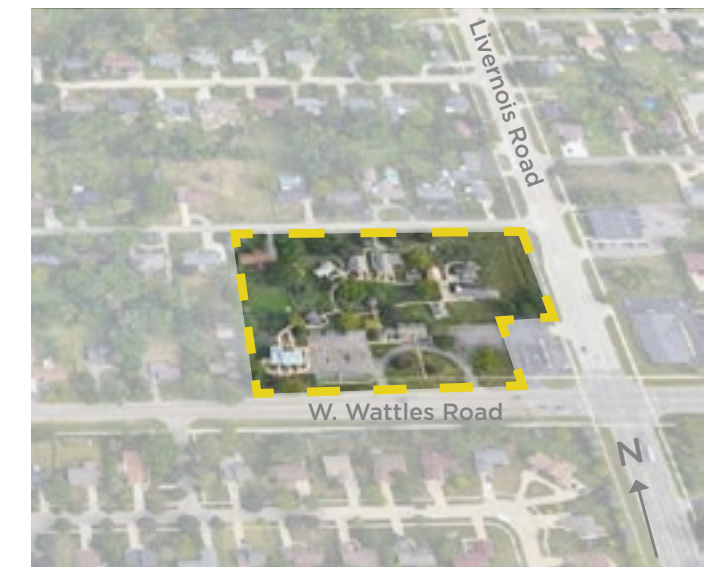
# PROJECT BACKGROUND

The Troy Historic Village is located at the intersection of Wattles and Livernois Road in the heart of Troy, Michigan. Troy was settled in the 1820s and by the 1880s, was thriving as an agricultural community. The parcels where the Village is located were forest, then farmland, prior to use as the Township Hall location. After the Township Hall was built in 1927 incorporating pieces of historic structures, ten (10) more structures would join to make the Village what it is today. Eight (8) of those buildings were relocated, two (2) were recreated, and the former Township Hall now serves as the visitor center and staff offices. Each of the 11 buildings represent a distinct time period and contain collections and stories from the 1800s up to 1920, representing Troy's early farming community. In 1966, the Troy Historical Society was formed to steward the site in collaboration with the City of Troy.

As the surrounding landscape transformed to residential and commercial uses, the Troy Historic Village has remained a unique educational campus. Other than its primary function as a display of historic local buildings and collections, the Troy Historic Village is a field trip destination for student groups. This is reflected by the site's operating hours, weekdays only from 10 am – 3 pm. Additional programs and events are scheduled largely on afternoons and evenings. Some programs occur on weekends, but the Village is often available as a rental venue. The Troy Historic Village receives an estimated 30,000 visitors and school children annually. The Master Plan update explores opportunities to attract more visitors to the site through strategic site improvements, such as utilization of available outdoor spaces, expanded parking capacity, infrastructure enhancements, relocation of the Log Cabin, and construction of a new Visitor Center.



**Location Map**



## Previous Planning Efforts

An assessment of prior plans and survey data served as a starting point to understand where a Master Plan update should begin. The topics previously discussed in the Strategic Plan, Master Plan, and City of Troy resident surveys are a foundation to guide the Master Plan update. While recommendations at the individual building level are outside of the scope of this Master Plan, the Facilities Condition Assessment (FCA) completed in 2018 also provided a view into the improvements necessary to preserve the Village's structures.

The following documents were reviewed:

- Troy Historical Society Strategic Plan (2022 – 2027)
- City of Troy Resident Surveys (2021)
- Troy Museum and Historic Village Interpretive Master Plan (2010)

## Troy Historical Society Strategic Plan (2022 – 2027)

The Troy Historical Society is the nonprofit organization responsible for administering, operating, and programming the Troy Historic Village for the City of Troy through a renewable management agreement. Following the disruption from the COVID-19 pandemic, the Troy Historical Society engaged in the strategic planning process to form a key operational and business plan for the next five (5) years, including defined measures of success and budget considerations to improve short-term and long-term performance. The internal goals and strategies established by the Board, staff, leaders, and the community will guide actions and decisions related to the Troy Historic Village from 2022 through 2027. The plan also provides some insight into how staff navigated the COVID-19 pandemic, lessons learned, and which programs adopted during the pandemic will continue in the foreseeable future.

## 2021 Resident Survey Results

The City of Troy hired a national research non-profit to engage 2,000 randomly-selected residents in two benchmarking surveys, one focused on budget items and the other on engagement and satisfaction with City services. The resident budget priorities survey asked about satisfaction with City facilities and infrastructure, including the Troy Historic Village. The resident engagement and priority survey provided insights into preferred ways to communicate with the City, behavioral use of amenities, and willingness to increase taxes to support certain improvements. Compared to other City amenities and infrastructure, the Village takes low priority in City budgets. However, there is opportunity to grow residents' appreciation for this amenity by offering more community collaboration and event space.

## Troy Museum and Historic Village Interpretive Master Plan (2010)

The purpose of the Interpretive Master Plan was three-fold: to identify core interpretive messages from the historical buildings at the Village; to improve visitor orientation, site circulation, and wayfinding through three (3) different onsite interpretive zones; and to identify the resources needed to make improvements to the landscape and the interiors and exteriors of buildings. The Interpretive plan also provided insight into annual visitation, school program offerings, monthly and seasonal events, and staff structure. The 2010 Master plan was ambitious in scope and vision and showed what the Troy Historic Village could become, although few of the plan components have come to fruition.



2010 master plan concept for future land uses.

## Existing Conditions Analysis | Overall

In order to build the foundation of knowledge required to plan future improvements, the site's existing conditions were inventoried and analyzed. Specific methods included on-site observation, desktop surveying, and engagement with facility stakeholders. While the primary assets of the site include the Village's buildings, the analysis considered the full scope of built and natural landscape to ensure a holistic campus experience. Below are the key findings and the following pages illustrate the analysis in further detail:

### Key Findings

**Overall site function.** Most of the buildings contain historic collections of different sizes and offer interpretation of early life in Troy. The Old City Hall Building is used for staff offices and storage, but does not function well as an entry point for school groups. The Niles-Barnard House is used for Village rentals, as well as some staff operations, but can't operate well as a Visitor Center. Further, the location of the Niles-Barnard House feels disconnected from the rest of the Village due to underutilized space north of the building. The fence line will need to be adjusted to include additional space acquired in 2008 and 2022.

**Accessibility and visitor experience.** The current orientation of the parking lot minimizes the Village's presence from passersby and is insufficient for days of high-activity use. Additional spaces with a clear and cohesive flow would greatly benefit visitors. There is also potential to expand accessible walkways into underutilized parts of the Village to enhance interpretive amenities and the visitor experience.

**Outdoor spaces and programming.** More covered outdoor areas are needed for multi-purpose use by volunteers, school groups, event rentals, and patrons.

**Infrastructure and sustainability.** Improved WiFi is considered a need to grow the site's capacity to host virtual programming, on-site presentations, and hybrid events from more parts of the Village. Gaps in lighting around the Village pedestrian pathway need to be addressed to completely illuminate the area during evening events. Existing storage space is scarce, and future storage needs will need to accommodate additional exhibit collections as the Troy Historic Village grows its offerings.

**Landscape maintenance and operations.** The Village's landscape is characterized by lawn, simple garden demonstrations, and trees of varying health conditions. Minimal tree removal is desired but may be necessary pending further assessment. Spaces for additional trees will be considered. Lawn and general site maintenance are performed by the City of Troy Facilities and Grounds Operations. Other garden maintenance is performed by volunteers. Underutilized green space can be activated for passive use and stormwater management. The City of Troy Facilities and Grounds Operations will defer to a necessary contractor to maintain green stormwater infrastructure (GSI).



