

AGENDA
BIRMINGHAM HISTORIC DISTRICT STUDY COMMITTEE
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
THURSDAY – August 10, 2017
*******1:00 PM*******

- 1) Roll Call**
- 2) [Approval of the March 28, 2017 minutes](#)**
- 3) [927 Purdy study committee report update](#)**
- 4) [361 E. Maple De-designation request](#)**
- 5) Adjournment**

Notice: Individuals requiring accommodations, such as interpreter services, for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.

**HISTORIC DISTRICT STUDY COMMITTEE
MINUTES OF MARCH 28, 2017**
Birmingham City Hall Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Study Committee ("HDSC") held Thursday, March 28, 2017. Chairperson Gigi Debbrecht called the meeting to order at 6 p.m.

1. ROLL CALL

Present: Paul Beshouri, Gigi Debbrecht, Patricia Lang, Michael Xenos

Absent: Gretchen Maricak

Administration: Matthew Baka, Senior Planner
Mario Mendoza, Recording Secretary

2. APPROVAL OF THE FEBRUARY 9, 2017 HDSC MINUTES

Motion by Mr. Xenos

Seconded by Ms. Lang to approve the Minutes of February 9, 2017 as presented.

Motion carried, 4-0.

VOICE VOTE

Yeas: Xenos, Lang, Debbrecht, Beshouri

Nays: None

Absent: Maricak

**3. 927 PURDY
Historic Designation Public Hearing**

The public hearing opened at 6 p.m.

Mr. Baka noted the committee's purpose this evening is to take public comment on its recommendation to designate this house. He presented a PowerPoint that reviewed the basics of what is known along with the main criteria that led this committee to recommend designation. Based on records supplied by the homeowner, the house was constructed in approximately 1880. It was originally located at what was then 121 Pierce, currently 217 Pierce. According to information available, it appears the owner, Alemon Whitehead, founder of the

Eccentric Newspaper, sold the house sometime between 1904 and 1910 to Irving Bailey. About 1944 the home was sold again to the McBride Family who were famous for operating a hardware store. That building at 128 S. Old Woodward Ave. is historically designated within the City. In 1944 the home was moved from Pierce to its current location at 927 Purdy. Once moved it was remodeled and occupied by Russell McBride, son of Harry McBride, founder of the hardware store.

The current homeowner, Mr. Barrio, has done extensive exterior work on the home. He based his changes on other homes in the area from the same time period.

Public comments were taken at this time.

Mr. Keith Deyer, 1283 Buckingham, who currently serves on the HDC and DRB, recalled the last historic designation in the City was done in 1997, the Bates St. Historic District. So in his mind this is a landmark event because it is the first time in many decades that someone has come forward with documentation indicating they would like their house to receive historic designation. The reason designation fell off in popularity is that the State used to offer tax credits for historic designation. That would offset some of the cost of doing the restorations. However, that is no longer the case. Therefore he applauded what this homeowner is trying to do.

Ms. Susie Vestovich, 920 Purdy, spoke in favor of the designation. The house is beautiful and it makes the neighborhood and the whole city better.

Mr. Baka advised he has sent the report to a contact person at the State Historic Preservation Office ("SHPO") and she will forward it to several state-level boards for their review. As long as she has a positive recommendation, they will probably do the same. Then the request for designation will move to the City Commission who will have the final say.

Mr. Deyer commented that whatever SHPO does or doesn't do will not impact what the City chooses to do with regard to getting the home on the National Register.

No further business being evident, the board members closed the public hearing at 6:11 p.m.

Matthew Baka
Senior Planner



MEMORANDUM

Planning Division

DATE: August 7, 2017

TO: Historic District Study Committee

FROM: Matthew Baka, Senior Planner

SUBJECT: 927 Purdy – SHPO study committee report comments

As required by Section 127-5, **Establishing additional, modifying, or eliminating historic districts**, the HDSC prepared a study committee report for consideration by the City Commission with a recommendation to approve the designation request. One of the requirements of Section 127-5 is that the report be sent to the State Historic Preservation Office for comment before being considered by the City Commission. After a lengthy delay due to staffing issues at the State office, SHPO has sent the City their comments regarding the report. The comments focus on the format and content of the report rather than the recommendation itself. The HDSC may wish to consider revising the report in accordance with the SHPO comments. I have included the sample report mentioned in the comments from SHPO for your review. The SHPO has not yet sent the second letter described in the attached email.



Matthew Baka <mbaka@bhamgov.org>

Local Historic District Study Committee Report Transmittal

Arnold, Amy (MSHDA) <ARNOLDA@michigan.gov>
To: Matthew Baka <mbaka@bhamgov.org>

Mon, Jul 24, 2017 at 3:36 PM

Terrible sorry for the delay in getting you the comments. We typically send out hard copies of the comments with a letter from the SHPO Brian Conway but we got behind due to both of us having surgeries one after the other. We have been playing catch up with other projects. . .

The State Historic Preservation Review Board reviewed the report at their May 2017 meeting and concurred with the SHPO comments. The Michigan Historical Commission had no further comments.

The study committee has up to one year from the date of the public hearing to complete a final report. SHPO comments should be considered and the request information included in the final report. SHPO comments are meant to strengthen the report and ensure that it meets the requirements of PA 169. The laws does not require the SHPO to review the report again. IThe report now goes directly to city council to reject or approve. If the city council approves the district, the final copy of the report should be sent to the SHPO along with the date of the district's adoption.

Amy L. Arnold

Preservation Planner

State Historic Preservation Office, Michigan State Housing Development Authority

735 E. Michigan Avenue

P O Box 30044, Lansing, MI 48909

PH: 517-335-2729

Arnolda@michigan.gov

From: Matthew Baka [mailto:mbaka@bhamgov.org]

Sent: Tuesday, June 27, 2017 11:39 AM

[Quoted text hidden]

[Quoted text hidden]



Birmingham 927 Purdy.docx

15K

**State Historic Preservation Office
Michigan State Housing Development Authority**

**Staff Comments, April 11, 2017
927 Purdy Local Historic District, Birmingham**

Regarding the list of Study Committee members, because Public Act 169 of 1970, as amended requires study committee members to have a demonstrated interest in historic preservation, the study committee report should show how the members meet that requirement. This does not need to be a lengthy explanation. Examples: Joe Doe, member of the Birmingham Historical Society; Jane Doe, author of the local history publication *Birmingham 1900 to 1970*; Tom Thompson, architectural historian.

Study committees must follow the National Park Service guidelines for National Register of Historic Places nominations. Thus, the district name should be one that best reflects a historic association with the property. See the National Register Bulletin 16: *Guidelines for Completing National Register of Historic Places Forms* section on "Name of Property." It is unclear from the report if Almeron Whitehead ever actually lived in the property or if he built it as a rental property. Since the Bailey family appears to have owned the property for the longest period, from 1904 to 1945, The Bailey House might be an appropriate name.

What has been submitted as the study report is actually the research background data. It is not really a study report. The report should be summary and analysis, not the raw data. The SHPO has a manual on line that should be helpful in developing a report. A sample report study committee report is included in Appendix E of the manual. Please see: http://www.michigan.gov/documents/mshda/mshda_shpo_20150930_local_historic_district_manual_501562_7.pdf

The report should provide more history--a short overview of the people, trends, and time periods that shaped the development of the city of Birmingham-- in order to place the house in its broader context. For example, if Almeron Whitehead did build the house, then more explanation of his role in the development of the city of Birmingham should be provided. The 1877 and 1912 editions of the *History of Oakland County* might be a good starting point for a general history of the area. It is now available on line: <https://archive.org/details/afk0725.0001.001.umich.edu>. Since the Baileys were the longest owners of the property, more information about them and their role in Birmingham should be included.

"Late 19th century farmhouse" is not an accepted architectural style term. The style for this house would be considered to be a gable front Folk Victorian. The appropriate term for the

windows is double hung not “tall single hung.” Please consult a field guide such as Virginia and Lee McAlester’s *A Field Guide to American Houses* for appropriate architectural terminology.

Rather than a vague statement such as “has undergone some exterior renovations,” the description statement should provide a more detailed overview of changes to the property, preferably in a chronological order that places the changes with the period they occurred.

A period of significance must be included in the report.

Public Act 169 requires that the boundary of the local historic district be depicted on a map. We recommend that the report include at a minimum a map of the city of Birmingham that shows the location of the proposed district within the city and a parcel map of the street or block with the boundary of the district clearly drawn in a dark heavy line. Maps must include the name of the city and county, name of the historic district, a north arrow and a date.

In 2002, the SHPO adopted rules that guide the establishment of single resource districts. A single resource must be one that individually meets the criteria for listing on the National Register of Historic Places. The study committee report must make the case that the resource meets the criteria. Why was this property singled out for individual designation and does it meet National Register criteria on its own? This is not clear in the report. Please see the *Criteria for Evaluating Resources for Inclusion in Local Historic Districts* at http://www.michigan.gov/documents/hal_mhc_shpo_CriteriaEstablishingHistDist_154704_7.pdf.



MEMORANDUM

Planning Division

DATE: March 3, 2017
TO: City Commission
FROM: Historic District Study Committee
SUBJECT: 927 Purdy – Historic Designation request

In accordance with the resolution passed by the City Commission at the March 14, 2016 meeting, the Historic District Study Committee has prepared a report on the request for historic designation submitted by the owner of the property located at 927 Purdy, Birmingham MI. As required by Section 127-5, **Establishing additional, modifying, or eliminating historic districts**, the HDSC has prepared the following report for consideration by the City Commission. Photographs submitted by the applicant and aerial photos from Oakland County have been attached in support of this report.

Charge of the Committee – Evaluate the property located at 927 Purdy for potential designation as a historic resource.

Committee Members:

Gigi Debbrecht
Michael Xenos
Gretchen Maricak
Patricia Lang
Paul Beshouri

District studied

927 Purdy, Birmingham MI, 48009
PIN – 1936256003

Legal Description: T2N, R10E, SEC 36 BUELL'S ADD LOT 41, ALSO W 1/2 OF VAC ALLEY ADJ TO SAME.

Boundary Description - The boundary of the proposed zone would be limited to the legal description of the property. As a proposed non-contiguous historic resource, no other properties are currently included in this study. Non-contiguous historic districts are historically designated homes in the City of Birmingham that are not part of a larger historic district. There are currently fourteen (14) non-contiguous districts in the City.

History

The Birmingham Historical Museum and Park records indicate that the house was built in approximately 1880. The original plat for the property was established in 1842 as Lot 3 of Hunters plat was where the house was built (see 1842 map attached) James Hunt owned lot 3 in 1874 (The house was later built on that lot, but was not there in 1874) The south west side of lot 3 was purchased by Almeron Whitehead, founder of the Birmingham Eccentric. The house appears to have been there in 1881 (see bird's eye view attached). Almeron Whitehead paid taxes for the property, as indicated by records dated 1885, 1887, 1890, 1897, 1902, 1904. A copy of a newspaper article mentioning that Almeron Whitehead owned a house on the east side of Pierce Street that was rented in the 1890s was discovered (attached). According to the Federal Census of 1910, the property was later re-platted and the legal description of the house changed to Assessor's Plat 24, part of lots 15 and 16, at 121 Pierce St. (current day 217 Pierce St.) along with an oil station on the same parcel. Records indicate that Irving Bailey purchased and remodeled the home between 1904 and 1910. The Sanborn Fire Insurance Map of 1910 shows the house with the exact footprint as the current basement.

In September 1945, the house, which at the time was occupied by Mr. and Mrs. Edwin Bailey, was moved from its original location to its current day location at 927 Purdy St. (then 929 Purdy). An article from the September 20, 1945 issue of the Birmingham Eccentric explains that the house was relocated to make way for a new commercial building that would contain three establishments. Upon completion of the move, the house was repaired, improved, and occupied by Mr. and Mrs. Russell McBride.

Evaluation Criteria

Description - The primary building at 927 Purdy St. is a late 19th century farmhouse-style home. All elevations are faced with wood siding and fenestrated with tall single-hung windows. A covered porch enclosed by baluster spindles and supported by two detailed wooden posts creates an opening to the house's main entry door. The front elevation features a gabled roof at its right side and a centrally located chimney, giving the house an asymmetrical look.

