

January 16, 2006

To: John Szerlag , City Manager

From: Brian Murphy, Assistant City Manager/Services
Brian Stoutenburg, Library Director *PMS*

Subject: **Agenda Item** - Certified Local Government Application

RECOMMENDATION

It is the recommendation of staff that the City of Troy submit a Certified Local Government Application.

SUMMARY

The Michigan Department of History, Arts and Libraries administers the Certified Local Government program through the State Historic Preservation Office. Local governments accepted into the program may apply for matching grants for local historic preservation projects. Types of projects that have been funded in previous years include architectural and historical surveys, publication of information and educational activities, development of architectural drawings and specifications, and the rehabilitation or restoration of properties individually listed in the National Register of Historic Places.

The State Historical Preservation Office has reviewed a draft application and returned comments regarding Chapter 13 of the Troy City Code. These comments have been reviewed by the City Attorney's Office and appropriate changes were approved by City Council on December 22, 2005.

The City would benefit from having Certified Local Government designation by being eligible for funding that could enhance the continuing restoration and development of the Troy Museum and Historic Green.

BS/bs

Provide a cover letter, signed by the chief elected official of the local government, requesting certification from the MHC.

See Attachment 1: Cover letter from the mayor of the City of Troy

Basic Requirement #1

A. *Supply a copy of the local ordinance that establishes a commission and designates and protects historic districts. Attach any amendments, regulations, bylaws, or guidelines associated with the ordinance.*

A. See Attachment 2: Text of Chapter 13, the local ordinance for historic preservation.

B. *Mark on the ordinance or equivalent, or key on a separate piece of paper the location of the following*

1. *Statement of purpose*
2. *Definitions*
3. *Boundary descriptions*
4. *Means of establishing the commission*
5. *Confirmation of qualified commission members*
6. *Confirmation of the commission's powers*
7. *Procedures for review*
8. *Appeals process*
9. *Design review guidelines*
10. *Procedure for identifying, designating, and protecting historic resources.*

B.

Statement of Purpose.....	1
Definitions.....	1
Boundary Descriptions.....	2
Means of Establishing a Commission.....	6
Confirmation of Qualified Commission Members.....	6
Confirmation of Commission’s Powers.....	7
Procedures for Review.....	9
Appeals Process.....	12
Design Review Guidelines.....	7
Procedures for Identifying, Designating, and Protecting Historic Resources.....	12

C. *Include a list and location maps of all historic districts designated under the ordinance.*

C. See Attachment 3: Historic Sites Map.

- C-1 Troy Union Cemetery, 1199 E. Square Lake (Tax ID: 88-20-02-301-009)**
- 1 770 W. Square Lake (Tax ID: 88-20-04-354-011)**
- 2 330 W. Square Lake (Tax ID: 88-20-04-451-029)**
- 3 6091 Livernois (Tax ID: 88-20-04-478-013)**
- 4 6071 Livernois (Tax ID: 88-20-04-478-017)**
- 5 6059 Livernois (Tax ID: 88-20-04-478-018)**
- 6 90 West Square Lake**
- 7 6890 Norton (Tax ID: 88-20-03-226-033)**
- 8 Former Stone School, 3995 South Boulevard (Tax ID: 88-20-06-101-001)**
- C-2 Beach Road Cemetery (Tax ID: 88-20-07-451-001)**
- 9 5875 Livernois (Tax ID: 88-20-09-232-005)**
- 10 46 East Square Lake Road (Tax ID: 88-20-10-101-002)**
- 11 54 East Square Lake Road (Tax ID: 88-20-10-101-003)**
- 12 90 East Square Lake Road and 110 East Square Lake Road (Tax ID 88-20-10-101-004)**
- 13 126 East Square Lake Road (Tax ID: 88-20-10-101-005)**
- 14 138 East Square Lake Road (Tax ID: 88-20-10-101-006)**
- 15 160 East Square Lake Road (Tax ID: 88-20-10-101-043) BEG 1 A**
- 16 101 East Square Lake Road (Tax ID: 88-20-03-301-077)**
- 17 Sylvan Glen Clubhouse, 5725 Rochester Road (Tax ID: 88-20-10-200-001)**
- 18 5871 Hilmore (Tax ID: 88-20-11-103-014)**
- 19 Hill House, 4320 John R (Tax ID: 88-20-13-303-014)**
- 20 4820 Livernois (Tax ID: 88-20-15-102-010)**
- 21 Unitarian Universalist Church (Emerson Barn Church), 4320 Livernois (Tax ID: 88-20-15-351-002)**
- 22 Museum Properties - Caswell House, Poppleton School, Old City Hall, Troy Church and Parsonage, 60 W. Wattles (Tax ID: 88-20-16-478-033)**

- 23 **2955 Quail Run** (Tax ID: 88-20-18-101-035)
- 24 **4800 Beach** (Tax ID: 88-20-18-203-011)
- C-3 **Crooks Road Cemetery** (Tax ID: 88-20-20-226-022)
- 25 **3645 Crooks** (Tax ID: 88-20-20-226-038)
- 26 **839 W. Wattles** (Tax ID: 88-20-21-101-024)
- 27 **3864 Livernois** (Tax ID: 88-20-22-101-005)
- 28 **36551 Dequindre** (Tax ID: 88-20-25-230-032)
- 29 **1934 Livernois** (Tax ID: 88-20-27-351-016)
- C-4 **Perrin Cemetery (Coolidge)** (Tax ID: 88-20-32-152-002)

National Register of Historic Places:

Brooks Farm 3215 W. Big Beaver Road

Caswell Home located at Troy Museum & Historic Village 60 W. Wattles Road

D. *Supply a code of conduct that governs commissioners' actions when administering the local ordinance.*

D. The City of Troy has not adopted a formal Code of Conduct, but all Boards and Commissions, including the Historic District Commission and Historic District Study Committee, comply with the guidelines and procedures specified in the City Charter by federal, state and local laws. Chapter 6 of the City Charter and specifically Chapter 6.12 address these issues. They are included as Attachment 4.

Basic Requirement #2

A. *Note the official name of the commission.*

A. Troy Historic District Commission

B. *Provide a Resume Form, found in Appendix 3 of this manual, for each member of the commission. Note those members who the local government believes meet 36CFR61 professional qualifications. On the Resume Form emphasize education, training, practical experience, and volunteer efforts that indicate interest, competence, and knowledge of historic preservation.*

B. Resumes of current Troy Historic District Commission members are found in Attachment 5. Please note that Mr. Paul Chu Lin, is a licensed architect and that Ms. Barbara Chambers is completing her degree in Historic Preservation at Eastern Michigan University. All commission members are residents of the City of Troy. Additionally,

Loraine Campbell is a city employee who serves as the City's liaison to the commission and a non-voting member. She has an MA in History and is the Manager of the Troy Museum & Historic Village. These credentials meet 36CFR61 professional qualifications.

C. *If any or all of the professions of architect, archaeologist, historian, or architectural historian are not represented on the commission, document how the local government has attempted to appoint such people. Documentation could include newspaper notices, correspondence, etc.*

C. A professional architect, historian and student of historic preservation are represented on the commission.

D. *Provide a copy of the rules of procedure, if available, that will be followed by the commission.*

D. Rules of procedure for the Historic District Commission are found on pages 9-11 of the local ordinance, Chapter 13 Historic Preservation. See Attachment 2.

Basic Requirement # 3

A. *Describe the on-going survey and inventory system that the local government uses to systematically document resources within its jurisdiction.*

A. In 2004 a new Historic District Study Committee was established. The committee includes the followings members:

1. Marjorie Biglin
 - a. Member of the Historic District Commission
2. Kevin Lindsey
 - a. Historic Homeowner
 - b. Historic Re-enactor
 - c. Member of the Troy Historical Commission
3. Paul Chu Lin
 - a. Licensed Architect
 - b. Member of the Historic District Commission
4. Kinda Hupman
 - a. Board of Directors, Troy Historical Society
5. Charlene Harris
 - a. Historic Homeowner
6. Linda Rivetto
 - a. Working on degree in Historic Preservation, Eastern Michigan University
7. Bob Miller
 - a. Historic Homeowner
8. Loraine Campbell (City liaison and non-voting member)
 - a. Historian
 - b. Manager, Troy Museum & Historic Village

During its first year, the committee received requests for changes in the designation of three historic resources. A careful review of the survey conducted on Historic District 19 (2356 E. Long Lake Road) approximately 18 years ago revealed a number of significant errors. Because of these errors, the committee conducted a preliminary review of the current inventory of historic districts and noted that information on a number of resources is incomplete or missing. The committee determined that they would complete new, comprehensive surveys for each of the historic districts. The new surveys will follow the Manual for Historical and Architectural Survey's in Michigan. Each survey will include a photographic inventory and historic research. Committee members will complete the work with the assistance of interested community volunteers, support from the staff of the Troy Museum & Historic Village, and interns from Eastern Michigan University and Oakland University, when they are available. Electronic copies of the completed surveys will be provided to the SHPO. Anticipated date of completion: *April 2006*.

The committee will also investigate the potential reorganization of Troy's historic resources into larger districts. Anticipated date of completion: *September 2006*.

The committee will collect data on a neighborhood of small homes built between 1920 and 1950 before Troy Township became a home rule city. The committee will investigate designating this neighborhood as an historic district. Anticipated date of completion: *November 2007*.

B. *Referring to the survey guidelines on pages 7 and 8, assess which goals have already been met and the goals that yet need to be addressed.*

B. Each historic resource in the City of Troy was established as a distinct historic district in the mid-1980s. Troy evolved from a rural agricultural community without a well-developed "downtown" or center business district. Efforts to designate Troy Corners as a Historic District in 1974 failed. The present designations have not been changed since that time, and no new resources have been added.

