

CITY COUNCIL ACTION REPORT

RECEIVED

OCT 30 2008

CITY OF TROY
CITY MANAGER'S OFFICE

October 1, 2008

TO: Phillip L. Nelson, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Economic Development Services
Loraine Campbell, Museum Director *LC*
Larysa Figol, Sr. Right of Way Representative *LF*

SUBJECT: Donation of the Old Stone School Property to the City of Troy
Section 6, Sidwell #88-20-06-101-001

Background:

- Earlier this year, the owners of the Old Stone School approached staff with an offer to donate this property to the City of Troy. Their interest is to conserve the historic nature of the building with the assurance that it be used for public use, perhaps as an educational center.
- The property, prior to being conveyed to Mr. Finn Bergishagen, was owned by Charles Digioia, who passed away some years ago, and his wife Greta, who regrettably passed away this past February. Mr. Bergishagen is the brother of Greta Digioia.
- Both Charles and Greta Digioia, in addition to their prominent careers as an engineer and premier designer respectively, were accomplished and acclaimed artists in their own right. Mr. Bergishagen also intends to donate some of Charles and Greta's art work to the Museum in the near future, under separate agreement.
- The property, located at the southeast corner of Adams Road and South Boulevard presents itself as a serene and elegant gateway to the City. The property consists of five main structures; the old stone school house built in 1857 (with additions), a stone well, stone outhouse, two car garage and a connected carriage house. The school and satellite buildings all sit on almost an acre of land. The south portion of the property shares a pond and wetland with the adjoining property owners.
- By nature of the physical properties and building materials used to construct the Old Stone School, it is not feasible to physically move the property to the Museum site.
- The property has special historic, architectural, social and cultural significance to the City. As such, it has been designated as a Historic District by Troy City Code – Chapter 13. Attached to this memo is an Exterior Assessment Conditions Report prepared by Linda Rivetto. The report succinctly summarizes the historical evolution and development of the property as well as providing physical details of the property's architecture.

- The current owners, Finn and Mary Louise Bergishagen have procured an appraisal from a State Certified General Appraiser to determine a market value of the property for donation purposes. Mr. and Mrs. Bergishagen, in return for their donation, would ask that the City compensate them for any expenses incurred for reasonable costs associated with this donation, including but not limited to the reimbursement of appraisal and professional fees, an amount not to exceed \$9,950.
- City Management asks that City Council also approved any title work and closing costs not to exceed \$500.00.
- Funds are available from account # 401.770.7974.130.

Legal Considerations:

- The City Attorney's office has drafted an Agreement that meets with the donors' approval. Finn and Mary Louise Bergishagen have agreed to the content of the agreement that requires City Council's approval for City staff to move forward with the donation and transfer of ownership of the property.

Policy Considerations:

- I. Troy has enhanced the health and safety of the community
- II. Troy adds value to properties through maintenance or upgrades of infrastructure and quality of life venues
- III. Troy is rebuilding for a healthy economy reflecting the values of a unique community in a changing and interconnected world.

Options:

- City Management recommends that City Council accept the generous donation of property from Finn and Mary Louise Bergishagen and authorize the Mayor and Clerk to sign the donation agreement on behalf of the City of Troy.

**AGREEMENT BY AND BETWEEN FINN AND MARY LOUISE
BERGISHAGEN AND THE CITY OF TROY FOR THE DONATION
OF AN HISTORICAL STRUCTURE AND REAL PROPERTY**

This agreement made this 10th day of November, 2008 by and between Finn Bergishagen and Mary Louise Bergishagen, his wife, hereafter referred to as "BERGISHAGEN", whose address is 2345 Lochaven, West Bloomfield, Michigan, 48324, and the City of Troy, hereafter referred to as "TROY", a Michigan municipal corporation, the address of which is 500 W. Big Beaver, Troy, Michigan, 48084.

RECITALS

1. BERGISHAGEN has expressed a willingness to donate to TROY an historical structure, known as the "Old Stone School" and other structures located at 3995 W. South Boulevard, along with the underlying real estate, (collectively referred to hereafter as "Subject Property") which real estate is situated in the City of Troy, Oakland County, Michigan, and legally described as:

West 165 feet of north 264 feet of northwest fractional $\frac{1}{4}$ section 6, town 2 north, range 11 east; except part taken for highway described as: Beginning at northwest section corner; thence easterly 91 ft along section line; thence southwesterly to point in west section line distant of 91 feet southerly from beginning; thence northerly 91 ft along section line to beginning. .90 acres.

Commonly known as 3995 W. South Boulevard.
Tax I.D. No. (88)-20-06-101-001.

2. BERGISHAGEN is willing to convey title to the Subject Property to TROY by a warranty deed, subject to the terms as set forth in this Agreement.
3. TROY is willing to hold and use the subject property for public purposes.

IN CONSIDERATION OF THE MUTUAL COVENANTS SET FORTH HEREIN, IT IS MUTUALLY AGREED BY THE PARTIES AS FOLLOWS:

1. BERGISHAGEN agrees to give, convey and transfer to TROY all right, title, and interest in the Subject Property. Title shall be conveyed by warranty deed within 30 days after the last required signature is affixed to the Agreement, after being approved by both of the parties.

2. TROY agrees to hold and use the Subject Property for public purposes.

3. BERGISHAGEN and TROY stipulate the value of the Subject Property is \$140,000, based on an independent appraisal.

4. As of the effective date of this Agreement, TROY agrees to assume responsibility for payment of all real estate taxes, future water and/or sewer charges, and other assessments for the Subject Property. Since the parties were negotiating as of the due date, TROY also agrees to assume responsibility for the payment of the 2008 summer taxes that are due and owing as well as any unpaid water and/or sewer bill and/or special assessment for the Subject Property.

5. TROY agrees to reimburse BERGISHAGEN for costs and reasonable expenses associated with obtaining the Subject Property not to exceed \$9,950.00. The costs and expenses shall be paid by TROY within 90 days of closing.

