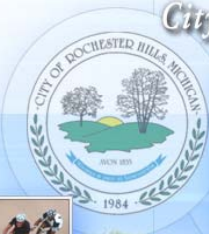
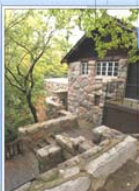





Historic Preservation in our Community



City of Rochester Hills
Michigan



▶ enter site
search
site map



historic distinctive progressive

1000 Rochester Hills Drive
Rochester Hills, MI 48309
Ph: 248-656-4600

Rochester Hills Historic Districts Study Committee Report

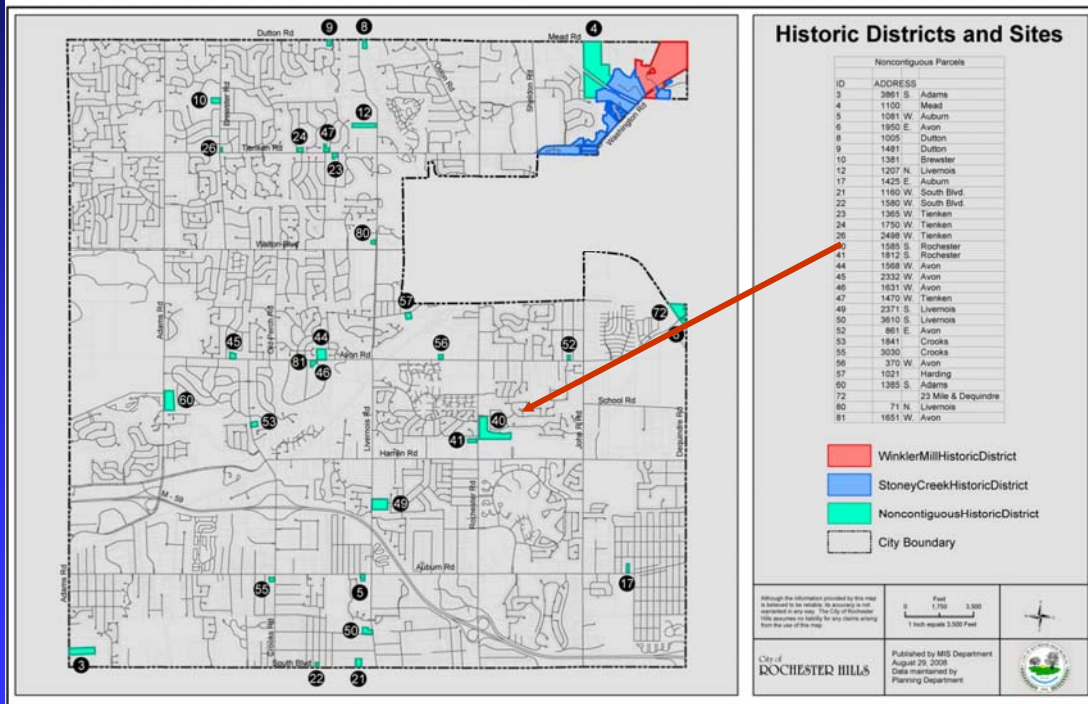
Request For Elimination of the
Historic District located at
1585 S. Rochester Road



Charge of the HDS Committee

Pursuant to Chapter 118, Section 129, the City Council referred a request for elimination of the historic district located at 1585 S. Rochester Road to the Historic Districts Study Committee on September 28, 2009.

