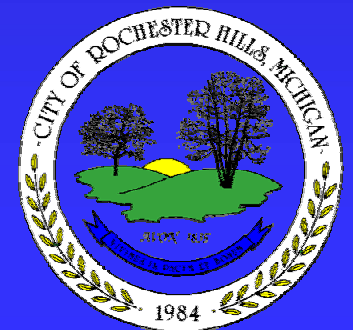


HISTORIC DISTRICTS STUDY COMMITTEE FINAL REPORT

FERRY COURT HISTORIC DISTRICT



Historic Districts Study Committee

- Jason Thompson, Chairperson
- John Dziurman, AIA, NCARB
- Peggy Schodowski
- Dr. Richard B. Stamps
- Gerard Verschueren
- LaVere Webster
- Rev. Dr. Pamela L. Whateley



How Does a District Get Designated?

- Study Committee receives a request to make an initial determination if there is enough evidence to conduct a study
- Study Committee surveys and researches the property and prepares a preliminary report
- The report is distributed to the State Historic Preservation Office, the City's Planning Commission, and made available to the public for comment
- Both the State Historic Preservation Office and the City's Planning Commission review it and recommend that it conforms to the guidelines for such a report

How Does a District Get Designated?

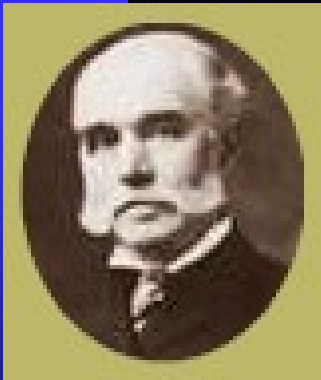
- A public hearing is held
- A recommendation is made to City Council
 - ◆ **The historic Districts Study Committee recommends that the City of Rochester Hills list this property on the City's Historic Register as a Contiguous District**
- If City Council accepts the recommendation
- City Council adopts an ordinance

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.

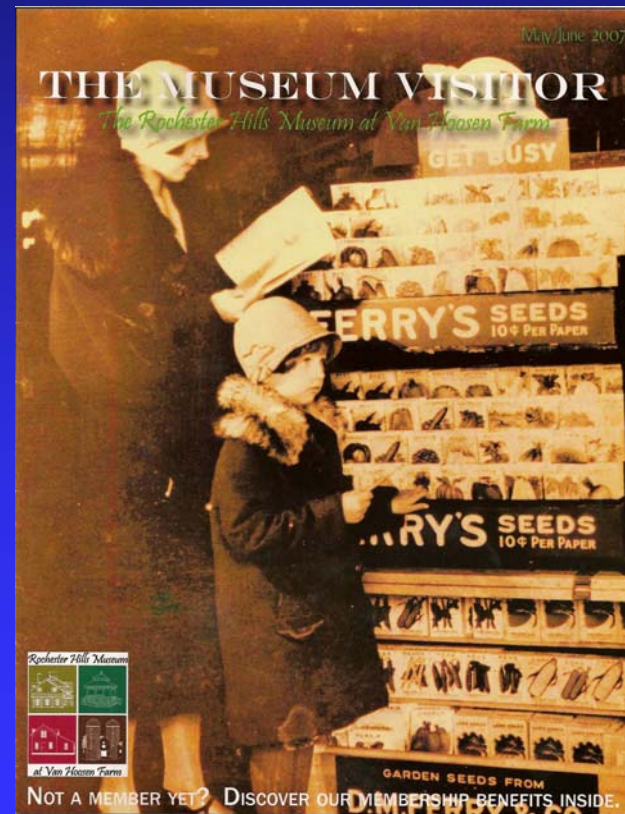
National Register Criteria

- 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.

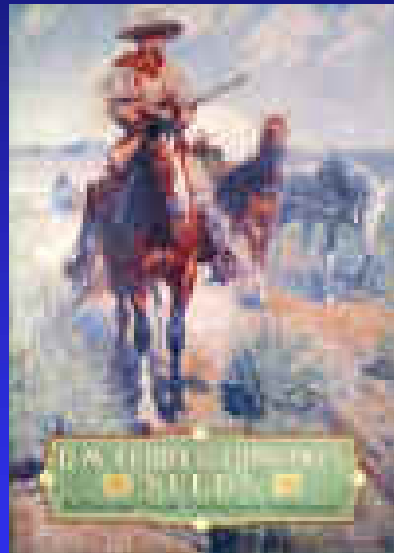


National Register Criteria A.