Approximately one third of the surveys are known to be accurate and complete. While some of the remaining surveys are probably comprehensive and complete, others are not. A thorough review of the remaining surveys must be completed so that all documentation is comprehensive and accurate. During the process, updated information will be forwarded to the MHC. Original copies of all survey data are kept at the Troy Museum & Historic Village, which is administered by the Library Department of the City of Troy.

Basic Requirement #4

A. *Describe the general public participation program that is administered by the local government.*

A. All meetings of the Historic District Commission and Historic District Study Committee adhere to Michigan's Open Meetings Act, Public Act 267 of 1976, MCL 15.261 et seq. Meeting notices and any changes to the regular meeting schedule are

posted at City Hall. The Historic District Commission meets on the third Tuesday of each month at City Hall. They are in recess during July and August unless a building permit to construct, alter, move or demolish a designated resource is received. The Historic District Study Committee meets on the first Tuesday of each month at the Troy Museum. Minutes of all meetings are filed with the City Clerk, published and approved as inclusions in the minutes of City Council meetings. Minutes are available to the general public through the City of Troy website. Copies of all meeting minutes are also kept and made available to the public at the Troy Museum & Historic Village.

B. *Describe the specific public participation and property owner notification procedures for National Register nominations.*

B. Two structures in Troy are listed on the National Register of Historic Places: The Caswell Home, located at the Troy Museum & Historic Village (1-13-1972) and the Brooks Farm located at 3521 Big Beaver Road (3-16-1972). The Brooks Farm now serves as the Headquarters for the Kresge Foundation.

The Historical Commission and Troy Historical Society have recommended that each of the historic structures at the Troy Museum & Historic Village be nominated for the inclusion in the Register. Preliminary questionnaires have been submitted to the State Historic Preservation Office. A procedure for public participation will be developed following a reply by the SHPO.

Basic Requirement #5

A. *Quantify activities proposed for completion within the next three-year period. What are the preservation goals of the local government? If the local government plans to become involved in the writing of National Register nominations, for example, provide the prioritized list of nominations to be produced within the three-year period.*

A. The following are preservation goals of the City of Troy for the period 2005-2008:

1. Evaluate two requests for changes in designation received during 2004
Anticipated date of completion: ***October 2005.***
2. Complete a thorough review of the existing inventory of historic resource surveys to verify existing information, correct any errors and fill in missing information. Anticipated date of completion: ***April 2006***
3. Implement active educational program through Michigan Historic Preservation Network Workshops, public programs and resource packets to provide positive assistance to homeowners to maintain historic structures and to use existing tax credit programs to offset expenses. Anticipated date of completion: ***June 2006.***

4. Continue to review any applications to change or modify existing resources. Investigate sources for support for homeowner initiated preservation projects.
5. Complete the nomination of the following structures for inclusion to the National Register of Historic Places:
 - a. The Niles/ Barnard Home
 - b. Old Troy Township Hall
 - c. Poppleton School
 - d. Old Troy Methodist Episcopal Church
 - e. Wagon Shop(Structures b-e are located at the Troy Museum & Historic Village)

Anticipated date of completion: **June 2007.**

6. Complete CLG grant application for historic restoration of the Old Troy Township Hall. Anticipated date of application: **First Quarter 2008.**

B. *If the local government wishes to assume the additional responsibilities of either the federal tax credit program or the review and compliance program, supply the professional qualifications of commissioners or staff who would be doing the reviews. Describe the kinds of projects that the local government has reviewed in the past. For the review and compliance program, indicate which federal programs the local government participates in and would be included in a Memorandum of Agreement with the SHPO.*

B. The local government does not wish to assume additional responsibilities of the federal tax credit program or the review and compliance program at this time.

January 16, 2006

CLG Coordinator
State Historic Preservation Office
Michigan Historical Center
PO Box 30740
702 W. Kalamazoo St.
Lansing, MI 48909-8240

To The Certified Local Government Coordinator:

The City of Troy is a dynamic community of corporations, businesses and 80,000 culturally diverse residents. While our municipality maintains its commitment to progress in the twenty-first century, Troy is also proud of its early history as an agricultural township. The Troy Museum & Historic Village, which includes eight significant historic structures, is administered by the city. Troy's Historic District Commission works with property owners who preserve and maintain thirty designated historic resources in the community. The Historic District Study Committee maintains the inventory of presently designated and potential historic resources.

Approval as a Certified Local Government will enhance our community's historic preservation efforts. At this time the City of Troy requests certification following guidelines outlined by the Michigan Historical Center. Attached please find a copy of City Council Resolution _____ approving submission of the enclosed application and supporting materials.

Sincerely,

Louise Schilling
Mayor, City of Troy

Chapter 13 - Historic Preservation

HISTORIC PRESERVATION

1. PURPOSE

The purpose of this Chapter is to 1) safeguard the heritage of the City of Troy by preserving historic resources in the City which reflect elements of its cultural, social, economic, political and architectural history; (2) stabilize and improve property values; 3) foster civic beauty; 4) strengthen the local economy; 5) promote the use of historic resources for the education, pleasure and welfare of the citizens of the City.

(Rev. 11/17/03)

2. DEFINITIONS

For the purpose of this Chapter, the following definitions shall apply:

- A. ALTERATION: Work that changes the detail of a resource but does not change its basic size or shape.
- B. CERTIFICATE OF APPROPRIATENESS (COA): Written approval of a permit application to apply for a building permit if required, for work that is determined to be appropriate and that does not adversely affect a resource.
- C. COMMISSION: The historic district commission which is responsible for implementing Public Act 169 of 1970 as amended and the city's historic preservation ordinance for the City of Troy.
- D. COMMITTEE: A historic district study committee appointed by the city council.
- E. DEMOLITION: razing a resource, whether entirely or in part, which may include, but is not limited to demolition by neglect.
- F. DEMOLITION BY NEGLECT: Neglect in maintaining, repairing, or securing a resource that results in deterioration of an exterior feature of the resource or the loss of structural integrity of the resource.
- G. FIRE ALARM SYSTEM: A system designed to detect and annunciate the presence of fire or by-products of fire. Fire alarm system includes smoke alarms.

(12/22/05)

- H. HISTORIC DISTRICT: In accordance with Act 169, Public Acts of 1970, the term "Historic District" shall mean an area or group of areas not necessarily having contiguous boundaries, created by the City for the purposes of this Chapter. This shall include any historical or cultural site or structure (including significant trees or other plant life located thereon) of particular historic or cultural significance to the City of Troy, the State of Michigan, or the U.S.A., where cultural, political, spiritual, economic or social history of the community, state or nation is reflected or exemplified with historic personages or with important events in local, state, or national history, or which embody the distinguishing characteristics of an architectural specimen, inherently valuable for a representation of a period, or style or method of construction, or a notable work of construction, or a notable work of a master designer or architect whose individual genius

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influenced his age.

- I. HISTORIC LANDMARK: Any structure, site, object, feature, or open space that is significant in the history, architecture, archaeology, engineering, or culture of this city, state, or of the United States. A landmark is a historic district as defined in this section which contains only one (1) resource.
- J. HISTORIC RESOURCE: A structure, site, object, feature, or open space that is significant in the history, architecture, archaeology, engineering, or culture of this city, state, or of the United States.
- K. NOTICE TO PROCEED: Authorization to perform work that does not qualify for a COA but may legally be accomplished following criteria set forth in this ordinance.
- L. OPEN SPACE: Undeveloped land, a naturally landscaped area, or a formal or man-made landscaped area that provides a connective link or a buffer between other resources.
- M. ORDINARY MAINTENANCE: Keeping a resource unimpaired and in good condition through ongoing minor intervention to the exterior of a resource. Ordinary maintenance does not change the exterior appearance of the resource except through the elimination of the usual and expected effects of weathering. Ordinary maintenance does not constitute work for purposes of this act.
- N. PROPOSED HISTORIC DISTRICT: An area or group of areas, not necessarily having contiguous boundaries, that has delineated boundaries and that is under review by a committee or a standing committee for the purpose of making a recommendation as to whether it should be established as a historic district or added to an established historic district.
- O. REPAIR: To restore a decayed or damaged resource to a good or sound condition by any process. A repair that changes the external appearance of a resource constitutes an alteration for purposes of this act.
- P. RESOURCE: A building, structure, site, object, feature or open space located within a historic district, or described as a historic landmark.
- Q. SMOKE ALARM: A single-station or multiple-station alarm responsive to smoke and not connected to a system. As used in this ordinance "single-station alarm" means an assembly incorporating a detector, the control equipment, and the alarm sounding device into a single unit, operated from a power supply either in the unit or obtained at the point of installation. "Multiple-station alarm" means two or more single-station alarms that are capable of interconnection such that actuation of one alarm causes all integrated separate audible alarms to operate.

(12/22/05)

- R. WORK: Construction, addition, alteration, repair, moving, excavation or demolition.

(Renumbered 12/22/05)

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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

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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 ¼ 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

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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

Museum Properties - Caswell House, Poppleton School, Old City Hall, Old Troy Church and Parsonage, 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

2955 Quail Run (Tax ID: 88-20-18-101-035) T2N, R11E, SEC 18 STRAWBERRY HILL LOT 37 EXC BEG AT NE LOT COR, TH S 00-16-39 W 191.86 FT, TH N 89-43-00 W 44.61 FT, TH N 13-22-02 E 196.97 FT TO BEG

4800 Beach (Tax ID: 88-20-18-203-011) T2N, R11E, SEC 18 PART OF NW ¼ OF NE ¼ BEG AT PT DIST S 02-48-55 E 945.50 FT & N 89-05-05 E 43 FT FROM N ¼ COR, TH N 89-05-05 E 152.73 FT, TH ALG CURVE CONCAVE SLY, RAD 250 FT, CHORD BEARS S 85-09-38 E 50.14 FT, DIST OF 50.22 FT, TH S 79-24-20 E 13.04 FT, TH S 02-48-55 E 203.88, TH S 87-11-05 W 215 FT, TH N 02-48-55 W 218.65 FT TO BEG 1.06 A

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

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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.

