



CITY COUNCIL REPORT

TO: John Szerlag, City Manager

FROM: John Lamerato, Assistant City Manager, Finance and Administration
Cathy Russ, Library Director
Loraine Campbell, Museum Manager

SUBJECT: Preliminary Report to De-List Historic Resource at 4800 Beach
(88-20-18-203-011)

Background:

- Attached for your review is a Preliminary Report from the Historic District Study Committee. This report has also been forwarded for review to the City of Troy Planning Commission, the State Historic Preservation Office, the Michigan Historical Commission and the State Historic Preservation Review Board.
- This item is for informational purposes and is planned to be an action item in March 2010, following the sixty (60) day review period and a public hearing. If you have any questions concerning this report, please contact Loraine Campbell.

Financial Considerations:

- There are no financial considerations.

Legal Considerations:

- The Preliminary Report was prepared at the request of Glen Michaels, the owner of the historic resource at 4800 Beach in adherence to Chapter 13 sec 14.B.1 of the City Code.

Policy Considerations:

- Troy is rebuilding for a healthy economy reflecting the values of a unique community in a changing and interconnected world

Options:

- No action is required at this time.

The Historic District Study Committee was established April 2004 pursuant to the Sec. 14.A of Chapter 13 of the City Code as amended February 16, 2004. A request to remove the historic designation of the house at 4800 Beach Road was received from the present owner, Glen Michaels in December 2008.

The following is the preliminary report by the Historic District Study Committee and their recommendation to de-list the historic district at 4800 Beach Road .

Composition of Committee:

Charlene Harris-Freeman: Historic Homeowner
 Bob Miller: Historic Homeowner
 Leslie Witt Troy Resident

Description of Resource:

4800 Beach Road
 Referred to as the Beach-Davis House

Legal Description of 5875 Livernois

(Tax ID no: 88-20-18-203-011) T2N, R11E, SEC 18 PART OF NW 1/4 OF NE 1/4 BEG AT PT DIST S 02-48-55 E 945.50 FT & N 89-05-05 E 43 FT FROM N 1/4 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 FT, TH S 87-11-05 W 215 FT, TH N 02-48-55 W 218.65 FT TO BEG 1.06 A 7-6-84 FR 200-007 & 011

History of Proposed District:

<u>Date of Transfer</u>	<u>From</u>	<u>To</u>
11 Oct 1820	U.S. Govt	Joshua DAVIS & wife Rebecca (Liber 149 p 562)
19 May 1832	Joshua DAVIS & wife Rebecca	Edward DAVIS & wife Eleanor (Liber 5-428)
21 Feb 1833	Edward DAVIS & wife Eleanor	Reuben Castle BEACH & wife Marietta (DAVIS) BEACH (Liber 7-317)
26 Feb 1869	Heirs of Reuben C. BEACH	Danford BEACH
4 Dec 1909	Heirs of Danford BEACH	Otto HEINZE
27 Jun 1911	Otto HEINZE (or heirs)	August HEINZE & wife Sarah
21 Oct 1916	August HEINZE & wife Sarah	Ralph STOEPEL
20 Apr 1917	Ralph STOEPEL	Julian H. HARRIS
24 Feb 1930	Julian H. HARRIS	The Woodbrook Co.
26 Feb 1935	The Woodbrook Co.	Winfred D. SEYBURN
18 Sep 1946	Winfred D. SEYBURN	Edith (SEYBURN) STOEPEL
24 Sep 1946	Edith (SEYBURN) STOEPEL	John SHALLCROSS & wife Eleanor
27 Apr 1950	Eleanor SHALLCROSS	Robert WARDROP & wife Ann (house & 2.466 acres) Victor Koch (80 acres less 2.466 acres with house)
07 Nov 1962	Robert WARDROP & wife Ann (house & 2.466 acres)	Victor Koch
13 Dec 1978	Estate of Victor Koch	Max & Phillip Stollman (agent for Biltmore Corp.)
13 Nov 1979	Biltmore Corporation (developer of Oak River Subdivision)	H. Glen MICHELS & Jacqueline MICHIGAN (house and limited property)

Statement of Significance:

Joshua DAVIS and his wife Rebecca and their children were one of the very first families to live in Troy (1 of at most 4 in 1820). They bought 80 acres in Section 18 from the U. S. government (W ½ of the NE1/4) The land and homestead passed to a son, Edward, in 1832 then to a daughter and her husband in 1833. Marietta had married Reuben Castle BEACH. Her sister (Lucy DAVIS) had already married Reuben's brother Michael who came at the same time as Joshua DAVIS (1 of the 4). Reuben arrived in Troy about 1825 making him an early settler also. When Reuben C. died in 1863 the property eventually ended up belonging to a son Danford BEACH in 1869. (Marietta continued to live on the property until she died in 1890, she had lived on the property her whole life in Michigan (except for 8 years, some 62 years). Danford Beach lived on the property until he died in 1909 unmarried. The property passed out of Beach family in 1909. More details on the DAVIS and BEACH families can be found in the Historic District application of both 4800 Beach property and the Beach Road Cemetery.

The Historic District Study Committee finds that 4800 Beach should be de-listed both because the current structure is not as significant as originally specified and because the physical characteristics of the district has substantially changed. The Historic District Study Committee finds that much of the 80 acres of farm land originally owned by the Beach family was redeveloped in the 1980's to build the modern subdivision Oak River. While the house at 4800 Beach retains some historic elements of a colonial style dwelling, various renovations and additions over the years have produced a multiplicity of architectural styles and therefore the house is not representative of any specific style. Further, it is unclear that the original owners of the current 4800 Beach had specific historic significance to the development of Troy, other than being early settlers.

Photo Documentation

Attached.