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.



National Register Criteria A.



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.

National Register Criteria A.

- 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 Oakview Farm, along with Parke, Davis, and Company's Parkedale Biological Farm,



National Register Criteria A.



- 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. Township's agricultural history, of which relatively little remains

National Register Criteria C

- 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.

National Register Criteria C

Ferry Court

- 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.



National Register Criteria C



- 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.

National Register Criteria C



- 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.

Current Photos of Ferry Court



Current Photos of Ferry Court



Current Photos of Ferry Court



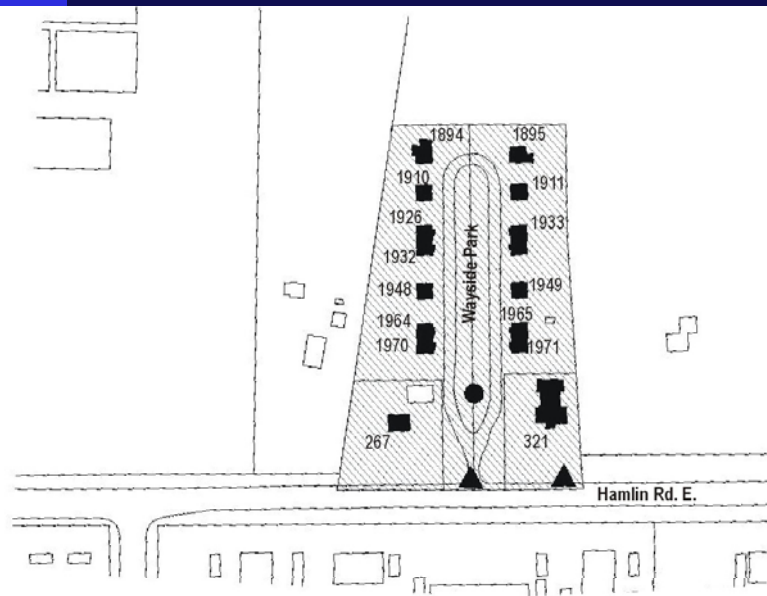
Boundary Justification

- The proposed historic district contains:
 - ◆ Entire employee housing complex laid out and developed by D. M. Ferry & Company in 1912
 - ◆ Late nineteenth century farmhouse that Ferry incorporated into the complex after the company acquired the property
 - ◆ 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. Across Hamlin Road to the south is an apartment complex built in 1986. The small house to the west of Ferry Court was probably built as part of the Hamlin Place Farms subdivision, platted in 1916. West of this house is commercial development at the intersection of Hamlin and Rochester Roads.