(Rev. 12/22/05)

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

(Rev. 01/09/06)

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- 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.

(Rev. 11/17/03)

4. HISTORIC DISTRICT COMMISSION

- A. Creation of Commission: In order to execute the purposes of this section, there is hereby created a Commission to be called the Historic District Commission.
- B. Membership of Commission: The Historic District Commission shall consist of seven (7) members whose residence is located in the City of Troy. The majority of the members will have a clearly demonstrated interest in or knowledge of historic preservation. The Commission shall include at least two (2) people chosen from a list submitted by a duly organized history group or groups, and, if available, one (1) architect duly registered in the State of Michigan. They shall be appointed by the City Council for terms of office of three (3) years. All members shall hold office until their successors are appointed. Members of the Commission may be reappointed after their terms expire. A vacancy occurring in the membership of the Commission for any cause shall be filled by a person appointed by the City Council for the unexpired term. The members of the Commission shall serve without compensation.

(Rev. 12/22/05)

5. DUTIES AND POWERS OF THE COMMISSION

The Commission shall have all powers and duties authorized by Public Act 169 of 1970, as amended, MCL 399.201, et seq. including but not limited to the following:

- A. The Commission shall have authority to conduct an ongoing survey to identify historically and architecturally significant, properties, structures and areas that exemplify the cultural, social, economic, political, or architectural history of the nation, state or city. The Commission may use the Michigan Historical Site Survey form as a guide, and accept the work of interested volunteers. Such Site Surveys should be kept as a part of the permanent records of the Commission, at a place designated by the Commission.
- B. It shall be the duty of this Commission to review all applications for permits required by City ordinance concerning construction, alteration, repair, moving or demolition of the exterior features of a historic resource. Plans for any work in the historic resources comprising the Troy Museum and Historic Village may be submitted based on a three-year plan based on Department of Interior Preservation briefs but without detailed specifications. For purposes of this Chapter, the historic resources of the Troy Museum

Chapter 13 - Historic Preservation

and Historic Village shall include, but are not limited to, those Historic Districts established in Section 3 of this Chapter and listed as Old City Hall, Caswell House, Poppleton School, Old Troy Church, and Parsonage. It is the intent of this section that the Commission shall be lenient in its judgment of plans for a new construction or for alteration or demolition of historic resources of little historic value, except where such construction, alteration or demolition would seriously impair the historic value and character of the resource and the surrounding resources and area. A permit shall not be issued and proposed work shall not proceed until the Commission has acted on the application by issuing a certificate of appropriateness or a notice to proceed.

In reviewing the plans, the Commission shall follow the United States Secretary of the Interior's standards for rehabilitating historic buildings as set forth in 36 CFR part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the Commission may be followed if they are equivalent in guidance to the Secretary of Interior's standards and guidelines and are established or approved by the Michigan Department of History, Arts, and Libraries. The Commission shall also consider the following:

1. The historical or architectural value and significance of the resource and its relationship to the historic value of the surrounding area;
2. The relationship of the exterior architectural features of the resource to the rest of the resource and to the surrounding area;
3. The general compatibility of exterior design, arrangement, texture and materials proposed to be used;
4. Any other factor, including aesthetic, which it deems to be pertinent.

The Commission shall review and act upon exterior features of a historic resource and shall not consider interior arrangement, unless interior work will cause visible change to the exterior of the resource. The Commission shall not disapprove an application due to considerations not set forth above.

- C. In those situations where the Commission finds the proposed work adversely affects the exterior of a resource the Commission considers valuable to the city, state or nation, and the Commission determines that the alteration or loss of that resource will adversely affect the public purpose of the city, state or nation, the Commission shall attempt to establish with the owner of the resource an economically feasible plan for preservation of the resource.
- D. Work within a historic district shall be permitted through the issuance of a notice to proceed by the Commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the Commission to be necessary to substantially improve or correct any of the following conditions:
 1. The resource constitutes a hazard to the safety of the public or to the structure's occupants.
 2. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and

Chapter 13 - Historic Preservation

environmental clearances.

3. Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
 4. Retaining the resource is not in the interest of the majority of the community.
- E. The Commission may recommend to the City Council certain incentive programs to encourage preservation of landmark buildings in the City.
 - F. The Commission may accept, in the name of the City of Troy, any grant, loan or aid of any character from Federal, State or private sources, to be expended for the purposes contemplated by this chapter, including, but not limited to the making of surveys of historical structures and/or sites, and the acquisition, restoration and possible resale of properties of historical or architectural significance. Such funds shall be administered in accordance with the Charter of the City of Troy, but a separate accounting shall be made of them and a copy of such accounting given to the Commission at least quarterly.
 - G. Budget: There may be appropriated in the annual budget of the City of Troy a sum of money which may be expended and accounted for in accordance with the Troy City Charter and the Uniform Budgeting and Accounting Act of the State of Michigan.

(Rev. 11/17/03)

6. RULES OF THE COMMISSION

- A. The Commission shall elect from its membership a Chair, Vice- Chair and Secretary at the first meeting each year. The Chair shall preside over the Commission and have the right to vote. The Vice-Chair shall perform the duties of the Chair in his or her absence. The Secretary shall keep an accurate record of the proceedings of the Commission.

(Rev. 11/17/03)

- B. The Commission should meet at least quarterly, and at the call of the Chair, Secretary, or two (2) members of the Commission, if matters are referred to it by the Director of Building and Zoning.

(Rev. 11/17/03)

- C. At least four (4) members of the Commission shall constitute a quorum for the transaction of its business. The Commission shall adopt rules for the transaction of its business which shall provide for the time and place of holding meetings. All meetings of the Commission shall be open to the public, and any person or his or her duly constituted representative shall be entitled to appear and be heard on any matter before the Commission before it reaches its decision.

(Rev. 11/17/03)

- D. The Commission shall keep a record, which shall be open to public view, of its

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resolutions, proceedings and actions. The concurring affirmative vote of four (4) members shall constitute approval of plans before it for review, or for the adoption of any resolution, motion or other action of the Commission. The Commission shall submit an annual report of its activities to the City Council.

(Rev. 09/25/78)

7. PROCEDURES FOR REVIEW OF PLANS

- A. Application for a building permit to construct, alter, move or demolish any resource in a Historic District shall be made to the Director of Building and Zoning. Plans shall be submitted showing the resource in question and also showing its relation to adjacent resources.
- B. Upon the filing of such application, the Director of Building and Zoning or his or her representative shall immediately notify the Commission of the receipt of such application and shall transmit it together with accompanying plans and other information to the Commission.
- C. The Commission shall review the plans according to the duties and powers specified herein. In reviewing the plans, the Commission may confer with the applicant for the building permit, and with the Director of Building and Zoning, and with the City Planning Director.
- D. The Commission shall approve or disapprove such plans, and, if approved, shall issue a certificate of appropriateness or a notice to proceed, which is to be signed by the Chair or Vice-Chair, attached to the application for a building permit and immediately transmitted to the Director of Building and Zoning. The Chair shall also stamp all plans submitted to the Commission signifying its approval or disapproval.
- E. If the Commission disapproves of such plans, it shall state its reasons for doing so and shall transmit a record of such action and reasons therefore in writing to the Director of Building and Zoning and to the applicant. The Commission shall advise what it thinks is proper if it disapproves of the plans submitted. The applicant, if he or she so desires, may make modifications to the plans and shall have the right to resubmit the application at any time after so doing.

If the requested permit is denied by the Commission, the Director of Building and Zoning shall disapprove the application.

- F. The failure of the Commission to approve, conditionally approve or disapprove of such plans within sixty (60) days from the date of application for the building permit, unless otherwise mutually agreed upon by the applicant and the Commission, shall be deemed to constitute approval and the Director of Building and Zoning shall proceed to process the application without regard to a certificate of appropriateness or notice to proceed from the Commission.
- G. After a building permit is granted, the Director of Building and Zoning or his or her representative shall inspect the construction or alteration in accordance with the procedures established by the Building Department of the City of Troy.
- H. In cases where approval of demolition is granted for reasons other than public health or

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safety, the certificate of appropriateness or notice to proceed shall not become effective until sixty (60) days after the date of issuance, in order to provide a period of time within which it may be possible to relieve a hardship or transfer the property to another owner who will retain the resource. At the discretion of the Commission, this waiting period may be waived.

- I. If the Commission grants a permit for demolition, it may notify the Troy Historical Commission so that that body may consult with the owner about obtaining anything of historical significance from the property.
- J. If an applicant seeks immediate approval to alter, repair, move or demolish a resource to prevent an imminent hazard to the safety of the public or a structure's occupants, the Chair of the Commission shall call a special meeting as early as possible, in compliance with the Open Meetings Act, to make a decision on the applicant's request.
- K. Upon a finding by the commission that a historic resource within an historic district, subject to its review and approval, is threatened by demolition by neglect, the commission may do either of the following:
 - 1. The commission may require the owner of the resource to repair all conditions contributing to the demolition by neglect.
 - 2. If the owner does not make repairs within a reasonable time, the commission or agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The cost of the work shall be charged to the owner and may be levied by the city as a special assessment against the property. The commission or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court.
- L. The Historic District Commission shall not issue a certificate of appropriateness or notice to proceed unless an applicant certifies in the application that the property where the work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the State Construction Code Act, MCL 125.1501 *et seq.* as amended.

(Rev. & Renumbered: 12/22/05)

8. DEMOLITION OR MOVING HISTORIC RESOURCES

The demolition or moving of resources located in Historic Districts shall be discouraged. The Commission shall not approve demolition except when deemed a hazard to public health or safety by a responsible public agency, but may issue a certificate of appropriateness for moving said resource.

