



**TO:** Mayor and City Council Members  
**FROM:** Lori Grigg Bluhm, City Attorney  
 Allan T. Motzny, Assistant City Attorney  
**DATE:** March 6, 2007  
**SUBJECT:** Proposed Amendment to Chapter 13- Historic Preservation

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Michigan law authorizes the designation of local historic districts in MCL 399.201 et. seq. The City of Troy has utilized this tool of historic preservation, and has several designated historic districts, which are set forth in Chapter 13 of the City of Troy ordinances (Section 3). Under the provisions of the ordinance, the City of Troy is able to limit construction, alteration, repair, moving, or demolition of structures on historically significant properties that are identified as local historic districts.

Under the historic district laws, there is a process for owners of designated local historic districts to request the elimination of their property from the regulations. Such requests are submitted to the Historic District Study Committee for review and recommendation. Upon receipt of the request, the Historic District Study Committee is required to prepare a preliminary report, and to hold a public hearing concerning the request to modify the historic district designation. The report is then forwarded to the Planning Commission for its review (no recommendation is required of the Planning Commission). Since any addition, change or modification to a designated historic district requires an amendment to Chapter 13 of the City of Troy Code, the Troy City Council has the final authority in making any changes to designated local historic districts.

Charlene Harris-Freeman and Carl Freeman have made a request to eliminate the historic district designation of their property at 2955 Quail Run Drive. The Troy Historic District Study Committee recommends removal of the property from the historic district designation (see the attached final report of the Troy Historic District Study Committee). Apparently, when the property was initially designated as a historic district, it was based on the ownership of Stephen V.R. Trowbridge, an early pioneer in Troy, and instrumental in its early development. However, subsequent research, documentation, and expert testimony has revealed that Stephen Trowbridge could not have built nor resided in this house. Accordingly, the Study Committee agreed the homeowners demonstrated the historic district was not significant in the way previously defined, which is one of the criteria that authorize elimination of a historic district under Chapter 13.

The Historic District Study Committee held a public hearing on this matter, and approved the final report by its Resolution #HDSC-2007-01-004 on January 10, 2007. Minutes of the meeting are attached. The Planning Commission has also reviewed the matter, and has no objection to the proposed elimination, as indicated in the minutes (draft) of its February 27, 2007 meeting. Additionally, as revealed by the minutes of its February 20, 2007 meeting, the Historic District Commission also approves the elimination of the subject property as a local historic district.

We have attached a proposed amendment to Chapter 13 for your review and approval. If approved by Council, the amendment will revise section 3 to eliminate 2955 Quail Run Drive as a historic district. If adopted, a certified copy of section 3 as amended must be recorded with the Oakland County Register of Deeds, as required by state law and Chapter 13.

Please let us know if you have any questions about the proposed amendment.

CITY OF TROY  
AN ORDINANCE TO AMEND  
CHAPTER 13 OF THE CODE  
OF THE CITY OF TROY

The City of Troy ordains:

Section 1. Short Title

This Ordinance shall be known and may be cited as an amendment to Chapter 13 of the Code of the City of Troy.

Section 2. Amendment

Section 3 of Chapter 13 – Historic Preservation, is amended to eliminate the historic district located at 2955 Quail Run, as follows:

*(Strikeout denotes changes as a result of this amendment).*

3. REGULATION OF RESOURCES AND ESTABLISHED HISTORIC DISTRICTS

- A. There shall be no construction, alteration, repair, moving or demolition of the exterior features of a Historic Resource unless a certificate of appropriateness or a notice to proceed is issued in accordance with this chapter. The following Historic Districts are hereby established.

