



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM



Date: July 30, 2021
To: Mark F. Miller, City Manager
From: R. Brent Savidant, Community Development Director
Subject: APPLICATION TO DE-LIST 6071 LIVERNOIS

6071 Livernois is listed as a historic property in the City's Historic Preservation Ordinance (Chapter 13). Property owners the Jezierski family submitted an application to de-list the property so that the building can be more marketable for sale. Ye Olde Flower Barn presently sits on the property, which is zoned NN (Neighborhood Node "Q") Zoning District.

To de-list a property, City Council should make a finding that the subject property meets one or more of the following standards:

1. The historic district has lost those physical characteristics that enabled establishment of the district.

The City has no historic records on file for this property. The reasons for establishing the property as a historic property cannot be determined. The Historic District Study Committee determined that the property as it sits today is not historically significant.

2. The historic district was not significant in the way previously defined.

The reasons for establishing the property as a historic property cannot be determined. The Historic District Study Committee determined that the property as it sits today is not historically significant.

3. The historic district was established pursuant to defective procedures.

Based on the information available, it seems the property was listed simply because it was an older building. The age of a building does not make it historically significant. There were numerous renovations made to the building prior to listing that negatively affected its architectural and historic character.

On July 13, 2021 the Planning Commission recommended 9-0 that the property be de-listed. On July 19, 2021 the Historic District Study Committee recommended 3-0 that the property be de-listed.

City Council has final authority to approve the de-listing of 6071 Livernois.

Attachments:

1. Map
2. Minutes from July 19, 2021 Historic District Study Committee meeting
3. Minutes from July 13, 2021 Planning Commission Regular meeting
4. Final Report to De-List 6071 Livernois

**CITY OF TROY
AN ORDINANCE TO AMEND
CHAPTER 13 OF THE CODE
OF THE CITY OF TROY**

The City of Troy ordains:

Section 1. Short Title

This Ordinance shall be known and may be cited as an amendment to Chapter 13 – Historic Preservation of the Code of the City of Troy.

Section 2. Amendment

Section 3.A. of Chapter 13 – Historic Preservation is amended to eliminate the historic district located at 6071 Livernois. As amended, Section 3. A. of Chapter 13 shall read as follows:

(Strike through denotes the language to be eliminated)

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

~~**6071 Livernois** (Tax ID: 88-20-04-478-017) T2N, R11E, SEC 3, 4, 9, & 10 SUPERVISORS PLAT NO. 7 LOT 1 EXC E 27 FT TAKEN FOR RD 6-11-96 CORR~~

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 $\frac{1}{4}$ EXC PART TAKEN FOR HWY DESC AS BEG AT NW SEC COR, TH ELY 91 FT ALG 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 5875 Livernois (Tax ID: 88-20-09-232-005) T2N, R11E, SEC 3, 4, 9, & 10 SUPERVISORS PLAT NO. 7 LOT 13

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 /4 160 A

5871 Hilmore (Tax ID: 88-20-11-103-014) T2N, R11E, SEC 11 PART OF NW ¼ BEG AT PT DIST S 01-33-00 E 833 FT FROM NE COR OF W ½ OF NW ¼, 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 ¼ BEG AT PT DIST N 00-49-43 E 1544.71 FT FROM SW SEC 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

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.

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 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

- 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 an 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.

Section 3. Savings

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect are hereby saved. Such proceedings may be consummated under and according to the ordinance in force at the time such proceedings were commenced. This ordinance shall not be construed to alter, affect, or abate any pending prosecution, or prevent prosecution hereafter instituted under any ordinance specifically or impliedly repealed or amended by this ordinance adopting this regulation, for offenses committed prior to the effective date of this ordinance; and new prosecutions may be instituted and all prosecutions pending at the effective date of this ordinance may be continued, for offenses committed prior to the effective date of this ordinance, under and in accordance with the provisions of any ordinance in force at the time of the commission of such offense.

Section 4. Severability Clause

Should any word, phrase, sentence, paragraph or section of this Ordinance be held invalid or unconstitutional, the remaining provision of this ordinance shall remain in full force and effect.