The Commission may issue a certificate of appropriateness or notice to proceed for the moving or demolition of any resource. An application for the moving or demolition of a resource shall be approved by the Commission if any of the following conditions prevail, and if in the opinion of the Commission the proposed work will materially improve or correct these conditions:

- 1. The resource is a deterrent to a major improvement program which will be of substantial benefit to the community;
- 2. Retention of the resource would cause undue financial hardship to the owner; or

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3. Retention of the resource would not be in the interest of the majority of the community.

(Rev. 11/17/03)

9. PROPOSED HISTORIC DISTRICT

Upon receipt of substantial evidence showing the presence of historic architectural, archeological, engineering, or cultural significance of a proposed historic district, the City Council may, at its discretion, adopt a resolution requiring that all applications for permits within the proposed historic district be referred to the Historic District Commission for review as provided in this ordinance. The Historic District Commission shall review permit applications with the same powers that would apply if the proposed historic district were an established historic district. The review may continue in the proposed historic district for not more than one year, or until such time as the City Council approves or rejects the establishment of the historic district by ordinance, whichever occurs first.

(Rev. 11/17/03)

10. EMERGENCY MORATORIUM

If the City Council determines that pending work will cause irreparable harm to resources located within an established historic district, City Council may, by resolution, declare an emergency moratorium of all such work for a period not to exceed six months. The City Council may extend the emergency moratorium for an additional period not to exceed six months upon finding that the threat of irreparable harm to resources is still present. Any pending permanent application concerning a resource subject to an emergency moratorium may be summarily denied.

(Rev. 11/17/03)

11. YARD VARIANCES

Due to peculiar conditions of design and construction in Historic Districts, where structures were often built close to the lot lines, it is in the public interest to retain the District's appearance by making variances to normal yard requirements. Where it is deemed that such variances will not adversely affect neighboring properties, the Commission may recommend to the Board of Zoning Appeals that such variance to standard yard requirements be granted.

(Rev. 11/17/03)

12. EXCEPTIONS

Nothing in this chapter shall be construed to prevent ordinary maintenance, repair or sale of any resource within an historic district. Nor shall anything in this chapter be construed to alter, amend or delete provisions of other Troy City ordinances, or the Troy City Charter pertaining to the administration, control, or ownership of property owned by the City of Troy.

(Rev. 11/17/03)

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13. APPEALS

An applicant aggrieved by a decision of the Commission concerning a permit application may file an appeal with the state historic preservation review board of the Michigan Historical Commission. The appeal shall be filed within sixty (60) days after the decision is furnished to the applicant. A permit applicant aggrieved by the decision of the historic preservation review board may appeal the decision to the circuit court. Any citizen or duly organized historic preservation organization in the city, as well as resource property owners, jointly or severally aggrieved by a decision of the historic district commission concerning a matter other than a permit application, may appeal the decision to the circuit court.

(Rev. 11/17/03)

14. ESTABLISHMENT, MODIFICATION OR ELIMINATION OF A HISTORIC DISTRICT

A. Establishment of Historic District Study Committee

Before establishing, modifying or eliminating any Historic District, City Council shall appoint a Historic District Study Committee. The Committee shall contain a majority of persons who have a clearly demonstrated interest in or knowledge of historic preservation, and shall consist of at least one (1) member of the Historic District Commission and shall contain representation from at least one other duly organized local historic preservation organization. The study committee shall be an ad hoc committee established to consider the establishment, modification or elimination of historic districts in specified areas as determined by City Council and then be dissolved.

B. Duties of the Historic District Study Committee

1. The Historic District Study Committee shall do all of the following:

- a. Conduct a photographic inventory of resources within each proposed historic district, following procedures established or approved by the Michigan Department of History, Arts, and Libraries.
- b. Conduct basic research of each proposed historic district and the historic resources located within that District;
- c. Determine the total number of historic and non-historic resources within a proposed historic district and the percentage of historic resources of that total. In evaluating the significance of the historic resources, the Committee shall be guided by the selection criteria for evaluation issued by the Secretary of the Interior for inclusion of resources in the National Register of Historic Places, as set forth in 36 CFR part 60.
- d. Prepare a preliminary Historic District Study Committee report that addresses at a minimum all of the following:
 - i. The charge of the Committee;
 - ii. The composition of the Committee membership;
 - iii. The historic district or districts studied;
 - iv. The boundaries for each proposed historic district in writing and on maps;

Chapter 13 - Historic Preservation

- v. The history of each proposed historic district;
 - vi. The significance of each district as a whole, as well as a sufficient number of individual resources to fully represent the variety of resources found within the district, relative to the evaluation criteria.
- e. Transmit copies of the preliminary report for review to City Council, the Planning Commission, the Historic District Commission, the Michigan Department of History, Arts and Libraries, the Michigan Historical Commission and the State Historic Preservation Review Board.
 - f. Make copies of the preliminary report available to the public.
2. The City Council may prescribe the time for preparation and transmittal of the preliminary report if the Council deems it in the public interest to do so.
 3. Not less than sixty (60) calendar days after the transmittal of the preliminary report, the Study Committee shall hold a public hearing. Public notice of the time, date, and place of the hearing shall be given in the manner required by the Open Meetings Act, 1976 PA 267, MCL 15.261, et seq. Written notice shall be mailed by first class mail not less than fourteen (14) calendar days before the hearing to the owners of properties within the proposed historic district, as listed on the tax rolls of the City of Troy.
 4. The Committee shall have no other powers, express or implied, beyond those listed in this section, except as may be otherwise expressly authorized by ordinance or resolution of City Council.

C. Actions to be Taken by the Historic District Study Committee and City Council

After the date of the public hearing, the Historic District Study Committee and City Council shall take the following actions:

1. The Committee shall prepare and submit a final report with its recommendation and the recommendation, if any, of the Planning Commission to the City Council. If the recommendation is to establish, modify or eliminate a historic district or districts, the final report shall include a draft of a proposed ordinance or ordinances.
2. After receiving a final report that recommends the establishment, modification or elimination of a historic district or districts, the City Council, at its discretion, may introduce and pass or reject an ordinance or ordinances establishing, modifying or eliminating one or more historic districts. If the City Council passes an ordinance or ordinances establishing, modifying or eliminating one or more historic districts, City Council shall file a copy of that ordinance or ordinances, including a legal description of the property or properties located within the historic district or districts, with the Register of Deeds. City Council shall not pass an ordinance establishing a contiguous historic district less than sixty days after a majority of the property owners within the proposed historic district, as listed on the City tax rolls, have approved the establishment of the historic district pursuant to a written petition.

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3. At any time after expiration of the time limits set in or prescribed by City Council pursuant to this section for the Historic District Study Committee to act, the City Council may, in its discretion, proceed to introduce and pass or reject an ordinance as described in the immediately preceding paragraph 2.

D. Elimination of Districts

If considering elimination of a historic district, the Committee shall follow the procedures set forth for issuing a preliminary report, holding a public hearing and issuing a final report, but with the intent of showing 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.

E. Availability

All writings prepared, owned, used, in possession of or retained by the Committee in the performance of any official function shall be made available to the public.

(Rev. 11/17/03)

