

**CITY OF ROCHESTER HILLS
HISTORIC DISTRICTS STUDY COMMITTEE SPECIAL MEETING
Thursday, June 22, 2006**

MINUTES of a **ROCHESTER HILLS HISTORIC DISTRICTS STUDY COMMITTEE SPECIAL MEETING** held at the Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Oakland County, Michigan. The meeting was called to order at 7:30 PM

1. CALL TO ORDER

Chairperson Thompson called the meeting to order at 7:30 PM.

2. ROLL CALL

Present: Chairperson Jason Thompson, Members John Dziurman, Michael Sinclair, Dr. Richard Stamps, Rev. Dr. Pamela Whateley, LaVere Webster

Absent: Member Shawn Grant

QUORUM PRESENT

Others Present: Derek Delacourt, Planning Department
Judy Bialk, Recording Secretary

3. DETERMINATION OF A QUORUM

Chairperson Thompson announced a quorum was present.

4. PUBLIC HEARING – FILE NO. HDSC 03-002

Chairperson Thompson stated that a Public Hearing had previously been held regarding this property on August 21, 2003. He then read the location of the site and purpose of the Public Hearing for the record, as follows:

Location: 267 E. Hamlin Road, 321 E. Hamlin Road, 1894 Wayside Park, 1895 Wayside Park, 1910 Wayside Park, 1911 Wayside Park, 1926 and 1932 Wayside Park, 1933 Wayside Park, 1948 Wayside Park, 1949 Wayside Park, 1964 and 1970 Wayside Park, 1965 and 1971 Wayside Park, located on the north side of Hamlin Road, west of John R Road and east of Rochester Road, consisting of Parcel Numbers 15-23-300-025, 15-23-300-026, 15-23-300-029 and 15-23-300-030, Zoned R-4 (One Family Residential).

Purpose: To receive public comment regarding a proposal to establish the subject property as a Historic District within the City of Rochester Hills, in accordance with Public Act 267 of 1976 (MCL 15.261 et seq., MSA 5.3407(3) et seq.) and the Rochester Hills Historical Preservation Ordinance, Section 118-131.

Chairperson Thompson then called for any comments or questions from the Committee Members or Staff.

Mr. Delacourt stated for the record that from a process standpoint, this property was studied in accordance with the City's Historic Preservation Ordinance several years ago, as the process has been on-going. He explained a Preliminary Report was generated and the Study Committee previously held a Public Hearing in 2003. At that Public Hearing, there were a few speakers, and after the Public Hearing, the Study Committee spoke with some of the owners of the proposed district, and agreed to allow them some time to work with the Historic Districts Commission to find out what would be possible or not possible if the property were designated. He indicated that process had been on-going since the prior Public Hearing, and that the reason the Study Committee was now holding another Public Hearing was to ensure that the process was followed.

Mr. Delacourt noted that according to the Ordinance, the Preliminary Report should be sent to City Council with a recommendation within one year of the Public Hearing. However, due to the fact the property owners had been working with the Historic Districts Commission in an attempt to reach an agreement that would be conducive to both the property owners and the City, the time had expired. Based on the City Attorney's recommendation, the Study Committee was now holding an additional Public Hearing.

Mr. Delacourt added that he had spoken with the property owners shortly before the meeting, Jim and Linda Ball, who are the owners of a majority of the proposed district. He stated they had requested he express their apologies for not being able to attend the Public Hearing. He indicated that the property owners were interested in the process, and they understood that the Study Committee was following the process, and was required to complete the process.

Mr. Delacourt stated that Mr. and Mrs. Ball were not sure of their overall feelings regarding the proposed designation, but did understand and appreciate the Study Committee's patience and the work the City and Historic Districts Commission had done with them over the last few years trying to understand what would and would not be plausible if the site were designated.

Mr. Delacourt stated that Mr. and Mrs. Ball indicated that the comments they made at the prior Public Hearing would still stand. He explained that the Minutes from the prior Public Hearing would be included with the Minutes from this Public Hearing when the Preliminary Report is forwarded to City Council with the Study Committee's recommendation.

Mr. Dziurman stated for the record that he received a telephone call from Mr. Rod Wilson, who had spoken at the prior Public Hearing representing the Rochester-Avon Historical Society. Mr. Wilson was unable to attend this Public Hearing, but stated that his comments from the prior Public Hearing still represented the position of the Rochester-Avon Historical Society, and they would like to see this particular property become designated as a historic district.

Chairperson Thompson called for any other comments. Upon hearing none, he opened the Public Hearing at 7:42 PM, and called for any person wishing to speak.

Michael Allen, 267 E. Hamlin Road, stated, as he indicated at the prior Public Hearing, the reason he purchased his home was because of its character and style. He was of the opinion that he would like to see the house preserved as it is, noting he was doing his best to improve the property and keep it within character to the best of his ability.

Mr. Allen stated he had concern for Mr. and Mrs. Ball, who owned the larger piece of property, if they were limited to what they could do to improve the homes, as they owned the property as an investment for their future. He stated he would like to keep the neighborhood up to a standard where it drew decent tenants. He noted if improvements were not allowed to be made to the houses, then the type of tenants would be a problem. He hoped something could be worked out with the Ball's that allowed them to modernize the homes to be occupied by decent, law-abiding citizens.

Chairperson Thompson called for any other comments. Upon hearing none, he closed the Public Hearing at 7:44 PM.