## Existing Conditions Analysis | Accessibility and Visitor Experience

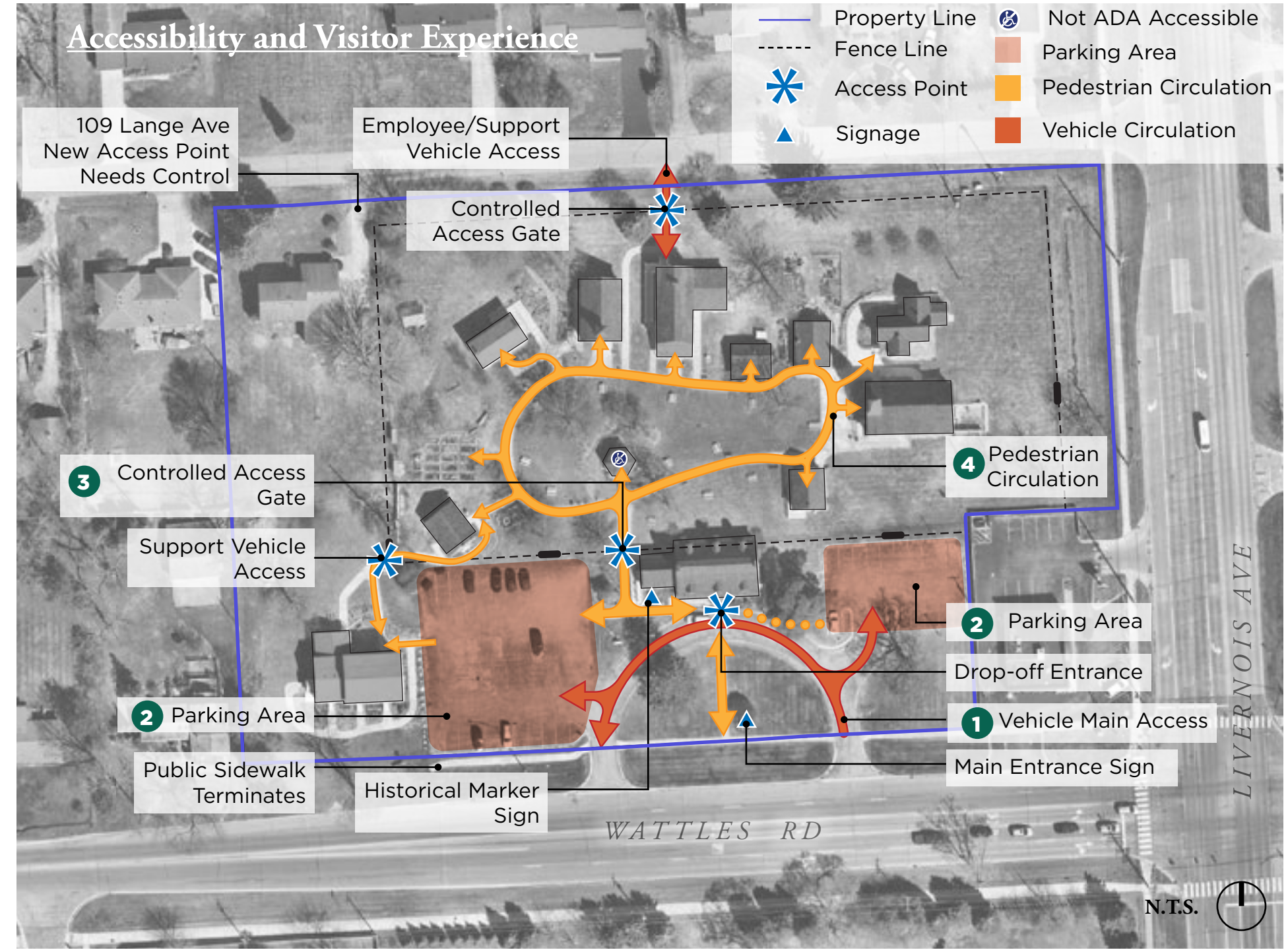
- 1 There are two main driveways to enter the Village parking areas from Wattles Road. A horseshoe driveway connects the two parking lots and provides an approach to the Village visitor entrance gate west of the Old City Hall Building. The horseshoe driveway is where school buses enter to drop off student groups, but shuttles have to pull up in a different location to bring senior visitors or visitors with mobility challenges to an accessible sidewalk. It is also used as a fire lane in the event of emergency and a lane for other service vehicles, such as postal delivery trucks. While original to the Old City Hall, there is moderate signage clutter and significant underutilized space due to the horseshoe driveway and current parking configuration.
- 2 The parking lot next to the Niles-Barnard House is at the same grade as most of the site, making it much more visible than the other parking area east of the Old City Hall Building, which is slightly depressed and easily missed by cars following the curvature of the horseshoe driveway.
- 3 The current layout contributes to the Village feeling far removed from Wattles Road and confuses some visitors regarding where they should pull in and park. When school groups arrive, they walk from the entrance gate next to the Old City Hall Building to their first tour destination, the Church building on the eastern side of the Village. One staff priority is offering a different entrance experience through a new visitor center, a recommendation explored in the Master Plan.
- 4 While the Village's pedestrian circulation routes are largely accessible, some buildings present barriers to accessibility. The plan graphic reflects buildings with entrance ramps for those using mobility assistance devices, however, some buildings have second floors that would be entirely inaccessible. While the analysis did not include a comprehensive accessibility audit, Master plan recommendations were formulated to prioritize accessibility within the planning process. Any multi-level buildings added to the site, such as the new Visitor Center, should be fully accessible with an elevator.



A northeast perspective of the circular driveway from outside of the Old City Hall Building.



The sidewalk approach to the Niles-Barnard House is not connected with the pedestrian path along Wattles Road.



## Existing Conditions Analysis | Outdoor Spaces and Programming

An essential goal of the Master Plan is to make the most out of the outdoor space available to the Troy Historic Village. Each space offers different levels of functionality for events and programming.

### Village Green

The Village Green is the highest utilized space on site. It is characterized by open lawn, circulating walks, some shade trees, lighting, and a variety of seating options, including benches and chairs.

### Main Entrance and Parking

As illustrated through studying site circulation, the parking areas are heavily used and serve a critical function for the Village. However, the parking lot contributes to the Village feeling disconnected from Wattles Road and doesn't utilize space to maximize parking and circulation. The space is generally characterized by pavement, with intermittent landscaping.

### Blacksmith's Yard

This large area currently serves as storage and display for farm-related exhibit collections and programming material.

### Garden and Flex Space

This space is primarily used for outdoor yoga programming and a volunteer garden.

### Pioneer Garden

A twelve-bed garden with several fruit trees utilized as part of the interpretive landscape.

### Underprogrammed Open Space

These spaces are primarily open lawn and do not house permanent or temporary site programs.



*The Village Green is often activated with events and programming.*



*The fire pit located between the Old City Hall Building and the Log Cabin.*

## Outdoor Spaces and Programming



# Existing Conditions Analysis | Infrastructure and Sustainability

**1 Site Grading and Drainage - West Lawn**  
 There are grading concerns in a few areas that need to be addressed. The West Lawn area experiences challenges with the current grading and drainage patterns; water stands after rain events behind the Niles Barnard House, and regrading is required to improve functionality and integrate the former 109 Lange Avenue property. Original foundation material remains mounded onsite for potential reuse in landscaping or building; using or rehousing this material will also improve functionality.



The excavation "mound" behind the Niles-Barnard House.

**2 Water Intrusion - Church and Old City Hall**  
 Water intrusion has been reported by staff in the Church basement and Old City Hall building basement, affecting exhibit collections and their storage areas. The grading issues behind the Church Building will be the most challenging and costly to correct. There are existing bioswales in the right-of-way along Lange Avenue and Livernois Avenue to retain stormwater collected onsite.



A westward perspective of the grading challenges behind the Church.

**3 Overhead Electrical Utilities**  
 There are existing electrical utilities visible on-site. The City of Troy also provided the locations of underground utilities to guide decision-making. The stability of the power pole located behind the Niles-Barnard House is a concern. Another general concern is the current capability of the site to generate enough electricity to support specific programs and events, specifically rentals.



# Existing Conditions Analysis | Landscape Maintenance and Operations

The Troy Historic Village staff and volunteers, Troy Garden Club volunteers, and City of Troy Facilities & Grounds Operations all share varying levels of responsibility for maintaining the onsite vegetation. While Facilities & Grounds Operations hold the primary responsibility for landscape maintenance, which includes tasks such as mowing and site repairs, the other volunteer groups contribute by maintaining numerous gardens. The focus of Village staff is on direct programming, so there is heavy reliance on volunteers for the maintenance and improvement of gardens (which add a great deal to aesthetics and sometimes provide indirect programming in the Village). The loss of any of these volunteers directly impacts the ability to maintain gardens. Considerations for maintaining and expanding these volunteer relationships is crucial to the continued level of this additional site landscaping which falls outside the City's responsibility and the staff's time and availability.