The subject house at 927 Purdy has recently undergone some exterior renovations. (Changes demonstrated in recent photos). Other homes in the area from the same time period were used as the basis for these changes, which are contrasted with the accompanying before photos. New ornamentation was added to the façade of the house to recreate original detail as closely as possible. On the porch, there are now brackets joining the posts with its roof. A bracket pediment is affixed to the gable roof. It is also of note that the windows have been re-encased with a new trim. The entirety of the house's exterior has received new paint, from the wood paneling that is now beige, to the porch, ornamentation, and fascia that are now accented with a vintage white.

Significance

Aside from its architectural style as reminder of the past, the structure bears historical distinction as it was once owned by Almeron Whitehead. Mr. Whitehead is known to have been extremely active in the Birmingham Community (including 13 years as village president), but was most well known as one of the co-founders of the Eccentric Newspaper, which is still in print today. The house was later sold to a man name Irving Baily who occupied the home from approximately 1904 to 1944 whilst also owning and operating an oil station next door.

In 1945 the house was purchased by the McBride family and subsequently moved to its present location on Purdy St. in order to construct a new commercial building on the original site. Once moved, the home was remodeled and occupied by Russell McBride. Russell's father, Harry McBride, was a progressive business man and influential citizen who owned the Hardware House of Birmingham. He served as mayor of Birmingham. Russell was treasurer of the Birmingham board of education from 1917 to 1921 and was later elected mayor of the city in 1922. His term in office was marked by liberal and progressive policies.

② 927 PURDY
929

NO BUILD DATE
MOVED FROM 205
PIERCE
(VILLAGE STREET)

FARM HOUSE STYLE CIRCA 1880-1900
ALUM. SIDING

CITY E.C. 45-41

The Eccentric

Birmingham-Bloomfield Edition

Monday, May 19, 1980

Birmingham

Each generation goes forward

James C. Allen is the grandson of a former Birmingham school superintendent and a Birmingham schoolteacher. He is also the son of an ex-mayor and an ex-mayor himself.

In 1880 his maternal grandfather, Warren Duane Clizbe, was superintendent of the Hill School, the only school in town. In 1882 Clizbe married Nellie Richardson, who taught at the school. His grandmother had lived with her parents in a house on Martin Street where the Michigan Bell Telephone Company now stands.

The Richardsons came from New

York, Allen said, with Nellie and a son Burt, Allen explained.

"Great-grandfather Richardson was the village blacksmith whose business was located just west of the Richardson home on Martin Street," Allen recalled.

The Clizbes left Birmingham for five years when Nellie's father became superintendent of schools in Lapeer. They also spent five years in Ionia while Clizbe was superintendent of schools there.

However, the family returned to Birmingham when Marion Clizbe, Allen's mother, was 7. This time they settled in

a rented house on the east side of Pierce Street. Their landlord, Almeron Whitehead, a co-founder of the Birmingham Eccentric, charged the Clizbes \$12 a month in rent, the knowledgeable family historian recalled.

IN 1894, Clizbe built a new home on the site of 588 Southfield Road, where Marion married Harry Allen in 1914. Allen was the son of John and Susan Allen, born when the family lived on a farm on West Maple Road. The house was located on the south side of the



At the age of 10, James C. Allen contracted polio, returning to school later with the aid of crutches and braces. He recalls that a classmate drove him to school in a wagon and by sled in the winter. He was later to go on to the University of

Michigan where his classmates included playwright Arthur Miller and famed poet A.H. Auden was the professor in residence. (Staff photo by Stephen Cantrell)

suburban life

Jeanne Whittaker editor/644-1100

(B)1B

Jim's Allens

and with roots secure in the past

road, just east of where the Oakland Hills Country Club now stands.

Allen's mother once wrote in her memoirs that the Hunter House, now an historical site, was then on the west side of Woodward where the Birmingham Camera Shop now stands. The house was eventually moved to Brown Street, and finally came to rest on West Maple a few houses from the Allen House.

After their marriage, Allen continued, Harry and Marion Allen moved to Detroit where he was born. When they returned to Birmingham in 1926 they moved into a house on the site of the house which is now known as the Allen House. That house, he explained, had been left to the couple by Warren and Nellie Clizbe, but because of its deteriorated condition the Allens tore it down and built a new home on the site.

The house, which cost \$30,000 to build according to Allen, remained in the Allen family until his mother's death in 1974. Jim and his wife Rosemary now live in a house further west on Maple; and the Allen House is owned by the City of Birmingham.

In 1930 Allen's father, Harry Allen, was elected president of the Village of Birmingham after being defeated earlier by Harold Ellerby in the election of 1928.

"Dad was head of the Charter Commission in 1933 when the Village of Birmingham was voted a city by Birmingham residents," Allen stated. "I guess the people thought a city would have greater power than a village."

"THEY PAID a fee of \$5 per meeting to commissioners who attended regular meetings," Allen said, "the same as they do now."

During the Depression, the commissioners voted to return their pay to the city, he said. That is, all but one commissioner, who confessed that he needed it badly for his family.

"George Averill, Ralph Coryell, Harold T. Ellerby, Lawrence Hulbert, Ernest W. Osborne, Frank S. Packard, Charles J. Shain, and Lee A. White signed the charter that made Birmingham a city, Allen said.

As a boy, Allen started school in De-



forget-me-nots

Betty Stoll Angelo

troit, then entered the Hill School third grade after the family returned to Birmingham. He recalls a "Mrs. Caldwell" among his teachers. The following summer, when Allen was about 10, polio struck and he was admitted by Dr. Lloyd Kemp to Ford Hospital. He remained in the hospital for a month and eventually was able to walk again with the aid of braces and crutches.

Allen returned to the Hill School at the beginning of the fifth grade, he recalled. Among his classmates were Joe Lamet, now of Detroit, and Francis Allen, who was no relation.

"Francis would take me to school in a wagon or on a sled in the winter, Allen said.

"I started Baldwin (High School) in 1929," he continued. "I was in the last class to leave the Hill School." Some of his classmates included John Hulbert, now living in Dearborn, Holden Drury, now of Detroit, and Janet Hart Hatch.

"I was the perennial class president," Allen said, "and graduated in an all-time large class of 100."

WHEN HE entered the University of Michigan in the fall of 1936, Allen knew he would be a lawyer one day. "Father was a pure, honest-to-God lawyer. He really believed in the law. There was never any questions in my mind as to what I was expected to become!"

As an undergraduate, Allen worked on the Michigan Daily, the student newspaper, and also on a literary magazine called "Perspectives."

Others working on the magazine, he recalled, included noted playwright Arthur Miller, John Ciardi, a poet and editor of the Saturday Review of Literature, and famed poet A. H. Auden, who was then a professor in residence.

"The only poem I ever wrote that I liked was inspired by F. Scott Fitzgerald's last and unfinished novel "The

Last Tycoon," he stated.

In Ann Arbor, Allen met Rosemary Aldrich, an art major whose father was a professor of art. The couple were married in 1944. Today, Mrs. Allen says that she has "sold a few things, but I haven't painted for a long time. I'm a non-active member of the Women's Painters group and the Birmingham-Bloomfield Art Association."

In the meantime, Allen graduated from Michigan, and the U of M law school in a class of only 12 students. Everybody was away in the service," he explained. "It was probably the smallest law school class Michigan ever had."

The Allens returned to Birmingham in 1944 after their marriage. Their first home was an apartment over Bruni's grocery store on Woodward. Allen started a law practice "the minute I got out of law school," he said with a chuckle. "My father saw to that!"

DURING HIS first court case, in the Common Pleas Court, he found out about justice, he explained. "It was an automobile accident case with me pitted against an insurance company lawyer," he said. "Let the insurance company pay for it!" decreed the judge . . . and it has been ever thus!"

Allen practiced primarily corporate law with the firm of Face, Haass and Allen. "I remember Judge Robert Toms was my favorite judge," he recalled. "He had served as a judge at the Nuremberg trials and was a fine judge."

The Allens moved to Bates Street in 1945. Their family is a large one. A son William, 35, lives in Colorado. Then there are Martha (Henderson), 32, Molly Allen Harp, 29, a resident of Birmingham, and Jim, who is serving with

(Continued on Page 2B)

1885 Property Taxes

| | | | | | | | |
|-------------------|--------------------------|---|---|---|---|---|-----|
| Whitehead Almeron | Bir Hunter Pt W pt Lot 3 | " | " | " | " | " | 800 |
|-------------------|--------------------------|---|---|---|---|---|-----|

It reads:

BV (Birmingham Village) Hunter Pt W pt (west part) Lot 3

Property Value \$800

1887 Property Taxes

| | | | | | |
|-----------------|------|---|------|------|------|
| Whitehead Almon | 1800 | | | | 3.67 |
| James E. S. | 200 | ✓ | 700 | 2.22 | |
| | 100 | ✓ | 1000 | 1.80 | |

1890 Taxes

| | | | | | |
|---------------------------------|------------------------------|-------|------|------|------|
| Whitehead ^X Almonson | Wt Hunter Pt - W pt of Lot 3 | " " | 700 | 700 | |
| | Wt Lot Bd NY City Bromwell | | | | |
| | City Parks | ✓ " " | 1400 | 1400 | 2/10 |

It reads:

" BV(Birmingham Village) Hunter Pt W pt of lot 3 (West part of lot 3)"

Property Value: \$700

| | | | |
|-------------------|------------------------------|---|------|
| Nixon Volney & Co | Wt Hunter Pt - E pt of Lot 3 | ✓ | 1400 |
|-------------------|------------------------------|---|------|

It reads:

" BV Hunter Pt East Part of lot 3"

1897 property Taxes

| | | |
|-------------------|--|------|
| Whitehead Almeron | Wpt of Lot 3 Hunter Pk B.V. | 700 |
| + | Pct of 2d bd M by Sawyer E by Brownells Pk S by Parks W by Saginaw St B.V. | 2500 |

1881 - 1968

vol. 10
See Original
Accession File

Michigan: A History

Lillian Drake Avery, 1925

J. Harry McBride, the progressive business man and influential citizen who figures as the proprietor of the Hardware House of McBride, one of the leading business establishments in the city of Birmingham, Oakland county, is known as one of the liberal and public spirited citizens of this community and has served as mayor of Birmingham. Mr. McBride reverts to the old Buckeye state as the place of his nativity, his birth having occurred at Beaver Dam, Allen county, Ohio, January 24, 1881. He is a son of William and Lillie (Gates) McBride, the former of whom was born at Chardon, that state, in 1850, and the latter of whom was born at Cortland, Ohio, in 1854. The public schools of his native place afforded Mr. McBride his early education, which was therein continued until 1899, and later he attended the Ohio Northern University, at Ada. He made a record of specially successful service as a teacher in the public schools of his old home town of Beaven Dam, where his professional activities along this line were continued from 1899 to 1903. Thereafter he was for a time employed as a clerk in the establishment of the J. J. Ewing Hardware Company, of Lima, Ohio, and since November 3, 1910, he has been engaged successfully in the retail hardware business at Birmingham, Michigan. His large and well equipped establishment is maintained on a metropolitan standard and is known as the Hardware House of McBride. In the conducting of this substantial business Mr. McBride now has as his valued assistant his son, Russell A. Mr. McBride has not abated his lively interest in educational affairs, and he was treasurer of the Birmingham board of education in the period of 1917-21.

In 1922 he was elected mayor, or president of the municipal board of trustees of Birmingham, and his two terms of service in this office were marked by characteristically liberal and progressive policies. Mr. McBride married Miss Edith M. Wood, of Detroit, and the one child of this union is Russell A., who was born February 26, 1903, who was graduated in the Birmingham high school as a member of the class of 1921 and who is now actively associated with his father's hardware business. Thomas L. Wood a brother of Mrs. McBride, served with the Shirley hospital unit over seas in the World war period, and another brother, Harry Wood, was in the aviation service of the United States navy, he having been at the Great Lakes Naval Training Station, near Chicago, at the time when the armistice brought the great World war to a close.

