

TO: Mayor and City Council Members
FROM: Lori Grigg Bluhm, City Attorney
Allan T. Motzny, Assistant City Attorney
DATE: December 1, 2009
SUBJECT: Proposed Amendments to Chapter 13- Historic Preservation

The Michigan Local Historic Districts Act, MCL 399.201 et. seq., authorizes municipalities to provide for the designation of local historic districts. The City of Troy has utilized this tool of historic preservation, and has several designated historic districts, which are set forth in Section 3 of Chapter 13 of the City of Troy ordinances. Under the provisions of the ordinance, the City of Troy is able to limit construction, alteration, repair, moving, or demolition to 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. According to Section 14, any such request would be submitted to the Historic District Study Committee for review and recommendation. Upon receipt of such a 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 a modification of Chapter 13 of the City of Troy ordinances, the Troy City Council has the final authority in making any changes to designated local historic districts.

Helen Davis has made a request to eliminate the historic district designation of her property at 5875 Livernois Road, in the City of Troy. The Troy Historic District Study Committee recommends removal of the property from the historic district designation (see the attached preliminary and final reports of the Troy Historic District Study Committee). Apparently, when the property was initially designated as a historic district, it was partly due to its association with the Price family that owns Price Funeral Home. However, the Price family did not build the house and there is no indication the Price family ever lived there. The Historic District Study Committee also determined there was no other basis for attaching historical significance to the property.

On June 25, 2009, the Historic District Study Committee held a public hearing on the matter, and approved the report that recommended the elimination of the property as a designated historic district (See attached minutes). The Planning Commission has also reviewed the matter, and has no objection to the proposed elimination, as indicated in the minutes of the Planning Commission meeting of October 6, 2009. Additionally, as revealed by the minutes of their August 18, 2009 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 amend section 3 to eliminate 5875 Livernois Road as a historic district. The amendment must then be recorded with the Oakland County Register of Deeds as required by the Local Historic Districts Act.

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 5875 Livernois. As amended, Section 3 of Chapter 13 shall read as follows:

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 PLAT 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

Troy Museum & Historic Village - Caswell House, Poppleton School, Old City Hall, Old Troy Church and Parsonage, Log Cabin and Wagon Shop

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, and 100 W WATTLES (Tax ID 88-20-16-478-027) T2N, R11E, SEC 16 LAKEWOOD SUB LOT 130 EXC S 20 FT TAKEN FOR WATTLES

RD., and 109 LANGE (Tax ID: 88-20-16-478-026) T2N, R11E, SEC 16 LAKEWOOD SUB LOT 93

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 _____, 2009.

Louise Schilling, Mayor

Tonni Bartholomew, City Clerk

TROY HISTORIC DISTRICT STUDY COMMITTEE – FINAL

JUNE 25, 2009

This rescheduled meeting of the Troy Historic District Study Committee was held Thursday, June 25, 2009 at the Troy Museum & Historic Village. The meeting was called to order at 7:36 P.M.

ROLL CALL

PRESENT: Bob Miller
Charlene Harris-Freeman
Leslie Witt
Paul Lin

STAFF: Loraine Campbell

ABSENT: Kevin Lindsey
Linda Rivetto

GUEST: Helen A. Davis
5875 Livernois
Troy MI 48098

Deborah Campbell
194 Draper
Pontiac MI, 48341

Resolution #HDSC-2009-06-001

Moved by Lin

Seconded by Harris-Freeman

RESOLVED, That the minutes of May 11, 2009 be approved as amended

Yes: 4—, Miller, Harris-Freeman, Witt and Lin

No: 0

MOTION CARRIED

OLD BUSINESS

A. Request to Delist 4800 Beach

The committee began review of the documentation noting that the original out buildings were removed long ago and the house has been modified significantly. Mr. Lin questioned if there was historic significance related to the site, not just the structures. Further discussion was postponed until the full committee was in attendance.

PUBLIC HEARING

A. 5875 Livernois

The Public hearing was opened at 8:04 PM. The owner of the resource, Helen Davis was present.

Resolution #HDSC-2009-06-002

Moved by Lin

Seconded by Witt

RESOLVED, That the final report to recommend delisting the historic resource at 5875 Livernois be approved, and that the report be forwarded to the Planning Commission and Historic District Commission for their recommendations to City Council.

