

TO: Mayor and City Council Members
FROM: Lori Grigg Bluhm , City Attorney
Allan T. Motzny, Assistant City Attorney
DATE: June 14, 2010
SUBJECT: Proposed Amendment to Chapter 13 – Historic Preservation

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

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

Glen Michaels has requested the elimination of his home at 4800 Beach Road from the designated historic districts. The HDSC, after public hearing, recommends granting his requested relief. According to the HDSC final report (copy attached), the current structure is not historically significant, due to the change in physical characteristics. The house is not representative of any particular era or style, due to the number of renovations over the years with a multiplicity of architectural styles. This finding is supported by the opinion of Donna Voronovich, an architect and Professor of Architectural History and Theory at Lawrence Technological University. A copy of her assessment is included in the final report of the HDSC.

The HDSC minutes from the March 30, 2010 public hearing on de-listing, as well as the April 27, 2010 Planning Commission minutes and the May 18, 2010 Historic District Commission (HDC) minutes are attached. The HDSC, Planning Commission, and the HDC all recommend granting Mr. Michaels' requested relief.

The attached proposed amendment to Chapter 13 would amend Chapter 13 to eliminate 4800 Beach Road as a designated historic district.

Please let us know if you have any questions.

**CITY OF TROY
AN ORDINANCE TO AMEND
CHAPTER 13 OF THE CODE
OF THE CITY OF TROY**

The City of Troy ordains:

Section 1. Short Title

This Ordinance shall be known and may be cited as the 26th amendment to Chapter 13 – Historic Preservation of the Code of the City of Troy.

Section 2. Amendment

Section 3.A. of Chapter 13 – Historic Preservation is amended to eliminate the historic district located 4800 Beach Road. As amended, Section 3. A. of Chapter 13 shall read as follows:

3. REGULATION OF RESOURCES AND ESTABLISHED HISTORIC DISTRICTS

- A. There shall be no construction, alteration, repair, moving or demolition of the exterior features of a Historic Resource unless a certificate of appropriateness or a notice to proceed is issued in accordance with this chapter. The following Historic Districts are hereby established.

Troy Union Cemetery, 1199 E. Square Lake (Tax ID: 88-20-02-301- 009) T2N, R11E, SEC 2, PART OF SW ¼ OF SW ¼ BEG AT PT DIST S 89-44-00 E 750 FT FROM SW COR SEC 2, TH S 89-44-00 E 573.57 FT, TH N 00-24-30 W 446.10 FT, TH N 88-46-00 W 365.25 FT, TH S 40-53-00 W 133.60 FT, TH S 89-27-30 W 29.8 FT, TH S 14-06-00 W 360.89 FT TO BEG 4.66 A

6890 Norton (Tax ID: 88-20-03-226-033) T2N, R11E, SEC 3 PART OF NE ¼ BEG AT PT DIST S 01-15-30 E 809.30 FT & S 88-59-30 W 276.15 FT FROM N 1/8 COR, TH S 88-59-30 W 250 FT, TH N 01-35-15 W 136.63 FT, TH N 88-59-30 E 250 FT, TH S 01-35-15 E 136.63 FT TO BEG 0.78 A

770 W. Square Lake (Tax ID: 88-20-04-354-011) T2N, R11E, SEC 4 PART OF SW ¼ BEG AT PT DIST N 00-17-56 E 259.88 FT & S 89-45-00 E 160 FT & S 79-23-48 E 273.17 FT & S 69-02-36 E 300 FT & S 79-29-59 E 232.30 FT & S 89-57-22 E 136.66 FT FROM SW SEC COR, T N 00-12-04 E 226.40 FT, TH N 73-29-54 E 14.90 FT TH ALG CURVE TO RIGHT, RAD 60 FT, CHORD BEARS N 86-20-14 E 26.67 FT, DIST OF 26.89 FT, TH ALG CURVE TO LEFT, RAD 60 FT, CHORD BEARS N 74-27-32 E 50.18 FT, DIST OF 51.77 FT, TH S 40-15-30 E 40.45 FT, TH S 89-57-22 E 9.96 FT, TH S 00-06-01 W 215 FT, TH N 89-59-22 W 125.75 FT, TO BEG 0.67 A5-3-90 FR 008

330 W. Square Lake (Tax ID: 88-20-04-451-029) T2N, R11E, SEC 4 E 169.92 FT of W 856.08 FT OF S 300 FT OF SE ¼, EXC S 60 FT TAKEN FOR RD 0.941A 2-6-93 FR 025

6091 Livernois (Tax ID: 88-20-04-478-013) T2N, R11E, SEC 4 TROY ACRES S 70 FT OF LOT 1

6071 Livernois (Tax ID: 88-20-04-478-017) T2N, R11E, SEC 3, 4, 9, & 10 SUPERVISORS PLAT NO. 7 LOT 1 EXC E 27 FT TAKEN FOR RD 6-11-96 CORR

6059 Livernois (Tax ID: 88-20-04-478-018) T2N, R11E, SEC 3, 4, 9 & 10, SUPERVISOR'S PLAT NO. 7 LOT 2

90 West Square Lake (Tax ID: 88-20-04-478-022) T2N, R11E, SEC 4, TROY ACRES NO. 1 SLY 150 FT OF LOT 20 EXC BEG AT SW LOT COR, TH N 89-30-00 E 93 FT, TH N 41 FT, TH S 88-15-21 W 93.04 FT, TH S 38.98 FT TO BEG 6-13-96 CORR

Former Stone School, 3995 South Boulevard (Tax ID: 88-20-06-101-001) T2N, R11E, SEC 6 W 165 FT OF N 264 FT OF NW FRC ¼ EXC PART TAKEN FOR HWY DESC AS BEG AT NW SEC COR, TH ELY 91 FT ALG SEC LINE, TH SWLY TO PT IN W SEC LINE DIST OF 91 FT SLY FROM BEG, TH NLY 91 FT ALG SEC LINE TO BEG 0.90 A