6. TROY shall be responsible for all closing costs, including the costs for title work and all recording fees.

7. TROY acknowledges it has had an opportunity to inspect the Subject Property and agrees to accept it as is.

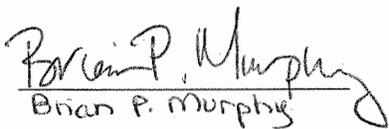
8. Immediately upon the execution of the warranty deed conveying title, BERGISHAGEN agrees to surrender possession of the Subject Property to TROY.

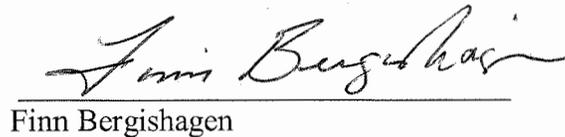
9. This Agreement shall be binding on the executors, personal representatives, administrators, heirs, successors and assigns of the parties.

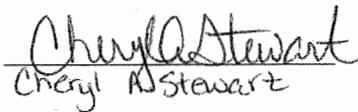
10. A copy of the warranty deed conveying title of the subject property to Troy shall be recorded with the Oakland County Register of Deeds. BERGISHAGEN or TROY may also record this Agreement with the Oakland County Register of Deeds.

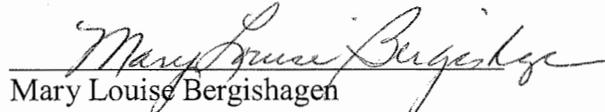
The parties acknowledge that they have the authority to enter into this Agreement, and agree to be bound by its terms, as evidenced by their signatures below.

WITNESSES:

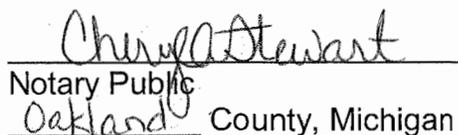

Brian P. Murphy


Finn Bergishagen


Cheryl A. Stewart


Mary Louise Bergishagen

Finn Bergishagen and Mary Louise Bergishagen, his wife, acknowledged the foregoing instrument before me on this 16 day of October, 2008.


Notary Public
Oakland County, Michigan

My Commission Expires May 3, 2012

CHERYL A. STEWART
Notary Public, Oakland County, MI
My Commission Expires May 3, 2012
Acting in Oakland County

WITNESSES:

CITY OF TROY, a Michigan
municipal corporation

By: _____
Louise E. Schilling, Mayor

By: _____
Tonni Bartholomew, City Clerk

Louise E. Schilling, Mayor of the City of Troy, and Tonni L. Bartholomew, Troy
City Clerk, acknowledged the foregoing instrument before me on this ___ day of
_____, 2008.

Notary Public
_____ County, Michigan

My Commission Expires _____



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



**Old Stone School
Fractional School District
No. 10
Troy, Michigan**

Linda Rivetto
Principles of Preservation Technology
GHPR591
Exterior Assessment Conditions Report
8 March 2004

OLD STONE SCHOOL

Troy, Michigan

EXECUTIVE SUMMARY

The Old Stone School is an historic schoolhouse located in the northwest corner of Troy, at the intersection of Adams Road and South Boulevard. The site contains 4 structures, 3 of which are original to the schoolhouse construction. The buildings occupy $\frac{3}{4}$ of an acre, which was purchased from John R. and Nancy A. Martin, in 1856, for the sum of \$15.00 (Scott 3). The stone structures were then built, and the school was used for the next 75 years as an educational building. Wood additions were put on the schoolhouse in mid-twentieth century, to convert it into a residence, which it remains to this day.

The structures on the site are all in satisfactory condition. The most damaged at the moment are the additions to the schoolhouse, though repairs are necessary for every building. However, the choice of repairs to be done is directly related to the eventual use of the location.

The site is historically listed in the state, with its primary use listed as Education (Michigan). As it will eventually be a property of the Troy Historical Society, its handling will be based upon its historical use. As such, though it is a large undertaking, the property will be taken back, or restored, to its original use as a one-room schoolhouse, with outbuildings.

I. DEVELOPMENTAL HISTORY

A. Historical Background and Context

1. Statement of Significance

The Old Stone School was built in 1857 for Fractional School District No. 10, in Troy, Michigan. It was built in the front-gabled Greek Revival style, popular in the United States from 1825-1860 (McAlester 179). The characteristics of that style which are incorporated into this structure are: gabled roof of low pitch, cornice line of roof emphasized with wide band of trim, rectangular line of transom lights above door, and pilasters around door frame (McAlester 179)(cover photo, photo 1). There is a large interior fieldstone fireplace built between the 2nd and 3rd bays of the stone structure.

Two wood frame additions were built onto the schoolhouse during its early life as a residence, adding two bedrooms and a bathroom. The schoolhouse room itself has been divided into a living room, dining room and kitchen.

There are 3 other structures on the site: a well (photo 2), whose top is currently covered with a wood panel; a stone outhouse with two doors which are original (photo 3); and a part stone/part wood garage – the stone part built in the 1950s with the same stone as the schoolhouse, which was found on the site, and the wood part added on about 1980. The stone section of the garage has been turned into a small apartment, with a kitchen and bathroom.

The stone part of the main building was used as a school for the first 75 years of its existence. It has local significance as an example of the early masonry techniques, as an architectural example of the Greek Revival style, and as an example of early educational structures.

2. Comparable Structures or Sites

The building structure is a common one for one-room schoolhouses of the time, having a 2-bay by 3-bay floor plan, with large windows and high ceilings (Maddex 150). Stone schoolhouses were less common, however – usually, these smaller schoolhouses would be of log, wood, or, occasionally, brick construction.

B. Chronology of Development

1. Episode Description

The Old Stone School was used as the local school for Fractional School District No. 10, which included parts of Avon, Troy, Bloomfield, and Pontiac at the time, from 1858 until 1933, when schools in the area were consolidated. The building and land were purchased by Max Hodgdon in 1933, then by Mr. and Mrs. I. D. Stewart in 1949. At that time the building was converted to a residence, and a small frame wing was added to the rear of the structure in 1950. The Lee Keating Co. purchased the structure in 1962, using it as a rental property. In 1977, when Charles and Greta DeGioia purchased the building, it was in bad condition. They repaired the building, and Mrs. DeGioia continues to live in it.