Designated Historic Districts





South Elevation



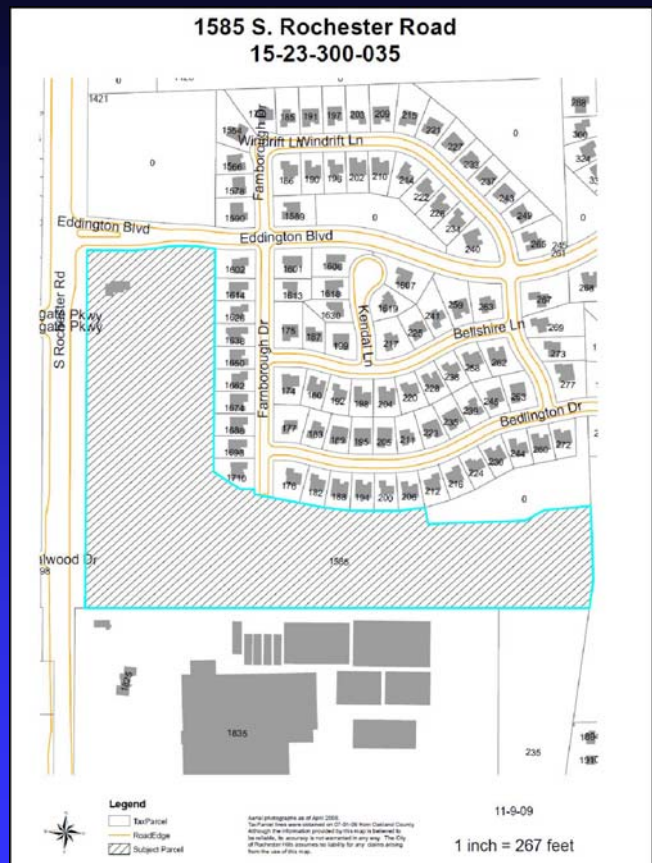
North & West Elevations

Parcel ID 15-23-300-001

BOUNDARY JUSTIFICATION

The district consists of the entire intact parcel that remains of the property historically associated with the house. In the late 1980s, portions of the property were sold for redevelopment.

To the south of the district is a retail nursery operation, to the east, west, and north are newer housing subdivisions.



History of the District

Approximately 27 acres remain of the 103 acre farmstead.

The existing house on the property was constructed about 1900.

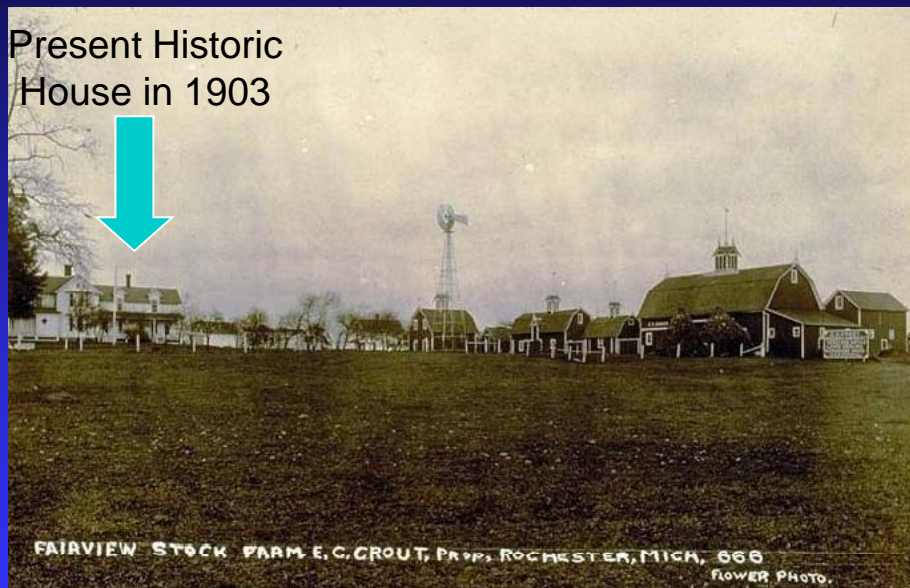
E. C. Crout purchased 65 acres in 1902 and 1903, son of T.H. Crout, a farmer who relocated to Avon Township with his family in 1869 from Northampton County, Pa.

E. C. Crout created the famous Fairview Stock Farm on the property.

According to the 1903 Biographical Record and Leading Citizens of Oakland County, "Mr. Crout has spared no expense in fitting up this farm, having expended some \$7,000 in buildings alone, all of these being of the most modern, sanitary kind, fitted with heating and private gas apparatus, telephone and steam fittings and all so attractive, substantial and convenient as to place Fairview Stock Farm far beyond anything of its kind in this section of the state."

History of the District

Present Historic
House in 1903



Mr. Crout continued to purchase adjacent acreage and in 1914 his estate sold 103.56 acres to Frank Parmenter.