Beach Road Cemetery (Tax ID: 88-20-07-451-001) T2N, R11E, SEC 7 N 147 FT OF 167 FT OF SW ¼ OF SE ¼ 0.57A 5875 Livernois (Tax ID: 88-20-09-232-005) T2N, R11E, SEC 3, 4, 9, & 10 SUPERVISORS PLAT NO. 7 LOT 13

46 East Square Lake Road (Tax ID: 88-20-10-101-002) T2N, R11E, SEC 3, 4, 9 & 10 SUPERVISORS PLAT NO. 7, PART OF LOT 26 BEG AT NW COR, T S 89-43-00 E 1.32 FT ALG N LOT LINE, TH S TO PT ON S LOT LINE 6 FT E OF SW LOT COR, TH S 89-15-00 W 6 FT ALG S LOT LINE, TH NLY 116.30 FT TO BEG, ALSO ALL OF LOT 27

54 East Square Lake Road (Tax ID: 88-20-10-101-003) T2N, R11E, SEC 3, 4, 9 & 10 SUPERVISORS PLAT NO. 7 LOT 26 EXC BEG AT NW LOT COR, TH S 89-43-00 E 1.32 FT ALG N LOT LINE, TH S TO PT ON S LOT LINE 6 FT E OF SW LOT COR, TH S 89-15-00 W 6 FT ALG S LOT LINE, TH NLY 116.30 FT ALG W LOT LINE TO BEG

90 East Square Lake Road and 110 East Square Lake Road (Tax ID 88-20-10-101-004) T2N, R11E, SEC 3, 4, 9, & 10 SUPERVISORS PLAT NO. 7 LOT 25

126 East Square Lake Road (Tax ID: 88-20-10-101-005) T2N, R11E, SEC 3, 4, 9, & 10 SUPERVISOR'S PLAT NO. 7 LOT 24

138 East Square Lake Road (Tax ID: 88-20-10-101-006) T2N, R11E, SEC 3, 4, 9, & 10 SUPERVISORS PLAT NO. 7 LOT 23

160 East Square Lake Road (Tax ID: 88-20-10-101-043) T2N, R11E, SEC 10 PART OF NW ¼ BEG AT PT DIST N 00-14-00 W 33 FT FROM NE COR OF LOT 23 OF 'SUPERVISOR'S PLAT NO 7', TH S 89-43-00 E 145 FT, TH S 00-14-00 E 300 FT, TH N 89-43-00 W 145 FT, TH N 00-14-00 W 300 FT TO BEG 1 A

101 East Square Lake Road (Tax ID: 88-20-03-301-077) T2N, R11E, SEC 3, SUPERVISOR'S PLAT NO. 7 E 30 FT OF LOT 20 EXC S 41 FT TAKEN FOR RD, ALSO LOT 21 EXC S 41 FT TAKEN FOR RD, ALSO N 73.43 FT OF LOT 22

Sylvan Glen Clubhouse, 5725 Rochester Road (Tax ID: 88-20-10- 200-001) T2N, R11E, SEC 10 NE ¼ 160 A

5871 Hilmore (Tax ID: 88-20-11-103-014) T2N, R11E, SEC 11 PART OF NW ¼ BEG AT PT DIST S 01-33-00 E 833 FT FROM NE COR OF W ½ OF NW ¼, TH S 88-55-00 W 330 FT, TH S 01-33-00 E 200 FT, TH N 88-55-00 E 330 FT, TH N 01-33-00 W 200 FT TO BEG 1.55 A

Hill House, 4320 John R (Tax ID: 88-20-13-303-014) T2N, R11E, SEC 13 PART OF SW ¼ BEG AT PT DIST N 00-49-43 E 1544.71 FT FROM SW SEC COR, TH S 89-10-17 E 220 FT, TH N 00-49-43 E 200 FT, TH N 89-10-17 W 220 FT, TH S 00-49-43 W 200 FT TO BEG EXC W 50 FT TAKEN FOR RD 0.77 A

4820 Livernois (Tax ID: 88-20-15-102-010) T2N, R11E, SEC 15 BELZAIR SUB NO 1 OUTLOT C EXC THAT PART DESC AS BEG AT NE COR OF OUTLOT C, TH S 00-06-40 W 164.45 FT ALG E LINE OF OUTLOT C, TH S 89-46-10 W 24.14 FT, TH N 00-00-16 W 97.30 FT, TH N 89-59-44 E 3.00 FT, TH N 00-00-16 W 36.52 FT, TH S 80-03-40 W 3.04 FT, TH N 00-00-16 W 27.00 FT TO N LINE OF OUTLOT C, TH N 80-03-40 E 24.54 FT TO BEG

Emerson Church – Unitarian Universalist, 4320 Livernois (Tax ID: 88-20-15-351-002) T2N, R11E, SEC 15 & 16 MC CORMICK & LAWRENCE LITTLE FARMS SUB LOTS 46 & 47 EXC W 27 FT TAKEN FOR RD, ALSO ALL OF LOT 48, ALSO W 85.58 FT OF LOT 49

Troy Museum & Historic Village - Caswell House, Poppleton School, Old City Hall, Old Troy Church and Parsonage, Log Cabin and Wagon, Shop 60 W. Wattles (Tax ID: 88-20-16-478-033) T2N, R11E, SEC 16 LAKEWOOD SUB LOT 89 TO 92 INCL, ALSO LOTS 131 TO 134 INCL EXC S 27 FT TAKEN FOR RD, ALSO N 30.75 FT OF LOT 138, ALSO LOTS 139 TO 142 INCL, EXC E 27 FT TAKEN FOR LIVERNOIS RD, and 100 W WATTLES (Tax ID 88-20-16-478-027) T2N, R11E, SEC 16 LAKEWOOD SUB LOT 130 EXC S 20 FT TAKEN FOR WATTLES RD., and 109 LANGE (Tax ID: 88-20-16-478-026) T2N, R11E, SEC 16 LAKEWOOD SUB LOT 93