2. Period of Significance for Approach to Treatment

The Stone School has significance as a schoolhouse, not as a residence. It has real value as an example of the construction techniques of the time, and as an example of the school environment used by the children in the past in Troy. Therefore, its period of significance is for the years of 1858 to 1933, when it was actively used as a schoolhouse.

II. EXISTING CONDITIONS ANALYSIS

A. Materials and Construction

Roof: The roof of the Old Stone School is currently made of asphalt shingles. Mr. DeGioia replaced it about 1978, while he and his wife were repairing all the structures on the site. This roof is, therefore, about 26 years old, a long life for this type of roofing. The cornice line is made of wood. There are gutters along the entire addition on the east side of the building, and on part of the addition on the west side. There is only one downspout on the entire structure, at the southeast corner of the addition.

Walls: The walls of the stone school portion of the building, as well as of the outhouse and well, are made of mortared local fieldstone, in coursed rubble construction (McAlester 38-9). These walls are 20 inches thick (photo 4). The addition to the schoolhouse is wood-clad, using both horizontal and vertical boards.

Foundation: The foundation of the schoolhouse itself appears to be of the same material as the walls, local fieldstone. However, the addition was built on a foundation of concrete blocks.

Windows: All of the windows in the structure are double-hung wood, except for a small window at the south end of the addition, which is a 4-paned stationary wood window. The schoolhouse has 3 windows evenly spaced along each side, and one on each side of the front entry door. They are all 9-over-9 paned windows and are the original windows of the building, with original glass. The addition, however, has 8-over-8 panes on the two windows on the west side of the addition, and 6-over-9 panes on the 2 south and 3 east windows. They all have storm windows, which attach with hinges at the top of the window frame. The schoolhouse windows have wood lintels and sills. There are currently no shutters on the structure, though in one photograph of the building from 1977, there were two-color shutters on the front (north) end of the structure (Kirst). Again in 1 July 1980, it was described as having "three board solid shutters" (Scott 2). And in the picture in the state registry online, the front also has shutters (Michigan).

Doors: There are three doors on the main building, the main entry door to the schoolhouse, which is no longer actively used, and one door on the east and on the west side of the addition. The east door is not at ground level and has no steps outside of it, so it presumably is no longer used. The schoolhouse door is the original paneled oak door, with a pedimented gable, pilasters, recessed transom lights, and dentil molding (photo 5). There is a

small front porch in front of the door and a step up to enter the door, onto a stone doorsill (photo 6). The east door is wood panel with 6 windowpanes (photo 7). The west door appears to be an interior luan door (photo 8). There is a small step up to enter this door. All doors have storm doors, wood on the original front door, metal on the two of the addition.

B. Existing Conditions

Roof: The DeGioias replaced the roofs on all the structures in 1979, after they moved in. The exterior of the roof of the schoolhouse building appears to be basically sound, although the roof is about 26 years old. However, a brief interior inspection of the stone building revealed peeling paint on the ceiling of the dining room section of the house, an indication of potential leakages in that area of the roof (photo 9). The cornice line shows weathering with peeling and absent paint (photo 10). In the winter, after a big snowstorm, there are ice dams and icicles at each roofline (photos 11, 12). The gutter on the east side of the house is pulling away from the roofline. And with only one downspout in evidence, despite the existence of a gutter on the west side of the building, water drainage from the roof is definitely questionable.

Walls: The stone walls of the schoolhouse are in basically very sound condition. There are mortar cracks on all walls (photos 13, 14). However, there is no indication of a problem caused by these cracks on the interior of the structure. The addition has painted wood siding, which is showing much evidence of weathering and peeling (photo 15).

Foundation: The stone foundation of the schoolhouse appears dark along both sides of the building (photos 16, 17). It is probable that this is a sign of rising damp. There was no immediate evidence of a problem in this area on the interior of the building. The concrete block foundation of the addition seemed to be in good condition, showing no specific problems (photos 18, 19).

Windows: All of the windows and storm windows show signs of weathering. The paint is peeling on every window and frame, as well as on the lintels and sills on the stone structure. Also, there has been some warping of the storm windows, especially on the stone building (photos 20-22). There is broken window on the south side of the building (photo 23).

Doors: The original front door is, remarkably, in fairly good condition. The wood is showing weathering, but there is less

damage here than on the windows. The east side door itself is in fair condition, though unusable due to the lack of a set of stairs to get to it. The west door, however, shows major signs of water damage, and is in very bad condition.

C. Causes of Deterioration

The major cause of deterioration on all parts of this building is water. All wood components show signs of weathering due to rain and snow. The rising damp of the foundation is a result of the roofline draining water very close to the foundation and of the foundation touching the ground. The lack of downspouts and poor condition of the existing gutters adds to the ground drainage problem. The interior ceiling damage is a result of some leakage problem in the roof. The cracked mortar is a result of aging and weathering. The ice dams and icicles, though, are a result of poor or no insulation in the attic areas (photos 24, 25).

D. Treatment Options

Two treatments are possible for this building, and its outbuildings. One is to preserve the building as it currently is, doing only those repairs that are necessary to maintain the integrity of the current configuration. The second, and more valid, approach, for a number of reasons, would be to restore the stone building to its original condition as a schoolhouse.

E. Approach to Treatment

This one-room schoolhouse is on the Michigan State Register of Historic Places, listed as of 19 December 1984. And as the period of significance for this site is the time period between 1858 and 1933, when the stone building was used as a schoolhouse, the recommended approach to treatment would be to restore the stone schoolhouse and, eventually, the outhouse and well, to their original conditions.

III. RECOMMENDATIONS FOR TREATMENT

A. Proposed Use and Program

As this site will most probably be donated to the Troy Historical Society in the future, the recommended use for the location, in accordance with the recommended treatment, is as an historical museum and learning place. As such, it should be returned back to its original structure as a schoolhouse, with requisite outbuildings. The current two-part garage could be used as interpretive/office space.

B. Recommendations for Treatment

Roof: The first thing to be concerned with in the restoration of this site is the soundness of the structure. Thus, the roof, which is relatively old for its material, should be replaced, but only on the brick structure. Research should be done as to the material of the original roof before replacement to make it as authentic as possible. It is more likely to have been constructed of wood shingles, since asphalt shingles were not used in America until the 1890s (Sweetser 4), and, also, due to prevalence of wood in Michigan.