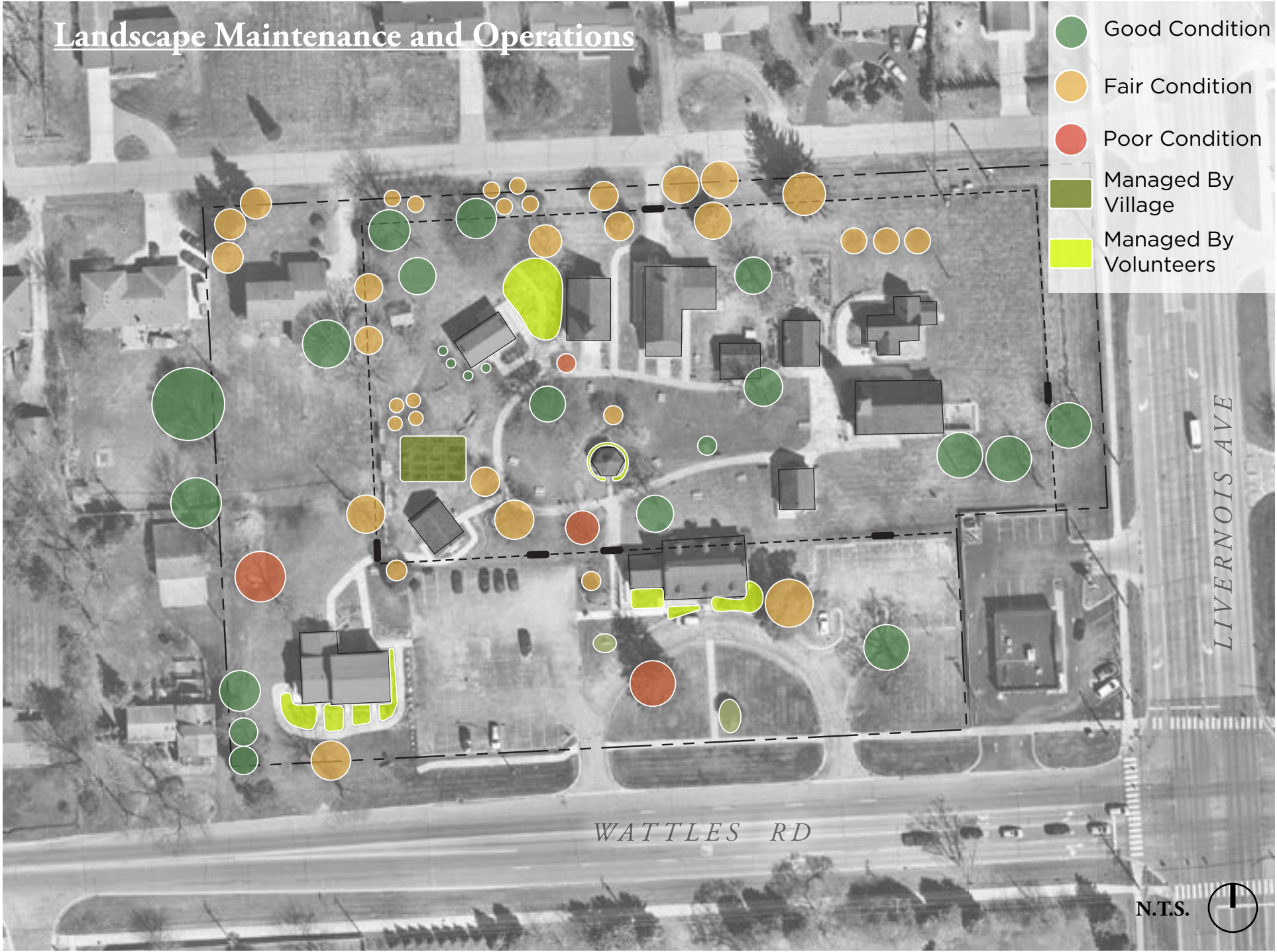


The Village's pioneer demonstration garden.

The following page includes a diagram depicting the conditions of existing trees, as determined by Village staff. A detailed tree assessment conducted by an arborist is warranted before final decisions regarding actions for tree maintenance, removal and/or care.



Volunteer-maintained gardens by the Caswell house and gazebo.





# PUBLIC ENGAGEMENT

The public engagement component of the Master Plan update sought to gather years, and even decades, of institutional knowledge from site stakeholders, coupled with feedback from visitors and the community at large. The project team sought feedback from Troy Historic Village visitors through two surveys (available online and in print) advertised on-site, shared on the Village's social media channels, and available to subscribers via the Village's e-newsletter. A focus group, consisting of Troy Historic Village Staff, City of Troy staff and elected officials, and Troy Historical Society board members, was also assembled by the project team to provide feedback specifically focused on recommendations other than those identified by the survey.

## Key Themes

- » Survey 1 reflected community support for adding covered outdoor spaces, creating more parking areas, funding a new Visitor Center, and dedicating indoor flexible space to individual or group use, particularly for school programming activities and eating indoors.
- » The priorities identified through the focus group include the aforementioned, as well as stormwater management in flood-prone areas and to mitigate the impacts of adding more paved parking area, upgrading infrastructure to better support programming and volunteer or public events, increasing curb appeal through landscaping treatments with updated entrance signage, site accessibility improvements, and developing new Visitor Center design concepts.
- » Survey 2 gathered more targeted feedback on the draft site improvements from the neighborhoods around the Village, Village staff, Historical Society members, and City staff. 46% of Survey 2's respondents live within a 0.5-mile radius of the Village. Notably, they expressed support for relocating a historic silo or water tower to the northeast corner of the Village as a visual point of interest. There was also support to bury overhead electrical lines on the site for maintenance and aesthetics purposes. Some neighbors expressed Village events and rentals can create a noticeable amount of noise that affects immediate neighbors, demonstrating the need for more vegetative buffers along the perimeter for sound attenuation. Neighbors also expressed concerns with the option to create bus parking directly off of Lange Avenue.





# RECOMMENDATIONS

The Troy Historic Village Master Plan has been developed in response to the priorities, objectives, and feedback received from stakeholders and the community, over a period of nine months. The plan was developed through an iterative process, incorporating input from stakeholders and undergoing necessary revisions. Building upon the site's collection of historical buildings, the plan aims to create a holistic campus experience that enhances its overall appeal and cultural enrichment. The plan addresses key aspects such as the entrance and parking experience, introducing innovative learning and interpretive spaces, implementing effective stormwater management strategies on-site, and seamlessly integrating the new open space at 109 Lange Avenue. With the addition of a Visitor Center creating additional event and rental space, and enhancements to parking and pedestrian circulation, the Troy Historic Village Master Plan will possess a diverse array of options to further elevate its cultural significance and solidify its position within the community.

## Overall Site Master Plan



## RECOMMENDATIONS | Accessibility and Visitor Experience

The Troy Historic Village Master Plan project places a strong emphasis on improving accessibility and enhancing the overall visitor experience. By strategically addressing signage, parking, circulation, and the placement of key facilities, the plan aims to create a more inviting and engaging environment for all visitors.

### Prominent Entrance Signage and Increased Visibility

To increase visibility and awareness, the plan proposes redesigning and reconstructing the parking lot to make the Village entrance signage more prominent. This redesigned signage can also serve as a platform for sharing rental information, upcoming programs, and events. Additionally, relocating the State of Michigan historic marker signage closer to main roads will ensure greater visibility for passing motorists. The plan further suggests incorporating a tall structure, such as a historic water tower or silo, in the East Garden to serve as both signage and a visual attraction.

### Improved Parking and Visual Continuity

The proposed plan maintains the main visitor parking area along Wattles Road with two entrance points. To optimize parking efficiency and visual continuity, the plan suggests realigning the parking lot entrances, necessitating curb cut adjustments. By removing the circular horseshoe driveway, more dedicated parking spaces can be created, while landscaped islands and buffers compensate for the green space lost. Study at the master plan scale suggests an improved lot capacity of  $\pm 68$  spaces if designed per current City of Troy code requirements. Additional study and potential deviation from City standards could yield additional parking spaces. The plan ensures that the parking lot can still accommodate bus drop-offs, trash removal vehicles, and event parking. Furthermore, it recommends establishing parking agreements with nearby entities to accommodate additional parking needs.

### Enhanced Visitor Circulation and Connectivity

A vital aspect of the visitor experience is improved circulation and connectivity throughout the Village. The plan proposes adding comfortable pathways in underutilized areas, such as the West Lawn, North Garden, and East Garden, which would connect visitors to various buildings, landscapes, gardens, and interpretive amenities across the campus. It also reconsiders connecting sidewalk gaps around the perimeter of the Village that would create a more welcoming atmosphere.

### Relocation of the Log Cabin and New Visitor Center

To accommodate the construction of a new Visitor Center, the plan recommends relocating the existing Log Cabin to a spot southeast of the Caswell House. This new location aligns with the historical context and establishes a node along the main walking path, surrounded by gardens, a relocated fire pit, and seating areas. The Visitor Center itself is envisioned to be situated on the north edge of the parking lot, providing a clear entry point to the campus. The building, spanning approximately 3,000 square feet, will feature a basement for additional exhibit storage, a second floor for staff offices and gathering spaces, and possibly flexible gathering spaces or classrooms, restrooms, storage, and a small kitchen on the first floor to cater to visiting school groups.

## RECOMMENDATIONS | Outdoor Spaces and Programming

The Troy Historic Village Master Plan prioritizes the enhancement of visitor experiences through the introduction of multiple programming areas that offer unique and engaging activities. The Niles-Barnard House, the new Visitor Center, and the Old City Hall building will serve as central hubs for various events, volunteer activities, and rentals, creating a dynamic and ever-evolving experience for visitors.

### Expanded Flexible Use of Outdoor Spaces

To accommodate programming, volunteer activities, and events, the master plan designates additional space for flexible use of outdoor areas, allowing for the incorporation of temporary tents as needed. The first designated site is located north of the Niles-Barnard House, while the second encompasses the Village Green outside Town Hall and the Church. The Village Green tents will be pitched for events only, while the West Lawn tent will remain pitched as a multi-use outdoor programming and event space adjacent to the Niles-Barnard House. These versatile spaces provide ample room and shelter for a wide range of activities, enriching the visitor experience.

### Permanent Outdoor Space at Existing Buildings

The master plan also includes the addition of permanent covered space to the Wagon Shop. This expansion will create a dedicated workspace for smithing instructors and volunteers, ensuring the availability of a suitable environment for their activities. Architectural concepts for this structure, as well as the Native American outdoor classroom, could be sourced from architecture capstone courses offered by Lawrence Tech University and the University of Michigan, ensuring innovative and well-designed spaces.