**Troy Union Cemetery, 1199 E. Square Lake** (Tax ID: 88-20-02-301-009) T2N, R11E, SEC 2, PART OF SW ¼ OF SW ¼ BEG AT PT DIST S 89-44-00 E 750 FT FROM SW COR SEC 2, TH S 89-44-00 E 573.57 FT, TH N 00-24-30 W 446.10 FT, TH N 88-46-00 W 365.25 FT, TH S 40-53-00 W 133.60 FT, TH S 89-27-30 W 29.8 FT, TH S 14-06-00 W 360.89 FT TO BEG 4.66 A

**6890 Norton** (Tax ID: 88-20-03-226-033) T2N, R11E, SEC 3 PART OF NE ¼ BEG AT PT DIST S 01-15-30 E 809.30 FT & S 88-59-30 W 276.15 FT FROM N 1/8 COR, TH S 88-59-30 W 250 FT, TH N 01-35-15 W 136.63 FT, TH N 88-59-30 E 250 FT, TH S 01-35-15 E 136.63 FT TO BEG 0.78 A

**770 W. Square Lake** (Tax ID: 88-20-04-354-011) T2N, R11E, SEC 4 PART OF SW ¼ BEG AT PT DIST N 00-17-56 E 259.88 FT & S 89-45-00 E 160 FT & S 79-23-48 E 273.17 FT & S 69-02-36 E 300 FT & S 79-29-59 E 232.30 FT & S 89-57-22 E 136.66 FT FROM SW SEC COR, T N 00-12-04 E 226.40 FT, TH N 73-29-54 E 14.90 FT TH ALG CURVE TO RIGHT, RAD 60 FT, CHORD BEARS N 86-20-14 E 26.67 FT, DIST OF 26.89 FT, TH ALG CURVE TO LEFT, RAD 60 FT, CHORD BEARS N 74-27-32 E 50.18 FT, DIST OF 51.77 FT, TH S 40-15-30 E 40.45 FT, TH S 89-57-22 E 9.96 FT, TH S 00-06-01 W 215 FT, TH N 89-59-22 W 125.75 FT, TO BEG 0.67 A5-3-90 FR 008

**330 W. Square Lake** (Tax ID: 88-20-04-451-029) T2N, R11E, SEC 4 E  
169.92 FT of W 856.08 FT OF S 300 FT OF SE ¼, EXC S 60 FT  
TAKEN FOR RD 0.941A 2-6-93 FR 025

**6091 Livernois** (Tax ID: 88-20-04-478-013) T2N, R11E, SEC 4 TROY  
ACRES S 70 FT OF LOT 1

**6071 Livernois** (Tax ID: 88-20-04-478-017) T2N, R11E, SEC 3, 4, 9, &  
10 SUPERVISORS PLAT NO. 7 LOT 1 EXC E 27 FT TAKEN FOR RD  
6-11-96 CORR

**6059 Livernois** (Tax ID: 88-20-04-478-018) T2N, R11E, SEC 3, 4, 9 &  
10, SUPERVISOR'S PLAT NO. 7 LOT 2

**90 West Square Lake** (Tax ID: 88-20-04-478-022) T2N, R11E, SEC 4,  
TROY ACRES NO. 1 SLY 150 FT OF LOT 20 EXC BEG AT SW LOT  
COR, TH N 89-30-00 E 93 FT, TH N 41 FT, TH S 88-15-21 W 93.04 FT,  
TH S 38.98 FT TO BEG 6-13-96 CORR

**Former Stone School, 3995 South Boulevard** (Tax ID: 88-20-06-101-  
001) T2N, R11E, SEC 6 W 165 FT OF N 264 FT OF NW FRC ¼ EXC  
PART TAKEN FOR HWY DESC AS BEG AT NW SEC COR, TH ELY  
91 FT ALG SEC LINE, TH SWLY TO PT IN W SEC LINE DIST OF 91  
FT SLY FROM BEG, TH NLY 91 FT ALG SEC LINE TO BEG 0.90 A