Neighborhood Location



Proposed Ferry Court Historic District



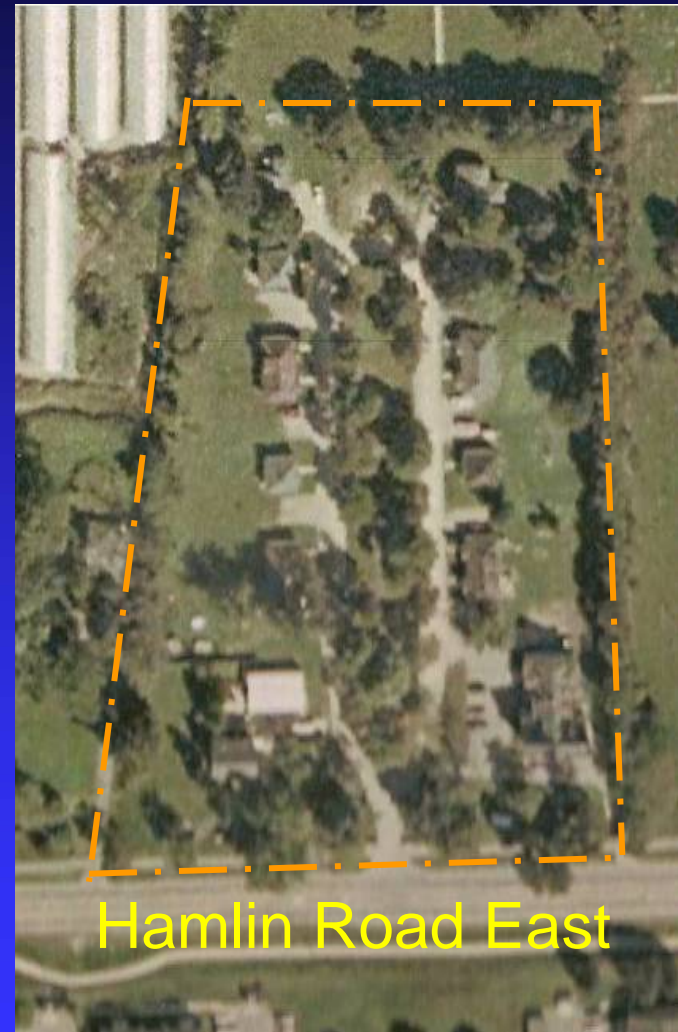
100 0 100 Feet

Resources

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

Map by Hamilton Anderson Associates
2002

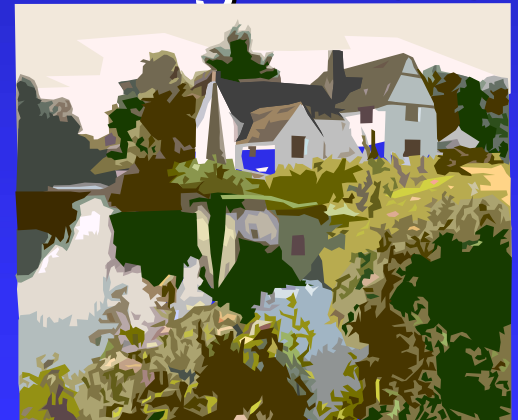
Proposed Ferry Court
Historic District
City of Rochester Hills
Oakland County



Hamlin Road East

The Value of Historic Properties

- Tells the story of place to current and future residents
- Creates a quality setting
- Can't go forward without knowing where you've been
- Promotes creative thinking
- Economic benefits



Property Values

- Key Findings:
 - ◆ Local historic designation does not decrease property values.
 - ◆ Historic designation led to property value increases that were either higher than, or consistent with, those in similar, non-designated areas.



Grand Rapids: Heritage Hill



- Values in the historic district have appreciated almost twice as fast as those in the non-designated area – over 1,200 percent versus 636 percent outside the district.

Rochester Hills Historic Districts

- According to the City of Rochester Hills Assessing Department, property values of designated historic homes listed in the City's Historic District Ordinance, have consistently had a 25-35% higher property value than other comparable homes in the city.



Economic Benefits



- Rehabilitation Tax Credits
 - ◆ State – 25% of the cost of the work
 - ◆ Federal – 20% of the cost of the work
- Property values – designated historic properties retain their value better than their undesignated equivalents
- Heritage Tourism – makes our city unique!

The Numbers - 2007

Federal & State Tax

Credit FY 2001-06: \$ 902M

DIRECT IMPACT: \$902 M

INDIRECT IMPACT: \$1.01 B

TOTAL IMPACT: \$1.93 billion



**REPORT CARD:
The Economic Impacts of
Historic Preservation in Michigan**

The building already has a story. All you do is add the next interesting chapter. — Stewart Brand

In 2002, with assistance from the State Historic Preservation Office, the Michigan Historic Preservation Network (MHPN) published an analysis of the direct impacts of historic preservation in Michigan. Involving a Michigan's Future, The Economic Benefits of Historic Preservation. The analysis reported that between 2001 and 2003, more than \$600 million was privately invested in state and federal historic preservation tax credit projects (HTCs), creating more than 22,200 jobs and a total economic impact of \$1.7 billion.

Preservation's economic impacts in Michigan are growing exponentially. In the five years since MHPN issued its 2003 report, private investment exceeded over \$600 million, to Michigan's economy for a total economic impact of more than \$1.93 billion and the creation of more than 22,000 jobs. That's nearly two billion dollars invested in just five years—more than the cumulative investment of the past fifty years. What's more, according to MHPN, Treasury provided all credit for that number in the 2003-2005 period. Michigan's economy benefited from an additional \$1.42 in economic impact for every \$1 of credit issued.