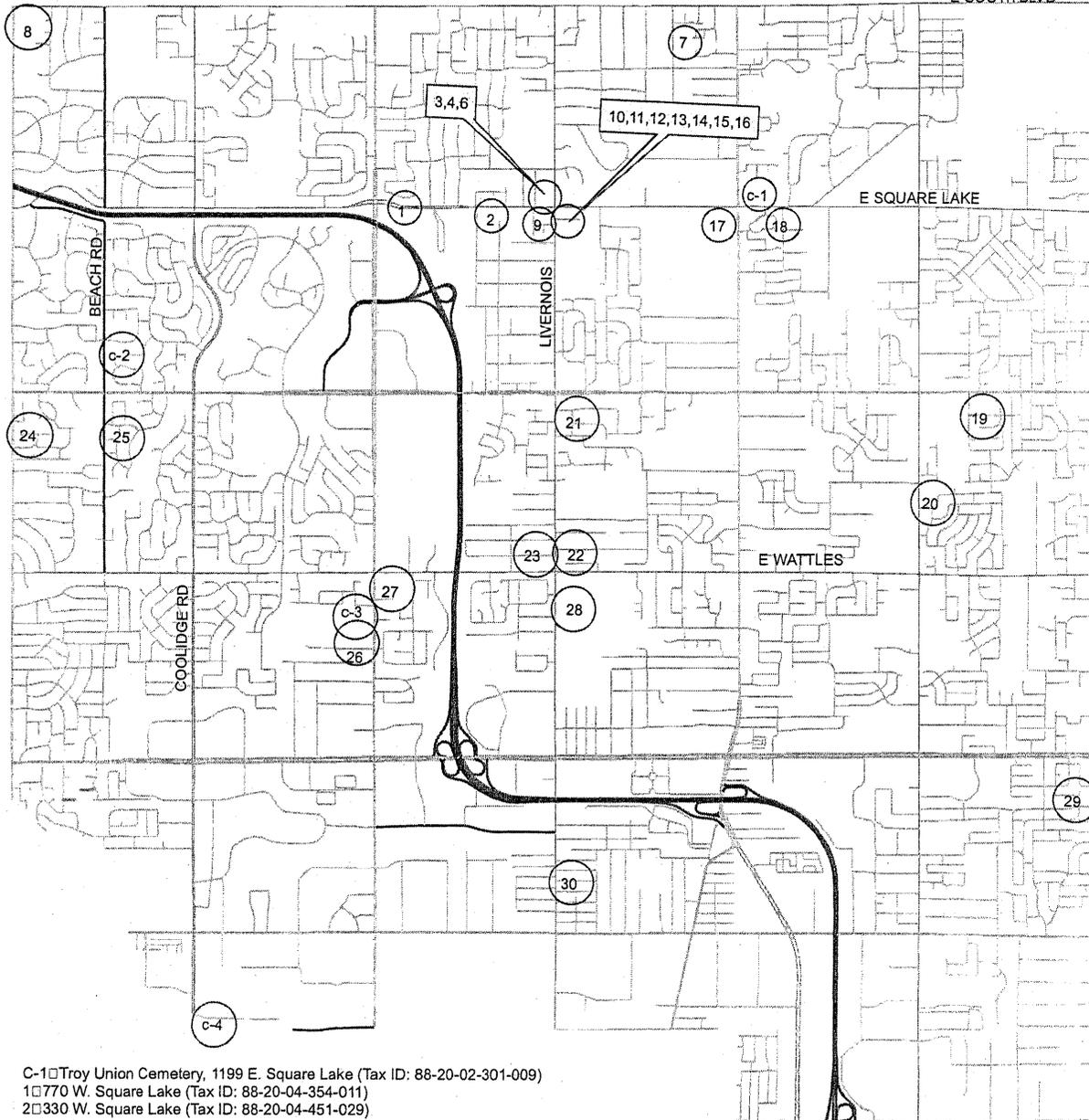
15. ENFORCEMENT; VIOLATIONS

- A. After issuance of a certificate of appropriateness or notice to proceed or if a violation of this article is suspected, the city's designated representative may from time to time inspect the exterior of properties covered by this article.
- B. The enforcement of this ordinance shall be the responsibility of this Historic District Commission, in conjunction with the Director of Building and Zoning of the city. A person, individual, partnership, firm, corporation, organization, institution or agency of government that violates this act is responsible for committing a misdemeanor and subject to penalties as provided by law for misdemeanors. The Director of Building and Zoning or his or her representative is hereby legally authorized to issue a citation for a violation of this chapter.
- C. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this act may be ordered by the court to pay the costs to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated, or demolished.

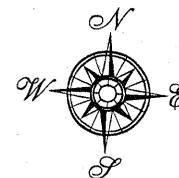
(Rev. 11/17/03)

City of Troy Historic Site Map 2005

E SOUTH BLVD



- 1 □ Troy Union Cemetery, 1199 E. Square Lake (Tax ID: 88-20-02-301-009)
- 1 □ 770 W. Square Lake (Tax ID: 88-20-04-354-011)
- 2 □ 330 W. Square Lake (Tax ID: 88-20-04-451-029)
- 3 □ 6091 Livernois (Tax ID: 88-20-04-478-013)
- 4 □ 6071 Livernois (Tax ID: 88-20-04-478-017)
- 5 □ 6059 Livernois (Tax ID: 88-20-04-478-018)
- 6 □ 90 West Square Lake
- 7 □ 6890 Norton (Tax ID: 88-20-03-226-033)
- 8 □ Former Stone School, 3995 South Boulevard (Tax ID: 88-20-06-101-001)
- C-2 □ Beach Road Cemetery (Tax ID: 88-20-07-451-001)
- 9 □ 5875 Livernois (Tax ID: 88-20-09-232-005)
- 10 □ 46 East Square Lake Road (Tax ID: 88-20-10-101-002)
- 11 □ 54 East Square Lake Road (Tax ID: 88-20-10-101-003)
- 12 □ 90 East Square Lake Road and 110 East Square Lake Road (Tax ID: 88-20-10-101-004)
- 13 □ 126 East Square Lake Road (Tax ID: 88-20-10-101-005)
- 14 □ 138 East Square Lake Road (Tax ID: 88-20-10-101-006)
- 15 □ 160 East Square Lake Road (Tax ID: 88-20-10-101-043) BEG 1 A
- 16 □ 101 East Square Lake Road (Tax ID: 88-20-03-301-077)
- 17 □ Sylvan Glen Clubhouse, 5725 Rochester Road (Tax ID: 88-20-10-200-001)
- 18 □ 5871 Hillmore (Tax ID: 88-20-11-103-014)
- 19 □ 2356 East Long Lake (Tax ID: 88-20-13-127-020)
- 20 □ Hill House, 4320 John R (Tax ID: 88-20-13-303-014)
- 21 □ 4820 Livernois (Tax ID: 88-20-15-102-010)
- 22 □ Unitarian Universalist Church (Emerson Barn Church), 4320 Livernois (Tax ID: 88-20-15-351-002)
- 23 □ Museum Properties - Caswell House, Poppleton School, Old City Hall, Old Troy Church and Parsonage, 60 W. Wattles (Tax ID: 88-20-16-478-033)
- 24 □ 2955 Quail Run (Tax ID: 88-20-18-101-035)
- 25 □ 4800 Beach (Tax ID: 88-20-18-203-011)
- C-3 □ Crooks Road Cemetery (Tax ID: 88-20-20-226-022)
- 26 □ 3645 Crooks (Tax ID: 88-20-20-226-038)
- 27 □ 839 W. Wattles (Tax ID: 88-20-21-101-024)
- 28 □ 3864 Livernois (Tax ID: 88-20-22-101-005)
- 29 □ 36551 Dequindre (Tax ID: 88-20-25-230-032)
- 30 □ 1934 Livernois (Tax ID: 88-20-27-351-016)
- C-4 □ Perrin Cemetery (Coolidge) (Tax ID: 88-20-32-152-002)



APPENDIX 3 - RESUME FORM

Historic District Commissioners - Background Information and Qualifications

Name: MARTORIE A. BIBLIN

Address: 5863 CLIFFSIDE
TROY, MI 48085

Telephone: 248-879-9494 (Residence)
248-³⁶⁶879-1224 (Business) (M-THUR.)
248-376-0730 (CELL)

Occupation: MANAGER CONTRACTS

1. Area of Expertise

History Architectural History Architecture Prehistoric Archaeology
Historic Archaeology
Other (Specify) Interested in preservation

2. Education

BACHELOR'S BUS. ADM.

3. Related Work Experience

READING, OBSERVING

4. Demonstrated Interest in Historic Preservation

READING, OBSERVING HISTORIC PLACES

APPENDIX 3 - RESUME FORM

Historic District Commissioners - Background Information and Qualifications

Name: Ann Partlan

Address: 2300 Terova

Troy, MI 48048

Telephone: 248-689-3685 (Residence)

_____ (Business)

Occupation: Retired radiologist

1. Area of Expertise

History Architectural History ___ Architecture ___ Prehistoric Archaeology ___

Historic Archaeology ___

Other(Specify) _____

2. Education

3. Related Work Experience

4. Demonstrated Interest in Historic Preservation

Ann Partlan is a member of the Troy Historical Society and an active volunteer at
the Troy Museum & Historic Village where her specialty is conducting primary
source research for Museum publications and programs.

APPENDIX 3 - RESUME FORM

Historic District Commissioners - Background Information and Qualifications

Name: Sabah Jihad

Address: 1426 Shaker Dr.

Troy, MI 48083

Telephone: 248-589-1287 (Residence)

313-369-3105 (Business)

Occupation: _____

1. Area of Expertise

History ___ Architectural History ___ Architecture ___ Prehistoric Archaeology ___
Historic Archaeology ___
Other(Specify) X Community support _____

2. Education

High Language Institute, Baghdad University

3. Related Work Experience

4. Demonstrated Interest in Historic Preservation

APPENDIX 3 - RESUME FORM

Historic District Commissioners - Background Information and Qualifications

Name: Barbara Chambers

Address: 57 Paragon

Troy 48098

Telephone: 248-740-3957 (Residence)

248-246-3214 (Business)

Occupation: Ordinance Officer City of Royal Oak

1. Area of Expertise

History Architectural History Architecture Prehistoric Archaeology

Historic Archaeology

Other (Specify) Construction Mgmt, Hist Pres. & Building

2. Education

Attending EMU - Ypsilanti for Historic Preservation

Degree and has Bachelor from Oakland University

3. Related Work Experience

Works in Property Maintenance in Municipality

Works with Planning, Building & Engineering

Departments - Attends Conferences for BOCA, MHPN, MACEO

4. Demonstrated Interest in Historic Preservation

Visits Cities Steeped in Hist. Preserv (Philadelphia,

Wash. D.C., Williamsburg, Seattle, Indianapolis, and Boston)

Visited Europe in 1996 and Stratford, Ontario 1999 & 2002

APPENDIX 3 - RESUME FORM

Historic District Commissioners - Background Information and Qualifications

Name: Robert Hudson

Address: 6357 Elsey Drive

Troy, MI 48098

Telephone: (248) 828-7939 (Residence)

(248) 246-3225 (Business)

Occupation: Deputy Building Official, City of Royal Oak

1. Area of Expertise

History ___ Architectural History ___ Architecture ___ Prehistoric Archaeology ___
Historic ___ Archaeology ___ Other(Specify) Familiar with construction coordination,
building methods and house moving.

2. Education

Bachelor of Science Degree from Eastern Michigan University in Construction

3. Related Work Experience

I worked for the Army Corp of Engineers doing field surveys of existing buildings. The purpose was determining their feasibility for nuclear fallout shelters. This took me into a lot of historic churches, schools and wood frame buildings. I have worked as a building inspector for more than 16 years and for the last 5 as an administrator in the building department. I am quite familiar with construction and repair of new and existing buildings. I have also been involved with house moves and demolitions.

4. Demonstrated Interest in Historic Preservation

I work in Royal Oak, we have many old homes here and several of them are designated as historic. With the increase in new home construction, many of the older homes are being demolished for their lots. I see the same thing happening in Troy and I would like to try to save some of the historic homes before they are all gone. Troy has some very old homes and structures that are in danger of being cleared away for development. I would like to try to preserve these old homes as reminders of the past.

RESUME

Robert A. Hudson
6357 Elsey
Troy, Mich. 48098

EDUCATION

B.S. in Construction Technology from Eastern Michigan University.
Classes covered all aspects of construction; architectural drafting, estimating, surveying, wood shop, metal shop, plastic science, site plan development and building trades.