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 4.06 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 COR, TH S 89-58-00 E 287.00 FT, TH S 00-13-00 W 607.22 FT, TH N 89-58-00 W 287.00 FT, TH N 00-13-00 E 607.22 FT TO BEG EXC N 245 FT OF W 150 FT THEREOF, ALSO EXC N 60 FT TAKEN FOR RD 2.97 A

3864 Livernois (Part of Tax ID: 88-20-22-101-005) Part of the NW ¼ of Sec 22, T.2N R11E, City of Troy, Oakland County, Michigan beginning at the point which is N 00°20'25" E 1771.60 ft. along the West line of Sec. 22 from the West ¼ corner of Sec 22, T2N R11E; thence, continuing along the West line of Sec. 22 N 00°20'25" E 330.00 ft.; thence S 89°25'55" E 225.00 ft.; thence S 00° 20'25" W 330.00 ft.; thence N 89°25'55" W 225 ft. to the point of beginning. Containing 74,247 square feet – 1.705 acres, and subject to an easement over the North 30 ft. for ingress and egress and public utilities.

36551 Deguindre (Tax ID: 88-20-25-230-032) T2N, R11E, SEC 25 PART OF NW ¼ BEG AT PT DIST S 00-00-08 E 1028.22 FT & S 89-23-59 W 60 FT FROM NE SEC COR, TH S 00-00-08 E 300 FT, TH S 89-23-59 W 245 FT, TH N 00-00-08 W 300 FT, TH N 89-23-59 E 245 FT TO BEG 1.69 A

1934 Livernois (Tax ID: 88-20-27-351-016) T2N, R11E, SEC 27 ADDISON HEIGHTS SUB N 81 FT OF W 108 FT OF LOT 53

Perrin Cemetery (Coolidge) (Tax ID: 88-20-32-152-002) T2N, R11E, SEC 32 PART OF W ½ BEG AT W ¼ COR, TH N 00-03-00 E 165 FT, TH E 140 FT, TH S 00-03-00 W 165 FT, TH S 88-44-30 E 25 FT, TH S 01-06-30 W 67.5 FT, TH N 88-31-00 W 165 FT, TH N 00-03-00 E 66 FT TO BEG 0.78

- B. Except as provided in subsection C, all of the Historic Districts established as of July 21, 2003 shall be exempt from the requirements and provisions of Section 14 of this Chapter entitled "Establishment, Modification or Elimination of a Historic District". Such exempt Historic Districts shall not be within the purview of any Historic District Study Committee and shall remain under the sole jurisdiction of the Historic District Commission, except to the extent otherwise provided in Section 5 of this Chapter for the Historic Districts included in the Troy Museum and Historic Village.
- C. A person or entity that owns a resource within an Historic District established as of July 21, 2003, may submit a request to the Commission to modify or eliminate such Historic District. In such cases, the Historic District may only be eliminated or modified in accordance with Section 14.

Section 3. Savings

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect are hereby saved. Such proceedings may be consummated under and according to the ordinance in force at the time such proceedings were commenced. This ordinance shall not be construed to alter, affect, or abate any pending prosecution, or prevent prosecution hereafter instituted under any ordinance specifically or impliedly repealed or amended by this ordinance adopting this regulation, for offenses committed prior to the effective date of this ordinance; and new

prosecutions may be instituted and all prosecutions pending at the effective date of this ordinance may be continued, for offenses committed prior to the effective date of this ordinance, under and in accordance with the provisions of any ordinance in force at the time of the commission of such offense.

Section 4. Severability Clause

Should any word, phrase, sentence, paragraph or section of this Ordinance be held invalid or unconstitutional, the remaining provision of this ordinance shall remain in full force and effect.

Section 5. Effective Date

This Ordinance shall become effective ten (10) days from the date hereof or upon publication, whichever shall later occur.

This Ordinance is enacted by the Council of the City of Troy, Oakland County, Michigan, at a regular meeting of the City Council held at City Hall, 500 W. Big Beaver, Troy, MI, on the 21st day of June, 2010.

Louise E. Schilling, Mayor

Tonni L. Bartholomew, MMC
City Clerk

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 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	Victor Koch (house & 2.466 acres)
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), but these original owners of the current 4800 Beach did not have specific historic significance to the development of Troy, other than being early settlers. 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 and no historic significance can be attached to the second Mr. Davis.

The land passed then to a Davis daughter, Marietta, and her husband (Reuben Castle BEACH) in 1833. Reuben Castle Beach, like the overwhelming majority of Troy property holders of that time, was a farmer, an important profession at the time, but not one that alone confers historic significance. Marietta's sister (Lucy DAVIS) 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 lived on the property until she died in 1890-- having lived on the property for 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. There is no documentation that any of the owners or residents of 4800 Beach have particular historic significance.

The original historic district committee used an 1872 plat map as basis for the historic designation of 4800 Beach. There is no proof that the structure on the map and the house standing today are the same. Edward Davis sold the land to Beach approximately five decades before the 1872 map was made and Reuben Castle Beach died nearly ten years before 1872. Troy settlers' first homes were most often single room log cabins, which were replaced by larger log cabins, and then latter by frame houses.

Therefore, the Historic District Study Committee finds that 4800 Beach should be de-listed both because the current structure is not historically significant as originally specified and because the physical characteristics of the district have 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.

Below is a letter from the independent architect, Donna Voronovich, a professor of architecture at Lawrence Technical University. Ms. Voronovich was retained by the Historic District Study Commission and personally walked the property at 4800 Beach to assess the historic significance of the structure. This letter provides an independent, professional analysis. Also included below are pictures annotated by Mrs. Charlene Harris-Freeman, a member of Historic District Study Committee who accompanied Ms. Voronovich and kept notes.

Following these items are aerial photographs that show the development of the original 80 acres adjacent to 4800 Beach into the Oak River subdivision (beginning in 1979).

The Historic District Study Committee agrees with the findings of Ms. Donna Voronovich A.I.A.,P.L.L.C.; and, therefore, the committee recommends that 4800 Beach be de-listed as a historic district, both because the current structure is not historically significant as originally specified and because the physical characteristics of the district has substantially changed.