There are credit projects every form, multi-phase corporate investment in single and multiple buildings, such as the Cassin Building in Detroit, to small business investment in Michigan's Main Street program like Marquette and Chatham. As state and federal rehabilitation tax credit projects gain widespread use, we could look for community redevelopment, more important benefits have come to light. (continued on page 4)

The Michigan Historic Preservation Network gratefully acknowledges support for this publication from:
The Charles Foundation, The Michigan Antiquarian Foundation,
The Michigan State Historic Preservation Office and The City of Calumet.

Heritage Tourism

- Stay longer and spend more money
- If your place isn't unique why visit?

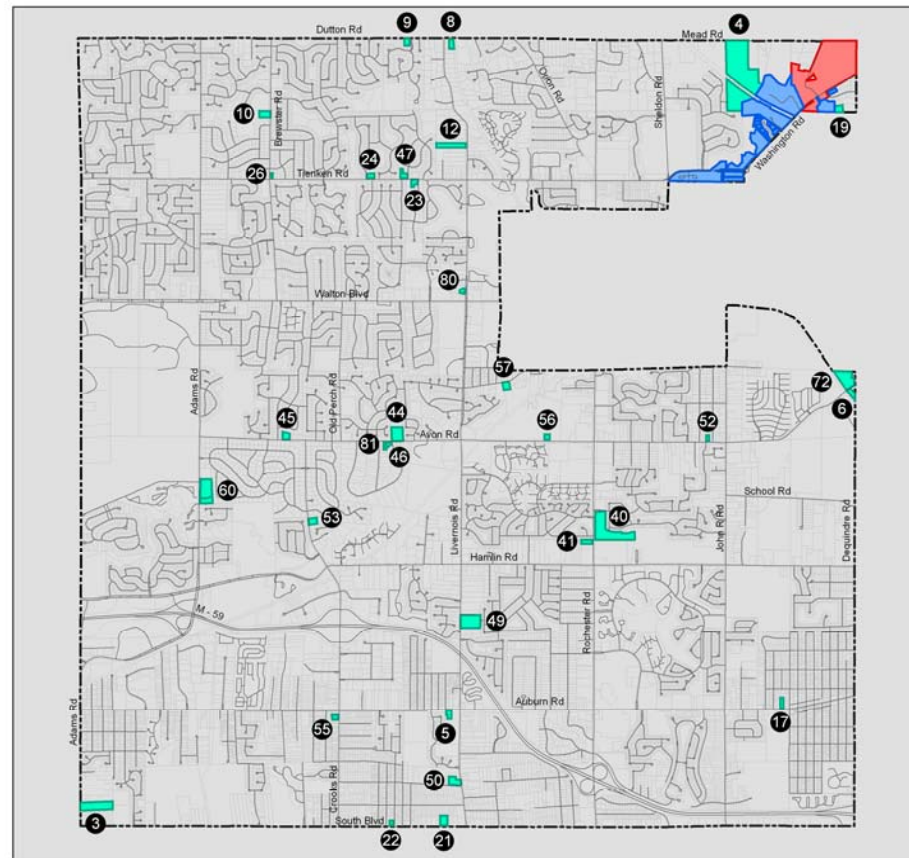


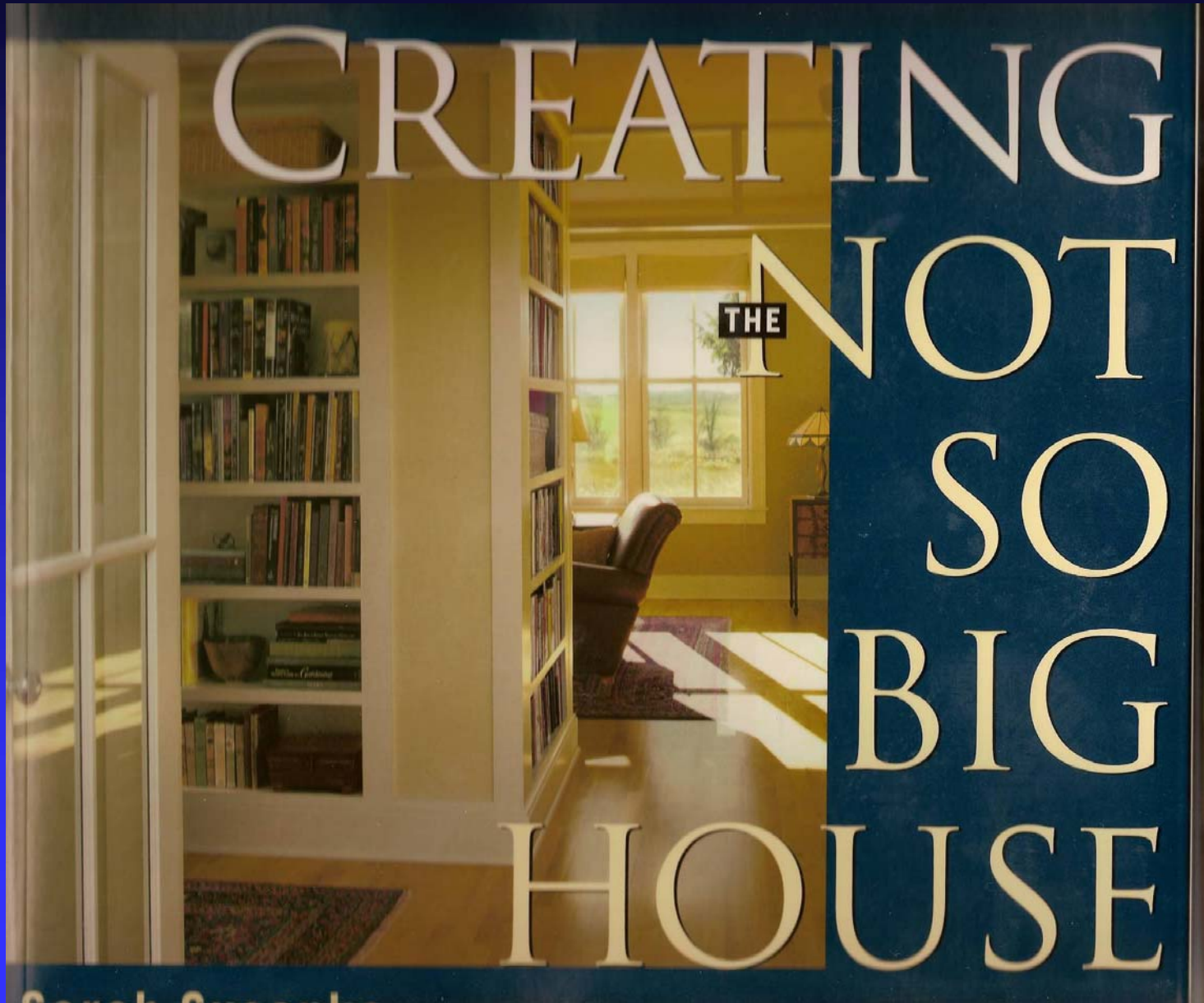
What does the Historic Districts Commission do for the community?

- Provide technical assistance to property owners
- Provide design assistance to property owners
- Safeguard the heritage of the City by preserving historic districts
- Stabilize and improve property values in these districts and the surrounding areas
- Strengthen the local economy
- Promote the use of historic districts for the education, pleasure, and welfare of the current and future residents of the City, State and Nation

Designated Historic Districts in Rochester Hills

- Winkler Mill Pond District
- Stoney Creek District
- Noncontiguous District
- City Boundary