### Multi-Use Covered Outdoor Space at the Visitor Center

The new Visitor Center will incorporate multi-use covered outdoor space, further enhancing the visitor experience. This addition will allow for the inclusion of food trucks, providing flexibility for community picnics, weddings, and events, while preserving the distinctive character and quality of the grounds. The presence of food trucks will not only cater to visitors but also add vibrancy and a sense of excitement to the overall atmosphere of the Troy Historic Village.

### Enhancements to Wayfinding, Signage, and Exhibits

As part of future improvements, the master plan recommends updating wayfinding and interpretive signage throughout the Troy Historic Village. These enhancements will assist visitors in navigating the site more easily and provide them with valuable information about its historical significance. Additionally, the plan includes the creation of a new exhibit that reflects the identity and diversity of the Troy community from 1920 to 2020, offering visitors a comprehensive understanding of the region's history and heritage, and fostering a deeper connection with the site.

## RECOMMENDATIONS | Infrastructure and Sustainability

Addressing infrastructure and utilities is crucial in realizing the Troy Historic Village Master Plan. By prioritizing the burying of overhead electrical lines and resolving grading and flood intrusion challenges, the site's aesthetic appeal, resilience, and functionality can be significantly enhanced. These infrastructure improvements are vital for preserving the historical authenticity, creating versatile spaces for events, and safeguarding valuable collections stored on-site.

### Burying Overhead Electrical Lines

Not only would burying all overhead electrical lines contribute to the Troy Historic Village feeling period-appropriate, but it will also make the site more resistant to wind and ice damage. By burying the overhead electrical lines behind the Niles-Barnard House, a visually pleasing backdrop is created for event rentals. Moreover, this infrastructure improvement opens up the West Lawn, creating an inviting and open space suitable for various activation and programming activities.

### Addressing Grading Issues and Flood Intrusion Challenges

The Troy Historic Village faces grading issues and flood intrusion, particularly around the Niles-Barnard House and the Church. Resolving these challenges is essential to ensure the preservation of the site and the protection of its valuable assets. By implementing effective solutions, such as appropriate grading and drainage systems, the risk of flood intrusion can be mitigated, safeguarding the integrity of the structures and the collections they house.

### Redirection of Stormwater

To reduce flood risk to the collections stored in the Church's basement, a recommended solution involves constructing an angled roof extension at the rear of the building. This design alteration will redirect stormwater away from the basement.

### Other Campus Infrastructure

Other infrastructure issues that should be addressed include lighting and electrical. An assessment of current outdoor light levels would identify dark spots that are potential safety hazards and help inform a more uniform lighting plan. Similarly, an electrical assessment could create a better electric grid for indoor and outdoor Village programming.

## RECOMMENDATIONS | Landscape Maintenance and Operations

Within the Troy Historic Village Master Plan, landscape enhancements play a crucial role in enriching the visitor experience and managing stormwater runoff. While landscape and planting design will be conducted at a more detailed level, there is significant opportunity to incorporate functional gardens to create a more immersive environment. Additionally, the implementation of various projects may necessitate select tree removal and relocation, requiring adherence to city regulations and the development of a Tree Protection Plan. These landscape recommendations will contribute to the overall success of the Master Plan, enhancing aesthetics, functionality, and environmental sustainability.

### Enhancing Flexibility and Functionality

The West Lawn and Village Green are designated open, flexible lawn areas essential for programming. These spaces provide opportunities to engage visitors and host various activities. Expanding the groundcover garden to form the North Garden offers further potential for creating a cohesive and visually appealing landscape. Moreover, adding vegetative buffers to specific areas such as the west fence line, south of the staff parking area, and south of the Church will enhance both the visual appeal and environmental sustainability of the Village.

### Tree Removal, Relocation, and Tree Survey

The implementation of recommended projects within the Master Plan may involve the removal and/or relocation of select trees, including those in poor health. Conducting a comprehensive tree survey is necessary to assess the overall health of existing trees and determine the environmental impact of their removal. Specifically, one tree in the circular drive will be removed, and two trees will be removed or relocated to accommodate the redesigned parking lot.

### Parking Lot Landscaping and Tree Protection

The detailed design concept for the parking lot must adhere to Article 13 (Site Design Standards), specifically Item C (Parking Lot Landscaping Standards), outlined in the City of Troy Zoning Ordinance. Compliance requires the planting of one tree per eight parking spaces, with a total of nine trees for an estimated 68-space parking lot. Additionally, the greenbelt buffer between the parking lot and the sidewalk should have one deciduous tree planted every 30 feet. To facilitate these changes, a Tree Protection Plan in accordance with Chapter 28, Tree Regulations, is required by the City of Troy.

## PHASING AND IMPLEMENTATION STRATEGY

The success of the Troy Historic Village Master Plan relies on careful phasing and implementation strategies. The recommendations outlined in the plan are divided into two phases: Phase 1 (short-term) and Phase 2 (long-term). While all elements of the Master Plan hold importance, Phase 1 projects are identified as “shovel-ready,” “low-hanging fruit,” or critical incremental pieces that pave the way for Phase 2 projects. It is essential to recognize that some Phase 1 projects are necessary and practical, while others are innovative ideas generated during the Master Plan process. Although Phase 1 projects are expected to be implemented sooner, it is equally crucial to begin planning and designing Phase 2 projects in the present. This may involve engaging consultants for specific design aspects or feasibility studies.

### Flexibility and Resource Allocation: Adaptability of Project Priorities

With the right resources, intent, and consensus, any project can become a high priority. The alignment of project priorities with ongoing site improvements is crucial for successful implementation. Additionally, the Troy Historic Village and the City of Troy must develop a strategy to meet the increased maintenance needs of existing and future buildings and landscaping. Adequate consideration of maintenance requirements should be incorporated into the strategy and funding for each physical project. This approach allows the Troy Historic Village to strengthen its organizational capacity while maintaining programming and events aligned with the vision outlined in the Strategic Plan.

### Organizational Goals and Project Areas: Recommendations Alignment

The recommendations in the Master Plan are further organized according to the goals of the plan and the specific areas where improvements will take place. This organization ensures a clear alignment between the goals and the corresponding recommendations. Cost estimates are provided for each recommendation, giving an indication of the anticipated financial considerations associated with their implementation.

### Phase I Improvements



### Phase II Improvements



# PHASING AND IMPLEMENTATION STRATEGY

ID	Improvement	Area	Phase	Cost
<b>1</b>	<b>Improve Site Accessibility and Visitor Experience</b>			
1.1	Create staff, volunteer and maintenance vehicle grass parking area on newly vacant 109 Lange Ave	West Lawn	Phase I	\$ (seed)   \$\$ (sod)
1.2	Adjust fence line on north, west, and southern sides to incorporate 109 Lange Ave property, the Niles-Barnard House, and new Visitor Center * Add privacy fence and landscaping to buffer events and activities; add motorized gate to the staff parking lot	Full site * West Lawn	Phase II	\$\$\$
1.3	Fill sidewalk gap from Wattles Road to Niles-Barnard House	West Lawn	Phase I	\$
1.4	Extend pathway behind Niles-Barnard House to reconfigure West Lawn area	West Lawn	Phase I	\$\$
1.5	Create service-only drive access with motorized gate behind General Store	Artisan's Corner	Phase I	\$\$
1.6	Extend pathway behind Caswell House to create North Garden area	North Garden	Phase I	\$\$
1.7	Extend natural garden behind Parsonage Building and Church to create East Garden Area	North Garden	Phase II	\$\$
1.8	Reconstruct visitor parking lot, access drive, walkways, and landscaping	South Parking Area	Phase II	\$\$\$\$ - \$\$\$\$\$
<b>2</b>	<b>Activate Underutilized Spaces</b>			
2.1	Construct permanent covered outdoor space behind Blacksmith Shop	Artisan's Corner	Phase I	\$\$ - \$\$\$
2.2	Relocate fire pit	North Garden	Phase II	\$
2.3	Acquire seasonal tents for programming and events after completion of utility (3.2) and grading (3.3) work.	West Lawn Village Green	Phase II	\$ - \$\$ (permanent supports + tent purchase)
2.4	Complete groundcover garden with relocated fire pit	North Garden	Phase II	\$
2.5	Relocate Log Cabin	North Garden	Phase II	\$\$\$
2.6	Construct new visitor center	Visitor Center	Phase II	\$\$\$\$\$

### Opinions of Cost Estimates

\$ = < \$20,000  
 \$\$ = \$20,000 - \$99,999  
 \$\$\$ = \$100,000 - \$499,999  
 \$\$\$\$ = \$500,000 - \$999,999  
 \$\$\$\$\$ = > \$1 million

