The Historic District Study Committee meeting began at 12:00 p.m. on February 17, 2012, in the meeting room of Troy Historic Village.

1. ROLL CALL

Present:
Barb Chambers
Loraine Campbell
Bruce Bloomingdale

Also Present:
R. Brent Savidant, Planning Director
Paul Evans, Zoning & Compliance Specialist
Ashish Manek, Owner of 4820 Livernois

2. APPROVAL OF AGENDA

Moved by: Campbell
Seconded by: Chambers

RESOLVED, To approve the Agenda as prepared.

Yes: All present (3)

MOTION CARRIED

3. ELECTION OF OFFICERS

Moved by: Chambers
Seconded by: Bloomingdale

RESOLVED, To elect Loraine Campbell as Chairperson.

Yes: All present (3)

MOTION CARRIED

4. PRELIMINARY REPORT, APPLICATION TO DE-LIST A HISTORIC PROPERTY – 4820 LIVERNOIS

Mr. Savidant presented the Preliminary Report (attached). General discussion followed.

Moved by: Chambers
Seconded by: Bloomingdale

RESOLVED, The Historic District Study Committee hereby approves the Preliminary Report to De-List 4820 Livernois Road.

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

The Historic District Study Committee agreed to schedule a Public Hearing on May 2, 2012 at 12:00 p.m. in the meeting room of Troy Historic Village.

5. PUBLIC COMMENT

There was no one present who wished to speak.

Chairperson Campbell adjourned the meeting at 12:38 pm.

PRELIMINARY REPORT
APPLICATION TO DE-LIST A HISTORIC PROPERTY
4820 LIVERNOIS

PREPARED BY HISTORIC DISTRICT STUDY COMMITTEE:

Loraine Newman – Director, Troy Historical Museum
Barb Chambers – Chairperson, Historic District Commission
Bruce Bloomingdale – ZBA Alternate

A request to remove the historic designation of the property at 4820 Livernois was received from the present owner, Ashish Manek.

The following is a Preliminary Report by the Historic District Study Committee.

Description of Resource:

4820 Livernois
Referred to as the “Gregory-Belz House” in the Building-Structure Inventory Form

Legal Description of 4820 Livernois:

(Tax ID: 88-20-15-102-010) T2N, R11E, SEC 15 BELZAIR SUB NO 1 OUTLOT C EXC THAT PART DESC AS BEG AT NE COR OF OUTLOT C, TH S 00-06-40 W 164.45 FT ALG E LINE OF OUTLOT C, TH S 89-46-10 W 24.14 FT, TH N 00-00-16 W 97.30 FT, TH N 89-59-44 E 3.00 FT, TH N 00-00-16 W 36.52 FT, TH S 80-03-40 W 3.04 FT, TH N 00-00-16 W 27.00 FT TO N LINE OF OUTLOT C, TH N 80-03-40 E 24.54 FT TO BEG

Historical Significance (Reason for Listing):
According to the Building-Structure Inventory Form prepared by the Historic District Commission on August 1, 1986:

> "J. Gregory land granted entire 160 acres of NW ¼ Sec 15 Nov 22, 1823. They lived in the structure until 1875, selling to N. Barwise, who sold to G. Jennings in 1881, who sold to Henry Ackerman in 1886. J. Belz acquired the property 1900 and raised a large family.
>
> The area remains as most of the structures remain and many apple trees that were planted to be three orchards. Apples were taken across the corner to the old cider mill which is Troy's one and only mill of any kind. The cider press is still intact, and the old apple trees still overbear. People from everywhere came to buy cider and vegetables."