DONNA VORONOVICH A.I.A., P.L.L.C.
Architecture and Design Consulting
248-227-7185

February 15, 2010

City of Troy Historic Study Committee/Historic District Committee
Troy Museum
Wattles Road
Troy, Michigan 48098

Re: 4800 Beach Road
Troy, Michigan 48098

Dear Committee Members,

On behalf of the owners of the above referenced property, I was asked to render a professional opinion regarding the historical significance of the residence found there.

My qualifications to conduct such an assessment are based on my 20 years of practice as a licensed architect in the states of Michigan and New York, the degrees I hold in architecture from the University of Michigan College of Architecture and Urban Planning (B.S. Architecture and Master of Architecture), as well as my current position as an Assistant Professor of Architectural History and Theory at Lawrence Technological University College of Architecture and Design, a position I have held since 2004.

I visited the property on Thursday, February 11, 2010. Based on my visual assessment of the architecture, I generally concur with the owners' report on the structure with regard to its questionable value as an example of historic architecture.

The following qualities, elements, and characteristics of the structure contradict the "Greek Revival" Designation which currently stands:

1. There is an absence of the usual Greek Temple-front portico. Instead, the main entrance to the house is a small attached enclosed porch which was an addition to the original structure. It is located off-center on the gable-end of the "west" house, immediately adjacent to a large field-stone chimney. There are no columns on this entry element, rather just simple pilasters which are more characteristic of Colonial or Georgian architecture, but seldom used in Greek Revival. The absence of a triangular

pediment at the entrance is also curious, as the roof is flat with only a balustrade. The lack of a formal main entrance, as well as the general ambiguity of the entry sequence is inconsistent with the Greek Revival style.

2. The exterior cladding, windows, roofing material, and foundations of the structure are not consistent, indicating several additions. Furthermore, the large connecting structure between the two primary buildings clearly was a late addition to join two earlier structures together. The joining of several buildings together compromises the architectural integrity of them individually, thereby further compromising the historical significance of the whole.
3. The existing structure appears to have begun as an ensemble of separate buildings that have been joined together and clad with white siding to make them appear as a cohesive structure. The roof dormers are of various design and age. On the "west" house, one sees Colonial and Georgian style dormers with triangular pediments and simple pilasters. On the connecting element, there are 3 pairs of French doors and 3 rounded dormers in the roof above. This type of eclecticism is inconsistent with Greek Revival architecture.
4. The sunroom found on the south end of the "west" house is of Federalist style, as indicated by the use of an exposed red brick foundation, painted white wood trim with pilasters at the corners, simple continuous frieze, large double-hung windows, flat roof, and balustrade along the roof edge.
5. The Palladian window (Serliana motif) on the east house is inconsistent with Greek Revival. Furthermore, it is incorrectly used here, neither in proportion nor in alignment with the gable. Below, the two pairs of French doors are curiously located, undermining the perceived integrity of the structure relative to the large Palladian window.
6. Along the east side of the "east" house is another sunroom. Unlike the Federalist style of the previously mentioned sunroom, this one is entirely clad in siding with a much simpler trim work and smaller windows.

In summary, I would recommend that this structure be de-designated as a significant historic example of architecture. Although it is a handsome house, the eclectic character of the architecture fails to demonstrate exemplary quality of one particular historic style. Furthermore, the fact that it is actually several structures which have been combined into one over a period of many years is problematic with regard to a historic designation.

Should you have any questions, please contact me.