203 - 235 Pierce

According to the Birmingham Eccentric, dated September 20, 1945, construction began for a new store building on Pierce Street for three establishments. According to the article, the old house on the property was moved to 929 Purdy. The home, for many years occupied by Mr. & Mrs. Edwin Bailey, was to be repaired, improved and occupied by Mr. & Mrs. Russell McBride. J.H. & Russell McBride had completed the plans for the new Pierce Street building for which Edward Bissell was the architect. The architectural design was intended to harmonize with the municipal building across the street and the public library.

no info found on them
some info found

Whaley's
Van Interiors
Hack's

New Building Will House Three Stores Along Pierce Street

Pierce street is to have a new store building housing three mercantile establishments. J. H. and Russell McBride of the McBride Hardware have plans completed for the new structure, just south of Maple street. The new building will face west and will be of an architectural design to harmonize with the municipal building and the public library.

Work started last week when the old house on the property was moved to 325 Purdy street. The house is to be repaired and improved into a modern home and will be occupied by Mr. and Mrs. Russell McBride. The residence property was known as the Bailey home and was occupied for years by Mr. and Mrs. Edwin Bailey, now residing at East Tawas, Mich.

The new store building will have a frontage of 80 feet on Pierce street. Edward E. Bissell is the architect now drawing the plans. Contracts are now being let for various parts of the building operations and the excavation for the basement is expected to be started this week.

J. H. McBride stated today that no leases had been signed for the stores because of the uncertainty of date of completion of the structure.

September 20, 1945

(08) 19-36-201-020

| | | | |
|-----------|--------------------|----------------|----------------------|
| CVT: | City of Birmingham | PIN: | (08) 19-36-201-020 |
| Status: | Active | Parcel Type: | Land |
| Add Date: | 12/14/1976 | Delete Date: | |
| | | Last Activity: | 1/5/2016 11:41:53 AM |

Tax Description

| | | |
|----|----------------------------|---------------------------------------|
| 1 | T2N, R10E, SEC 36 | |
| 2 | ASSESSOR'S PLAT NO 24 | March 18, 1940 |
| 3 | PART OF LOTS 15 & 16 | Irving Bailey (I) sold it to |
| 4 | BEG AT PT DIST | |
| 5 | N 01-52-25 W 22 FT | Edith J Harry McBride and (parents) |
| 6 | FROM SW COR OF LOT 16, | Russell + Dorothy Grace McBride |
| 7 | TH N 87-00-00 E 100.56 FT, | (son) |
| 8 | TH N 05-21-50 E 20.34 FT, | Ass PLAT #24 Lot 16 |
| 9 | TH N 35-22-05 W 57.55 FT, | |
| 10 | TH N 11-52-30 W 17.15 FT, | |
| 11 | TH S 54-26-10 W 82.08 FT, | McBride purchased the lot @ 927 (929) |
| 12 | TH S 01-52-25 E 41.48 FT | Purdy St from MM Baker on 9/11/45 |
| 13 | TO BEG, ALSO | for \$3700 |
| 14 | SLY PART OF LOT 17 MEAS | |
| 15 | 3 FT ON ELY LOT LINE & | |
| 16 | 48.53 FT ON WLY LOT LINE | |

Legacy Lineage

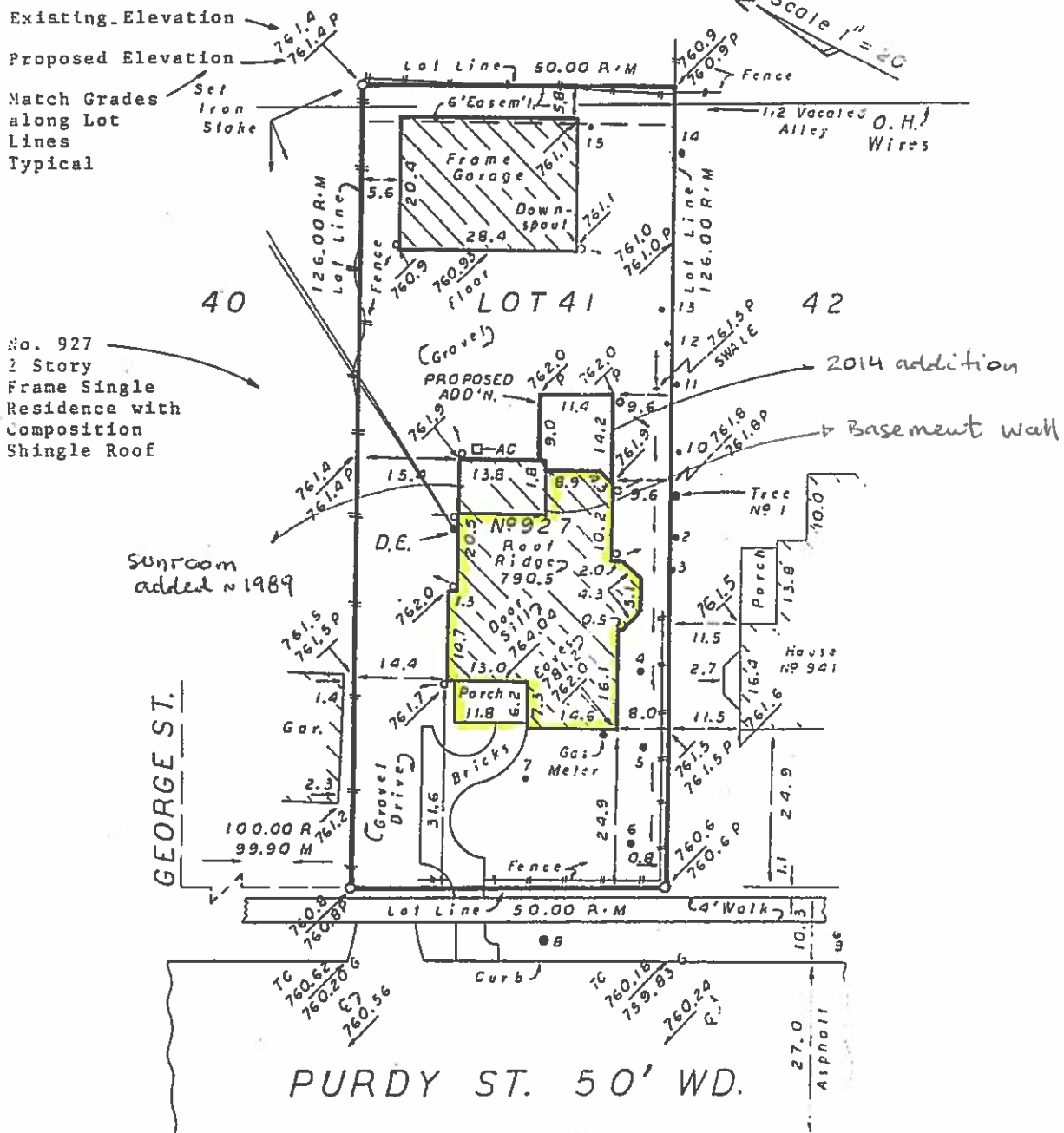
| Parent(s) | Delete Date | Child(ren) | Add Date |
|------------------------|-------------|------------|----------|
| FROM 19-36-201-003/004 | 12/14/1976 | | |

Address Information

| Primary Mailing Address | Site Address Indicator | Addressee(s) | Address |
|-------------------------------------|------------------------|--|--|
| <input checked="" type="checkbox"/> | | ★Cedarcliff LLC | 18855 Warwick St Beverly Hills MI 48025-4068 |
| | 🏠 | ★Cedarcliff LLC Crimson Rose Antiques | 165 Pierce St Birmingham MI 48009 |
| | 🏠 | ★Cedarcliff LLC | 217 Pierce St Built 1968 Birmingham MI 48009-6046 |

Related PINs

| CVT | PIN | Parcel Type | Status |
|-----|---------------|------------------|----------|
| 08 | 99-00-000-019 | Business Account | Inactive |
| 08 | 99-00-000-158 | Business Account | Inactive |
| 08 | 99-00-003-063 | Business Account | Active |
| 08 | 99-00-003-097 | Business Account | Inactive |
| 08 | 99-00-003-098 | Business Account | Inactive |
| 08 | 99-00-005-064 | Business Account | Inactive |
| 08 | 99-00-010-098 | Business Account | Inactive |



TREES

- 1 6" Triple Birch
- 2 6" Fir
- 3 6" Fir
- 4 3" Triple Ornamental
- 5 8" Ornamental
- 6 8" Redbud
- 7 4" Birch
- 8 14" Oak
- 9 20" Oak
- 10 6" Fir
- 11 4" Ash
- 12 4" Triple Fir
- 13 4" Fir
- 14 8" Wild Cherry
- 15 4" Fir

SETBACK TO PURDY ST.

| | |
|---------------|---------------------|
| Garage | 11.0 (not included) |
| Garage | 18.2 (not included) |
| Subject House | |
| 941 Purdy | 24.9 ft. |
| 963 | 25.0 |
| 975 | 25.2 |
| 997 | 25.4 |
| AVERAGE | 25.12 ft. |

| | |
|-------------------|---------|
| Lot Area | 6300 SF |
| House | 1065± |
| Garage | 580 |
| Addition | 129 |
| Proposed Coverage | 28.15% |

RESIDENTIAL PLOT PLAN

DATE: April 17, 2014

Job No. 190639

SHEET 2 of 3

GUARANTY SURVEY CO.

