



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 3, 2021

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director

Subject: Application to De-List 6071 Livernois

The owner of 6071 Livernois submitted an application to de-list. The property is commonly known as the Ye Olde Flower Barn. A farmhouse and barn presently sit on the property. The property is listed as a historic property in the City's Historic Preservation Ordinance (Chapter 13).

The building was originally a farmhouse but has been used as Ye Olde Flower Barn for nearly 50 years. The reasons for listing the property in Chapter 13 Historic Preservation are unclear, as there are no records for this property on file. The business has closed and the owner seeks to de-list and sell the property.

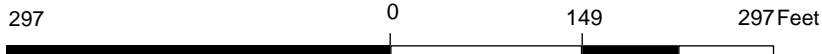
Chapter 13 specifies the process for de-listing (see attached checklist). City Council appointed a Historic District Study Committee (HDSC) on January 25, 2021. The HDSC reviewed the Preliminary Report at a meeting on February 25, 2021. The next step is to transmit the Preliminary Report to City Council, the Planning Commission, the Historic District Commission, the Michigan Historical Commission and the State Historic Preservation Review Board for review and comment.

The Preliminary Report is attached as an informational item. This item will be back before City Council for consideration following a 60-day review period and the HDSC public hearing.

City Council action is not required for this item at this time.

Attachments:

1. Map
2. Checklist to Delist a Historic Resource
3. Minutes (draft) from February 25, 2021 Historic District Study Committee meeting
4. Preliminary Report to De-List 6071 Livernois



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.

CHECKLIST TO DELIST A HISTORIC RESOURCE

The following are the steps required to delist a historic resource in Troy, as per Chapter 13 Historic Preservation:

Applicant submits a complete Application to Delist a Historic Resource to the City of Troy Planning Department.

Historic District Study Committee (HDSC) is appointed to complete the following steps:

HDSC prepares a Preliminary Report, including photo inventory that indicates one of the following reasons for de-listing:

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

Transmit the Preliminary Report to the Historic District Commission, The Michigan Historical Commission and the State Historic Preservation Review Board, Planning Commission and City Council

The Planning Department shall schedule a public hearing with the HDSC not less than sixty (60) days after the Preliminary Report is on the City Council agenda as an informational item.

The Planning Department shall mail the property owner via first class mail a written notice of the public hearing, not less than fourteen (14) days prior to the public hearing.

After the public hearing, the HDSC shall prepare a Final Report with the recommendations of Planning Commission and transmit the Final Report to City Council

City Council may consider an amendment to Chapter 13 which modifies or eliminates one or more of the historic districts.

Council approves and property owner notified

The Historic District Study Committee meeting began at 7:05 p.m. on February 25, 2021. The meeting was held remotely on the GoToMeeting remote meeting platform.

1. ROLL CALL

Present:

Barb Chambers
Timothy McGee
Kent Voigt

Also Present:

R. Brent Savidant, Community Development Director
Jeff Jezierski, owner of 6071 Livernois

2. APPROVAL OF AGENDA

Moved by: McGee
Seconded by: Chambers

RESOLVED, To approve the Agenda as prepared.

Yes: All present (3)

MOTION CARRIED

3. ELECTION OF OFFICERS

Moved by: McGee
Seconded by: Chambers

RESOLVED, To elect Kent Voigt as Chairperson.

Yes: All present (3)

MOTION CARRIED

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

Mr. Savidant presented the Preliminary Report. General discussion followed.

Timothy McGee stated he toured the barn in the early 2000's with the Director of the Troy Museum, as the Troy Museum was interested in acquiring a historic barn. Her opinion at the time was that the barn was not historically significant.

The Committee agreed the farmhouse was typical of farmhouses constructed at the turn of the 20th century and was not historically significant. Further, there was no record indicating the reasons for listing 6071 Livernois as a historic property in Chapter 13.

Moved by: McGee
Seconded by: Chambers

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

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

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

Yes: All present (3)

MOTION CARRIED

5. PUBLIC COMMENT

There was no one present who wished to speak.

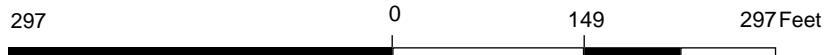
Chairperson Voigt adjourned the meeting at 7:25 pm.

PRELIMINARY REPORT

HISTORIC DISTRICT STUDY COMMITTEE

APPLICATION TO DE-LIST 6071 LIVERNOIS, TROY MI

YE OLDE FLOWER BARN



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

INTRODUCTION

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

TROY HISTORIC VILLAGE RESEARCH

6071 Livernois (Ye Olde Flower Shop)

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

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

1940 Fred and Rosetta Schoch (US Census).

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

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

1967? Purchased by Fred and Jeannine Jezierski.

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

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

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

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

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

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

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

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

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

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

BUILDING OFFICIAL INSPECTION

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

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

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

BARN PRESERVATION NETWORK INPUT

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

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

SUMMARY

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

APPENDIX A

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

109

Certificate.
No. 129.

The United States of America.

Sent 12. May 1822

To all to whom these presents shall come, Greeting:

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

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

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

In testimony whereof, *J. James Monroe*

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

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

By the President,

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

548482
LS.

APPENDIX B

Photographs taken by Building Official in November, 2020.



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



Porch on front of residence.



Barn building, south elevation.



Barn building, north elevation.



Barn interior.



Barn interior.



Barn addition.



Barn addition.

APPENDIX C

Photograph of beam inside barn.



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