

DATE: January 18, 2012

TO: John Szerlag, City Manager

FROM: Mark F. Miller, Director of Economic & Development Services  
Aileen Bittner, City Clerk  
R. Brent Savidant, Planning Director

SUBJECT: ESTABLISHMENT OF HISTORIC DISTRICT STUDY COMMITTEE

### Background

The Planning Department is responsible for administering Chapter 13 Historic Preservation. The Planning Department received a request from a resident to de-list his historic property located at 4820 Livernois. Section 14.A of Chapter 13 requires the following:

Before establishing, modifying or eliminating any Historic District, City Council shall appoint a Historic District Study Committee. The Committee shall contain a majority of persons who have a clearly demonstrated interest in or knowledge of historic preservation, and shall consist of at least one (1) member of the Historic District Commission and shall contain representation from at least one other duly organized local historic preservation organization. The study committee shall be an ad hoc committee established to consider the establishment, modification or elimination of historic districts in specified areas as determined by City Council and then be dissolved.

The Historic District Study Committee is an ad hoc committee that is appointed on an as-needed basis. It was dissolved on June 21, 2010 because there were no pending applications to de-list. Because there is now a pending application to de-list 4820 Livernois, City Council is required to appoint members to the Historic District Study Committee. The minimum number of Committee members is not stipulated in Chapter 13. Therefore a Committee made up of as few as three (3) members would be acceptable.

### Recommendation

A resident submitted an application to de-list a historic property. Chapter 13 requires that a Historic District Study Committee be appointed by City Council to process the application to de-list.

City Management recommends appointing a Historic District Study Committee as soon as possible.

Approved as to form and legality:

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Lori Grigg Bluhm, City Attorney

Attachments:

1. Item H-05 from June 21, 2010 City Council Regular meeting.
2. Resolution #2010-06-139 from June 21, 2010 City Council Regular meeting.

cc: File/Historic Preservation

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**TO:** Mayor and City Council Members  
**FROM:** Lori Grigg Bluhm , City Attorney  
Allan T. Motzny, Assistant City Attorney  
**DATE:** June 15, 2010  
**SUBJECT:** Dissolution of Historic District Study Committee.

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Chapter 13 of the Troy City Ordinances allows for the creation of local historic districts within the community. Under the law, once a property has been designated as a local historic district, there are applicable regulations that are designed to preserve these significant historic resources in the community. Troy's ordinance was amended on November 17, 2003 to mirror changes in state law. At that time, the amended ordinance provided for the creation of an ad hoc Historic District Study Committee (HDSC), which was charged with the responsibility of shepherding the de-listing requests. The HDSC Committee was appointed in February 2004, based on a de-listing request. Since that time, the HDSC has continued its work on all pending de-listing requests. Since the committee is ad hoc, it was anticipated that the committee would handle only the initial pending matter. However, the existing HDSC has also graciously accepted responsibility for additional de-listing requests which were submitted before the conclusion of the HDSC's pending matters. The last pending de-listing request is now complete, and the HDSC has submitted its recommendation for City Council action.

Section 14 (A) of Chapter 13 provides that the "study committee shall be an ad hoc committee established to consider the establishment , modification or elimination of historic districts in specified areas as determined by City Council and then be dissolved."

At its May 18, 2010 meeting, the Historic District Commission recognized that the HDSC work was complete, and therefore recommended dissolution (attached). In the future, if and when additional de-listing requests are filed, then a new ad hoc HDSC would need to be appointed. Members serving on the current HDSC y Committee are eligible for appointment to any future Study Committee(s).

Please let us know if you should have any questions.

**TROY HISTORIC DISTRICT COMMISSION MINUTES – DRAFT**

**May 18, 2010**

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

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

**Resolution #HDC-2010-05-001**

**Moved by Partlan**

**Seconded by Voigt**

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

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

No: 0

**MOTION CARRIED**

**OLD BUSINESS**

**A. Recommendation of the Final Report to delist 4800 Beach**

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

**Resolution #HDC-2010-05-002**

**Moved by Partlan**

**Seconded by Voigt**

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

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

No: 0

MOTION CARRIED

NEW BUSINESS

**B. 54 E. Square Lake Road**

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

**Resolution #HDC-2010-05-003**

**Moved by Schuchter**

**Seconded by Rounds**

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

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

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

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

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

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

No: 0

MOTION CARRIED

**C. Historic District Study Committee**

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

**Resolution #HDC-2010-05-004**

**Moved by Partlan**

**Seconded by Schuchter**

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

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

**No: 0**

**MOTION CARRIED**

**D. Commission Comments**

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

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

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

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Barbara Chambers  
Chairperson

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Loraine Campbell  
Recording Secretary

**H-5 Dissolution of Historic District Study Committee**

Resolution #2010-06-139

Moved by Fleming

Seconded by Beltramini

WHEREAS, The Historic District Study Committee appointed in February 2004 has completed work on all pending requests to de-list properties;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **DISSOLVES** the Historic District Study Committee, in accordance with the provisions of Chapter 13 of the Troy City Code and MCL 399.214(1).

Yes: Slater, Schilling, Beltramini, Fleming, Howrylak, Kerwin, McGinnis

No: None

**MOTION CARRIED**