The insulation of the roof of the stone structure should also be considered. There is still an opening to the attic, and an original ladder, by the front door, attached to wall leading to the attic, in the living room section of the residence – an examination of this upper area should be done to determine what is required to secure it internally.

Walls: The masonry needs some repointing, which would require a thorough research into the type of mortar used originally on the structure. It is important to match the new mortar to the old so that each individual part of the structure responds to stresses in the same way, and so that the new mortar is “sympathetic, supportive, and, if necessary, sacrificial” to the old mortar (Mack 4). An expert should be called in to do the analysis and to determine the correct mortar.

One big issue, which will have to be resolved eventually, is the historic structure of the south side of the building, prior to the construction of the addition. Again, research will have to be done to determine the appearance of the back of a one-room schoolhouse of this period.

Foundation: Because of the possibility of rising damp on the foundation of the stone structure, there is a need to look closely at the water drainage from the building and on the site in general. This location is at Troy’s highest elevation, at 860 feet (Lance 20), so a high water table should not be an issue. However, drainage from the roofline could be a problem, due to the lack of gutters and downspouts.

There could be a need to grade the ground line around the building to facilitate water drainage away from the building (Park 14). Consideration should also be given to historic ways to handle water runoff from the roofline: if gutters and downspouts were not commonly used, and there is not indication of their use on this structure, there may be historic methods used to divert water from building foundations. This would require more research, and perhaps the enlisting of the aid of an expert in the field of moisture control.

Windows: As all the windows, with their glass, on the schoolhouse are original, it is desirable to repair them, rather than replace them. The varying conditions of the windows would suggest that all of the repair classes in Preservation Brief No. 9 would probably be used (Myers). Some might only need minor work, others need more stabilizing, and there are a few that have missing woodwork. It would be necessary to use the assistance of a professional who is knowledgeable about historic windows.

Doors: The only door that is involved in this project is the front door on the stone structure. The condition of this doorway and frame is fair, showing not much weathering – perhaps the shrubs blocking it have saved it from the worst of the storms. As with the windows, since everything on this entrance is also original, repairs would need to be done, with the help of an expert.

C. Strategy for Implementation

The first aim of this program should be to stabilize the structure as it is, eliminating water problems at the roof level and ground level. The windows and doors could be worked on, also, if funds were available.

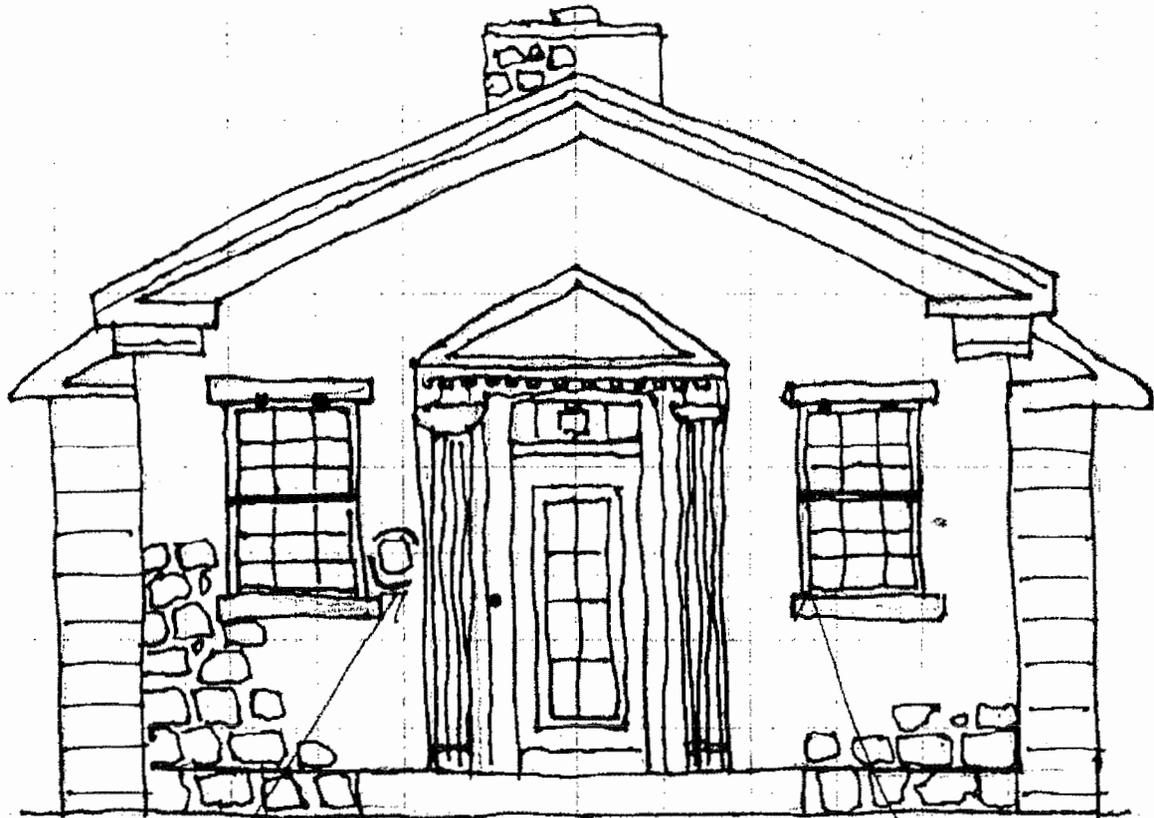
However, in order to accomplish the goal, of making this site the embodiment of a real schoolhouse from the 19th century, the main building would need to have the addition, as well as the interior changes, removed. Any modernizations would have to be included for removal in this restoration, except those required for the safety of people in the building. Also, at the same time, there would be the need to configure the back, or south, end of the building. There is little currently available information about this side of the structure, so more research would need to be done, in order to make it as historically accurate as possible.

The removal of this addition is a large project, involving a lot of physical labor. It might be considered as an undertaking for an historical preservation program at a local university, as it would allow these students to study restoration and structure first-hand. Local volunteers could also be called in, to keep down the costs of the project.

