



TO: Mayor and City Council Members
FROM: Lori Grigg Bluhm , City Attorney *LeB*
 Allan T. Motzny, Assistant City Attorney *ATM*
DATE: May 16, 2012
SUBJECT: Proposed Amendment to Chapter 13 – Historic Preservation

The City of Troy has designated several historic districts under Chapter 13 of the Troy City Code, which is authorized by the state Local Historic Districts Act (MCL 399.201 et. seq.). Through the designation, the City is able to limit construction, alteration, repair, moving, or demolition on these historically significant properties.

Once a historic district has been established, a property owner can request elimination by submitting a request to the City. Upon receipt of such request, a Historic District Study Committee (HDSC) is appointed in accordance with Chapter 13, for the purpose of preparing a report and holding a public hearing on the matter. The HDSC also forwards a copy of its report to the State Historic Preservation Office, the Planning Commission and the Historic District Commission (HDC) for review. Since any addition, change or modification of the designated historic districts requires an amendment to Chapter 13, the final report of the HDSC must then be submitted to the Troy City Council for its review and action. If Chapter 13 is amended, the City needs to record the amendment with the Oakland County Register of Deeds.

Minal Gada and Ashish Manek have requested the elimination of their home at 4820 Livernois from the designated historic districts. The HDSC, after public hearing, recommends granting the requested relief. According to the HDSC final report (copy attached), the property has lost (or never had) the physical characteristics that enabled establishment of the district. According to the report, one of the reasons the property was initially established as an historic district was the existence of an apple orchard, from which apples were taken to a nearby old cider mill. However, the apple orchard no longer exists and the cider mill is gone. Additionally, the report concludes the historic district was not significant in the way previously defined as there is nothing historically significant about the fact apples from the property were once processed off site. Finally, the report indicates the district was initially established pursuant to defective procedures because the inventory form that was used to establish the property as an historic district contained incomplete and incorrect information.

The HDSC minutes from its February 17, 2012 meeting approving the preliminary report on de-listing, the minutes of the May 2, 2012 public hearing and meeting approving the final report on the de-listing, and a March 13, 2012 Planning Commission resolution on the de-listing are attached. The HDSC and the Planning Commission both recommend granting the relief requested by Minal Gada and Ashish Manek.

The attached proposed amendment to Chapter 13 would amend Chapter 13 to eliminate 4820 Livernois as a designated historic district.

Please let us know if you have any questions.

**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 the 27th 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 4820 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 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

~~**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~~

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

3645 Crooks (Tax ID: 88-20-20-226-038) T2N, R11E, SEC 20 TROY HIGHLANDS NO. 1 LOT 70

839 W. Wattles (Tax ID: 88-20-21-101-024) T2N, R11E, SEC 21 PART OF NW ¼ BEG AT PT DIST S 89-58-00 E 535.00 FT FROM NW SEC COR, TH S 89-58-00 E 287.00 FT, TH S 00-13-00 W 607.22 FT, TH N 89-58-00 W 287.00 FT, TH N 00-13-00 E

607.22 FT TO BEG EXC N 245 FT OF W 150 FT THEREOF, ALSO EXC N 60 FT TAKEN FOR RD 2.97 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 Deguindre (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 4th day of June, 2012.

Janice L. Daniels, Mayor

Aileen Bittner, City Clerk

**FINAL REPORT
APPLICATION TO DE-LIST A HISTORIC PROPERTY
4820 LIVERNOIS**

PREPARED BY HISTORIC DISTRICT STUDY COMMITTEE:

**Loraine Campbell – 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 Final 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 0 105 211 Feet

Scale 1: 1,269

Note: The information provided by this application has been compiled from recorded deeds, plat, 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.

Printed: 2/10/2012

BUILDING-STRUCTURE INVENTORY FORM

Michigan History Division
Michigan Department of State
Lansing, Michigan 48918

For Office Use:	
Theme	_____

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 usable 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
- 15. Map

not available

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
- b. zoning
- c. roads
- 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 acres 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 199 Belhaven Telephone _____