Chairperson Thompson stated the Public Hearing procedure required publication of notice of the Public Hearing one (1) time at least fourteen (14) days prior to the date of the Hearing. He noted a Notice for this meeting was published in *The Eccentric* on June 4, 2006. He stated the Ordinance required that a written notice of the Public Hearing be mailed to the property owners fourteen (14) days prior to the date of the Hearing. He noted a Notice of this meeting was mailed to the property owners on June 2, 2006.

Chairperson Thompson stated for the record that the comments received at this Public Hearing would be included with the Preliminary Report submitted to City Council, and thanked those who had attended for their input.

5. ANY OTHER BUSINESS

Chairperson Thompson called for any other business.

Mr. Delacourt stated he had received some letters regarding the property at 920 South Boulevard, copies of which had been provided to the Study Committee along with copies of the survey sheets for the property.

Mr. Delacourt explained that the property was on the City's Potential List, and was part of the Intensive Level Survey conducted by Dr. Jane Busch several years ago. He noted that Dr. Busch had not made a recommendation on this property because not enough information could be gathered and the property required further study before an evaluation could be made. He stated the property was left on the Potential List to allow the Study Committee to conduct additional research and make a recommendation.

Mr. Delacourt stated that someone had expressed interest in the property with regard to the purchase and potential development. He stated the applicant was made aware of the fact the property was a potential historic district and that any request for demolition or to alter the

property would meet with a request to City Council to place the property under review of the Historic Districts Commission for a year. He noted it appeared the applicant had hired a professional to conduct an initial review of the property, and were now requesting, based on that review, that the Study Committee consider removing the property from the Potential List.

Mr. Delacourt stated he had informed the applicant of the process, and the Study Committee would have to respond to the letter and the request. He explained since the property was on the City's Potential List, it would not be a City Council decision, but rather the Historic Districts Commission made the motion designating the Potential List. He noted the current Potential List was based on the recommendation from the Study Committee, and the Historic Districts Commission made the motion identifying the Potential List.

Mr. Delacourt asked how the Study Committee would like to respond to the request to remove the property from the City's Potential List. Chairperson Thompson called for any thoughts or comments from the Study Committee.

Mr. Sinclair noted that the Study Committee had a list of homes they were currently conducting additional research on, and suggested this home be added to the list. He suggested the research be ready for the August Study Committee meeting. He indicated he would include this home in the portion of the research he was doing.

Chairperson Thompson asked how quickly the applicant's needed a response from the Study Committee.

Mr. Delacourt stated that the applicant understood what the process was and had not requested any permits for demolition or to do anything else that would put the property in jeopardy. He noted the applicant would like a response as quickly as possible, but noted he had explained that if the matter went forward, there was a lengthy process to follow. He stated the applicant had been understanding, but would like to get the process moving along. The applicant had indicated they would allow access to the site, but would like that to be done by appointment.

Mr. Delacourt noted there had been some representations in Mr. Yurk's review regarding structural soundness, integrity and architecture. He suggested the Study Committee schedule an appointment to have a City Building Inspector go through the house and provide an opinion on the structural soundness, and at the same time, a Study Committee member review the integrity of the house and report back to the Study Committee.

Mr. Dziurman asked how large the parcel was. Mr. Delacourt stated he believed it was three acres. Mr. Dziurman clarified the entire three acres would be reviewed. Mr. Delacourt indicated that was correct. Mr. Dziurman asked if the home was occupied. Mr. Delacourt stated he did not know. Mr. Webster stated he resided near the property, and the home had been occupied, but noted over the last several months no car had been parked in the yard. Mr. Delacourt stated that during his original discussion with the applicant, it appeared they intended to create a separate, small parcel and move the structures to that parcel, and redevelop the remainder of the parcel. He assumed that meant someone still resided in the home, although he did not know that for sure.

Dr. Stamps pointed out the letter from Richard Taubman stated: "Please contact me and I will schedule a mutually agreeable time when the house will be unlocked...".

Mr. Dziurman offered to tour the house with a Building Inspector if a mutually agreeable time could be scheduled. Dr. Stamps stated he would also tour the house if he were available. Mr. Delacourt stated he would advise the Study Committee of the date and time. He thought the best way to begin would be to have the premises inspected structurally and architecturally, and noted Mr. Sinclair offered to begin the background research.

Mr. Delacourt pointed out that the next regular meeting would be the Work Session, and suggested that if the information was ready, a special meeting might be scheduled, so a response letter could be prepared. He stated the tour would be scheduled as quickly as possible.

Mr. Webster stated that the correct address for the property was 920 South Boulevard West. He noted that the property was located between Livernois and Rochester Roads. Mr. Delacourt stated it was on the west side and was the first property east of the Moose Lodge parking lot.

Chairperson Thompson called for any additional business.

Mr. Delacourt reminded the Study Committee that the Work Session was scheduled for Thursday, July 13, 2006. He noted that a City Council Member and a Planning Commission Member had indicated they would attend, and the Oakland Township Historic Districts Commission, and the Rochester Historical Society had been invited.

Chairperson Thompson called for any other business. No other business was discussed.

6. ADJOURNMENT

There being no further business, upon motion made by Dziurman and seconded by Stamps, Chairperson Thompson adjourned the meeting at 7:56 PM.

Jason Thompson, Chairperson
Historic Districts Study Committee

Judy A. Bialk, Recording Secretary