ID	Improvement	Area	Phase	Cost
<b>3</b>	<b>Infrastructure and Sustainability</b>			
3.1	Conduct photometric analysis of site lighting across Village; implement lighting improvements as needed	Full Site	Phase I	\$\$
3.2	Bury overhead power lines north of Niles-Barnard House	West Lawn	Phase I	TBD
3.3	Regrade area behind Niles-Barnard to create improved drainage	West Lawn	Phase I	\$\$
3.4	Regrade area behind Church to improve drainage	East Garden	Phase I	\$
3.5	Construct overhead structure behind Church to redirect water away from the building basement	East Garden	Phase II	\$\$ - \$\$\$
3.6	Remove and relocate trees as necessary	Full Site	Phase II	\$\$ to remove (with potential to increase for relocation)
<b>4</b>	<b>Enhance Community Understanding</b>			
4.1	Implement Native American outdoor classroom	West Lawn	Phase I	\$\$
4.2	Source historic water tower/silo and install in northeast corner	East Garden	Phase II	TBD
4.3	Relocate Memorial	East Garden	Phase II	\$ - \$\$
<b>5</b>	<b>Consideration of Operations and Maintenance</b>			
5.1	Formalize bus parking agreement with Community Center, neighboring church, and daycare	Off Site	Phase I	TBD
5.2	Expand WiFi for virtual programming in other buildings	Full Site	Phase I	TBD
5.3	Develop an on-site and off-site storage plan to meet the Village's needs as the new visitor center with storage space is added to the site	Full Site	Future Considerations	TBD
5.4	Acquire 1920 - 2020 Troy exhibit collection to reflect the current community identity and diversity	Old City Hall	Future Considerations	TBD
5.5	Explore the need for a wayfinding and interpretive signage plan, including "historic point of interest" signs throughout Troy and cohesive interpretive and wayfinding signage site wide	Full Site	Future Considerations	\$\$ (consulting fee only)

### Opinions of Cost Estimates

\$ = < \$20,000  
 \$\$ = \$20,000 - \$99,999  
 \$\$\$ = \$100,000 - \$499,999  
 \$\$\$\$ = \$500,000 - \$999,999  
 \$\$\$\$\$ = > \$1 million



## Chapter 13 - Historic Preservation

---

### 1. **PURPOSE**

The purpose of this Chapter is to 1) safeguard the heritage of the City of Troy by preserving historic resources in the City which reflect elements of its cultural, social, economic, political and architectural history; (2) stabilize and improve property values; 3) foster civic beauty; 4) strengthen the local economy; 5) promote the use of historic resources for the education, pleasure and welfare of the citizens of the City.

(Rev. 11/17/2003)

### 2. **DEFINITIONS**

For the purpose of this Chapter, the following definitions shall apply:

- A. **ALTERATION**: Work that changes the detail of a resource but does not change its basic size or shape.
- B. **CERTIFICATE OF APPROPRIATENESS (COA)**: Written approval of a permit application to apply for a building permit if required, for work that is determined to be appropriate and that does not adversely affect a resource.
- C. **COMMISSION**: The historic district commission which is responsible for implementing Public Act 169 of 1970 as amended and the city's historic preservation ordinance for the City of Troy.
- D. **COMMITTEE**: A historic district study committee appointed by the city council.
- E. **DEMOLITION**: razing a resource, whether entirely or in part, which may include, but is not limited to demolition by neglect.
- F. **DEMOLITION BY NEGLECT**: Neglect in maintaining, repairing, or securing a resource that results in deterioration of an exterior feature of the resource or the loss of structural integrity of the resource.
- G. **FIRE ALARM SYSTEM**: A system designed to detect and annunciate the presence of fire or by-products of fire. Fire alarm system includes smoke alarms.  
(12/22/2005)
- H. **HISTORIC DISTRICT**: In accordance with Act 169, Public Acts of 1970, the term "Historic District" shall mean an area or group of areas not necessarily having contiguous boundaries, created by the City for the purposes of this Chapter. This shall include any historical or cultural site or structure (including significant trees or other plant life located thereon) of particular historic or cultural significance to the City of Troy, the State of Michigan, or the U.S.A., where cultural, political, spiritual, economic or social history of the community, state or nation is reflected or exemplified with historic personages or with important events in local, state, or national history, or which embody the distinguishing characteristics of an architectural specimen, inherently valuable for a representation of a period, or style or method of construction, or a notable work of construction, or a notable



## Chapter 13 - Historic Preservation

---

work of a master designer or architect whose individual genius influenced his age.

- I. **HISTORIC LANDMARK**: Any structure, site, object, feature, or open space that is significant in the history, architecture, archaeology, engineering, or culture of this city, state, or of the United States. A landmark is a historic district as defined in this section which contains only one (1) resource.
- J. **HISTORIC RESOURCE**: A structure, site, object, feature, or open space that is significant in the history, architecture, archaeology, engineering, or culture of this city, state, or of the United States.
- K. **NOTICE TO PROCEED**: Authorization to perform work that does not qualify for a COA but may legally be accomplished following criteria set forth in this ordinance.
- L. **OPEN SPACE**: Undeveloped land, a naturally landscaped area, or a formal or man-made landscaped area that provides a connective link or a buffer between other resources.
- M. **ORDINARY MAINTENANCE**: Keeping a resource unimpaired and in good condition through ongoing minor intervention to the exterior of a resource. Ordinary maintenance does not change the exterior appearance of the resource except through the elimination of the usual and expected effects of weathering. Ordinary maintenance does not constitute work for purposes of this act.
- N. **PROPOSED HISTORIC DISTRICT**: An area or group of areas, not necessarily having contiguous boundaries, that has delineated boundaries and that is under review by a committee or a standing committee for the purpose of making a recommendation as to whether it should be established as a historic district or added to an established historic district.
- O. **REPAIR**: To restore a decayed or damaged resource to a good or sound condition by any process. A repair that changes the external appearance of a resource constitutes an alteration for purposes of this act.
- P. **RESOURCE**: A building, structure, site, object, feature or open space located within a historic district, or described as a historic landmark.
- Q. **SMOKE ALARM**: A single-station or multiple-station alarm responsive to smoke and not connected to a system. As used in this ordinance “single-station alarm” means an assembly incorporating a detector, the control equipment, and the alarm sounding device into a single unit, operated from a power supply either in the unit or obtained at the point of installation. “Multiple-station alarm” means two or more single-station alarms that are capable of interconnection such that actuation of one alarm causes all integrated separate audible alarms to operate.  
(12/22/2005)
- R. **WORK**: Construction, addition, alteration, repair, moving, excavation or

demolition.

(Renumbered 12/22/2005)

3. **REGULATION OF RESOURCES AND ESTABLISHED HISTORIC DISTRICTS**

- A. There shall be no construction, alteration, repair, moving or demolition of the exterior features of a Historic Resource unless a certificate of appropriateness or a notice to proceed is issued in accordance with this chapter. The following Historic Districts are hereby established.

**Troy Union Cemetery, 1199 E. Square Lake** (Tax ID: 88-20-02-301-009) T2N, R11E, SEC 2, PART OF SW ¼ OF SW ¼ BEG AT PT DIST S 89-44-00 E 750 FT FROM SW COR SEC 2, TH S 89-44-00 E 573.57 FT, TH N 00-24-30 W 446.10 FT, TH N 88-46-00 W 365.25 FT, TH S 40-53-00 W 133.60 FT, TH S 89-27-30 W 29.8 FT, TH S 14-06-00 W 360.89 FT TO BEG 4.66 A

**6890 Norton** (Tax ID: 88-20-03-226-033) T2N, R11E, SEC 3 PART OF NE ¼ BEG AT PT DIST S 01-15-30 E 809.30 FT & S 88-59-30 W 276.15 FT FROM N 1/8 COR, TH S 88-59-30 W 250 FT, TH N 01-35-15 W 136.63 FT, TH N 88-59-30 E 250 FT, TH S 01-35-15 E 136.63 FT TO BEG 0.78 A

**770 W. Square Lake** (Tax ID: 88-20-04-354-011) T2N, R11E, SEC 4 PART OF SW ¼ BEG AT PT DIST N 00-17-56 E 259.88 FT & S 89-45-00 E 160 FT & S 79-23-48 E 273.17 FT & S 69-02-36 E 300 FT & S 79-29-59 E 232.30 FT & S 89-57-22 E 136.66 FT FROM SW SEC COR, T N 00-12-04 E 226.40 FT, TH N 73-29-54 E 14.90 FT TH ALG CURVE TO RIGHT, RAD 60 FT, CHORD BEARS N 86-20-14 E 26.67 FT, DIST OF 26.89 FT, TH ALG CURVE TO LEFT, RAD 60 FT, CHORD BEARS N 74-27-32 E 50.18 FT, DIST OF 51.77 FT, TH S 40-15-30 E 40.45 FT, TH S 89-57-22 E 9.96 FT, TH S 00-06-01 W 215 FT, TH N 89-59-22 W 125.75 FT, TO BEG 0.67 A5-3-90 FR 008

**330 W. Square Lake** (Tax ID: 88-20-04-451-029) T2N, R11E, SEC 4 E 169.92 FT of W 856.08 FT OF S 300 FT OF SE ¼, EXC S 60 FT TAKEN FOR RD 0.941A 2-6-93 FR 025

