



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: October 19, 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 54 E. SQUARE LAKE ROAD

The owner of 54 E. Square Lake Road submitted an Application to De-List an Historic Property. The property is listed as a historic property in the City's Historic Preservation Ordinance (Chapter 13).

Chapter 13 specifies the process for de-listing (see attached checklist). The Historic District Study Committee (HDSC) reviewed the Preliminary Report at a meeting on October 5, 2021 and recommended de-listing of the property. 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 October 11, 2021 Historic District Study Committee meeting
4. Preliminary Report to De-List 54 E. Square Lake Road



297 0 149 297 Feet



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 5:30 pm p.m. on October 5, 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
Renis Nushaj, Applicant

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: Voigt
Seconded by: McGee

RESOLVED, To approve minutes of July 19, 2021, as presented.

Yes: All present (3)

MOTION CARRIED

4. PUBLIC HEARING – PRELIMINARY REPORT, APPLICATION TO DE-LIST A HISTORIC PROPERTY – 54 E SQUARE LAKE

Mr. Savidant presented the Preliminary Report to De-List 54 E Square Lake Road.

General discussion followed.

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: Voigt
Seconded by: McGee

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

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

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

Yes: All present (3)

MOTION CARRIED

5. PUBLIC COMMENT

There was no one present who wished to speak.

Chairperson Chambers adjourned the meeting at 6:01 pm

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

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

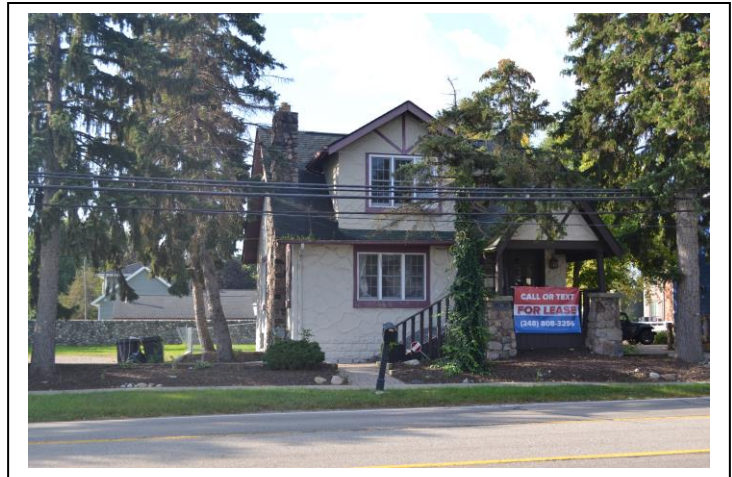


Street Address	54 E. Square Lake Road				
City/Township, State, Zip Code	Troy, Michigan 48085				
County	Oakland				
Assessor's Parcel #	88-20-10-101-003				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.606464	Long: 83.148630			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local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

Property Type

(Insert primary photograph below.)

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



Architectural Information

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

Eligibility

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

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

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

See continuation sheet.

History of the Resource

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

See continuation sheet.

Statement of Significance/Recommendation of Eligibility

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

See continuation sheet.

References

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

See continuation sheet.

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

Narrative Architectural Description

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

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

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

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

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

History of the Resource

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

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

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

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

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

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

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

Statement of Significance/Recommendation of Eligibility

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

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

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

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

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

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

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

References

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

54 E. Square Lake Road – Exterior Photographs



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



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



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



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



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



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