Findings of Fact:
Research on this property was conducted by Ray Lucas from the Troy Historical Museum. Mr. Lucas made the following findings:

> Based on various Troy Township census and assessment records, Jesse Gregory was the original owner of the property. However, neither Jesse Gregory nor his heirs ever lived in the existing house.
>
> Based on various Troy Township census and assessment records, neither N. Barwise nor G. Jennings ever lived on the property. Even if either family had lived on the property, neither family is considered historically significant.
>
> The earliest available map that included buildings was published in 1872. This map does not show a building on the property. Therefore it appears the house was constructed after 1872.
>
> Assessment records indicate that assessed value increased from $1,700 to $3,800 between 1879 and 1880. Therefore, it appears the house was built in 1879/1880.
>
> There may have been apple trees on the property at one time. However there are no apple trees on the property today. Additionally the cider press was located off of the property and therefore should not have had any bearing on the historic significance of the subject property.

Applications of Standards:
Chapter 13 requires that in order to eliminate a property's historic designation, one or more of the following shall be shown: (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; and (3) The historic district was established pursuant to defective procedures.

Based on research conducted, the subject parcel meets all three of the standards:

1. *The historic district has lost those physical characteristics that enabled establishment of the district.*
   The Building-Structure Inventory Form prepared in 1986 emphasized the significance of the apple orchard that was on the property. The apple orchard no longer exists. There is no evidence of any apple tree ever being on the site. The cider mill, where the apples were processed, was located on a different property "across the corner". The cider mill no longer exists.

2. *The historic district was not significant in the way previously defined.*
   The fact that apples from the orchard were processed off site does not make the site historically significant. There were possibly numerous apple orchards in the area that provided apples to the cider mill.

   Although stated in the Building-Structure Inventory Form, neither N. Barwise nor G. Jennings ever lived on the property. Even if either family had lived on the property, neither family is considered historically significant.

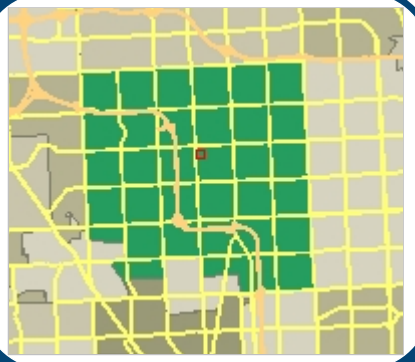
3. *The historic district was established pursuant to defective procedures.*
   The Building-Structure Inventory Form prepared in 1986 did not specify the date of construction of the home, which appears to have been in 1979 or 1880. It implies that the Gregory, Barwise and Jennings families all lived in the home, which is not the case. The home is incorrectly referred to as the "Gregory-Belz House". Additional research should have been conducted prior to designating the property as historically significant.

Recommendation:
It is recommended that the historic district designation for 4820 Livernois be eliminated.

Attachments:
1. Maps
2. Building-Structure Inventory Form
3. Certificate of Survey
4. Letter from property owner
5. Photos of site

4820 Livernois

City of Troy Planning Department



Legend

- I-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Ponds and Basins
- Streams and Creeks
- Parcels
- Aerial Photos - 2010
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

211 0 106 211 Feet

Scale 1: 1,269

Printed: 2/10/2012

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.

BUILDING-STRUCTURE INVENTORY FORM

For Office Use

Theme _____

_____

_____

Michigan History Division
Michigan Department of State
Lansing, Michigan 48918

IDENTIFICATION

1. Building name Gregory - Belz House
2. County Oakland Town/City Troy Village _____
3. Street Location 4820 Livernois
4. Ownership: a. Public ☐ b. Private ☒
5. Present Owner Wil & Catherine Bedford Address 4820 Livernois
6. Use: Original residence Present residence
7. Accessibility to Public: Exterior visible from public road: Yes ☒ No ☐
   Interior accessible: Explain private residence

DESCRIPTION

8. Building Material: a. clapboard ☒ b. stone ☐ c. brick ☐ d. board and batten ☐
   e. cobblestone ☐ f. shingles ☐ g. stucco ☐ h. other _____
9. Structural Material: a. wood frame with interlocking joints ☒ b. wood frame with light members (balloon frame) ☐
   c. masonry load-bearing walls ☐ d. iron frame ☐ e. steel frame with curtain walls ☐
   f. reinforced concrete ☐ g. other _____
10. Condition: a. excellent ☐ b. good ☒ c. fair ☐ d. deteriorated ☐
11. Integrity: a. original site ☒ b. moved ☐ if so, when? CIRCA
    Notes on alterations and additions, with dates and architect.
    No additions from early settler.

