



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.

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.

ROLL CALL	PRESENT	Barbara Chambers Anne Partlan Kent Voigt Doris Schuchter Muriel Rounds Loraine Campbell, Museum Manager
	ABSENT	Sabah Jihad
	GUESTS	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.

Barbara Chambers
Chairperson

Loraine Campbell
Recording Secretary