Very truly yours,



Donna Voronovich, Registered Architect

248/227-7185

dvoronovi@LTU.edu

Could be considered
Greek Revival

Addition
violates the
symmetry of
Greek Revival



Addition no
particular
style



1st structure
Colonial

Georgian
Style dormers

Back of 1st
house is a
Federal
addition
with Greek
Revival
pilaster



Second
structure
added after
1920

2nd story
addition

Palladian
Window
This is
modern in i
style

Georgian
architectur
isn't found
in Greek
Revival

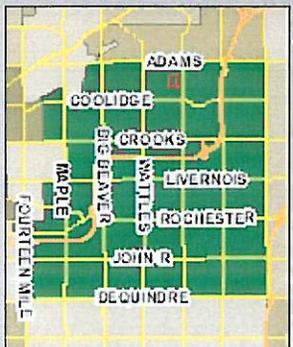
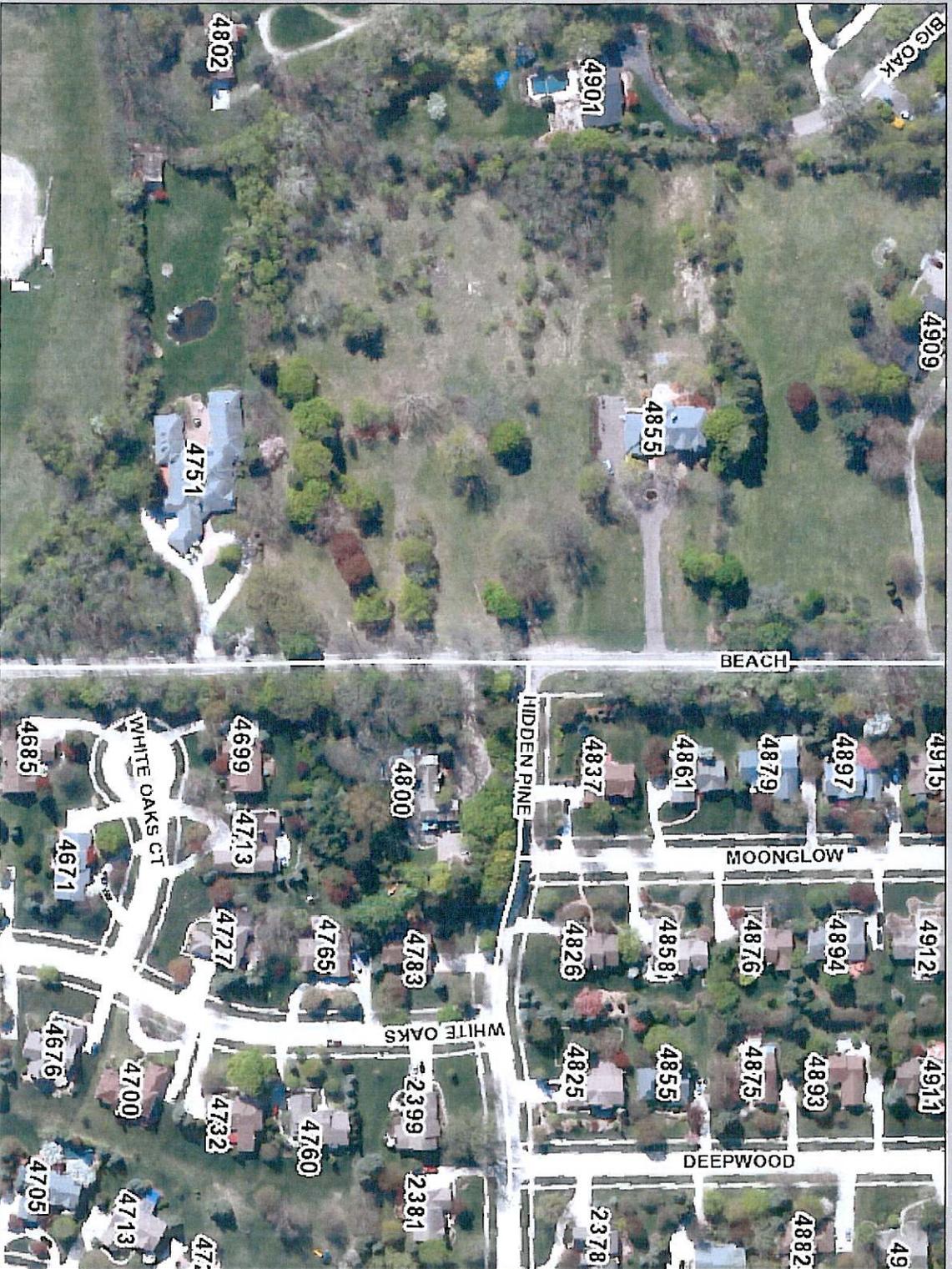
Bottom is
colonial

3rd structure
connects the
2 houses

Georgian
style

Combination
of Georgian
and
Colonial





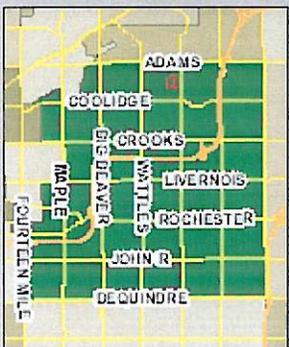
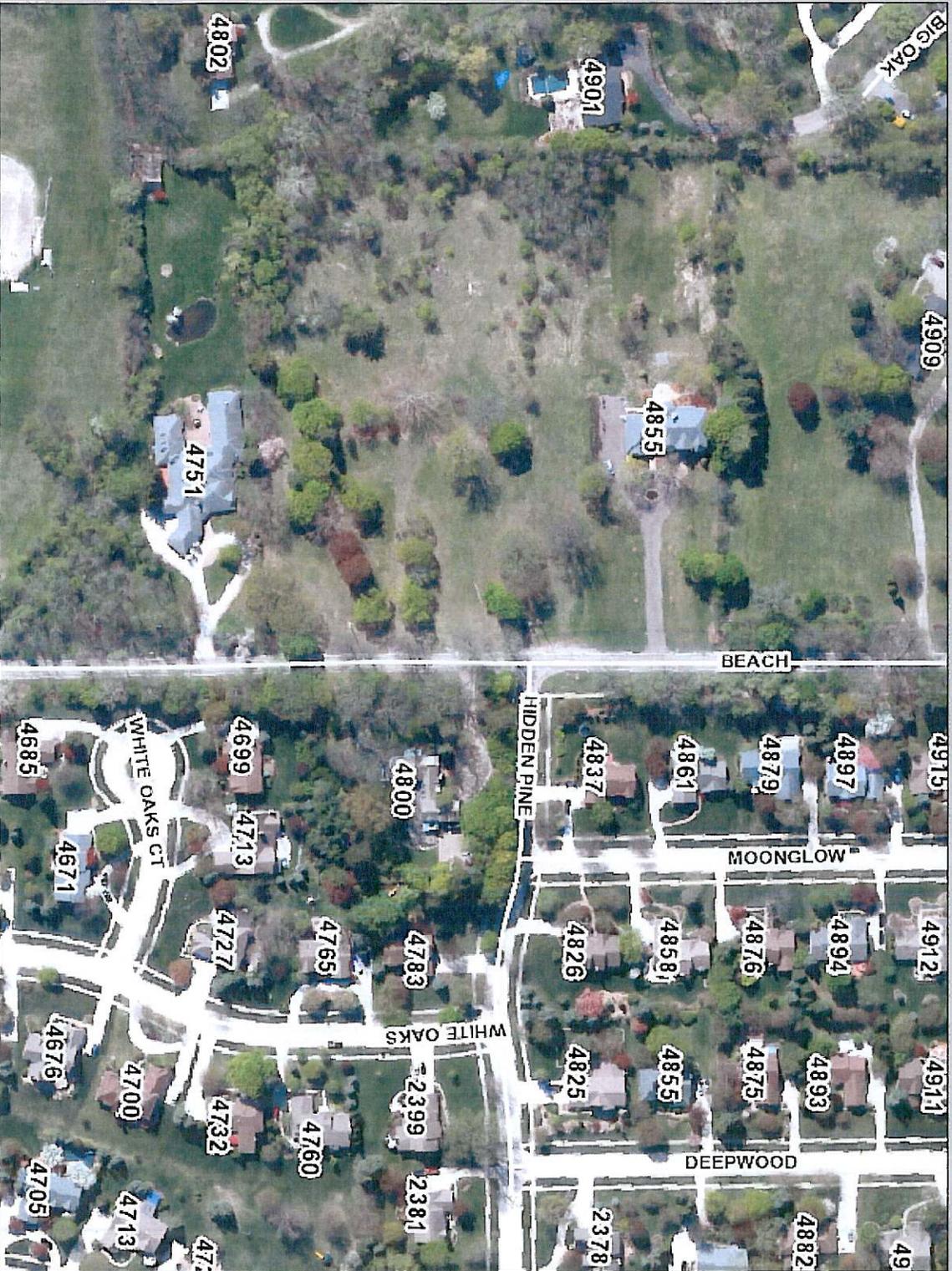
Notes

4800 Beach Road

Created: 06/15/2010



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.