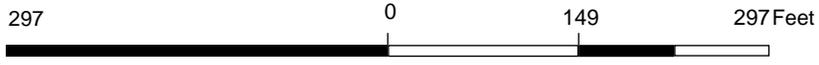
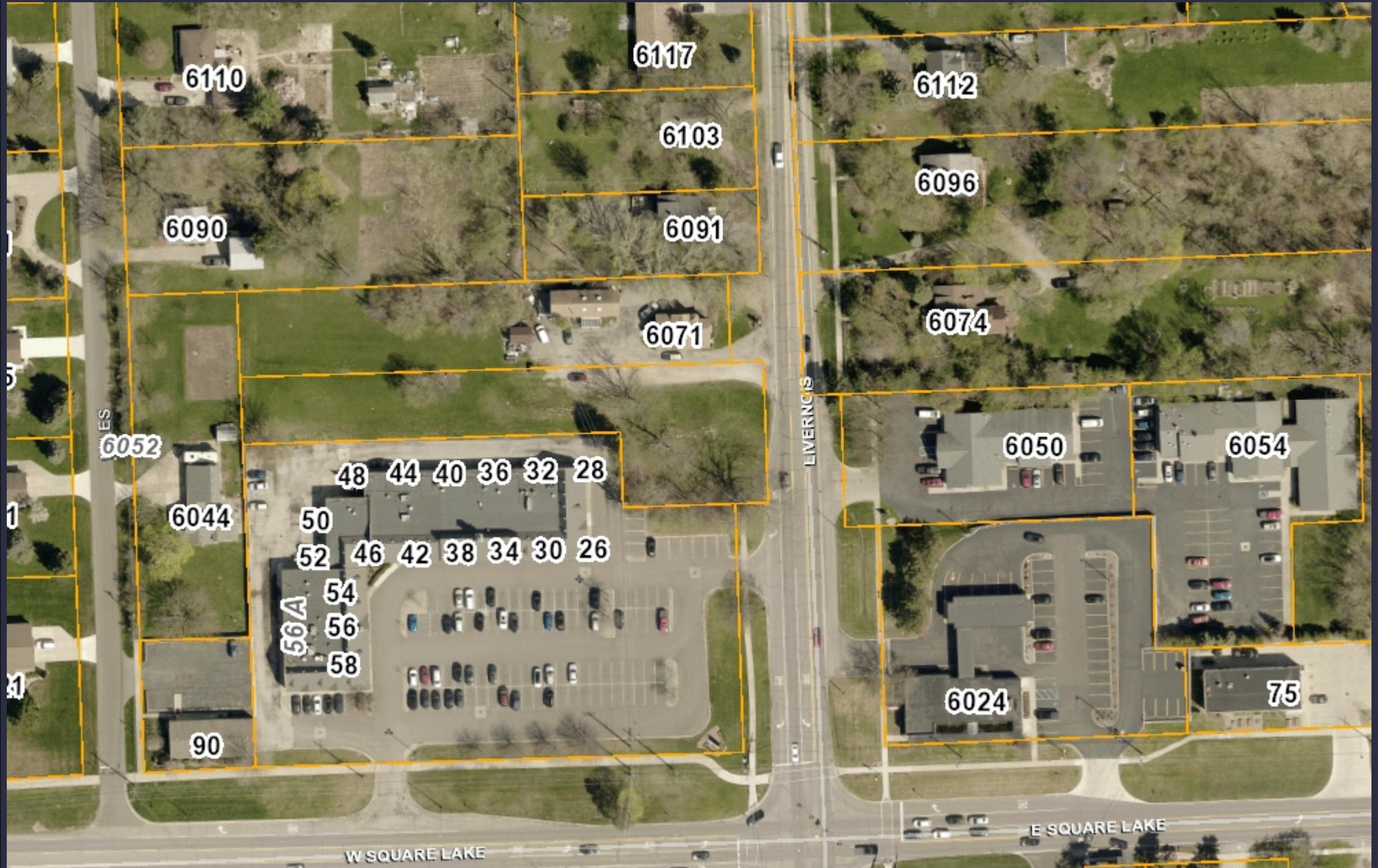
Section 5. Effective Date

This Ordinance shall become effective ten (10) days from the date hereof or upon publication, whichever shall later occur.

This Ordinance is enacted by the Council of the City of Troy, Oakland County, Michigan, at a regular meeting of the City Council held at City Hall, 500 W. Big Beaver, Troy, MI, on the Ninth day of August, 2021.

