



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: April 19, 2022

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

54 E. Square Lake Road is listed as a historic property in the City's Historic Preservation Ordinance (Chapter 13). Property owner Renis Nushaj of 5960 Livernois LLC submitted an application to de-list the property. A statement indicating reasons for eliminating the designation was provided with the application. A two-story house 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 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 property is not historically significant based on research findings. The Historic District Study Committee determined that the property 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.

On March 22, 2022 the Planning Commission considered the application and took no action. On March 28, 2022 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 54 E. Square Lake Road.



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Legal Review

This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.

Attachments:

1. Chapter 13 Historic Preservation amendment
2. Map
3. Minutes from March 28, 2022 Historic District Study Committee meeting
4. Minutes from March 22, 2022 Planning Commission Regular meeting
5. Final Report to De-List 54 E. Square Lake, prepared by 313 Historic Preservation
6. Application to De-List.
7. Letter from SHPO, dated February 10, 2022.
8. SHPO Staff Comments, dated November 30, 2021.

**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 54 E. Square Lake. 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

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 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 ¼ OF SE ¼ 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 ¼ 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.

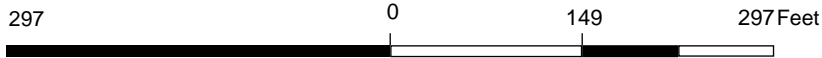
This Ordinance is enacted by the Council of the City of Troy, Oakland County, Michigan, at a regular meeting of the City Council held at City Hall, 500 W. Big Beaver, Troy, MI, on the _____ day of _____, 2022.

Ethan Baker, Mayor

Aileen Dickson, City Clerk



GIS Online



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

The Historic District Study Committee meeting began at 6:00 p.m. on March 28, 2022, 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, Administrative Assistant

2. APPROVAL OF AGENDA

Moved by: McGee

Seconded by: Voigt

RESOLVED, To approve the Agenda as prepared.

Yes: All present (3)

MOTION CARRIED

3. APPROVAL OF MINUTES

Moved by: Voigt

Seconded by: Chambers

RESOLVED, To approve minutes of October 5, 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 summarized the Preliminary Report to De-List 54 E. Square Lake Road and presented an update.
Report sent to the State of Michigan.

Planning Commission discussed and no action taken.

General discussion followed.

Ms. Chambers opened the public hearing

No one present to comment

Ms. Chambers closed the public hearing

RESOLVED, The Historic District Study Committee hereby approves the Final Report to De-List 54 E Square Lake; and,

BE IT FURTHER RESOLVED, The Historic District Study Committee finds that 54 E Square Lake is not historically significant; and,

BE IT FINALLY RESOLVED, The Historic District Study Committee hereby recommends to City Council that 54 E Square Lake be delisted from Chapter 13 Historic Preservation.

Yes: All Present (3)

MOTION CARRIED

5. PUBLIC COMMENT

There was no one present who wished to speak.

Chairperson Chambers adjourned the meeting at 6:45 pm

6. APPLICATION TO DE-LIST 54 E. SQUARE LAKE

Mr. Savidant reviewed the procedure to remove a historic designation of a property. He stated the City has no file on record for the property located at 54 E. Square Lake and reported an outside source was contracted to prepare a Preliminary Report which was reviewed by the Historic District Study Committee (HDSC) at their October 5, 2021 meeting. Mr. Savidant read findings of the report and advised the Board that a deed research could not be accomplished because the Register of Deeds office is closed due to the pandemic. He stated the applicant affirms the request to de-list is to allow flexibility for renovating the property and there is no intent to demolish the building.

Mr. Savidant advised the Board its options are to recommend or deny the de-listing request or to take no action.

Discussion followed. Some of the comments related to:

- Reasons one might want to remove a historic designation.
- Current zoning designation of the property (Neighborhood Node).
- Improbability to obtain deed research.
- Approval process for exterior renovations; interior renovations are permitted.
- Exterior of home; modern look with vinyl siding and windows.
- Proximity of home to right-of-way; concerns with safety, minimal front yard, parking.