Licensed as a residential builder from 1978 to 1993 by the State of Michigan.

Registered with the State of Michigan as a Building Official, Plan Reviewer and Building Inspector. Requires 96 hours per 3 year cycle of continuing education.

Member of Southeastern Michigan Building Officials and Inspectors Association.

Member of Michigan Association of Housing Officials.

Member of Michigan Association of Code Enforcement Officers

Member of Building Officials Conference of Michigan.

Member of International Code Council

Past Vice President and contract negotiator for AFSCME Local 2396

WORK EXPERIENCE

1978

Army Corps of Engineers, Defense Civil Preparedness Agency. Shelter Survey Specialist. Inspected institutional, educational and commercial buildings for feasibility and possible upgrading for nuclear fallout shelters. Work involved inspection, determination and categorization as to type and size of shelter. Worked from mobile offices and surveyed entire cities located in Indiana.

1979

New Sash of Southern Michigan. Employed as office manager, construction estimator and job superintendent. Work involved overseeing of replacement window installation and residential rehab work. Rehab work involved all aspects of construction: roofing, siding, kitchen remodeling, bathroom remodeling, plumbing, electrical and heating work coordination.

1980

Hazel Park Schools. Instructor for Building Trades Class. Supervised 14 - 16 High School students in all aspects of residential remodeling and new construction. Drew complete plans, obtained all necessary permits and did all work including: foundation, rough framing, electrical, plumbing, heating, insulation, drywall, interior trim, painting, siding, roofing, concrete and anything else that was related to the project. Instructed students in classroom training to teach them how to do the work and then went out and built it.

1982

Gemini Home Improvement. Employed as a home improvement salesman, estimator and job superintendent. Performed all types of remodeling, specializing in roofing and siding.

1983

City of Royal Oak. Employed as Deputy Building Official for the last 5 years. Supervise 21 employees, Building and Trade Inspectors, Code Enforcement Officers and Clerical Staff. Reviewed Commercial building plans and performed field inspections. Employed as a Building Inspector for more than 17 years. Job duties, enforcement of and determination of compliance with the State Building Code and City of Royal Oak Zoning Ordinances. Job consisted of inspecting existing, new and remodeled homes before, during and after construction to make sure they meet all Building Code and Zoning requirements. Inspected 1 and 2 family rental properties for more than 13 years. Did write-ups and inspections of homes for the City's rehabilitation loan program. Developed write-ups for demolition of dilapidated buildings taken to the hearing officer.

1988-1993

Image Investments Inc. Acted as qualifying officer, president and employee. Work included estimating, sales and fieldwork for residential remodeling and new construction. Type of work included decks, siding, roofing, window installation, additions and new construction.

APPENDIX 3 - RESUME FORM

Historic District Commissioners - Background Information and Qualifications

Name: PAUL CHU LIN

Address: 1599 WUTHERBEE

TROY, MI 48064-2633

Telephone: 248/645-2187 (Residence)

248/645-0528 (Business)

Occupation: ARCHITECT NCARB (LICENSED IN MICHIGAN AND OHIO)
NCARB = NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARD

1. Area of Expertise

History Architectural History Architecture Prehistoric Archaeology
Historic Archaeology

Other(Specify) AVIATION DEVELOPMENT

2. Education

BACH. OF ARCHITECTURE

UNIVERSITY OF MICHIGAN, ANN ARBOR

3. Related Work Experience

REVIVING GREENVILLE, MS DOWNTOWN

(HAVE TAUGHT @ U OF M, U OF DETROIT, AND LAWRENCE TECH ARCH CLASSES AS ASSIST. PROFESSOR)
PROJECTS ALWAYS IN EXCELLENT CONTEXT

4. Demonstrated Interest in Historic Preservation

TEAM MEMBER GETTING BEL ISLES IN

DETROIT NATIONALLY LANDMARKED

PAUL CHU LIN

1599 Witherbee
Troy, Michigan 48084
248 / 645-2187

BORN:

Chicago, Illinois

MARITAL STATUS:

Wife - Marilyn; Children - Elizabeth, John

REGISTERED ARCHITECT:

Michigan, Ohio NCARB certified

EDUCATION:

University of Michigan; Degree - Bachelor of Architecture.

ACADEMIC CREDITS:

The Association of Collegiate Schools of Architecture (ACSA)
Construction Materials & Technology Institute August 12-17, 1985
One of 40 full fellowships to University of Pennsylvania

Collegiate teaching awards; Outstanding Performance and
Direction in The School of Architecture's Architectural
Design Sequence May 1983, General Contribution to Design
Education, School of Architecture May 1983.

Bulletin, Michigan Society of Architects, Sept., 1965;
fifth year planning project for Manchester, Michigan;
team design leader; project used as planning example
for University Accreditation Board.

Anika Sketch Problem; Honorable Mention, 1963.

"Generation", University of Michigan publication, 1962;
fourth year project, K-6 elementary school; interschool
exhibition.

"Michigras 1960", carnival booth; first prize design award.

Caribbean, island of Anquilla; 1974, 1977, 1980, 1986, 1987.

FOREIGN TRAVEL:

Canada, 1967, 1974, 1982; Ontario and Quebec.

Mexico, 1969; including the Yucatan.

Europe, 1967; Austria, England, France, Germany,
Italy, Switzerland, and the Netherlands.

Association of Collegiate Schools of Architecture,
Design Conference, 1978, 1984.

TEACHING:

Lecturer in Architecture, Lawrence Institute of Technology (LTU),
School of Architecture, Southfield, Michigan; 1972-1976, 1978-1981,
1990 - ; 1982-1986, Assistant Professor and Architectural
Curriculum Coordinator of Junior and Senior Design Classes.

Lecturer in Architecture, University of Detroit, School of
Architecture, Detroit, Michigan; 1970-1973.

Michigan High School Architectural Design Competition 1989 -
Juror

TEACHING CONTRIBUTION:

Architectural Critic at the University of Michigan,
Cranbrook Academy of Art, University of Detroit,
Lawrence Technological University, Cornell University, N.Y.

PROFESSIONAL EXPERIENCE:

Gunnar Birkerts and Associates
Birmingham, Michigan
Senior Designer/Project Architect
January 1988 - 1990

Argonaut, General Motors Corporation
Detroit, Michigan
Advance Plant Designer, GM/ACSA Competition Coordinator
1985-1987
Advance Building Technology (ABT) Inc

Gunnar Birkerts and Associates
Birmingham, Michigan
Senior Designer/Project Architect Consultant
June 1984 to January 1985

A.M. Kinney Associates, William J. Rabon
Cincinnati, Ohio
Key Personnel, Partner-to-be
1981-1982

Smith, Hinchman, and Grylls Associates, Inc.
Detroit, Michigan
Senior Designer/Project Architect
1978-1981

Gunnar Birkerts and Associates
Birmingham, Michigan
Senior Designer/Project Architect
1963-1967; 1970-1977

Harry Weese and Associates
Chicago, Illinois
Designer/Architect
1967-1970

Glen Paulsen and Associates
Birmingham, Michigan
Designer
1963

Skidmore, Owings, and Merrill
Chicago, Illinois
Designer under Walter Netsch, Jr.
1962

Holabird, Root, and Burgee
Chicago, Illinois
Draftsman
1959-1960

PROFESSIONAL CREDITS:

Trowbridge Memorial Gateway Design for East Rock Park;
third prize design award, 1973; co-designer,
15 entries; New Haven, Connecticut.

"Back from Niagra", Architectural Plug, May, 1973, Rainbow Center Plaza Competition; acknowledge for uniqueness of concept; co-designer, 202 entries Niagra Falls, New York.

"The Young Competitors", Cranbrook Academy of Art museum; exhibition of work, 1972; Bloomfield Hills, Michigan.

Beaubourg Centre International Design Competition, Centre National d'Art et de Culture George Pompidou; one of 30 runners-up to winner; co-designer, 681 entries, Paris, France; published: Architectural Forum, Sept., 1971; Architectural Record, Oct., 1971; Royal Institute of British Architect News, Aug., 1971; Domus, Italy (front cover), Oct., 1971; International Union of Architects News, Dec., 1971; Interiors, Aug., 1977.

Exhibited: Grand Palais, Paris, France, April to Sept., 1971

Publication: Dichotomy, University of Detroit, School of Architecture, April, 1979, Volume 2, Number 3.

Faith & Form, Special Education Issue, Winter 1989-90
Book: Design in Michigan 1967/1977, Wayne University Press, Katherine McCoy.

Lawrence Institute of Technology, Southfield, Michigan
Exhibition May, 1981 of personal work.

Wayne State University Art Gallery, Detroit, Michigan
Exhibition Sept., 1981 of personal work.

Recognized in the following professional periodicals for contribution to the architectural works of Gunnar Birkerts:
Architectural Record, Nov., 1980; Architectural Record, Oct. 1971; Architectural Record, Aug., 1966; Progressive Architecture, March, 1977.

Book: GA Architect 2 Gunnar Birkerts and Associates
A.D.A. Edita, Tokyo, Japan.

Book: Gunnar Birkerts: Buildings, Projects, and Thoughts 1960-1985
First printing, April 1985, and Editor.

Book: Domino's Mansion - Thomas Monaghan, Gunnar Birkerts, and the Spirit of Frank Lloyd Wright
First printing, December 1988, Coordinating Editor

Troy Historical Commission, Troy, Michigan
Advisory Committee

Troy Historical Society, Troy, Michigan, member

Friends of Belle Isle, Detroit, Michigan, chairman of planning committee.

MEMBERSHIPS:

Troy, Michigan Land Use Patterns Committee (for the Big Beaver Corridor and development of City of Troy central business district) appointed member, 1978.