CREATING

THE NOT

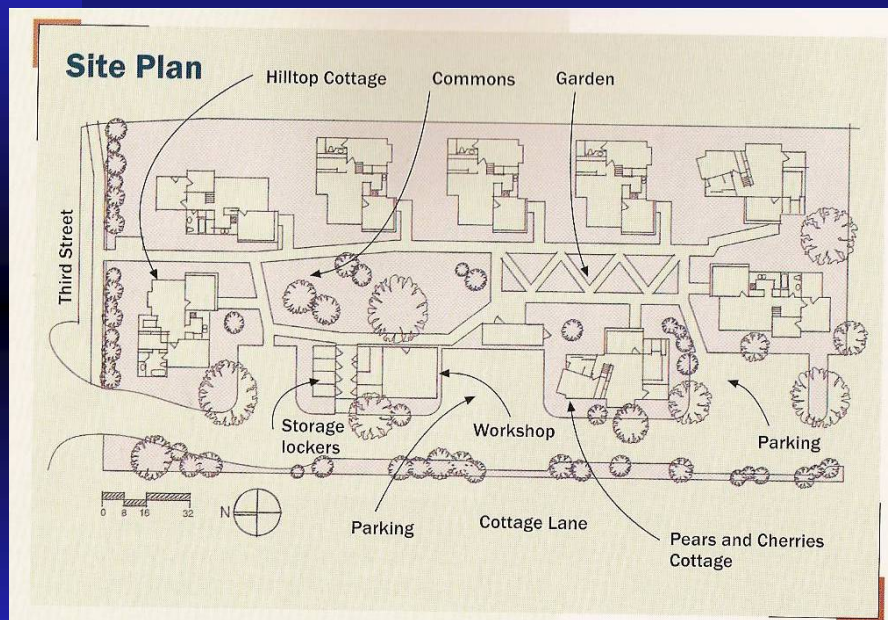
SO

BIG

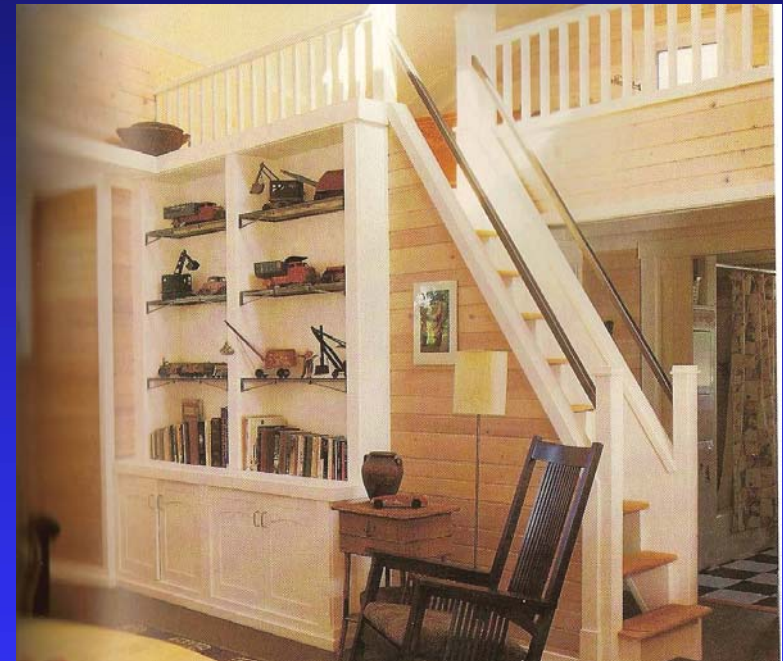
HOUSE

Sarah Suslow

Examples of similar properties



Examples of similar properties



Examples of similar properties

FOUR ROOMS, BATH AND PORCH



Honor Bill
The Rodessa
 No. P7041 "Already Cut" and Fitted
\$1,179⁰⁰
 No. P2202 Without Bathroom
 "Already Cut" and Fitted
\$1,182⁰⁰

IT IS hardly necessary to say that The Rodessa is a most attractive little home. The illustration proves it beyond a doubt. Furthermore, the price is also attractive. Much thought and expert advice have been employed in designing an exterior that will make this bungalow appeal to lovers of artistic homes. The interior plan appeals to all people desiring the utmost economy in space. The Rodessa has proved to be one of our most popular homes, and owners are delighted with it. If you have only a moderate amount to invest, and wish to secure the biggest value for your money, with the greatest results in comfort, convenience and attractiveness, you can make no mistake in purchasing this home.

Can be built on a lot 27 feet wide

The Living and Dining Room. A tiled front porch, 11 feet 6 inches wide, leads to the combination living and dining room. The room accommodates a piano, dining set, radio cabinet, upholstered chairs, lamp and a dining table. Part of room, 11 feet 6 inches by 12 feet 6 inches, is partitioned and set apart by windows at the side and front.

The Kitchen. A door connects the living and dining room with the kitchen. Floor is tile. 8 feet 6 inches by 9 feet 2 inches. There is space for a sink, table, range and cabinet. A double window provides light and ventilation. Steps in the rear entry lead to the basement.

The Bedroom. From the living and dining room a door opens into the large bedroom. One of bedrooms is 10 feet 2 inches by 11 feet 6 inches. The other bedroom is 10 feet 2 inches by 11 feet 6 inches. It has a closet with a cane opening, and a side window.