Yes: 4— Miller, Harris-Freeman, Witt and Lin

No: 0

MOTION CARRIED

The Public Hearing was closed a 8:19 PM

The Troy Historic Study Committee Meeting was adjourned at 8:20 PM. The next meeting will be held Tuesday August 4, 2009 at 7:30 PM at the Troy Museum & Historic Village.

Bob Miller
Acting Chairman

Loraine Campbell
Recording Secretary

TROY HISTORIC DISTRICT COMMISSION MINUTES – FINAL

August 18, 2009

A regular meeting of the Troy Historic District Commission was held Tuesday, August 18, 2009 at the Troy Museum. Barbara Chambers called the meeting to order at 7:10 p.m.

ROLL CALL	PRESENT	Barbara Chambers Anne Partlan Kent Voigt Paul Lin Muriel Rounds Nishita Parmar, Student Rep. Lorraine Campbell, Museum Manager
	ABSENT	Sabah Jihad

Resolution #HDC-2009-08-001

Moved by Voigt

Seconded by Rounds

RESOLVED, That the minutes of the June 11, 2009 meeting be approved.

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

No: 0

MOTION CARRIED

NEW BUSINESS

A. Approval of the Final Report to delist the Historic Resource at 5875 Livernois

The committee reviewed the Final Report and made recommendations to amend the language in the Statement of Significance. The revised language does not affect the recommendation to delist.

Resolution #HDC-2009-06-002

Moved by Partlan

Seconded by Lin

RESOLVED, That the Historic District Commission approves the recommendation to de-list the historic resource at 5875 Livernois as amended.

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

No: 0

MOTION CARRIED

B. Museum Site Plan

Resolution #HDC-2009-06-003

Moved by Partlan

Seconded by Lin

RESOLVED, That the Historic District Commission approves the Preliminary Site as submitted for the historic resource at the Troy Museum and Historic Village.

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

No: 0

MOTION CARRIED

The regular Troy Historic District Commission meeting was adjourned at 9:00 p.m. The next regular meeting will be held Tues, September 15, 2009 at 7:00 p.m. at the Troy Museum.

Barbara Chambers
Acting Chairperson

Loraine Campbell
Recording Secretary

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Ullmann reported on the September 15, 2009 Board of Zoning Appeals meeting, of which he indicated there were no items of consequence to report.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported there was no Downtown Development Authority meeting in September.

7. PLANNING AND ZONING REPORT

Mr. Savidant reported on the following items considered at the October 5, 2009 City Council meeting:

- Approved ZOTA 240 relating to Article 43, Board of Zoning Appeals provisions.
- Approved Amendment of Consent Judgment relating to The Pavilions of Troy Planned Unit Development (former K Mart Headquarters).
- 6-Year Organizational Restructuring Plan, fiscal years 2009/10 through 2014/15.

OTHER BUSINESS

10. ELIMINATION OF HISTORIC DISTRICT DESIGNATION – 5875 Livernois

Mr. Savidant reported it is the recommendation of the Historic Home Study Committee to de-list the property at 5875 Livernois.

Resolution # PC-2009-10-081

Moved by: Vleck
Seconded by: Edmunds

WHEREAS, The owner of 5875 Livernois requested that the historic district designation of their property be eliminated; and,

WHEREAS, The Historic Home Study Committee prepared the attached Final Report for 5875 Livernois, as required by Section 14 A of Chapter 13 Historic Preservation; and,

WHEREAS, The Planning Commission reviewed the Final Report and has no objection to the proposed de-listing.

THEREFORE BE IT RESOLVED, The Planning Commission hereby recommends that 5875 Livernois be de-listed.

Yes: All present (9)

MOTION CARRIED

STUDY ITEMS

8. PRELIMINARY SITE PLAN REVIEW (SP 947 A) – Proposed Revisions to Spa Renaissance Medical Office Building, North side of Big Beaver, between Louis and Troy, Section 22, O-1 (Low Rise Office) District

Mr. Savidant presented a summary of the Planning Department report on the proposed revisions to the preliminary site plan for Spa Renaissance.