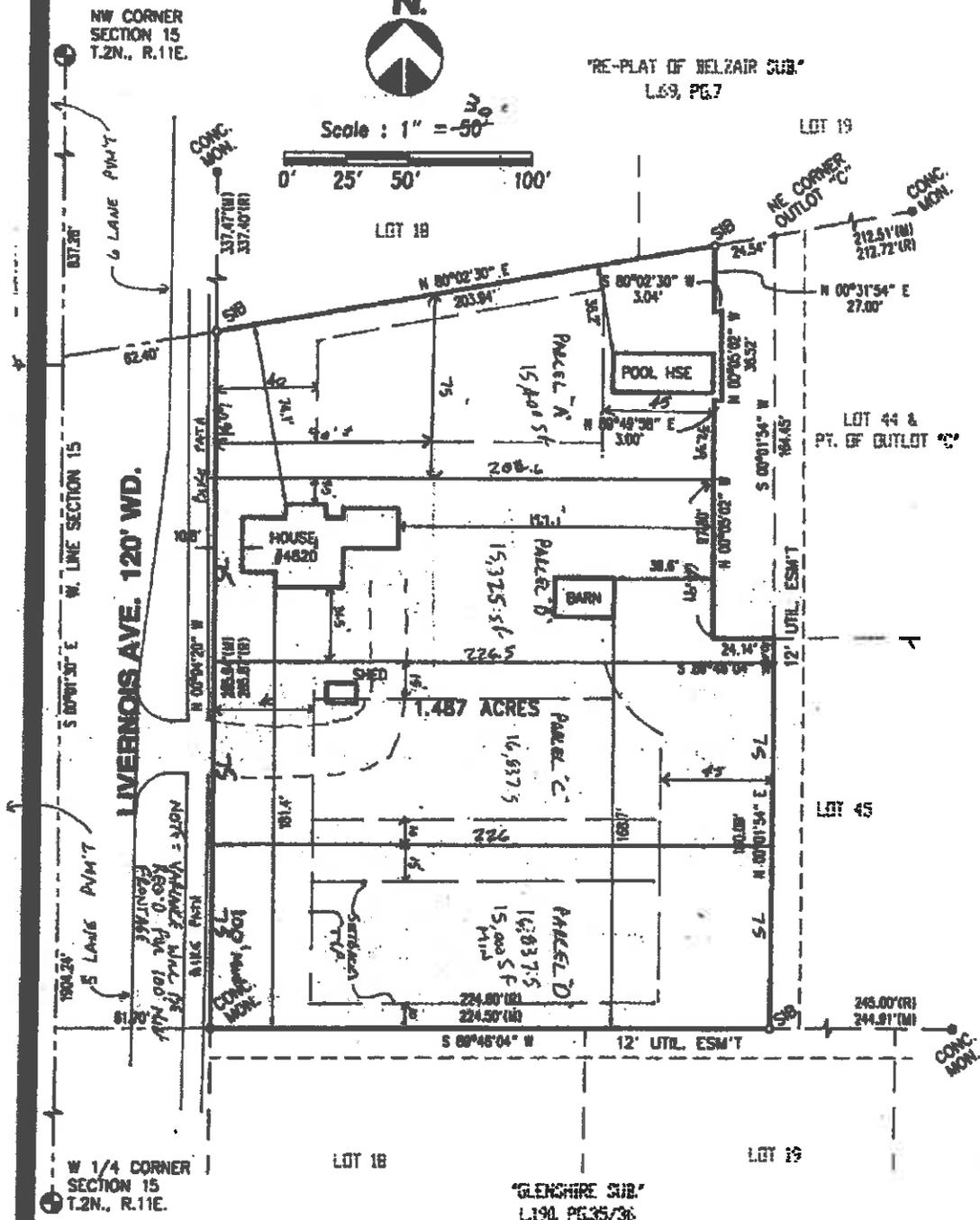
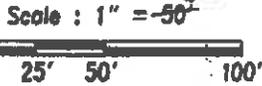
Organization Troy Historic District Commission

CERTIFICATE OF SURVEY

4 SPLIT PLAN (YIELD PLAN)



"RE-PLAY OF BELZAIR SUB"
L.69, PG.7



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
 CIVIL ENGINEERS PLANNERS LAND SURVEYORS
 8700 53 MILE ROAD INDEPENDENCE, MO 64116-4814

LEGEND

- FIG = Found Iron Bar ●
- PIP = Found Iron Pipe ●
- SB = 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
 Fid. Blk.
 Job No. 000504-7938

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.













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.

The Historic District Study Committee meeting began at 12:00 p.m. on May 2, 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. APPROVAL OF MINUTES

Moved by: Chambers
Seconded by: Bloomingdale

RESOLVED, To approve the minutes of February 17, 2012 as printed.

Yes: All present (3)

MOTION CARRIED

4. PUBLIC HEARING - FINAL REPORT, APPLICATION TO DE-LIST A HISTORIC PROPERTY – 4820 LIVERNOIS

Public hearing opened.

Mr. Manek stated he has nothing to add to the prepared report and agrees with its findings.

There was no one else present who wished to speak.

Public hearing closed.

Moved by: Bloomingdale
Seconded by: Chambers

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

BE IT FINALLY RESOLVED, The Historic District Study Committee hereby requests the Planning Department to forward the item to City Council for final action.

Yes: All present (3)

MOTION CARRIED

5. PUBLIC COMMENT

There was no one present who wished to speak.

Chairperson Campbell adjourned the meeting at 12:18 pm.

OTHER BUSINESS

6. **ELIMINATION OF HISTORIC DISTRICT DESIGNATION – 4820 Livernois**

Resolution # PC-2012-03-016

Moved by: Edmunds

Seconded by: Schultz

RESOLVED, The Planning Commission recommends that 4820 Livernois be eliminated from the Historic District.

Yes: All present (9)

MOTION CARRIED