The consensus of the Board was to take no action.

Mr. Savidant advised the Board this evening's draft minutes would be provided to the HDSC at their March 28, 2022 meeting.

FINAL REPORT

HISTORIC DISTRICT STUDY COMMITTEE

APPLICATION TO DE-LIST

54 E. SQUARE LAKE, TROY MI 48085

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

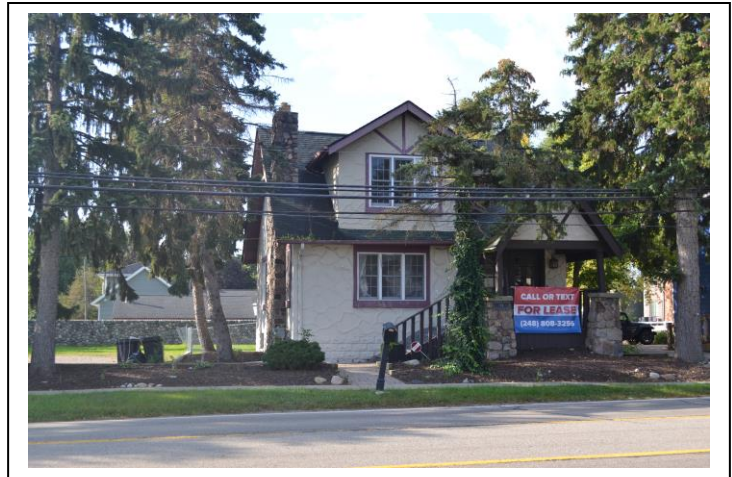


Street Address	54 E. Square Lake Road				
City/Township, State, Zip Code	Troy, Michigan 48085				
County	Oakland				
Assessor's Parcel #	88-20-10-101-003				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.606464	Long: 83.148630			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local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

Property Type

(Insert primary photograph below.)

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



Architectural Information

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

Eligibility

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

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

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

See continuation sheet.

History of the Resource

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

See continuation sheet.

Statement of Significance/Recommendation of Eligibility

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

See continuation sheet.

References

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

See continuation sheet.

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

Narrative Architectural Description

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

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

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

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

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

History of the Resource

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

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

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

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

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

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

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

Statement of Significance/Recommendation of Eligibility

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

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

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

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

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

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

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

References

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

54 E. Square Lake Road – Exterior Photographs



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



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



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



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



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



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

TROY LAW CENTER

Attorneys and Counselors

Renis Nushaj, Esq.

July 15, 2021

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

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

Mr. Savidant.

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

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

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

Sincerely,



RENIS NUSHAJ
Attorney at Law
Renis@Nushajlaw.com

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TROY LAW CENTER

Attorneys and Counselors

Renis Nushaj, Esq.

July 15, 2021

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

Statement Indicating the Reason for the Elimination of the Historic District

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

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

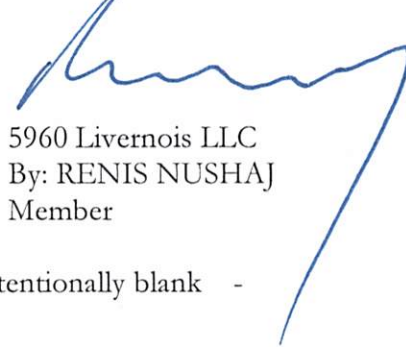
The City of Troy has a few surviving homes from that era. Recently, the Commission dealt with the Application to Eliminate the Historical Designation of 6071 Livernois Rd. which is similarly, if not identically, situated. That building was constructed in 1905. Similarly, we could find no definitive evidence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

TROY LAW CENTER

Attorneys and Counselors

Renis Nushaj, Esq.