The petitioner, Victor Saroki of Victor Saroki Associates, 430 N. Woodward, Birmingham, was present. Mr. Saroki introduced Michael Dul, Landscape Architect; Jeffrey Williams, M.D.; and Patricia Pike, Office Manager. He addressed the proposed revisions and the circumstances leading to their decision to scale back. Mr. Saroki responded to questions relating to landscaping, roof top screening and the building's relationship to Big Beaver Road Corridor Study.

Chair Schultz opened the floor for public comment.

There was no one present who wished to speak.

Chair Schultz closed the floor for public comment.

Resolution # PC-2009-10-082

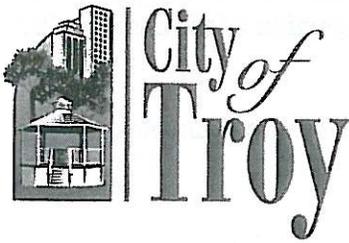
Moved by: Hutson

Seconded by: Strat

WHEREAS, On March 11, 2008, the Planning Commission granted Preliminary Site Plan Approval for Spa Renaissance, a medical office facility with a salon and spa; and,

WHEREAS, On March 11, 2008, the Planning Commission approved a reduction in the total number of required parking spaces to fifty three (53) when a total of seventy one (71) spaces are required on the site based on the off-street parking space requirements for office and retail uses, as per Article XL; and,

WHEREAS, The applicant submitted a revised Preliminary Site Plan with modified building elevations and site landscaping. Significant site elements such as building footprint, floor plan, use, access and parking requirements have not changed. The revised Preliminary Site Plan meets all Zoning Ordinance requirements.



CITY COUNCIL REPORT

TO: Phillip L. Nelson, City Manager

FROM: John Lamerato, Assistant City Manager, Finance and Administration
Cathy Russ, Library Director
Loraine Campbell, Museum Manager

SUBJECT: Preliminary Report to De-List Historic Resource at 5875 Livernois
(88-20-09-232-005)

Background:

- Attached for your review is a Preliminary Report from the Historic District Study Committee. This report has also been forwarded for review by the City of Troy Planning Commission, the State Historic Preservation Office, the Michigan Historical Commission and the State Historic Preservation Review Board.
- This item is for informational purposes and is planned to be an action item in April 2009, following the sixty (60) day review period and a public hearing. If you have any questions concerning this report, please contact Loraine Campbell.

Financial Considerations:

- There are no financial considerations.

Legal Considerations:

- The Preliminary Report was prepared at the request of Helen Davis, the owner of the historic resource at 5875 Livernois in adherence to Chapter 13 sec 14.B.1 of the City Code.

Policy Considerations:

- Troy is rebuilding for a healthy economy reflecting the values of a unique community in a changing and interconnected world

Options:

- No action is required at this time.

The Historic District Study Committee was established April 2004 pursuant to the Sec. 14.A of Chapter 13 of the City Code as amended February 16, 2004. A request to remove the historic designation of the house at 5875 Livernois was received from the present owner, Helen Davis in February 2008.

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
Charlene Harris-Freeman:	Historic Homeowner
Paul Lin:	Architect, Historic District Commission
Bob Miller:	Historic Homeowner

Description of Resource:

5875 Livernois
Referred to as the Glenn- Hadden Farm

Legal Description of 5875 Livernois

(Tax ID no: 88-20-09-232-005) T2N, R11E, SEC 3, 4, 9 & 10 Supervisors Plat No. 7 Lot 13

History of Proposed District:

The property was originally purchased from the U.S. government by Johnson Niles and was conveyed to his son, G. H. Niles (1872 Plat map). Helen Jennings was listed as the owner on plat maps from 1896-1906. The 1916 Plat map shows John Hadden as the property owner. The original inventory nomination form indicated that the house at 5875 Livernois was built on the property about 1924. Between 1906 and 1940 the house transferred ownership several times: from C.L. Robinson, to J.F. Simpson, to Pallister and to Bruder (who owned the land in 1940). The Fiori family lived in the house in during the 1940s and 50s either as owners of renters (Viola Smith, Troy Corners resident.) M. Farrow came into possession of the property in 1963 (Liber 4469-529). William H. Price, owner of Price Funeral Home in Troy, purchased the house and land to the north in 1969 (Liber 7037 page 327) as a potential site for a funeral home. As part of a divorces settlement, Joan Price acquired the undeveloped property immediately north of the house and sold it to Joel Garrett who constructed commercial offices on the site. The house was purchased from William Price by William and Helen Davis. Mr. William Davis is now deceased. Helen Davis resides in the house.