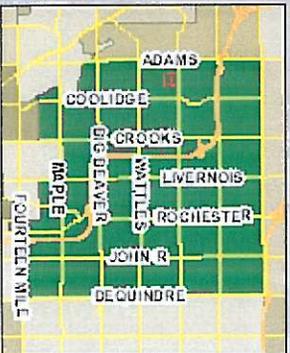
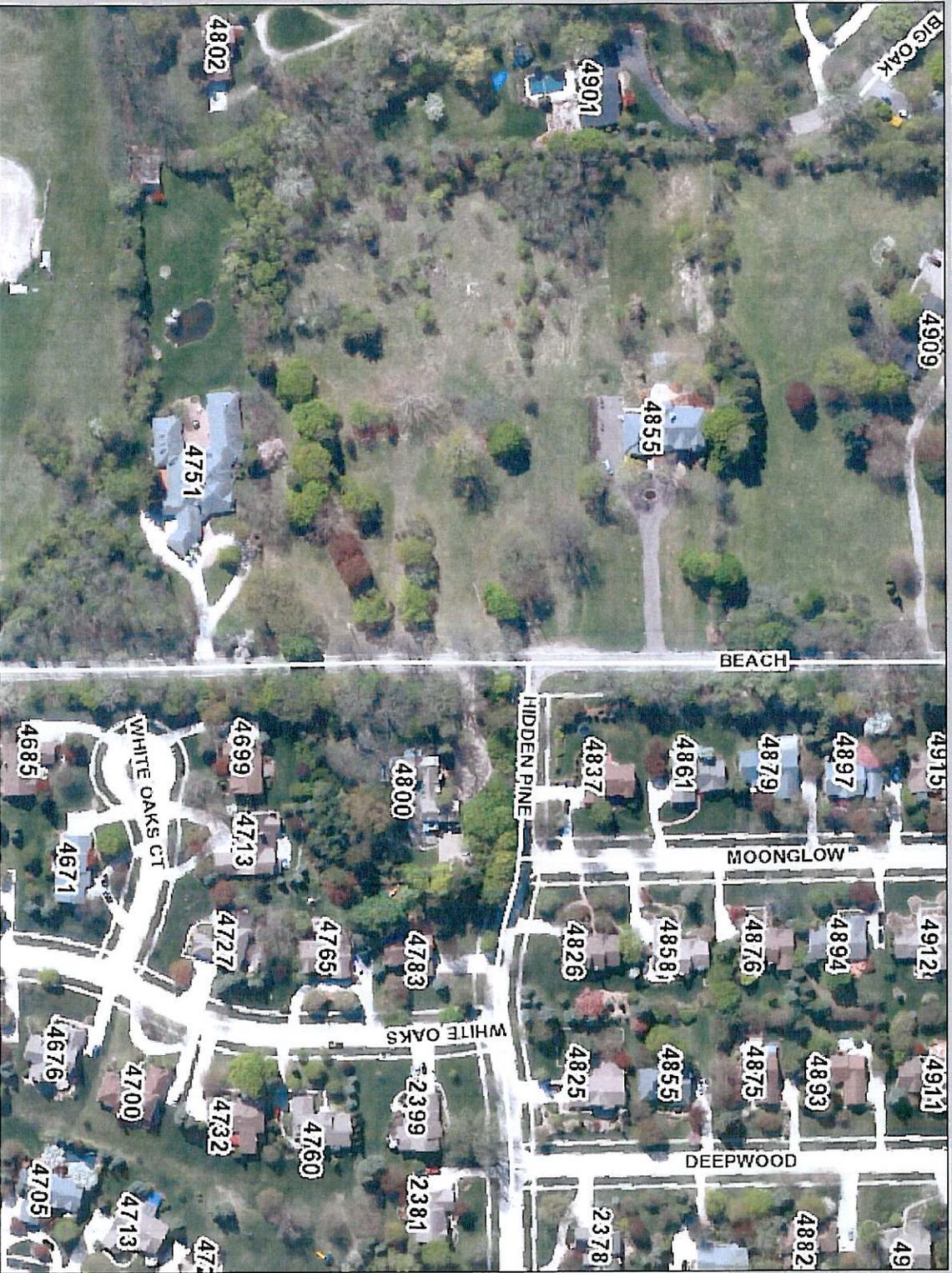
Notes

4800 Beach Road

Created: 06/15/2010



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.



Notes

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This special meeting of the Troy Historic District Study Committee was held Tuesday, March 30, 2010 at the Troy Museum & Historic Village. The meeting was called to order at 7:30 P.M.

ROLL CALL

PRESENT: Bob Miller
Charlene Harris-Freeman
Leslie Witt

STAFF: Loraine Campbell

ABSENT: Linda Rivetto
Paul Lin

GUESTS: Glen and Jacqueline Michaels
4800 Beach Rd.
Troy MI 48098

Resolution #HDSC-2010-03-001

Moved by Miller

Seconded by Harris-Freeman

RESOLVED, That the minutes of February 2, 2010 be approved

Yes: 3— Miller, Harris-Freeman, and Witt

No: 0

MOTION CARRIED

PUBLIC HEARING

The public hearing regarding the proposed de-listing of the historic resource at 4800 Beach Road (88-20-18-203-011) was called to order at 7:40 P.M. there were no public comments regarding the proposed delisting. The committee reviewed the process with the owners of the resource, Glen and Jacqueline Michaels.

