



CITY COUNCIL REPORT

RECEIVED

OCT 18 2006

CITY OF TROY
CITY MANAGER'S OFFICE

October 17, 2006

TO: Phillip L. Nelson, City Manager *PN*

FROM: John M. Lamerato, Assistant City Manager - Finance *JML*
Brian Stoutenburg, Library Director *BS*

SUBJECT: Preliminary Report from the Historic Homes Study Committee
Concerning the Charlene Harris-Freeman and Carl Freeman Property

Background:

- The Historic Homes Study Committee was established in April, 2004. Included in their duties is the review of requests from owners of historic resources for changes in designation of their properties. Charlene Harris-Freeman and Carl Freeman own the lot and house located at 2995 East Quail Run Drive. They have requested that this lot and house, currently listed as a Historic District in Chapter 13 of the City Code, be removed from Historic District designation.

The Historic Homes Study Committee researched the property and submits this Preliminary Report in accordance with the City's Historic Preservation ordinance.

After sixty days of this report's appearance on the City Council Agenda as an information item, a public hearing will be held. After the public hearing, the Historic Homes Study Committee will write a Final Report. This report will be sent to the Historic District Commission and the Planning Commission for their recommendation. The Final Report and the recommendations along with the corresponding ordinance change will then be advanced to the City Council for their action.

Financial Considerations:

- There are no financial considerations connected to this Preliminary Report.

Legal Considerations:

- The process stated in Chapter 13 of the City Code, Section 14 Establishment, Modification or Elimination of a Historic District is being followed.

J-6

Policy Considerations:

- The property is currently listed in Chapter 13 of the City Code Section 3 A. as a historic district. If the property were removed from historic district status, then Chapter 13 would need to be revised to reflect that. This relates to City Council goal II: Retain and attract investment while encouraging redevelopment.

Options:

- City Council review of the Preliminary Report of the Historic Homes Study Committee will trigger a public hearing to be held in not less than sixty (60) calendar days.

Where legal review is necessary:

Approved as to Form and Legality:

Lori Grigg Bluhm, City Attorney

To: State Historic Preservation Office

From: Troy Historic District Study Committee

Date: October 5, 2006

Re.: Preliminary Report to de-list 2955 Quail Run, Troy MI

Attached please find the preliminary report requesting to de-list the historic resource at 2955 Quail Run in Troy Michigan. The extensive attachments were included at the insistence of the owners of the resource. They represent thorough research and new findings regarding the age of the resource and the historic significance. Three copies have been included for 60-day review by your office, the Michigan Historical Commission and the State Historic Preservation Review Board.

The Historic Homes Study Committee was established April 2004 pursuant to the Sec. 14.A of Chapter 13 of the City Code as amended February 16, 2004. Owners of historic resources were notified that this committee would review requests for changes in designation of their properties. A request to remove the historic designation of the house at 2995 East Quail Run Drive was received. Charlene Harris-Freeman and Carl Freeman own this property. Ms. Harris-Freeman serves on the Historic Home Study Committee and participated in discussions regarding the resource. However, she abstained from all votes regarding the committee's recommendations for changes in designation.

The following is the preliminary report by the Historic Home Study Committee and their recommendation to de-list the property.

Composition of Committee:

Kevin Lindsey:	Historical Commission and historic property owner
Linda Rivetto:	Graduate Student, EMU, Historic Preservation
Marjorie Biglin:	Historic District Commission
Kinda Hupman:	Troy Historical Society Board of Directors
Charlene Harris:	Historic Homeowner
Paul Lin:	Architect, Historic District Commission
Bob Miller:	Historic Homeowner

Description of Resource:

2995 Quail Run Drive
Referred to as the Trowbridge Home

Legal Description of 2995 Quail Run Drive:

(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

History of Proposed District:

The historic significance of the district, known both as the Trowbridge House and Strawberry Hill, was based on the ownership of Stephen V.R. Trowbridge. Steven Trowbridge was an early pioneer in Troy, and instrumental in its early development. He served as Troy Supervisor and also in the state legislature.

The inventory, completed Oct 5, 1983, states that the structure was built about 1830 by Steven Trowbridge, and that it was being considered for designation because of its association with him. It was included as a local historic district by an act of City Council on Feb 13, 1984.

The current owners, Charlene Harris-Freeman and Carl Freeman petitioned to have the house removed from the district on Feb. 7, 2006. The homeowners submitted evidence supporting delisting the resource based on the criteria stipulated by the State Historic Preservation Officer (SHPO). Those documents are listed attached and listed at the end of this report:

Statement of Significance:

The property was listed in error. The historic significance of the house, as stated on the 1983 inventory, was related directly to pioneer Stephen Trowbridge. The homeowners have done extensive research and provided documentation and expert testimony to the committee that proves Stephen Trowbridge could not have built nor resided in this house. According to documentation provided (see attached) the house was not built in the 1830's, but most likely constructed in the 1880's. Stephen Trowbridge died in 1859. The property cannot draw its significance from a connection with him. The homeowners have proven to the satisfaction of the committee that the resource is not significant in the way previously defined. The committee also wished the historic record to be accurate.

It is therefore the recommendation of the Troy Historic District Study Committee with the consent of the property owners that the property be eliminated from the Historic District.

The following attachments are included as requested by the homeowners'

Homeowners' Research Attached as Requested

I. Order of Attachments

A. Attachments from Homeowners'

1. Homeowners' letter of February 7, 2006 requesting de-designation
2. Original Designation Materials
3. Homeowners' summary of findings documenting reasons for delisting the resource at 2955 Quail Run Dr. Troy, Michigan under all three SHPO criteria. Note: *The homeowners request that the resource be de-designated under all three criteria.*

Materials Pertaining to Not Significant in the Way Previously Thought

4. Stephen V. R. Trowbridge family history, written by Luther Trowbridge showing that Stephen V. R. Trowbridge died March 1, 1859.
5. Emails from Robbert McKay, Michigan State Historic Architect, showing that the house is in the Colonial Revival style with additional features in the Adams style. Also, Mr. McKay uses the construction techniques, and materials to date the construction of the house between 1890 and 1910. Well after the death of S. V. R. Trowbridge.
6. From the autobiography of Sir Henry Bessemer, indicating that the wire steel nails used to construct the house were not invented until 1862.
7. Web page from the University of Vermont showing that wire steel nails were not commonly made in the USA until after 1886.
8. Locks in the house are of the Corbin type, a cantilever lock mounted in the door, invented in 1868.
9. The fireplace dust bin door bears the name, "Orr and Lockett, a Chicago hardware firm that was founded in 1872 and whose first Catalog of Hardware was not published until 1887. Information from Jim Roan, Librarian in charge of catalogs at the Smithsonian Institution.
10. Coal Chute Doors bears the name, Majestic Manufacturing. This St. Louis Missouri company was formed in 1890 and its manufacturing facility was not operational until 1895. Thus, the earliest the house could have been built was 1895, well after S. V. R. Trowbridge had died and his children sold the land.
11. Tract Deed Record showing that Guy Maxwell Trowbridge sold his mother's land to Caleb Horton in 1885.
12. Some committee members argued that Guy Maxwell could have built the house. In the 1860 and 1870 census, Guy Maxwell, a census worker listed Troy as his residence

(see 12a). By 1876, when his daughter Emily was born, he listed Bloomfield Hills as his residence (12b.). In the 1880 Census Guy listed Pontiac as his residence (12c). As noted above the house was not built until the 1890's.

Attachment 12b, is not a normal birth certificate. The Oakland County Clerk's office would not permit us to copy the actual certificate. However, along the margin of the card, showing which record we were looking at, the County employee helping us noted that the parents listed their residence as Bloomfield Hills, Michigan, and the employee then signed her name to indicate the authenticity of this document.

Materials Pertaining to Faulty Procedures

13. Current Chapter 13 of Troy City Code: Historic Preservation; obtained from the City website, last modified 12/22/2005.
14. Letter from City of Troy legal department stating that procedures followed in designating the resource at 2955 Quail Run were in compliance with State law.
15. Memo from Homeowner's Attorney, Susan Friedlaendar, stating that the procedures followed by the City in designating 2955 Quail Run were not in compliance with State law.

Materials Pertaining to Lost Significance that it might have had

16. Architectural Significance see item 6 showing the confusing styles. Emails between Carl Freeman and Robert Christensen
17. Photo of farm as it was in the 1940's and 1950's.
18. Photo of the tenant house adjacent to the main house circa 1940's.
19. Current Photos of resource

B. Attachments from Research done by the Troy Historical Museum Staff

20. Plat Maps, from Troy
21. Biographical and genealogical records of Trowbridge family

February 7, 2006

Historic District Commission
Historical District Study Committee
C/o 60 W. Wattles Road
Troy, MI 48098

To Whom It May Concern:

On October 10, 2001 I signed a purchase agreement to purchase my home at 2955 Quail Run Dr. Troy. I subsequently purchased the home in December of 2001. At the time that I signed the agreement and purchased my home, I had no knowledge of Chapter 13 or that it applied to my home. In short, I purchased my home with no knowledge of the ramifications of owning a City designated historic home. At the time of purchase, Oakland County Register of Deeds had no encumbrances nor was there any indication on the deed that my home was designated as a City historic district. Similarly, the title search also failed to indicate any historic designation. Neither my real estate agent, nor the seller's agent indicated that my home was a designated historic home. This lack of disclosure is particularly troubling because the City had previously designated my home as historic—albeit in error (see the November 11, 1983 memo from Laurence G. Keisling, Planning Director to Frank Gerstenecker, City Manager). My first indication that the City intended to formally designate my home as a historic district came in a letter dated July 16th 2003 in which I was informed that the City was amending Chapter 13 and that this might affect my property rights (I never knew chapter 13 existed!). Who would purchase a home knowing that the City's designation would compromise their property rights? This designation may infringe on my ability to sell my home in the future by making my home less desirable due to cumbersome restrictions and regulations that the City has placed upon changes to the house. When I purchased my home, I had considered building a smaller house on a portion of the property and selling the larger home. I went so far as to discuss this plan with the head of the Assessment Department. This plan, like all changes to the exterior of my home should meet City approval.

On July 31, 2003, I delivered a letter to the City attorney requesting that my home be eliminated from the proposed historic district. I was informed that my home could not be eliminated from the historic district, at that time, because the City did not have a Historic District Study Committee. According to Chapter 13, the first step in the process of removing such a designation begins by requesting the Historic District Study Committee to recommend removal of the historic district designation. Instead of eliminating my house from the Historic District, the City of Troy amended my deed on 2/17/04 formally designating my home as a historic district. Rather than act, at that time, I choose to study the pros and cons of having the historic designation, and to observe and participate in the workings of the Historic District Study Committee.

After careful deliberations, I believe that it is in my best interest to have my home de-designated and I am formally requesting this committee to begin that process as prescribed on page 14 of Chapter 13 Section D, #3. I believe that my home was designated pursuant to a defective procedure, and that the designation is invalid. Moreover, I believe that the designation severely restricts my economic and other options. As there was no such designation on the deed, when I purchased my home, I believe it is improper for the City to add such restrictions, with all their inherent burdens, after the fact and without proper disclosure at the time of purchase.

I contend that the designation of my home as a City Historic District is invalid **because it preceded the creation of a historic district study committee.** According to Public Act 169 of 1970, the designation of a structure as historic occurs only **after study and review by a properly impaneled historic district study committee.** This requirement has been retained and is presently in the act. Here, I should note that the current Historic District Study Committee is presently in the process of examining my house and therefore the designations in 1983 and 2004 are premature and invalid as neither was preceded by the recommendation of a historic district study committee. Moreover, the records of the planning commission and City council of the 1983 designation do not contain any indication of communication between the City and register of deeds, as required by public act 169 of 1970. This accounts for why I was not officially informed of the designation at the time of purchase.

I also contend that my home does not merit the designation as a City historic district as it fails to meet the state and federal requirements to be considered historic. According to the Michigan Historic Resource Survey, "Historic resources are districts, buildings, sites, structures or objects that exemplify a period of history." While there is no doubt that my home is old and possess history, it is also a historical chimera and not, therefore a suitable candidate for City designation. My home was built in three different time periods (approximately the 1830's, 1906 and 1916) and cannot therefore be exemplary of any one time period. Moreover, my home fails to meet the tests of integrity, as defined by the Secretary of Interior, that historic resources are required to meet. Specifically, according to Local Historic Districts in Michigan guidelines, (page 16) there are seven areas that must be evaluated with respect of integrity: location, design, setting, materials, workmanship, feeling and association. Under the heading of materials: "When evaluating materials look at roofing, foundation, siding, windows, doors, porches and architectural details. **A property must retain the majority of its original materials and distinguishing features that date from its period of historic significance.**"

The original cedar shingle roofing has been replaced by asphalt shingles. A "Michigan basement" has been further dug out. The wood siding has been covered by vinyl siding. Storm windows have been added; the original shutters have been replaced by vinyl, an 80 foot veranda has been added. One of the original chimneys has been rebuilt in a more contemporary style, and the exterior of a dormer has been covered by louvers obliterating the original look. The Copland family, who owned the home from 1885-1936, enclosed the original back porch covering the original transom. In all of the above, the original architectural design, materials, workmanship and details have been either covered or removed thus disqualifying this structure as historic according to the guidelines published by the Secretary of Interior.

The historic significance of my home is largely due to the original owner, Stephen V. R. Trowbridge. In its attempts to have my home designated as historic, the City has always cited S. V. R. Trowbridge as the reason for the designation. However, the Trowbridge portion of the house is less than one third of the present structure and was built in the 1830's. The alterations and additions by other owners, prior to me, have significantly altered the appearance of the original home's exterior and are not themselves of historic significance because these owners are not of historic significance. Accordingly, I must conclude that my home does not meet the definition of a historic resource. Moreover, the State has disqualified the old Beach house as historic because it too was an amalgam of different structures and time periods.

I further contend that my home is not a historic district. The State defines a historic district as "a group of related historic resources." It goes on to say that "When defining local historic district boundaries historic district study committees must use the guidelines developed by the U. S. Secretary of the Interior for determining historic boundaries for the National Register of Historic

Places.” According to the National Register, Bulletin 15, “A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sizes, buildings, structures, and objects or documented differences in patterns of historic development or associations.” In its guidelines for establishing local historical district boundaries, the State goes on to say that, “Historic districts are typically a concentrated area of contiguous resources. Historic district boundaries should be based upon three factors: historic significance, physical integrity of the resources, and/or the location of significant geographic features.” ... “The district’s identity is a result of the interrelationship between individual resources that work together to create a visual sense of its history”

My home fails all tests of a historic district. There is no group of related historic resources. The closest designated historic resource is roughly one half mile away, with no direct road or visual connection and it is of a different style and is not related to my house in any historical way. There is no definable geographic area with a concentration of historic resources from the same time period. My home is surrounded on all sides by a modern subdivision. The closest buildings which could even be construed as being related to Stephen V. R. Trowbridge are those of the Troy Historical Museum on the Green roughly four miles away (so much for visual and historical continuity). As I indicated above, my home lacks physical integrity of the historically important period. Finally, there are no significant geographic features. The State specifically states that, “The discontinuous district should NOT be used to include an isolated resource or group of resources that have been cut off from the district due to demolition or new construction.” I believe that the City has attempted to use my home in precisely this way.

The State does permit the establishment of, “a single resource district.” However, in such cases, the resource must meet, “the criteria for eligibility for the National Historic Register of Historic Places on its own merits for its association with a significant person, event or as an example of significant design or construction technique. Appropriate single resource districts would include, Michigan’s State Capitol Building, a house designed by Frank Lloyd Wright, Ernest Hemingway’s summer cottage.” My home does not meet the criteria for inclusion on the National Historic Register of Historic Places. Stephen V. R. Trowbridge was not of national significance. Moreover, a careful reading of history shows that other, related and unrelated Trowbridges were of much greater significance than S.V. R. Trowbridge. The historical study committee needs to be sure it does not attribute the historical significance of these other Trowbridges to S. V. R. Trowbridge.

As a member of the Historic District Study Committee, I have made several disturbing observations. First, in the time that I have served on the committee, we have had four prior requests to have homes de-designated, but no requests to have homes designated. This indicates that **the designation is not desirable.** This point has been repeatedly affirmed by realtors in my conversations with them. Moreover, there has been no offer by the City to help defray the costs of maintaining the original appearance of these homes, despite the economic hardship required to do so (heating, maintenance etc.). Here it should be noted that tax relief is available for state and federally designated resources.

There is little doubt that having designated historical homes adds to the charm, educational resources, and character of the City. However, the City has not articulated a compelling argument as why its citizens should desire to have their homes designated as historic resources, particularly when the City designation is far more restrictive than either the federal or state designation and when there are no economic benefits that accrue from such a designation.

Prior City ordinances, and the conduct of the City, have been out of compliance with the State and Federal guidelines. Accordingly, the City has, in the last two years, sought to bring its ordinance and behavior into compliance with these other statutes, and for this the City is to be commended. There is, however, more that I think should be done and I have a series of specific recommendations:

- 1) Homebuyers must be notified, in writing, that a home is designated as a historic resource prior to the purchase of the home;
- 2) The majority of people on the Historic District Study Committee should be owners of historic homes;
- 3) Chapter 13 should be re-written, following the state and federal guidelines, to make owning a City designated historic home more palatable and prestigious than it presently is. Clearly, and most importantly, owners of historic homes should be included in this undertaking. I wonder how many owners of historic homes were involved in creating the present version of Chapter 13 and if problems could have been avoided by their inclusion?
- 4) Historic homes should not be in single resource districts except in extreme cases, and then they should have to meet more stringent standards of historical significance, e.g., Thomas Edison's childhood home. Property values do rise when older homes are in multiple resource historic districts and thus the majority of designated homes should be in multiple resource districts.
- 5) The City needs to be foresightful; it has few homes from the 19th century that could be included in historic districts, but it presently has many homes from different decades in the 20th century that could be set aside now (as they are older than 50 years) into multiple resource historic districts. Such a move would add to the home's value and the charm of the City for decades to come. Such a move could, in time, give rise to distinctive and prestigious neighborhoods.

In whatever changes and policies the City makes, with respect to historic homes, the goodwill of the homeowners is paramount to achieving the aims of the City. While the City does have right to impose its will on owners of historic homes, such an imposition is costly and must be undertaken in only the most strenuous of cases. On a day-to-day basis preservation of historic resources is a matter of how committed the homeowners are towards preservation. Remember, homeowners can do whatever they want in the way of maintenance. Accordingly, it is in the interest of the City to strike a balance of power between the ardent advocates of the preservation community and the owners of historic homes. In my opinion, the homeowners have been getting the short end of the stick. This likely stems from the fact that most of the people in positions of power, with respect to historic homes, do not own historic homes. Indeed there is no official advocate for the homeowners.

When you are asking people to spend more money to maintain these homes than other homeowners do, and you are asking them to relinquish some of their property rights-- for the good of the community, you want to make sure that your cause is just and that the people making the sacrifice understand the sacrifice and are willing and able to make it. Otherwise the City risks lawsuits for frivolous takings.

This City has been plagued by a raft of poor decisions, regarding historic resources, made by a few individuals without due regard for law, proper procedure, or the homeowners—in short the more ardent advocates have run amok. Consequently, while many stately homes have been designated (including my home) many such designations cannot withstand the light of scrutiny.

Hence the high proportion of requests for de-designation of historic homes. I strongly implore and plead with the City to revisit its Chapter 13 to rectify the problems I have encountered.

I support historic preservation. I have willingly given my time and spent my hard-earned money to restore an important home in this City, and I will continue to maintain and improve it. However, my home should not be designated historic for the reasons I cited above. That notwithstanding, I believe it is in the City's interest to create historic districts but it must, absolutely must, do so by involving the homeowners of historic homes as partners in the decision making processes and not merely subjects who are told what they can and cannot do.

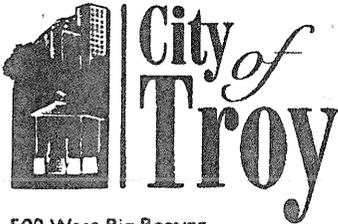
Sincerely,



Charlene Harris-Freeman
2955 Quail Run Dr.
Troy, MI 48098

attachments

cc. Lori Grigg Bluhm, City Attorney
Allan T. Motzny, Assistant City Attorney
Historic District Commission



500 West Big Beaver
Troy, Michigan 48064
Fax: (248) 524-0851
www.ci.troy.mi.us

November 26, 2003

Area code (248)

Assessing
524-3311

Bldg. Inspections
524-3344

Bldg. Operations
524-3368

City Clerk
524-3316

City Manager
524-3330

Community Affairs
524-1147

Engineering
524-3383

Finance
524-3411

Fire-Administration
524-3419

Human Resources
524-3339

Information Technology
619-7279

Law
524-3320

Library
524-3545

Parks & Recreation
524-3484

Planning
524-3364

Police-Administration
524-3443

Public Works
524-3370

Purchasing
524-3338

Real Estate & Development
524-3498

Treasurer
524-3334

General Information
524-3300

Charlene Harris
2955 Quail Run
Troy MI 48096-4126

Re: Designation of 2955 Quail Run as Historic District

Dear Ms. Harris:

You have recently inquired with regard to the process followed by the City of Troy when your property at 2955 Quail Run was originally designated as a Historic District in Section 3, of Chapter 13 of the City Code.

The City of Troy records indicate the Troy Historic District Commission at a meeting held October 5, 1983 recommended the Trowbridge House, 2955 Quail Run, be submitted to the City Council for consideration as a Historic District. According to a memo from the City's Planning Director, the owners of the home at that time, Joy and Lawrence Ramaker, had no objection to the home being designated as a Historic District. The Ramakers also signed a document in October of 1983 indicating they consented to the property being submitted to the Michigan Department of State for inclusion in the state wide historic resource inventory and potentially for nomination to the state register of historic sites.

On November 11, 1983, the City of Troy Plan Commission recommended to City Council the property be designated as a Historic District. Subsequently, the records of the City Clerk indicate the Ramakers were notified by mail of a public hearing at which City Council was to consider the historic designation. The minutes of the City Council meeting held on February 13, 1984 indicate City Council passed a resolution designating 2955 Quail Run as a Historic District. The owner, Larry Ramaker, requested this designation. I have provided copies of the documentation with regard to the property and its designation as a Historic District.

If you have any questions, please do not hesitate to call me.

Very truly yours,

CITY ATTORNEY'S OFFICE

Allan T. Motzny
Assistant City Attorney

ps
enclosure
cc: Lori Grigg Bluhm, City Attorney

November 11, 1983

TO: Frank Gerstenecker, City Manager
FROM: Laurence G. Keisling, Planning Director
SUBJECT: Proposed Historic District - "Trowbridge House" (2955 Quail Run) -
East of Adams, South of Long Lake - Section 18

As indicated by the enclosed excerpt from the Minutes of the Historic District Commission, that Body has once again recommended that the City Council add the site known as 2955 Quail Run, the former "Trowbridge House", and "Strawberry Hill Farm", to the list of Historic Districts within Chapter 13 of the City Code, the Historic Preservation Ordinance. In accordance with that Chapter, recommendations from the Plan Commission are also necessary prior to action on such matters by the City Council. Plan Commission review and recommendation requirements were included in Chapter 13 simultaneous with the adoption of Zoning Ordinance provisions which potentially enable some use flexibility as to sites which are established as "Historic Districts".

