

~~underneath the South Bridge in Rochester. He noted that particular project required the use of a backhoe and digging a 12-foot deep trench, which was an involved project and added to the cost. He mentioned Bruce Hawkins was also available for these types of projects.~~

~~Mr. Delacourt commented it was hard to put a dollar figure to a project as it appeared there was a wide range of associated costs, and noted the Committee did not know how many projects they might have per year. He stated he would need some reliable estimates for an average size project.~~

~~Dr. Stamps stated these projects ran in phases, and explained Phase I was to check published literature, conduct an on-the-ground survey and interview locals. If nothing was found, the survey was finished and a recommendation made. If something was found, such as the items that were found on the Frank Farm, the survey would continue to a Phase II. Phase II delimited the size of the site. He stated if artifacts were discovered, their origin would have to be determined, and additional test pits would be done to define the map and identify the location.~~

~~Mr. Dziurman stated he had an RFP for a Phase I survey.~~

~~Chairperson Thompson summarized the Committee would assemble additional information and contact information and discuss budget numbers at the next meeting.~~

~~Mr. Delacourt clarified the Frank Farm Report would be held pending the Committee's decision on the archeological survey project. Chairperson Thompson agreed, noting the matter would be scheduled for the next meeting.~~

~~This matter was Discussed~~

7C. 2008-0663 National Twist Drill

- Discussion regarding Preliminary Report Process

Chairperson Thompson stated that the National Twist Drill Report had been held pending the results of the Committee's meetings with the Planning Commission and the City's Economic Development Manager, both of which had been held.

Mr. Delacourt summarized the Committee had the Preliminary Report, which had not been forwarded to the State Historic Preservation Office (SHPO), and the Public Hearing had not been held.

Mr. Dziurman explained the Committee had been trying to develop a strategy for the potential designation of this site. He commented that based on the recent feedback from SHPO, he thought the Committee could consider recommending

only a portion of the property for designation, rather than the entire parcel. He wanted to be sure this matter moved forward properly.

Dr. Stamps asked if the Report should be sent to SHPO indicating that given the local economy, although the Committee's first preference was to save the entire site that might be unrealistic, and the Committee wanted to explore the possibility of saving just the architecturally significant building. The Committee would then have SHPO's comments about that proposal.

Mr. Dziurman stated that step would move the process forward, and expressed concern the proposed designation could fail given all the economic issues associated with the site. He noted once the Public Hearing was held, the time frame defined in the Ordinance would have to be followed. He thought the Committee needed some time to finalize the Preliminary Report.

Mr. Delacourt asked if the Committee was ready to forward the Preliminary Report to SHPO with a recommendation for the full District, or propose a smaller District.

Chairperson Thompson thought the smaller District might be what the Committee should recommend. Dr. Stamps noted the Report could be revised to indicate that although the Committee would like to recommend the full District, they recognized the current conditions and in an effort to be receptive to the property owner, proposed a smaller District.

Mr. Dziurman suggested recommending the full District, but including a recommendation to reduce the District to the front buildings, similar to what was being proposed for the Stiles School.

Mr. Delacourt suggested the Report could state that the Study Committee believes a smaller District, i.e. the office building portion, would meet the criteria without the balance of the property. The Report would indicate that the site was evaluated as a smaller District and met the criteria.

Mr. Dziurman suggested the Committee review some proposed language. Mr. Delacourt stated revised language could be prepared for the next meeting, along with a revised proposed District map.

Dr. Stamps agreed, noting the Committee might consider two recommendations, one being the full District and one smaller District consisting of just the office building.

Chairperson Thompson summarized that language for the proposed recommendation would be reviewed at the next meeting, along with a revised proposed District map.

Dr. Stamps noted the Committee recognized this was a large parcel located in an area that developers had a lot of interest. Because of that, the Committee met with the Planning Commission and the City's Economic Development Manager. He asked if there was anyone else the Committee should meet with.

Mr. Dziurman thought it was important that future developers, or the owners of the property, understood historic properties and the tax credits available for them. He commented this was a problem State-wide, noting additional education was necessary to promote the advantages of developing historic properties. He stated that many properties being developed in the City of Detroit would not have happened without the historic tax credits. He discussed a successful development in Ann Arbor utilizing a historic building. He felt there was a misunderstanding about the historic tax credits.

Dr. Stamps asked how effective the Eastern Michigan University Historic Preservation Program was, noting the University had a Master's Degree program. He asked if those students gave presentations on tax credits and how they worked and their benefits. Mr. Delacourt stated that tax credits presentations were usually conducted by SHPO. He commented one of the professors at Eastern gave preservation talks through the Michigan Historic Preservation Network.

The Committee discussed the fact that developers would only be convinced by the dollars and cents involved, and whether they would save money. Mr. Delacourt noted that some of the projects in Detroit combined resources, such as environmental tax credits with historic tax credits. He noted those developers were not preservationists, but used the incentives available for their projects.

Mr. Dziurman suggested the Committee might hold an educational presentation. Dr. Stamps asked who the target audience would be.

Mr. Dziurman stated there was an organization called the International Council of Shopping Centers ("ICSC") that held quarterly meetings. He stated that was a group of developers that might be interested in such a presentation. Mr. Delacourt stated he could contact them to see if they would be interested. Mr. Dziurman stated he could also make some contact.

Dr. Stamps suggested Rewold might be a good resource because they were a local business with a history in the area and had preserved some buildings.

Chairperson Thompson summarized that Mr. Delacourt and Mr. Dziurman would pursue a presentation regarding preservation benefits.

Dr. Stamps asked if there was a developer waiting to demolish the Twist Drill to build something else. Mr. Delacourt stated there was no developer at this time.

The current property owners wanted to sell the site and did not want to limit a potential purchaser. Although they understood the potential benefit of designation, they preferred to leave that decision to a future purchaser. Because the current owners were not planning to redevelop the site, they were not interested in potential incentives.

Dr. Stamps asked if the Rochester-Avon Historical Society could provide any assistance, such as presenting a program regarding the history of the National Twist Drill, which would raise public awareness about the site.

Mr. Dziurman stated he had previously talked to Rod Wilson about the site, and could make that request.

Mr. Hannick stated that the Rochester-Avon Historical Society scheduled events at the Rochester Hills Public Library related to historical matters, which were all very good. He noted that Paula Tutman from Channel 4 resided in the area, had written a book, and reported on those types of local events.

Mr. Dziurman stated that Lynn Sieffert wrote articles related to historic preservation that had been published locally.

Chairperson Thompson summarized the Committee had several good avenues to follow up on. Mr. Delacourt summarized a revised recommendation and revised potential District map would be prepared and reviewed by the Committee at the next meeting. Both he and Mr. Dziurman would contact Mr. Detloff about the potential of a presentation at the ICSC. If Mr. Detloff agrees to a presentation, the Committee will need to discuss potential presenters.

This matter was Discussed

~~TD. 2007-0313 2040 S. Livernois (HDSC File #98-012)~~

~~- Discussion re Preliminary Report Process~~

~~Chairperson Thompson stated that this report had not been forwarded to the State Historic Preservation Office (SHPO) and no Public Hearing had been held.~~

~~Mr. Delacourt stated the house was located on Livernois just south of Hamlin Road and had been owned by a former Study Committee and Historic District Commission member. He noted the house had been listed for sale for quite some time, although it did not appear to be for sale at the present time. He stated a thin coat of paint appeared to have been sprayed on the exterior.~~

~~Mr. Delacourt stated that the property owner had come to the City and indicated they were not interested in designation. The property owner preferred to leave that~~