The Public hearing was closed at 7:50 P.M.

OLD BUSINESS

A. Request to Delist 4800 Beach

The committee amended the preliminary report following recommendations by the State Historic Preservation Office and the Historic district Commission.

Resolution #HDSC-2010-03-002
Moved by Miller
Seconded by Harris-Freeman

RESOLVED, That the preliminary report to remove the local historic designation of the historic resource at 4800 Beach Road (88-20-18-203-011) be approved as amended and that:

- 1. That the final report be submitted to the Historic District Commission and the Planning Commission for their recommendations; and**
- 2. That their recommendations and the final report are submitted to City Council for approval and that Chapter 13 of the city ordinance is amended.**

Yes: 3— Miller, Harris-Freeman, and Witt
No: 0

MOTION CARRIED

The Troy Historic Study Committee Meeting was adjourned at 8:00 PM. The next rescheduled meeting is April 6, 2010 at 7:30 PM at the Troy Museum & Historic Village.

Leslie Witt
Chairman

Loraine Campbell
Recording Secretary

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Hutson at 7:30 p.m. on April 27, 2010 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Donald Edmunds
 Michael W. Hutson
 Philip Sanzica
 Robert M. Schultz
 Thomas Strat
 John J. Tagle
 Lon M. Ullmann

Absent:

Mark Maxwell
 Mark J. Vleck

Also Present:

R. Brent Savidant, Acting Planning Director
 Christopher Forsyth, Assistant City Attorney
 Zachary Branigan, Carlisle/Wortman Associates, Inc.
 Adrienne Milner, Student Representative
 Wanda Norman, Planning Department Intern
 Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2010-04-024

Moved by: Schultz
 Seconded by: Sanzica

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
 Absent: Maxwell, Vleck

MOTION CARRIED

3. APPROVAL OF MINUTES

Mr. Strat requested that the April 13, 2010 minutes reflect the following change:
 Page 4, 2nd paragraph, to read: *Mr. Strat suggested that the applicant confirm capacity with the Fire Marshal and Building Department.*

Resolution # PC-2010-04-025

Moved by: Sanzica
 Seconded by: Edmunds

RESOLVED, To approve the minutes of the April 13, 2010 Regular meeting as revised and the April 20, 2010 Special meeting as prepared.

Yes: All present (7)
 Absent: Maxwell, Vleck

MOTION CARRIED

4. PUBLIC COMMENT

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Edmunds reported on the April 20, 2010 Board of Zoning Appeals (BZA) meeting.

- Boys & Girls Club of Troy, 3670 John R – Item postponed to the May Regular meeting, at request of applicant.
- St. Mark Coptic Orthodox Church, 3603-3615 Livernois – Landscaped berm approved.
- 2160 Charnwood – Item postponed to the May Regular meeting; Board requested presence of Assistant Fire Marshal to address item.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported on the April 21, 2010 Downtown Development Authority (DDA) meeting.

- Big Beaver Design Standards – Presentation by Zak Branigan of Carlisle/Wortman Associates

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on the following:

- Zoning Ordinance Text Amendment (File Number ZOTA 242) relating to agricultural uses in single family residential districts – Approved by City Council as recommended by Planning Commission.
- PUD 5 Caswell Town Center – Potential application to Planning Commission for consideration of revised and unique layout of 24 detached single family residential units.

PRELIMINARY SITE PLAN REVIEW

8. PRELIMINARY SITE PLAN REVIEW (File Number SP 959) – Proposed Ocean Prime Restaurant Patio Improvements, South side of Big Beaver, West of Coolidge (2915 Coolidge), Section 30, Currently Zoned O.S.C. (Office-Service-Commercial)

Mr. Branigan presented a summary of the Planning Consultant report on the proposed Ocean Prime Restaurant patio improvements. He addressed the variance granted in April 2009, parking and landscaping. It is the recommendation of the Planning Consultant to approve the preliminary site plan and required parking modification as designed.

Keith Rogers was present to represent the petitioner, Cameron Mitchell Restaurants, Inc. He described the canopy design and materials and addressed the comfort and protection that a covered patio would provide restaurant patrons. Mr. Rogers said the increase in patronage attracted to comfortable outdoor dining would result in a financial boost to the restaurant.

Mr. Strat addressed the differences in development strategies among various Board and Committees.

Resolution # PC-2010-04-026

Moved by: Edmunds
 Seconded by: Strat

WHEREAS, The Planning Commission hereby approves a reduction in the number of required parking spaces for the proposed Ocean Prime Restaurant Patio Improvements and other uses located on the parent parcel, to 2,819 when a total of 3,248 spaces are required on the site based on the off-street parking space requirements for all combined uses on the parent property, as per Article XL. This 429-space reduction is justified through shared parking, as outlined in the parking study prepared by PEA, and therefore meets the standards of Article 40.20.12.

THEREFORE BE IT RESOLVED, That Preliminary Site Plan Approval, pursuant to Section 03.40.03 of the Zoning Ordinance, as requested for the proposed Ocean Prime Restaurant Patio Improvements, located on the South side of Big Beaver, West of Coolidge, in Section 30, within the O-S-C zoning district, be granted.

Yes: All present (7)
 Absent: Maxwell, Vleck

MOTION CARRIED

OTHER BUSINESS

- 9. **ROCHESTER ROAD ACCESS MANAGEMENT** – Presentation by SEMCOG Representative

Mr. Savidant gave a brief introduction of the Rochester Road Access Management plan for the Rochester Road corridor. He addressed the plan's intent, the participating cities and their roles in developing an access management plan.

SEMCOG representatives Susan Stefanski and Jennifer Evans were present. Ms. Stefanski presented a PowerPoint presentation. She indicated that Mark Miller and Brent Savidant are steering committee representatives. Ms. Stefanski announced that LSL Consulting, Inc. was selected to conduct the study.