A similar proposal was considered in 1981, but the City Council subsequently took no action on same. In the course of that consideration, action was taken to amend the text of the Zoning Ordinance in order to eliminate the potential use flexibility for designated Historic Districts which do not have frontage on Major Thoroughfares. Even with that Ordinance Amendment, concern was expressed by neighboring residents that the proposed Historic District designation would be a hindrance in relation to the prospective purchase of this site for residential purposes. *Still remains a concern*

★ Within the past year, this property has been sold and the new residents, Mr. and Mrs. Lawrence Ramaekers, are in the process of renovating and restoring the house. They have apparently indicated to the Historic District Commission that they have no objection to the proposed Historic District designation. The Planning Department also sees no problem with such a designation.

The Plan Commission considered this matter at their Regular Meeting of November 8, 1983. At that time Mr. and Mrs. Ramaekers, the property owners, were present along with Mrs. Scott of the Historic District Commission. They briefly discussed their on-going efforts to restore this house, and indicated their support for Historic District designation. The Plan Commission then adopted the following resolution regarding this matter:

B-1

Frank Gerstenecker, City Manager -2-

November 11, 1983

"Proposed Historic District - 'Trowbridge House'
(2955 Quail Run) - East of Adams, South of
Long Lake - Section 18"

Moved by Reece

Supported by Holdan

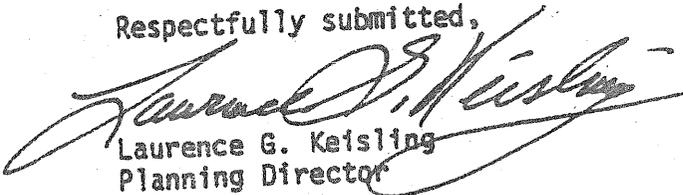
RESOLVED, that the Plan Commission hereby recommends to the City Council that the property known as the "Trowbridge House" or the "Strawberry Hill Farm", at 2955 Quail Run (Lot 37 of Strawberry Hill Subdivision, except that part combined with Lot 38 of the same subdivision) be designated as an Historic District in accordance with the provisions of Chapter 13 of the City Code, and in accordance with the recommendation of the Historic District Commission.

Yeas: All Present - (5)

Absent: Deckert, Melaragni,
Wright

MOTION CARRIED

Respectfully submitted,



Laurence G. Keisling
Planning Director

LGK/ph

copy: W. Robert Semple, Assistant City Manager

TROY HISTORIC DISTRICT COMMISSION

REGULAR MEETING

Troy City Hall
500 W. Big Beaver

7:30 P.M.
October 5, 1983

CALL TO ORDER: The meeting was called to order at 7:45 p.m.

ROLL CALL: PRESENT: Stickal, Scott, Dill, Renshaw
ABSENT: Baron, Holdburg, Miller, Fellrath

PROCEEDINGS:

Because of the lack of attendance, all regular business was suspended except for the following item.

Item #4 - Site Survey

Mrs. Scott presented a re-submittal on the Trowbridge House with new evidence supporting the designation of this home as historic:

- 1) Under new ownership by Joy J. & Lawrence Ramaekar who intend to live in it as their family home.
- ★ 2) Mrs. Ramaekar has spoken with the neighbors and has indicated no negative response to it becoming an Historic District.

MOVED BY: Renshaw

SUPPORTED BY: Dill

Williams - "Strawberry Hill"

RESOLVED, That the new Site Survey on the Trowbridge House, 2955 Quail Run, Troy, Michigan 48084, be submitted to the City Council for consideration as an Historic District.

Yeas: All-4

Item #9 - Adjournment

MOVED BY: Dill

SUPPORTED BY: Renshaw

RESOLVED, That the meeting be adjourned at 7:49 p.m.

NEXT MEETING - NOVEMBER 2, 1983

*Nothing in
written by
Dill*

ALLEY VACATION - SECTION 15 - CONTINUED

A-3

BE IT FURTHER RESOLVED, That the City Clerk shall forward and record a certification of this resolution in accordance with Section 256 and 257 of Act 288 of Michigan Public Acts of 1967, as amended.

Yeas: All-6
Absent: Husk

1983-84 BUDGET AMENDMENT #7

A-4

Resolution #84-134
Moved by Pallotta
Supported by Liebrecht

RESOLVED, That budget amendment No. 7 to correct 1982-83 budget to actual expenditures, to move allocations from 1982-83 budget to the 1983-84 budget for projects not completed by June 30, 1983, and to adjust allocations per current estimates, is hereby approved, and a copy shall be attached to and made a part of the original minutes of this meeting.

Yeas: All-6
Absent: Husk

VISITORS, DELEGATIONS AND CITIZENS

A-5

ITEMS TAKEN OUT OF ORDER

Resolution #84-135
Moved by Doyle
Supported by Pallotta

RESOLVED, That Items B-1, C-9 and C-16 be taken out of order and considered at this time.

Yeas: All-6
Absent: Husk

HISTORIC DISTRICT - TROWBRIDGE HOUSE, EAST OF ADAMS, SOUTH OF LONG LAKE,
SECTION 18

B-1

Mr. Larry Ramakers, owner, requested approval.

Resolution #84-136
Moved by Taucher
Supported by Schilling

RESOLVED, That property known as "Trowbridge House", located at 2955 Quail Run, (Lot 37 of Strawberry Hill Subdivision, except that part combined with Lot 38 of the subdivision), be designated as an Historic District in accordance with the provisions of Chapter 13 and in accordance with the recommendation of the Plan Commission and Historic District Commission and an Ordinance to amend Chapter 13 is hereby adopted, a copy of which shall be attached to the original minutes of this meeting.

Yeas: All-6
Absent: Husk

PROPOSED REZONING - SOUTH SIDE OF SQUARE LAKE, EAST OF JOHN R - SECTION 12 -
R-1C TO O-1 (AND P-1)

C-9

Mr. Palmer was available for questions.

Resolution #84-137
Moved by Stine
Supported by Taucher

RESOLVED, That a Public Hearing is hereby established for March 5, 1984 to consider the proposed rezoning - south side of Square Lake, east of John R, in Section 12, from R-1C to O-1 and P-1.

Yeas: All-6
Absent: Husk

2/13/84

BUILDING-STRUCTURE INVENTORY FORM

Michigan History Division
Michigan Department of State
Lansing, Michigan 48918

For Office Use

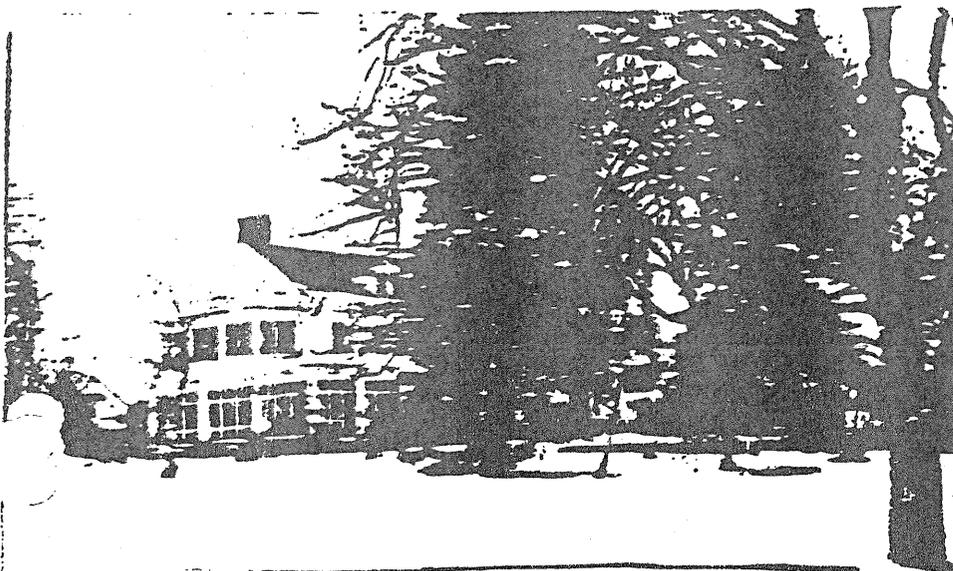
Theme _____

IDENTIFICATION

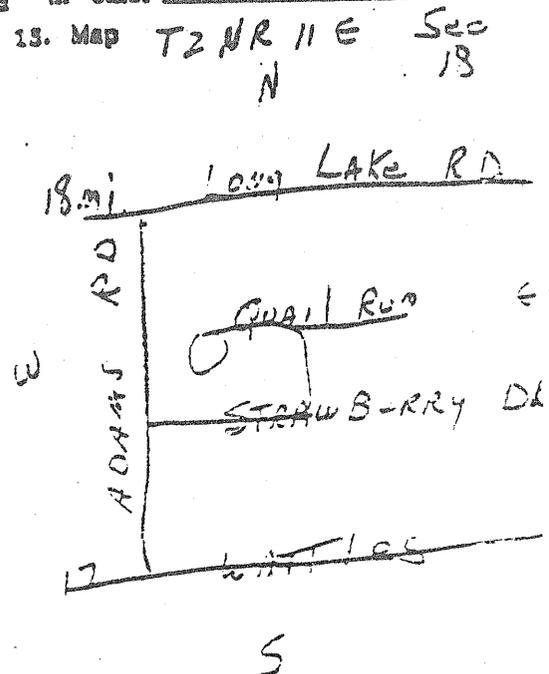
1. Building name Strawberry Hill Farm House
2. County Oakland Town/City Troy Village _____
3. Street Location 2955 Quail Run
4. Ownership: a. Public b. Private
5. Present Owner Lawrence & Joy Ramaeker Address 2962 Orchard Trail
6. Use: Original _____ Present _____
7. Accessibility to Public: Exterior visible from public road: Yes No
Interior accessible: Explain Private Home

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? about 1830
Notes on alterations and additions, with dates and architect. not known
Original owner had seven sons and four daughters. Fairly well to do settler. Therefore the house was large to start plus later owners were fair to do.
12. Related Outbuildings and Property: none
a. barn b. carriage house c. garage d. privy e. shed
f. shop g. greenhouse h. landscape features i. other _____
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 T2 NR 11 E Sec 18
N



STRAWBERRY FARM



16. Interrelationship of Building and Surroundings

Its a large large old house surrounded by trees and bushes and surrounded by a modern subdivision

17. Other Notable Features of Building and Site

★ Has remained inside and outside without the redo which most people try to do when they get an old house. It has 8 large bedrooms with such things as butler pantry and maid quarters.

18. Threats to Building None at this time.

- 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 about 1830 Architect Settler Steven Trowbridge

Builders, suppliers, etc. SVR Trowbridge

Notes on original plan and specifications:

Only that when SVR built his barn and had the neighbors for a barn raising, he broke a jug of water over the top and shouted "I christen you Strawberry Hill Farm".

20. Historical Significance: In that SVR was a prominent person and guide to any settler seeking help and advice. He served as Troy Supervisor and was a close friend of Governor Lewis Cass.

Both SVR and Elizabeth his wife are buried in the cemetery closeby There are many descendants still in the area.

★ See our copy of National Register of Historic places inventory- on file in your office.

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

- Oakland County Liber Books: County Bldg, Pontiac, Mich
- Assessment Rolls: Troy Township, City of Troy
- History of the Trowbridge family, copy in hands of descendant
- Tax Records, Oakland County Records at Kresge Library U of M.

Prepared by Dorothy Scott - Troy Historic District Date October 5, 83
 Address 120 Belhaver Telephone 580-0514
 Organization Troy Historic District

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Trowbridge - An American Family

The story of this family is a record of generations of Americans of the finest type, those to whom character counted more than possessions and character was more important than to be important.

Steven Van Rensselaer Trowbridge served in the U. S. calvary in the War of 1812. After the war S.V.R. and his wife and small children came west to make their home, probably following a younger brother, Charles C. Trowbridge. Charles had settled in Detroit and made a name for himself, even being Mayor in 1834. He was a lawyer of good standing and later a Senator. The name Trowbridge is in many places in the Detroit area.

Charles originally granted the West 1/2 with SVR taking the East 1/2. Charles bought his 80 acres in Sept and sold to SVR in December, apparently he decided to move into Detroit. This gave SVR a sizeable amount of property, and his tax record shows him to be a large land owner.

Government entry May 28, 1821
Certificate #51 - SVR Trowbridge of New York
E 1/2 of NW 1/4 Sec 18 Feb 5, 1822

Certificate #86 Charles C. Trowbridge of Detroit, Michigan for
West half of NW 1/4 of Sec 18 Bk 274 page 52.

House passes to Guy Maxwell Trowbridge. Then to Alexander Copland who in his will devises to wife Charlotte a life interest in Strawberry Hill Farm, containing home.

1936 C peland to Perry Williams.

The ab tract has not been available for study therefore the Libers had to be searched.

MAJOR BIBLIOGRAPHICAL REFERENCES

Pictures of S V.R. Trowbridge from descendant album. Also family information courtesy of descendant.
 Reference books: Pioneer Oakland County
 Tax Records: Oakland County Records at Kresge Library located U. of M Rochester,
 Oakland County Liber Books: County Bldg Pontiac, Mich
 Assessment Rolls: Troy Township: City of Troy. 1872 Map

10 GEOGRAPHICAL DATA

1845 map
 57 Map

ACREAGE OF NOMINATED PROPERTY 2 acres

UTM REFERENCES (we will figure this)



VERBAL BOUNDARY DESCRIPTION

Farm was 30 acres turned into subdivision with 2 acres remaining with the 20 room home. Acreage a matter of abstract description.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
none			
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Dorothy Scott

Jan 1, 1981

ORGANIZATION

Troy Historical District Commission

DATE

689-0516

STREET & NUMBER

129 Belhaven

TELEPHONE

CITY OR TOWN

Troy,

STATE

Michigan

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
 ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

I understand that the Strawberry Hill House
resource name
located at 2955 Quail Run, within the city limits of
Troy, Michigan, County of Oakland and owned by us,
Lawrence & Joy Ramaker, is being submitted to
the Michigan Department of State for inclusion in the state-
wide historic resource inventory and, potentially, for nomina-
tion to the State Register of Historic Sites. I am aware that
no legal restrictions or allowances are conferred to the pro-
perty should the proposed site be found eligible for state
Registration by the Michigan Historical Commission. Therefore,
we, Lawrence & Joy Ramaker, give our consent to the above
mentioned review and potential nomination to the State Register
of Historic Sites.

Signed

Lawrence Ramaker
Joy D. Ramaker

dated

Oct 5 1983

Oct 5 1983

2882 Strawberry Rd.
Troy, Mi 48068
November 26, 1983

City of Troy
500 W. Big Beaver
Troy, Mich 48064

Public Hearing
Historic Site

We wish to voice a strong
objection to the addition of
Trawbudge House at 2955 Inval
Ruin to Section 3 of Chapter 13
of the Troy City Code as a Historic Site

We cannot see any advantage
of this addition to the residents
of the subdivision Strawberry Hill

There is no other access to
this home but through the
streets in our subdivision.

So if, in fact, it is decided
to have this property open to
the public at, certainly

would be a decided detriment
to the residents.

Furthermore if there would
be a tax allowance to the
new owners - it would be
a great assistance to the rest
of the high tax paying
residents.

This question was raised
at an earlier date and
hardly disappointed by the
residents & neighbors of
Strawberry Hill.

Mr. & Mrs. W. L. Conover

{ Don L Conover
William L Conover

perance advocate, braved public opinion by declining to furnish whiskey to the neighbors who had come to help him. He went to the top of the frame carrying a bottle of water, broke the bottle, and called out, "Strawberry Hill" by which name the place was known thereafter. Built in 1830, the elegant house had twenty rooms including eight bedrooms and a large tenant house nearby. It was a structure befitting a well-to-do landowner of that period.

Stephen Van Rensselaer Trowbridge was a close friend of Michigan's Governor Lewis Cass. He was a Troy Supervisor for a number of years and a member of the Territorial Legislature. Governor Cass appointed Trowbridge to handle the annual payments which were made to the Indians. He held positions of great responsibility with the Indian Department especially with respect to treaty monies paid for the extensive domain of Michigan and Wisconsin. His treatment of the Indians was so fair and reasonable that he gained the confidence of the various Indian groups and the backing of the United States Government. Other important posts held by Trowbridge included Assessor of Oakland County and Oakland County's first Coroner.

The discovery of copper in the Lake Superior country started many new enterprises in mining. At first the U. S. Government leased the mines to companies which worked them, and then paid a royalty to the Government. Mr. Trowbridge was appointed to a leadership position in this area and spent two summers at his headquarters in Sault Saint Marie. Later, President Zachary Taylor appointed him Mineral Agent of the Lake Superior Mines.

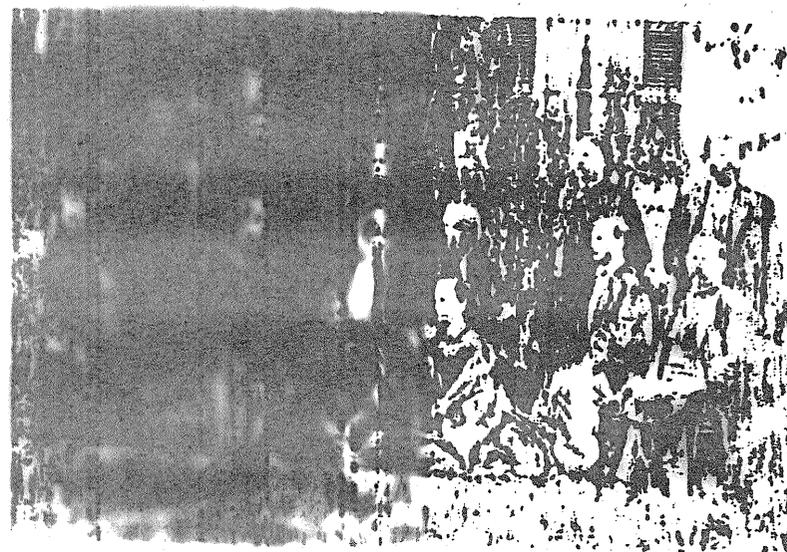
Stephen Trowbridge was an Elder of the Presbyterian Church and a model citizen to his friends and neighbors. He was affectionately known as "Uncle Steve". People would call upon him for advice and he would often prepare last wills and testaments for his fellow citizens. Although he was known to have a quick temper, he was an outstanding community leader who earned the respect and admiration of all who knew him. Stephen Van Rensselaer Trowbridge died on March 4, 1859 at sixty-four years of age. He is buried with his wife Elizabeth at the Beach Road Cemetery. Several of their children became prominent leaders; one became a Missionary in Turkey, another a Professor at Columbia University; one was a leading merchant in Minnesota and another was elected to the U. S. Congress. Guy T. Trowbridge remained at Strawberry Hills Farm in Troy for several years, later moving to Detroit. Descendants of Guy T. Trowbridge still reside in the Troy area.

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July 1983



STEPHEN VAN RENSSELAER TROWBRIDGE AND
REBECCA CONNELLIN TROWBRIDGE

AND THEIR FAMILY - TROY, MI

Ed 1983

TROWBRIDGE

A Troy Family Who Conquered The Wilderness

Stephen Van-Kensselaer Trowbridge was a prominent early pioneer in the history of Troy. Born on July 1, 1791 in Albany, New York, of English ancestry, he worked as a law clerk and prepared for a career in law. When he was only eighteen years old he enlisted in the Cavalry Service and served on the Niagara Frontier during the War of 1812 as part of the New York State Militia. He was honorably discharged in December 1812. Along with his interest in law, Trowbridge had a love for farming and became an expert with the cradle and scythe. In 1815 he married Elizabeth Conklin of Horseheads in Central New York State and went to live on a farm given to his wife by her father. In 1820, Stephen received a letter from his brother Charles who had gone to Michigan the previous year. The letter described the many opportunities offered. Charles Trowbridge was later elected as Mayor of the City of Detroit and served also as a Regent of the University of Michigan. The Trowbridge name became well-known in the Detroit area.

Stephen Trowbridge decided to follow his brother out West. With \$100.00 sewn in a belt around his waist and a bag filled with pins and needles, tapes and other small articles to exchange for meals and lodging, Stephen started out for Michigan. He walked 500 miles through the dense forests of Canada and after a very lengthy journey finally reached the city of Detroit. He looked about the County of Oakland and found some rich, black soil in Troy where he decided to settle. With enough money saved from his trip, Stephen bought eighty acres of Troy land from the United States Government. He then returned east to make arrangements for

his family to join him. Subsequently, the Trowbridge family boarded a ship at Buffalo, New York, called the "Walk-in-the-Woods" and made their way across Lake Erie to Detroit, and then by ox team to Troy. At one point, when the ox teams were stuck in the mud, Mrs. Trowbridge descended from the wagon with a log in her arms and walked a distance of eight miles. The land they had purchased in northwest Troy included a log house which was 14 x 14 feet in size. There they were sheltered until a more comfortable home could be built.

The Trowbridge family was surrounded by Indians and there were few white settlements in Troy at that time. Stephen had to keep busy to clear the little farm which he later enlarged to include ten hundred and thirty acres. In addition to farming, he worked on stock raising, since the range for cattle was at that time extensive and the Indians kept the underbrush well burned off. There was plenty of wild game, especially caribou, and the Trowbridge family was well supplied with wild meat. Fishes also abounded in the area.

Many families started to migrate to Troy, most of them coming from western and central New York. The more established settlers helped the new arrivals by offering their hospitality. On one occasion, in the little log cabin of the Trowbridge family, they were able to accommodate a party of sixteen men in addition to their own family. As the Trowbridge family grew in size (there were eleven children) a larger log cabin was built. It was considered quite a mansion at that time. Later, an even larger house was built for the burgeoning family on the town line which was Adams Road. It was the building one of the earlier of these houses was Mr. Trowbridge, a Gen-

T

R

O

Y

SUMMARY OF HOMEOWNERS' RESEARCH

There are three reasons that a historic resource may be de-designated:

- I. The resource is not significant in the way previously thought;
- II. The procedure followed in the designation process were faulty, and
- III. The resource has lost the historical significance which it once had.

I. Resource not significant in the way previously thought

The resource was designated primarily because it was believed to have been built by Stephen V. R. Trowbridge. However, S. V. R. Trowbridge died March 1, 1859 (see attachment 4, family history by Luther Trowbridge), and the design, construction techniques, and construction materials used in the house indicate that it could not have been built prior to 1890, and more likely 1895.

Feature	Description	Date	Source
Style	Narrow Colonial Revival	1880-1910	Field Guide to American Houses
Nails	Wire Steel	1880-present	Bessemer Autobiography and Univ. Vermont website
Locks	Corbin	1868 & later	History of Locks
Dust bin door	Orr and Lockett	1887 & later	Smithsonian Institution
Coal Chute	Majestic Manufacturing	1895	Majestic lofts website

When was the house built? We are much more certain of when the house was not built than when it was. The style of the house was not built prior to 1880 (A Field Guide to American Houses, emails from Robbert McKay, Michigan State Historic Architect, attachment 5). The nails used to build the house were wire steel nails invented by Sir Henry Bessemer in 1862 (attachment 6). These wire nails were not readily available in the United States until after 1886 (attachment 7). The locks are mounted in the door and are the "Corbin type"(2b). Prior to 1868 locks were mounted on the rim of the door. Corbin invented the first cantilever lock that was mounted inside doors (attachment 8). The dust-bin-door to the family room fireplace cleanout is cast iron and bears the name Orr and Lockett Hardware, Chicago. The firm of Orr and Lockett was founded in 1872. Orr and Lockett published their first catalog of builders hardware in 1887 (email from Jim Roan, head librarian for catalog materials Smithsonian Institute, attachment 9). The coal chute door was made by Majestic Manufacturing. This St. Louis Missouri company was formed in the 1890's and its place of business was not built until 1895 (attachment 10). All of the above indicate that the house could not have been built during the life time of S. V. R. Trowbridge as was alleged by the City of Troy in its original designation papers.