REGISTERED LAND SURVEYORS

1660 ROCHESTER ROAD

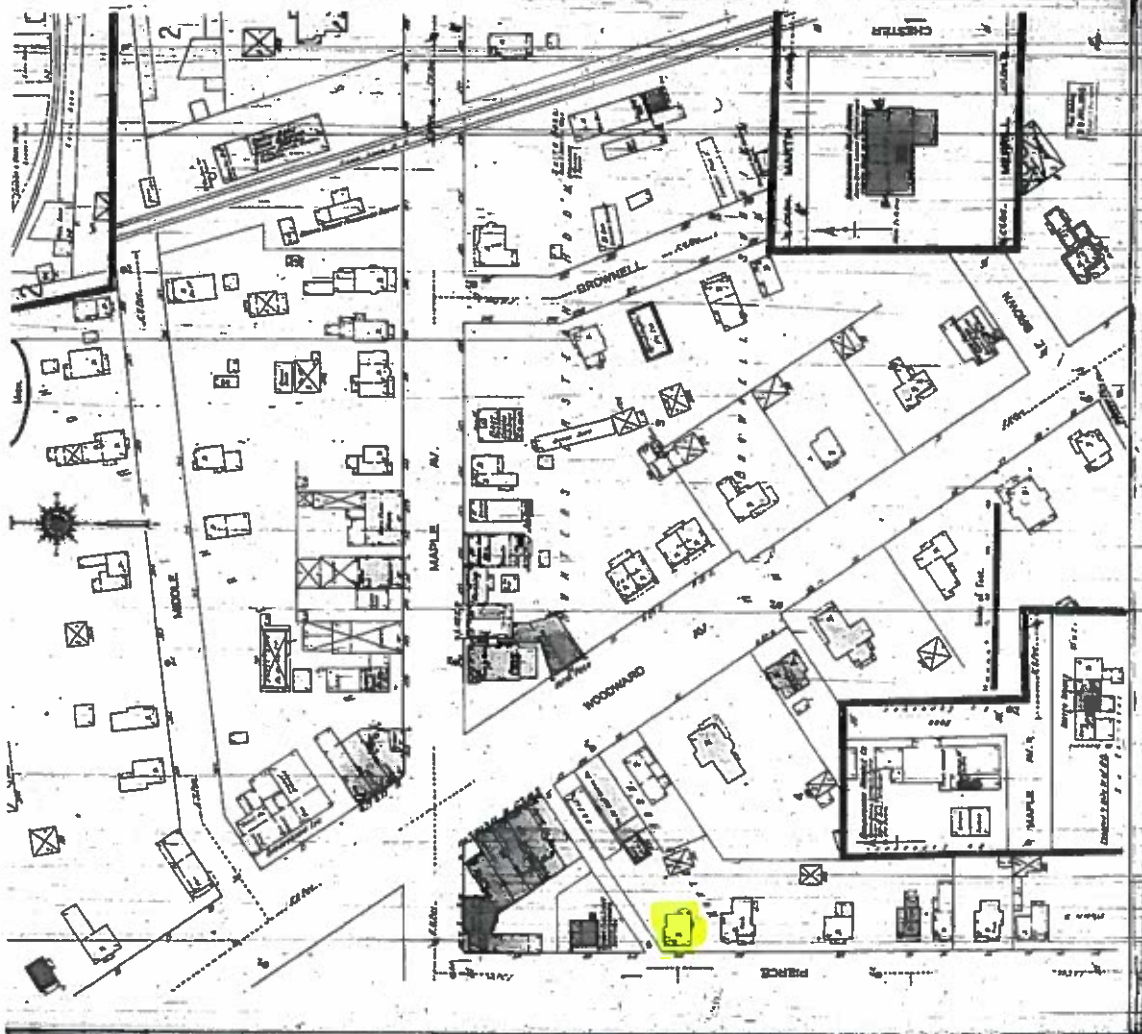
TROY, MI 48063

ESTABLISHED 1939

PETER G. PITCHFORD
TOM NORTHRUP

(248) 519-1111
FAX (248) 519-1111

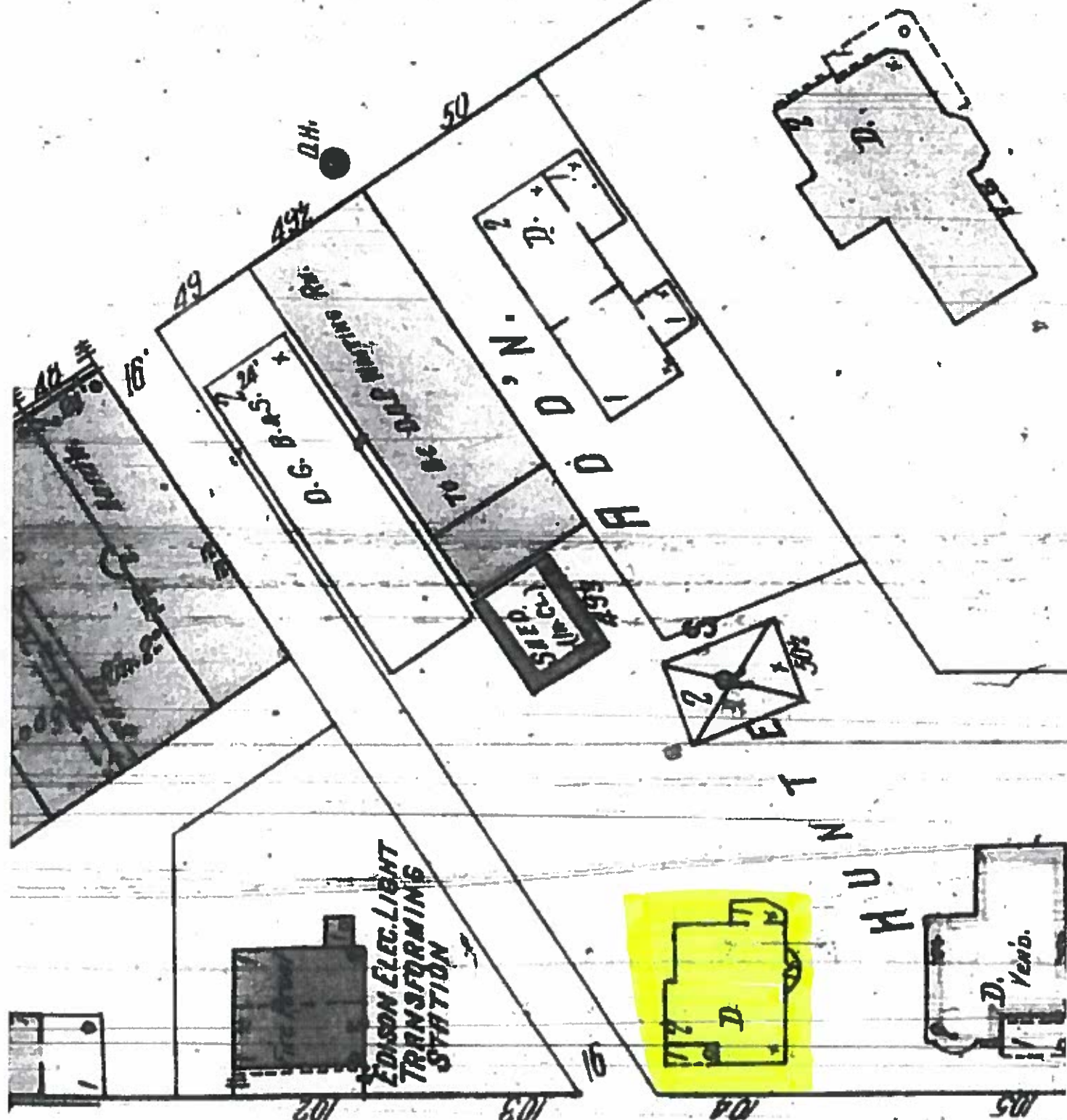
sanborn map 1910



HOTEL

WOODWARD




1910
SANBURN MAP



Irving Bailey

in the 1910 United States Federal Census



-  [View blank form](#)
-  [Add alternate information](#)
-  [Report issue](#)

Name: Irving Bailey
Age in 1910: 44
Birth Year: abt 1866
Birthplace: New York
Home in 1910: Bloomfield, Oakland, Michigan
Street: Pierce Street
Race: White
Gender: Male
Relation to Head of House: Head
Marital Status: Married
Spouse's Name: Hattie Bailey
Father's Birthplace: New York
Mother's Birthplace: New York
Native Tongue: English
Occupation: Repairer
Industry: Rep Shop
Employer, Employee or Other: Own Account
Home Owned or Rented: Own
Home Free or Mortgaged: Free
Farm or House: House
Able to Read: Yes
Able to Write: Yes
Years Married: 26

Neighbors: [View others on page](#)

| Household Members: | Name | Age |
|--------------------|---------------|-----|
| | Irving Bailey | 44 |
| | Hattie Bailey | 44 |

PARTIES and SUNDAY DINNERS A SPECIALTY**172 S. Woodward Avenue****Phone 294**

Atkinson, Frank W., lawyer, 411 Harmon.

Atkinson, Olivia, housewife, 411 Harmon.

Atwell, James, Ford Motor, 311 Townsend.

Atkinson, Nancy I., student, 411 Harmon.

Atkinson, Frank W. Jr., student, 411 Harmon.

Atwell, Elizabeth, housewife, 311 Townsend.

Austin, Melville M., oil broker, Lincoln.

Austin, Edna M., housewife, 521 Lincoln.

Averill, George R., owner Birmingham Eccentric, 203 Poppleton.

Averill, Louise, housewife, 203 Poppleton.

B.

Babcock, Maud, maid, 314 Frank.

Babcock, May Miss, 401 Townsend.

Babcock, Clyde, Ford motor, 401 Townsend.

Bacon, L. W., Chevrolet sales, 511 Watkins.

Bailey, Irving, oil station, 121 Pierce

Bailey, Hattie, housewife, 121 Pierce

Bailey, E. L., Detroit United Lines, 227 Hamilton.

Bailey, Alice, housewife, 227 Hamilton.

Bailey, Manley, student, 227 Hamilton.

Bailey, Milo L., Radio eng., 218 N. Woodward.

Bailey, Elsie, housewife, 218 North Woodward.

Bailey, Edgar L., electrical engineer, 233 Ferndale.

Bailey, Margaret W., housewife, 233 Ferndale.

Baird, J. W., plumbing, 206 Park.

Baird, Rose, housewife, 206 Park.

Baird, Ella V., 631 Wallace.

Baird, Russel, 631 Wallace.

Baird, Ella Mrs., housewife, 631 Wallace.

Baker, R. D., contractor, 536 Southfield.

Baker, Harriet, housewife, 536 Southfield.

Baker, L. M., salesman, 423 E. Maple

Baker, Adele, housewife, 423 East Maple.

Baker, Carrie Mrs., Ford motor, 315 Haynes.

Baker, Howard, cement blocks, 315 Haynes.

Baldwin, Ruth, housewife, 614 Dorchester.

Baldwin, Stowe D., salesman, 614 Dorchester.

Baldock, L. F., veterinary, 401 Brown

Baldock, Maud, housewife, 401 Brown.

Baldwin, J. W., retired, 416 Harmon

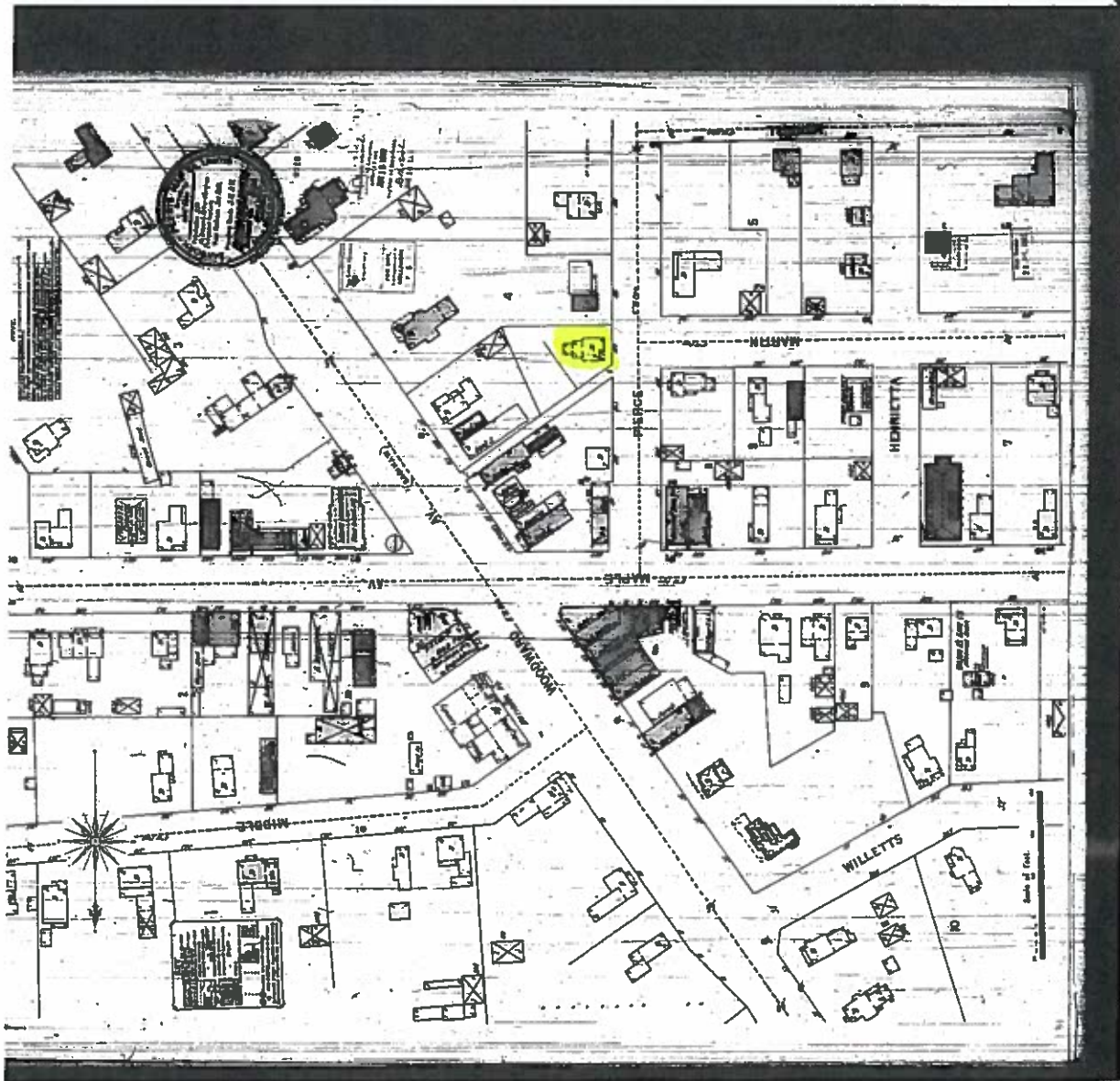
Baldwin, Florence C., housewife, 416 Harmon.

Baldwin, Geo. E., Fuel Co., 600 Pierce.