The Bathroom. In one corner of the bathroom. It has a medicine cabinet, and is lighted by a window.

The Basement. Room for furnace, laundry and storage. Hatch at Cellars. Main door, 9 feet from door to ceiling. Basement, 7 feet from floor to joists.

What Our Price Includes
 At the price quoted we will furnish all the material to build this four-room bungalow, consisting of:
 Lumber; Lath;
 Hardwood, Best Grade Cherry and Cedar Shingles;
 Roofing, Best Quality of 1/2" and 3/4" Cedar Shingles;
 Siding, Best Quality of 1/2" and 3/4" Cedar Shingles;
 Paint, Best Quality of Yellow Pine;
 Windows, California Clear White Glass;
 Porch Flooring, Best Quality of Pacific Coast Hardwood;
 Porch Lathing, Best Quality of Pacific Coast Hardwood;
 Plank Lathing, Best Quality of Pacific Coast Hardwood;
 High Grade Millwork (see pages 130 and 131);
 Insulator, Double, Best Grade (see page 130);
 Tiles, Best Quality of Yellow Pine;
 Windows, California Clear White Glass;
 Medicine Case;
 Extra Terminate Spout Sinks;
 48-lb. Building Paper; Sash Weights;
 Scaffolding; Best Quality Hardware (see page 132);
 Paint for Three Coats Outside Trim and Siding;
 Shingles and Veneer for Interior Trim and Siding.
 Consider Plans and Specifications.
 We guarantee enough material to build this home. Price does not include cement, lime or mortar.
 See description of "Honor Bill" houses on pages 12 and 13.

For Our Easy Payment Plan See Page 144

No. P7041 With Bathroom

No. P2202 Without Bathroom

FLOOR PLAN

Options
 Divided for districts where no allowance of certain fixtures are applicable. Very much the same as No. P7041 but without bathroom.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130 and 131.

SEARS, ROEBUCK AND CO. P202 **Page 55**



Property Rights

- Are these property designations a taking?
 - ◆ Wetlands Designation (Environment Importance)
 - ◆ Tree Ordinance (Environment Importance)
 - ◆ Historic Districts (Historic Importance)

State Legal
Opinion requires
that designation
of a property as
a historic site is
to be based on
historic
preservation
considerations,
not the consent
of the property
owner

DEAN G. BEIER
JAMES L. HOWLETT
DANIEL C. DEVINE, SR.
GERALD G. WHITE
LAWRENCE R. TERNAN
STEPHEN W. JONES
FRANK S. GALGAN
KENNETH J. SORENSEN
THOMAS J. TRENTA
MARK W. HAFELI
TIMOTHY J. CURRIER
MARY T. SCHMITT SMITH
ROBERT R. SHUMAN
JOHN D. STARAN
JOSEPH F. YAMIN
PHYLLIS AIUTO ZIMMERMAN
P. DANIEL CHRIST
LAUREN M. UNDERWOOD
RICHARD A. JOSLIN, JR.
DAVID J. BERTUS
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(810) 338-9903
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(810) 645-9344

April 29, 1997

Mayor Kenneth D. Snell
City of Rochester Hills
1600 Rochester Hills Drive
Rochester Hills, Michigan 48309

Re: Historic Districts

Dear Mayor Snell:

Occasionally, the question arises as to whether designation of a site as a historic district should be voluntary or consented to by the property owner. Recently, the Historic Districts Commission has heard from at least two residents (i.e., Bromwell and Heyniger) who would prefer to opt out of their historic district designation. I have come across the enclosed Michigan Attorney General Opinion No. 6919, dated October 10, 1996, which addresses that issue. According to the Michigan Attorney General, a municipality may not by ordinance require a property owner's consent as a precondition to designating that property as a historic district. Rather, designation of a site as a historic district is based on historic preservation considerations, not the consent of the property owner, according to the Attorney General.

Very truly yours,

BEIER HOWLETT

JDS
John D. Staran

JDS/lk

Enclosure

cc: City Council (w/encl.)
Historic Districts Commission (w/encl.)
Ms. Jane Downing, Assistant to the Mayor (w/encl.)

4.28.97/r/corr

How will we know it's us without our past?

-John Steinbeck

The Grapes of Wrath