Robbert McKay (emails) places the date of construction of the house between 1890 and 1910, well after S. V. R. Trowbridge had died and his children had sold off the land (Tract Deed Records).

A few members of the committee have been very concerned that S. V. R.'s son, Guy Maxwell could have built the house. However, facts do not support this contention. In the 1860 and 1870 censuses, Guy Maxwell Trowbridge, a census worker, indicated that his residence was in Troy (*attachment 12a*). Guy Maxwell sold his land to Danford Beach in 1876. Also, in 1876 Guy Maxwell Trowbridge's daughter Emily was born (*attachment 12b*). The parent's residence was listed as Bloomfield Hills Michigan. Apparently, when he sold his land, Guy Maxwell moved from Troy to Bloomfield Hills. In 1880, Guy Maxwell, listed his residence in that census as Pontiac Michigan (*attachment 12c*). While he did not sell his mother's land (to Caleb Horton, *attachment 11*) until 1885, he had moved from Troy prior to 1880. Note that Guy Maxwell was the last remaining son on the farm, and Augusta Trowbridge was the last remaining daughter. Augusta was married in 1870 and moved to Pontiac that same year. As the house was most likely built after 1895, and it could not have been built by any member of the Trowbridge family.

Extensive research failed to identify the original owner of the house. Subsequent owners do not have any historic significance.

II. Faulty procedures (see City of Troy Code Chapter 13, *attachment 13*). In attachment 14. The Troy City Legal Departments states that the procedures were in compliance, while in attachment 15, the home owners attorney, Susan Friedlaendar states that the following procedural errors were made:

- A. The City failed to appoint a study committee;
- B. Instead of appointing a study committee, the City, contrary to law, purported to authorize the Historic District Commission (HDC) to make recommendations on the formation of historic districts;
- C. The HDC, which had no power to act, further failed to prepare a factually accurate preliminary study;
- D. The HDC then failed to transmit the "preliminary report" to the proper state authorities;
- E. The HDC failed to submit the preliminary report to the planning commission before holding its defective hearing;
- F. The HDC also failed to hold the required public hearing at the proper time and passed the resolution to recommend the historic district without any substantive discussion or even a quorum; and

- G. The HDC also failed to prepare and submit a final report to the City Council before it enacted the purported ordinance establishing the historic district.

III. Lost the Significance it may have once had

The home was originally designed as a narrow colonial revival structure. However, additions and alterations were made in the Adams style prior to 1930 (see email between Robbert McKay and Carl Freeman, attachment 5). The original cedar shake roof has been replaced by asphalt shingles. Vinyl siding and shutters were added after the home was designated in 1984. An attic fan has replaced a dormer; one of the original chimneys has been repaired using contemporary brick (see emails between Carl Freeman and Robert Christensen, attachment 16). All of the original out-buildings have been removed. A tenant house, burned down in 1984 (see photos of farm, attachment 17 and tenant house, attachment 18).

Conclusion

The overwhelming majority of allegations that the City made about the house at 2955 Quail Run Dr., Troy Michigan are false. The procedures followed to designate the house were faulty. Renovations to the outside (and inside) of the house began shortly after its building and continued at least until the late 1980's or early 1990's. The house never should have been designated. Today the house is a hybrid of architectural styles alone in a sea of subdivisions (Google map).to which it has no relation by either history or architecture. The house should be de-designated.

Factual Errors committed by the City on its original designation materials.

Below we address these errors.

Building Structure Inventory Form:

Item 11 Integrity: *the City alleges that the house was built about 1830. **As indicated above, the house was built after 1890.*** The City alleges that, "*the original owner had seven sons and four daughters*", which corresponds to the family of S. V. R. Trowbridge. **However, the original owner of the house is unknown and thus their family composition is also unknown.**

Item 17 Other notable features of building and site.

The City alleges that, "*Has remained inside and outside without the redo which most people try and do when they get an old house. It has 8 large bedrooms with such things as a butler pantry and maid quarters.*" **Blueprints indicate that a major addition was added in 1916. The sleeping porch and a cistern were added sometime after 1928, as the architect listed his office as being in the Penobscot building which was not built until 1928. Similarly, blueprints indicate that an entrance way and captains walk were added after 1928.**

Item 19 Significance

The City alleges that *the house was built "about 1830"*. As indicated above the house was built after 1890.

The City alleges that *the Architect was "Settler Steven Trowbridge"*. *"Builders, suppliers etc. SVR Trowbridge. We presume that Settler Steven Trowbridge refers to Stephen V. R. Trowbridge. S. V. R. Trowbridge died in 1859, prior to the earliest possible date that the house could have been built.*

Notes on original plan and specifications,

The City states that, *"Only that when SVR built his barn and had the neighbors for a barn raising, he broke a jug of water over the top and shouted, "I christen you Strawberry Hill Farm."* We fail to see how the City's allegations have any relevance to the original plan and specifications.

20. Historical Significance: The City alleges that, *"In that SVR was a prominent person and guide to any settler seeking help and advice. He served as Troy Supervisor and was a close friend of Governor Lewis Cass.*

Both SVR and Elizabeth his wife are buried in the cemetery close by. There are many descendents still in the area.

However, important one may think S. V. R. Trowbridge was (he served as the first supervisor of Troy, in the Territorial Council and State Legislature, and as a coroner) he was dead when the house was built, and thus the entire issue is moot. However, it should be noted that Charles Trowbridge, S. V. R.'s brother was Lewis Cass' private secretary and close friend. There is little, if any historical documents indicating that S. V. R. was a friend of Lewis Cass. Moreover we fail to see any significance in where S. V. R., and his wife are buried or the importance of having descendents in the local vicinity.

National Register of Historic Places Inventory—Nomination Form

Item 1 Historic Name, the City alleges that, *the name was, "Steven V. Trowbridge."* As indicated above the correct spelling is Stephen V. R. Trowbridge. Moreover, that individual could not have built the house as he died in 1859 and the house contains materials that had not been invented or produced prior to the time of his death.

Item 7 The City alleges that, *"A 20 room house built about 1830, with large tenant house close by. The house has 7/8 bedrooms. The living room was originally the dining room and present dining room was a sewing room and pantry. This house has 3 floor containing a large attic and 2 bedrooms. There are four original fireplaces. The Trowbridge family was one of seven sons and four daughters and the rooms were all put to good use.*

The house is quite large as befits a large family and a well to do land owner. With Mr. Williams living in now only tells of the quiet excellent taste of a home."

The house does not contain 20 rooms, even counting those in the additions. The earliest records we have are from 1916. They show the present dining room as being labeled the, "servants dining room". There is no indication of any other use for this room, nor any use ascribed to present living room. The S. V. R. Trowbridge family never lived in the house, and it is likely that no Trowbridge ever resided in the present structure.

Item 8 Significance

The City writes, "*Trowbridge-An American Family*

The story of this family is a record of generations of Americanism of the finest type, those to whom character counted more than possessions and character was more important than to be important.

Steven Van Rennselaer Trowbridge served in the U. S. Calvary in the War of 1812. After the war S. V. R. and his wife and small children came west to make their home, probably following a younger brother, Charles C. Trowbridge. Charles had settled in Detroit and made a name for himself, even being mayor in 1834. He was a lawyer of good standing and later a Senator. The name Trowbridge is in many places in the Detroit area.

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Government entry May 28, 1821 Certificate # 51- SVR Trowbridge of New York E ½ of NW ¼ Sec 18 Feb 5, 1822

Certificate #86 Charles C. Trowbridge of Detroit, Michigan for West half of NW ¼ of Sec 18 BK 274 page 52.

House passes to Guy Maxwell Trowbridge. Then to Alexandar Copland who in his will devises to wife Charlotte a life interest in Strawberry Hill Farm, contain home.

1936 Copland to Perry Williams.

The abstract has not been available to study therefore the Libers had to be searched. "

S. V. R. Trowbridge did not build the house, and even if he had, the materials relating to his war record of 1812 would have no significance. Similarly, as the house was designated based upon being built by S. V. R. Trowbridge, the materials on

Charles have no relevance. Furthermore, Charles C. Trowbridge's home is already on the National Register of Historic place. Moreover, Charles did not sell the land to S. V. R., until 1828—according to the Liber—six years after the City alleges the land was sold. Guy Maxwell Trowbridge did not sell the land to A. W. Copland. Rather he sold the land in 1885 to Caleb Horton (Tract Deed record). The Liber then shows that Horton sold the G. Tuttle in 1890. Tuttle sold the land to W. Willits in 1890. Willits sold the land to F. Joy in 1892. Joy sold the land to W. Walker in 1909. In 1910, Walker sold the land to J. Bryson and J. Bryson sold the land to A. W. Copland in 1915. In 1936 the estate of A. W. Copland did sell the land to Perry Williams.

STEPHEN V. R. TROWBRIDGE AND FAMILY.

A Paper read before the Oakland County Pioneer Society,
Feb. 22d, 1892, by L. S. Trowbridge.

Ladies and Gentlemen:

I desire at the outset to express my grateful appreciation of the compliment, both to myself and to my honored father, in the courteous request of your President that I write a historical sketch of my father and his family.

While the task is a pleasant and grateful one, it is somewhat shadowed by the fear that veneration for my father's memory, may lead me to speak in terms of too high eulogy of the many virtues manifested in his humble, quiet, yet manly and noble life. Judge Brown, now associate Justice of the Supreme Court of the United States in his memorial address on the character and services of Judge Campbell, late of the Supreme Court of this state, paints a picture of the typical pioneer of sixty years ago, which I think you would hardly recognize from your acquaintance with the early pioneers of this county. He says:

"The typical pioneer of the west sixty years ago was a man of humble parentage, restless activity and great energy. His means were limited, but his ambition was boundless. A district school had exhausted its possibilities of education in teaching him to read, to spell more or less correctly, to write a cramped hand and to cipher up to the rule of three. As a boy he was filled with a desire to see something of the world. Upon arriving at manhood he found life at the old homestead irksome and monotonous. He listened to the seductive voice of the land agent, and yearned for broader fields and fresh pastures. He left his native village usually, with the full consent of his neighbors, sometimes with their applause, and occasionally his departure was hastened by the pernicious activity of the town constable, who was

charged to keep an eye upon him until he was well out of sight. His habits were often questionable, his manner uncouth, his speech interlarded with quaint expressions and voice far from melodious.

When work was slack he hunted for game, and when game was scarce he hunted the Indian, seized upon his lands and slew him without mercy. He invested his earnings in large tracts of lands, which he sold to confiding friends from the East—an arrangement of which the latter generally had reason to repent.

If success did not attend him in his legitimate calling and he was not over scrupulous in his methods, he bought tax titles for a nominal amount, procured abstracts showing a clear title from the State, raised a handsome sum of money by mortgaging the land and spent it in riotous living. Wither he was an excellent fellow, when his pockets were full, but when they were empty his best friends would hesitate to give bonds for his good conduct."

I do not know where Judge Brown found his model from which to draw such a picture. There may have been such characters, but I earnestly protest against their being considered as typical. They were certainly not a true type of the honest, brave and hardy pioneers of this state sixty years ago.

As tending to throw some light on the character of the men who came here sixty years ago, I desire to refer to a bit of history with which some of you are doubtless familiar, but which is of much interest in view of the development of later years.

On the 8th of May 1812, Congress passed an act requiring that 2,000,000 acres of land should be conveyed in each of the three territories of Louisiana, Illinois, and Michigan to

be set apart for the soldiers in the war with Great Britain. Each soldier was to have 160 acres of land fit for cultivation. The lands were surveyed and appropriated under the laws of Illinois and Louisiana, but the attempt to survey the lands in Michigan did not meet with success. The following extracts from a letter written by Edward Tiffin to the Secretary of War will give some light on the subject:

Surveyor General's office, Chillicothe, November 30, 1815.

The surveyors who went to survey the military land in Michigan territory have been obliged to suspend operations until the country shall be sufficiently frozen so as to bear man and beast.

Frost set in early. Ice covered nearly the whole country, but broke through at every step, and the pack horses could not be got along with them. In the meantime I think it my duty to give you the information, believing that it is the wish of the government that the soldiers should have lands fit for cultivation and that the whole of the two millions of acres appropriated in the territory of Michigan will not contain anything like one-hundredth part of that quantity or is worth the expense of surveying it.

Perhaps you may think with me that it will be proper to make this representation to the President of the United States and he may arrest all further proceedings by directing me to pay off what has been done and abandon the country."

Then follows a description of the military lands in the territory, the substance of which is that about one-half of the land is covered with lakes and swamps, and "the intermediate space is with few exceptions a poor, barren, sandy land on which scarcely any vegetation grows except small scrubby oaks."

The writer goes on with the description and says: "On approaching the eastern part of the military lands towards the private claims in the straits and lakes the country does not contain so many swamps and lakes, but the extreme sterility and barrenness of the soil continues the same."

The writer thus closes his report: "Taking the country altogether as far as has been explored and to all appearances, together with the information received concurring, the

balance is as bad, there would not be more than one acre out of a hundred if there would be one out of a thousand that would in any case admit of cultivation.

EDWARD TIFFIN."

December 11th, 1815, the same officer says:

"Subsequent accounts confirm the statements and make the country out worse (if possible) than I represented it to be."

Another letter written by the United States Surveyor to either Gov. Cass or to the Surveyor General about 1815, corroborates the foregoing letter but goes further stating that "It was unsafe for men and pack mules, the grounds sinking at each step and shaking several feet round, having indications of being over a vast submarine lake, with a thin cover, which a man or mule might easily break through and be lost, and taking into consideration the fact that this was the general condition of the country, and this was about as far west as civilization was ever likely to extend, the abandonment of the work was advised as dangerous and unnecessary."

The land being surveyed at that time was in Oakland county but exactly what portion I have not been able to determine.

I have referred to this correspondence to show the reputation of Michigan Territory at that time, and incidentally to bring into prominence the courage and hardihood of the brave men who, in spite of its ill repute a few years later entered its domain, cut down its forests, and laid broad and deep the foundations of this commonwealth. Five years after the date of this correspondence the subject of this sketch made his way on foot through Canada, paying his way by selling essence of peppermint, wintergreen and other herbs, saw the land, that it was a goodly land, decided to make his home here, notwithstanding the danger of "breaking through and being lost in the vast sub-marine lake;" and returned to bring on his family.

Stephen Van Rensselaer Trowbridge was born at Albany, July 4th, 1794. He was the son of Capt. Luther Trowbridge, a former resident of Farmington, Mass., who in 1775, when the revolution broke out was a law student in the office of his uncle Edmund Trowbridge, a distinguished lawyer and Judge of the Court of

Kings Bench in Boston. Holding his commission from the British crown it was not unnatural that his sympathies should be on the side of the king. But such was the purity of his personal character and the high esteem in which he was held that he was not molested for his principles, but continued to live in the enjoyment of the respect and affectionate regard of his neighbors.

His nephew, Luther, differed from him radically in politics and was an ardent "rebel." Putting aside his law books he hurried to the army, enlisted in the ranks, though not seventeen years of age, and took part in the battle of Lexington. At the age of seventeen he received an ensign's commission in the Massachusetts line and continued in the service until the close of the war, and when the Continental army was disbanded he had the rank of Captain by Brevet and Quartermaster. Young as he was he was a veteran in service. He served in the perilous expedition of Arnold against Quebec in the fall of 1775. He was also in the army of Gen. Gates at the surrender of Gen. Burgoyne, and in Sullivan's expedition sent out against the Indians after the massacre of Wyoming. He was stationed at West Point when Washington had his headquarters there and his wife, then a very youthful matron, recalled in later years the pleasant manner in which that distinguished soldier served his table with his battered camp equipage. Captain Trowbridge married a daughter of John Tillman, who was also a soldier in General Gates' army at the capture of Burgoyne. At the close of the war they settled at Albany, like all continental soldiers poor in purse, but rich in the satisfaction of having done their part in the great struggle for independence. Captain Trowbridge held various offices by appointment of the governor and Council, and numbered among his personal friends many of the public men of the time, among whom may be mentioned: Mr. Van Rensselaer—the patriot—for whom his son Stephen was named—Elkanah Watson, Abraham Van Vleeten, and Chancellor Kent. The latter in after years meeting with Mr. C. C. Trowbridge referred with much pleasure apparently to his friendship with his father and entertained him with stories of hunting expeditions on Patroon Creek, where Capt. Trowbridge won some reputa-

tion with a little gun carved in the stock, in the shape of a dog's head, which had been presented to him by a French officer during some one of his campaigns. That gun is still in the possession of his family. For some years the writer supposed it was his, and when a boy he also won some reputation with it by killing eighteen pigeons at two shots. The wonder is that the gun overloaded as it was, did not do more damage at the breech than at the muzzle. Captain Trowbridge died at Albany in February, 1802, leaving his widow with six children. The widow died in October, 1845 at the house of her son Charles in Detroit at the ripe age of 84 years.

Upon the death of her husband the children became scattered. His youngest son Charles came to Michigan in 1819, at the age of nineteen and was doubtless instrumental in inducing his brother to follow him two years later. Captain Trowbridge had a very warm friend in Gen. Vincent Matthews, a distinguished lawyer of Elmira, who was frequently at Albany on public business. Through this friendship General Matthews was led to adopt Stephen, and took him into his own family. In due time he entered him in his office as a law clerk, and started him in his preparation for the bar. Subsequently the General embarked in trade as a merchant, and Stephen became his clerk. He also had some fields adjoining the village and there Stephen had an opportunity to gratify his natural taste for farming. He soon became expert with the cradle and scythe, and could hold his own with the best. At the commencement of the war with England, when he was eighteen years of age, the patriotic spirit of his father showed itself, and he enlisted in the cavalry service on the Niagara frontier. This sort of education while irregular and apparently unsatisfactory, nevertheless had its advantages. It has been said of him by one most competent to judge and who knew him well: "He knew enough of law to keep out of it, of accounts to state them handsomely, and in a beautiful hand which he retained till the day of his death, and of farming to make himself independent of fraud in its practice."

These qualities were of great value in a new country and often enabled him to render valuable service to his neighbors, and to the public in official

stations, but I must not get ahead of my story.

He married Miss Elizabeth Cook in January 25th, 1815, and thinking that the west offered better opportunities for getting on in life, in 1820 he made a trip to Michigan to take a look for himself. He had saved money enough to buy of the government 80 acres of land and also to buy the "improvements" of a squatter, who was in possession. The "improvements" consisted of a log house 12 by 14 feet, and a small patch of clearings, which furnished soil for immediate cultivation sufficient to provide for their mere pressing needs. Returning for his family they left their home in Chemung Co. In the fall of 1821, not like Judge Brown's typical pioneer, but with the best wishes, though with also the most serious misgivings of their friends and neighbors. Many bade them farewell not expecting ever to see them again. This brave couple with three children (one being left with her grandparents because too feeble to make the trip) started on their journey to their distant home. Of these three children the oldest was a daughter who afterwards married Mr. Charles Hastings. The second was Charles, whom many of you doubtless knew in later years. The third, a fat boy three or four months' old, was Rowland, known to many of you, and of whom something more will be said later on. After making this journey with all their earthly goods in one wagon to Buffalo they embarked for Detroit on the steamer Walk-in-the-water, the first steamer to cross the lake, and I believe this was her last trip. They were seven days in making the voyage to Detroit, longer than a voyage across the ocean in the steamship of to-day. We must not however be too hard on this steamboat. If she at all resembled the picture of her which I have seen I think the wonder is that she ever reached Detroit in safety. Upon arriving at Detroit my father purchased of a Frenchman a pair of young steers, and loading his household goods on a wagon, with his wife and children, he started for his squatter's cabin in what is now known as the town of Troy. There was one trouble with the steers. They were two highly educated for the position. They understood French, but not English. As my father did not speak French he found

some difficulty in communicating with them. The road for five or six miles out of Detroit was passable, being corduroyed in the worst places, but at the end of the corduroy the prospect looked a little unpromising. My father said to my mother, "Betsy, I guess you will have to get out with the children and walk around this mud hole. I am afraid the steers will get stuck." Out she climbed with the little girl and Charlie, and carrying the fat baby in her arms.

Fortunately a kind-hearted Doctor came along on horseback who picked up Master Charlie, put him in front of him and carried him through to dry ground. That was good Dr. Park for many years our family physician. That was all well for the boy, but not so for the patient woman struggling along carrying her baby, and helping the little girl. That mud hole lasted six miles, and they did not get out of it until nearly midnight. By the help of friendly hands they reached the dry, sandy soil about Royal oak, about 11 o'clock at night. After a night of much needed rest they went on and reached their log house the next day. I am aware that incidents of this sort, while possessing a certain degree of interest, are not of great importance. Life, however, is made up of small things, and incidents like this when woven into the web and woof of daily life, make strong characters.

It was not long after my parents were settled in their new home before a strong current of immigration set in. Land lookers were abundant, and many families from the east soon settled in that part of the country. Any one who had shelter and provisions was obliged to be hospitable. I have often heard my mother tell of lodging and feeding these hardy seekers of new homes. On one occasion in their little log house with one room which served as sitting-room, dining-room, sleeping-room and kitchen, she lodged and fed a party of sixteen men besides her own family. Tradition has preserved the name of but one of that party and that was Mr. Satterlee, who located in the immediate neighborhood and reared a family of highly respected citizens, most of whom are known to you all. For many years the two families lived on adjoining farms, separated only by the township line between Troy and Bloomfield, and drawn to-

gether by bonds of friendship afterwards greatly strengthened by the later-marriage of Rowland E. Trowbridge and Mary Satterlee. The friendly relations existing between these two families were characteristic, to a large degree, of the whole neighborhood. There were no neighborhood quarrels. There were no family feuds. Every one stood ready to lend a helping hand to any one in distress. Was a family overtaken by sickness in the busy harvest season? Strong and willing hands offered to take care of the suffering crops. I am sure that I cannot be mistaken in saying that that friendly feeling of good fellowship pervaded the whole community.

As showing the sort of life led by those early pioneers I venture to quote from a letter in my possession, written by my parents to my grandmother in 1826, after they had been five years in their new home. The letter is written not in the "cramped hand" of Judge Brown's typical pioneer, but in the clear, easy and flowing hand which characterized my father's writing to the day of his death. I am sure that you will overlook the personal character of the letter in the light which it throws on those early days.

It is as follows:

Bloomfield, August 6, 1826.

Dear Mother: Betsey has been anxious for me to write some time ago, but being considerably engaged with the harvest, etc., we have neglected it. We are all well but Kate. She is about so. Recovers very slowly from her severe sickness. Mother is in town and has been since Charles was married which was three or four weeks ago. I went out and was one of the guests. It was a splendid wedding. The old Judge (Sibley) and lady laid themselves out much and gave a pretty general invitation. Among the guests were Judge Trumbull, of Hartford, Conn., author of "McFingal" and a distinguished individual. Cols. Larned and Jones, Maj. Rowland and our Representative in Congress, A. E. Wing, the Secretary of the territory, Wm. Woodbridge, Esq., Doc. Delavan of the army and many citizens. I believe they invited 70, and the fare was great, such as I never saw before, some of it. Oh I was anxious for Betsey to go but she could not leave home well. I brought a piece of cake of each kind home as well as some of

the big wedding cake. Many dishes I told Betsey I did not know what to call them and it was finished with a very large cake of ice cream. I never attended such a party before. The gentlemen all stand continually and the ladies sit, and you may imagine that a backwoodsman felt a little like a cat in a strange garret, but I kept a stiff upper lip and rubbed through. Mr. Wells married them and concluded with some valuable advice.