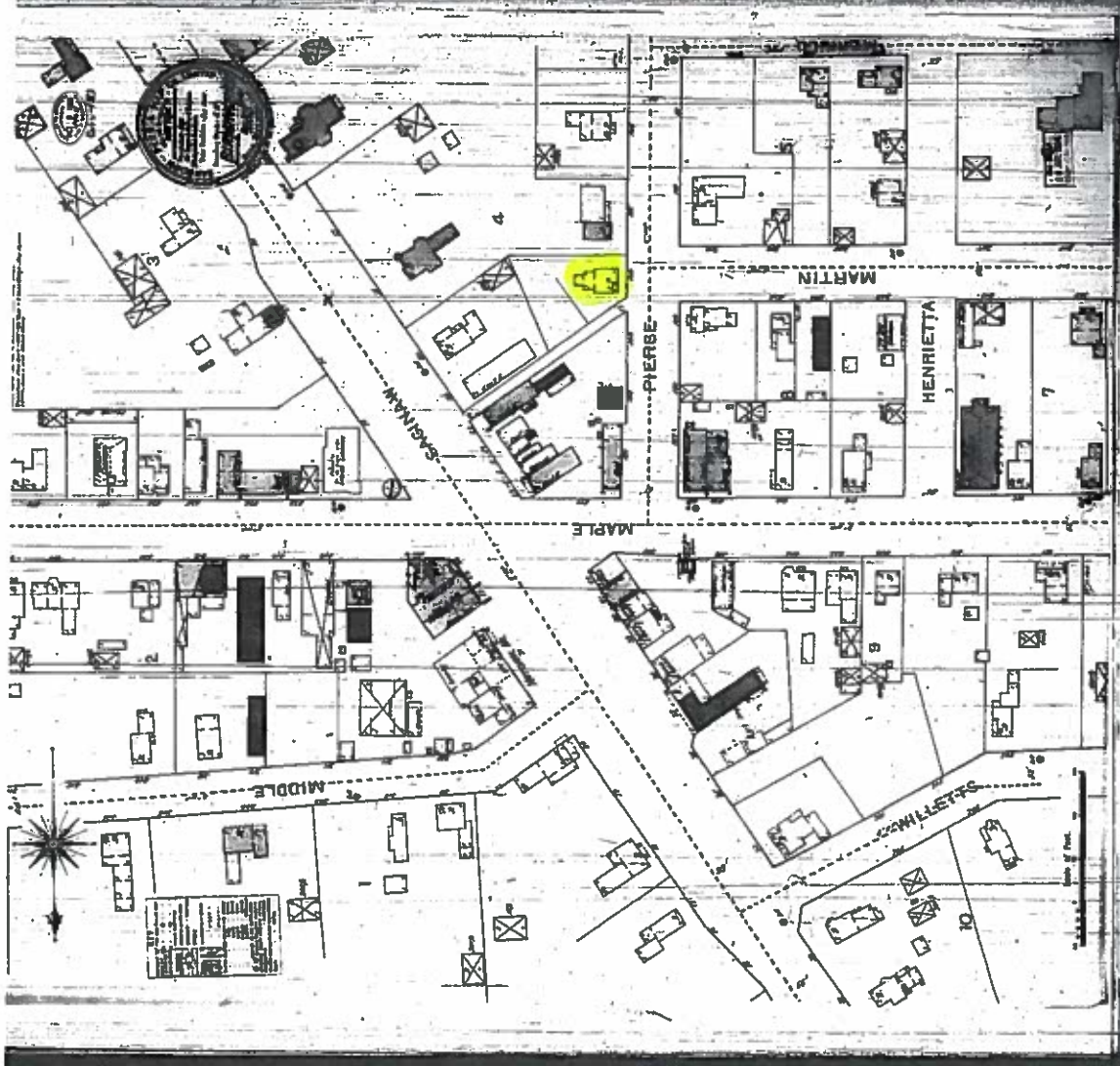
South on Pierce St 97.114
SHAW'S Drug Store R.H.