Sincerely,



5960 Livernois LLC
By: RENIS NUSHAJ
Member

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APPLICATION TO
ELIMINATE OR MODIFY A HISTORIC DISTRICT

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



NOTICE TO THE APPLICANT

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

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

REQUIRED INFORMATION

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

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

3. APPLICANT INFORMATION:

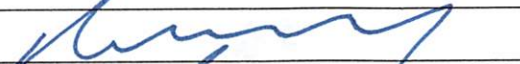
NAME Renis Nushaj
COMPANY Troy Law Center
ADDRESS 5960 Livernois Rd.
CITY Troy STATE MI ZIP 48098
TELEPHONE (248) 649-1000
E-MAIL Renis@Nushajlaw.com

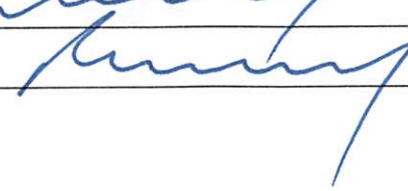
OWNER OF THE SUBJECT PROPERTY:

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

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

Same.

5. SIGNATURE OF APPLICANT  DATE 7.13.2021

6. SIGNATURE OF PROPERTY OWNER  DATE 7.13.2021

REQUIRED INFORMATION

:

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

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

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

OWNER INFORMATION

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

LOCATION INFORMATION

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

TAX INFORMATION

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

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

ASSESSMENT & TAX

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

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

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

Period	Ad Valorem Tax
Winter	
Summer	
Total	
Winter	

Summer

Total

CHARACTERISTICS

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

ESTIMATED VALUE

Value As Of 07/05/2021

LISTING INFORMATION

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

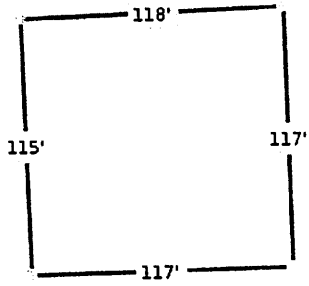
MLS Number	58000021381	58000030373
MLS Status	Expired	Expired
MLS List Price	\$2,000	\$2,000
MLS List Date	02/28/2006	10/17/2005
MLS Orig Price	\$2,000	\$2,000
MLS Listing Expiration Date	05/28/2006	02/28/2006