Statement of Significance:

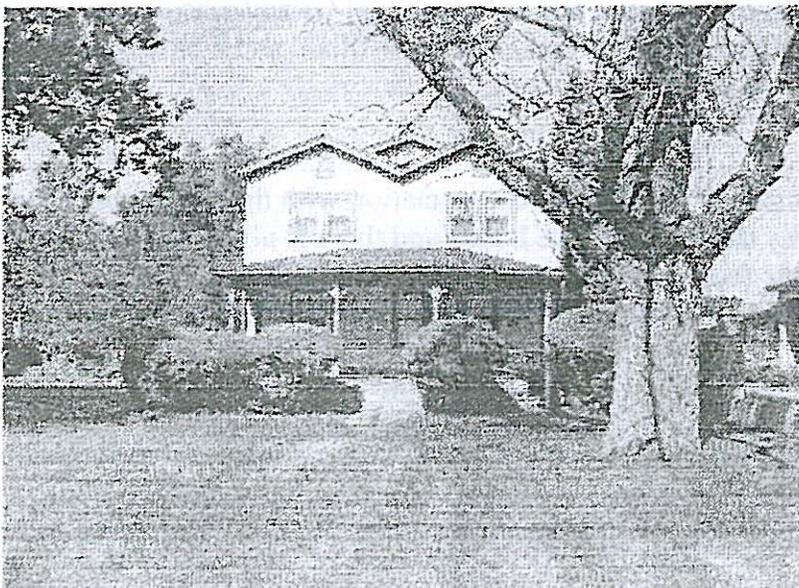
Apparently, the house was designated because of its association with the Price family that owns Price Funeral Home. However, the Price family did not build the house and there is no indication that they ever lived in the house. Further, the Study Committee feels that there would be insufficient historical significance to warrant local historic designation if Mr. Price had resided in the house. Prior to 1924 the land that the house stands on was open farm fields. None of the previous owners, including John Hadden were noteworthy.

The structure itself is not a prime example of craftsmanship architecture. Rather it is a simple farmhouse. The roofline in the front of the house has two gables.

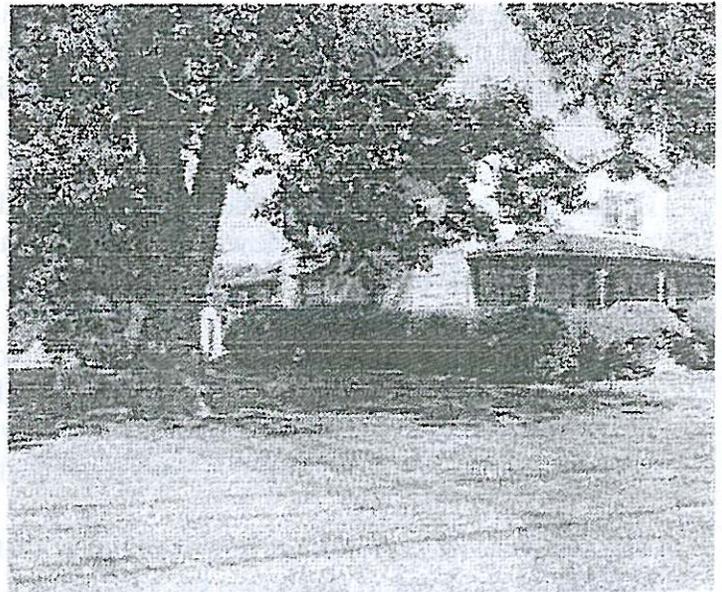
Photo Documentation

Attached.