SANBORN MAP 1900

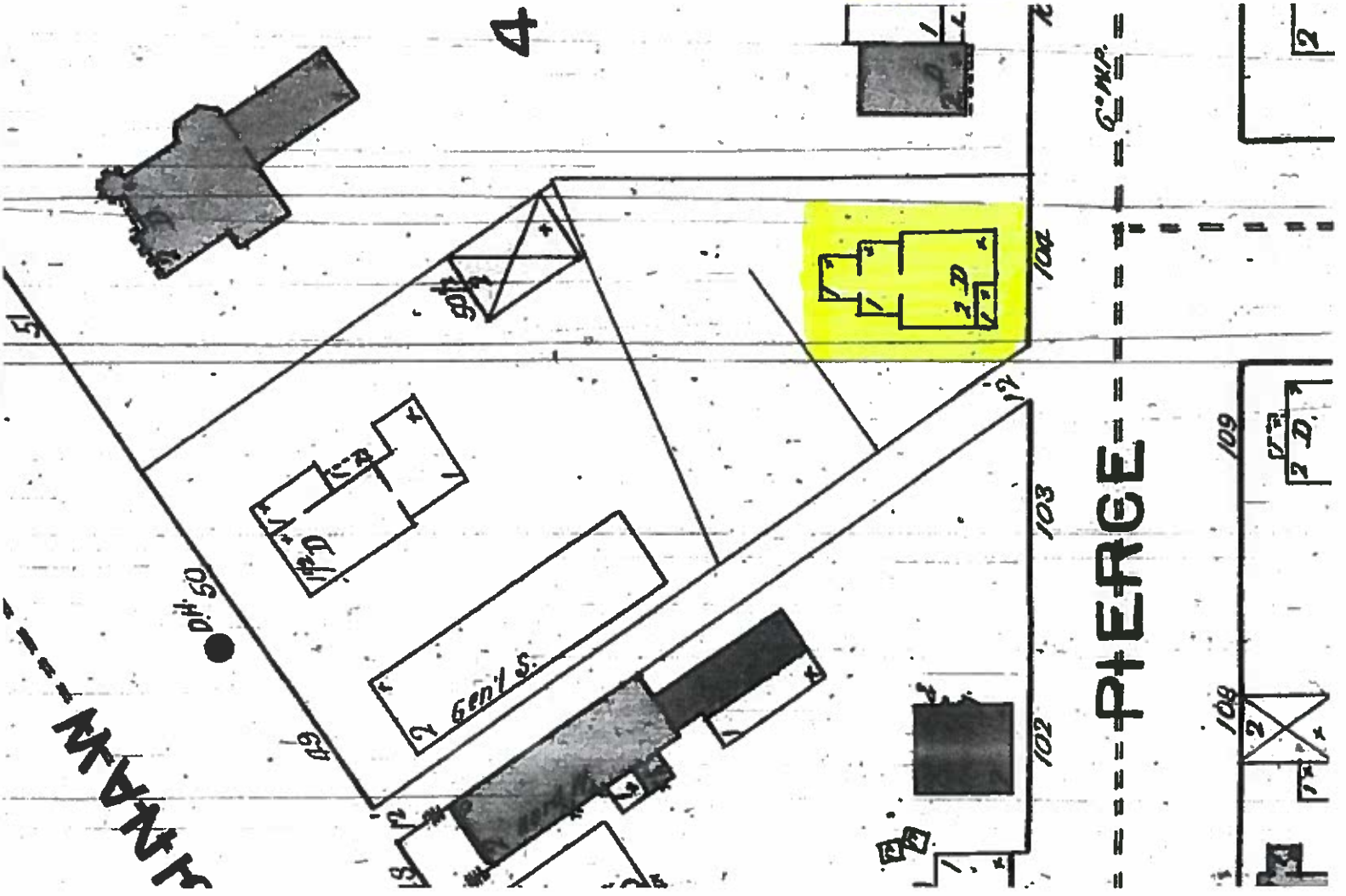


SANBORN MAP

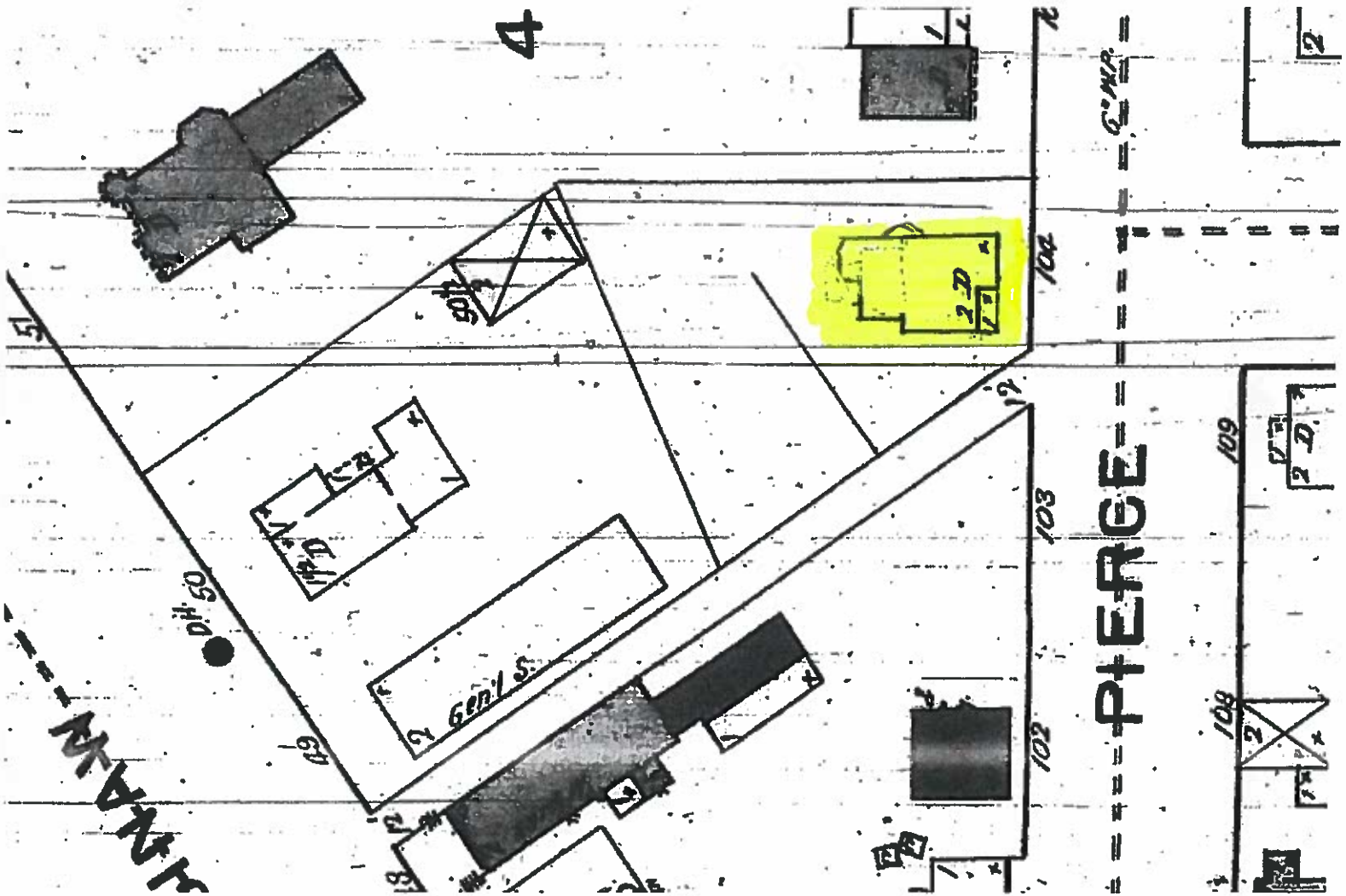
1893



SANBORN MAP 1893



1893

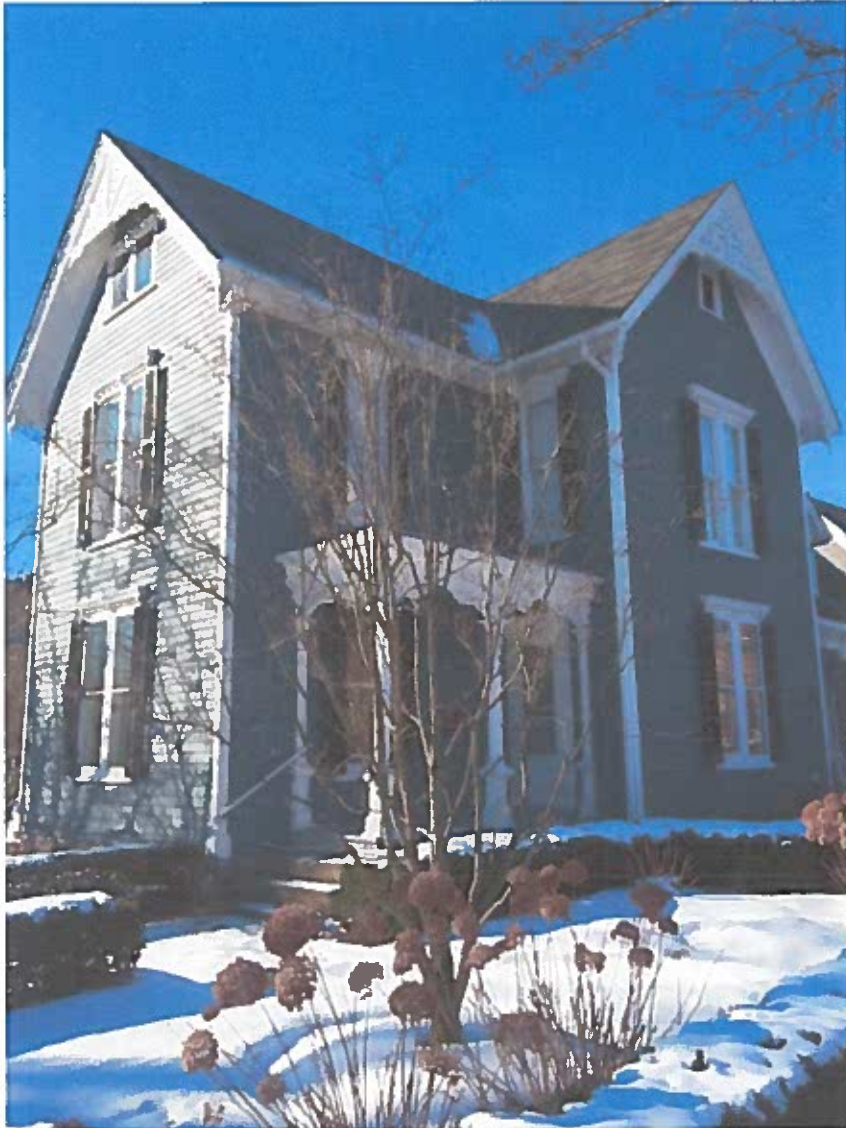


Remodelling done by Irving Bailey c1904

927 Purdy St., formerly @ 121 Pierce St. (Today 217 Pierce St.)



404 Bates St.



Built 1880

339 Townsend St.



Built 1881

211 Townsend St.



Built 1885



339 Townsend St. Trim (1881)



927 Purdy St. Original Trim

APPENDIX E

SAMPLE STUDY COMMITTEE REPORT

FERRY COURT HISTORIC DISTRICT
ROCHESTER HILLS, MI

**PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT
FERRY COURT HISTORIC DISTRICT
ROCHESTER HILLS, MICHIGAN**

CHARGE OF THE HISTORIC DISTRICTS STUDY COMMITTEE

The historic districts study committee was appointed by Rochester Hills City Council on December 15, 1999, pursuant to the Rochester Hills Code of Ordinances, Chapter 118, as amended in 1999. The study committee is a standing committee charged with conducting the duties and activities of a study committee on a continuing basis. These duties include inventory, research, and preparation of a preliminary historic district study committee report for a proposed historic district. Study committee members serve two year terms. A list of current committee members follows.

STUDY COMMITTEE MEMBERS

John Dziurman, a registered architect with a practice focused on historic preservation, meets the federal professional qualification standards for historic architect. He has served on the Rochester Hills Historic Districts Commission for fifteen years, many of those years as chairperson.

Linda Raschke served for six years on Rochester Hills City Council and is interested in the city's planning and development. During her six years on city council she was a member of the historical committee, among others.

Richard Stamps is associate professor of anthropology at Oakland University. A professional archaeologist with a strong interest in history, he is also a member of the Rochester Hills Historic Districts Commission

Lavere Webster is an art and antiques conservator who lives in one of the city's designated local historic districts. He has served on the board of directors of the Rochester-Avon Historical Society for more than six years.

Pamela Whateley is a minister and healing counselor interested in the city's building and development. She served for two years on the subcommittee for the city's Earl Borden Historic Preservation Award.

Jane C. Busch, historic preservation consultant, assisted the study committee in its work.

INVENTORY

A photographic inventory of the proposed district was conducted in 2002 as part of the Rochester Hills Historic Districts Survey. Copies of the inventory forms are located at the

Rochester Hills Planning Department, the Rochester Hills Museum, and the State Historic Preservation Office.

DESCRIPTION OF THE DISTRICT

Ferry Court is located in section twenty-three on the east side of the city of Rochester Hills. Built on flat land, the housing complex centers on a short, oval boulevard called Wayside Park (formerly Ferry Court) that extends northward from East Hamlin Road (photo 1). Six single and four double houses line both sides of the boulevard. Two larger residences, one single family and one multi-family, face Hamlin Road. Stone walls mark the entrances to the boulevard and to the multi-family residence. Mature trees line the boulevard and the perimeter of the complex. The proposed district contains twelve contributing buildings, two contributing structures, and one contributing site. There are two non-contributing buildings.

Fieldstone walls between shaped concrete posts flank the entrance to Ferry Court (photo 2). The fieldstone walls, now painted white, are unpainted in a historic photo (figure 1). Iron rings attached to the two inside posts once held metal gates that closed over the roadway. Vertical wood plank walls connect the middle concrete posts with the outer posts. The wood planks have replaced metal gates that closed over a pedestrian walkway on each side of the road.

The large, stucco Ferry boarding house stands just east of the Ferry Court entrance, facing Hamlin Road (321 E. Hamlin Road; photo 3). Built in 1912, the boarding house is two and one half stories tall with an H-plan and entrances in front and on each side. Stickwork decorates the front and side gables. Prior to its conversion to apartments the building contained fourteen rooms plus a kitchen and a large recreation and dining area.¹ The dirt driveway is entered from Hamlin Road. The concrete, fieldstone, and wood plank walls flanking the driveway are more modest versions of the walls at the entrance to the court.

A two story, rectangular plan brick house stands west of the Ferry Court entrance, facing Hamlin Road (267 E. Hamlin Road; photo 4). The full width front porch has Doric columns. The house was constructed in the late nineteenth century on a sixty-seven acre farm and acquired by D. M. Ferry Company in 1912.² A concrete post at the southwest front corner of this parcel matches the posts at the Ferry Court entrance and marks this property as part of the housing complex.

The oval boulevard at the center of Ferry Court is a dirt roadway, paved with asphalt only near the entrance (photo 5). The road encloses a grass lawn marked by a row of boulders at the southern end. The trees lining the edges of the lawn are clearly the young trees shown in historic photos (figures 1 & 2). Missing are the sidewalks and some of the trees

¹ James Ball, property owner, in Minutes of Rochester Hills City Council Meeting, 12 August 1987, 11.

² The Michigan Rural Property Inventory gives an 1889 construction date for this house. This is feasible based on style and construction. The 1872 atlas map shows a house that could be this one but neither map nor inventory provides conclusive evidence.

in front of the houses and the well in the center of the oval.³ A hydrant may mark the well site. Despite the changes, the entrance walls combine with the trees and the overall plan to give a strong sense of the historic landscape.

Alternating double and single houses, four on each side, line the boulevard. An additional ranch house at the north end of each side brings the total number of houses on the boulevard to ten. The first eight houses were built in 1912. They are small houses, one story tall, with vinyl siding over the original stucco. The side by side double houses have hipped roofs (photo 6). Steps lead up to the front doors, which are sheltered by gable roofs supported by square columns. The single houses have pyramidal roofs, and curved brackets support the gable roofs over the front doors (photo 7). Although these houses are relatively simple in design, the use of stucco and the brackets on the single houses suggests an Arts and Crafts influence. Originally each house had a garden plot and probably a privy in the rear yard. The small ranch houses, built ca. 1950, have aluminum siding, probably original (photo 8).

There are two non-contributing resources in the proposed district. A two car, prefabricated metal garage stands behind the brick farmhouse at 267 East Hamlin Road. A small storage shed with particle board walls stands behind the double house at 1965/1971 Wayside Park. Although the garage is more visible than the shed, neither detracts significantly from the overall design and feeling of the district. Ferry Court exemplifies the historic district where the whole is greater than the sum of its parts. The vinyl siding over the stucco on the single and double houses diminishes the integrity of the buildings as far as materials. But the form of these small worker houses; their relationship to each other, the boulevard, and the boarding house (which retains its original stucco); together with landscape features of trees and entrance walls all give a strong sense of history and place to Ferry Court. It stands apart from its surroundings and from all other housing—historic and non-historic—in Rochester Hills.

RESOURCE LIST

East Hamlin Road, west to east

267 East Hamlin Road. Two story side gabled painted brick house. Full width front porch with Doric columns. Built ca. 1870s–80s. Contributing. Two car gable roof metal garage. Non-contributing.

321 East Hamlin Road. Two and a half story H-plan gable roof multi-family house with stucco cladding. Front facade has cross gable at roof line and entry porch with square posts and brackets. Decorative stickwork in front and side gables. Built 1912. Contributing. Pair of fieldstone and wood plank walls with shaped concrete posts flanking driveway entrance. Constructed ca. 1912. Contributing.

Wayside Park, center

³ Although only one well is visible in the historic photos, there were two wells according to informant Floyd Cobb. Neither well is extant.

Entrance walls. Pair of fieldstone and wood plank walls with shaped concrete posts flanking entrance to Wayside Park. Constructed ca. 1912. Contributing.

Boulevard and median. Oval boulevard paved with asphalt near entrance, remainder of road dirt. Mature trees line grass median in center. Constructed 1912. Contributing.

Wayside Park, west side, south to north

1964 and 1970 Wayside Park. One story hipped roof double house with vinyl siding. Two gable roof entrance porches with square posts. Built 1912. Contributing.

1948 Wayside Park. One story pyramidal roof house with vinyl siding. Decorative brackets support gable roof over front entrance. Built 1912. Contributing.

1926 and 1932 Wayside Park. One story hipped roof double house with vinyl siding. Two gable roof entrance porches with square posts. Built 1912. Contributing.

1910 Wayside Park. One story pyramidal roof house with vinyl siding. Decorative brackets support gable roof over front entrance. Built 1912. Contributing.

1894 Wayside Park. One story side gabled ranch house with aluminum siding. North wing addition. Built ca. 1950. Contributing.

Wayside Park, east side, south to north

1965 and 1971 Wayside Park. One story hipped roof double house with vinyl siding. Two gable roof entrance porches with square posts. Built 1912. Contributing. Gable roof storage shed with particle board walls. Non-contributing.

1949 Wayside Park. One story pyramidal roof house with vinyl siding. Decorative brackets support gable roof over front entrance. Built 1912. Contributing.

1933 Wayside Park. One story hipped roof double house with vinyl siding. Two gable roof entrance porches with square posts. Built 1912. Contributing.

1911 Wayside Park. One story pyramidal roof house with vinyl siding. Decorative brackets support gable roof over front entrance. Built 1912. Contributing.

1895 Wayside Park. One story side gabled ranch house with aluminum siding. Rear ell. Built 1950. Contributing.

COUNT OF HISTORIC AND NON-HISTORIC RESOURCES

The proposed Ferry Court historic district contains fifteen historic (contributing) and two non-historic (non-contributing) resources.

BOUNDARY DESCRIPTION

The proposed Ferry Court historic district consists of the following parcels:

15-23-300-025

15-23-300-026

15-23-300-029

15-23-300-030

BOUNDARY JUSTIFICATION

The proposed historic district contains the entire employee housing complex laid out and developed by D. M. Ferry & Company in 1912. It includes the late nineteenth century farmhouse that Ferry incorporated into the complex after the company acquired the property and the two ranch houses added at the end of the boulevard ca. 1950. When Ferry Court was built it was surrounded by farmland. Ferry's farms were north, east, and south of Ferry Court, and another privately owned farm was to the west. Today the Christian Memorial Cultural Center Cemetery is north and east of Ferry Court (photo 9). Across Hamlin Road to the south is an apartment complex built in 1986 (photo 10). The small house to the west of Ferry Court was probably built as part of the Hamlin Place Farms subdivision, platted in 1916 (photo 11). West of this house is commercial development at the intersection of Hamlin and Rochester Roads.