Baldwin Elderly Housing Corporation, Board of Trustees member from the First Baptist Church of Birmingham, Michigan 1985 - 1995

LECTURES:

Lawrence Institute of Technology
School of Architecture Auditorium
Southfield, Michigan
Lecture Series, "A Design Approach"
November 4, 1980

University of Michigan
College of Arts and Architecture Auditorium
Lecture Series, "An Approach to Architecture"
October 31, 1983

TELEVISION:

TV Special on National Television in 1979
"Chu Lin is an Old American Name"
Sam Chu Lin, Former CBS News, New York City Reporter

Project
"An Interview with Mert Carpenter, Mr. GM Tech"
Paul Chu Lin

National news story regarding GM/ACSA International Competition
CNN 1987

"Church Architecture"
Detroit's "Open Doors" program
WDIV-NBC 1987
Panel member

"Unusal Design Picked by Troy in Memorial Contest"
The Daily Tribune; Royal Oak, Michigan
May 20, 1971

"Lewis, Kinsella Place in Troy Memorial Competition"
The Eccentric; Birmingham, Michigan

"2 Oakland Architects Win"
The Detroit News; Detroit, Michigan
May 20, 1971

"Architects Win Runner-Up Honors in Beaubourg Center Competition"
The Eccentric; Southfield, Michigan
August 26, 1971

"Chu Lin Member of Winning Team"
Commonwealth, Greenwood, Mississippi
September 27, 1971

"Architect-Designer Lin Dazzles Paris"
East-West National Chinese-American Journal
January 12, 1972

"Exhibit: Features Doors, Architectural Designs"
The Eccentric; Southfield, Michigan
April 6, 1972

"City Plans for History"
The Eccentric; Troy, Michigan
May 10, 1973

"Architects Deplore 'Hodge Podge'
"Architects Deplore 'Ugly Suburbs'
The Detroit News; Detroit, Michigan
June 11, 1978

"Birmingham, the City with 'Human Scale'
The Observer & Eccentric; Michigan
June 14, 1975

"Imaginary Playgrounds, House, Clouds, and Trains"
The Observer & Eccentric; Michigan
June 17, 1975

"Architecture Academe:
A Critique What They Say About Michigan Schools:
U/M, Lit, U/D "
The Detroit News Magazine, Detroit, Michigan
October 7, 1979

"Students Design Tribute To Deeds of a Few"
The Eccentric; West Bloomfield, Michigan
March 29, 1984

"Chu Lin, GM Devise Contest For Architects"
Asian Week, San Francisco, California
June 12, 1987

ARCHITECTS I HAVE LEARNED FROM:

Frank Lloyd Wright	Thomas Jefferson
Mies Van der Rohe	Christopher Alexander
Le Corbusier	Aldo Rossi
Louis I. Kahn	Robert Venturi
Eero Saarinen	Carlo Scarpa
Charles Eames	Charles Moore
Aldo Van Eyke	Tadao Ando
Alvar Aalto	Ralph Erskine
Luis Barragan	Architect of the Pantheon
Buckminster Fuller	Lawrence Halprin

ARTISTS I HAVE LEARNED FROM:

Michelangelo	Pablo Picasso
Leonardo da Vinci	Claes Oldenburg
Pieter Bruegel	Maurice Utrillo
Thomas Hart Benton	Giorgio de Chirico
Alexander Calder	Mark Rothko
Constantin Brancusi	Pierre-Auguste Renoir
Isamu Noguchi	Eugene Delacroix
Henry Moore	Michel Delacroix
Claude Monet	Rembrandt
Joseph M. Turner	El Greco
Toulouse-Lautrec	Auguste Rodin
Edgar Degas	Palo Veronese
Alberto Giacometti	Marcel Duchamp
Ben Shahn	George Segal
Saul Steinberg	Andrea Pozzo
Richard Estes	Christo
Fan K'uan	Robert Smithson
Mu-ch'i	Andy Warhol
Paul Klee	Chagall
Camille Pissarro	Luce
Miro	Edward Hopper
Henri Rousseau	Paul Cezanne
James Whistler	Dufy
Arp	Georges Seurat
Calder	George Grosz
Rene Magritte	Bosch
Salvador Dali	Thomas Cole

HISTORIANS I HAVE LEARNED FROM:

Vincent Scully	Edmund Burke Feldman
James Marston Fitch	Albert E. Elsen
Spiro Kostof	Bruno Zevi
Lewis Mumford	Sigfried Giedion

PLANNERS I HAVE LEARNED FROM:

Edmund Bacon
Kevin Lynch

General Information

These professional offices are world famous:

Skidmore, Owings, and Merrill (SOM) located in Chicago, New York, Washington, D.C., San Francisco, London among other places. Examples of work: U.S. Air Force Academy, John Hancock and Sears Tower of Chicago, Washington, D.C. Master Plan updates.

Harry Weese and Associates located in Chicago. Examples of work: Time/Life Building in Chicago, Washington, D.C. subway system, Arena Theatre in Washington, D.C., restoration of historically famous Auditorium Theatre and Museum of History in Chicago, many buildings in noted Columbus, Indiana. (Harry Weese was formerly member of Fine Arts Commission in Washington, D.C.)

Gunnar Birkerts and Associates formerly located in Birmingham, Michigan. Examples of work: Detroit Art Institute Additions, Federal Reserve Bank of Minneapolis, University of Michigan, Ohio State, and Duke University College of Law additions, Lincoln Elementary in Columbus, Indiana, Domino's Pizza Headquarters in Ann Arbor, Michigan, IBM Computer Center in Sterling Forest, New York, Corning Glass Museum and fire station in Corning, New York, University of California San Diego, California library addition.

Holabird, Root, and Burgee located in Chicago. Noted office once related to America's noted planner and architect, Daniel Burnham. Examples of work: Development of first high rise buildings, 1893 World's Fair and Grant park development in Chicago, Northwestern University buildings.

PROFESSIONAL OFFICE EXPERIENCE

HOUSING

Freeman House
Grand Rapids, Michigan
Lake Village Master Plan for Housing
Urban development of town houses and apartment
tower
Chicago, Illinois
Elmwood town houses development
Detroit, Michigan
Mid-East Housing Competition
Hillside Housing (town houses and villas) --winner
Amman, Jordan

CIVIC BUILDINGS

Livonia Public Library
Livonia, Michigan
Duluth Public Library
Duluth, Minnesota
Corning Municipal Fire Station
Corning, New York
U.S. Postal Service
Royal Oak Sectional Center Facility Annex
Troy, Michigan
Detroit Central Sewage Disinfection Facilities -
office, laboratory, trainee facility
Detroit, Michigan
Federal Reserve Bank of Minneapolis
Minneapolis, Minnesota
Federal Reserve Bank of Helena
Helena, Montana

GOVERNMENT

U.S. Embassy
Caracas, Venezuela
International Village
Commercial/Residential Urban Development
(not built)
Detroit, Michigan
Cadillac Square Urban Mall
Detroit, Michigan
Cincinnati City Block "B" or the Formica Building
Complex - office tower, commercial arcade, and
art center
Cincinnati, Ohio
Detroit Metropolitan Airport Complex -
office buildings, hotel, and airport parking
garage
Detroit Airport located between Detroit and
Ann Arbor, Michigan
Federated Department Stores Office Building
Cincinnati, Ohio

COMMERCIAL DEVELOPMENTS

IBM MIS Computer Center
Sterling Forest, New York
IBM Office Tower
Southfield, Michigan
Michigan Bell Telephone Company
Office tower addition
Cass and Bagley
Detroit, Michigan
J.L. Hudson Company
Detroit Headquarters Office Building Study
Detroit, Michigan

Troy Crooks and I-75
Bellemead Office Buildings Development
Troy, Michigan
Bald Mountain Recreational Area Center
State of Michigan
Near Pontiac, Michigan

PUBLIC RECREATIONAL
FACILITY

CHURCHES

Our Shepherd Lutheran Church
Birmingham, Michigan
St. Bede and school complex
Southfield, Michigan
University Reformed Church
Ann Arbor, Michigan
The Calvary Baptist Church
Detroit, Michigan
Church of the Servant
Grand Rapids, Michigan

EDUCATION

SCHOOLS

Lincoln Elementary School
Columbus, Indiana
Prototypical Elementary School Competition
Las Vegas, Nevada

COLLEGES

University of Michigan
Underground Law School Addition
Ann Arbor, Michigan
Tougaloo College
Master plan, dorms, and library
Jackson, Mississippi
Drake University Fine Arts Building
Des Moines, Iowa
University of Massachusetts Library
Boston, Massachusetts
Glen Oaks Community College
Centerville, Michigan
University of Michigan
North Campus Engineering Building
Ann Arbor, Michigan

OFFICE

University of Michigan Flint
Classrooms/Laboratories Building
Flint, Michigan

Wayne County Community College
Western Wayne Campus
Van Buren Township, Michigan

University of Detroit
Fisher Administrative Center
Detroit, Michigan

Howard University
Law School Building Addition Proposal
Washington, D.C.