Eventually, as more funds, and volunteers, became available, the entire site, including the outhouse and the well, should be restored to original condition, and the site will be valuable as an example of an early American one-room schoolhouse.

Bibliography

- Kirst, Eric. "DiGioas are at home at school." Troy Eccentric 5 December 1977, (T)A3.
- Lance, Lois. Pathways of History through Troy. City of Troy, September 1976.
- Mack, Robert C. and John P. Speweik. "Repointing Mortar Joints in Historic Masonry Buildings." Preservation Brief No. 2. United States: National Park Service, October 1998
<<http://www2.cr.nps.gov/tps/briefs/brief02.htm>>.
- Maddex, Diane, ed. Built in the U.S.A. Washington, D.C.: Preservation Press, 1985.
- McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 2003.
- Michigan, State of. Michigan's Historic Sites Online. State Historic Preservation Office. 2 March 2004
<<http://michsite.state.mi.us/detlsite.cfm?ObjectID=12032>>.
- Myers, John H. "The Repair of Historic Wooden Windows." Preservation Brief No. 9. United States: National Park Service, 1981
<<http://www2.cr.nps.gov/tps/briefs/brief09.htm>>.
- Rollins, Suzie. "Life returns to old school." Troy Eccentric 13 November 1980, (T)3A.
- Park, Sharon. "Controlling Unwanted Moisture in Historic Buildings." Preservation Brief No. 39. United States: National Park Service, October 1996 <<http://www2.cr.nps.gov/tps/briefs/brief39.htm>>.
- Scott, Dorothy. "National Register of Historic Places - Nomination Form," 1 July 1980.
- Sweetser, Sarah M. "Roofing for Historic Buildings." Preservation Brief No. 4. United States: National Park Service, February 1978
<<http://www2.cr.nps.gov/tps/briefs/brief04.htm>>.
- United States. U. S. Dept. of the Interior. The Secretary of the Interior's Standards for the Treatment of Historic Properties 1992. National Park Service.