Our crops are good this summer. The wheat I sowed on the burnt stubble is nearly as good as last year, nine or ten acres very heavy cradling. Corn in the old corn field is good and I have no partner in any of the grain this year. We have the greatest reason of all people for praise and thanksgiving. We have been blessed with rich abundance. Our labor is crowned with plenty and we have reason to believe that we have had spiritual blessings. We daily seem to grow in grace in advance toward that country where sorrow never comes, and that home not made with hands eternal in the heavens, whose builder and maker is God.

If some of our young friends were here to-night they would see us surrounded with Indians on every side. Being rainy they had laid down immediately under the stoop. I went down to Mr. Davis' this evening and when I came back I found them crouched down. The children were some frightened before I came. There is not the least danger from an Indian if he is sober. I held an inquest as coroner last winter on some dead bodies where there had been a desperate conflict: two killed and three or four wounded, but it was whisky, and the white men were more to blame than the Indians."

It may be of interest to some of the young people of to-day to know that the "excellent advice" given by good Parson Wells at my uncle's wedding consumed an hour in its delivery. Did such a custom prevail at the present day we might have fewer weddings and fewer divorces.

The letter is folded so as to be its own wrapper, and on the outside is marked the postage 23 cents. My mother in an addition to the letter said they would have paid the postage but they could not get the money. They could not get money for any kind of property. Butter brought eight to ten cents a pound in trade

And she had sold but one pound for money all summer. Such was pioneer life in that early day.

I do not know just how long they continued to live in the little log house, but it was not very long before they built a large double log house, which was considered quite a mansion in those days; as the family increased in numbers a still larger house was required and a frame house was built on the town line. It was in raising one of these houses that my father braved public opinion by declining to furnish whisky to the neighbors who had come to help him. I have been told that the immediate cause of that action on his part was the fact that he and Mr. Satterlee upon some similar occasion not long before had been obliged to steady each other as they went home. It was a practical lesson to them both, and so my father instead of whisky furnished a bountiful supper, stating the reasons for the change in a temperance lecture of much force, which was well received and was indeed the beginning of a strong temperance movement in that section.

At the risk of being tedious I must mention another illustration of the life of those days. In building the frame house there was a large number of workmen employed, carpenters, masons, etc., besides the farm hands, in all a family of 22 persons, and for that family my mother did all the work, cooking, washing, mending, and housekeeping all summer and found leisure time to quilt two bed quilts. Of such stuff were the early pioneers of that day.

My father began his public service as the first supervisor of Troy in 1828 and for four terms afterwards. He was a member of the first legislative council of the territory in 1828, a body composed of 13 members and when the territory became a state he was elected to the Senate in 1839, 40, 41 and 42. In the meantime he was frequently employed by the general government in offices of responsibility and trust connected with the Indian department, which in those days was of great extent, including seven states and territories, and of great importance having care of the disbursement of the treaty moneys paid for the extensive domain of Michigan and Wisconsin. Unlike Judge Brown's typical pioneer he did not hunt the Indian when game

was scarce, nor did he seize upon his lands and slay him without mercy. On the contrary his treatment of the Indian was so fair and reasonable, so just and merciful, that he gained his confidence, while he had also the hearty approval of the government.

The discovery of copper in the Lake Superior country started many new enterprises in mining. At first the United States, the owner of the land, leased the mines to companies which worked them and paid a royalty to the government. It became necessary for the government to have a resident agent on Lake Superior and my father was appointed to that position. He spent two summers there making his headquarters principally at Sault Ste Marie. The business so changed that he had little to do and he had conscientious scruples about taking a salary for what seemed to him a sinecure. He accordingly reported to the government that in his opinion his position was a sinecure and recommending that it be abolished.

He showed his sincerity by resigning his position at the same time. In what experience I have had with public men and public offices I am not aware that his example has been followed with much frequency. But it was a good example and worthy of the high toned conscientious man that he was. To his intimate friends, who alone knew what he had done, for he was no boaster, his conduct was no surprise, but only what might be expected from one following, so closely as he did, the commands of conscientious duty.

While thus occupied with public affairs his chief business was that of a plain farmer. He worked industriously and lived frugally. He was a pattern of sobriety to all his neighbors and his cheerfulness was so contagious, that he entertained and enlivened every circle. The affectionate name of "Uncle Steve" by which he was known throughout the section about his home indicated the esteem and regard in which he was held. I trust you will pardon the seeming immodesty of my relating the following incident: A gentleman of Detroit, who knew my father well, was passing along a street in London, England. Happening to glance into a shop window he saw a picture. He suddenly stopped and exclaimed:

"Why there is Uncle Steve." Upon closer inspection he saw that the picture was a likeness of Rear-Admiral Sir Thomas Trowbridge of the British navy, who commanded a ship in the battle of the Nile.

Living frugally and working industriously my father from time to time added to his original purchase from the government until he had a fine farm of 300 acres, well cultivated and furnished with comfortable buildings. There he continued to live until March 1st, 1839 when he died. There he reared a family of eleven children, who all reached mature years, and six of whom are still living. As you have asked me for a sketch of the family I will speak of them individually, but before doing so I wish to speak in general terms of my father.

As a neighbor he was always kind, accommodating, always ready to lend a helping hand to anyone in distress. His hospitality was proverbial. It began in the earliest days of his pioneer life, and never ceased. He was frequently called upon to prepare the last wills of his neighbors, a duty in which his early training as a law student was of great service to him. He was foremost in all good works and contributed cheerfully and liberally according to his means in aid of charitable and philanthropic measures. At the time of the great famine in Ireland he was sent to New York in charge of a shipment of 2500 barrels of flour contributed by the generous people of this state and when a cry of suffering came from the early settlers of Gratiot county, he was laboriously engaged in soliciting aid for them, and was sent to see to the proper disbursement of the contributions made.

I would not be doing justice to his memory were I to omit reference to his religious character. With him religion was not a mere theory. If ever a man strove earnestly to exemplify the religion of Jesus Christ in his daily life he did. He had weaknesses such as all flesh is heir to. Naturally he was quick tempered, as most generous natures are, but no one knew it better or lamented it more than he. He was the soul of honor and with all who knew him his word was as good as his bond. He became a member of the Presbyterian church at Pontiac, and was successively deacon and elder in the

churches at Troy and Birmingham up to the time of his death.

This sketch would be wholly incomplete and unsatisfactory did I not make proper mention of my mother, who was so truly a helpmeet to my father, and whose blessed influence was felt not only by the members of the family, but extended to all the neighborhood. She was born at Horseheads, N. Y., May 22nd, 1797. She was indeed a remarkable woman. As I think of her early struggles in those early days, her courage, patience and endurance seem almost beyond belief. I have already mentioned some incidents illustrating these qualities. Those instances were not isolated cases, but rather representative of the general tenor of her life.

Apparently she was not a strong woman, and how she could endure the physical strain of such hard and continued labor has been the occasion of much wonder among her children. She was a great reader but her reading was almost entirely done after eleven o'clock at night when all the other members of the family had retired. Rising at a very early hour she would continue her work all day and never seemed too tired to take her book and read for an hour or two after all the rest were asleep. She was a pure minded, gentle, affectionate mother, and ruled her large family of boys and girls by the power of love. Whatever success her children may have obtained I am sure was largely due to her early teaching and training. In very truth may it be said "Her children rise up and call her blessed." Surely the blessed influences of her christian life will be felt for generations yet to come. She died at the old homestead where the larger part of her life was spent and which she had done so much to make a sacred place to all her children. In the blessed hope of eternal life she quietly fell asleep November 23rd 1873.

I have endeavored to sketch truly and without undue coloring the life of a real pioneer of sixty years ago. May I not hope that he was a better type than the one described by Judge Brown in his memorial address.

I have been requested to speak of my father's family. I have occupied so much time in speaking of my father that I must be brief. Let me first speak of the daughters: The oldest, Julia, who at the age

of six years trapped with her mother around the mud hole six miles long, married Mr. Charles Hastings and died in 1851, broken down by domestic trouble and affliction. She was a woman of rare graces and sweet Christian character.

The second daughter, Elizabeth Francis, born July 23rd, 1819, married Caleb Hammell, a merchant of New York. She is now living with her daughter Mrs. Rockwell in Connecticut, in the peaceful serenity of a pure and blameless life.

The third daughter, Catherine Jones, born October 23rd, 1823, married Rev. Edwin Goodell and went with him as a missionary to Turkey. His health failing he was obliged to return to this country and died September 12th, 1862. Mrs. Goodell is now living with her oldest son at Cheyenne, in the State of Wyoming, full of zeal in all good works, and never weary in doing good to those about her.

The fourth daughter, Augusta Miller, born April 25th, 1842, married William S. Albertson and until recently lived in this city and is doubtless known to many of you. They are now living at Duluth prospering in business and taking their full share of the duties and responsibilities which attach to all good citizens.

Of the boys the oldest, Charles A., was born August 5th, 1817. At an early age he left the farm to prepare for a mercantile life. His first experience was disastrous. He embarked in the milling business at Wacousta in Clinton county. The panic of 1837 ruined him, as it did many others, and he went into bankruptcy, honestly turning over to his creditors all his property, except the suit of clothes which he wore. Later he engaged in the grocery business with Mr. S. P. Bredy in Detroit. When the rich deposits of iron were discovered in Marquette Co., he was one of the pioneers in developing that business which has grown to such immense proportions. He organized the Collins Iron Co. and built a furnace on the Lead River. Some facts came to my knowledge about a year ago, illustrating the irony of fate. The Collins Co. owned a piece of land adjoining the New York mine from which the late Samuel J. Tilden derived a large portion of his fortune. It was thought that the ore body of the New York mine must extend to the adjoining quarter section, so the Collins Co. sunk a shaft

to reach it, but without success. This was before the days of the diamond drill. They worked at their shaft until their funds gave out and then they were obliged to abandon it. The panic of 1873 came on, and the Collins Co. went to the wall. Their land was sold under foreclosure of a mortgage, and the purchaser went to the old abandoned shaft, sunk but four feet and struck the ore body from which the New York mine had taken so much wealth.

Charles was very much interested in the subject of a railroad to the Pacific coast and did much to secure the necessary legislation, and in the winter of 1864-5 made a journey overland across the continent for the purpose of personal observation. It was a perilous journey at that season of the year and nearly cost him his life.

When the discoveries of silver were made at Silver Islet on the north shore of Lake Superior, he became interested in the property and was secretary of the Silver Islet Mining Co. till the day of his death. He suffered severely from the panic of 1873 but continued to maintain through life a serene and happy demeanor. He died in New York, April 13th, 1889.

The second son, Rowland E., was born at Horseheads, Chemung Co., N. Y. June 18th, 1821. He was the fat baby carried by his mother around the big mud hole in the fall of the same year. He entered Kenyon College in the class of 1841. It was there that he made the acquaintance of Rufus B. Hayes, afterward President of the United States. This acquaintance ripened into the closest friendship, which continued without interruption to the day of his death.

Stanley Matthews, late Associate Justice of the Supreme Court of the United States, was also his warm friend in College days. In his ambition to succeed, he overtaxed the nerves of his eyes and when he graduated in 1841, he was obliged to abandon all thought of any calling which might require the use of his eyes. Although he consulted eminent oculists and spent much time and money in the effort to restore the use of his eyes it was all in vain, and for years he could not see his eyes even to read the current news of the day. He settled on a farm in Berry Co. In 1848, and in the following

year was elected supervisor of the town of Thorndale. In 1851 he exchanged his farm for one in Bloomfield, Oakland Co., and settled there having married Miss Mary A. Satterlee. He worked the farm until 1860 when he exchanged it for a milling property and removed to Birmingham. He was supervisor of Bloomfield in 1855 and a member of the State Senate in 1857-59. In 1860 he was elected to Congress from the 4th district and served from 1861 to 1862; was defeated by a small majority for that position in 1862, and was again elected in 1864, serving from 1865 to 1867. He again became a farmer and in 1874 was employed by Mr. Chandler to take charge of his large farm near Lansing in which he was successful. In 1880 he was appointed by President Hayes, Commissioner of Indian Affairs, and held that office till the time of his death, which occurred April 20th, 1881.

He was president of the Central Michigan Agricultural Society and was widely recognized as a leading agriculturalist. He was a sincere, candid, honest and incorruptible man and was so recognized by all who knew him. In politics he was first a Whig but became a Republican upon the organization of that party. He was a clear and forcible speaker and in debate while not claiming much in the graces of oratory, his manifest fairness and candor in dealing with all public questions, gave great weight to his arguments. This was well illustrated by an incident which I will relate. When the theory of fiat money swept over the country he was called upon to discuss the subject of honest money. His argument was clear and forcible. After the meeting was dismissed a gentleman, a stranger to him, approached him and expressed great satisfaction; "but," said he, "Mr. Trowbridge, I could not discover to which of the old political parties you belong." He was not discussing party politics but the great and important subject of honest money.

The third son, Edmund, was born in Troy, December 16th, 1825. At some time before he attained his majority, the exact year I cannot state. He joined a surveying party under John Mullett and spent two summers I believe in surveying in the upper peninsula. If I remember rightly he took his pay in some sort

of scrip known as copper stocks, which proved worthless and about all the remuneration he received for his summer's work was a valuable experience. He afterwards became a clerk in the employ of Lieut., afterwards Gen. M. C. Meigs, when he was constructing the fortifications at Fort Wayne near Detroit. He afterwards entered the hardware store of Alexander Newbold, and the latter became a member of the firm of Pittman, Trowbridge & Jones, in the forwarding and commission business. He afterwards engaged in the ship chandlery business as senior member of the firm of Trowbridge, Wilcox & Co., in which he continued till the time of his death which occurred February 11th, 1873. Incidentally he became interested in vessel property and in manufacturing and mining, being connected with the Silver Islet Mining Co., and interested in some coal mines in Illinois.

He was an active, energetic, clear-headed business man, largely interested in charitable and philanthropic works. For many years a member of the vestry of Christ church, he died sincerely mourned by a large number of people who had been charmed by his genial cheerful intercourse and aided by his generous help.

The fourth son, William P., was born in Troy, May 25, 1825. He was appointed a cadet in the military academy at West Point, and graduated first in the class of 1848 and was assigned to the corps of Topographical Engineers. He remained three years on duty at West Point as assistant to Prof. Bartlett in the department of Philosophy. In 1851 he was detailed for duty on the United States Coast survey. During this period he was engaged in the triangulation of the coast of Maine, then in the survey of the James and Appomattox rivers in Virginia and in 1853 was sent to the Pacific coast serving under Supt. Bache. He remained three years, and during that time, in his leisure hours, collected several thousand specimens of the natural history of that coast which he presented to the University of Michigan. The collection is said to be very complete and to embrace at least three fourths of the natural history of that coast.

In 1857 he resigned his commission in the army to accept a professorship in the University of Michigan. Not finding that position just what

he had anticipated he resigned and at the solicitation of Professor Bache accepted a civil appointment in the coast survey office at Washington. When the war broke out most of the employes were of southern sympathies and resigned taking with them all the charts of southern harbors. I have been told, though I cannot vouch for the correctness of the information, that my brother was the only person left in the office who could prepare charts of the southern harbors from the original field notes in the office, and for several months he was kept on that duty. He was then selected by Gen. Tollen, late engineer in chief, to take charge of the engineer bureau in the City of New York, and of the construction of some large fortifications for the defence of New York; a position which he held till the close of the war. In that position it was his duty to purchase all the engineering supplies required for the army in the east. I happened to be in New York in the spring of 1862, when he received an order from Gen. McClellan a telegraphic order for 100,000 gunny sacks. This meant a siege of Yorktown, the result of which was disappointing after the successful evacuation of the rebel army.

When the war closed he accepted the position of Vice-President and general manager of the Navetty Iron Works in New York; a position which he held until that corporation went into voluntary dissolution. He then accepted the appointment of Professor of Dynamical Engineering in Yale College. He designed and made the drawings for a high bridge across the East River from New York to Long Island, on the principle of what is now known as the cantilever bridge. He gave me a copy of the design which was approved by some of the most eminent engineers in the country, although a new departure in bridge building. He said at the time that he thought the next bridge across the Niagara River would be built on that principle as the conditions there were favorable for that method of construction, a prophecy soon after realized in the construction of the cantilever bridge at Niagara Falls. He was afterwards offered a professorship of engineering in Columbia College, which he accepted and still holds. Incidentally he has rendered great service to the census bureau in gathering and arranging

statistics on scientific subjects. His services have also been called into requisition as consulting engineer in important matters. He was one of the commissioners appointed to examine and report upon the construction of the State Capitol at Albany. Had the recommendations of that Committee been followed the State of New York would have been saved a large sum of money and secured a safe structure. He has made many valuable contributions to the scientific literature of the day and is a very busy man.

The fifth son, Tillman C. was born in Troy, January 28th, 1831. He graduated at the University of Michigan, in the class of 1852. Feeling called to the ministry he entered Union Theological Seminary in New York, and graduated there in 1855. While there his interest became greatly aroused in the subject of foreign missions, and he applied for such an appointment. In the fall of that year he sailed with Mr. Henry Jessop in a small sailing vessel bound for the Mediterranean, Jessop as a missionary to Syria and he to Central Turkey. He remained in that service until his death which occurred July 21st, 1888.

His important work in that field was the establishment of Central Turkey College at Aintab of which he was appointed President, a position which he held until the day of his death. His whole soul was wrapped up in that college which he believed would surely become a great instrumentality in christianizing the whole Turkish empire. He was a regular correspondent of the London Times, and in his plain outspoken way he gave the English people much valuable information regarding the character of the Turkish government.

President Washburn, of Robert College, who knew my brother intimately, once told me that he was the most courageous man he ever knew. Indeed he thought he was absolutely without fear. "For," said he "it was perfectly well known by the Turkish authorities that he was the correspondent of the London Times, and he knew it, and yet it never deterred him for one moment in exposing the weakness, the corruption and the horribly oppressive character of the Turkish government."

There was a sad and pathetic coincidence connected with his death, which may be of interest to some of

you. Bishop Harris of this diocese with Mr. Hervey C. Parke, had planned an extensive journey through Palestine. Thinking that it would be of mutual interest if my brother, who was an old schoolmate of Mr. Parke in boyhood days, could accompany them, I had endeavored to arrange to have him join them. The Bishop was counting much upon having such a companion, one familiar with the Turkish and Armenian languages, with the country, and the modes of travel, and especially one in whose religious sympathies he would find so much in common with his own. He often spoke of it on the voyage across the ocean, and was looking forward to that part of his journey with anticipation of peculiar pleasure. He reached England. At a communion service in Winchester Cathedral in which he preached the sermon, he was stricken with apoplexy and after lingering a few days quietly passed away. Very shortly afterward my brother, while assisting at a Communion service in the city of Marash in Central Turkey, was stricken in the same manner that Bishop Harris was, and after lingering three or four days closed his useful and unselfish life. This is not the time or place for fulsome eulogy, but I trust I may be pardoned for giving expression to my profound reverence for the saintly life of this beloved brother.

He was the sereneest, the most cheerful, the happiest man I ever knew. For thirty-three years his life was one of unselfish devotion to the highest needs of his fellow-men. The gathering of 2,000 of the native population around his tomb at Alntab, many of them weeping as if they could not be comforted, told in a most impressive manner of the strong hold which he had gained in the affections of that people.

The sixth son, Guy Maxwell, is here to speak for himself. I cannot well say before his face what is in my heart to say. He was born Jan. 31st, 1834. He settled on a farm near the old homestead where he could be near our parents in care of need, and when our father died he went to the old home to care for

and cheer the declining years of her who had been so much to us all. In all his public life he has been faithful, intelligent and honest. In the sometimes delicate and difficult duties connected with the revenue office he was so fair, so honest, and so just, that he gained the confidence of all with whom he was brought into contact. I am sure all who know him would be glad to unite with me in commending him as an honest, earnest, whole souled generous Christian man, whose greatest pleasure in this life is in making others happy.

The seventh son, Luther Stephen, named for his father and his grandfather, was born July 28th, 1836. Of course I cannot be expected to say much of him. His first triumph was at about the age of seven years, when he spelled down the largest spelling school ever gathered in the old red school house. This was followed a few years later by his dividing with Porter Beach a prize of fifty cents offered to the one who should be at the head of the first class in spelling the greatest number of times during the school term. After a year he had been at the head of the class the same number of times, but on the last day of school he was next to the end. If your good fellow citizen Gen. Matthews, who was at the head, had only missed one word he might have captured the whole prize. I do not care to speak of his after career. Modesty forbids it and I think you have heard enough of the Trowbridge family for one occasion. Any how his career has been something like the good deacon's plenty—nothing to boast of.

I feel that I ought to ask your pardon for taxing your patience at so great length. Your honored President is somewhat responsible for it for he told me I might write without limit. I fear that he would say now that there is reason in all things and he did not mean to be understood literally.

It has given me much pleasure to prepare this sketch and if your patience is not entirely exhausted I shall be very glad.

L. S. TROWBRIDGE.

From: Robbert McKay
Date: 05/05/06 15:05:34
To: ad5728@wayne.edu
Subject: Harris/Freeman House

Carl:

Just got your pictures and had an chance to review them. I would call this an early Colonial Revival residence (ca 1880-1910). It appears to have been heavily influenced by the Adamesqhe tradition in true Colonial architecture. The home is especially large for an early Colonial Revival residence and the two story, asymmetric wing is somewhat unusual, but the fundamental form, massing, organization and detailing are all characteristic of this style.

Hope this helps.

Robbert McKay
Historical Architect
State Historic Preservation Office
Michigan Historical Center
Department of History, Arts and Libraries
P.O. Box 30740
702 W. Kalamazoo St.
Lansing, MI 48909-8240

Phone: (517) 335-2727
Fax: (517) 335-0348

e-mail: McKayR@Michigan.gov
URL: www.michigan.gov/shpo

Celebrate National Historic Preservation Month by buying a "Save Our Lights" license plate. Find out how when you discover your connections at www.michiganhistory.org.

dcfreemanad5728@sbcglobal.net

From: "Robbert McKay" <McKayR@michigan.gov>
To: "Carl Freeman" <cfreeman@sun.science.wayne.edu>
Sent: Monday, April 03, 2006 12:43 PM
Subject: Re: Test e-mail

Dear Mr Freeman:

As we have discussed, based on your physical description of the house and the details of its construction, most notably the use of wire nails, it seems extremely unlikely that your home was constructed before 1880. Wire nails were not manufactured until 1880 and did not come into wide spread use until the middle 1880's. Other factors which lead me to believe that the building was constructed significantly later than 1831 are the use of single species standard dimension lumber, sawn lath to support the plaster and continuous balloon framing from the foundation to the attic. Despite the length of time that the Detroit area had been settled in the 1830's these types of off site manufactured building products would have been in very short supply if available at all. I believe that the construction of the residence more likely dates to between 1885 and 1895.

If you have additional questions please feel free to contact and I will do my best to help you.

