

PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT
920 SOUTH BOULEVARD
ROCHESTER HILLS, MICHIGAN

1. 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:

2. COMPOSITION OF COMMITTEE MEMBERSHIP:

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.

Shawn Grant is a teacher endorsed to teach social studies, with a Bachelor's Degree in elementary education from Oakland University. She is involved in many civic organizations throughout the community and enjoys research.

Michael Sinclair is a member of the Rochester Hills Historic Districts Commission, and resides in a historic home. He undertook the restoration of his ca. 1830 home that had been vacant and neglected for over twenty years, and has extensively researched his property and the beginning settlements of the Community.

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

Jason Thompson is Chairperson of the Historic Districts Study Committee, and is a member of the Rochester Hills Historic Districts Commission. He has received a Bachelor's Degree in History from Oakland University, and a Masters of Public Administration from Oakland University. His academic and work activities include a strong background in research and grant writing.

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.

3. DESCRIPITON OF THE HISTORICAL DISTRICT STUDIED:

920 South Boulevard is located in Section 34 and consists of a home and storage shed/barn on approximately 2.4 acres (see map).

An architectural review of the house indicates the following:

Style: Colonial Revival

Built: This style was popular between 1900-1940.
This home was probably built on or after 1910.

Identifying Features: Accentuated front door, normally with decorative crown (pediment) supported by pilasters, or extended forward and supported by slender columns to form entry porch; doors commonly have overhead fanlights or sidelights; façade normally shows symmetrically balanced windows and center door (less commonly with door off-center); windows with double hung sashes, usually with multi-pane glazing in one or both sashes; windows frequently in adjacent pairs.

Side-Gabled Roof: About 25% of Colonial Revival houses are simple, two story rectangular blocks with side gabled roofs. This type was built throughout the Colonial Revival era but predominates after about 1910.

Revival Examples: Many of these style houses had one-story side wings, either open or enclosed, usually with flat roof.

Windows: As in the originals, most Colonial Revival windows are rectangular in shape with double-hung sashes. In the more accurate copies, each sash has six, eight, nine, or twelve panes. Equally common are multi-pane upper sashes hung above lower sashes that have only a single pane, a pattern never seen on colonial originals.

Other Details: All common wall materials were used, but masonry predominates in high style examples. Vernacular examples were generally of wood before about 1920, with masonry progressively more common as veneering techniques became widespread in the 1920's.

Occurrence: This was a dominant style for domestic buildings throughout the country during the first half of the 20th century.

Comments: The term "Colonial Revival" refers to the entire rebirth of interest in the English and Dutch houses of the Atlantic seaboard. In the years between 1880 and 1900 the Colonial revival movement also influenced two other architectural styles: Queen Anne and Shingle.

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Reviewer’s Opinion: This building is a very good example of the Colonial Revival style. It appears to be in very good condition. I agree with the Inspection Report performed by the RH Building Department. The so-called barn is basically a storage building and not worth saving unless the whole site is restored. The siding on this home is probably not original, but I would need to do additional research to verify this. This building should not be dismissed off hand. It is probably one of the last homes of this era and style still remaining in the city. The problem is always where to draw the line and what battles are we all willing to fight for. Is this house worth the effort? I believe it might be and we should consider working with the new owners to see if it can be appropriately incorporated into their development.

Photos: Attached are some photographs of the house and the storage shed/barn structure.

The intensive level survey conducted by Dr. Jane Busch in 2002 reflected the following:

1872 Atlas Map	J.C. Runyan	57 acres with a home in approximately this location
1896 Atlas Map	J.C. Runyan	60 acres, house
1908 Atlas Map	A.A. Hovey	57 acres, house
1947 Atlas Map	Kolt/Kalt	Small parcel about 3 acres

A field survey conducted in 1992 by City of Rochester Hills Staff identified the house as “an early farmhouse built in the early 20th century”, with 4/1 sashes, and a pedimented entry porch.

Further research conducted on the names associated with the properties did not reveal any additional information linking this site to historical names associated with the Community.

4. BOUNDARIES OF THE PROPOSED DISTRICT:

The proposed 920 South Boulevard Historic District consists of the following parcel:

15-34-352-012

Town 3 North, Range 11 East, Section 34, Part of the southwest one-quarter of the southwest one-quarter; Beginning at a point on the South section line East 331.28 feet; from the southwest section corner; thence North 88-35-00 East 325 feet; on section line; thence North 04-48-00 West 337.99 feet; thence South 88-35-00 West 325 feet; thence South 04-48-00 East 337.99 feet; to the Point of Beginning; 2.52 acres

4A. VERBAL BOUNDARY JUSTIFICATION:

The proposed 920 South Boulevard Historic District, located in Section 34, consists of one parcel. The property to the North is residentially developed; the property to the South is the City of Troy and is currently under development as a senior health care facility; the property immediately adjacent to the east is residential, and the parcel immediately adjacent to the west is a vacant parcel zoned residential.

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4B. VISUAL BOUNDARY JUSTIFICATION:

(insert map)

4C. BOUNDARY JUSTIFICATION:

The proposed 920 South Boulevard Historic District is bounded to the south by South Boulevard; is bounded to the north, east and west by residential. The City of Troy is across South Boulevard to the south.

5. HISTORY OF THE PROPOSED DISTRICT:

An independent survey of the home conducted by Gerald J. Yurk Associates indicates that the original house burned down in 1920 and was reconstructed shortly thereafter.

6. STATEMENT OF SIGNIFICANCE OF THE DISTRICT:

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.

B. that are associated with the lives of persons significant in our past.

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.

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D. that have yielded, or may be likely to yield, information important in prehistory or history.

7. INVENTORY/PHOTOGRAPHS:

A photographic inventory of the proposed district was conducted in 2002 as part of the Rochester Hills Historic Districts Survey. Copies of the survey sheets are attached hereto. Copies of the inventory forms are located at the Rochester Hills Planning Department, the Rochester Hills Museum, and the State Historic Preservation Office.

A recent review of the site by Committee Member Dziurman in August, 2006 included several photographs, copies of which are attached.

8. RESOURCE LIST:

920 South Boulevard

Two-story side gabled house. One story west wing with square bay, and a one story east side enclosed porch addition with brick lower walls. Asbestos siding (or a similar looking artificial siding). 4/1 windows. Two brick chimneys. Pedimented entrance porch. Front door with sidelights.

The site currently contains a one-story barn/storage building with an attached shed. The structure has swing doors, and board and batten siding. The barn/storage building is not a contributing resource, and is deemed to be structurally unsound.

8A. COUNT OF HISTORIC AND NON-HISTORIC RESOURCES:

The proposed 920 South Boulevard Historic District contains one historic (contributing) and one non-historic (non-contributing) resources.

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9. BIBLIOGRAPHY:

2002 Rochester Hills Intensive Level Survey conducted by Dr. Jane Busch.



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