LAST MARKET SALE & SALES HISTORY

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

E Square Lake Rd

E Square Lake Rd



W Square Lake Rd

E Square Lake Rd

E Square Lake Rd
St Elizabeth Ann Seton Church

Smith Middle School



*Lot Dimensions are Estimated

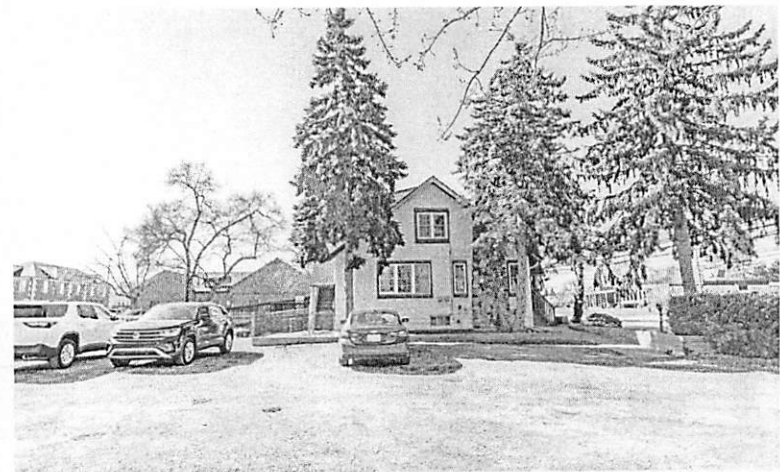
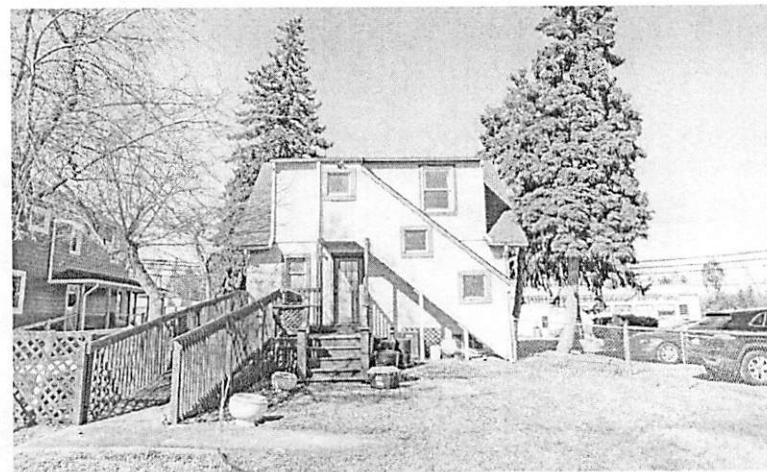
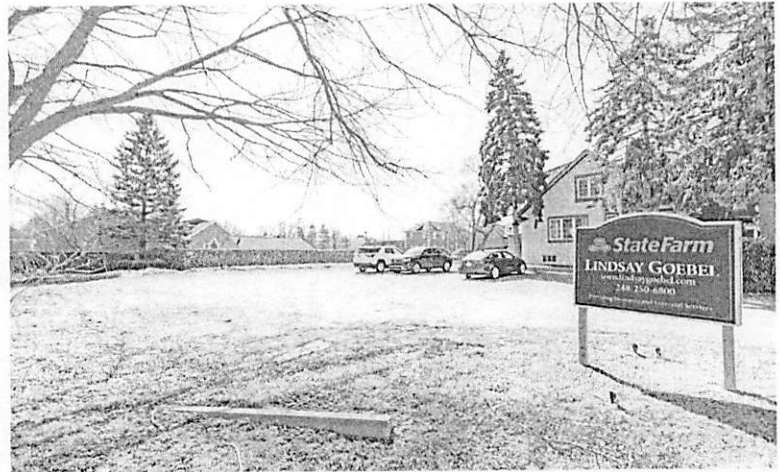
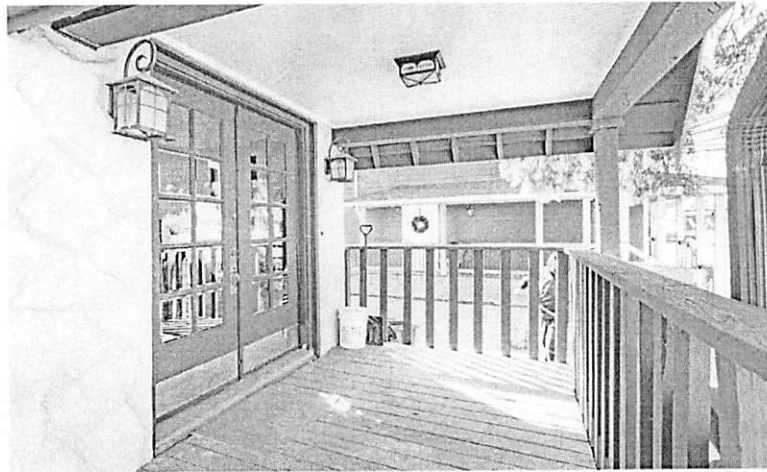
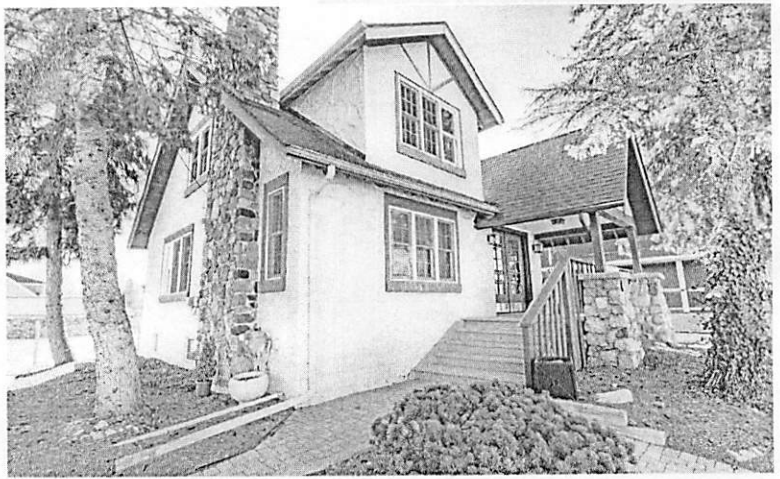
25 yards
Map data ©2021