**6091 Livernois** (Tax ID: 88-20-04-478-013) T2N, R11E, SEC 4 TROY ACRES S 70 FT OF LOT 1

**6059 Livernois** (Tax ID: 88-20-04-478-018) T2N, R11E, SEC 3, 4, 9 & 10, SUPERVISOR'S PLAT NO. 7 LOT 2

**90 West Square Lake** (Tax ID: 88-20-04-478-022) T2N, R11E, SEC 4, TROY ACRES NO. 1 SLY 150 FT OF LOT 20 EXC BEG AT SW LOT COR, TH N 89-30-00 E 93 FT, TH N 41 FT, TH S 88-15-21 W 93.04 FT, TH S 38.98 FT TO BEG 6-13-96 CORR

**Former Stone School, 3995 South Boulevard** (Tax ID: 88-20-06-101-001) T2N, R11E, SEC 6 W 165 FT OF N 264 FT OF NW FRC ¼ EXC PART TAKEN FOR HWY DESC AS BEG AT NW SEC COR, TH ELY 91 FT ALG

## Chapter 13 - Historic Preservation

---

SEC LINE, TH SWLY TO PT IN W SEC LINE DIST OF 91 FT SLY FROM BEG, TH NLY 91 FT ALG SEC LINE TO BEG 0.90 A

**Beach Road Cemetery** (Tax ID: 88-20-07-451-001) T2N, R11E, SEC 7 N 147 FT OF 167 FT OF SW  $\frac{1}{4}$  OF SE  $\frac{1}{4}$  0.57A

**46 East Square Lake Road** (Tax ID: 88-20-10-101-002) T2N, R11E, SEC 3, 4, 9 & 10 SUPERVISORS PLAT NO. 7, PART OF LOT 26 BEG AT NW COR, T 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 FT ALG S LOT LINE, TH NLY 116.30 FT TO BEG, ALSO ALL OF LOT 27

**54 East Square Lake Road** (Tax ID: 88-20-10-101-003) T2N, R11E, SEC 3, 4, 9 & 10 SUPERVISORS 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 FT ALG S LOT LINE, TH NLY 116.30 FT ALG W LOT LINE TO BEG

**90 East Square Lake Road and 110 East Square Lake Road** (Tax ID 88-20-10-101-004) T2N, R11E, SEC 3, 4, 9, & 10 SUPERVISORS PLAT NO. 7 LOT 25

**126 East Square Lake Road** (Tax ID: 88-20-10-101-005) T2N, R11E, SEC 3, 4, 9, & 10 SUPERVISOR'S PLAT NO. 7 LOT 24

**138 East Square Lake Road** (Tax ID: 88-20-10-101-006) T2N, R11E, SEC 3, 4, 9, & 10 SUPERVISORS PLAT NO. 7 LOT 23

**160 East Square Lake Road** (Tax ID: 88-20-10-101-043) T2N, R11E, SEC 10 PART OF NW  $\frac{1}{4}$  BEG AT PT DIST N 00-14-00 W 33 FT FROM NE COR OF LOT 23 OF 'SUPERVISOR'S PLAT NO 7', TH S 89-43-00 E 145 FT, TH S 00-14-00 E 300 FT, TH N 89-43-00 W 145 FT, TH N 00-14-00 W 300 FT TO BEG 1 A

**101 East Square Lake Road** (Tax ID: 88-20-03-301-077) T2N, R11E, SEC 3, SUPERVISOR'S PLAT NO. 7 E 30 FT OF LOT 20 EXC S 41 FT TAKEN FOR RD, ALSO LOT 21 EXC S 41 FT TAKEN FOR RD, ALSO N 73.43 FT OF LOT 22

**Sylvan Glen Clubhouse, 5725 Rochester Road** (Tax ID: 88-20-10-200-001) T2N, R11E, SEC 10 NE  $\frac{1}{4}$  160 A

**5871 Hilmore** (Tax ID: 88-20-11-103-014) T2N, R11E, SEC 11 PART OF NW  $\frac{1}{4}$  BEG AT PT DIST S 01-33-00 E 833 FT FROM NE COR OF W  $\frac{1}{2}$  OF NW  $\frac{1}{4}$ , TH S 88-55-00 W 330 FT, TH S 01-33-00 E 200 FT, TH N 88-55-00 E 330 FT, TH N 01-33-00 W 200 FT TO BEG 1.55 A

**Hill House, 4320 John R** (Tax ID: 88-20-13-303-014) T2N, R11E, SEC 13 PART OF SW  $\frac{1}{4}$  BEG AT PT DIST N 00-49-43 E 1544.71 FT FROM SW SEC

## Chapter 13 - Historic Preservation

---

COR, TH S 89-10-17 E 220 FT, TH N 00-49-43 E 200 FT, TH N 89-10-17 W 220 FT, TH S 00-49-43 W 200 FT TO BEG EXC W 50 FT TAKEN FOR RD 0.77 A

**Emerson Church – Unitarian Universalist, 4320 Livernois** (Tax ID: 88-20-15-351-002) T2N, R11E, SEC 15 & 16 MC CORMICK & LAWRENCE LITTLE FARMS SUB LOTS 46 & 47 EXC W 27 FT TAKEN FOR RD, ALSO ALL OF LOT 48, ALSO W 85.58 FT OF LOT 49

**Troy Museum & Historic Village - Caswell House, Poppleton School, Old City Hall, Old Troy Church and Parsonage, Log Cabin and Wagon Shop 60 W. Wattles** (Tax ID: 88-20-16-478-033) T2N, R11E, SEC 16 LAKEWOOD SUB LOT 89 TO 92 INCL, ALSO LOTS 131 TO 134 INCL EXC S 27 FT TAKEN FOR RD, ALSO N 30.75 FT OF LOT 138, ALSO LOTS 139 TO 142 INCL, EXC E 27 FT TAKEN FOR LIVERNOIS RD, and 100 W WATTLES (Tax ID 88-20-16-478-027) T2N, R11E, SEC 16 LAKEWOOD SUB LOT 130 EXC S 20 FT TAKEN FOR WATTLES RD., and 109 LANGE (Tax ID: 88-20-16-478-026) T2N, R11E, SEC 16 LAKEWOOD SUB LOT 93.

(Corrected: 12/07/2009)

**Crooks Road Cemetery** (Tax ID: 88-20-20-226-022) T2N, R11E, SEC 20 PART OF NE ¼ BEG AT PT DIST N 00-43-30 E 1101.84 FT FROM E ¼ COR, TH N 88-08-30 W 310.03 FT, TH ALG CURVE TO RIGHT, RAD 100 FT, CHORD BEARS N 43-08-30 W 141.42 FT, DIST OF 157.08 FT, TH N 01-51-30 E 180 FT, TH ALONG CURVE TO LEFT, RAD 180 FT, CHORD BEARS N 43-08-30 W 254.56 FT, DIST OF 282.74 FT, TH N 01-51-30 E 179.31 FT, TH S 87-06-30 E 577.09 FT, TH S 00-43-30 E 629.54 FT TO BEG 6.71 A

**3864 Livernois** (Part of Tax ID: 88-20-22-101-005) Part of the NW ¼ of Sec. 22, T.2N R11E, City of Troy, Oakland County, Michigan beginning at the point which is N 00°20'25" E 1771.60 ft. Along the West line of Sec. 22 from the West ¼ corner of Sec. 22, T2N R11E; thence, continuing along the West line of Sec. 22 N 00°20'25" E 330.00 ft.; thence S 89°25'55" E 225.00 ft.; thence S 00°20'25" W 330.00 ft.; thence N 89°25'55" W 225 ft. to the point of beginning. Containing 74,247 square feet – 1.705 acres, and subject to an easement over the North 30 ft. for ingress and egress and public utilities.

(Rev. 12/22/05)

**36551 Dequindre** (Tax ID: 88-20-25-230-032) T2N, R11E, SEC 25 PART OF NW ¼ BEG AT PT DIST S 00-00-08 E 1028.22 FT & S 89-23-59 W 60 FT FROM NE SEC COR, TH S 00-00-08 E 300 FT, TH S 89-23-59 W 245 FT, TH N 00-00-08 W 300 FT, TH N 89-23-59 E 245 FT TO BEG 1.69 A

**1934 Livernois** (Tax ID: 88-20-27-351-016) T2N, R11E, SEC 27 ADDISON HEIGHTS SUB N 81 FT OF W 108 FT OF LOT 53

**Perrin Cemetery (Coolidge)** (Tax ID: 88-20-32-152-002) T2N, R11E, SEC 32

## Chapter 13 - Historic Preservation

---

PART OF W ½ BEG AT W ¼ COR, TH N 00-03-00 E 165 FT, TH E 140 FT, TH S 00-03-00 W 165 FT, TH S 88-44-30 E 25 FT, TH S 01-06-30 W 67.5 FT, TH N 88-31-00 W 165 FT, TH N 00-03-00 E 66 FT TO BEG 0.78

(Revised 08/09/2021; Effective 08-19-2021)

- B. Except as provided in subsection C, all of the Historic Districts established as of July 21, 2003 shall be exempt from the requirements and provisions of Section 14 of this Chapter entitled "Establishment, Modification or Elimination of a Historic District". Such exempt Historic Districts shall not be within the purview of any Historic District Study Committee and shall remain under the sole jurisdiction of the Historic District Commission, except to the extent otherwise provided in Section 5 of this Chapter for the Historic Districts included in the Troy Museum and Historic Village.
- C. A person or entity that owns a resource within a Historic District established as of July 21, 2003, may submit a request to the Commission to modify or eliminate such Historic District. In such cases, the Historic District may only be eliminated or modified in accordance with Section 14.

