



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

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Legislative File No: 2008-0663 (Version 16)

**TO:** Mayor and City Council Members  
**FROM:** Ed Anzek, Director, Department of Planning & Development (248-656-4660)  
**DATE:** January 18, 2013  
**SUBJECT:** 6841 and 6875 North Rochester Road (Twist Drill)

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**REQUEST:**

Request for historic district designation for a portion of the National Twist Drill site, located at the northeast corner of Rochester and Tienken Roads, consisting of 4.77 acres.

**BACKGROUND:**

At Council's direction, Staff has prepared an ordinance to create a historic district on two parcels of land which together comprise what is known as the Twist Drill site. The historic district takes in the office buildings located along the site's Rochester Road frontage. As proposed, the historic district extends from the Tienken Road right of way north 812 feet.

It should be noted that there was discussion of the boundaries of the historic district by Council at the December 12, 2012 meeting. Specifically, the discussion related to the south boundary of the historic district, and whether it should include the land located south of building A, in between the building and Tienken Road. The boundaries as proposed do extend all the way to Tienken and do include the green space between Building A and the Rochester and Tienken Road frontages.

The reasons for this being that the green space is between building A and the future Rochester Road right of way is approximately 150 feet wide, and between the building and the future Tienken Road right of way is approximately 60 feet wide. The green space in front of building A has an area of approximately 0.6 acres, which is nearly identical to the area occupied by the Speedway gas station at the northwest corner of Rochester and Tienken. The TCF Bank site on Tienken just west of Rochester Road has an area of 1.25 acres. The potential does exist to develop in the open green space in front of building A, but the area is not as large as it appears and thus new development in that area will have to be designed in a manner that is sympathetic to the historic buildings.

The Study Committee has fulfilled all procedural requirements required by the Historic Preservation Ordinance, including holding a Public Hearing on November 15, 2012, and forwarding the Preliminary Report to the State Historic Preservation Office and the City's Planning Commission for review and comment.

**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 Twist Drill Historic District be designated as a Local Historic District within the City of Rochester Hills.

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<b>APPROVALS:</b>	<b>SIGNATURE</b>	<b>DATE</b>
Department Review		
Department Director		
Mayor		
City Council Liaison		

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