



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2006-0425 (Version 14)

TO: Mayor and City Council Members

FROM: Ed Anzek, Director, Department of Planning & Development (248-656-4660)

DATE: November 26, 2013

SUBJECT: Frank Farm Historic District
1290 E. Auburn Road; 1304 E. Auburn Road; 1344 and 1356 E. Auburn Road

REQUEST:

Request City Council designation of the Frank Farm Historic District.

BACKGROUND:

The subject property is located on East Auburn Road, east of John R Road, west of Dequindre Road, adjacent to the Reuther Middle School, and is zoned R-3 (One Family Residential). The property is currently used as single family residential. With the exception of 1304 E. Auburn Road, members of the Frank Family have continuously owned the property since approximately 1823.

This item was before City Council on June 1, 2009 for consideration to designate the three properties as a historic district. Council tabled the item at that time and no further action has been taken. At this time the City is in receipt of a letter from Mentor Hyska, the new owner of the 1304 Auburn Road property, requesting that 1304 Auburn be removed from the potential historic district list. The City is also in receipt of a letter from Anita Holtz, the owner of 1290 East Auburn and member of the Frank family, requesting designation of the properties as a historic district.

As outlined in the City's Historical Preservation Ordinance (Chapter 118), the Study Committee is charged, upon a request to establish, modify or eliminate a historic district, with making a determination that there are reasonable grounds for the request and conducting further investigation in accordance with the Ordinance. The duties include inventory, research and preparation of a Preliminary Report. In 2002 the Study Committee completed a citywide survey of potential historically significant properties (the "potential historic districts list"). The Frank Farm was studied by the Historic Districts Study Committee because of the survey.

The Study Committee has completed all of the required steps to designate a historic district. The final report found that of the current buildings on the three parcels, 10 are considered contributing (or historic) and two are considered non-contributing (or non-historic). The historic buildings located at 1290 E. Auburn Road consist of the George K. Holtz house and a workshop; at 1304 E. Auburn Road consist of the Lucius L. Frank House, and a hog house; at 1344 E. Auburn Road consist of the Loren B. Frank House, a garage, a milk house, a tool shed, a pole barn, the Ray B. Frank House (1356 E. Auburn Road), and a well house.

Based on the research and fieldwork conducted on the property, the site meets the National Register criteria for designation under two categories: (1) Events that have made a significant contribution to the Community; (2) Have yielded, or is likely to yield, information important in prehistory or history. The Study Committee has found that the Frank Farm is significant as the tangible presence of one family's long history in Avon Township. The Frank Family and their farm embody the essential patterns of the township's history. It should be noted that at the time of his death in 1954, Loren Frank was Chairman of the Avon Township Zoning Board and a member of the Zoning Board of Appeals. Ray Frank formerly served as a member of the City's Historic Districts Commission and the Rochester Historical Society. Of additional interest is Ray Frank's collection of artifacts found throughout the farm property, which includes twelve points, two bifaces, two celts and a bannerstone, which appear to represent primarily an Archaic period.

The Study Committee has fulfilled all procedural requirements required by the Historic Preservation Ordinance, including holding a Public Hearing on April 30, 2008, and forwarding the Preliminary Report to the State Historic Preservation Office and the City's Planning Commission for review and comment.

Potential actions at this time include:

1. Direct The City Attorney to prepare the appropriate ordinance amendment to designate the properties as a historic district.
2. Pass a resolution removing the properties from the potential historic districts list.
3. Modify the boundaries of the proposed historic district and proceed with some combination of options 1 and 2.

RECOMMENDATION:

The City's Historical Preservation Ordinance, under Section 118-126 (Authority) states that "the city council may at any time establish by ordinance additional historic districts"

The Historic Districts Study Committee recommends that the Frank Farm Historic District be designated as a local historic district within the City of Rochester Hills, and that the City Attorney be requested to prepare the appropriate ordinance amendment.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		