Ethan Baker, Mayor

M. Aileen Dickson, MMC
City Clerk



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.

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

1. ROLL CALL

Present:

Barb Chambers
Timothy McGee
Kent Voigt

Also Present:

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

2. APPROVAL OF AGENDA

Moved by: Voigt
Seconded by: McGee

RESOLVED, To approve the Agenda as prepared.

Yes: All present (3)

MOTION CARRIED

3. APPROVAL OF MINUTES

Moved by: McGee
Seconded by: Voigt

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

Yes: All present (3)

MOTION CARRIED

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

Mr. Savidant presented the Final Report.

General discussion followed.

The Chair opened the public hearing.

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

Moved by: Chambers
Seconded by: McGee

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

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

Moved by: McGee
Seconded by: Chambers

Yes: All present (3)

MOTION CARRIED

5. PUBLIC COMMENT

Mr. Johnson expressed his thanks to the Board.

Chairperson Chambers adjourned the meeting at 5:30 pm

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8. APPLICATION TO DE-LIST 6071 LIVERNOIS – Preliminary Report

Mr. Savidant presented the application request to de-list the property located at 6071 Livernois from Chapter 13 Historic Preservation. He said this property is also known as Ye Olde Flower Barn. Mr. Savidant addressed the lengthy process to consider an application to de-list an historic property. He referenced the recommendation of the Historic District Study Committee and its Preliminary Report and review comments from the State Historic Preservation Review Board and Michigan Historical Commission. Mr. Savidant reported that there are no files on record at the City or State level and that it is unclear why the property was designated as “historic” under the provisions of Chapter 13 Historic Preservation. He reported that the Barn Preservation Network states there is probably little historic value.

Mr. Savidant said the Planning Department supports the recommendation to de-list the property. He said the Planning Commission could pass a resolution in support of the de-listing, but no action is required by the Planning Commission.

Jeff Jezierski, owner of the property, addressed the family history of the buildings, the flower business of over 40 years, the financial burdens on the family and various renovations to the buildings that he shared changed the configuration of the original structure. He asked the Board’s support to de-list the property.

Lee Johnson, real estate representative, family friend and former employee of the Ye Olde Flower Barn, addressed renovation restrictions placed by Chapter 13 on historic homes; simply changing paint color requires approval by the Historic Commission. He addressed how originally homes were listed on the historic list. Mr. Johnson asked for the Planning Commission support in de-listing the property.

There was discussion on:

- Benefits, if any, of homes listed as historic.
- Comments of Barn Preservation Network.
- Procedure to de-list historic property from Chapter 13.
- Trend of de-listing historic designation(s) on adjacent property.
- Troy Historic Village has no interest in retaining any portion(s) of historic barn.

Resolution # PC-2021-07-051

Moved by: Lambert
Support by: Hutson

RESOLVED, To recommend the de-listing of the property that used to be known as the Ye Olde Flower Barn.

Yes: All present (9)

MOTION CARRIED

FINAL REPORT

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

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

RESEARCH OF PROPERTY HISTORY

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). Johnson Niles passed away in 1872. 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).
- 1905 House constructed.
- 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).

HISTORIC SIGNIFICANCE

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 from the Troy Historic Village 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.

Barn Preservation Network

Jen Peters 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. This verifies the comment by Jeff Jezierski who stated the beams were purchased at an estate sale and added to the barn for aesthetic reasons.

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.

Renovations to House and Barn

According to Jeff Jezierski, son of Fred and Jeannine Jezierski, the family made a number of significant renovations to the house and barn prior to the property being listed. The following is a summary of the renovations, as described by Jeff Jezierski:

- In 1969 or 1970, the family redid 12' - 18" footings under the barn perimeter to 42" footings by hand every 4 feet. They poured cement, waited for curing then did the remainder. They extended the back of barn 16' x 20', two stories high for a lower design room and upper inventory storage.
- The beams on the first floor entrance were bought and hauled and installed from an old barn estate sale in (he believed) West Bloomfield.
- The screened in porch on the southwest corner of the house was converted into a 10' x 12' full kitchen.
- In the early 2000s the family constructed a 2 story silo closet spaces on north side of house.
- The painted wood siding on house was replaced with colored fiberboard and a new roof was added to both the barn and house.
- The upstairs west side attic that had featured telegraph and wiring was converted into a full bathroom with tub/ shower and double sink.