mortar crack

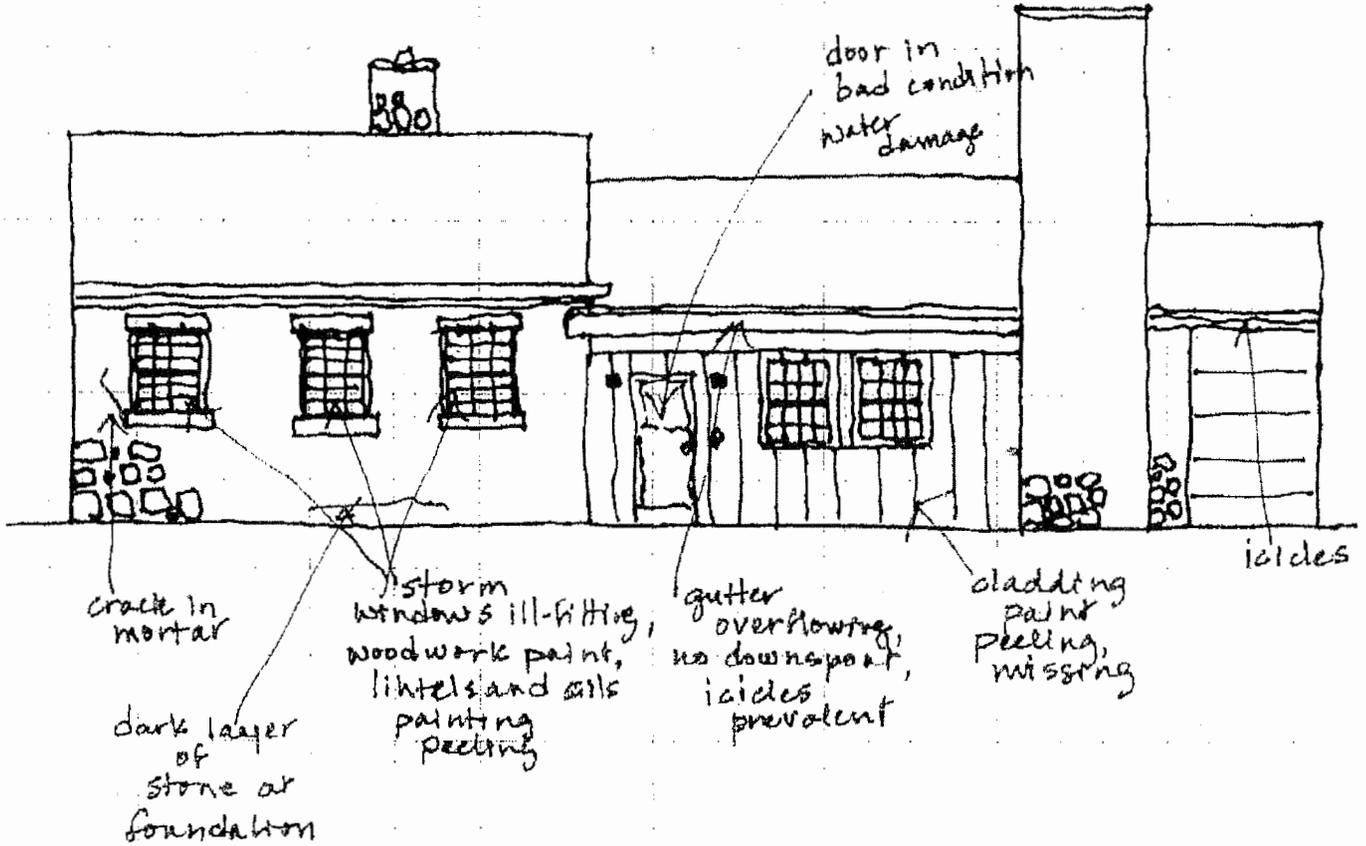
shrubs
obstructing
doorway

storm
window
warped

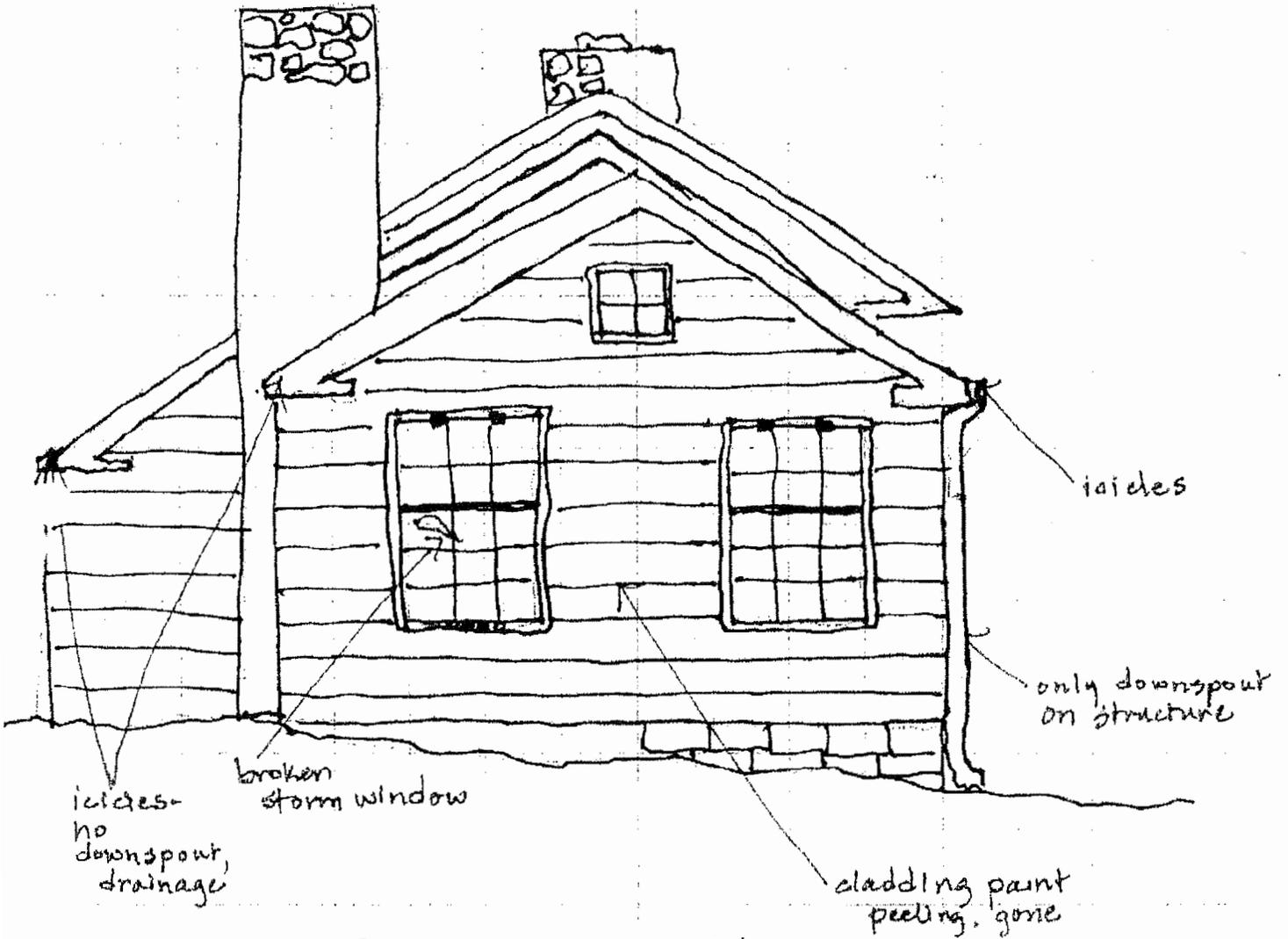
North Elevation

Old Stone School

Drawing No. 2



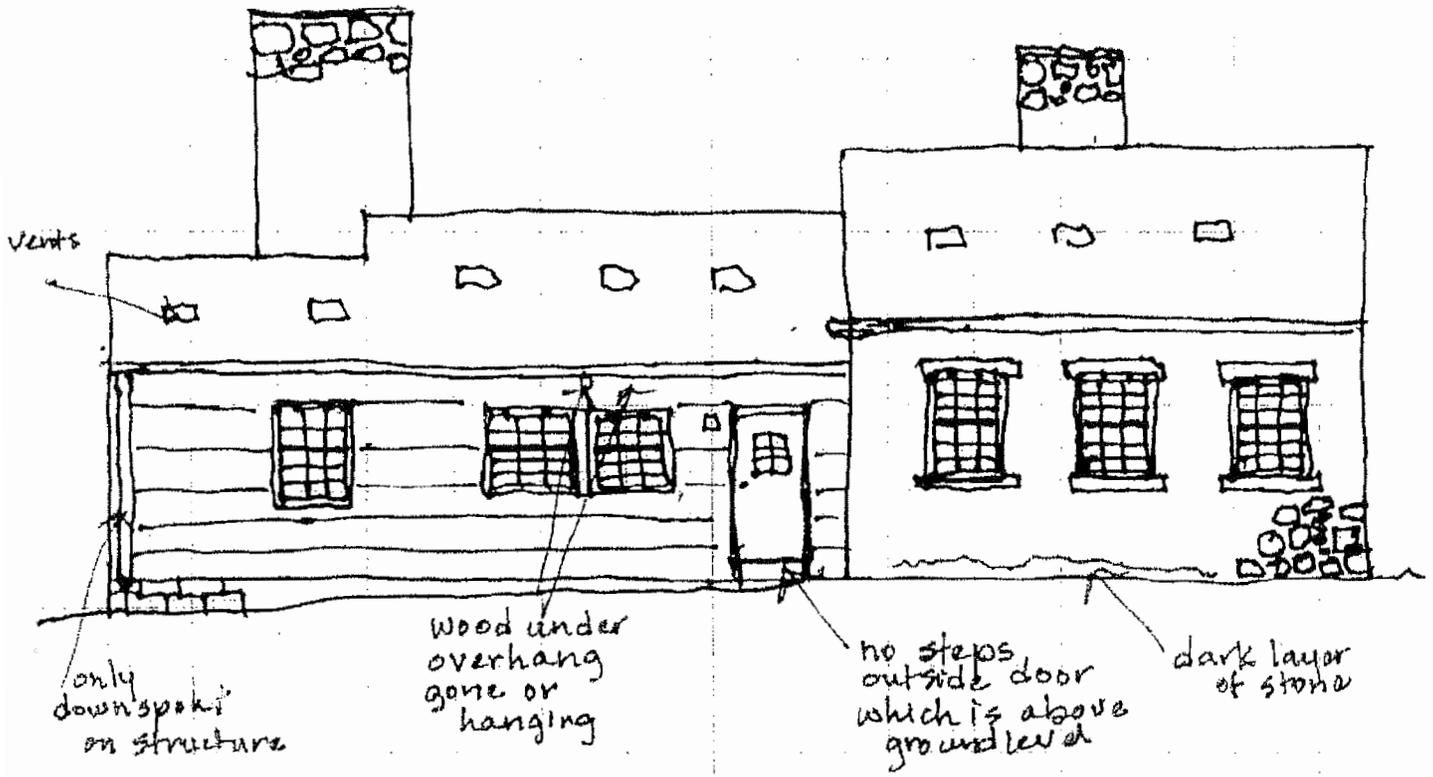
West Elevation



South Elevation

Old Stone School