Sincerely,

Robbert McKay
Historical Architect
State Historic Preservation Office
Michigan Historical Center
Department of History, Arts and Libraries
P.O. Box 30740
702 W. Kalamazoo St.
Lansing, MI 48909-8240

Phone: (517) 335-2727
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e-mail: McKayR@Michigan.gov
www.michigan.gov/shpo

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>>> "Carl Freeman" <cfreeman@sun.science.wayne.edu> 3/27/2006 >>>
Robbert,

Your test was successful. Here are the problems I have that the house was built in 1831.

When you write back, please indicate the likely age and why.

tx
Carl Freeman

All of the wood framing is dimensional lumber that is 2 inches thick.
However, the widths are less than the nominal dimension
All nails are wire
Lath is sawed
All lumber is homogeneous*joists are virtually identical as are studs.
there are no logs in the basement
there are no hand-hewn logs
windows are double-sash
fireplaces are designed for coal
subflooring is on a diagonal
dormers do not go all the way to the eaves
white pine joists

-----Original Message-----

From: Robbert McKay
Date: 03/27/06 10:32:11
To: ad5728@wayne.edu
Subject: Test e-mail

Robbert McKay
Historical Architect
State Historic Preservation Office
Michigan Historical Center
Department of History, Arts and Libraries
P.O. Box 30740
702 W. Kalamazoo St.
Lansing, MI 48909-8240

Phone: (517) 335-2727
Fax: (517) 335-0348

e-mail: McKayR@Michigan.gov
www.michigan.gov/shpo

Local government records document our lives - from birth, to buying a house,
to voting. Find out what a task force said about them when you discover
your connections at www.michiganhistory.org.

As a single instance, I may refer to the manufacture of steel nails. It is an important and well-known fact that a steel nail can be driven into dry hard wood without boring a hole for it. This property of steel nails results in an immense saving of labour, and in the United States, where so many houses are built of wood, it has proved of considerable value. I find from reliable statistics furnished by nail manufacturers, that in 1892 no less than 171,200 tons of unforged nails, and 139,900 tons of steel-wire nails were made in America alone. Medium-sized nails run from 80,000 to 120,000 to the ton, and I have before me some beautifully-formed carpet nails, with large flat heads, of which a single ton of steel will make 3,870,000.

It is an interesting fact that at the International Exhibition of 1862, I exhibited the first steel nails that were ever made. Every form and pattern of nail was shown, large spikes, 6 inches long, weighing only 10 to the pound, or 22,400 to the ton, down to the minute tacks used by upholsterers, and known as gyp tacks, so small that one ton of steel will make more than 14 millions of them.

I well remember how many thousands of people at the Exhibition passed heedlessly by these germs of a new and important industry, apparently without the remotest idea of the future universal employment of steel nails in lieu of iron ones.

Those who have passed through Wolverhampton and the "Black Country" a dozen years ago, must have seen the hundreds of young girls sacrificing all the feminine hopes and aspirations of their young lives, each one toiling from dewy morn to dusky eve, in smoky, grimy smithies, with a pair of iron tongs, holding the red-hot nail in one hand, while with the other she showered upon it blows from the uplifted hammer in such rapid succession as to maintain the incandescence of the iron she was shaping, amid the ceaseless din of her fellow-workers, who, with grimy faces and horny hands, were reeking in the heat and foul air of the nailers' den.

Time in this, as in so many other things, has wrought its wonted change, for to-day the inexorable power of steam, acting on unconscious matter which suffers from neither heat, fatigue, nor moral degradation, now yields from a single machine from 50 to 100 nails per minute, at less cost and of better quality than were ever wrung from human sinews and female degradation. The extent of the change will be better appreciated when it is known that the annual value of unforged steel nails now manufactured exceeds ten millions sterling; and I have often felt that if in my whole life I had done no other useful thing than the introduction of *unforged* steel nails, this one invention would have been a legitimate source of self-congratulation and thankfulness, in so far as it has successfully wiped out so much of this degrading species of slavery from the list of female-employing industries in this country.



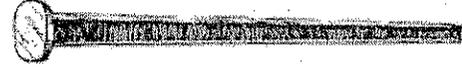
University of Vermont

HISTORIC PRESERVATION PROGRAM

Historic Preservation Research

Nails: Clues to a Building's History

Thomas D. Visser

	Hand-wrought nail, before circa 1800.
	Type A cut nail, circa 1790-1830.
	Type B cut nail, circa 1820-1900.
	Wire nail, circa 1890 to present.

Nails provide one of the best clues to the age of historic buildings, especially those constructed during the nineteenth century, when nail-making technology advanced rapidly. Until the last decade of the 1700s and the early 1800s, hand-wrought nails typically fastened the sheathing and roof boards on building frames. These nails were made one by one by a blacksmith or nailor from square iron rod. After heating the rod in a forge, the nailor would hammer all four sides of the softened end to form a point. The pointed nail rod was reheated and cut off. Then the nail maker would insert the hot nail into a hole in a nail header or anvil and form a head with several glancing blows of the hammer. The most common shape was the rosehead; however, broad "butterfly" heads and narrow L-heads also were crafted. L-head nails were popular for finish work, trim boards, and flooring.

Between the 1790s and the early 1800s, various machines were invented for making nails from bars of iron. The earliest machines chopped nails off the iron bar like a guillotine, wiggling the bar from side to side with every stroke to produce a tapered shank. These are known as type A cut nails. At first, the heads were often made by hand, but soon machines were developed to pound a head on the end. This type of nail was made until the 1830s.

By the 1820s, however, an effective design for a nail making machine was developed: it flipped the iron bar over after each stroke. With the cutter set at an angle, every nail was chopped to a taper. Nails made by this method are known as type B nails. Cutting the nails leaves a small burr along the edge as the metal is torn apart. By carefully examining the edges for evidence of these burrs, it is possible to distinguish between the earlier type A nails and the later type B nails. Type A nails have burrs on the diagonally opposite edges, while the type B nails have both burrs on the same side. This kind of evidence can be used to establish the approximate period of construction or alteration of a building.

Type B cut nails continued to be the most common through most of the greater part of the nineteenth century. With the rapid development of the Bessemer process for producing inexpensive soft steel during the 1880s, however, the popularity of using iron for nail making quickly waned. By 1886, 10 percent of the nails produced in the United States were made of soft steel wire.

Within six years, more steel-wire nails were being produced than iron-cut nails. By 1913, 90 percent were wire nails. Cut nails are still made today, however, with the type B method. These are commonly used for fastening hardwood flooring.



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Adapted from *A Field Guide to New England Barns and Farm Buildings* by Thomas D. Visser, to be published by the University Press of New England in the Fall of 1996.

For further information contact: tvisser@moose.uvm.edu

URL: <http://moose.uvm.edu/~histpres/hp203/nails.html>

April 18, 2006

Ms. Charlene Harris-Freeman
Mr. Carl Freeman
2955 Quail Run Dr.
Troy, MI 48098-4126

RE: Construction period of historic house at 2955 Quail Run Drive

Dear Charlene and Carl:

It was my privilege to visit with you at your home on Wednesday, April 12, 2006. You invited me to walk through your home and assist you in identifying the time period in which the home was built. We addressed a number of issues during our walk-thru including:

- 1) Floor joist size and condition
- 2) Types of nails used in construction
- 3) Type of construction used for the home
- 4) The a-symmetric arrangement of the façade
- 5) The sidelight arrangement at the entrances
- 6) The transom arrangement at the entrances
- 7) Dormer positions
- 8) Window configuration

Other conditions also present in the home were discussed including the type of wood lath that is visible, the arrangement of the sub-floor boards and more.

During the visit we also discovered that a key clue could be ascertained from the original door hardware still in place on the interior of the house. I suggested that you disassemble one of the units and look for clues as to the manufacturer, then go on line and see if that manufacturer still exists and has records of historical hardware. It is my understanding that you were able to determine that the hardware was an original model invented by Carl Corbin in 1868. Carl Corbin went on to found Corbin Lock Company, which still exists today. This clue in itself, places the approximate construction period of the home in the 1870's to 1880's.

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Ms. Charlene Harris-Freeman
Mr. Carl Freeman
April 18, 2006
Page two

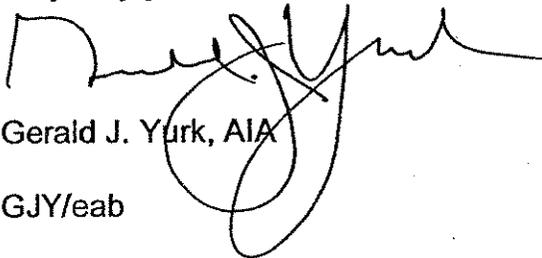
My research into balloon framing, which is present in your home, revealed that balloon framing appeared first in the Chicago market in the mid 1800's. It moved to other parts of the Midwest following that period. This too substantiates that the construction period of your home is, without a doubt 1870's to 1880's.

Floor joists in your home are full 2 x 12, varying in width from 1 7/8 to 2 1/8 inches, consistently spaced at 16" on center and are rough sawn soft wood, such as pine. Another clue that points to 1870's to 1880's.

The original windows appear to be in excellent condition. It was noted that they are glazed with relatively clear glass; only minimal waviness is evident in the glass. Some of the panes are larger than a typical sash of an earlier period. This too, tends to substantiate the approximate date of 1870 to 1880.

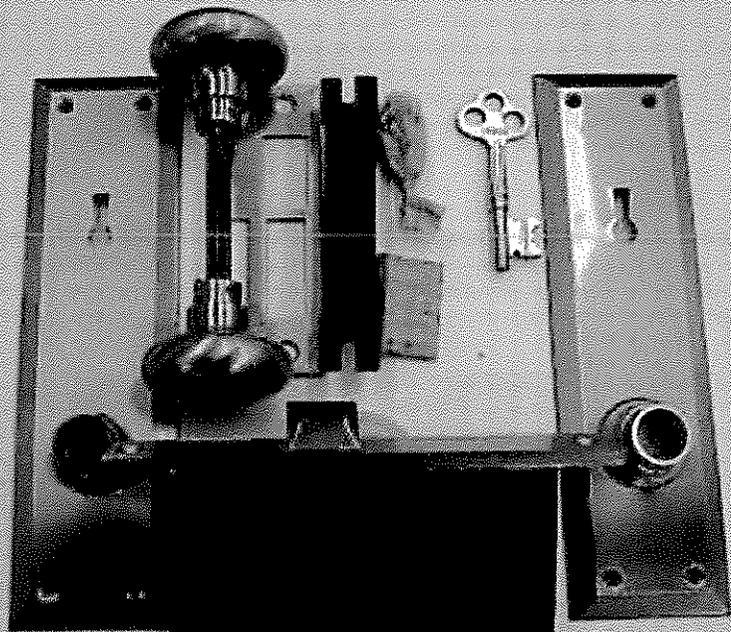
After carefully considering all of these points, I feel confident in representing to you that the construction of your home is in the timeframe between 1870 and 1890.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gerald J. Yurk". The signature is fluid and cursive, with a large loop at the end.

Gerald J. Yurk, AIA

GJY/eab



From: Jim Roan
Date: 07/06/06 15:28:35
To: ad5728@wayne.edu
Subject: Orr & Lockett ash door

I'm sorry but I don't seem to have your name, but attached is the image of the Orr and Lockett ash pit door from the 1887 catalog. I am no expert on scanning so I can't attest to their being good images. The book was much too large for the scanner, so I had to photocopy and then scan the photocopy. This might have degraded the image somewhat. If you need a better image, perhaps my supervisor can help with this, but he is on vacation next week, but back next week. Please acknowledge receipt and furnish your name, so we can include this in our monthly report.

Jim Roan
NMAH Library
Smithsonian

Attachments Preview:

ash door.jpg

CATALOGUE
OF
BUILDERS' HARDWARE

ORR & LOCKETT HARDWARE CO.,

DEALERS IN

BUILDERS' AND GENERAL HARDWARE,
CUTLERY AND TOOLS,

BUTCHERS' SUPPLIES, CONTRACTORS' SUPPLIES,

STABLE FITTINGS.

SMITHSONIAN INSTITUTION
WASHINGTON 25, D. C.

50 STATE STREET.
71 RANDOLPH STREET.

CHICAGO, ILL.



The Majestic Stove Lofts are located in a designated Historic District of the City of St. Louis with two of the buildings already listed on the National Register of Historic Places. Lucius Llewellyn Culver founded the Majestic Manufacturing Company in St. Louis in the 1890's. The North building of the complex was completed in the Renaissance revival style of architecture in 1895, serving as the company's world headquarters until the company was sold in 1948. The company was famous for its popular and extensive line of commercial and home cooking stoves. At the 1904 World's Fair in St. Louis, the company's exhibition of its Majestic Stoves was one of the event's more popular attractions.

Name: Majestic Manufacturing Company Buildings

Address: 2014 Delmar/2011-2017 Lucas Ave.

Year: 1895

Architectural Firm/Architect: Cook and Lynch

Standard Architectural Styles: Renaissance Revival

Front facade: Iron, cast

Designation: National Register of Historic Places

History:

"Built in stages between 1895 and 1913, the Majestic Manufacturing Company Buildings is located midblock between North 20th and 21st Streets from Delmar Blvd. to Lucas Ave. This turn of the century brick industrial complex consists of two five-story brick buildings connected across the alley by the four-story overhead "bridge" to form a hyphenated layout." [From the nomination to the National Register of Historic Places as prepared by Karen Bode Baxter, architectural historian, assisted by Timothy P. Maloney, research associate, October, 1998.]



Received and Received, the 8th day of February, A. D. 1896, at 2 o'clock P. M. David Harrison Registrar.

Buy M. Sawbridge wife TO Ohio Underlarc, Made 25th day of January

in the year of our Lord one thousand eight hundred and Eighty Six
Between Buy M. Sawbridge and Emily F. Sawbridge his wife of the Township of Say in the County of Oakland and State of Michigan

of the first part, and Isabel W. Smith of the City of Pontiac in the same County and State of the second part.

Witnessed, That the said part is of the first part, for and in consideration of the sum of Fourteen thousand (\$14,000) Dollars

to them in hand paid, by the said part y of the second part (the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold, remised, released, aliened and confirmed, and by these presents grant, bargain, sell, remise, release, alien and confirm, unto the said part y of the second part, and to his heirs and assigns, Forever, all their rights

of land situate and being in the Township of Say County of Oakland and State of Michigan and described as follows to wit: the last half quarter and the last fifty (50) acres of the South West quarter of Section Eighteen (18) containing the following described piece of land to wit: Commencing at a point found by running North 2° West 26 3/4 Chains from the Corner front of the South East Corner of the South West quarter of said Section - and running thence North 2° West 32 3/4 Chains, thence South 85° 30' West 12 3/4 Chains - thence South 2° East 31 3/4 Chains, thence North 85° East 12 3/4 Chains to the place of beginning - this description containing forty (40) acres of land being the parcel conveyed by Buy M. Sawbridge and wife to Isabel W. Smith on the 16th day of March 1886 by deed recorded in the Register Office for the County of Oakland in Liber 122 of deeds on Page 318. Also the last half of the South West quarter of Section 18, excepting fifteen (15) acres off the North Side of said quarter, being the parcel conveyed thence by Buy M. Sawbridge and wife to Charles Wood April 2nd A.D. 1877, by deed recorded in the Register Office in Liber 124 of deeds on page 327. And excepting also the following described parcel to wit: Commencing at the South East Corner of said quarter Section and running North on the quarter Section line Eighty (80) rods - thence West twenty (20) rods to a stone, thence South on a line parallel with the quarter Section line Eighty (80) rods to the Section line on the South Side of said quarter Section, thence East on the Section line twenty rods to the place of beginning - and containing one acre the last exception containing the 1/2 acre conveyed by Elizabeth Sawbridge to Joshua W. Mathews May 7th A.D. 1866 by deed recorded in Liber 26 of deeds on page 122. Also a certain parcel of 12 acres of land is entirely reserved under Deed having no interest therein - situated on Sec. 7

FOURTH with all and singular, the hereditaments and appurtenances thereunto belonging or in anywise appertaining: and the reversion and reversions, remainder reminders, rents, issues, and profits thereof; and all the estate, right, title, interest, or demand whatsoever of the said part is of the first part, either in Law or Equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said part y of the second part and to his heirs and assigns, **Forever**. And the said part is of the first part, for their heirs, executors and administrators, do covenant, grant, bargain and agree, to and with the said part y of the second part, his heirs and assigns, that at the time of the enjoining and delivery of these presents, they are well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in Fee Simple; and that the said lands are free from all incumbrances whatever, except One Mortgage and that the above bargained premises, in the quiet and peaceable possession of the said part y of the second part, his heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, they will forever **WARRANT AND DEFEND**, both against a Mortgage held by Buy M. Sawbridge and wife of the second part hereby assumed to pay - amounting to \$1000. **IN WITNESS** whereof, The said part is of the first part, has hereunto set their hands, and seal, the day and year first above written.

Signed, Sealed and Delivered in presence of
W. H. Brown
Geo. W. Smith

Buy M. Sawbridge
Emily F. Sawbridge

STATE OF MICHIGAN, } ss. On this 25th day of January in the year

County of Oakland
one thousand eight hundred and Eighty Six before me, a Notary Public in and
for said County, personally appeared Buy M. Sawbridge and Emily F. Sawbridge his wife to the
knows to be the same person and who executed the within instrument above
acknowledged the same to be their free act and deed;

Geo. W. Smith, Notary Public
Oakland County, Mich.

Cont.

- 277 327 & wf to D. Beach cont. 40 A th alg N li of Bryson (J) to Copland (A) WD
sd 40 A to NW cor thereof th in a S'yly direction
& alg W'yly li of sd 40 A 441 ft to iron
stake th N 88° 40' W 1801 ft to an iron
stake in W li of sd sec 18 th N 1790.5
ft to pl of beg. (100 A) subj. to all hwys
5/8/1915 5/13/1915
- 257 52 W 1/2 of -- 12/1/1821 7/23/1915 U. S. to Trowbridge (C) Pat.
- 274 52 E 1/2 of -- 2/5/1822 7/28/1915 U. S. to Trowbridge (S) Pat.
- 277 327 100 A--beg. at NW cor sec 18 rng. th E'yly Bryson (J) to Copland (A) WD
alg sec li betw. sec 7 & 18 to NE cor of
NW 1/4 of sec 18 th S'yly alg N & S 1/2 sec li
sec 18; 1349.5/10 ft to NE cor of parcel
of ld conveyed by G. Trowbridge to D. Beach
th alg N li sd 40 A to NW cor thereof. Th
S'yly alg W'yly li of sd 40 A 441 ft to iron
stake th N 88° 40' W 1891 ft to iron stake
on W li sec 18 th N 1790 5/10 ft to pl of
beg. 5/8/1915 5/13/1915
- 293 239 Beg. at an iron stake on W li of sec 18 Bryson (J) to Bradway (J) Etal WD
1790.5 ft S of the NW cor of sd sec th in
S'yly direction alg to sec li 1662.6 ft
to a pnt th S 88° 11' E 1804.4 ft to the SW
cor of a parcel of ld conveyed by G. Trowbridge
to D. Beach th N 0° 50' E 1634 ft to an iron
stake th N 0° 50' E 51 4/10 ft to a pnt in
W'yly bdry li of a parcel of conveyed by
G. Trowbridge to D. Beach th in W'yly direction
1803.2 ft to pl of beg. (69.318 A)
7/19/1917 7/24/1917
- 297 271 All that pt of sec li desc. as follows: Copland (A) to Bryson (J) 20
Beg. at an iron stake in ctr of hwy. bdry
sd sec 18 on W'yly side thereof & 1790.5 ft
from the NW cor of sd sec 18 rng. th S 88°
40' E 1801 ft to an iron stake in the W'yly
bdry of a parcel of ld conveyed by G. Trowbridge
& wf. to D. Beach 3/16/1876 by deed recorded
in L. 122 P. 318 th N'yly 0° 50' E alg the sd W'yly
bdry of sd last desc. parcel of ld 51.4 ft
th W'yly in a straight li to pl of beg.
5/13/1917 7/24/1917
- 350 79 Peg. at an iron stake on W li sec 18-- Bradway (J) to Stauch (J) WD
1790.5 ft W of NW cor sec 18 th S'yly alg Etal
W sec li 1662.6 ft to pnt th S 88° 11'
E 1804.4 ft to SW cor of parcel of ld
conveyed by G. Trowbridge to D. Beach
th N 0° 50' E 1634 ft to iron stake th N 0°
50' 51.4 ft to pt on W'yly bdry li on parcel
of ld conveyed by G. Trowbridge to D. Beach;
th W'yly 1803.2 ft to pl of beg.
4/26/1921 4/27/1921
- 2 MR 338 225 A on sec 7 & 18 L. Trowbridge to Stephen (VR)

LIST OF SUBDIVISIONS PLATTED PRIOR TO 1948

41 Plats

page 37

"Holford Lane" a subdivision of part of
the W 1/2 of Section 18
12-7-1925Loren G Stauch & wf, Props
Frederick H Holt et al, Vendees
John M Bryson & wf, Mtgees

45 Plats

page 24

"Bloomfield Park" a subdivision of part
of the NW 1/4 of Sec 18
10-22-1926Wessen Realty Co, Props.
Harry Bromley & wf, Vendees

- Gov.
Entry 258 E 1/2 (7.64 A) 5/28/1821 Gov. Entry to Trowbridge (S)
- Gov.
Entry 258 W 1/2 (71.64 A) 9/13/1821 Gov. Entry to Trowbridge (C)
- 4 61 W 1/2 of the NW 1/4 of sec. 18 centg. (79.64 A) Trowbridge (C) to Trowbridge (S) QC
being the same lot which was granted by patent from the pres. of U. S. 12/1/1821
8/30/1828 8/2/1830
- 72 221 Also 10 A off from the S'yly side of the-- Trowbridge (S) to Trowbridge (G) Exc. D
4/29/1861 3/26/1862
- 122 318 Pt of--com at the cor post on the SE cor Trowbridge (S) to Reach (D) WD
of the N 2° W 26.61 chs which will strike the S' cor of the ld hereby conveyed th
N 2° W 32.11 chs th S 85° 30' W 12.54 chs th S 2° E 31.61 chs th N 88° E 12.54 chs
to pl of beg. (40 A)
3/16/1876 4/15/1876
- 165 19 Entire (exc. par.) 9/30/1890 10/2/1890 Horton (C) to Tuttle (G) WL
- 165 175 Entire (exc. par.) 11/13/1890 11/17/1890 Tuttle (G) to Willits (W) WL
- 164 335 Entire (exc. par.) 3/30/1892 4/1/1892 Willits (M) to Joy (F) QC
- 167 327 Entire exc. par. 3/30/1892 4/1/1892 Willets (W) to Joy (F) Exec. D
- 180 118 Entire (exc. par.) 1/24/1895 6/14/1895 Joy (L) to Joy (F) QC
- 208 450 Entire (exc. Par.) 5/12/1908 6/1/1908 Hauge (L) to Walker (W) WL
- 208 452 Entire (exc. par.) 5/15/1908 6/2/1908 Walker (W) to Joy (H) WD
- 208 520 Entire (Exc. par.) 10/29/1909 11/17/1909 Joy (H) to Walker (W) Etl WD
- 230 196 S 1/2 of following--Pt of NW 1/4 & pt of SW 1/4 Brooks (E) to Laing (E)
com 26.60 chs N 2° W from SE cor of SW 1/4 of D of Real Est. at Pri. Sale
sec. 18 th N 2° W 32.11 chs th S 85° 30' W 12.54 chs th S 2° E 31.60 chs th N 88° E 12.54 chs to pl of beg. 20 A & being S 1/2
of lds conveyed by G. Trowbridge.
10/16/1909 12/8/1909
- 230 197 N 1/2 of lds being pt of NW 1/4 & pt of SW 1/4 sec. Brooks (E) to Heinze (C)
18 com 26.60 chs N 2° W from SE cor of SW 1/4 D of Real Est. at pri. sale
of sec. 18 th N 2° W 32.11 chs th S 85° 30' (Affidavit--L.52 R. 345)
W 12.54 chs th S 2° E 31.60 chs th N 88° E 12.54 chs to pl of beg. (20 A)
10/16/1909 12/8/1909
- 208 534 Entire (exc. par.) 11/2/1909 3/7/1910 Walker (W) to Bryson (J) WD
- 236 427 Parcel (20 A) com 26.61 chs N 2° W from SE cor of SW 1/4 of sd sec. 18 th N 2° W 32.11 chs Heinze (C) to Laing (E) WL
th S 85° 30' W 12.54 chs th S 2° E 31.61 chs th N 88° E 12.54 chs to beg.
4/11/1910 4/14/1910
- 244 416 Entire (exc. par.) 3/11/1913 6/5/1913 Bryson (S) to Bryson (J) QC
- 266 7 Beg. 26.60 chs N 2° W from SE cor. of th Laing (E) to Baumann (L) WL
N 2° W 32.11 chs th S 85° 30' W 12.54 chs th S 2° E 31.61 chs th N 88° E 12.54 chs to beg. (40 A)
5/4/1914 5/7/1914
- 277 327 the par of ld located in sec. 18 desc. as Bryson (J) to Copland (A) WD
follows; Beg. at NW cor of sec. 18 rrg. th in an N'yly direction alg sec. 11 betw. sec. 7 & 19 to NE cor--th in a S'yly direction alg. N & S 1/4 sec. 11 of sec. 18, 1359.5 ft to NE cor of a par. of ld conveyed by G. Trowbridge
(OVER)