HISTORY OF THE DISTRICT

D. M. Ferry & Company

Dexter Mason Ferry came to Detroit from western New York State in 1852. After working for a few years as a bookkeeper for Milo T. Gardner's seed company, Ferry became a partner in the company. With a third partner, Eber F. Church, they established Gardner, Ferry & Church in 1856. Following some changes in partnership the company became D. M. Ferry & Company in 1867. The company flourished as a result of Ferry's innovations in seed breeding and marketing. Before Ferry, only the Shakers packaged seeds in small packets. Ferry introduced the commission box—an assortment of seed packets in a display rack for retail sale. To ensure reliability the company obtained high quality seed and took what was leftover off the market at the end of the growing season. Before long, Ferry's brightly printed seed packets had a national reputation. The company's bulk seed business grew as well, supplying farmers who produced fruits and vegetables for commercial markets including the growing canning industry. By the time Dexter M. Ferry died in 1907, D. M. Ferry & Company was the largest garden seed business in the world. In 1930 D. M. Ferry & Company merged with the C. C. Morse Company of California—the largest seed producer on the West Coast—to become the Ferry-Morse Seed Company. Dexter M. Ferry Jr. became president of the merged company, which kept its headquarters in Detroit until 1959. In that year Ferry-Morse Seed Company moved their home garden division to Kentucky and their headquarters to California.

Ferry Seed Farm and Trial Gardens

In the late 1860s D. M. Ferry & Company established a stock seed farm and trial gardens outside of Detroit. By the 1880s the farm and gardens were within the city limits and inadequate for the company's needs. The stock seed farm was moved to Pontiac, but before long it proved inadequate as well. Ferry sold its land in Pontiac and in 1902 bought approximately 568 acres of land in section twenty-six of Avon Township, south of Hamlin Road, establishing Oakview Farm for breeding and growing stock seed.⁴ In 1912 the company bought 113 acres in section twenty-three, north of Hamlin Road, for its experimental and trial gardens, replacing the gardens in Detroit.⁵ During the 1920s Ferry bought the remaining 169 acres in section twenty-six, enlarging its Avon Township operation to 850 acres.

On the stock seed farm Ferry grew seed that was shipped to the company's growers, who then grew the seed that Ferry sold. Farm employees worked to maintain the purity of the plant varieties and to develop new and improved varieties. At the experimental and trial gardens workers compared and tested different plant varieties, recording such characteristics as the percentage of germination for each seed lot. As suburban development proceeded in Avon Township cross pollination from home gardens made it increasingly difficult to isolate the seed crops. In 1944 Ferry-Morse sold its seed farm—all of section twenty-six—to Howard McGregor Sr., who used it to produce feed for his Great Oaks Stock Farm.⁶ The company continued to operate the experimental and trial gardens north of Hamlin Road into the 1950s. In the 1960s Ferry-Morse sold the remainder of its land in Avon Township.⁷

Ferry Court

D. M. Ferry & Company built Ferry Court shortly after they purchased the acreage north of Hamlin Road in 1912.⁸ They built four single houses and four double houses on Ferry Court (figure 2) and a boardinghouse (figure 3) on Hamlin Road, on the opposite side of Ferry Court from the existing brick farmhouse. As described in the 1938 rural property inventory, all of the buildings (except the brick farmhouse) were constructed of concrete

⁴ "Means Much for Rochester," *Rochester Era*, 21 November 1902; Oakland County Register of Deeds, Liber 203, p. 221, Liber 205, pp. 445, 446, 470, and others, available at Register of Deeds Office, Pontiac; Geo. A. Ogle & Co., *Standard Atlas of Oakland County, Michigan* (Chicago: Geo. A. Ogle & Co., 1908), 42.

⁵ Oakland County Register of Deeds, Liber 248, p. 23, available at Register of Deeds Office, Pontiac.

⁶ "McGregor Buys Ferry-Morse Farm," *Rochester Era*, 28 September 1944.

⁷ Oakland County Register of Deeds, Liber 4517, p. 757, Liber 4840, p. 359, available at Register of Deeds Office, Pontiac.

⁸ Michigan State Tax Commission and Works Progress Administration, "Rural Property Inventory, Oakland County, Avon Township," Code No. 23N, 1938, Record Group 72-76, State Archives of Michigan, Michigan Historical Center, Lansing, Michigan. Although construction dates given in the rural property inventory are not always correct, the 1912 construction date listed in the inventory is close to that given by Eula Pray in her *History of Avon Township* (Ann Arbor: Nonce Press, 1986), 53. Pray lists the single and double houses and boarding houses among those the company constructed in 1914 and 1915. However Pray incorrectly gives 1913 as the year of purchase for the 113 acres north of Hamlin Road.

block with stucco cladding and had a telephone, electricity, hot air furnace, and indoor plumbing. The small houses had four rooms per dwelling unit and the boardinghouse had twenty rooms. Although the houses had indoor plumbing by 1930, there is anecdotal evidence that they had privies earlier on.⁹ Two small ranch houses were added at the north end of Ferry Court ca. 1950, not long before the company ended its Avon Township operation.

Floyd Cobb Jr. lived in what is now 1933 Wayside Park from 1929 until he went into the service in 1943. Cobb was six years old when his father, Floyd Cobb Sr., got a job doing paperwork for two Ferry geneticists—Gordon Morrison and Harold Coulter, the latter superintendent of the experimental and trial gardens. Cobb's memories of growing up in Ferry Court provide a vivid picture of life there during this time period. Cobb lived in the four room house—the right side of a double—with his sister and parents (figure 4). The front door opened directly into the living room, with the kitchen behind. The two bedrooms were on the left side of the house. The bathroom, with bathtub, was in the basement where it shared space with the coal bin and furnace. Heat from the furnace entered the living quarters through a grate in the left corner of the living room. Although Floyd Cobb Sr. worked in the office, the remainder of the houses were occupied by farm workers and their families. During the summer, students from Michigan State University who worked on the farm lived in the boardinghouse.¹⁰ During the winter the boardinghouse was vacant though it provided a venue for parties for the Ferry Court community. Gordon Morrison and his family lived in the brick house.

Cobb believes he recalls his father saying in the late 1930s that their rent was six dollars a month. They had a vegetable garden, supplemented by seasonal produce that the company left on the porches of Ferry Court residents. In addition, Cobb's father brought home extra vegetables that were unneeded after he recorded information about them. On Fridays he distributed them to other families in the court. Although the Cobb family was not affluent—Cobb's mother worked part time as a waitress—Cobb said of growing up in Ferry Court “we were like millionaires.” They played games in the center of the court, playing around the two wells there. They played ball and ran track in the field to the north of Ferry Court. And further back, in the woods, a pile of stone removed from the farm fields and an ice house provided additional opportunities for recreation.

After Ferry-Morse sold the property in the 1960s successive property owners operated Ferry Court as rental housing. Low income tenants occupied the single and double houses and a group of “social reformers” created a commune in the boardinghouse, where they operated a food co-op and publishing business.¹¹ In the late 1960s the property owner changed the name of the complex to Christian Court in an effort to improve its image. Current owner James Ball purchased the property in 1987. He renovated the deteriorated

⁹ Richard Stamps, conversation with Derek Delacourt, 5 September 2002. The basement location of the bathrooms also suggests that they were added later.

¹⁰ Other accounts state that single male employees lived in the boardinghouse. It may have served different functions during different time periods.

¹¹ Sharon Dargay, “Wayside Park Has ‘Seedy’ History,” *The Eccentric*, 19 November 1992.

buildings, installing vinyl siding on the small houses and converting the boardinghouse into apartments.

SIGNIFICANCE OF THE DISTRICT

The Ferry Court Historic District is significant under National Register Criterion A, for its association with a pattern of historical events, and under Criterion C, for its embodiment of the distinctive characteristics of a type of architecture and planning. The areas of significance are agriculture, architecture, and community planning and development. The district's period of significance is from 1912, when Ferry Court was constructed, to the late 1950s, when the Ferry-Morse Seed Company ended its operation in Avon Township.

The National Register Criteria

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history.

D. M. Ferry & Company is nationally significant in American agricultural history as the largest garden seed business in the world in the early 1900s and an innovator in seed breeding and marketing. From shortly after 1912 until the merger with the C. C. Morse Company in 1930, Oakview Farm in Avon Township was Ferry's only facility for seed breeding, growing, and research. With eight hundred and fifty acres at its peak from the mid-1920s to the mid-1940s, Oakview Farm occupied a prominent position in Avon Township's agricultural economy. The farm also represents the trend in Avon Township agriculture toward large farms growing specialized commercial crops. Oakview Farm, along with Parke, Davis, and Company's Parkedale Biological Farm, occupies an even more specialized niche in American and Avon Township agricultural history than the more typical dairy farm. Oakview and Parkedale produced crops and products for specialized branches of agriculture-based industry. Today no buildings or landscapes remain from Parkedale Farm. Ferry Court is one of only two remnants of Oakview Farm; the other is a group of three barns at Hampton Golf Course. Ferry Court is an important surviving piece of Avon Township's agricultural history, of which relatively little remains.

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Ferry Court embodies the distinctive characteristics of company housing in the early twentieth century. Although too small to be called a company town, Ferry Court clearly belongs to the same category, with houses and land owned by the company and rented to company employees. The designer of Ferry Court was aware of progressive planning ideas of that time period, particularly the garden city movement. This is evident in the placement of the houses on a cul-de-sac, the landscaped median, and the rustic stone entrance walls and well with flared roof. The cul-de-sac is an unusual feature in a company town and part of Ferry Court's distinctive character.¹² Ferry Court's location on a farm was also unusual for company housing and met the garden city ideal of a rural location away from the crowded industrial city, although the straight rows of crops in the trial gardens were hardly picturesque. Unlike other company housing, where this ideal could only be met by moving the community away from the factory or mine where the employees worked, in this case the "garden" and the workplace were the same.

The houses and boardinghouse show the influence of the Craftsman aesthetic in their stucco cladding and bracketed entries. Although the houses lack the front porch that defines a bungalow according to today's architectural historians, small houses of this type (the single houses) were commonly called bungalows in the early twentieth century. Small, simple four room houses such as these were promoted for worker housing. The integrity of the single and double houses has been diminished by the application of vinyl siding over the stucco. Nevertheless, the form of these small worker houses, the boardinghouse with its intact exterior, and the boulevard with median, trees, and entrance walls combine to create a historic landscape that is unique in Rochester Hills. In a larger context, Ferry Court is an unusual and significant variant of company housing.

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¹² Arne Alanen, communication by e-mail to Jane Busch, 4 October 2002.