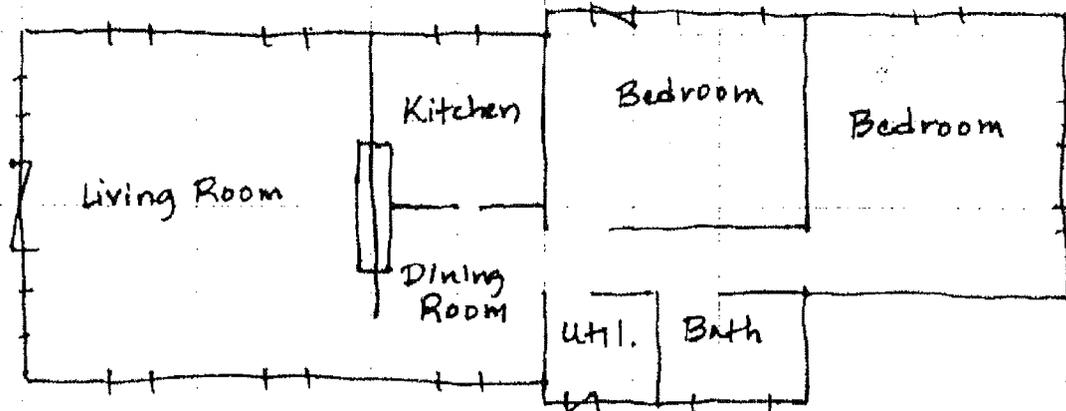
Drawing No. 4



East Elevation

Old Stone School

Drawing No. 5

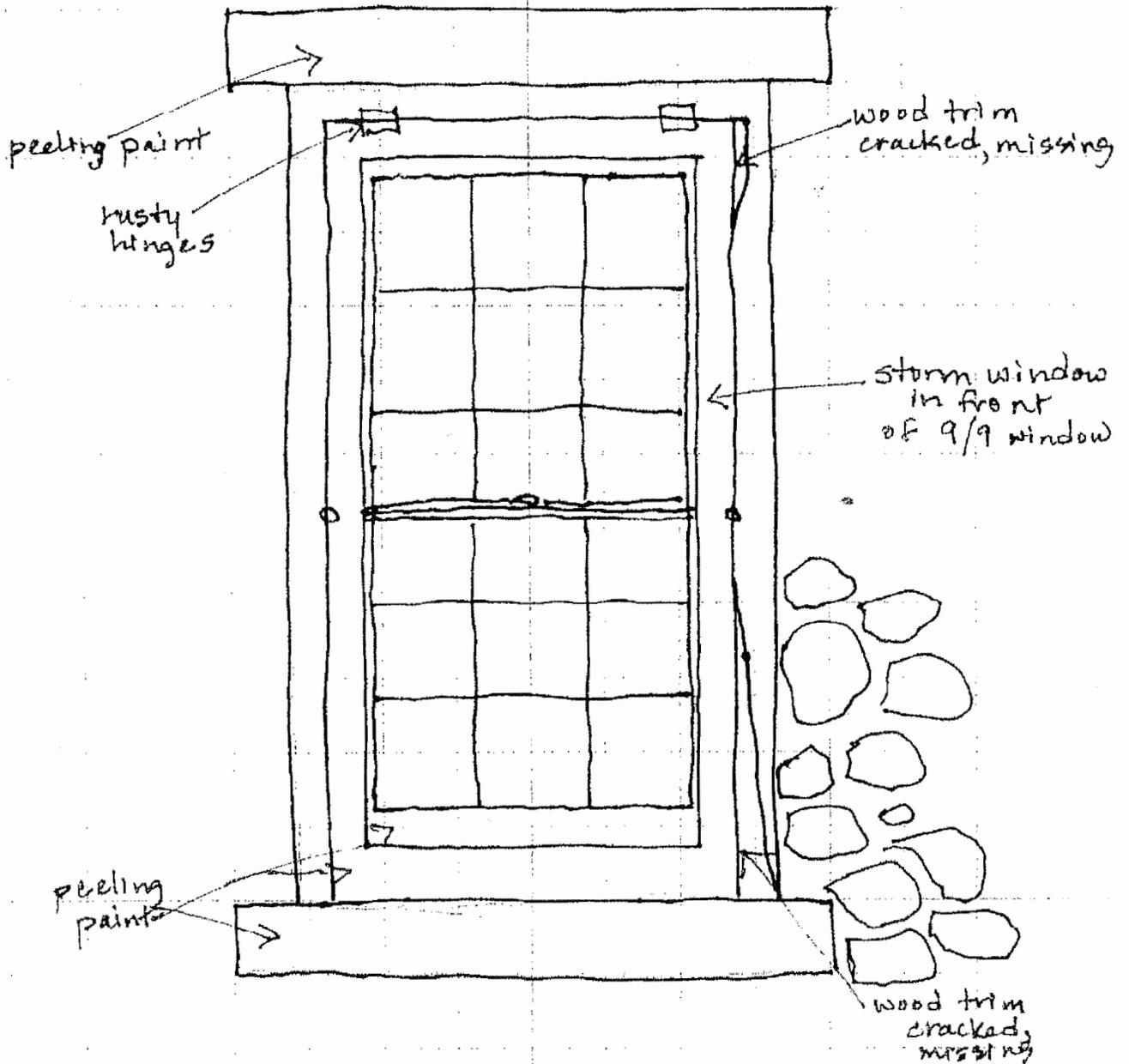


←
North

Floor Plan

Old Stone School

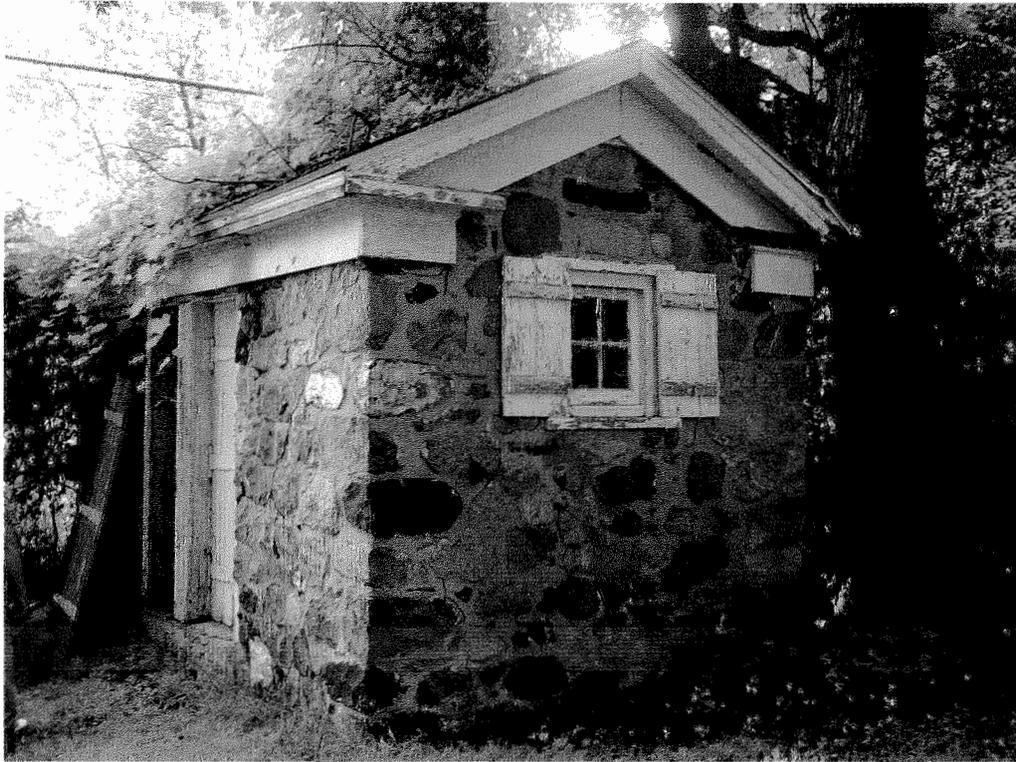
Drawing No. 6



Typical window in stone structure



View of the Property from Adams Road



