



# Department of Planning and Development

## Staff Report to the Historic Districts Commission and Historic Districts Study Committee

December 2, 2019

<b>Survey Planning</b>	
<b>REQUEST</b>	HDC survey Plan to comply with CLG requirements
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### **Request**

Because Rochester Hills is a Certified Local Government (“CLG”) the city and HDC are charged with developing and carrying out a plan for the ongoing survey of historic resources within the city to continue the certification. A preliminary plan was presented to the HDC by staff in late 2018 to begin the discussion. At the May 2019 meeting the HDC asked staff to look into some post-World War II subdivisions to see if any were worthy of considering for additional survey in the broader survey plan. Staff reviewed their findings with the HDC at their September 2019 meeting and in October 2019 the HDC held a joint meeting with the HDSC in order to review all of the survey options, prioritize them, and create an action plan. As part of that process staff was requested to elaborate on the process for each survey options and an estimate of costs before deciding on the draft action plan. This draft action plan will then be discussed with City Council at a joint meeting in January before moving forward.

The goal of this joint meeting is to prioritize the survey options and draft an action plan.

### **Survey Plan - Background**

The survey plan below was submitted to the State Historic Preservation Office (SHPO) in response to the CLG evaluation conducted in 2018. The plan below can be implemented or modified. The three asterisks marks where we presently are in the process.

#### **Historic Resource Survey Plan – 2019 – 2022**

In response to the comments from the State Historic Preservation Office during the CLG evaluation, city staff will work with the Historic Districts Commission (HDC), the Historic Districts Study Committee (HDSC) and the Van Hoosen Museum (Museum) to implement the following survey plan.

**By June 30, 2019**

Brainstorm with the HDC, HDSC, and Museum to determine if there are survey needs beyond what was recommended in 2002 in the *Rochester Hills Historic Districts Survey*.

\*\*\* Combining survey needs determined above and the recommendations from the *Rochester Hills Historic Districts Survey* completed in 2002, prioritize the following options plus any others identified:

- Evaluating the first phase of suburban development in Avon Township and surveying related subdivisions in the southern half of the city
- Re-surveying the Winkler Mill Pond and Stoney Creek Historic Districts with the goal of redefining the district boundaries to remove areas of new construction from the district
- Conducting intensive level survey of the properties on the “potential” list to determine whether they qualify for local designation or national register listing

**By July 31, 2019**

Submit survey priorities to SHPO

Assess city resources available to complete survey priority number 1

Determine if survey priority number 1 can be completed at a low-cost using volunteers or city staff

**October 1, 2019**

Apply for a CLG grant for the determined survey priority number 1

**2020**

**Beginning April 1, 2020**

Assuming successful CLG grant, or using existing city resources, conduct survey priority number 1

**October 1, 2020**

If CLG grant is not successful, apply for a CLG grant for other survey work – continuation of priority number 1 or priority number 2

**2021**

**June 30, 2021**

Complete survey priority number 1 if not using CLG grant

**October 31, 2021**

Begin survey priority number 2

**2022**

**June 30, 2022**

Complete survey priority number 2

**October 31, 2022**

Begin survey priority number 3

**Survey Priority Options**

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Here are the three survey options that the HDC and HDSC have been looking at.

BROOKLANDS RECONNAISSANCE LEVEL SURVEY

- Evaluating the first phase of suburban development in Avon Township and surveying related subdivisions in the southern half of the city – see September 2019 HDC staff report for more information.
  - Staff did a windshield survey of 28 subdivisions throughout the city and identified 11 subdivisions that have enough architectural integrity to study further. At the October 2019 meeting it was determined that the Brooklands made sense as the first area to study due to the city investment presently happening on Auburn Road in that area.
- A reconnaissance level survey includes researching the history of the subdivision and placing it in the context of Rochester Hill's overall history. Research topics would include the builders and developers of the subdivision, early residents and businesses in the subdivision and along Auburn Road, and the overall history of the neighborhood. Each property would be photographed, and a survey sheet created. In depth research such as the date of construction of the property and original owner information may be conducted for a small sample of the survey area. It is estimated that there are about 576 properties north of Auburn Road and about 540 properties in the south portion. Estimated cost \$60,000 to \$70,000.

#### WINKLER MILL HISTORIC DISTRICT INTENSIVE LEVEL SURVEY

- Re-surveying the Winkler Mill Pond Historic District with the goal of redefining the district boundaries to remove areas of new construction from the district.
  - This would involve photographing every property within the district, researching date constructed for each, reviewing the history of the district and determining how the properties fit in with the district. In order to legally change the boundaries of the district City Council would need to charge the HDSC with an official request to review the boundaries and Council would have to approve the ordinance amendment. Estimated cost \$5,000 to \$8,000 plus \$3,000 to \$4,000 if council directs HDSC action.

#### POTENTIAL SINGLE-RESOURCE PROPERTY INTENSIVE LEVEL SURVEYS

- Conducting intensive level survey of the twelve properties on the “potential” list to determine whether they qualify for local designation or national register listing. In order to locally designate any of the properties City Council will need to charge the HDSC with studying the property for designation and approve the ordinance change.
  - This would comprise an intensive level survey of the 12 properties remaining on that list which were identified in 2002. Estimated cost \$5,000 to \$6,000 per property, \$60,000 to \$72,000 total.

Here are the addresses that have not been studied or demolished from the list generated in 2002.

- 1171 E. Auburn – suburbanization theme – mediocre integrity
- 332 W. Auburn – suburbanization theme – better than other examples in city?
- 2341 W. Auburn – 1920s Craftsman bungalow with outbuildings
- 230 E. Avon – 1295 Craftsman bungalow – good integrity
- 2600 Club Drive – 1936 Ferry-Morse Seed Company barns
- 3160 and 3168 Crooks – 2 “permalog” houses
- 344 W. Hamlin – 1920 – need more info
- 110 John R – Bloomer Park picnic shelter – CCC, 1942-43
- 1440 John R – 1928 School – questionable integrity
- 655 Michelson – 1928 golf course clubhouse – not sure if still there
- 6542 Orion – c. 1850 Greek Revival – aluminum sided – questionable integrity

- 3901 W. Tienken – 1936 Cape Cod with outbuildings

## **Action Plan**

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After the above survey options are prioritized a plan needs to be developed in order to carry out the survey. Input from City Council will be crucial as it is unknown if any money is available in the budget to hire a consultant to prepare the survey, or available to match a Certified Local Government grant, or whether volunteers will need to be utilized.

For each of the options above there will need to be a significant amount of historic research conducted, field work to take photographs of properties, and reports written. Specific tasks and deadlines can be developed for the top survey priority once chosen.

## **Next Steps**

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1. Prioritize from above list and confirm draft action plan
2. Submit survey priorities and draft action plan to City Council at a joint meeting in January.
3. Finalize survey priorities and action plan, implement plan.