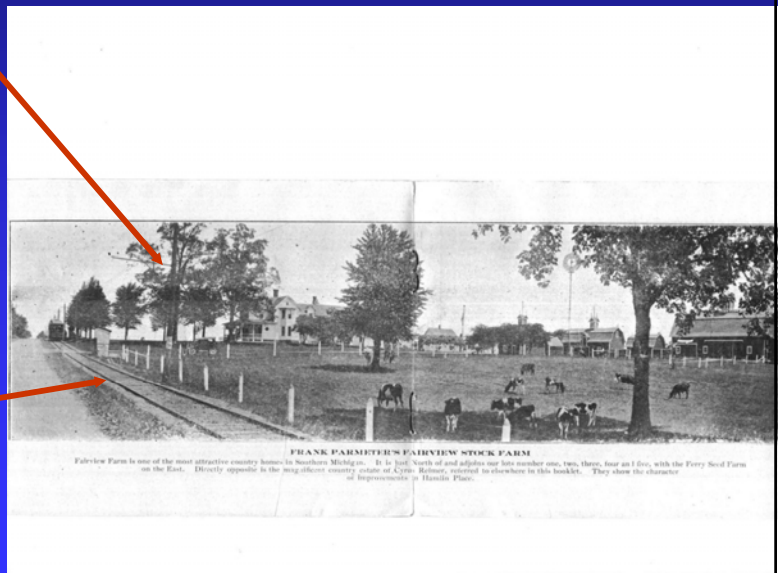
History of the District

1916 photograph shows Frank Parmenter Fairview Stock Farm

The historic house in the Queen Anne style.

Numerous outbuildings, barns and a shelter

The interurban railroad in front of the property on Rochester Road.



History of the District

Parmenter sold the property to A. Moore in 1916. The property changed hands several times, including reverting back to Moore between then and 1935, when the estate of A. Moore entered into a land contract with Wayne H. and Ethna M. Eddy for the property.

The Eddy's officially purchased the property in 1936 and took occupancy after April 1, 1936.



History of the District

Before going into business for himself, Wayne. H. Eddy worked for General Motors and the Packard Motor Car Company.

He was the chief/lead engineer for Pontiac Motors and received the first Pontiac off of the assembly line. He later was the chief/lead engineer at Buick and then Packard.

In the late 1940s, he founded the Allen Cooler and Ventilator Company in Rochester. His company grew to over 100 employees and he added a number of additional operations including a foundry in Richmond. The business was sold to Solartronics in the late 1980s.

History of the District

Mr. Eddy died at the age of 71 in 1965, and his second wife, Hyacinth Eddy, continued living on the property while managing all their businesses. In 1986 Ms. Eddy sold the property for development. The housing subdivision to the east was created after that time.

At the time of local designation in 1978 the property included all of the elements of a large, prominent, local farmstead; the main house with ancillary out buildings. There was a hay barn, silos, horse barn, metal corn cribs, well house, machine shop, metal shed and a second Greek Revival house.

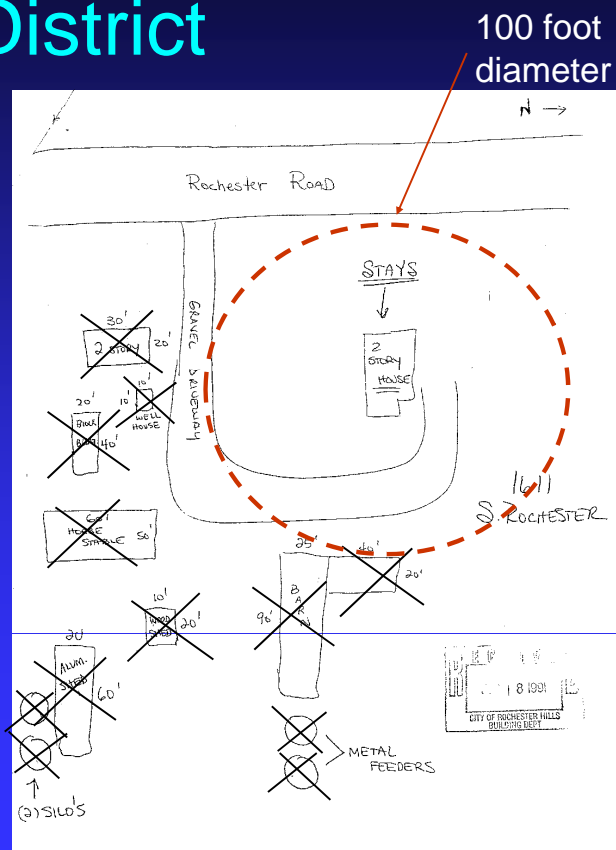
History of the District

In 1991, due to demolition by neglect, the outbuildings were failing structurally and the City building official had no choice but to order the second house on the property and all of the remaining outbuildings be demolished because of their deteriorated condition.