12. Related Outbuildings and Property
    a. barn ☒ b. carriage house ☐ c. garage ☐ d. privy ☐ e. shed ☒
    f. shop ☐ g. greenhouse ☐ h. landscape features ☐ i. other pig & chicken house turned into usuable structures.
13. Surroundings of the Building
    a. open land ☐ b. woodland ☐ c. scattered outbuildings ☐ d. densely built-up ☐
    e. commercial ☐ f. industrial ☐ g. residential ☒ h. other _____

14. Photo

not available

15. Map

SE corner Livernois & Long Lake

16. Interrelationship of Building and Surroundings

Residential surrounded with residential.

17. Other Notable Features of Building and Site

acre of land with old barn still standing. One of few remaining

18. Threats to Building

a. none known [X] b. zoning [ ] c. roads [X] d. developers [ ] e. deterioration [ ]
f. other _____

SIGNIFICANCE (Indicate sources of information for all statements)

19. Architectural Significance

Date of Construction circa 1831 Architect Ja. Gregory early settler

Builders, suppliers, etc. _____

Notes on original plan and specifications:

not available

20. Historical Significance:

J. Gregory land granted entire 160 acores of NW 1/4 Sec 15 Nov 22, 1823. They lived in the structure until 1875. selling to N. Barwise, who sold to G. Jennings in 1881, who sold to Henry Ackerman in 1886. J. Belz acquired the property 1900 and raised a large family.

The area remains as most of the structure remain and many apple trees that were planted to be three orchards. Apples were taken across the corner to the old cider mill which is Troys one and only mill of any kind. The cider press is still intact, and the old apple trees still overbear. People from everywhere came to buy Cider and vegetables.

21. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date):

Early tax valuation of 1844 was high indicating a structure on site.
Vital Records -

