

6A. 920 South Boulevard W.

Mr. Delacourt stated that Ms. Kidorf had reviewed the Preliminary Report for 920 South Boulevard and had provided the Committee with a revised draft report, focusing on the National Register guidelines for architecture. She noted the house could also fall within the scope of the suburban context (recent past), which is still a fairly new context; however, she did not want to pursue that without discussing that context with the Committee.

Ms. Kidorf had indicated that the Preliminary Report stands on its own based on the architecture, and can move forward in the process. She noted she had not included the information of the current owners of the house, the Hildebrant's, because their work was not completed at the property.

Mr. Delacourt explained if the Study Committee accepted the report, it could be presented to City Council at an April, 2007 work session with an explanation of how the process would proceed. He noted the report could be transmitted to the City's Planning Commission for review; as well as to the State Historic Preservation Office (SHPO) for review. Once the report is submitted to SHPO for review, the Study Committee would have 60 days to hold the Public Hearing, and then one year to complete the Final Report. If the Committee's recommendation were to designate, a draft Ordinance Amendment would also be required.

*(Arrive Ms. Schodowski: 5:35 PM)*

Mr. Delacourt stated the Committee needed to determine if the research and report indicated the house met the National Register criteria and they should continue with the process, or whether additional information was required.

Chairperson Thompson reminded the Committee that City Council had granted the Committee review rights for six months, which expired April 18, 2007.

Dr. Stamps commented that when driving past the structure, although he did not know the style of the home, it stood out as a good example of an older, historic home. He felt it was an extremely important structure in the City.

Dr. Stamps referred to Page 5, Paragraph 3 of the draft report, and suggested the following be added:

In addition to the 2002 survey effort, a windshield survey was conducted by members of the Study Committee to identify other Colonial Revival style houses in the City *of Rochester Hills*.

Dr. Stamps referred to the windshield survey results, which indicated that of 25 Colonial Revival styles homes identified in the City, ten were built after 1965; seven were built between 1920 and 1950; and of the eight remaining with construction dates ranging between 1840 and 1920, only two had survived intact.

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Ms. Whateley pointed out that the home at 920 South Boulevard was located in a different section of the City than any other homes of that style.

Mr. Webster stated it was significant that this home was one of only three homes on South Boulevard between Pontiac and Utica. He noted that Livernois Road was originally called Troy Road.

Dr. Stamps suggested the following be added to the end of Paragraph 3 on Page 5:

*Out of the 22,415 residential structures currently existing in the City of Rochester Hills, only three late 19<sup>th</sup> Century or early 20<sup>th</sup> Century examples of the Colonial Revival style remain intact. It is also significant that this home is one of the three homes originally built on South Boulevard (which was the main road running between the City of Pontiac to the west and the City of Utica to the east), and all three of those original homes still survive today.*

The Committee discussed Page 4, Paragraph 5, which refers to “Lawnridge Hall” and suggested that the address for that property (1385 S. Adams Road) be inserted in the Preliminary Report.

Chairperson Thompson asked if the Committee was ready to accept the Preliminary Report and move forward with the process.

**MOTION** by Stamps, seconded by Whateley, that the Rochester Hills Study Committee accepts the Preliminary Report prepared for 920 South Boulevard W., as amended, and requests that the Report be submitted to the Rochester Hills City Council subject to the review rights granted by City Council on October 18, 2006, and that the process as set forth in Chapter 118, the Historical Preservation Ordinance be continued for this property.

Ayes: All  
Nays: None  
Absent: Dziurman, Verschueren

**MOTION CARRIED**

The Committee discussed the fact that a house had been located on that property continuously, having been rebuilt twice. It was noted the 1872 Atlas reflected a house on the property, and despite there being two different fires, the house was rebuilt each time. Mr. Webster stated the current family had informed him that the original house was built on the property in 1877.

Mr. Delacourt noted that the report was a Preliminary Report at this time, and the Committee could add additional information as it is discovered before the Final Report is prepared. He stated Ms. Kidorf had advised him there was additional research she could do, but would like to discuss that with the Committee first.

Chairperson Thompson asked when this matter would be scheduled to go before City Council. Mr. Delacourt stated that based on the Council’s current schedule of holding two work sessions and two regular meetings per month,

Approved as presented/amended at the \_\_\_\_\_, 2007 Regular Historic Districts Study Committee Meeting

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he would ask if the matter could be placed on the April 4, 2007 Work Session Agenda. He noted the Council Agendas were set by the Council President, and stated he would advise the Committee as soon as he had a firm date. He indicated that members of the Study Committee should plan on attending that work session, and that he would ask Ms. Kidorf to attend as well.

Mr. Delacourt explained the Preliminary Report would be presented to City Council as part of the review rights granted by Council in October, 2006. The report would also be sent to the State Historic Preservation Office and the City's Planning Commission, and the Committee would schedule, notice and hold the Public Hearing. He indicated he would advise the Committee when the Preliminary Report is scheduled for the Planning Commission.

The Committee discussed the fact that the 920 South Boulevard Preliminary Report was a good example of a Preliminary Report, and would provide a good basis for a work session and discussion with City Council.

The Committee reviewed the amendments to the Preliminary Report, and noted they would like to meet with Ms. Kidorf regarding any additional research that should be done or added to the Final Report. The Committee agreed an appendix could be added to the Final Report including any additional information discovered about the property or families associated with the property.

Ms. Schodowski reported she had conducted some preliminary research on the family names associated with the property that were listed in the Preliminary Report, such as Hovey, Booth, and Wardowski. She commented she had also researched the Hildebrandt family, and felt their accomplishments were important and should be included in the report.

The Committee agreed to add an Appendix to the Final Report summarizing the information about the families associated with the property.

*(Arrive Mr. Dziurman: 6:00 PM)*

The Committee discussed the proposed development for the property, noting a request for demolition permit had flagged the property, causing the study process to begin. Members noted there was some type of survey work currently being conducted on the site, which could be something such as a tree count; a property line survey, or engineering survey work.

Mr. Delacourt advised the Committee that a variance request for the property would be heard by the Zoning Board of Appeals on March 12, 2007.

~~ANY OTHER BUSINESS~~

~~Chairperson Thompson noted Ms. Kidorf had mentioned in her February 28, 2007 update letter that she had some discussions with Amy Arnold of the State Historic Preservation Office regarding the City's Certified Local Government (CLG) Application.~~

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