Prior to 1995, the historic district ordinance listing included the historic resource (main house) and one hundred feet around it, although the historic district commission was asked by the City to review the proposed demolition. In 1995 the historic district ordinance was amended to include the entire parcel of each historic designated resource.

History of the District

1991 Site plan sketch, of all the building locations on the Eddy Farm property prior to demolition - due to neglect by the owners of this property, who are the same owners today.



CRITERIA FOR DISTRICT ELIMINATION

- Pursuant to Rochester Hills Code of Ordinances, if considering elimination of a historic district, the study committee shall follow the procedures set forth for issuing a preliminary report, holding a public hearing and issuing a final report, with the intent of finding out if one or more of the following items apply to a listed historic district:
 - 1) **Lost physical characteristics.** The historic district has lost those physical characteristics that enabled establishment of the district;
 - 2) **Insignificance.** The historic district was not significant in a way previously defined; or
 - 3) **Defective procedure.** The historic district was established pursuant to defective procedures. (Section 118-34, Rochester Hills Code of Ordinances)

Lost Physical Characteristics?

COUNT OF HISTORIC AND NON-HISTORIC RESOURCES

- There is one historic and zero non-historic resource in this district. 100% of the surviving resources are historic. Only one of the original buildings of the farmstead survives, the other having been destroyed in 1991.
- The house at 1585 S. Rochester Road has not changed from the time of designation in 1978. The barns, second house, and other outbuildings on the property were demolished; however they were not included with the original designation. Therefore **the district has not lost its original physical characteristics from when it was designated.**

Insignificance?

- In 1978, when the Avon Township Historic District Study Committee conducted their investigation of potential historic districts in the township they used the requirements listed in Michigan's Local Historic Districts Act, which instructed study committees to conduct studies and research and make a written report on the cultural, social, economic, political, architectural, or historical significance of the property under consideration.

A primary purpose of the 2002 Rochester Hills Historic Districts Survey was to re-evaluate all of the properties that were designated in 1978. Michigan's Local Historic Districts Act has been amended extensively since 1978. The 1992 amendments specify requirements for study committee reports and require study committees to be guided by the evaluation criteria for the National Register of Historic Places.

Insignificance?

- Rochester Hills' historic preservation ordinance has also undergone substantive amendment. The original ordinance limited the size of a historic district to 100 feet from the primary structure. This was amended in 1995 to include the entire parcel. Thus, it became necessary to evaluate all of the resources on the property.

After the 1992 amendments, and prior to 2002, Public Act 169 of 1970, required that study committees "shall be guided by" the criteria for listing in the National Register of Historic Places.

In 2002, the State Historic Preservation Office adopted rules regarding local historic district designation that every study committee -"shall follow" the criteria for listing in the national register.

Insignificance?

- Any local historic district established between 1992 and 2002 was created under the “shall be guided by” requirement, which then existed in Public Act 169. Previous to the 2002 rules, PA 169 of 1970 allowed the local community more autonomy in determining what they considered to be historic and worthy of protection. Therefore not meeting the national register criteria is not valid grounds to de-designate a single resource historic district designated before 2002.

National Register Criteria for Evaluation

- The quality of significance in American history, architecture, archeology, 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; or
 - B. That are associated with the lives of **persons** significant in our past; or

National Register Criteria for Evaluation

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 distinguishable entity whose components may lack individual distinction; or

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

Significance

- The Eddy Farm 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 1900, when the main house was constructed, to the late 1980s, when Wayne Eddy's second wife, Hyacinth Eddy, sold the property for development.

Defective procedure? No

- The procedures followed in 1978 establishing the 1585 South Rochester Road Historic District **were not defective.**

When the property was designated a local historic district, the Avon Township Board and Avon Township Study Committee **correctly followed the procedures prescribed by state law at that time.** The study committee adopted evaluation criteria, conducted an inventory, prepared inventory sheets on each property, prepared a preliminary and a final report, drafted an ordinance, and undertook the required transmittals and public hearing.

