# REAL ESTATE LISTINGS

Listings features news and notes about subur-ban real estate. To list an announcement, write: Listings, Real Estate Editor, Observe & Eccentric Newspapers, 805 E. Maple, Briminghum 48009. Our fax number is (310) 644-1314.

Troy Travis, former co-owner, has phrhased Century 21 Palazzolo and Travis and has renamed the real estate company, Century 21 Travis and Associates Inc.

Travis has been in real estate for 20 years and a partner in the Troy office since 1957.

Since Travis pined Century 21 Pravis recopired for individual sales and the office has athieved Centurion status.

Century 21 Travis and Associates has been descinated a VIP office for esperties in helping clients move in and out of metro Detroit.

Travis plans to expand his 40-person staff to 60 Realton.

## E HEW DERECTOR

Kare Pelto was named director of property danagement for David G. Miles Inc. Pelto joined the Southfield firm two years ago. Her responsibilities will include managing various commercial properties.

## E REALTORS CITED

Two local Real Estate One Realters were savarded the Certified Residential Specialist designation by the Residential Sales Council of the Healters National Marketing Institute.

Marie Chmielewski and Jeanne Andrews, both of the West Bloomfield office, have joined the ranks of the less than 3 percent of all Realters who byld this designation, for which they completed required courses and demonstrated specific expertise in applied residential real estate marketing.

Chmielewski and Andrews belong to the Metrophilan Board of Realters.

The Residential Sales Council of the Realters National Marketing Institute, an affiliate of the National Association of Realters, offers education, products and services to assist in the professional charge growth of sales associates.

Compiled by Becky Burns

## REAL ESTATE NEWS

# Historic homes draw special sales pitch

By Becky Burns

For a home buyer investing in a historic home, the purchase requires more than just the responsibility of a new house. It requires a responsibility to the new house.

Most people don't realize all that goes into keeping historic homes as such or what goes into keeping historic homes as such or what goes into selling them.

"Once it's historic, it's always historic," said Jerry McKeon, general manager of Hall & Hunter Realtors in Bloomfield Hills.

The designation places the home in something of a protective custody where owners must solicit approval from a state or local commission before foliage and state or local commission before foliage and state or local commission before foliage and the thing and the state or local level.

The designation places the home in something of a protective custody where owners must solicit approval from a state or local commission before foliage and the protective custody there owners must solicit approval from a state or local commission before foliage applying to the fell where the protective custody there owners must solicit approval from a state or local commission before foliage applying to all dears of historic homes in Northville and Novi-Homes can be designated historic at societies and symmetric form mission. "aid Max Horton, a member of Birmingham's Historic District Design and Review Commission." and has Horton, a member of Birmingham's Historic District Design and Review Commission.

Orners do not need permission to renovate inside the house.

For Realton, vice president of ERA from House of the city government, last year set up guidelines limiting expansions of his
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We jor here of the case of the house of the city government, last year set up guidelines limiting expansions of his

all been used to," Skelton said.

He listed huge closets and luxury bathtubs as hard-to-come-by features

He listed huge closets and lutury bathube as hard-to-come-by features in these homes. Historic homes with modernized interiors are more likely to have a higher reside value, McKoon said.

"What makes homes more valuable is the condition of the home. A historic home in marvelous condition brings top dollar," he said.

"Chances are an old home isn't going to last very long if it's not modernized." McKeon added. "This is something potential historic home buyers need to take into consideration. Modernizing so that it is something potential historic home buyers need to take into consideration. Modernizing so that it is not more challing plastic gutters there. Those things would never pass commission regulations.

"A lot of maintenance on historic homes is a lot more challenging both in cost and in finding tradespeople to do the work." Skelton said. "Not all people are up to the challenge. "And not all Realtors are up to the challenge. Skelton said he likes selling the occasional historic home because it as well as the people involved are so interesting, but he would not want to concentrate on old homes full time.

# Weigh these ideas to put limits on cars, planes



Q. We are trying to control speeding in our condominium project. The roads are private and the police seem not to be wanting to get involved. How can we effectively limit speed our residents? A. Traffic control in a condominium is extremely difficult because the association, obviously, does not normally have a private police force, nor a radar gun available to it.

It is possible, of course, to have eyewitness testimony as to flagrant speeders and, as in any other situa-

tion, the association can impose penalties on speeding automobiles, including fines and, if necessary, injunctive relief.

Another way of controlling speeding, although somewhat controversial, is the installation of speed bumps. In any event, speeding in a condominium can be avoided if there are citizens who live at the condominium who are willing to assist the board of directors in enforcing this limitation. I would also not rule out the possibility of working with your local police department, which may feel more sympathetic to the needs of the condominium association if the board makes a personal visit to the city hall.

Q. Our condominium is near the airport and we are continuously being buzzed by low-flying planes.

Our condominium association has appealed to the local municipality in charge, but to no avail. Is there early thing we can do?

A. I am not clear from your question as to whether you are talking about commercial sirrart or general aviation. In any event, you should check with the municipality involved to determine where the flight patterns are as it relates to the airport and your condominium project.

You may have some recourse with the Federal Aviation Administration or your local municipality, to the extent that your condominium association is being unreasonably harassed.

There is some question, of course, about whether there has been some form of inverse condemnation of your property because of this "taking" of your property and the use and enjoy-

303 W.Bimfid. Keego Orchard Lake

ment by the low-flying aircraft.
This is obviously an issue that should be discussed with an attorney who has familiarity with the issues involved, including potential condemnation.

demnation.

Robert M. Meisner is an Oakland County attorney who concentrates his practice in condominium, real estate and corporate law. Submit questions by writing: Robert M. Meisner, 30200 Telegraph Road, Suite 467, Bingham Farms, M. 48025. This column provides general information and should not be construed as legal opinion. To leave a voice-mail message for Robert M. Meisner, dial (131) 383-2047, mailbox 1871. Hear his radio show, "The Law of the Land" 1-2 pm. Wednesdays on WCAR-AM 1090 starting Jan. 4.

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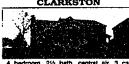
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