**Beach Road Cemetery** (Tax ID: 88-20-07-451-001) T2N, R11E, SEC 7  
N 147 FT OF 167 FT OF SW ¼ OF SE ¼ 0.57A

5875 Livernois (Tax ID: 88-20-09-232-005) T2N, R11E, SEC 3, 4, 9, &  
10 SUPERVISORS PLAT NO. 7 LOT 13

**46 East Square Lake Road** (Tax ID: 88-20-10-101-002) T2N, R11E,  
SEC 3, 4, 9 & 10 SUPERVISORS PLAAT NO. 7, PART OF LOT 26  
BEG AT NW COR, T S 89-43-00 E 1.32 FT ALG N LOT LINE, TH S TO  
PT ON S LOT LINE 6 FT E OF SW LOT COR, TH S 89-15-00 W 6 FT  
ALG S LOT LINE, TH NLY 116.30 FT TO BEG, ALSO ALL OF LOT 27

**54 East Square Lake Road** (Tax ID: 88-20-10-101-003) T2N, R11E,  
SEC 3, 4, 9 & 10 SUPERVISORS PLAT NO. 7 LOT 26 EXC BEG AT  
NW LOT COR, TH S 89-43-00 E 1.32 FT ALG N LOT LINE, TH S TO  
PT ON S LOT LINE 6 FT E OF SW LOT COR, TH S 89-15-00 W 6 FT  
ALG S LOT LINE, TH NLY 116.30 FT ALG W LOT LINE TO BEG

**90 East Square Lake Road and 110 East Square Lake Road** (Tax ID  
88-20-10-101-004) T2N, R11E, SEC 3, 4, 9, & 10 SUPERVISORS  
PLAT NO. 7 LOT 25

**126 East Square Lake Road** (Tax ID: 88-20-10-101-005) T2N, R11E,  
SEC 3, 4, 9, & 10 SUPERVISOR'S PLAT NO. 7 LOT 24

**138 East Square Lake Road** (Tax ID: 88-20-10-101-006) T2N, R11E, SEC 3, 4, 9, & 10 SUPERVISORS PLAT NO. 7 LOT 23

**160 East Square Lake Road** (Tax ID: 88-20-10-101-043) T2N, R11E, SEC 10 PART OF NW ¼ BEG AT PT DIST N 00-14-00 W 33 FT FROM NE COR OF LOT 23 OF 'SUPERVISOR'S PLAT NO 7', TH S 89-43-00 E 145 FT, TH S 00-14-00 E 300 FT, TH N 89-43-00 W 145 FT, TH N 00-14-00 W 300 FT TO BEG 1 A

**101 East Square Lake Road** (Tax ID: 88-20-03-301-077) T2N, R11E, SEC 3, SUPERVISOR'S PLAT NO. 7 E 30 FT OF LOT 20 EXC S 41 FT TAKEN FOR RD, ALSO LOT 21 EXC S 41 FT TAKEN FOR RD, ALSO N 73.43 FT OF LOT 22

**Sylvan Glen Clubhouse, 5725 Rochester Road** (Tax ID: 88-20-10-200-001) T2N, R11E, SEC 10 NE ¼ 160 A

**5871 Hilmore** (Tax ID: 88-20-11-103-014) T2N, R11E, SEC 11 PART OF NW ¼ BEG AT PT DIST S 01-33-00 E 833 FT FROM NE COR OF W ½ OF NW ¼, TH S 88-55-00 W 330 FT, TH S 01-33-00 E 200 FT, TH N 88-55-00 E 330 FT, TH N 01-33-00 W 200 FT TO BEG 1.55 A

**Hill House, 4320 John R** (Tax ID: 88-20-13-303-014) T2N, R11E, SEC 13 PART OF SW ¼ BEG AT PT DIST N 00-49-43 E 1544.71 FT FROM SW SEC COR, TH S 89-10-17 E 220 FT, TH N 00-49-43 E 200 FT, TH N 89-10-17 W 220 FT, TH S 00-49-43 W 200 FT TO BEG EXC W 50 FT TAKEN FOR RD 0.77 A