Of the several hundred properties that the study committee inventoried, 65 were recommended for local historic district designation. The Avon Township Board designated 31 of these as noncontiguous historic districts each containing one building and the remainder as part of the Stoney Creek and Winkler Mill Pond Historic Districts.

Conclusion

- The house continues to possess the historic and architectural integrity needed for it to be considered significant for its history and architecture. It is one of two local examples of the Neoclassical style and was designed by architect John Burns. It is associated with Wayne H. Eddy, a chief automotive engineer in the 1930s and business owner and founder from the 1940s until his death in 1965.



1585 S. Rochester Road



1812 S. Rochester Road


Conclusion

- The historic districts ordinance that Avon Township adopted in 1978 limited a non-contiguous district to the designated structure on the property and the area within one hundred feet from that structure (or to the property line if that was less than one hundred feet away). In 1995, the city of Rochester Hills amended their ordinance to include the entire parcel with all of its historic and non-historic resources.⁸ This was done to comply with the changes in state law.

7/20/23
Township of Avon

PARCEL NO: 15-23-300-001

RESIDENCE: Hyacinth J. Eddy (c. 1902)
STYLE OF BUILDING: Classic Greek Revival
TYPE OF CONSTRUCTION: Wood Frame
LOCATION: 1585 South Rochester Road
CURRENT OWNER'S NAME: Hyacinth J. Eddy
ADDRESS: 1585 S. Rochester Rd., Rochester, MI 48063



HISTORICAL DATA:
E. C. Kramt farm on 64 acres, known as Fairview Farm, was built about 1902.
The Farm was purchased by the Eddys in 1934 and following major cleaning and restoration, the family moved in two years later.

ADDITIONAL REMARKS:
Good exterior condition. Historically significant.

Conclusion

- The study committee finds that the house at 1585 South Rochester Road should retain its local historic district designation; since:
 - 1) The historic district **has not lost** those physical characteristics that enabled establishment of the district;
 - 2) The historic district **is significant** in a way previously defined; or
 - 3) The historic district **was established pursuant to all legal procedures.** (Section 118-34, Rochester Hills Code of Ordinances)

- Currently, only 84 of the city's 29,739 structures (0.0028%) are listed as having historical value in Rochester Hills.

Preservation & Future Development

- ◆ Historic and Potential Historic Properties will become the highest percentage of remaining parcels available for future development
- ◆ If we are going to preserve the history of our community we need to ensure that our remaining historic properties are properly and creatively reused

The Value of Historic Properties

- Tells the story of our Community to current and future residents
- Creates a community with Unique Settings and Neighborhoods
- Provides a positive Identity and Image
- Promotes Arts & Culture
- Provides Economic benefits



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 your city unique!

Preservation & Future Development

- ◆ Between 1980 – 2009
 - ☞ City population has almost doubled (40,000 to +75,000)
 - ☞ Total developed buildable land area in the city is now close to + 90% capacity



Preservation & Future Development

- ◆ The HDC and the Planning Commission already have a track record in creating responsible development that benefits all stakeholders and the community.
 - ☞ Rochester College
 - ☞ Lorna Stone Village
 - ☞ City Place

PROPOSED CAMPUS BUILDINGS

- PHASE I (WITHIN 5 YEARS)**
- P-1 ATHLETIC/STUDENT ACTIVITIES BUILDING (5000 S.F. FOOTPRINT)
 - P-4 ACADEMIC BUILDING (5000 S.F. FOOTPRINT)
 - P-9 STUDENT HOUSING (5000 S.F. FOOTPRINT)
 - P-10 STUDENT HOUSING (5000 S.F. FOOTPRINT)
 - P-11 STUDENT HOUSING (5000 S.F. FOOTPRINT)
 - P-12 STUDENT HOUSING (5000 S.F. FOOTPRINT)
 - P-13 STUDENT HOUSING (5000 S.F. FOOTPRINT)