- -

Prepared by Dorothy Scott Date August 1, 1986

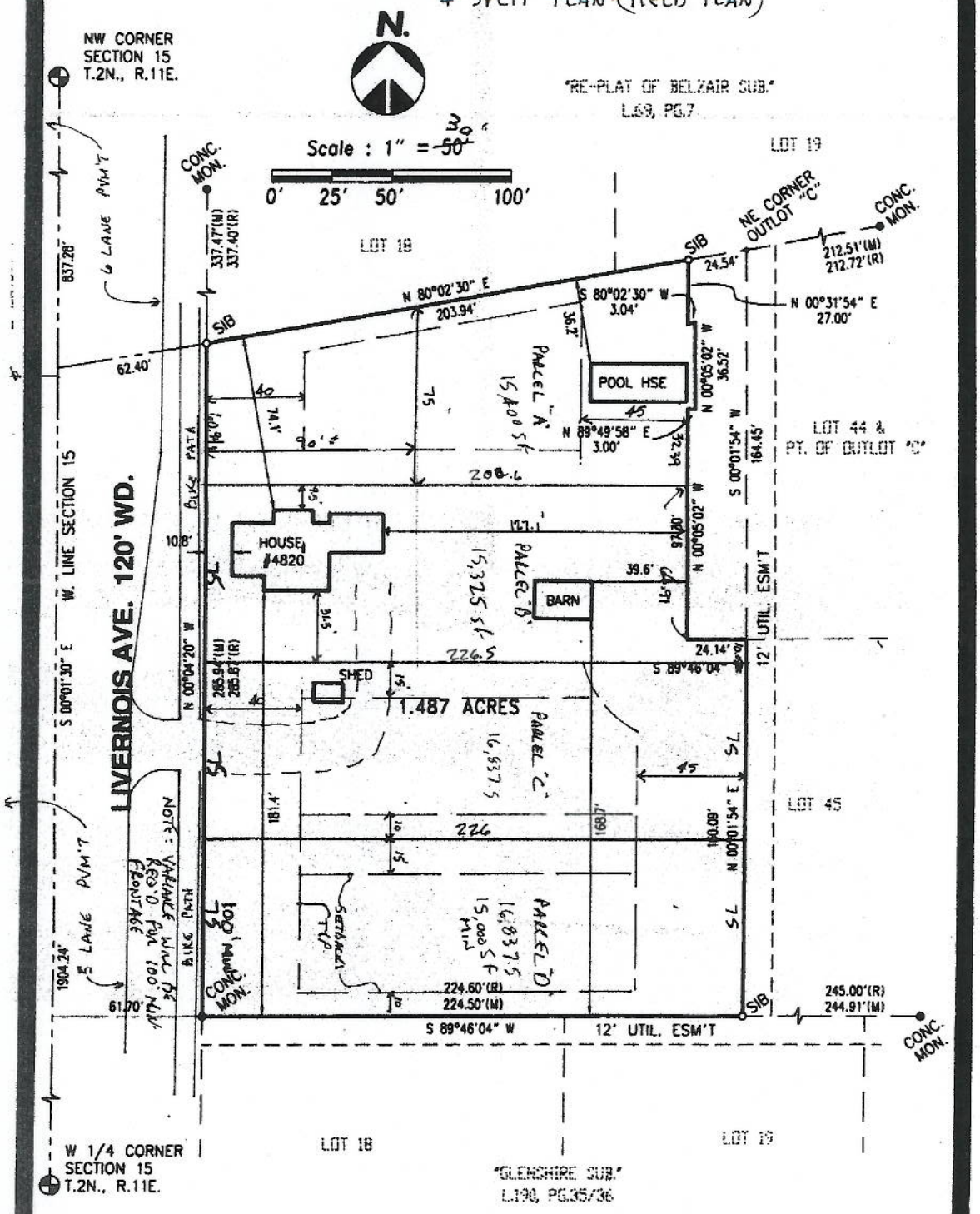
Address 129 Belhaven Telephone _____

Organization Troy Historic District Commission

H:\SURV\2009\090504\LOTSURVEY.DWG

CERTIFICATE OF SURVEY

4 SPLIT PLAN (YIELD PLAN)



Surveyor's Certificate

I hereby certify that I have surveyed and mapped the land above platted and/or described on May 21, 2009 and that the ratio of closure on the unadjusted field observations of such survey was 1/50,000.

URBAN LAND CONSULTANTS ®

PHONE 586 731-8030
FAX 586 731-2605

CIVIL ENGINEERS PLANNERS LAND SURVEYORS
GPS CONSULTANTS
6600 23 MILE ROAD SHELBY TWP., MI 48316-4516

LEGEND

FIB	=	Found Iron Bar ●
FIP	=	Found Iron Pipe ●
SIB	=	Set Iron Bar/Cap ○
R	=	Record Distance
M	=	Measured Distance
C	=	Calculated

JARRETT L. MILLER
PROFESSIONAL SURVEYOR
No. 52454

Date 05-27-09
Drawn J.L.M.
Check J.L.M.
Sheet 1 of 2
Fld. Bk.
Job No. 090504-7938

Minal Gada & Ashish Manek

4820 Livernois Rd, Troy MI – 48098. Tel: 248-566-1326

Date: 05/11/2011

Historic District Commission,
Troy Mi

Dear Sir / Madam,

We have been living on this property from last 4 years, We would like to delist our house from the list of Historical Status.

Thank you for your cooperation.

Yours sincerely

Minal Gada

Ashish Manek

REC'D
OCT 11 2011
PLANNING DEPT.

4820