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 home at the front (south) 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.

SUMMARY

It is unclear why the property was deemed to be historically significant and was designated as "historic" under the provisions of Chapter 13 Historic Preservation. The Historic District Study Committee supports and recommends the delisting of 6071 from Chapter 13 Historic Preservation.

APPENDIX A

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

109

Certificate.
No. 129.

Sp.

The United States of America.

Feb-12. May 1823

To all to whom these presents shall come, Greeting:

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

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

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

In testimony whereof, *J. James Monroe*

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

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

By the President,

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

548482
TS

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.

APPENDIX D

Minutes from February 25, 2021 Historic District Study Committee meeting.

APPENDIX E

Report from State Historic Preservation Office.

STATE HISTORIC PRESERVATION OFFICE

Delist 6071 Livernois (Ye Old Flower Barn) Troy, MI Staff Comments, April 27, 2021

The Introduction on page 3 seems to be incomplete. It stops just where the justification is to appear.

Regarding the elimination of a local historic district, Section 399.214 of Public Act 169 of 1970 states:

(2) If considering elimination of a historic district, a committee shall follow the procedures set forth in section 3 for issuing a preliminary report, holding a public hearing, and issuing a final report but with the intent of showing 1 or more of the following:

- (i) The historic district has lost those physical characteristics that enabled establishment of the district.*
- (ii) The historic district was not significant in the way previously defined.*
- (iii) The historic district was established pursuant to defective procedures.*

Based on the photograph, the house is a representative example of a late 19th Century cross-gabled, Victorian farm house. It has a jerkinhead or clipped roof that, though not rare, is uncommon on a vernacular house of this style in Michigan. The property still appears to retain most of the physical characteristics that originally defined it. The report does not make the case that the house no longer meets criteria 2(i) in PA 169 as noted above. The report should include a more detailed list of changes to the property, the approximate period they occurred, and an analysis of how the changes affected its historic integrity.

Staff consulted the SHPO's local historic district files. Though SHPO is not the office of record, our files do contain a letter dated July 7, 1987 to Dorothy Scott from then SHPO Preservation Coordinator Janet Kreger, stating that the SHPO has "the historic district study committee reports for the following districts" and lists "Troy Corners (14 buildings)." The historic district ordinance attached to the letter contains a list of Troy's historic districts dated July 27, 1981. The list includes 6071 Livernois. Specific addresses in the list are grouped by penciled lines with a handwritten label, "Troy Corners Hist. Dist." Any claim that the district was established by defective procedure (2(iii) above) would need to be documented since it appears that a study committee report was submitted and received by the SHPO and the historic district ordinance was approved by city council.

The report does not put forth a case that the district is not significant in the way previously defined, requirement 2 (ii) above. The house looks like it was probably built between 1872 and 1896 when it was owned by George H. Niles, the son of Troy's founder Johnson Niles. According to the study committee report there are, "very few surviving homes from that era in Troy." Because the city's records regarding the history and establishment of this district cannot be found, our recommendation would be to have the study committee research the history of Troy Corners to determine the significance property. County deed research may turn up more information that would "provide specific dates and additional land owner information," as noted in the report. The relationship of this property to Troy's founder Johnson Niles, a former Michigan State Senator who died in 1872, and/or his son George, should be clarified so that the significance of the resource can be properly evaluated. SHPO staff found the following information on-line in *The Account of the 11th Gathering of the Bailey-Bayley Family Association* held in Boston on June 2, 1906, p. 40. Other pioneer accounts are probably available. It sounds as if this house and property could be significant in the pioneer history of the founding of Troy.

and others, John ... more. At what is now Troy Corners lived Johnson Niles, a very peculiar, eccentric, and go-ahead pioneer, whose name is familiar to the early settlers of Oakland County. Mr. Niles settled in Troy at an early day, and was an influential man, and gave a willing, helping hand to the settlers when beginning in the wilderness. He was a zealous politician, and a Democrat of the Old Hickory school, and usually was a delegate to the Democratic county conventions held at Pontiac, where were also such men as William Popleton, Oren Popleton, Alfred Hans-

In summary, the report does not include the documentation needed to determine that the house has lost its historic physical characteristics, is no longer historically significant as previously defined, or that the local historic district was established by inappropriate procedure.