293	239	Und. $\frac{1}{2}$ int. beg. 1790.5 ft. S. of N.W. cor.; th. S. 1662.6 ft.; th. S. 88° 11' E. 1804.4 ft. (69.318 A.)	Bryson to Bradway
297	271	Beg. in cen. of hwy on W. side of sd. sec. 1790.5 ft. fr. N.W. cor. th. W. 88° 40' E. 1801 ft.; th. N. 50' E. 51.4 ft.	Copland to Bryson
350	79	Beg. on W. line sec. 18, 1790.5 ft. S. of N.W. cor. sd. sec.; th. Sly. slg. W. sec. line 1662.6 ft.; th. S. 88° 11' E. 1804.4 ft. to S.W. cor. Beach (122-318) th. N. 50' E. 1634 ft.; th. N. 50' E. 51.4 ft.; to Wly. bd. Beach; th. Wly. to beg.	Bradway to Stauch
398	333	Beg. on W. line 1790.5 ft. S. of N.W. cor.; th. S. ly 340 ft.; th. S. 88° 52' E. 1805.7 ft. to W. line Lillie Bauman; th. N. 50' E. 340 ft. to cor. Copeland; (14,089 A.)	Stauch to Wesson Rty Co
519	462	Und. $\frac{1}{2}$ int. in; Beg. on W. line of sec., 1790.5 ft. S. of N.W. cor. sd. sec.; th. Sly. 340 ft.; th. S. 88° 52' E. 1805.7 ft. to W. line Bauman prop; th. N. 50' E. 340 ft. to cor. Copland; th. N. 88° 50' W. 1804.3 ft. to beg. (14,089 A.)	Wesson Rty. Co. to Burns
405	267	Beg. on W. line of sec.; 1790.5 ft. S. of N.W. cor. sd. sec.; th. Sly. 1662.6 ft.; th. S. 88° 11' E. 1804.4 ft. to S.W. cor. Beach; th. N. 50' E. 1634 ft.; th. N. 50' E. 51.4 ft.; th. Wly. to beg. (69.318 A.) (ex. par.)	Stauch to 1st. Nat. Bk.
498	547	Do	1st. Nat. Bk. to Stauch
503	224	Do	Stauch to Bradway
671	505	Und. $\frac{1}{2}$ int. in fol; Beg. at W. sec. line 1790.5 ft. S. of N.W. cor.; th. Sly. 1662.6 ft.; th. S. 88° 11' E. 1804.4 ft.; th. N. 50' E. 1634 ft.; th. N. 50' E. 51.4 ft.; th. Wly. 1803.2 ft. to beg. (89.318 A.) (ex. par.)	Bradway to Holt
671	503	Und. $\frac{1}{2}$ int. in above	Do to Postal
776	552	Beg. at N.W. cor. of sec.; th. Ely. to N.E. cor.; th. Sly. 1349.5 ft. to N.E. cor. of Trowbridge To Beach ld. of 40A; th. alg. N. line sd. 40A. to N.W. cor.; th. Nly. 309 ft.; th. N. 88° 40' W. to W. line sd. sec.; th. N. to beg. Also Beg. on W. sec. line dist. 1040.5 ft. fr. N.W. cor. of sec.; th. S. 750 ft. to W. sec. line; th. S. 88° 40' E. 1801 ft. to Wly. line of par. con. to Beach cont. 40A; th. N. 750 ft.; th. N. 88° 40' W. to beg. (Final Aopt., etc.)	Est. of Alexander W. Copland,
776	546 & 552	Beg. at S.W. cor. farm on Adams Rd; th. Ely. 1800 ft. to Wly. line of Bauman's prop; th. Nly. 750 ft.; th. 1800 ft. Wly.; th. S. to beg.	Est. of Alexander W. Copland
277	327	Com. NW. cor. sec. 18; th. Ely. to NE. cor. of NW $\frac{1}{4}$ sec. 18; th. Sly. 1349.5 ft. to 40 A. of beach the alg. N. line sd. 40 A. to NW. cor. thereof; th. Sly. 441 ft. (100 A.) (subj. to all hwy.)	Bryson to Copland
1043	524	Beg. at pt on W sec. line sec. 18 dist. 1040.5 ft. Fr NW cor. sec. 18; th. S. alg. sd. sec. line 750 ft. to stake in W sec. line of sec. 18; th. S. 88° 40' E. 1801 ft. to stake in Wly. line of Beach ld.; th. N. alg. this Wly. line of sd. 40 A. as ext. 750 ft.; th. N. 88° 40' W. to beg. (exc. parcel) 5/5/36	Copland (C.C.) to Williams (M.S.) wd
1043	526	Do	Copland (S. D.) to D.

1703	43	Beg. at NW cor. of sec 18, th S 89°50' E alg. sec. line bet. secs 7 & 18, 503.18 ft to a pt; th S 1038.60 ft to a pt; th N 89°52' W 503.18 ft to a pt in W sec. line of sec 18; th N on sd W sec. line 1039.08 ft to pl. of beg. (cont. 12 A.) 11/8/1944 11/20/1944	Gopland(S.D.) to Raisch(A)	Wd
1949	156	lots 1 to 48 incl. of Bloomfield Park, now kn. as Beg. at a pt on W line of sec 18, loc. S1790.50 ft from NW cor. of sec 18; th alg. W line of sec 18 S 340 ft; th S 89°53' 30" E 1804.74 ft; th N 0°09'30" W 340 ft; th N 89°53'30" W 1803.80 ft to pl. of beg. 5/29/1946 7/9/1946	St. of Mich to Wagner(E.A.) et al	QC
2105	520	Beg at pt on W line Sec 18, located S 1790.50 ft from NW cor of Sec 18, th alg W line of Sec 18, S 340 ft; th S 89°53'30" E 1804.74 ft; th N 0°09'30" W 340 ft; th N 89°53'30" W, 1803.80 ft to place of beg. 5/21/1947 6/10/1947	Wagner(E.A.) etal to Wintersteen(M.)	QC
2105	522	N 1/4 of folg des prems: Beg at pt on W line of Sec 18, located S 1790.50 ft from NW cor of Sec 18, th alg W line of Sec 18, S 340 ft; th S 89°53'30" E 1804.74 ft; th N 0°09'30" W 340 ft; th N 89°53'30" W, 1803.80 ft to place of beg. 5/22/1947 6/10/1947	Wintersteen(M.) to Williams(M.P.)	QC
2105	524	S 1/4 of folg des prems: Beg at pt on W line of Sec 18, located S 1790.50 ft from NW cor of Sec 18, th alg W line of Sec 18, S 340 ft; th S 89°53'30" E 1804.74 ft; th N 0°09'30" W 340 ft; th N 89°53'30" W, 1803.80 ft to place of beg. 5/22/1947 6/10/1947	Wintersteen(M.) to Wagner(E.A.)	QC
2185	18	Beg. at a pt on N & S 1/4 line dist S 0°10' W 905.80 ft from N 1/4 cor; th S 0°10' W 325 ft; th N 89°40' W 806.44 ft; th N 0°59' E 325 ft; th S 89°40' E 602.38 ft to beg. 11/12/1947 11/14/1947	Rehbein(C) to Karlet(J.H.)	WD
2272	106	Beg. at a pt in N & S 1/4 sec. line of sd sec 18 dist S 0°10' W on 1/4 sec. line 1230.80 ft from N 1/4 cor. of sd sec 18; th S 0°10' W on 1/4 sec. line 120.65 ft; th S 87°13' W 610.40 ft; th N 0°59' E 153.99 ft; th S 89°40' E 806.44 ft to pt of beg. 6/8/1948 6/9/1948	Williams(M.S.P.) Jr. to Flannery(W.R.) Jr.	WD
2323	326	Beg. at N 1/4 cor. of sd sec 18; th S 0°10' W on N & S 1/4 sec. line 689.95 ft th N 89°40' W 599.34 ft; th N 0°59' E 689.99 ft to N line of sd sec 18; th S 89°40' E on sec. line 589.71 ft to pt of beg. (cont. 9.416 A.) 9/15/1948 9/27/1948	Rehbein(C) to Karlet(J.H.)	WD
2812	44	Same as above 11-13-51 11-21-51	Karlet (J H) to Karlet (RS) etal	WD
2828	334	Beg at pt on W sec line dist S 1709.50 ft from NW Sec cor, th S 170 ft, th S 89°53' 30" E 1804.80 ft th N 0°09'30" W 170 ft, th N 89°53'30" W 1803.80 ft to pt of beg. (exc par) (cont 6.83 Acres) 8-1-51 1-14-52	Williams (M P) to Williams (R J)	WD

SCHEDULE I.—Inhabitants in Troy of Story, in the County of Caledonia, State of Michigan, enumerated by me on the 24th day of August, 1870. 586

Post Office: Birmingham Aug. A. Bunkley, Asst. Marshal.

1	2	3	4	5	6	7		10	8							18	19	20
						Value of Real Estate	Value of Personal Estate		Place of Birth, naming State or Territory of U. S.; or the Country, if of foreign birth.	Color	Sex	Age	Whether deaf and dumb, blind, insane, or idiotic.					
		— Mary Jane	38	F	W	Keeping House			Michigan									
		— Sarah	45	W	W	At Home			New York									/
		W. Cassidy John	30	M	W	Farm Hand			Canada	/	/							
326	326	Coswell Solomon	78	M	W	Farmer	12000	1500	Massachusetts									/
		— Melinda	51	F	W	Keeping House			New York									
		— George	28	M	W	At Home			Michigan									/
		Morris Caroline	28	F	W	Teaching School			"									
		Hutchins Elizabeth	20	F	W	Servant			"									
		Leonard Edgar	27	M	W	Farm Hand			"									/
327	328	Willard James	46	M	W	Farmer	9000	600	"									/
		— Rachel	33	F	W	Keeping House			"									
		— Charles	18	M	W	At Home			"									
		— Lea	8	F	W	At Home			"									
328	329	Lacey John	39	M	W	Laborer			Russia	/	/							/
		— Martha	39	F	W	Keeping House			Michigan									
		— Amelia	16	F	W	At Home			"	/								
		— Clarissa	12	F	W	At Home			"	/								
		— Laura	9	F	W				"	/								
		— Emma	9	F	W				"	/								
		— Phoebe	7 1/2	F	W				"	/	Dr							
		Newton David	31	M	W	Laborer			"									/
329	330	Lowndes E. M.	36	M	W	Farmer	4000	2000	"									/
		— Emily	34	F	W	Keeping House			New York									
		— Garrison	11	F	W	At Home			"									/
		— David	9	M	W	At Home			Michigan									/
		— Mrs. Elizabeth	73	F	W	At Home	12000		New York									
		Hastings S. T.	22	M	W	At Home			Michigan									/
		Boylan Mary	21	F	W	Servant			"									
		McCormick Michael	31	M	W	Farm Hand			Pennsylvania									/
330	331	Taylor Clarence	21	M	W	Farm Hand			Illinois									/
		— Lucy	22	F	W	Keeping House			New York									
331	332	Stanley John	31	M	W	Farmer	7000	1000	Michigan									/
		— Lucy	28	F	W	Keeping House			"									
		— Mary	5	F	W				"									

6	No. of dwellings, 67	No. of white females, 19	No. of males, foreign born, 25	45000	5000	No. of females, 4	2
	" " families, 67	" " colored males, "	" " females, "				
	" " white males, 15	" " " females, "	" " blind, "				

801 -

4-10-1876

Emily P T Row bridge

Female - W

Bloomfield - B. P. face

Resided in Bloomfield, MI

{ Guy

M Trowbridge

Birth Place
NY

{ Emily

F Trowbridge

Unknown

Days recorded.

4-5-1877

Book - 2

Pg - 54

Wardwell
6-28-06

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 NEGLIGENCE: 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

Chapter 13 - Historic Preservation

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, re pair, moving, excavation or demolition.

(Renumbered 12/22/05)

Chapter 13 - Historic Preservation

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

Chapter 13 - Historic Preservation

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 Hillmore (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

Chapter 13 - Historic Preservation

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

Chapter 13 - Historic Preservation

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)

Chapter 13 - Historic Preservation

- 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

Chapter 13 - Historic Preservation

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

Chapter 13 - Historic Preservation

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

Chapter 13 - Historic Preservation

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)

Chapter 13 - Historic Preservation

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.

Chapter 13 - Historic Preservation

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)

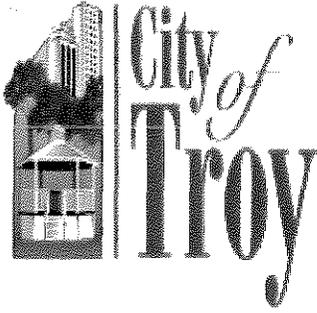
15. ENFORCEMENT: VIOLATIONS

- 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 Municipal Civil Infraction subject to the provisions of Chapter 100 of the Code for the City of Troy. Each day a violation continues is a separate Municipal Civil Infraction Violation. Sanctions for violation shall include a fine of not more than \$500, costs, damages and injunctive orders as authorized by Chapter 100.

(Rev. 03/01/06)

- 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)



TO: Members of Historic District Study Committee
FROM: Lori Grigg Bluhm, City Attorney *LGB*
Allan T. Motzny, Assistant City Attorney *AM*
DATE: March 14, 2006
SUBJECT: Request to Eliminate Historic District at 2955 Quail Run

Charlene Harris-Freeman has initiated a request to remove her property, located at 2955 Quail Run, as a designated historic district under Chapter 13 of the Troy City Code. In support of her request, she alleges that there were defective procedures in the creation of the initial historic designation. For the reasons stated below, it is our opinion that this is not a legally tenable position that would, by itself, justify removal of the historic district designation.

The previous correspondence of November 26, 2003, discusses the historic designations under Chapter 13, which is included, with attachments, instead of repeating the material in this memo. According to this correspondence, the Troy City Council designated the property at 2955 Quail Run as a historic district on February 13, 1984. Ms. Harris-Freeman challenges that the failure to appoint an independent historic district study committee prior to this designation was procedurally flawed. This would be true under the current version of the state law (MCL 399.201 et. seq.), which has been amended. However, under the 1984 version of the law, there was no explicit requirement to appoint an independent study committee to perform the necessary studies before a property could be designated as a local historic district. Under Troy's ordinance, Chapter 13, the Historic District Commission was authorized to act as a study committee, which it did. This was not in direct conflict with the governing state statute.

The minutes from the February 13, 1984 Troy City Council meeting, as well as the minutes from the November 11, 1983 Planning Commission Meeting, verify that all other requirements of Troy's Ordinance, Chapter 13, as well as section 3 of the state statute (Local Historic Districts Act) were satisfied in the designation of 2955 Quail Run, known as the "Trowbridge House" or the "Strawberry Hill Farm," as a historic district. The information set forth on the "Building-Structure Inventory Form" reveals that the Historic District Commission conducted the required studies and research, and reported on the historical significance of the buildings, structures, features, sites, objects, and surroundings in the local unit. Additionally, the City Council held a public hearing prior to establishing the property as a local historic district. Although today's version of the law requires a public hearing before an independent historic district study committee, members of the public were given an opportunity to provide comments on proposed historic district designations prior to the final action by City Council in 1984. At a minimum, both the spirit and intent of the law were satisfied by Troy's process.

Ms. Harris-Freeman also erroneously relies on the current version of the state statute in challenging the historic district designation. Under the current version of the statute, the historic district designation must be recorded with the Oakland County Register of Deeds. With the recent amendments to Chapter 13, this recordation was recently accomplished. However, the 1984 version of the law did not expressly require recording with the Oakland County Register of Deeds.

As such, it is our opinion that the procedure followed upon the initial designation was in compliance with both state and local law.

Under the provisions of Section 14 (d) of Chapter 13, the Historic District Study Committee is required to carefully examine Ms. Harris-Freeman's arguments to determine whether any of the following apply, which may justify removal of the property as a designated local historic district:

1. The historic district has lost those physical characteristics that enabled establishment of the district.
2. The historic district is not significant in the way previously defined.
3. The historic district was established pursuant to defective procedures.

Please let us know if you should have any questions.

September 27, 2006

Carl and Charlene Harris-Freeman
2955 Quail Run Drive
Troy, Michigan 48098

Re: Troy Zoning Matter

Dear Carl and Charlene:

Following is a copy of the memorandum that I prepared for you and which you presented to the Troy Historic District Study Committee regarding the delisting of your house as a single resource historic district.

BACKGROUND

Charlene Harris-Freeman (the "Petitioner") is the current owner of the house and property located at 2955 Quail Run, Troy, Michigan (the "House" or "Property"). In 1984, the City designated the Property as a historic district allegedly under the authority of the Local Historic Districts Act, MCL 399.201, et seq. ("LHDA"). The City designated the Property for its alleged association to Stephen V. R. Trowbridge ("Trowbridge"), an early settler of Troy Township, who originally owned the entire Northwest $\frac{1}{4}$ and part of the Southwest $\frac{1}{4}$ of section 18. According to land and tax parcel records, Trowbridge obtained the approximately 203 acres under an 1821 land patent from the U.S. government and a deed from his brother, who also obtained his portion of the Northwest $\frac{1}{4}$ of Section 18 under a U.S. patent. The City claimed when it created the historic district that Trowbridge built the existing house, around 1830. The City had no proof that Trowbridge built the House or the year in which it was built. In the past, there were several different structures on the land including a barn, stables, outbuildings and other unknown structures. The City's history of the site sheds no light on who built the structures, including the House, when they were built, when they were removed and who removed them.

The Petitioner has discovered from her and her husband's own extensive and thorough research, as more fully discussed later in this memo that Trowbridge could not have built or resided in the existing House. The facts demonstrate that the Trowbridge family likely sold all the land by the late 1800's. The purchasers of the land began platting and otherwise splitting up the estate in the late 19th and early 20th centuries leaving the existing house on a small fraction of the existing estate in a platted subdivision.

September 27, 2006

Page 2

According to the provisions of the Local Historic Districts Act, MCL 399.214 (“LHDA”), the Petitioner first requested on July 31, 2003 that the Historic District Study Committee (“Committee”) recommend that the City Council eliminate the Quail Run Historic District (“Quail Run”) from the City of Troy Historic District Ordinance. Under the LHDA, a city may eliminate a historic district if: 1) it no longer has the physical features that justified the creation of the district; 2) the historic district is not significant in the way the city had originally designated it, or 3) the city used defective procedures to establish the district. MCL 399.214(i)-(iii). The fulfillment of any one of these criteria justifies eliminating a historic district.

The City should formally eliminate the Quail Run district because it never met the criteria for a historic district, it did not have the physical features to justify the designation, and the City clearly used improper procedures when designating the property in 1984.

Technically, there is no district to eliminate because the City never legally established the purported district as fully discussed below.

I. The City Used Defective Procedures When It Purported to Establish the Quail Run District

The City has no inherent authority to regulate property based upon its alleged historic value, but gets that authority from the LHDA. *Draprop Corp. v Ann Arbor*, 247 Mich App 410, 421, n6 (2001). The LHDA mandates specific procedures for establishing a historic district. The City failed to follow these mandatory procedures and consequently never legally established the purported Quail Run district.

The City’s first fatal mistake is that the City Council never appointed a historic district study committee to recommend the establishment of the District. The LHDA, since its inception in 1970, has always required that a city council appoint the historic district study committee to establish a historic district. The City’s historic district ordinance in effect in 1983-84 failed to incorporate this mandatory provision from the LHDA and instead purported to authorize the Historic District Commission (“HDC”) to recommend the establishment of historic districts. The HDC and Study Committee are two distinct bodies and the LHDA imparts no authority to the HDC to establish historic districts. The HDC has never had any power or authority to recommend the establishment of a historic district and its attempt to do so is *ultra vires* and therefore invalid.¹

¹ The agency that administers the LHDA has also opined that the HDC cannot serve as the study committee. See “A Guide to Michigan Local Historic Districts Act, Michigan Historic Preservation Network and Michigan Bureau of History (1992). Amy Arnold, who oversees local historic districts for the Michigan Historic Preservation Office has also confirmed that “A historic district commission has never had the authority to establish local historic districts”... A historic district commission cannot designate a local historic district and never could. “ (EXH)

September 27, 2006

Page 3

Although, the City's failure to appoint a historic district study committee alone invalidates the Quail Run district, the City also failed to follow several other crucial procedures when it wrongly designated the Quail Run district.

The LHDA also requires that the study committee conduct research regarding the areas that it proposes for establishment as a historic district and then prepare a preliminary report with its recommendation whether to establish a district. The Committee must transmit the preliminary report to the local planning commission, the Michigan Historic Commission, and the State Historic Advisory Council for their review and recommendation.

Instead of appointing a study committee to conduct the research and make the required recommendation, the City's records reveal that a single member of the HDC, Dorothy Scott ("Scott"), filled out a document entitled "Building-Structure inventory form" (the "Form") in which she made unsupported representations regarding the history and significance of the Quail Run property. Importantly, no evidence exists that Scott or the HDC submitted the Form to the Michigan Historic Commission and the State Historic Advisory Council as plainly mandated under the LHDA.² It is also a stretch to characterize the Form as the preliminary report required under the LHDA.

The LHDA further provides that the study committee must hold a public hearing that complies with the Open Meetings Act, MCL 15.261, et seq. 60 days after transmitting the preliminary report to the appropriate bodies. It is indisputable that the third major procedural error that the City committed when purporting to form the Quail Run district is that the Committee, which did not even exist, failed to hold the required public hearing at the required time. The purpose of waiting more than 60 days to hold the committee meeting is to give the reviewing bodies a chance to comment on the preliminary report before the Committee holds its required public hearing.