**4820 Livernois** (Tax ID: 88-20-15-102-010) T2N, R11E, SEC 15 BELZAIR SUB NO 1 OUTLOT C EXC THAT PART DESC AS BEG AT NE COR OF OUTLOT C, TH S 00-06-40 W 164.45 FT ALG E LINE OF OUTLOT C, TH S 89-46-10 W 24.14 FT, TH N 00-00-16 W 97.30 FT, TH N 89-59-44 E 3.00 FT, TH N 00-00-16 W 36.52 FT, TH S 80-03-40 W 3.04 FT, TH N 00-00-16 W 27.00 FT TO N LINE OF OUTLOT C, TH N 80-03-40 E 24.54 FT TO BEG

**Emerson Church – Unitarian Universalist, 4320 Livernois** (Tax ID: 88-20-15-351-002) T2N, R11E, SEC 15 & 16 MC CORMICK & LAWRENCE LITTLE FARMS SUB LOTS 46 & 47 EXC W 27 FT TAKEN FOR RD, ALSO ALL OF LOT 48, ALSO W 85.58 FT OF LOT 49

**Museum Properties - Caswell House, Poppleton School, Old City Hall, Old Troy Church and Parsonage, 60 W. Wattles** (Tax ID: 88-20-16-478-033) T2N, R11E, SEC 16 LAKEWOOD SUB LOT 89 TO 92 INCL, ALSO LOTS 131 TO 134 INCL EXC S 27 FT TAKEN FOR RD, ALSO N 30.75 FT OF LOT 138, ALSO LOTS 139 TO 142 INCL, EXC E 27 FT TAKEN FOR LIVERNOIS RD

~~**2955 Quail Run** (Tax ID: 88-20-18-101-035) T2N, R11E, SEC 18~~

~~STRAWBERRY HILL LOT 37 EXC BEG AT NE LOT COR, TH S 00-16-39 W 191.86 FT, TH N 89-43-00 W 44.61 FT, TH N 13-22-02 E 196.97 FT TO BEG~~

**4800 Beach** (Tax ID: 88-20-18-203-011) T2N, R11E, SEC 18 PART OF NW ¼ OF NE ¼ BEG AT PT DIST S 02-48-55 E 945.50 FT & N 89-05-05 E 43 FT FROM N ¼ COR, TH N 89-05-05 E 152.73 FT, TH ALG CURVE CONCAVE SLY, RAD 250 FT, CHORD BEARS S 85-09-38 E 50.14 FT, DIST OF 50.22 FT, TH S 79-24-20 E 13.04 FT, TH S 02-48-55 E 203.88, TH S 87-11-05 W 215 FT, TH N 02-48-55 W 218.65 FT TO BEG 1.06 A

**Crooks Road Cemetery** (Tax ID: 88-20-20-226-022) T2N, R11E, SEC 20 PART OF NE ¼ BEG AT PT DIST N 00-43-30 E 1101.84 FT FROM E ¼ COR, TH N 88-08-30 W 310.03 FT, TH ALG CURVE TO RIGHT, RAD 100 FT, CHORD BEARS N 43-08-30 W 141.42 FT, DIST OF 157.08 FT, TH N 01-51-30 E 180 FT, TH ALONG CURVE TO LEFT, RAD 180 FT, CHORD BEARS N 43-08-30 W 254.56 FT, DIST OF 282.74 FT, TH N 01-51-30 E 179.31 FT, TH S 87-06-30 E 577.09 FT, TH S 00-43-30 E 629.54 FT TO BEG 6.71 A

**3645 Crooks** (Tax ID: 88-20-20-226-038) T2N, R11E, SEC 20 TROY HIGHLANDS NO. 1 LOT 70

**839 W. Wattles** (Tax ID: 88-20-21-101-024) T2N, R11E, SEC 21 PART OF NW ¼ BEG AT PT DIST S 89-58-00 E 535.00 FT FROM NW SEC COR, TH S 89-58-00 E 287.00 FT, TH S 00-13-00 W 607.22 FT, TH N 89-58-00 W 287.00 FT, TH N 00-13-00 E 607.22 FT TO BEG EXC N 245 FT OF W 150 FT THEREOF, ALSO EXC N 60 FT TAKEN FOR RD 2.97 A