Stone Outhouse



View of Garage and Carriage House from Adams Road



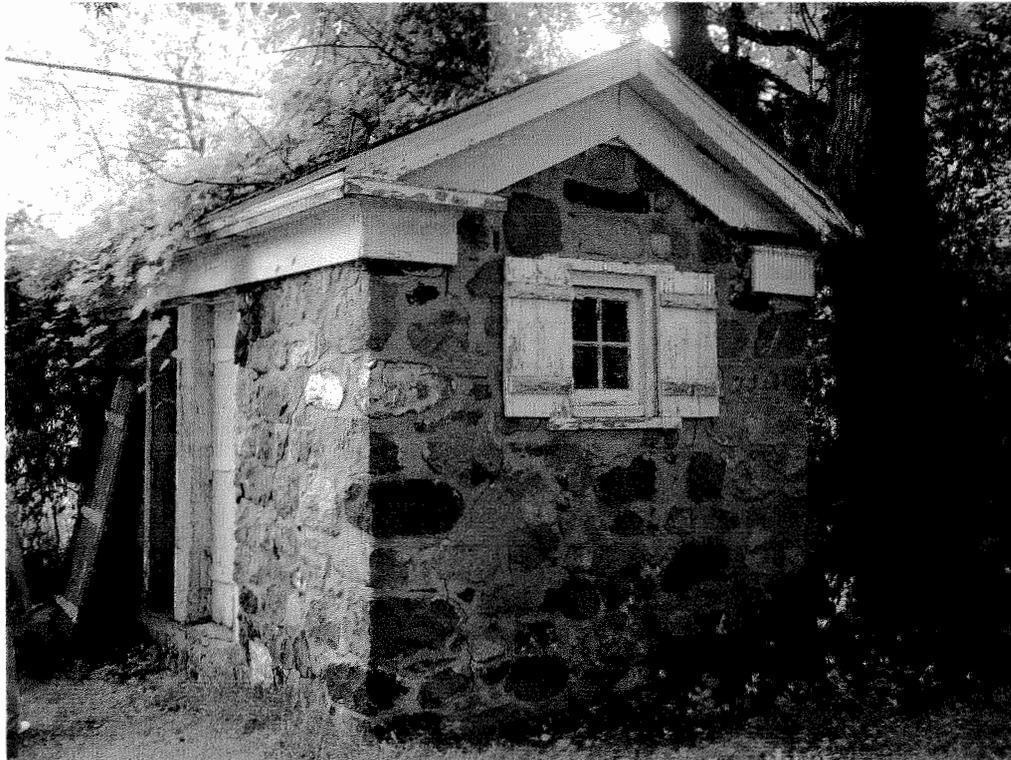
View of Stone Outhouse and Pond



Stone Well



Stone Well



Stone Outhouse



View of Garage and Carriage House from Adams Road



View of the Property from Adams Road



View of Stone Outhouse and Pond