- PHASE II (10 TO 15 YEARS FROM NOW)**
- P-5 ACADEMIC BUILDING (5000 S.F. FOOTPRINT)
 - P-6 ACADEMIC BUILDING (5000 S.F. FOOTPRINT)
 - P-7 ACADEMIC BUILDING (5000 S.F. FOOTPRINT)
 - P-8 STUDENT HOUSING (5000 S.F. FOOTPRINT)
 - P-14 STUDENT HOUSING (5000 S.F. FOOTPRINT)
 - P-15 STUDENT HOUSING (5000 S.F. FOOTPRINT)
 - P-16 STUDENT HOUSING (5000 S.F. FOOTPRINT)
 - P-17 STUDENT HOUSING (5000 S.F. FOOTPRINT)
 - P-18 STUDENT HOUSING (5000 S.F. FOOTPRINT)
 - P-19 STUDENT HOUSING (5000 S.F. FOOTPRINT)
 - P-20 STUDENT HOUSING (5000 S.F. FOOTPRINT)
 - P-21 HOUSING / CONFERENCE (5000 S.F. FOOTPRINT)

- PHASE III (MORE THAN 15 YEARS FROM NOW)**
- P-2 ACADEMIC BUILDING (5000 S.F. FOOTPRINT)
 - P-3 ACADEMIC BUILDING (5000 S.F. FOOTPRINT)
 - P-10 ACADEMIC BUILDING (5000 S.F. FOOTPRINT)
 - P-11 ACADEMIC BUILDING (5000 S.F. FOOTPRINT)
 - P-12 PERFORMING ARTS (5000 S.F. FOOTPRINT)

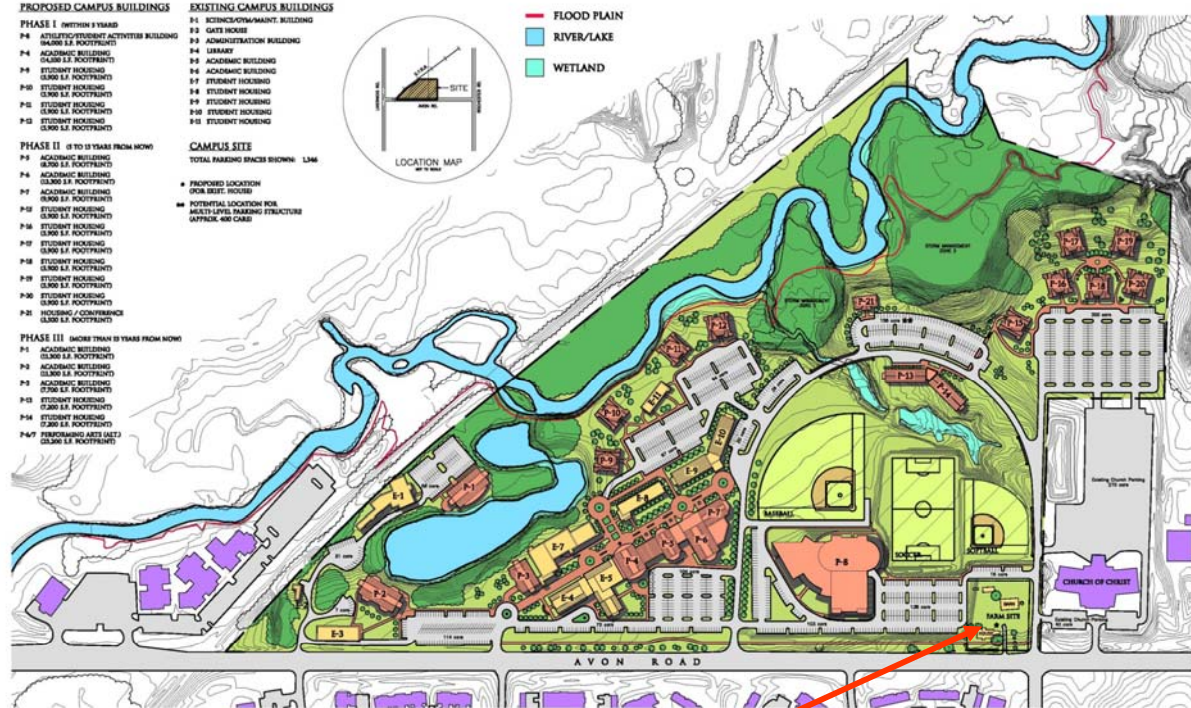
EXISTING CAMPUS BUILDINGS

- E-1 SCIENCE/PLANT/ANIMAL BUILDING
- E-2 GATE HOUSE
- E-3 ADMINISTRATION BUILDING
- E-4 LIBRARY
- E-5 ACADEMIC BUILDING
- E-6 ACADEMIC BUILDING
- E-7 STUDENT HOUSING
- E-8 STUDENT HOUSING
- E-9 STUDENT HOUSING
- E-10 STUDENT HOUSING
- E-11 STUDENT HOUSING