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Photo 1: Ferry Court, looking northeast from entrance



Photo 2: Entrance walls; boardinghouse in background



Photo 3: Ferry boardinghouse, 321 East Hamlin Road

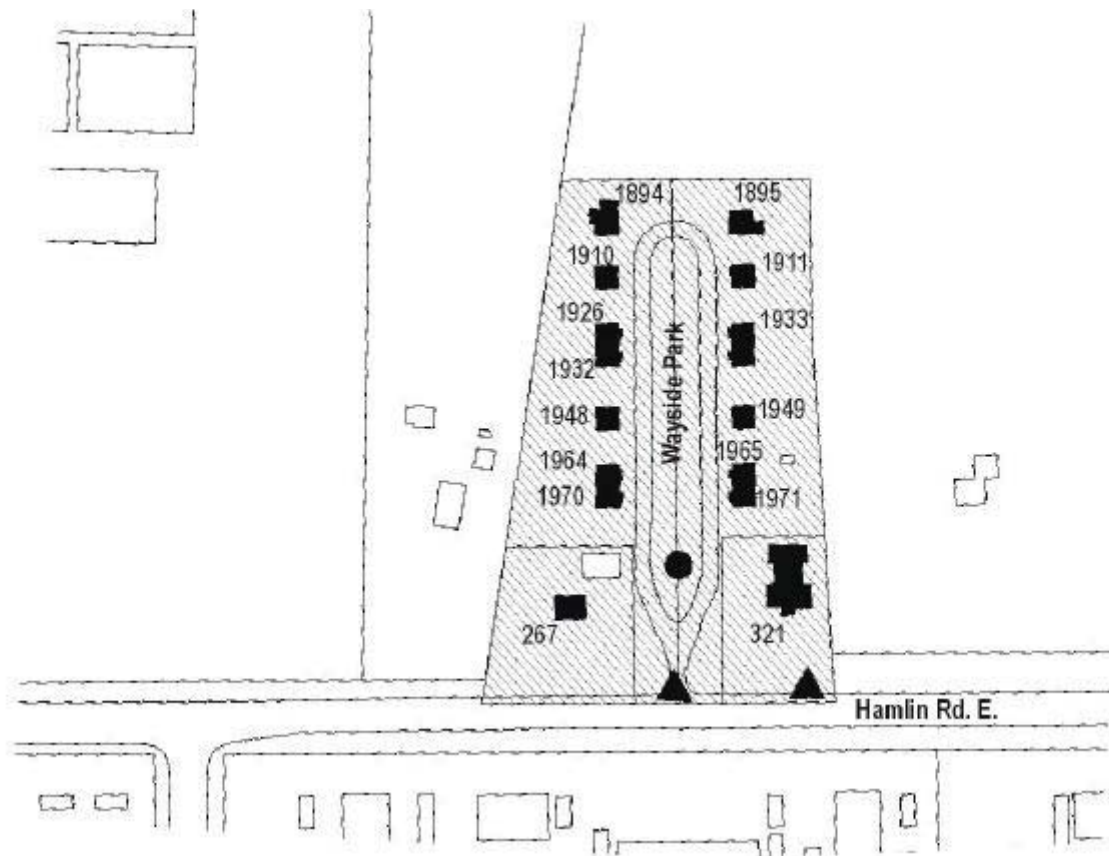


Photo 4: Former farmhouse, 267 East Hamlin Road



Photo 5: Ferry Court, looking north





100 0 100 Feet

Resources

- Contributing
- Non-Contributing
- Building (Footprint Varies)
- Structure
- Site
- Proposed District

Map by Hamilton Anderson Associates
2002

**Proposed Ferry Court
Historic District**
City of Rochester Hills
Oakland County





MEMORANDUM

Planning Division

DATE: August 7, 2017

TO: Historic District Study Committee

FROM: Matthew Baka, Senior Planner

SUBJECT: 361 E. Maple – De-designation request

The owner of the property located at 361 E. Maple has requested that the City Commission consider removing the historic designation of their building as a contributing historic resource within the City of Birmingham. The property owner has submitted an application to the Planning Board requesting to demolish the building as part of a redevelopment proposal.

As required by Section 127-5, **Establishing additional, modifying, or eliminating historic districts** the City Commission issued a resolution on July 24, 2017 directing the Historic District Study Committee to prepare a preliminary study committee report on the subject property in accordance with the code and execute the additional steps outline in that section in order to make a recommendation to the City Commission. Attached is the memo that was submitted to the City Commission regarding this request.

DATE: July 17, 2017

TO: Joseph A. Valentine, City Manager

FROM: Matthew Baka, Senior Planner

APPROVED: Jana Ecker, Planning Director

SUBJECT: 361 E. Maple – Historic Designation Removal Request

The owner of the property located at 361 E. Maple has requested that the City Commission consider removing the historic designation their building as a contributing historic resource within the City of Birmingham. The property owner has submitted an application to the Planning Board requesting to demolish the building as part of a redevelopment proposal.

The process for removing designation from a property or structure as a contributing historic resource is outlined in section 127 of the City Code. Section 127-5, **Establishing additional, modifying, or eliminating historic districts**, states the following:

- (a) *The city commission may at any time establish by ordinance additional historic districts, including proposed districts previously considered and rejected, may modify boundaries of an existing historic district, or may eliminate an existing historic district. Before establishing, modifying, or eliminating a historic district, the standing historic district study committee, as established in section 127-4, shall follow the procedures as stated in section 127-4. The committee shall consider any previously written committee reports pertinent to the proposed action.*
 - (b) *In considering elimination of a historic district, a committee shall follow the procedures set forth in section 127-4, as amended for the issuance of 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 the 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.*
- (Ord. No. 1880, 7-24-06)

The first step in the process towards considering eliminating the historic designation of this property is for the City Commission to pass a resolution directing the Historic District Study Committee to commence with the creation of a study committee report as outlined in section 127-4 of the City Code.

In accordance with sec. 127-04 of the City Code, when directed by a resolution passed by the city commission, the standing historic district study committee shall meet and do all of the following:

(1) Conduct a photographic inventory of resources within each proposed historic district following procedures established by the state historic preservation office of the state historical center.

(2) Conduct basic research of each proposed historic district and historic resources located within that district.

(3) 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 historic resources, the committee shall be guided by the criteria for evaluation issued by the United States secretary of the interior for inclusion of resources in the National Register of Historic Places, as set forth in 36 CFR Part 60, and criteria established or approved by the state historic preservation office of the state historical center.

(4)

Prepare a preliminary historic district study committee report that addresses at a minimum all of the following:

a. The charge of the committee.

b. The composition of committee membership.

c. The historic district(s) studied.

d. The boundaries of each proposed historic district in writing and on maps.

e. The history of each proposed historic district.

f. The significance of each district as a whole, as well as the significance of sufficient number of its individual resources to fully represent the variety of resources found within the district, relative to the evaluation criteria.

(5) Transmit copies of the preliminary report for review and recommendations to the city planning board, the state historic preservation office of the Michigan Historical Center, the Michigan Historical Commission, and the state historic preservation review board.

(6) Make copies of the preliminary report available to the public pursuant to Section 399.203(4) of Public Act 169 of 1970, as amended.

(7) Not less than 60 calendar days after the transmittal of the preliminary report, the historic district study committee shall hold a public hearing in compliance with Public Act 267 of 1976, as amended. Public notice of the time, date and place of the hearing shall be given in the manner required by Public Act 267. Written notice shall be mailed by first class mail not less than 14 calendar days prior to the hearing to the owners of properties within the proposed historic district, as listed on the most current tax rolls.

The report shall be made available to the public in compliance with Public Act 442 of 1976, as amended.

(8) After the date of the public hearing, the committee and the city commission have not more than one year, unless otherwise authorized by the city commission, to take the following actions:

a. The committee shall prepare and submit a final report with its recommendations and the recommendations, if any, of the city planning board and the historic district commission, to the city commission as to the establishment of a historic district(s). If the recommendation is to establish a historic district(s), the final report shall include a draft of the proposed ordinance(s).

b. After receiving a final report that recommends the establishment of a historic district(s), the city commission, at its discretion, may introduce and pass or reject an ordinance(s). If the city commission passes an ordinance(s) establishing one or more historic districts, the city shall file a copy of the ordinance(s), including a legal description of the property or properties located within the historic district(s) with the register of deeds. The city commission shall not pass an ordinance establishing a contiguous historic district less than 60 days after a majority of the property owners within the proposed historic district, as listed on the tax rolls of the local unit, have approved the establishment of the historic district pursuant to a written petition.

(9) A writing prepared, owned, used, in the possession of, or retained by a committee in the performance of an official function of the historic district commission should be made available to the public in compliance with Public Act 442 of 1976, as amended.

Thus, to consider the applicant's request for the removal of the historic designation on 361 E. Maple the City Commission may wish to direct the Historic District Study Committee "HDSC") to prepare a report as outlined in Sec. 127-4 of the City Code.

Please note that the previous direction of the City Commission to the HDSC to study 927 Purdy has been completed, and the study has been forwarded to the State Historic Preservation Office for review. Once the State has provided their feedback on the report, it will be forwarded to the City Commission for further action.

SUGGESTED ACTION:

The City Commission approves the attached resolution directing the Historic District Study Committee to prepare a study committee report for 361 E. Maple as outlined in section 127-4 of the City Code.

**361 E. MAPLE
HISTORIC DESIGNATION ELIMINATION REQUEST
JULY 24, 2017**

WHEREAS, the owner of the Property located at 361 E. Maple have requested that their property be removed as a contributing resource in the Central Business District Historic District within the City of Birmingham,

WHEREAS, The land for which the Historic designation is sought is located on the north side of Maple between Park and N. Old Woodward Ave.,

WHEREAS, Section 127-5 of the City Code, Historic Districts, requires that the City Commission pass a resolution directing the Historic District Study Committee to prepare a Study Committee Report;

WHEREAS, The Birmingham City Commission has reviewed the request of the property owner and has found that a Study Committee Report to determine the historic merit of the structure at 361 E. Maple is warranted;

NOW, THEREFORE, BE IT RESOLVED, The Birmingham City Commission directs the Historic District Study Committee to prepare a Study Committee Report as outlined in section 127-4 of the City Code for the property located at 361 E. Maple:

I, Cherilynn Brown, City Clerk of the City of Birmingham, Michigan, do hereby certify that the foregoing is a true and, correct copy of the resolution adopted by the Birmingham City Commission at its regular meeting held on July 24, 2017.

Cherilynn Brown, City Clerk

124 Peabody

Birmingham

Michigan

48009

CHRISTOPHER J LONGE AIA
ARCHITECTURE

Matthew Baka, Senior Planner
c/o City of Birmingham
151 Martin Street
Birmingham, Michigan 48009

July 5, 2017

Re: 361 East Maple Road
Historic designation

Matthew;

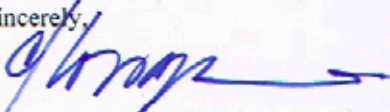
As you know we have submitted design drawings for Final Site Plan and Design Review.

At this time we are (will be) respectfully requesting that the Hawthorne Building @ 361 East Maple Road be 'un-designated' as Locally Designated Historic Building since the building itself is not significant in the way previously defined (see the attached documents) and should alternatively be considered a 'non-contributing resource'.

We are therefore requesting that the Planning board application be processed. We will make the proper application to the HDC at the appropriate time.

Should there be any questions regarding this request – please give me a call.

Sincerely,



Christopher J. Longe, AIA

T 248 258 6940

F 248 258 5568

HAWTHORNE BUILDING

361 East Maple



This neat, and tidy, one story, one bay, reddish face brick store, with attractive limestone trim was built in 1927. In 1929, the shed at the rear of the property was removed. It was the home of the Bell Telephone Company offices for several years during the 1940's. The building has been well kept and is an example of good, small store design from the 1920's. The fascia has a typical signage band defined with patterned brick and limestone. (The existing signage does not conform to the signage band). The parapet has a slight pediment and limestone urns at the party walls. Part or all of the pressed metal storefront may be original. Although the structure is simple and conservative, its good condition and original condition make it a candidate for a valuable visual anchor in the preservation of the north side of East Maple.

6-1-83

Check Telephone Mus. off

CITY OF BIRMINGHAM

BUILDING-SITE INVENTORY FORM

Fill in as applicable - Attach 5" x 7" or 8" x 10" black and white photo with negative.

Identification

1. Building or Site Name Hawthorne
Birmingham Business Machine Bldg.
2. Street address 361 East Maple City Birmingham
3. Legal description 08-19-25-456-027

4. Ownership: Public _____ Private ✓
5. Present Owner C. B. Barnes Address 835 Purdy ^{Birmingham} 48609
6. Zoning B-4
7. Use: Original Commercial Present Commercial

Description

8. Site: Open land _____ woodland _____ landscaped _____
Buildings ✓ if so, what? One story, red brick.
9. Building material: Clapboard _____ stone _____ brick ✓ shingles _____
board & batten _____ stucco _____ other limestone trim
10. Structural material: Wood frame _____ masonry load bearing wall ✓
other _____
11. Condition: Excellent _____ good ✓ fair _____ deteriorated _____
12. Integrity: Original site ✓ moved _____, if so, when? _____
from where? _____
13. Alteration: Unaltered ✓ altered _____, if so when? _____
How? _____
Architect _____
14. Related outbuildings and property: barn _____ garage _____ shed _____
shop _____ greenhouse _____ landscape features _____ other None

15. Surroundings of the building or site: Open land _____ woodland _____
densely built up _____ Commercial ☒ residential _____ other _____
16. Notable features of building or site attractive example of
1920's small commercial building.
17. Threats to building or site: None known ☒ zoning _____ roads _____
developers _____ deterioration _____ other _____

Significance

18. Architectural significance

Date of construction: Actual 1927 estimated _____

Architect: _____

Builder: _____

Are original plans on file? _____ Notations on original plan and specifications _____

19. Historical significance: none.

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

City assessment data.

Obituary.

Prepared by Max B. Horton Date May 3, 1983

Address 787 Greenwood Telephone No. 644-5389

Organization Historic District Commission