**3864 Livernois** (Part of Tax ID: 88-20-22-101-005) Part of the NW ¼ of Sec 22, T.2N R11E, City of Troy, Oakland County, Michigan beginning at the point which is N 00°20'25" E 1771.60 ft. along the West line of Sec. 22 from the West ¼ corner of Sec 22, T2N R11E; thence, continuing along the West line of Sec. 22 N 00°20'25" E 330.00 ft.; thence S 89°25'55" E 225.00 ft.; thence S 00°20'25" W 330.00 ft.; thence N 89°25'55" W 225 ft. to the point of beginning. Containing 74,247 square feet – 1.705 acres, and subject to an easement over the North 30 ft. for ingress and egress and public utilities.

**36551 Dequindre** (Tax ID: 88-20-25-230-032) T2N, R11E, SEC 25 PART OF NW ¼ BEG AT PT DIST S 00-00-08 E 1028.22 FT & S 89-23-59 W 60 FT FROM NE SEC COR, TH S 00-00-08 E 300 FT, TH S 89-23-59 W 245 FT, TH N 00-00-08 W 300 FT, TH N 89-23-59 E 245 FT TO BEG 1.69 A

**1934 Livernois** (Tax ID: 88-20-27-351-016) T2N, R11E, SEC 27 ADDISON HEIGHTS SUB N 81 FT OF W 108 FT OF LOT 53

**Perrin Cemetery (Coolidge)** (Tax ID: 88-20-32-152-002) T2N, R11E, SEC 32 PART OF W ½ BEG AT W ¼ COR, TH N 00-03-00 E 165 FT, TH E 140 FT, TH S 00-03-00 W 165 FT, TH S 88-44-30 E 25 FT, TH S 01-06-30 W 67.5 FT, TH N 88-31-00 W 165 FT, TH N 00-03-00 E 66 FT TO BEG 0.78

- B. Except as provided in subsection C, all of the Historic Districts established as of July 21, 2003 shall be exempt from the requirements and provisions of Section 14 of this Chapter entitled "Establishment, Modification or Elimination of a Historic District". Such exempt Historic Districts shall not be within the purview of any Historic District Study Committee and shall remain under the sole jurisdiction of the Historic District Commission, except to the extent otherwise provided in Section 5 of this Chapter for the Historic Districts included in the Troy Museum and Historic Village.
- C. A person or entity that owns a resource within an Historic District established as of July 21, 2003, may submit a request to the Commission to modify or eliminate such Historic District. In such cases, the Historic District may only be eliminated or modified in accordance with Section 14.

### Section 3. Savings

All proceedings pending, and all rights and liabilities existing, acquired or incurred, at the time this Ordinance takes effect, are hereby saved. Such proceedings may be consummated under and according to the ordinance in force at the time such proceedings were commenced. This ordinance shall not be construed to alter, affect, or abate any pending prosecution, or prevent prosecution hereafter instituted under any ordinance specifically or impliedly repealed or amended by this ordinance adopting this regulation, for offenses committed prior to the effective date of this ordinance; and new prosecutions may be instituted and all prosecutions pending at the effective date of this ordinance may be continued, for offenses committed prior to the effective date of this ordinance, under and in accordance with the provisions of any ordinance in force at the time of the commission of such offense.

### Section 4. Severability Clause

Should any word, phrase, sentence, paragraph or section of this Ordinance be held invalid or unconstitutional, the remaining provision of this ordinance shall remain in full force and effect.

### Section 5. Effective Date

This Ordinance shall become effective ten (10) days from the date hereof or upon publication, whichever shall later occur.

This Ordinance is enacted by the Council of the City of Troy, Oakland County, Michigan, at a regular meeting of the City Council held at City Hall, 500 W. Big Beaver, Troy, MI, on the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

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Louise Schilling, Mayor

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Tonni Bartholomew, City Clerk



agreement, the committee has been asked to not proceed with preparing a preliminary report to de-list the resource. However, the committee may wish to continue gathering information to rectify inaccuracies in records regarding the resource.