Above Ground Survey for 5875 Livernois

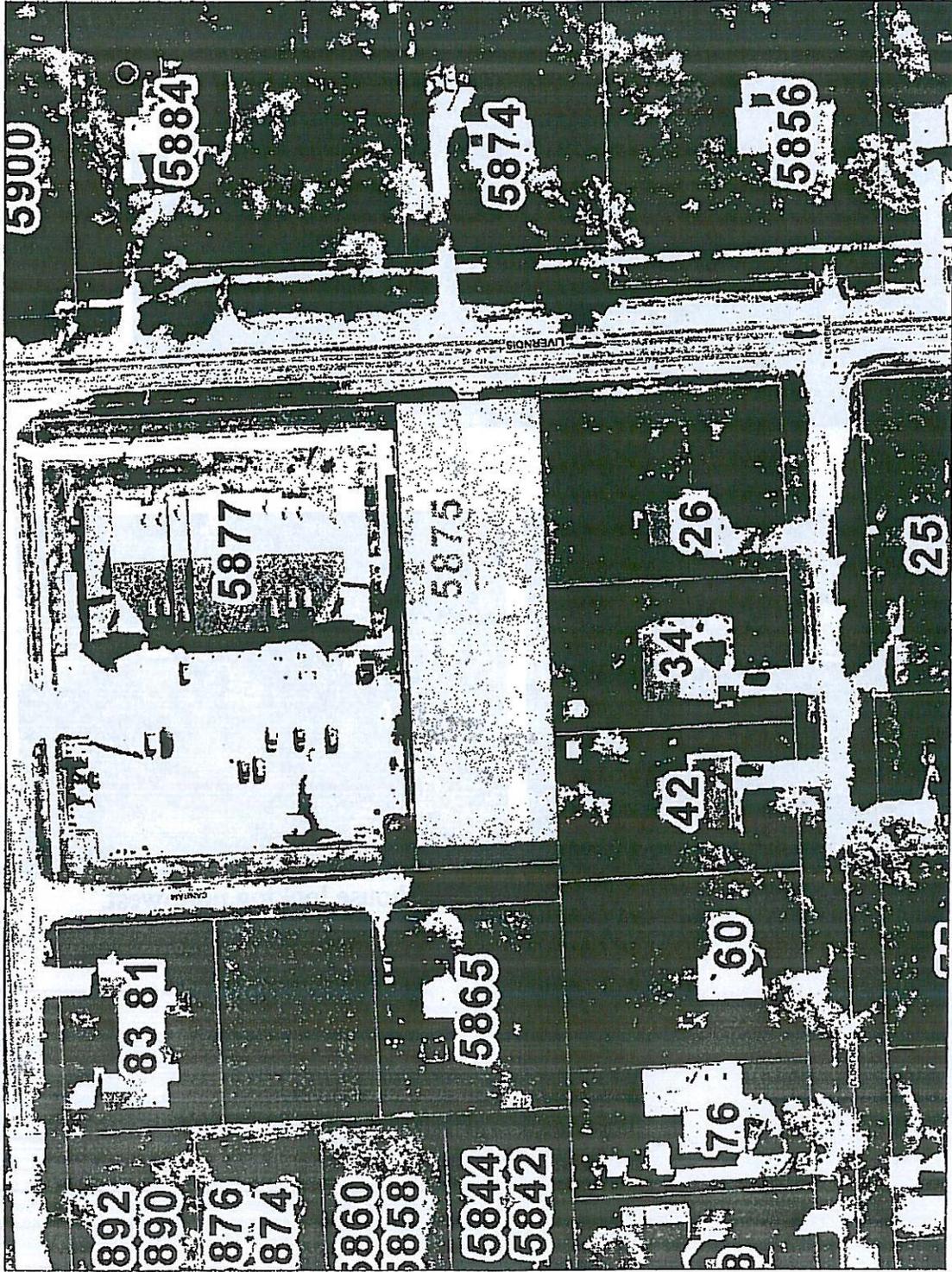


Front of house looking west.



Front of house looking northwest.

Notes:



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

NAD_1983_StatePlane_Michigan_South_FIPS_2113_Inf-Foot
 City of Troy Geographical Information Systems - Department of Information Technology



Legend

- == Road Centerline
- == Interstate
- == Local Roads
- == Major Roads

Road Centerline Major Genera

- == Interstate
- == Major Roads

Parcels

Surrounding Communities Roa

- == 11; 12
- == 14; 16

Aerial Photography - 2005

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Surrounding Communities

- 1
- 2
- 3
- 4
- 5

1:1,149



Notes

5875 Livernois