- CAMPUS SITE**
- ▲ PROPOSED LOCATION FOR (SEE: P-10)
 - POTENTIAL LOCATION FOR MULTI-LEVEL PARKING STRUCTURE OFFICE USE CASE



- FLOOD PLAIN
- RIVER/LAKE
- WETLAND



ROCHESTER COLLEGE MASTER PLAN

Preserved Historic Resource

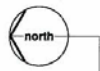
JANUARY 14, 2005
SCALE 1" = 300'-0"



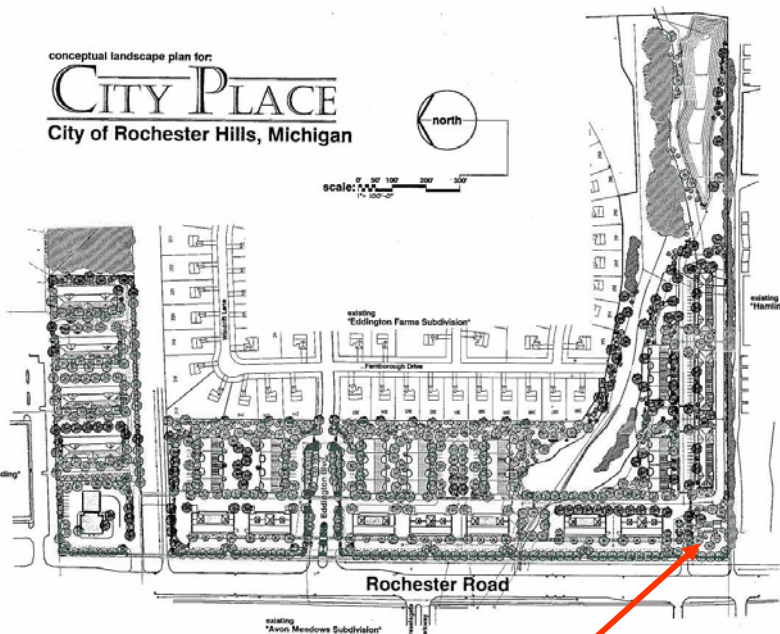
Preserved Historic Resource



conceptual landscape plan for:
CITY PLACE
 City of Rochester Hills, Michigan



scale: 1" = 100'-0"



landscape legend

- deciduous trees (10' max. crown)
 (Maple, Oak, Hickory, Redwood, Yellow Birch, Elm, Linden, Norway Spruce, etc.)
- ornamental trees (10' max. crown)
 (Glossy Yew, Japanese Yew, etc.)
- evergreen trees (10' max. crown)
 (White Pine, Austrian Pine, White Spruce, Colorado Spruce)
- deciduous shrubs (10' max. crown)
 (Hydrangea, Forsythia, etc.)
- existing woods and vegetation to be retained

sheet index:

- overall landscape plan LS-1
- general landscape plan (north area) LS-2
- general landscape plan (south area) LS-3
- entry Blvd. and park plantings LS-4
- assembly site plan LS-5
- entry walk, fence, and signage LS-6
- greenbelt buffer elevations LS-7
- building 400 site sections LS-8 & 9
- building 600 site sections LS-10 & 11
- building 700 site sections LS-12 & 13



Relocated & Preserved Historic Resource

Preservation & Future Development

- Creative and Financial Tools
 - ◆ Adaptive Reuse Ideas
 - ◆ PUD requirements & incentives
 - ◆ Overlay Zoning
 - ◆ Form Based Codes
 - ◆ Historic Tax Credits
 - ◆ Historic properties = higher value
 - ◆ Arts & Culture incentives
 - ☞ Financial
 - ☞ Marketing



Preservation & Future Development

- ◆ City staff and all City Commissions, Boards and Committees need to all work together to create options and opportunities that will be accepted to the City, Community and developers, in order protect our historic resources while ensuring appropriate economic development in the future.



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

-John Steinbeck

The Grapes of Wrath