**B. New Above Ground Survey Assignments**

No additional Above Ground Surveys were submitted.

**PUBLIC HEARING REGARDING 2955 QUAIL RUN**

The Public Hearing to finalize the Preliminary Report to de-list the historic resource at 2955 Quail Run was called to 7:40 PM. The owner of the resource, Charlene Harris-Freeman and her husband, Carl Freeman were both present.

The committee noted that the only comment received regarding the Preliminary Report was Resolution #HDC-2006-11-003 from the Historic District Commission that stated:

RESOLVED, That the historic resource at 2955 Quail Run is conservatively 107 years old and is therefore a relatively rare resource in the City of Troy. The Historic District Study Committee should include in the final report the ratio of number of structures of that age to the number on non-historic residences in Troy to demonstrate the historic value of the resource by virtue of its rarity.

The Committee discussed this suggestion. Based on the incomplete records available today, a centennial house in Troy represents less than one percent of the homes in the city. Mr. and Mrs. Freeman argued that age alone should not be considered a factor for listing.

**Resolution #HDSC-2007-01-003**

**Moved by Miller**

**Seconded No Second**

**RESOLVED, That the final sentence in the Statement of Significance be amended to read, "While the resource is conservatively one hundred years old and represents a rare resource in Troy, the homeowners have proven to the satisfaction of the committee that the resource is not significant in the way previously defined.**

**MOTION FAILED**

**Resolution #HDSC-2007-01-004**

**Moved by Hupman**

**Seconded by Miller**

**RESOLVED, That the Preliminary Report to de-list the historic resource at 2955 Quail Run be approved as the Final Report and recommended to the Historic District Commission and Planning Commission for their recommendations to City Council.**

Yes: 3— Lindsey, Hupman, and Miller  
No: 1— Rivetto  
Abstain 1— Harris-Freeman

**MOTION CARRIED**

The Public Hearing was adjourned at 8:10 PM.

The Troy Historic Study Committee Meeting was adjourned at 8:25 PM. The next meeting will be held Tuesday, February 6, 2006 at 7:30 PM at the Troy Museum & Historic Village.

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Kevin Lindsey  
Chairman

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Loraine Campbell  
Recording Secretary

The Historic Homes Study Committee was established April 2004 pursuant to the Sec. 14.A of Chapter 13 of the City Code as amended February 16, 2004. Owners of historic resources were notified that this committee would review requests for changes in designation of their properties. A request to remove the historic designation of the house at 2995 East Quail Run Drive was received. Charlene Harris-Freeman and Carl Freeman own this property. Ms. Harris-Freeman serves on the Historic Home Study Committee and participated in discussions regarding the resource. However, she abstained from all votes regarding the committee's recommendations for changes in designation.

The following is the preliminary report by the Historic Home Study Committee and their recommendation to de-list the property.

*Composition of Committee:*

Kevin Lindsey:	Historical Commission and historic property owner
Linda Rivetto:	Graduate Student, EMU, Historic Preservation
Marjorie Biglin:	Historic District Commission
Kinda Hupman:	Troy Historical Society Board of Directors
Charlene Harris:	Historic Homeowner
Paul Lin:	Architect, Historic District Commission
Bob Miller:	Historic Homeowner

*Description of Resource:*

2995 Quail Run Drive  
Referred to as the Trowbridge Home

*Legal Description of 2995 Quail Run Drive:*

(Tax ID: 88-20-18-101-035) T2N, R11E, SEC 18 STRAWBERRY HILL LOT 37 EXC BEG AT NE LOT COR, TH S 00-16-39 W 191.86 FT, TH N 89-43-00 W 44.61 FT, TH N 13-22-02 E 196.97 FT TO BEG

*History of Proposed District:*

The historic significance of the district, known both as the Trowbridge House and Strawberry Hill, was based on the ownership of Stephen V.R. Trowbridge. Steven Trowbridge was an early pioneer in Troy, and instrumental in its early development. He served as Troy Supervisor and also in the state legislature.