According to City records, on October 5, 1983, the Troy Historic District Commission held a meeting at which four out of eight members voted to pass a resolution that "the new site survey on the Trowbridge House, 2955 Quail Run, Troy, Michigan 48084, be submitted to the City Council for consideration as a historic district." There were apparently eight members on the HDC, but four were absent. The HDC did not conduct any other business that evening because of the lack of a quorum. The chair called the meeting to order at 7:45 p.m. and adjourned it at 7:49 p.m. It appears, therefore, that the HDC spent a total of 4 minutes on the resolution to recommend Quail Run as a historic district. There is also no proof that the meeting was a public hearing held in compliance with the open meetings act or that the HDC held the hearing 60 days after transmitting the preliminary report to the appropriate reviewing bodies.

² According to the Petitioner's research, the State has no record of Scott's Form. (Exh)

September 27, 2006

Page 4

The HDC, in fact, transmitted its *ultra vires* recommendation to create the historic district to the Planning Commission after rather than before holding its hearing, as required under the LHDA. The Planning Commission apparently considered the HDC's invalid resolution at their regular meeting of November 8, 1983. Former Planning Director, Lawrence Keisling, wrote a memo to former City Manager, Frank Gerstenecker, informing him that the Planning Commission had no problem with the designation and had passed a resolution to recommend to the City Council that it designate Quail Run as a historic district. The memo contains no discussion regarding the basis for, or merit of, designating the House as a historic district.

The City Council held a public hearing on February 13, 1984 at which it considered the recommendation for designating the House as a historic district. Under the clear terms of the LHDA, the study committee must submit its final report to the planning commission and the city council before the city council acts on a recommendation to enact an ordinance to establish a historic district. Even if the HDC could have substituted for the study committee, which it clearly could not, it also failed to prepare and transmit the final report to the City Council. Moreover, the minutes from the meeting reflect that the City Council passed a resolution to adopt an ordinance to designate the Quail Run House as a historic district without any substantive discussion concerning the merits of forming a district.

It is clear, therefore, that the City's procedures for designation of the House as a historic district were completely defective as follows:

- The City failed to appoint a study committee;
- Instead of appointing a study committee, the City, contrary to law, purported to authorize the HDC to make recommendations on the formation of historic districts;
- The HDC, which had no power to act, further failed to prepare a factually accurate preliminary study;
- The HDC then failed to transmit the "preliminary report" to the proper state authorities;
- The HDC failed to submit the preliminary report to the planning commission before holding its defective hearing;
- The HDC also failed to hold the required public hearing at the proper time and passed the resolution to recommend the historic district without any substantive discussion or even a quorum; and

September 27, 2006
Page 5.

- The HDC also failed to prepare and submit a final report to the City Council before it enacted the purported ordinance establishing the historic district.

In *Draprop, supra*, the Court cautioned that a city must follow the statutory requirements of the LHDA and act within its ambit, in order to create a valid historic district. The Court reasoned that the legislature required strict conformance with the LHDA to balance the protection of individual property rights with the aims of historic preservation. *Id.* at 416. The Court held, “[a]lthough the LHDA gives local government the authority to regulate private property for historic preservation purposes, such authority must be exercised in keeping with the mechanisms set forth in the act to maintain the careful balance between public and private interests.” *Id.*

The Michigan Supreme Court has also held in a different but analogous situation, that the failure to enact a zoning ordinance according to the legislatively mandated procedures can result in the invalidation of the ordinance regardless of the passage of time between enactment and the challenge to the procedural defects. *Castle Investment Co. v. City of Detroit*, 471 Mich 904 (2004); See also *Village of Lincoln v. Viking Energy of Lincoln*, Supreme Court #127144 (January 27, 2006).

The LHDA provides that the city council may eliminate a historic district when the local unit has created it contrary to the required procedures. The City’s argument that it complied with the Act “in spirit” is both erroneous and unavailing because the LHDA requires strict rather than substantial performance to create a valid district. Moreover, the City’s designation was so riddled with fatal errors that it was void *ab initio* and the purported district simply does not exist.

II. No Factual Foundation Exists to Support the Alleged Significance of the Purported Historic District

The City not only failed to follow the mandated procedures in its invalid attempt to create the Quail Run district but there was never any legal basis to designate the House as a historic district.

First, under the LHDA, as it existed in 1984, there was no statutory basis to create a single resource historic district. The *Draprop* court held contrary to the Michigan State Historic Preservation Office’s (“MSHPO”) opinion that the most recent amendments to the definition of “historic district” in the LHDA do not permit single resource districts, per se. A discontinuous historic district may contain a single historic resource, but that historic resource must be connected to other resources, if not geographically, then in other required ways to form a valid historic district.

September 27, 2006

Page 6

Even if the MSHPO were correct that it is lawful to designate single resources as a historic district, the Quail Run house does not fit the MSHPO's criteria for a single resource historic district. The MSHPO has opined that a qualified single resource district must meet the criteria for designation under the National Register of Historic Places. To meet the national standards for inclusion in the Register, a qualified single resource must be an outstanding example of architecture, such as a Frank Lloyd Wright house, or the home of a nationally prominent person. See "Local Historic Districts in Michigan," State Historic Preservation Office, p.20.

Even if a district may contain a single resource, therefore, the Quail Run House does not meet the stringent criteria for designation. First, although Trowbridge has roots in the history of Troy Township, that lineage or association alone is not sufficient to meet the criteria for a single resource district under the National Register criteria. More importantly, there is no proof whatsoever that Stephen V. R. Trowbridge built or ever occupied the existing House. Scott claimed that Trowbridge allegedly built the house in approximately 1830, but the Petitioners have undisputable evidence that Trowbridge could not have built the house in 1830 and that whoever built the House did not construct it until at least 1880-1895. This was long after any Trowbridge lived on the land let alone in the House.

Stephen Trowbridge died in 1859. The land and tax parcel records show that Guy Maxwell Trowbridge, the son of Stephen and his wife Elizabeth, who died in the 1870's, obtained title to the land around 1861-1862. According to census data, Guy Maxwell Trowbridge moved from Troy to Pontiac between 1870 and 1880. Although the land records are incomplete, they show that Trowbridge sold 40 acres of the estate to Beach, which deed someone recorded in 1878, after Trowbridge's death. The land records do not show when Trowbridge sold the balance of the land and to whom, but in 1890 persons other than Trowbridge began transferring title to the remaining approximately 168 acres. A Troy Township tax parcel map dated 1896 shows that Frederick Joy owned the remaining 168 acres. The tax parcel maps from 1872 to 1916 also show various structures on the site, whose number changed between the 1872, 1896, 1906 and 1916 maps. There are blueprints dating from 1916, which show that the owner of the House at that time, Alexander Copland, made extensive renovations and additions to it.

There is no evidence demonstrating who built the original structure, but the House itself reveals that nobody could have built it until shortly before Copland made his changes to the structure in 1916.

The Petitioners contacted Robert McKay, who is a historic architect with the State Historic Preservation Office. Mr. McKay opined that the house likely was not built until the 1880's or later based upon the architectural style of the house and the materials used in the construction of the house. The style of the house is classic Colonial Revival, which was not built in Michigan until the late 1880's. Most significant is that the House was constructed with wire nails, which were not manufactured until 1880 and were not used widely until the middle 1880's. McKay also cited other factors that dated the house to the 1880's or later such as "the use of

September 27, 2006

Page 7

single species standard dimension lumber; sawn lath to support the plaster; and continuous balloon framing from the foundation to the attic. McKay commented that despite the length of time that the Detroit area had been settled in the 1830's these types of off site manufactured building products would have been in very short supply if available at all. McKay also mentioned other historic architectural facts in discussions with the Petitioners that date the house much later than 1830. These facts include: there are no hand hewn beams typical of construction up to the 1880's; the windows are double sash, which is indicative of the late 1800's to early 1900's; the fireplaces are designed for coal, which dates to the post civil war era; and the sub-flooring is on a diagonal, which is a building method that was not used until the very late 1800's. McKay concluded based on the evidence that construction of the House more likely dates to between 1885 and 1895.

The Petitioners also obtained an opinion from Historic Architect, Gerald J. Yurk, AIA, who inspected the House, the method of construction and materials incorporated in the structure and also concluded that the House likely was constructed from the 1870's to the 1880's. (EXH)

There is no proof therefore that the House has any relationship to Stephen Trowbridge. The only connection to Trowbridge is that the House is situated on a small fraction of the land that Trowbridge once owned in 1821, but as shown below, that unremarkable and irrelevant fact also applies to the many modern houses located within the Northwest $\frac{1}{4}$ and part of the Southwest $\frac{1}{4}$ of section 18 in modern day Troy.

III. The Site Has Never Had the Appropriate Physical Features To Enable the Establishment of a District

The original Trowbridge Estate contained approximately 200 acres. The land title records show that Trowbridge's immediate heirs and descendants recorded in 1876 the sale of 40 acres of the original estate to Beach. By 1872, G. M. Trowbridge, had title to the remaining approximately 160 acres, which he had disposed of by at least 1896.

In the early 1900's, the owners of the land further split the remaining acreage into a 100-acre and 68-acre parcel. Alexander Copland purchased the 100-acre parcel in 1915 and Justin Bradway purchased the 68-acre parcel in the same year. Beginning in the 1920's, developers platted and further divided the 68 acres. In the 1940's and 50's, the platting and splits continued with the development of the 100 acres that Copland purchased.

In 1978, the owners of the House and the remaining approximately 30 acres, which was once part of the Copland 100 acres, sold most of the land for the development of the Strawberry Hill and Strawberry Hill I subdivisions. The developers included the House in the first recorded Strawberry Hill plat.

September 27, 2006
Page 8

After all these changes to the land and surrounding area over the last many years, the setting of the House no longer recalls a definable time in history that provides insight into Troy's past heritage as a farming community when it was first settled by persons such as Stephen Trowbridge. The House, while lovely, is located on a lot that has no visual connection to the original Trowbridge estate of which no pictorial history even exists to document the alleged historic value of the Quail Run Property. When the City in 1983-84 made its failed attempt to designate the Property, it was already located in a modern subdivision and the prior owners had already removed the outbuildings and barn. The physical setting of the House, therefore, long ago lost all integrity in the way of feeling or association and has no identifiable history to communicate. The continued designation of the House, therefore, is invalid.

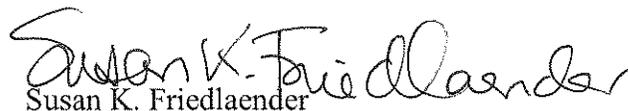
If the City wants to honor the location, it could petition for a state historic marker, but the House does not meet the criteria for designation as a historic district.

CONCLUSION

The City should eliminate the Quail Run House as a purported historic district because there is absolutely no justification to designate the Property as historically significant. The designation is, in any event, void because the City utterly failed to designate the House according to the mandated procedures. The Petitioner, therefore, urges the City to eliminate the district and remove the cloud of the invalid designation from the property.

Very truly yours,

HONIGMAN MILLER SCHWARTZ AND COHN LLP


Susan K. Friedlaender

OAKLAND.1172081.1

dcfreemanad5728@sbcglobal.net

From: "Bob Christensen" <ChristensenRO@michigan.gov>
To: "Carl Freeman" <cfreeman@sun.science.wayne.edu>
Sent: Wednesday, March 22, 2006 4:34 PM
Subject: Re: home qualificaion for national historic register

Vinyl shutters, asphalt shingles, and the chimney repairs, while not appropriate, seem like minor stuff, but vinyl siding is more of a drawback. Synthetic siding doesn't necessarily disqualify it, but is a strike against eligibility (siding was not obvious in the pictures). We look at the overall historic significance and then evaluate the integrity in relation to how important the place is -- in general, the more important, if for reasons other than the architecture, the more flexibility there might be on the integrity issues. We're trying to look at the whole picture, how important the place is and whether enough historic character is left from the important period of its history to reflect that history.

I don't know enough yet whether to drop Trowbridge. If something directly associated with his brother Charles were still around, that would be a big deal because Charles was a big deal. Stephen I just don't know without more info.

In relation to architecture, you indicate you have plans for the early 20th-C renovations. How closely does today's house, aside from the changes you've mentioned, reflect what shows in the plans? If an architect or firm is listed, who is it? These things will help some with an evaluation of that aspect of the possible significance.

>>> "Carl Freeman" <cfreeman@sun.science.wayne.edu> 3/22/2006 3:02 PM >>>

Bob,
 Dear Bob,

Thank you so much for taking the time to review the materials we sent. You have raised a number of very good questions and I agree that any meeting tomorrow would be premature. I will endeavor to answer your questions before requesting another meeting. I do have some additional questions:

- 1) Wouldn't the vinyl siding, vinyl shutters, asphalt shingles preclude national designation? When Williams owned the home the siding and shutters were wood and the shingles were cedar? One of the chimney's was repaired in the 70's not in the style of the other earlier period, do these disqualify the home?
- 2) Would you abandoned trying to link the home to Trowbridge as the historic figure?

In terms of significant historic figures we always have the wrong Trowbridge S.V.R.'s brother Charles was Mayor of Detroit and played a major role in Southeastern Michigan-- had a Great Lakes freighters named after him, knew Gov. Cass well etc. S. V. R. was the smaller fiddle in that generation. In the next generation, Guy Maxwell Trowbridge also did not play a prominent role in Michigan or Troy in particular. He moved to Bloomfield Hills after selling the farm. I have searched high and low for information on Alexander Copland, and found nothing. However, you are correct, Copland did the majority of the renovations. We know this because we have the blueprints

from his architect. It is not clear that Copland even lived in the house. It appears to me, that Copland used the big house for the farm hands. The whole first floor seemed to be set up for dining and moving a large group of people through. As near as I can tell, Perry Williams raised horses, played polo, farmed. Neither husband nor wife, in this case, played major civic nor cultural role. have attached a photo of the chimney.

Many thanks for all of your help

Carl

-----Original Message-----

From: Bob Christensen
Date: 03/22/06 12:10:49
To: Carl Freeman
Subject: Re: home qualificaiton for national historic register

I understand that your issues are concerning the local historic districting. My role here will be to review your property against the criteria for listing in the National Register of Historic Places. You'll need to speak to Amy Arnold concerning questions you have about the local historic districting process -- she's the authority/expert on that, I'm not.

The inventory forms you emailed and faxed me state that the original part of the house was built as the residence for Stephen Van Rensselaer Trowbridge around 1830 and that additions were made in 1906 and 1916 while the property was owned by Alexander Copland. The historic and current photos you provided show a large 2-story side-gable main section with two extensions at one of the narrow ends. The historic photos don't show the detail clearly but the extensive porches appear to be Colonial Revival alterations presumably from the early twentieth century. I note that in the two historic photos the 1st and 2nd-story windows at each end of the facade in the main section are grouped together, with a pair of windows with wall section between them at each end of the facade on each floor. The windows, at least on the front side, are now placed in groups of two, side-by-side -- a common Colonial Revival feature in the early 20th C. The large chimney stacks at each end of the main section and dormers also appear to be alterations adding to the Colonial Revival styling.

We currently have no site file information for your house and no copy of a local study committee report on file; thus the only information we have is what you provided yesterday. Before we can evaluate whether the house appears to meet the national register criteria, we would need copies of source material that provides documentation of the house's history. What documentation is there for when Trowbridge purchased the land and for the date of construction? Are there accounts of Trowbridge's life or other early history accounts in history books or elsewhere that make mention of

the house and date of construction? Are there tax records that provide support for the early 1830s date of construction (these would be with the city or county or, more likely, at an archival repository such as the regional ones at Oakland University or the Bentley at U-M or the Archives of Michigan here in Lansing)? It is possible, even likely, that a smaller and more simple house might have been replaced some years later with a more impressive building. In sum, what is the actual evidence, documentary and structural, that the house dates back to Trowbridge's lifetime?

The information makes the blanket statement that "Later owners do not have historic significance." In evaluating significance, we always need to know something about subsequent owners who owned it for long periods of time during the period more than fifty years ago. Who were Guy Maxwell Trowbridge, Alexander Copland, and Perry Williams? Just because somebody way back when focused on Trowbridge doesn't mean none of the later owners were important, too.

The house's historical significance (if it has any) could relate to the association with one or more of the owners and/or to the architecture. I don't see anything in the photos that absolutely militates against the house being eligible for the national register based entirely on its architecture (the louver is really minor in the overall context). As it stands today, from what I can see from the photos, the house seems a pretty interesting example of the Colonial Revival of the early 20th C. Exterior and interior changes done in the early 20th C. would not reduce the "integrity," in that event. If the entire significance is the association with Trowbridge, those changes become important ones that detract from the house's looking like it did when T lived there. If later owners, especially Copland, who presumably had much of the "colonialization" done, are part of the house's significance the alterations don't detract from the house being eligible.

So -- the bottom line at the moment is that I can't give you anything like a definitive opinion on whether the house is national register-eligible without a lot more info than I currently have. I see no point in us meeting about this tomorrow. I can't help you with your issues concerning the local districting. And I can't offer you even an opinion about eligibility at this point.

>>> "Carl Freeman" <cfreeman@sun.science.wayne.edu> 3/21/2006 3:10 PM >>>
Bob,

Thank you so much for taking the time to talk and meet with me. Attached please find a word document with photos. The document relates to our home, which is known as the Trowbridge house. We will fax you the documents that the City used to designate the house. What you have here is a bit more information. The older pictures were scanned from a collection of the grandson of Perry Williams. Perry purchased the house in 1936 from the second family, (Alexander Copland) to own the home. Copland bought it from the Trowbridges in 1885. I have included two recent photos as well.

The significance of the home is its association with S. V. R. Trowbridge.

S. V. R. came to Michigan in the 1820's and settled in Troy. He served in the second and third territorial council. He was the supervisory of Troy-- I believe four times. He also served in the State a few times. By all accounts he was a good citizen in the community and highly respected.

We believe our home should not be designated because it:

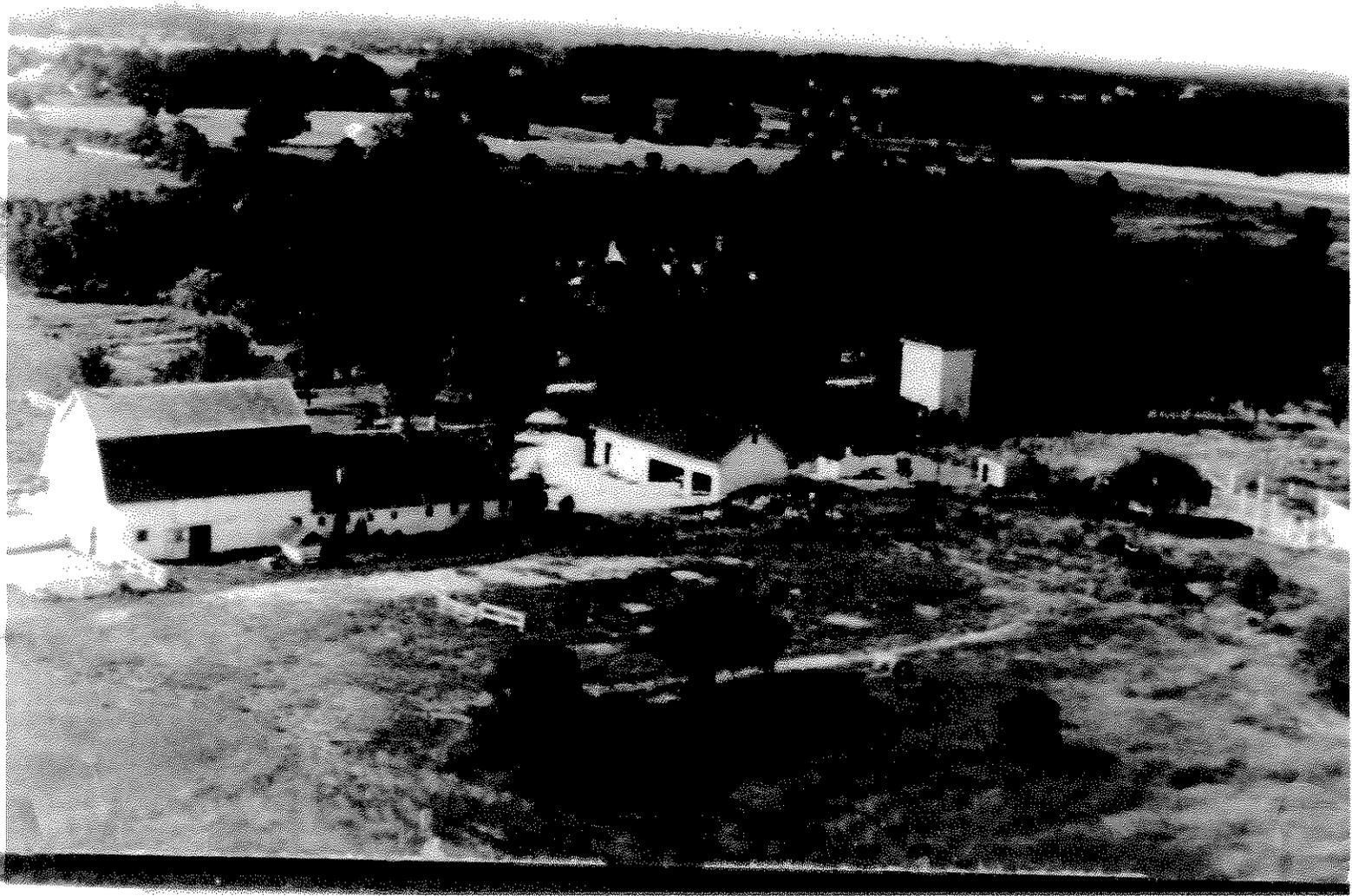
- 1) Was designated without study by a historic district study committee;
- 2) Is not in a multiple resource district (the closest related buildings are miles away and the current structure is surrounded by subdivisions);
- 3) Cannot be a single resource district unless it qualifies for inclusion on the National Register of Historic Places--hence our requests of you;
- 4) Lacks integrity as specified by the Sec. of Interior. Specifically, the roof and siding have been replaced; the chimney's have been repaired improperly; all the out-buildings have been razed, the interior has been reconfigured from Trowbridge's time; the home was built over three periods (1831, 1906, 1916). Now the kitchen is in the newest portion of the house; the shutters are now vinyl.

However, the above notwithstanding. If our home does qualify then we probably will seek National Designation.