There was discussion on:

- Rochester Road widening and existing conditions.
- Access management from state to state.
- Access management standards in the Zoning Ordinance.
- Adoption of the study.
- Federal funding.

10. COMPREHENSIVE ZONING ORDINANCE REWRITE (ZOTA 236) – Discussion with Representatives from Carlisle/Wortman Associates, Inc.

Mr. Branigan received positive and favorable feedback on last week's meetings with Kevin Klinkenberg of 180 Degrees Design Studio.

11. FINAL REPORT OF HISTORIC DISTRICT STUDY COMMITTEE – Delisting 4800 Beach Road

Mr. Savidant gave a brief introduction of the item. The Historic District Study Committee asked the Planning Commission to support their recommendation to delist 4800 Beach Road.

General discussion followed.

Resolution # PC-2010-04-027

Moved by: Schultz
Seconded by: Sanzica

RESOLVED, That the Planning Commission accepts the Final Report of the Historic District Study Committee and supports the de-listing of 4800 Beach Road, as recommended in the Final Report of the Historic District Study Committee.

Yes: All present (7)
Absent: Maxwell, Vleck

MOTION CARRIED

12. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

13. PLANNING COMMISSION COMMENT

Mr. Edmunds asked if the City would reimburse fees paid for courses considered as continuing education classes.

Mr. Savidant replied in the affirmative.

Mr. Savidant introduced Wanda Norman, Planning Department intern.

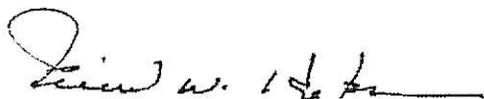
Ms. Norman gave a brief presentation on her background and course of study.

Mr. Forsyth announced he was selected to serve on the City of Dearborn Planning Commission.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 8:26 p.m.

Respectfully submitted,



Michael W. Hutson, Chair



Kathy L. Czarnecki, Recording Secretary

TROY HISTORIC DISTRICT COMMISSION MINUTES – DRAFT

May 18, 2010

A regular meeting of the Troy Historic District Commission was held Tuesday, May 18, 2010 at the Troy Museum. Barbara Chambers called the meeting to order at 7:04 p.m.

ROLL CALL	PRESENT	Barbara Chambers Anne Partlan Kent Voigt Doris Schuchter Muriel Rounds Loraine Campbell, Museum Manager
	ABSENT	Sabah Jihad
	GUESTS	Connie and Michael Kelemen 1767 Three Lakes Troy, MI 48085

Resolution #HDC-2010-05-001
Moved by Partlan
Seconded by Voigt

RESOLVED, That the minutes of the March 16, 2010 meeting be approved.

Yes: 5— Chambers, Partlan, Voigt, Schuchter and Rounds
No: 0

MOTION CARRIED

OLD BUSINESS

A. Recommendation of the Final Report to delist 4800 Beach

The commission reviewed the final revised report provided by the Historic District Study Committee.

Resolution #HDC-2010-05-002
Moved by Partlan
Seconded by Voigt

RESOLVED, That the Historic District Commission supports the findings provided in the final report by the Historic District Study Committee regarding the resource identified as 4800 Beach Road (88-20-18-203-011) and further supports the recommendation to City Council to eliminate the local historic designation of this resource.

Yes: 5— Chambers, Partlan, Voigt, Schuchter and Rounds
No: 0

MOTION CARRIED

NEW BUSINESS

B. 54 E. Square Lake Road

Connie and Michael Kelemen propose to acquire the historic resource at 54 E. Square Lake Road (88-20-10-101-003) through a lease agreement for use as an old world style café. They will retain the exterior appearance of the building but seek to remove large coniferous trees that are extremely close to the building. They also plan to offer outdoor seating in the area behind the house and to develop parking in the area east of the building.

Resolution #HDC-2010-05-003

Moved by Schuchter

Seconded by Rounds

RESOLVED, That the Historic District Commission supports concepts presented by Connie and Michael Kelemen regarding the use of the historic resource at 54 E Square Lake Road (88-20-10-101-003) that will:

- **Preserve and retain the historic integrity of the structure and the site,**
- **Remove trees encroaching on the building foundation,**
- **Provide an outdoor café at the rear (south side) of the property, and**
- **Provide an appropriate parking area with a surface that retains the historic integrity of the site, is ADA compliant, and that provides appropriate stormwater management.**

The Historic District Commission would support use of an appropriate material such as:

- **Crushed limestone (slag)**
- **Parking pavers**
- **A porous surface including but not limited to Permeable Interlocking Concrete Pavers or Permeable Pavers**

As a “last resort” the commission would support the use of dyed, stamped concrete.

Yes: 5— Chambers, Partlan, Voigt, Schuchter and Rounds

No: 0

MOTION CARRIED

C. Historic District Study Committee

The commission discussed the charge of the Historic District Study Committee as an ad hoc committee appointed by City Council in accordance with Chapter 13, Sec. 14(A).

Resolution #HDC-2010-05-004

Moved by Partlan

Seconded by Schuchter

RESOLVED, as the Historic District Study Committee has completed their work in the modification and elimination of historic resources, that the Historic District Commission recommends that City Council dissolve the Historic District Study Committee in accordance with Chapter 13, Sec 14(A).

Yes: 5— Chambers, Partlan, Voigt, Schuchter and Rounds

No: 0

MOTION CARRIED

D. Commission Comments

Muriel Rounds suggested that the commission revisit the following items of unfinished business:

- The placement of an historic marker adjacent to the parking lot of John's party Store on the northwest corner of Square lake Road at Livernois. This marker, identifying the site of the Krell Farm was to be placed following completion of the expanded parking facility following the recommendations of the ad hoc Heritage Committee, 2003.
- Fabrication and placement of markers at the local historic resources.

The regular Troy Historic District Commission meeting was adjourned at 8:20 p.m. The next regular meeting will be held Tues, June 15, 2010 at 7:00 p.m. at the Troy Museum.

Barbara Chambers
Chairperson

Loraine Campbell
Recording Secretary