(Rev. 11/17/2003)

### 4. **HISTORIC DISTRICT COMMISSION**

- A. **Creation of Commission:** In order to execute the purposes of this section, there is hereby created a Commission to be called the Historic District Commission.
- B. **Membership of Commission:** The Historic District Commission shall consist of seven (7) members whose residence is located in the City of Troy. The majority of the members will have a clearly demonstrated interest in or knowledge of historic preservation. The Commission shall include at least two (2) people chosen from a list submitted by a duly organized history group or groups, and, if available, one (1) architect duly registered in the State of Michigan. They shall be appointed by the City Council for terms of office of three (3) years. All members shall hold office until their successors are appointed. Members of the Commission may be reappointed after their terms expire. A vacancy occurring in the membership of the Commission for any cause shall be filled by a person appointed by the City Council for the unexpired term. The members of the Commission shall serve without compensation.

(Rev. 12/22/2005)

### 5. **DUTIES AND POWERS OF THE COMMISSION**

The Commission shall have all powers and duties authorized by Public Act 169 of 1970, as amended, MCL 399.201, et seq. including but not limited to the following:

- A. The Commission shall have authority to conduct an ongoing survey to identify historically and architecturally significant, properties, structures and areas that exemplify the cultural, social, economic, political, or architectural history of the nation, state or city. The Commission may use the Michigan Historical Site

## Chapter 13 - Historic Preservation

---

Survey form as a guide, and accept the work of interested volunteers. Such Site Surveys should be kept as a part of the permanent records of the Commission, at a place designated by the Commission.

- B. It shall be the duty of this Commission to review all applications for permits required by City ordinance concerning construction, alteration, repair, moving or demolition of the exterior features of a historic resource. Plans for any work in the historic resources comprising the Troy Museum and Historic Village may be submitted based on a three-year plan based on Department of Interior Preservation briefs but without detailed specifications. For purposes of this Chapter, the historic resources of the Troy Museum and Historic Village shall include, but are not limited to, those Historic Districts established in Section 3 of this Chapter and listed as Old City Hall, Caswell House, Poppleton School, Old Troy Church, and Parsonage. It is the intent of this section that the Commission shall be lenient in its judgment of plans for a new construction or for alteration or demolition of historic resources of little historic value, except where such construction, alteration or demolition would seriously impair the historic value and character of the resource and the surrounding resources and area. A permit shall not be issued and proposed work shall not proceed until the Commission has acted on the application by issuing a certificate of appropriateness or a notice to proceed.

In reviewing the plans, the Commission shall follow the United States Secretary of the Interior's standards for rehabilitating historic buildings as set forth in 36 CFR part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the Commission may be followed if they are equivalent in guidance to the Secretary of Interior's standards and guidelines and are established or approved by the Michigan Department of History, Arts, and Libraries. The Commission shall also consider the following:

1. The historical or architectural value and significance of the resource and its relationship to the historic value of the surrounding area;
2. The relationship of the exterior architectural features of the resource to the rest of the resource and to the surrounding area;
3. The general compatibility of exterior design, arrangement, texture and materials proposed to be used;
4. Any other factor, including aesthetic, which it deems to be pertinent.

The Commission shall review and act upon exterior features of a historic resource and shall not consider interior arrangement, unless interior work will cause visible change to the exterior of the resource. The Commission shall not disapprove an application due to considerations not set forth above.

- C. In those situations where the Commission finds the proposed work adversely affects the exterior of a resource the Commission considers valuable to the city,

## Chapter 13 - Historic Preservation

---

state or nation, and the Commission determines that the alteration or loss of that resource will adversely affect the public purpose of the city, state or nation, the Commission shall attempt to establish with the owner of the resource an economically feasible plan for preservation of the resource.

- D. Work within a historic district shall be permitted through the issuance of a notice to proceed by the Commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the Commission to be necessary to substantially improve or correct any of the following conditions:
1. The resource constitutes a hazard to the safety of the public or to the structure's occupants.
  2. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
  3. Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
  4. Retaining the resource is not in the interest of the majority of the community.
- E. The Commission may recommend to the City Council certain incentive programs to encourage preservation of landmark buildings in the City.
- F. The Commission may accept, in the name of the City of Troy, any grant, loan or aid of any character from Federal, State or private sources, to be expended for the purposes contemplated by this chapter, including, but not limited to the making of surveys of historical structures and/or sites, and the acquisition, restoration and possible resale of properties of historical or architectural significance. Such funds shall be administered in accordance with the Charter of the City of Troy, but a separate accounting shall be made of them and a copy of such accounting given to the Commission at least quarterly.
- G. Budget: There may be appropriated in the annual budget of the City of Troy a sum of money which may be expended and accounted for in accordance with the Troy City Charter and the Uniform Budgeting and Accounting Act of the State of Michigan.

(Rev. 11/17/2003)

## 6. RULES OF THE COMMISSION

## Chapter 13 - Historic Preservation

---

- A. The Commission shall elect from its membership a Chair, Vice- Chair and Secretary at the first meeting each year. The Chair shall preside over the Commission and have the right to vote. The Vice-Chair shall perform the duties of the Chair in his or her absence. The Secretary shall keep an accurate record of the proceedings of the Commission.

(Rev. 11/17/2003)

- B. The Commission should meet at least quarterly, and at the call of the Chair, Secretary, or two (2) members of the Commission, if matters are referred to it by the Planning Director.

(Rev. 10/03/2011)

- C. At least four (4) members of the Commission shall constitute a quorum for the transaction of its business. The Commission shall adopt rules for the transaction of its business which shall provide for the time and place of holding meetings. All meetings of the Commission shall be open to the public, and any person or his or her duly constituted representative shall be entitled to appear and be heard on any matter before the Commission before it reaches its decision.

(Rev. 11/17/2003)

- D. The Commission shall keep a record, which shall be open to public view, of its resolutions, proceedings and actions. The concurring affirmative vote of four (4) members shall constitute approval of plans before it for review, or for the adoption of any resolution, motion or other action of the Commission. The Commission shall submit an annual report of its activities to the City Council.

(Rev. 09/25/1978)

### 7. **PROCEDURES FOR REVIEW OF PLANS**

- A. Application for a building permit to construct, alter, move or demolish any resource in a Historic District shall be made to the Building Official. Plans shall be submitted showing the resource in question and also showing its relation to adjacent resources.

(10/03/2011)

- B. Upon the filing of such application, the Building Official or his or her representative shall immediately notify the Planning Director of the receipt of such application and shall transmit it together with accompanying plans and other information to the Commission.

(10/03/2011)

- C. The Commission shall review the plans according to the duties and powers specified herein. In reviewing the plans, the Commission may confer with the applicant for the building permit, and with the Building Official and/or Planning Director.

(10/03/2011)



## Chapter 13 - Historic Preservation

---

- D. The Commission shall approve or disapprove such plans, and, if approved, shall issue a certificate of appropriateness or a notice to proceed, which is to be signed by the Chair or Vice- Chair, attached to the application for a building permit and immediately transmitted to the Building Official. The Chair shall also stamp all plans submitted to the Commission signifying its approval or disapproval.

(10/03/2011)

- E. If the Commission disapproves of such plans, it shall state its reasons for doing so and shall transmit a record of such action and reasons therefore in writing to the Building Official and to the applicant. The Commission shall advise what it thinks is proper if it disapproves of the plans submitted. The applicant, if he or she so desires, may make modifications to the plans and shall have the right to resubmit the application at any time after so doing.

If the requested permit is denied by the Commission, the Building Official shall disapprove the application.

(10/03/2011)

- F. The failure of the Commission to approve, conditionally approve or disapprove of such plans within sixty (60) days from the date of application for the building permit, unless otherwise mutually agreed upon by the applicant and the Commission, shall be deemed to constitute approval and the Planning Director shall proceed to process the application without regard to a certificate of appropriateness or notice to proceed from the Commission.

(10/03/2011)

- G. After a building permit is granted, the Building Official or his or her representative shall inspect the construction or alteration in accordance with the procedures established by the Building Department of the City of Troy.

(10/03/2011)

- I. If the Commission grants a permit for demolition, it may notify the City Manager so that City Administration may consult with the owner about obtaining anything of historical significance from the property.

(10/03/2011)

- J. If an applicant seeks immediate approval to alter, repair, move or demolish a resource to prevent an imminent hazard to the safety of the public or a structure's occupants, the Chair of the Commission shall call a special meeting as early as possible, in compliance with the Open Meetings Act, to make a decision on the applicant's request.