The inventory, completed Oct 5, 1983, states that the structure was built about 1830 by Steven Trowbridge, and that it was being considered for designation because of its association with him. It was included as a local historic district by an act of City Council on Feb 13, 1984.

The current owners, Charlene Harris-Freeman and Carl Freeman petitioned to have the house removed from the district on Feb. 7, 2006. The homeowners submitted evidence supporting delisting the resource based on the criteria stipulated by the State Historic Preservation Officer (SHPO). Those documents are listed attached and listed at the end of this report:

*Statement of Significance:*

The property was listed in error. The historic significance of the house, as stated on the 1983 inventory, was related directly to pioneer Stephen Trowbridge. The homeowners have done extensive research and provided documentation and expert testimony to the committee that proves Stephen Trowbridge could not have built nor resided in this house. According to documentation provided (see attached) the house was not built in the 1830's, but most likely constructed in the 1880's. Stephen Trowbridge died in 1859. The property cannot draw its significance from a connection with him. The homeowners have proven to the satisfaction of the committee that the resource is not significant in the way previously defined. The committee also wished the historic record to be accurate.

It is therefore the recommendation of the Troy Historic District Study Committee with the consent of the property owners that the property be eliminated from the Historic District.











**Resolution # PC-2007-02-046**

Moved by: Wright

Seconded by: Kerwin

**WHEREAS**, Section 40.20.13 provides the Planning Commission with the authority to approve up to 25% of the total required parking spaces for a proposed use; and

**WHEREAS**, The applicant proposes landbanking 46 spaces, or 25% of the 183 parking spaces required for the proposed Medical Office Building.

**RESOLVED**, That Preliminary Site Plan Approval, as requested for the revised site plan for the proposed Medical Office Building, located on the north side of Big Beaver, west of John R, located in Section 23, on approximately 4.61 acres, within the O-1, P-1, E-P and R-1E zoning districts, is hereby granted.

**FURTHER RESOLVED**, In the event there is a demonstrated need for additional parking on the site, the owner shall install such landbanked parking, up to the minimum required by Section 40.21.01, at the request of the City of Troy.

Yes: All (9)

No: None

**MOTION CARRIED**

9. **FINAL REPORT FROM HISTORIC HOMES STUDY COMMITTEE** – Request to Remove 2955 Quail Run Drive from the List of Historic Resources

Mr. Savidant summarized the report. City Management recommended that the Planning Commission support the resolution of the Historic District Study Committee and recommend that 2955 East Quail Run Drive be de-listed.

Carl Freeman, 2955 East Quail Run Drive, owner of the subject property, asked the Planning Commission to support the application.

**Resolution # PC-2007-02-047**

Moved by: Littman

Seconded by: Wright

**RESOLVED**, To recommend that 2955 Quail Run Drive be de-listed.

Yes: All (9)

No: None

**MOTION CARRIED**

**TROY HISTORIC DISTRICT COMMISSION MINUTES – DRAFT FEBRUARY 20, 2007**

A regular meeting of the Troy Historic District Commission was held Tuesday, February 20, 2007 at City Hall. Barbara Chambers called the meeting to order at 7:37 P.M.

**ROLL CALL**

<b>PRESENT</b>	Barbara Chambers Sabah Jihad Paul Lin Ann Partlan Gary Castile Loraine Campbell, Museum Manager
<b>ABSENT</b>	Muriel Rounds
<b>GUEST</b>	Charlene Harris Freeman, 2955 Quail Run, Troy Carl Freeman, 2955 Quail Run, Troy Audre Zembrzuski, 2842 Shadywood, Troy