Duke University, The School of Law
Durham, North Carolina

Methodist Hospital of Indiana
Indianapolis, Indiana

Children's Hospital Medical Center
Cincinnati, Ohio

General Motors Technical Center
Routing of magnetic levitation transit system
Warren, Michigan

Detroit Medical Center
Routing and stations proposal
Detroit, Michigan

Detroit Initial Downtown People Mover Stations
Detroit, Michigan

Joe Louis Arena
New Civic Center Gateway, walkway system, and
parking garage facade
Detroit, Michigan

Ford Pavilion
1967 World HemisFair
San Antonio, Texas

Ford Visitor Reception Center
Greenfield Village
Dearborn, Michigan

Corning Glass Museum and Park Development
Corning, New York

General Motors Technical Center
Special Development Studies
Warren, Michigan

General Electric Corporation
Master Plan and New Research Center
Schenectady, New York

Nalco Chemical Co.
Administrative Office and laboratory buildings
Naperville, Illinois

B2 ADAL Software Maintenance Facility
Tinker Air Force Base, Oklahoma

Eli Lilly and Company
Research Building
Indianapolis, Indiana

Goodyear Corporation
Master Plan Development
5 1/2 x 1/2 Miles Corporate Industrial Development
First Phase - Technical Center
Akron, Ohio

Chrysler Ten Engine Performance
Test Cells Building
Chrysler Technical Center
Highland Park, Michigan

Caterpillar Corporation
Master Plan Development -450 acres
First phase - office building and manufacturing
engine plant
Lafayette, Indiana

General Motors Corporation
Offices, plant, site planning development
Salttillo, Mexico

CIFUNSA
Office building and site planning development
Salttillo, Mexico

United States Department of Energy
Energy Technology Center
Pittsburgh, Pennsylvania

Drackett Corporation Headquarters
18th, 19th floors of Atrium 1 Office Building
Cincinnati, Ohio

Riga, Latvia
National Center for the Study of Frank Lloyd Wright
Ann Arbor, Michigan

University of Michigan
College of Architecture and Urban Planning
Ann Arbor, Michigan

The New Industrial City of Yanbu, Saudi Arabia
Celebration - close competition
Site preparation, royal facilities for King Khalid
and Royal House, and media presentation.

General Motors/The Association of Collegiate
Schools of Architecture International/
Interdisciplinary Design Research Competition
21th Century Manufacturing Facility 1987

INDUSTRIAL

ENERGY

INTERIORS

ARCHITECTURAL EXHIBITIONS FOR GUNNAR BIRKERTS

SPECIAL EVENTS

MEDICAL

TRANSPORTATION

EXPOSITION

RESEARCH CENTERS

PERSONAL PROJECTS

RESIDENTIAL:

Mr. and Mrs. Murray Ballin's Residence #1, #2, #3
in Bloomfield Hills, Huntington Woods, Michigan

Mr. and Mrs. Sandor Nagy's Residence
Michayve, Michigan

Mr. and Mrs. Ted Varga's Residence
Michayve, Michigan

Mr. and Mrs. Harry Wood's Residence
Farmington Hills, Michigan

Mr. and Mrs. Scott Ritchie's Residence
Huntington Woods, Michigan

Mr. and Mrs. Steven Robinson's Residence
Bloomfield Hills, Michigan

First Baptist Church Parsonage Renovation
Birmingham, Michigan

Webster's Housing Complex
Anquilla, Caribbean

LANDSCAPE:

Mr. and Mrs. Thomas Kirchofer's Residence
House Addition and Site Development

COMMERCIAL:

4 Storied Mixed-use Building
(store, offices, restaurant)
Anquilla, Caribbean

Village Green Clothing Stores #1, #2, #3
Birmingham and Okemos, Michigan

Bizarre Store

Oakland Mall, Troy, Michigan

La Cuisiniere Store

Birmingham, Michigan

Liz Claiborne Store

Somerset Mall, Troy, Michigan

ENERGY:

Ankerson Resource Recovery Facility
(conversion of garbage into energy)
Pontiac, Michigan

PUBLIC:

National and State Landmark Documentation
Designation for Belle Isle (Detroit's
only large city scaled park), Detroit, Michigan

Puerto Rican Club Community House
Renovated Facility
Detroit, Michigan

United States Swiftbird American Indian
Correctional Facility
Eagle Butte, South Dakota

Quarter mile earth berm between office buildings
development and housing (around K-Mart World
Headquarters and other office buildings).
Berm - 12 feet high.

Yankee Air Museum
Willow Run Airport, Belleville, Michigan

Beechwood Recreational Facility
(swimming, tennis, etc.)
Troy, Michigan

Webster Plan

Preliminary master plan for development
of the island of Anquilla, W.I., prepared
for President Webster.

Motown Records Museum Complex Master Plan
Detroit, Michigan

Birmingham, Michigan Master Plan CBD
Development Proposals

Big Beaver Blvd.'s Grand Colonnade of Trees,
Troy, Michigan downtown and civic center proposal

Parking Garage Proposal

Birmingham, Michigan

First Baptist Church-School Renovation Proposal

Birmingham, Michigan

Review of Birmingham Schools Designs Renovations
Proposals for V.P. James Giachino of Barton Malow
Company, construction manager of projects

COMPETITIONS:

Beaubourg (Pompidou) Centre International Competition
Paris, France. One of thirty runners-up to winner.
681 entries.

Troy Freedom Memorial Competition

Troy, Michigan. Honorable Mention

Trowbridge Memorial Gateway Design

for East Rock Park, New Haven, Connecticut.
Third Prize

WORK HAS BEEN

EXHIBITED AT:

Grand Palais, Paris, France

Cranbrook Academy of Art Museum

Bloomfield Hills, Michigan

Wayne State University Art Gallery

Detroit, Michigan

Lawrence Technological University

College of Architecture and Design

Southfield, Michigan

Loraine Campbell
 626 Tenmyson
 Rochester Hills, MI 48307
 Phone (248) 852-1969

Current Position

Manager
2000- present
 Troy Museum &
 Historic Village
 60 W. Wattles Rd.
 Troy MI, 48098
 (248) 524-3301
 FAX (248) 524-3572

Manage staff and daily operations of the City of Troy Museum and Historic Village

1. Physical facility includes ten historic structures (built 1832-1927), museum archive and collection (12,000 items) focused on the history of Troy Township and southeastern Michigan
2. Oversee staff of 10, including Archivist, Archive Technician, Historic Interpreters and Museum Aides and 70 volunteers.
3. Supervise interpretive programs that serve 11,000 school children and 12,000 general public visitors annually
4. City Liaison to Historical Commission, Historic District Commission, Historic District Study Committee and Troy Historical Society.

Experience

Education Coordinator
 1998-2000
 Dept. of Parks & Recreation
 Troy, MI

1. Developed and taught programs for preschool through Grade 12 at the Troy Museum and Historic Village and the Lloyd A. Stage Nature Center.
2. Coordinated Public Events for the Troy Museum
3. Developed and coordinated Student Volunteer Program for the Troy Museum
4. Continued Instructor responsibilities at the Lloyd A. Stage Nature Center

Instructor
 1987-1998
 Lloyd A. Stage
 Outdoor Education Center
 Dept. of Parks & Recreation
 Troy, MI

1. Developed and taught school programs for preschool through Grade 12
2. Developed and conducted public programs for families and adults
3. Conducted off site field trips and tours to regional natural areas.
4. Developed and implemented the Scout It Out program
5. Designed and constructed nature center displays.
6. Development of outreach programs and slide presentations
7. Developed copy, graphics, and layouts for brochures and teaching aids
8. Contributed natural history articles to *Trails n' Things* (newsletter)
9. Participated in Oakland Schools Science and Outdoor Education Committees
10. Participated in the Michigan DNR Amphibian Surveys

Research Assistant
 1989-1991
 Ecological Research Services
 Ann Arbor, MI

Compiled and analyzed field data, assisted in field research, bird banding, wetlands inventories, report preparations, and development of graphics. Assisted in preparation of research grants and meetings of regional field researchers. Co-author of *Caspian Tern Reproduction in the Saginaw Bay Ecosystem following a 100-Year Flood Event*, Journal of Great Lakes Research 19(1):96-108.

Enrichment Coordinator
 1978-1979
 Oxford Area Schools
 Oxford, MI

Responsible for development of adult enrichment programs and specialized classes for senior citizens. Wrote and administered grants for alternative high school education programs.

**Interpretive
Naturalist**

1976-1978
Carl G. Fenner Arboretum
Dept. of Parks & Recreation
Lansing, MI

Responsible for teaching programs and program development for preschool through adults, developed educational materials, supervised volunteer and intern staff, wrote graphics and layout for newsletter and brochures, and prepared displays. Assisted in coordination of Michigan Coalition of Nature Centers.

**President
Michigan Audubon Society**
1991-1993

Presided over MAS, a state organization consisting of 7,000 members, 44 local chapters, 3 affiliated organizations, 5,000 acres of wildlife sanctuaries, and 2 nature centers.

- Chaired the Board of Directors and Executive Committee, oversaw 10 standing committees
- Oversaw negotiations to acquire 500 acres of sanctuary land through a cooperative effort of the Michigan DNR, private industry, and the state judiciary
- Organized and hosted the 1991 Cause Effect Linkages II Symposium held concurrent with the International Joint Commission Biennial Meeting in Traverse City, MI.
- Assumed administrative duties and day-to-day operations of the Society following the early departure of the Executive Director
- Represented MAS to the Great Lakes Regional Corporate Environmental Council, 1990-1995; served as Environmental Co-chair 1992-1995

**Board of Directors
Michigan Audubon Society**
1982-1993

- Vice President of MAS, 1990-1991
- Chairman Publications Committee, 1986-1991
- Chairman Environmental Education Committee, 1983-1986
- Conducted workshops and was volunteer speaker on behalf of MAS
- Published regular column and feature articles in the MAS statewide publication *Jack-Pine Warbler*

Education

Bachelor of Science in Biology, Wayne State University;
Summer Field School, Kellogg Biological Station, Michigan State University

Certification in Archive Management, Wayne State University
MA History, Wayne State University, History Department

Publications

- Editor, *Troy: A City From the Corners*
- Introduction, compilation, layout and publication of *A Bird Watching Guide to Michigan*, 1990
- Managing Editor, contributing author, page design and layout editor of *Enjoying Birds in Michigan*, 1989
- Wrote and designed "Bird Watching At Its Best", a Michigan DNR Nongame Wildlife Fund brochure

Memberships

- Michigan Audubon Society
- National Association of Interpreters
- Michigan Historical Society
- Michigan Museums Association
- Michigan Historical Society