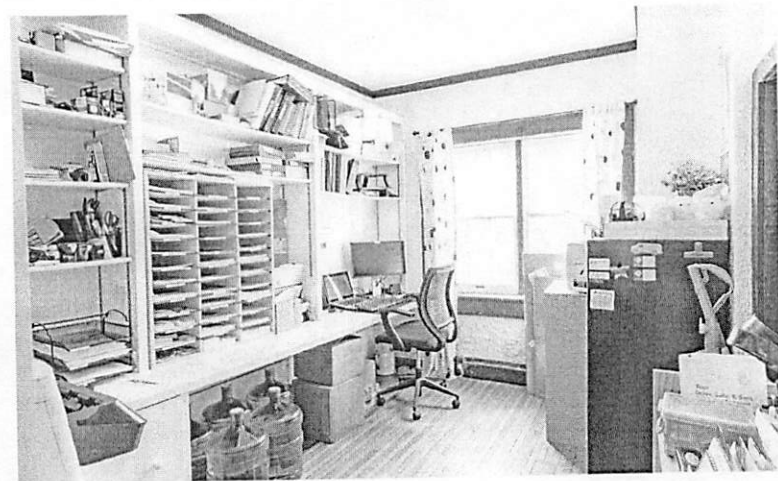
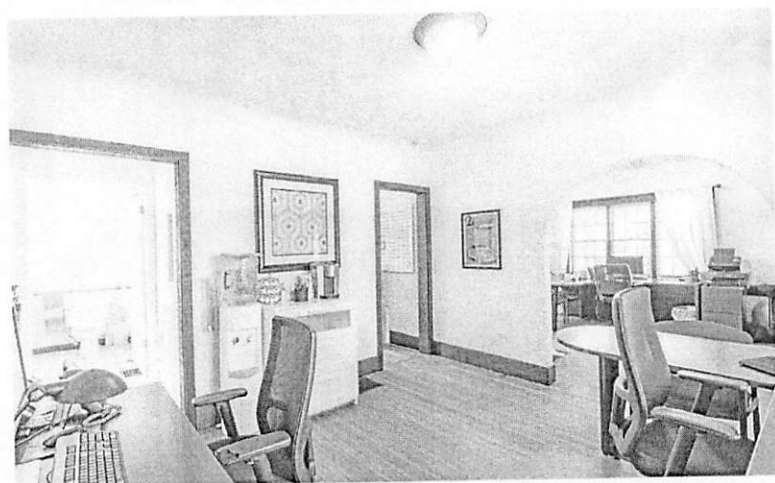
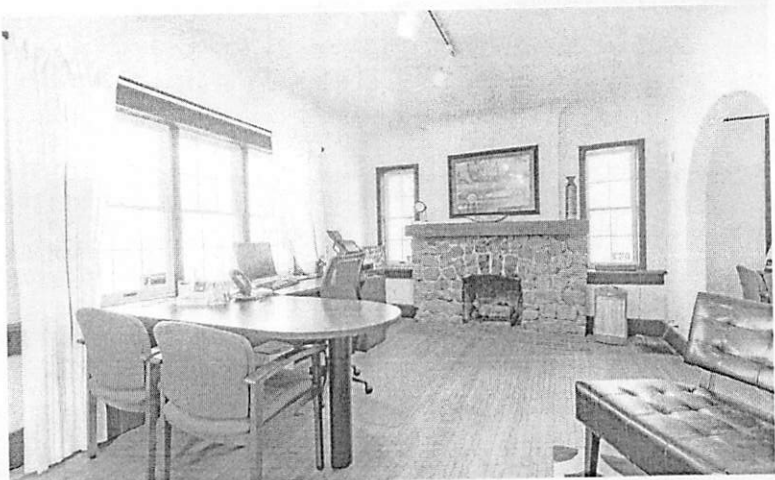
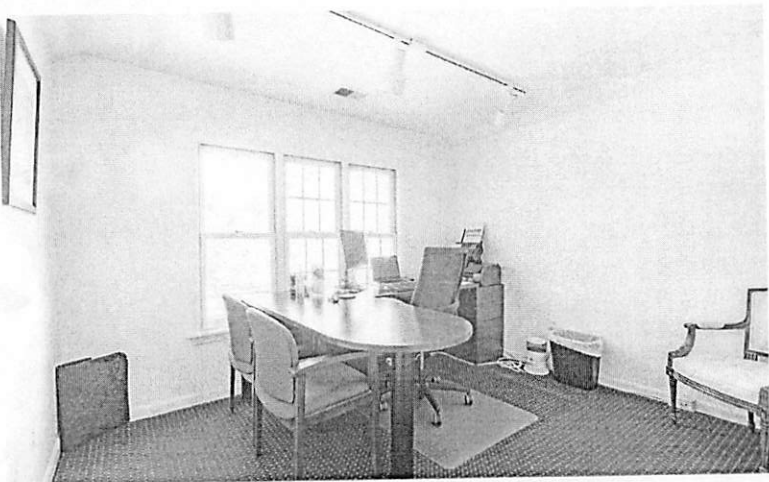