Thank you for your time and efforts

Sincerely,

Carl Freeman

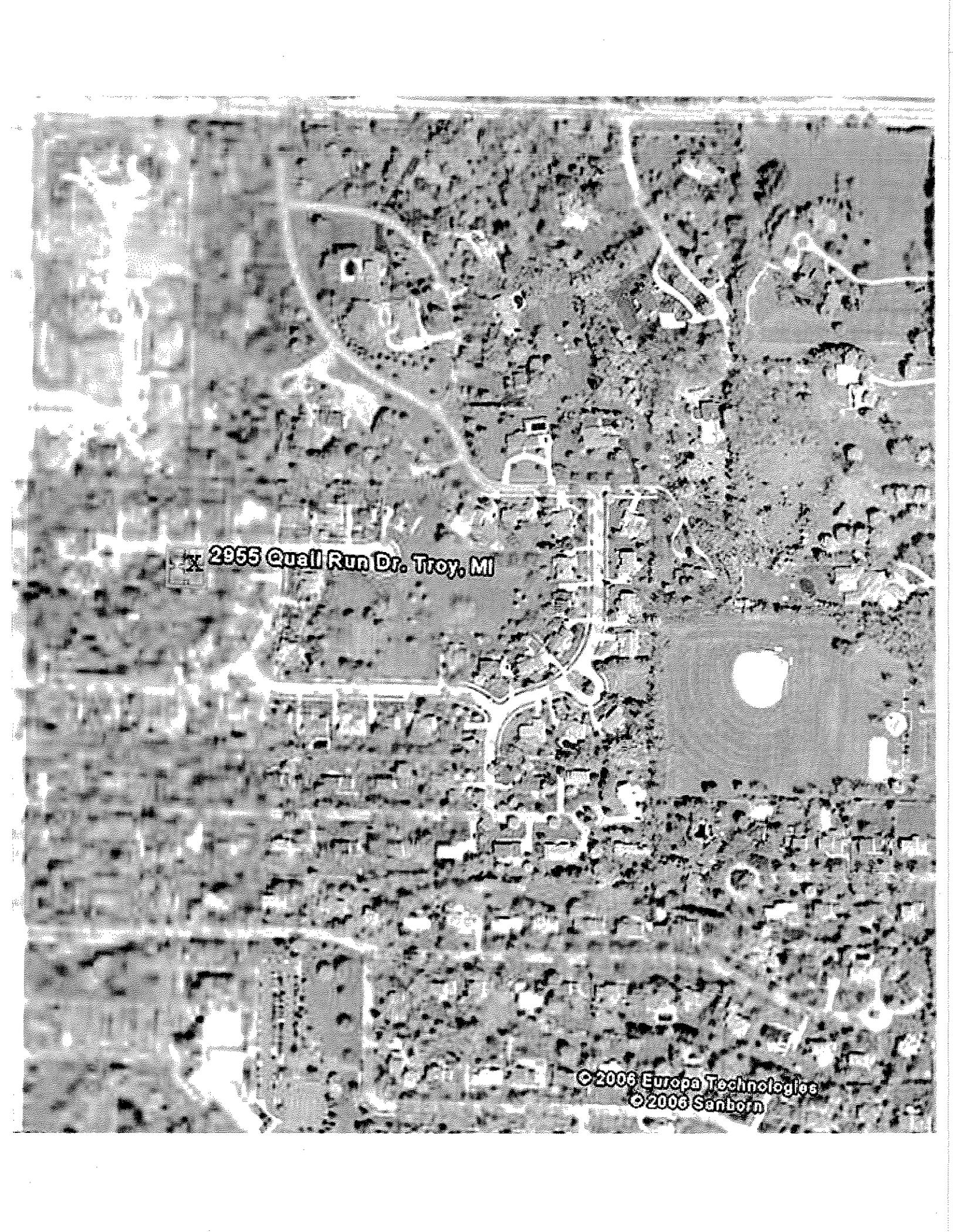








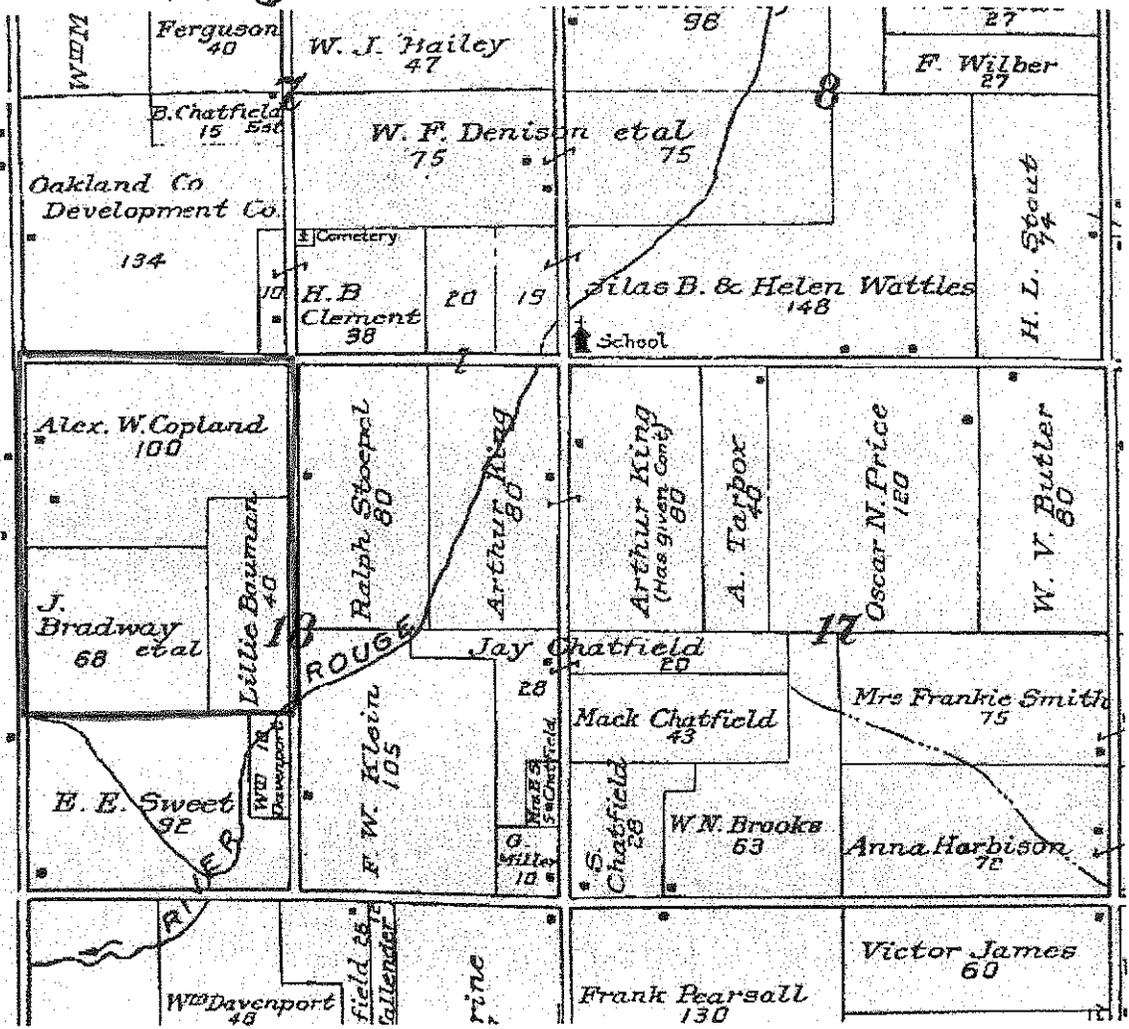




2955 Quall Run Dr. Troy, MI

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1916



Family History:

Pertinent information concerning the history of your family and its origin, contributions to the community, hobbies, marriages, occupation, special honors, and anything else you wish to be remembered for future historians. Use no more than four pages, typewritten. Standard size pictures may be included.

STEPHEN V. R. TROWBRIDGE ^{"Strawberry Hill"}

Calhoun

Member of the Legislative Council from Oakland County, 1828; and Senator from the Third District, 1839-41, and from the Sixth District, 1842. Was born at Albany, N. Y., July 4, 1794. He was married to Elizabeth Conkling at Horseheads, N. Y., in 1815, and came to Michigan in the fall of 1821. He settled for life on a farm, purchased of government, in Troy, Oakland County. He was the first Supervisor of Troy in 1827, and held that position in 1828, and four terms afterwards. His home was headquarters for early emigrants coming to Troy. His services for the town and State were of a high order, and he identified himself with every project calculated to benefit society. The family of eleven children imitated his example. Among them were Charles A., a New York merchant; Rowland E., long in Congress; William P., professor in Yale College; General Luther S., of Detroit; and Guy M., [redacted]. One of the daughters was the wife of Rev. Mr. Goodell, long a distinguished missionary in Turkey. He helped organize the Presbyterian Church in Troy, and was an elder. He was always a staunch friend of temperance, and an active Christian. In politics he was a Whig and Republican. He died Mar. 1, 1859.

XX Guy M. Trowbridge remained under the parental roof until he reached his majority. He then settled upon a farm in Troy, which he managed for about four years, and then removed to the old homestead of his father after the latter's death and continued farming there for twenty-one years. His marriage took place October 16, 1855. He was then united with Miss Emily Ostrander, daughter of Simcon

and Hannah (Fellows) Ostrander, whose home was in New York State on the banks of the Hudson. Mrs. Trowbridge was born in Columbia County, N. Y. In 1885 Mr. Trowbridge sold the farm in Troy and removed to Pontiac, and purchased his present farm of one hundred and seventeen acres, situated within the corporate limits of the city. Here he has a good brick residence and excellent outbuildings, all desirably situated.

Three children have blessed the union of Mr. and Mrs. Trowbridge, namely: Carrie C., who is the wife of Gordon Benedict; Louis O., a salesman for a marble works; and Emily P., still a school girl. Mr. Trowbridge served as Supervisor of Troy Township for several years. He was appointed Deputy United States Collector of Internal Revenue for the First District of Michigan with headquarters at Pontiac. During the time his brother was Collector. Politically, he is a staunch Republican, casting his first Presidential vote for John C. Fremont and his last for Benjamin Harrison. He has been a member of the Presbyterian Church since 1860, and Elder in the same and serves as Superintendent in the Sunday-school.

1891

past nine years, and in the meetings of the Council shows an interest in the lasting good of the city. Politically he is a Democrat, and he and his wife have their religious home in the Presbyterian Church.



GUY M. TROWBRIDGE makes his home in Pontiac, Mich., and was born in the township of Troy, Oakland County, January 31, 1834. He is the son of Stephen V. R. and Elizabeth (Conklin) Trowbridge. The father was a native of Albany N. Y., where he was born July 4, 1794. The mother was born at Horseheads, near Elmira, N. Y., May 22, 1797. The Trowbridge family were early settlers of Central New York. The parents of our subject were married January 25, 1815, and made their home at Horseheads for about six years.

It was in 1821, that Stephen Trowbridge and his wife established their new home in Troy Township, Oakland County, Mich. Stephen had come in the previous fall and walked all the way from Horseheads through Canada to Detroit, Mich. Here he had hoped to find a brother, C. C. Trowbridge, who had made his home here in 1818, but on reaching Detroit, he found that his brother had gone East on horseback through Canada and they had missed one another on the way. He came out to Oakland County and looked about and bought eighty acres of land from the Government. He then returned East and transported his family to Buffalo where they took passage on a vessel, which was called "Walking in the Water." On this they made their voyage to Detroit and thence to Oakland by ox-team. The first twelve miles out of Detroit passed through a black swamp. The load was heavy and the teams stuck in the mud. Mrs. Trowbridge descended from the wagon and with her baby boy in her arms walked for eight miles. At one time while the teams stuck fast in the mire a stranger came along and found Mrs. Trowbridge sitting by the roadside with a baby in her arms and a little one at her knee. The stranger asked, "are you not discouraged? She said, "Oh, no, not much, I think we will get through all right." The family found

on their farm a log house 14x14 feet. Here they were sheltered until a more comfortable home could be erected.

Surrounded by Indians and with but few white neighbors Mr. Trowbridge went to work to clear the little farm. He improved it and added to it until he had two hundred and ninety acres in a fine condition. Besides general farming he carried on stock-raising, as the range for cattle was at that time extensive and the Indians kept the underbrush well burned off. Game was plentiful and the family was well supplied with wild meat. Wild turkey abounded and fishing was good. Mr. Trowbridge died in March, 1859, and his wife survived until 1873. They were the parents of eleven children, all of whom lived to establish families of their own.

Stephen V. R. Trowbridge was an adherent to the Whig party and yet a particular friend of Gov. Cass. He was Supervisor for a number of years and was a member of the Territorial Legislature. He was appointed by Gov. Cass to handle the annual payments which were made to the Indians. President Taylor appointed him Mineral Agent of the Lake Superior Mines, which position he occupied for three years. He and his wife were members of the first Presbyterian Church organized in this county, in which he was for many years an Elder. The names of his eleven children are: Julia C., Mrs. Charles Hastings; Charles A., deceased, was a merchant in New York City; Elizabeth, Mrs. Caleb Hammil; Roland E., deceased; Kate, widow of Rev. Edwin Goodell—they were missionaries to Turkey; Edmund, deceased; William P., Professor of Mathematics in Columbia College; Tillman C., deceased, was a missionary to Turkey; Guy M.; Luther S., an attorney at Detroit; and Augusta S., wife of William S. Albertson, a merchant at Duluth, Minn.

Guy M. Trowbridge remained under the parental roof until he reached his majority. He then settled upon a farm in Troy, which he managed for about four years, and then removed to the old homestead of his father after the latter's death and continued farming there for twenty-one years. His marriage took place October 16, 1855. He was then united with Miss Emily Ostrander, daughter of Simeon

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There are six great-grandchildren of
Stephen U. R. Trowbridge, who are also
grandchildren of Guy Maxwell Trowbridge of
"Strawberry Hill" Living Now:
Children of Emily Trowbridge Gail.

1. Dorothy, Mrs. Lance C. Minor of Birmingham
2. Maxwell Trowbridge Gail of Bloomfield Hills
3. Stephen Trowbridge Gail of Indian Village, Detroit
4. William Henry Gail of Lapeer, Michigan
Daughter of Carrie Trowbridge Benedict:
↓
5. Pauline, Mrs. Stephen Tallman, of W. Orange, N.J.
Daughter of Lewis Trowbridge;
↓
6. Marguerite, Mrs. Robert S. Allen of Lubbock, Tex.
and their children

1. a. Lance C. Minor, Jr - married Barbara Round
- b. William G. Minor - married Betty Kaye Aldred
- c. Emily Gail Minor - married Douglas W. Roberts

2. & 4. See another pp.

5. a. Gordon Benedict - Mariah

6. a. Robert Allen - Annis

 b. Richard Allen - Keith

 c. Stephen Allen - Tommye

The many children of the
fine parents and grandparents
above are growing up knowing that
character counts more than possessions
and to be is more important than to have

Sigt. to name - the Stephen U. K. Trowbridge family of Strawberry Hill, Troy;

Top Row:

- 7 Tillman Conkling (1831-1888)
married Margaret Riggs - 1861
- 8 Guy Maxwell (1834-1900)-
married Emily Ostrander - 1855
- 4 Katherine Jones (1823-)
married Reverend Edwin Goodell 1855
- 1 Charles Augustus (1817-1889)
married Mrs. Adelaide (Rose) Sayre 1873
- 3 Rowland Eberzes (1821-1881)
married Mary A. Satterlee - 1851

Lower Row:

- 5 Edmund (1825-1873)
married Cornelia A. Lyau - 1852
- 2. Elizabeth Frances (1819-)
married Caleb Hammill - 1842
- ✓ Elizabeth Conkling (1797-1873)
- ✓ Stephen U. R. Trowbridge (1794-1859)] (parents married
- 6 William Pettit (1828-1892)
married Lucy Parkman 1857
- 9 Luther Stephen (1836-1912)
married Julia Buel - 1862
- 10 Trowbridge Hastings
son of Julia Conkling (1815-)
married Charles Hastings - 1857
- 11 Augusta Sibley (1842-)
married Wm. S. Albertson - 1870

Bottom

Year	#	Twp Supervisor	Twp Clerk	Trustee 1	Trustee2	Twp Assessor 1	Twp Assessor 2	Twp Assessor 3
1860	60	Smith, Josephus	Buttolph, John					
1861	61	Mathews, J. W/Whitney	Buttolph, John					
1862	62	Smith, Josephus	Conley, Stephen G/J					
1863	63	Cone, William	Buttolph, John					
1864	64	Smith, Josephus	Buttolph, John					
1865	65	Cone, William	Buttolph, John					
1866	66	Smith, Josephus	Buttolph, John					
1867	67	Clark, Gurden G.	Smith, Hiram					
1868	68	Clark, Gurden G.	Smith, Hiram					
1869	69	Clark, Gurden G.	Smith, Hiram					
1870	70	Trowbridge, Guy M.	Smith, Hiram					
1871	71	Trowbridge, Guy M.	Smith, Josephus					
1872	72	Trowbridge, Guy M.						
1873	73	Smith, Josephus	Bailey, Adams					
1874	74	Smith, Josephus	Bailey, Adams					
1875	75	Smith, Josephus	Bailey/Bayley, Adam					
1876	76	Smith, Josephus	Buttolph, Dwight					
1877	77	Smith, Josephus	Buttolph, Dwight					
1878	78	Smith, Josephus	Buttolph, Dwight					
1879	79	Smith, Josephus	Buttolph, Dwight					
1880	80	Smith, Josephus	Buttolph, Dwight					
1881	81	Smith, Josephus	Buttolph, Dwight					
1882	82	Smith, Josephus	Buttolph, Dwight					
1883	83	Smith, Josephus	Buttolph, Dwight					

Year	Poor Direct/Over 2	School Superint	School Commis	School Insp 1	School Insp 2	School Insp 3
1860				Smith, Josephus		
1861				Stout, William H.		
1862				Stone, W. Jay		
1863				Shutes, Montgomery		
1864				Stone, W. Jay		
1865				Wooden, Theodore (S.)	Shutes, Montgomery	
1866				Jones, Major (M. G.)	Perry, John W.	
1867				Adams, Albert		
1868						
1869				Morse, George P.		
1870						
1871				Bayley, Adams		
1872				Morse, George P.		
1873				Denison, Daniel A.	Jones, Major (M. G.)	
1874				Gibbs, Galucia	Buttolph, Dwight	
1875				Trowbridge, Guy M.		
1876				Trowbridge, Guy M.		
1877		Shutes, Montgomery		Phelps, William (H.)		
1878		Shutes, Montgomery				
1879		Shutes, Montgomery		Gibbs, Galucia		
1880		Shutes, Montgomery		Hill, Elisha	Page, Benjamin	
1881		Shutes, Montgomery		Gibbs, Galucia		
1882				Gibbs, Galucia	Jones, Major (M. G.)	
1883				Jones, Major (M. G.)		

Year	Constable 1	Constable 2	Constable 3	Constable 4	Just of P 1
1860	Boyd, John	Butler, Daniel (B.)	Perry, John W.	Voorhes, Frederick	Phelps, William H.
1861	Boyd, John	Jennings, Perry	Norton, John M.	Bristol, J. Stevens	Daniel(Is), Benjamin
1862	Boyd, John	Morse, George P.	Norton, John M.	Russell, John	Page, Benjamin
1863	Boyd, John	Brooks, Eli	Crombie, Robert	Norton, John M.	Trowbridge, Guy M.
1864	Crombie, Robert	Eldred, Theodore	Mitchell, Pearl L.		Phelps, William H.
1865	Crombie, William	Mitchell, Pearl L.	Smith, Josephus		Smith, Hiram
1866	Dennison, George J.	Mitchell, Pearl L.	Wattles, Silas B.		Page, Benjamin
1867	Brooks, Eli	Clark, Erastus M.	Mitchell, Pearl L.	Short, Hezekiah	Trowbridge, Guy M.
1868	Boyd, John	Dennison, George J.	Crombie, William	Eldred, Theodore	Phelps, William H.
1869	Bigham, James S.	Brooks, Eli	Clark, Gurden J.	Page, Henry L.	Clark, Gurden G.
1870	Dennison, George J.	Eldred, Theodore	Martin, William H.	Voorhes, Frederick	Page, Benjamin
1871	Eldred, Theodore	Smith, Josephus			Shutes, Montgomery
1872	Boyd, Samuel (T.)	Butler, Daniel	Dennison, George J.	Smith, Josephus	Phelps, William H.
1873	Boyd, Samuel (T.)	Butler, Daniel	Butler, Samuel		Smith, Josephus
1874	Becker, R. Wesley	Butler, Daniel	Daniels, John B.	Hendrickson, George H.	Page, Benjamin
1875	Clark, Erastus M.	Crombie, Robert	Helmes, Oscar		Shutes, Montgomery
1876	Boyd, John	Brown, William	Clark, Erastus M.	Lamb, John Sr.	Phelps, William H.
1877	Boyd, John	Clark, Erastus M.	Lamb, John Sr.	Pallister, William	Smith, Josephus
1878	Boyd, John	Eldred, Theodore	Lamb, John Sr.	Smith, Josephus	Page, Benjamin
1879	Boyd, John	Brown, Emet (Emmet)	Dennison, George J.	Lamb, John Sr.	Gibbs, Galucia
1880	Boyd, John	Cutting, Frank D.	Lamb, John Sr.	Strong, William	Jones, Major (M. G.)
1881	Becker, Henry	Bigham, James S.	Cutting, Frank D.	Lamb, John Sr.	Smith, Josephus
1882	Brown, William	Burroughs/Burrows, Andrew J.	Lamb, John Sr.	Smith, Lewis (G.)	Page, Benjamin
1883	Fay, George	Lamb, John Sr.	Leonard, Mason W.	Robbins, Sylvester	Gibbs, Galucia

Year	Just of P 2	Just of P 3	Just of P 4	Treasurer	Board of Heath
1860	Goodman, William			Perry, John W.	
1861				Bristol, Sterling	
1862	Daniel, Benjamin	Denison, William A.	Phelps, William	Boyd, John	
1863	Trowbridge, Guy M.			Brooks, Eli	
1864				Mitchell, Pearl L.	
1865				Harris, Bradner	
1866				Dennison, George J.	
1867	Trowbridge, Guy M.			Mitchell, Pearl L.	
1868	Shutes, Montgomery				
1869				Brooks, Eli	
1870				Martin, William H.	
1871				Butler, Daniel	
1872	Hill, Elisha			Dennison, George J.	
1873				Butler, Daniel	
1874	Smith, Josephus			Butler, Daniel	
1875				Clark, Erastus M.	
1876				Clark, Erastus M.	
1877				Boyd, John	
1878	Smith, Josephus			Boyd, John	
1879				Boyd, John	
1880				Boyd, John	
1881				Cutting, Frank D.	
1882				Boyd, John	
1883	Hadsell, Charles (E.)			Boyd, John	



You searched for **Alexander Copland** from 1880 - 1950

Detroit, Michigan Directory, 1890 Record

about Henry B; Alexander W Copland

Name:	Henry B; Alexander W Copland
Location 1:	59-61 Woodbridge e corner Randolph
Business Name:	Detroit Cracker Co
Occupation:	Cracker and Biscuit Mnfrs
Year:	1890, 1891
City:	Detroit
State:	MI

Refine your search of the Detroit, Michigan Directory, 1890

Source Information:

Ancestry.com. *Detroit, Michigan Directory, 1890* [database online]. Provo, UT: MyFamily.com, Inc., 2000. Original data: *Detroit City Directory, 1890*. Detroit, MI: R. L. Polk and Co., 1890.

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You searched for **Alexander Copland** from 1880 - 1950

Detroit, Michigan Directory, 1890 Record

about Elizabeth Copland (widow Alexander W)

Name:	Elizabeth Copland (widow Alexander W)
Location 2:	Grosse Isle, Mich
Year:	1890, 1891
City:	Detroit
State:	MI

Refine your search of the Detroit, Michigan Directory, 1890

Source Information:

Ancestry.com. *Detroit, Michigan Directory, 1890* [database online]. Provo, UT: MyFamily.com, Inc., 2000. Original data: *Detroit City Directory, 1890*. Detroit, MI: R. L. Polk and Co., 1890.