**Resolution #HDC-200-02-001**  
**Moved by Lin**  
**Seconded by Partlan**

**RESOLVED, That the absence of Rounds and Hudson be excused.**

Yes: 5— Chambers, Jihad, Lin, Partlan, and Castile.  
No: 0

**MOTION CARRIED**

**Resolution #HDC-2007-02-002**  
**Moved by Partlan**  
**Seconded by Castile**

**RESOLVED, That the minutes of the November 21, 2006 meeting be approved.**

Yes: 5— Chambers, Jihad, Lin, Partlan, and Castile..  
No: 0

**MOTION CARRIED**

**OLD BUSINESS**

- A. Final Report from the Historic District Study Committee re: 2955 Quail Run**  
The Commission was provided the Final Report recommending that the historic resource at 2955 Quail Run be eliminated as a historic district and the draft minutes from the Historic District Study Committee of January 10, 2007. Mr. and Mrs. Freeman emphasized their concerns and desire to have the property de-listed. Paul Lin read a short memo to the Commission stating his long-term

concerns if the Historic District was eliminated. See attached memo. Sabah Jihad stated that he hoped that the Commission would act to assist the homeowners.

**Resolution #HDC-2006-11-003**

**Moved by Jihad**

**Seconded by Castile**

**RESOLVED, That the Historic District Commission approve the final report of the Historic District Study Committee to de-list the historic resource at 2955 Quail Run as submitted and recommend Troy City Council to amend Chapter 13, The Historic Preservation Ordinance to delete the Historic District identified as (Tax ID: 88-20-18-101-035) T2N, R11E, SEC 18 STRAWBERRY HILL LOT 37 EXC BEG AT NE LOT COR, TH S 00-16-39 W 191.86 FT, TH N 89-43-00 W 44.61 FT, TH N 13-22-02 E 196.97 FT TO BEG.**

Yes: 4— Chambers, Jihad, Partlan, and Castile.

No: 0

Abstain: 1— Lin

**MOTION CARRIED**

**B. Update re. 4820 Livernois**

Loraine Campbell reported that Mr. Wil Bedford (correct spelling) has sold his property. The new owner wishes to maintain the historic designation.

**NEW BUSINESS**

**A. Review of Troy and Birmingham's Historic Preservation Ordinance**

Discussion was deferred until the next meeting. Loraine Campbell will ask Allan Motzny to participate in this discussion.

The Troy Historic District Commission Meeting was adjourned at 9:20 PM. The next meeting will be held Tuesday, March 20, 2007 at 7:30 p.m. at City Hall in Conference Room C.

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Barbara Chambers  
Chairperson

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Loraine Campbell  
Recording Secretary

FEB. 20, 2007

TO: TROY HISTORIC DISTRICT COMMISSION  
PURPOSE: TO BE RECORDED IN FORMAL  
DOCUMENTS TO THE CITY COUNCIL  
FROM: PAUL CHU LIN

ALTHOUGH EVIDENCE HAS BEEN SUBMITTED  
DEMONSTRATING THE LEGAL DETAIL THE  
HOUSE WAS NOT OCCUPIED BY TROWBRIDGE  
THE ORIGINAL BASIS FOR LISTING THE  
HOUSE AS HISTORICAL (FROM A POSITION OF  
INTEGRITY, CONSCIENCE, AND FAR SIGHTEDNESS)  
I DO NOT WANT TO BE ASSOCIATED OR  
LINKED TO THE POSSIBLE DESTRUCTION OF A  
STILL RARE AND MAINTAINED HOUSE  
WHICH IS IN THE LESS THAN 1% HISTORICAL  
VINTAGE OF 1800'S HOUSES AND CENTER  
AROUND WHICH THE SURROUNDING HOUSING  
AND COMMUNITY WAS FOUNDED AND DEVELOPED.  
IN THIS CONTEXT IT IS MEANINGLESS TO  
APPROVE OR DISAPPROVE THE REPORT  
BECAUSE WHAT IS TRULY MORE IMPORTANT  
AND SIGNIFICANT IS THE END GOAL AND  
PURPOSE FOR DISHISTORICALIZING THE  
HOUSE, THE TIME AND EFFORT SPENT, THE  
"PERSONS" INVOLVED, AND IMMENSE EXPENSE  
EXPENDED. ABSTAINING IS THE RATIONAL  
PATH OF WISDOM.

Sincerely,

Paul Chu Lin NCARB