200 yards
Map data ©2021



MLS# 2483530500
FOR SALE
Ron Goldstone Brandon Ben-Sara
248.353.0500







GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STRATEGIC FUND
STATE HISTORIC PRESERVATION OFFICE

QUENTIN L. MESSER, JR.
PRESIDENT

February 10, 2022

Mr. R. Brent Savidant
Community Development Director
City of Troy
SavidantB@troymi.gov

Dear Ms. Davis:

Staff members of the State Historic Preservation Office (SHPO) have reviewed the preliminary historic district study committee report for the elimination of 54 E. Square Lake Road local historic district. Our comments are enclosed. We offer these comments in order to assist communities to prepare final study committee reports that meet the requirements of Michigan's Local Historic Districts Act. These comments and recommendations are based on our experiences working with local historic districts. The SHPO lacks authority to give legal advice to any person or agency, public or private.

The report was presented to the State Historic Preservation Review Board at their January 27th meeting. They concurred with the SHPO and had no further comments. The Michigan Historical Commission (MHC) will provide their comments directly to the community. If you have questions regarding the MHC comments please contact Michelle Davis at DavisM1@michigan.gov.

We appreciate the City of Troy's efforts to protect Michigan's historic resources. If the SHPO can assist you further, please contact me at ArnoldA@michigan.gov.

Sincerely,

Preservation Planner





**State Historic Preservation Office
Staff Comments, November 30, 2021**

**De-List 54 E. Square Lake Road, Troy
Local Historic District Study Committee Report**

The report that was submitted to de-list 54 E. Square Lake is a historic resource survey form not a complete study committee report. It does not include the elements required in PA 169 for inclusion in a study committee report such as the charge of the committee, committee membership, the boundary on a map, etc. When requesting to eliminate a designated local historic district, Section 399.214 of Public Act 169 of 1970 states that study committees shall “comply with the procedures set forth in section 3” of the Act.

The report hints that the resource was related to Troy Corners early 20th century history but provides no background information about what was happening at the time or how the resource related to it. The report states that building records, survey files, and the Troy Village archives were reviewed for information, but deed research could also have been undertaken to determine the names of the building’s owners and their relationship to Troy’s early settlement period.

Section 399.214 (2) of Public Act 169 requires that the report show that the resource meets at least one of three criteria for elimination. The report should state the exact language of the elimination criterion being used to de-list the resource and a statement and documentation that justify that claim.