- K. Upon a finding by the commission that a historic resource within an historic district, subject to its review and approval, is threatened by demolition by neglect, the commission may do either of the following:

## Chapter 13 - Historic Preservation

---

1. The commission may require the owner of the resource to repair all conditions contributing to the demolition by neglect.
2. If the owner does not make repairs within a reasonable time, the commission or agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The cost of the work shall be charged to the owner and may be levied by the city as a special assessment against the property. The commission or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court.

- L. The Historic District Commission shall not issue a certificate of appropriateness or notice to proceed unless an applicant certifies in the application that the property where the work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the State Construction Code Act, MCL 125.1501 *et seq.* as amended.

(Rev. & Renumbered: 12/22/2005)

### 8. **DEMOLITION OR MOVING HISTORIC RESOURCES**

The demolition or moving of resources located in Historic Districts shall be discouraged. The Commission shall not approve demolition except when deemed a hazard to public health or safety by a responsible public agency, but may issue a certificate of appropriateness for moving said resource.

The Commission may issue a certificate of appropriateness or notice to proceed for the moving or demolition of any resource. An application for the moving or demolition of a resource shall be approved by the Commission if any of the following conditions prevail, and if in the opinion of the Commission the proposed work will materially improve or correct these conditions:

1. The resource is a deterrent to a major improvement program which will be of substantial benefit to the community;
2. Retention of the resource would cause undue financial hardship to the owner; or
3. Retention of the resource would not be in the interest of the majority of the community.

(Rev. 11/17/2003)

### 9. **PROPOSED HISTORIC DISTRICT**

Upon receipt of substantial evidence showing the presence of historic architectural, archeological, engineering, or cultural significance of a proposed historic district, the City Council may, at its discretion, adopt a resolution requiring that all applications for permits within the proposed historic district be referred to the Historic District Commission for review as provided in this ordinance. The Historic District Commission

## Chapter 13 - Historic Preservation

---

shall review permit applications with the same powers that would apply if the proposed historic district were an established historic district. The review may continue in the proposed historic district for not more than one year, or until such time as the City Council approves or rejects the establishment of the historic district by ordinance, whichever occurs first.

(Rev. 11/17/2003)

### 10. **EMERGENCY MORATORIUM**

If the City Council determines that pending work will cause irreparable harm to resources located within an established historic district, City Council may, by resolution, declare an emergency moratorium of all such work for a period not to exceed six months. The City Council may extend the emergency moratorium for an additional period not to exceed six months upon finding that the threat of irreparable harm to resources is still present. Any pending permanent application concerning a resource subject to an emergency moratorium may be summarily denied.

(Rev. 11/17/2003)

### 11. **YARD VARIANCES**

Due to peculiar conditions of design and construction in Historic Districts, where structures were often built close to the lot lines, it is in the public interest to retain the District's appearance by making variances to normal yard requirements. Where it is deemed that such variances will not adversely affect neighboring properties, the Commission may recommend to the Zoning Board of Appeals that such variance to standard yard requirements be granted.

(Rev. 10/03/2011)

### 12. **EXCEPTIONS**

Nothing in this chapter shall be construed to prevent ordinary maintenance, repair or sale of any resource within an historic district. Nor shall anything in this chapter be construed to alter, amend or delete provisions of other Troy City ordinances, or the Troy City Charter pertaining to the administration, control, or ownership of property owned by the City of Troy.

(Rev. 11/17/2003)

### 13. **APPEALS**

An applicant aggrieved by a decision of the Commission concerning a permit application may file an appeal with the state historic preservation review board of the Michigan Historical Commission. The appeal shall be filed within sixty (60) days after the decision is furnished to the applicant. A permit applicant aggrieved by the decision of the historic preservation review board may appeal the decision to the circuit court. Any citizen or duly organized historic preservation organization in the city, as well as resource property owners, jointly or severally aggrieved by a decision of the historic district commission concerning a matter other than a permit application, may appeal the decision to the circuit

court.

(Rev. 11/17/2003)

14. **ESTABLISHMENT, MODIFICATION OR ELIMINATION OF A HISTORIC DISTRICT**

A. **Establishment of Historic District Study Committee**

Before establishing, modifying or eliminating any Historic District, City Council shall appoint a Historic District Study Committee. The Committee shall contain a majority of persons who have a clearly demonstrated interest in or knowledge of historic preservation, and shall consist of at least one (1) member of the Historic District Commission and shall contain representation from at least one other duly organized local historic preservation organization. The study committee shall be an ad hoc committee established to consider the establishment, modification or elimination of historic districts in specified areas as determined by City Council and then be dissolved.

B. **Duties of the Historic District Study Committee**

1. The Historic District Study Committee shall do all of the following:
  - a. Conduct a photographic inventory of resources within each proposed historic district, following procedures established or approved by the Michigan Department of History, Arts, and Libraries.
  - b. Conduct basic research of each proposed historic district and the historic resources located within that District;
  - c. Determine the total number of historic and non-historic resources within a proposed historic district and the percentage of historic resources of that total. In evaluating the significance of the historic resources, the Committee shall be guided by the selection criteria for evaluation issued by the Secretary of the Interior for inclusion of resources in the National Register of Historic Places, as set forth in 36 CFR part 60.
  - d. Prepare a preliminary Historic District Study Committee report that addresses at a minimum all of the following:
    - i. The charge of the Committee;
    - ii. The composition of the Committee membership;
    - iii. The historic district or districts studied;
    - iv. The boundaries for each proposed historic district in writing and on maps;
    - v. The history of each proposed historic district;
    - vi. The significance of each district as a whole, as well as a sufficient number of individual resources to fully represent the variety of resources found within the district, relative to the evaluation criteria.

- e. Transmit copies of the preliminary report for review to City Council, the Planning Commission, the Historic District Commission, the Michigan Department of History, Arts and Libraries, the Michigan Historical Commission and the State Historic Preservation Review Board.
  - f. Make copies of the preliminary report available to the public.
2. The City Council may prescribe the time for preparation and transmittal of the preliminary report if the Council deems it in the public interest to do so.
  3. Not less than sixty (60) calendar days after the transmittal of the preliminary report, the Study Committee shall hold a public hearing. Public notice of the time, date, and place of the hearing shall be given in the manner required by the Open Meetings Act, 1976 PA 267, MCL 15.261, et seq. Written notice shall be mailed by first class mail not less than fourteen (14) calendar days before the hearing to the owners of properties within the proposed historic district, as listed on the tax rolls of the City of Troy.
  4. The Committee shall have no other powers, express or implied, beyond those listed in this section, except as may be otherwise expressly authorized by ordinance or resolution of City Council.

C. **Actions to be Taken by the Historic District Study Committee and City Council**

After the date of the public hearing, the Historic District Study Committee and City Council shall take the following actions:

1. The Committee shall prepare and submit a final report with its recommendation and the recommendation, if any, of the Planning Commission to the City Council. If the recommendation is to establish, modify or eliminate a historic district or districts, the final report shall include a draft of a proposed ordinance or ordinances.
2. After receiving a final report that recommends the establishment, modification or elimination of a historic district or districts, the City Council, at its discretion, may introduce and pass or reject an ordinance or ordinances establishing, modifying or eliminating one or more historic districts. If the City Council passes an ordinance or ordinances establishing, modifying or eliminating one or more historic districts, City Council shall file a copy of that ordinance or ordinances, including a legal description of the property or properties located within the historic district or districts, with the Register of Deeds. City Council shall not pass an ordinance establishing a contiguous historic district less than sixty days after a majority of the property owners within the proposed historic district, as listed on the City tax rolls, have approved the establishment of the historic district pursuant to a written petition.

3. At any time after expiration of the time limits set in or prescribed by City Council pursuant to this section for the Historic District Study Committee to act, the City Council may, in its discretion, proceed to introduce and pass or reject an ordinance as described in the immediately preceding paragraph 2.

**D. Elimination of Districts**

If considering elimination of a historic district, the Committee shall follow the procedures set forth for issuing a preliminary report, holding a public hearing and issuing a final report, but with the intent of showing 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.

**E. Availability**

All writings prepared, owned, used, in possession of or retained by the Committee in the performance of any official function shall be made available to the public.

(Rev. 11/17/2003)

**15. ENFORCEMENT; VIOLATIONS**

- A. After issuance of a certificate of appropriateness or notice to proceed or if a violation of this article is suspected, the city's designated representative may from time to time inspect the exterior of properties covered by this article.
- B. The enforcement of this ordinance shall be the responsibility of this Historic District Commission, in conjunction with the Planning Director. A person, individual, partnership, firm, corporation, organization, institution or agency of government that violates this act is responsible for committing a Municipal Civil Infraction subject to the provisions of Chapter 100 of the Code for the City of Troy. Each day a violation continues is a separate Municipal Civil Infraction Violation. Sanctions for violation shall include a fine of not more than \$500, costs, damages and injunctive orders as authorized by Chapter 100.  
(Rev. 10/03/2011)
- C. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this act may be ordered by the court to pay the costs to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated, or demolished.  
(Rev. 11/17/2003)