



# Rochester Hills

## Minutes

### Historic Districts Study Committee

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Rochester Hills, MI  
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*Chairperson Jason Thompson, Vice Chairperson Dr. Richard Stamps*  
*Members: John Dziurman, James Hannick, Adam Kochenderfer, Sue Thomasson, LaVere Webster*

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Thursday, December 9, 2010

5:30 PM

1000 Rochester Hills Drive

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#### CALL TO ORDER

In the absence of both the Chairperson and Vice-Chairperson, Mr. Delacourt, Deputy Director of the Planning and Economic Development Department called the meeting to order at 5:38 p.m.

#### ROLL CALL

**Present** 5 - John Dziurman, LaVere Webster, James Hannick, Sue Thomasson and Adam Kochenderfer

**Absent** 2 - Richard Stamps and Jason Thompson

Also Present: Derek Delacourt, Deputy Director  
Kristine Kidorf, Kidorf Preservation Consulting  
Sandi DiSipio, Recording Secretary

Mr. Delacourt explained that since both the Chair and the Vice-Chair are unavailable tonight, it is appropriate for a member to either volunteer and be accepted by the Committee to run the meeting, or for the Committee to nominate a member to chair the meeting.

MOTION by Hannick, supported by Thomasson, nominating Mr. Dziurman to chair the meeting. No other nominations were brought forth. By acclamation, Mr. Dziurman is elected to chair tonight's meeting.

#### APPROVAL OF MINUTES

**2010-0539** November 11, 2010 Regular Meeting Minutes

As the Commissioners were unable to access the November 11, 2010 minutes via the website prior to the meeting, a motion to approve the minutes was not made.

#### COMMUNICATIONS

No announcements or communications were brought forward.

#### PUBLIC COMMENT

No members of the public came forward to speak on non-agenda items.

## UNFINISHED BUSINESS

**2010-0109**     Stiles School, 3976 S. Livernois Road (HDSC File #05-002)  
Final Report Recommendation

Mr. Delacourt commented that the suggested changes have been made to the Final Report. If the report is acceptable to the HDSC, it is recommended that the Committee forward the report to Council for final consideration.

Acting Chair Dziurman asked if there were any comments/additions/deletions regarding the Final Report. He then asked if the additions to the building are non-contributing resources. Ms. Kidorf confirmed the structure's additions were excluded from the district, the map, and the Final Report.

**MOTION** by Kochenderfer, supported by Webster, to accept the Final Report recommendation as presented and to forward the report to Council for their final determination on or about February 7th.

**A motion was made by Kochenderfer, seconded by Webster, that this matter be Accepted. The motion CARRIED by the following vote:**

**Aye**    5 -    Dziurman, Webster, Hannick, Thomasson and Kochenderfer

**Absent**  2 -    Stamps and Thompson

**2008-0663**     National Twist Drill (HDSC File #08-002)  
Preliminary Report Discussion

Mr. Delacourt indicated this is a preliminary report the HDSC has had previous discussions on. It was mentioned at the last meeting to bring this report back for discussion on how to proceed.

Acting Chairperson Dziurman commented he was not aware that the proposed district had been reduced. Mr. Delacourt explained that at one time there was an aerial photo similar to the Stiles School photo, that showed a revised proposed district encompassing the office buildings, but eliminating all of the manufacturing space. SHPO then pointed out that those parts of the building are considered contributing, whereas the additions that were eliminated from the Stiles School building were seen as not contributing. So, it seems SHPO was more resistant to the revised Twist Drill boundary determination than it was to the Stiles School boundary. The revised boundary was drawn by staff only as a starting point for discussion if the Committee wanted to consider something less than the entire parcel, and is not a recommendation. This boundary can be changed to whatever the Committee wishes to recommend, and staff would do its best to generate an acceptable boundary description. Mr. Delacourt stated he is not sure this approach to this property is ever going to be 100% acceptable to SHPO. Whether or not it's acceptable to SHPO, the Committee needs to assure that the boundary serves the purpose of protecting the most important portions of the resource. SHPO has said that designation is a local decision and can be undertaken without their support of a district. So if this reduced boundary is acceptable to the Study Committee and acceptable to Council, Mr.

Delacourt is not sure there would be any negative implications.

Acting Chairperson Dziurman then indicated he would like to schedule a tour of the building with the owner to look at exactly what is being recommended to assure it is correct. Mr. Delacourt explained there are two property owners; the owner of the southern portion has been cooperative and a tour could possibly be arranged with them. Mr. Delacourt is not sure what the other property owner's response would be about a tour of the northern portion of the structure, but indicated he would make that contact.

Mr. Kochenderfer suggested staff research any possible negative consequences to recommending a boundary that SHPO does not approve of. Ms. Kidorf offered that one possible negative consequence would be that the property owner would not be able to take advantage of the historic tax credit because the entire property wouldn't be designated. Most likely it would not affect the City's CLG status.

Acting Chair Dziurman suggested recommending designation of the whole site and letting Council direct the Committee to do something different if they so desire. Mr. Delacourt agreed this is a reasonable way to approach the issue because it would demonstrate that the Study Committee did first attempt to compromise by recommending a lesser district, but the idea was rebuffed by the SHPO. (Because this is a preliminary report and a public hearing has not been held, a formal submittal to SHPO for their review has not yet been sent.)

Mr. Webster reported that the other night Mr. Pat McKay included Twist Drill in his program on the Rochester Area - his indication was that the important part of the resource was the southwestern corner of the building. Mr. Webster also indicated that if the current property owner of the northern section did not want designation, a new owner could always come back to the Study Committee and request designation. Mr. Delacourt said he would contact Mr. McKay and get a written opinion regarding this resource. This information could then be forwarded to the Study Committee members.

Mr. Delacourt explained that If the Committee wants to move toward getting this report to Council, they could talk about the potential to forward the report to the State for their review of the whole district and ask staff to begin to schedule the public hearing. Potential public hearing dates could be available at the next meeting. This is only suggested if the Committee wants to keep the process moving.

Acting Chairperson Dziurman suggested that members read through the preliminary report again as a refresher and that discussion of the report be placed on the next agenda. It would also be helpful to schedule a tour of the buildings prior to the next meeting, preferably on a Saturday morning.

**This matter was Discussed**

2006-0425

Frank Farm (HDSC File #04-005)  
1290 E. Auburn; 1304 E. Auburn; 1344 and 1356 E. Auburn

### Final Report Discussion

Mr. Delacourt indicated this is a final report and was considered by Council but no action was taken. The report was placed back in the HDSC's hands for a reevaluation based on some concerns of the property owner's family regarding potential designation and the limitations that would have on any future sale of the property. Ultimately, Council indicated the Study Committee should work with the owners to see if the issues could be resolved, and then return to Council for a final determination. Mr. Delacourt indicated he spoke with a niece of the family a couple of times. She was actively farming some of the property with the family last spring and has a love for the property. At the present time she does not have the means or the ability to spend the time to utilize it as a farm or educational tool. When this report was before Council, it was reported by Dr. Stamps that the site is archeologically rich, and needs to have a phase 1 archeological survey at the very minimum. Acting Chair Dziurman asked staff to look into the possibility of securing a grant through the CLG to accomplish this study. Mr. Delacourt offered to research this suggestion.

Acting Chairperson Dziurman asked for other comments relative to the final report. Ms. Thomasson wondered if a tour of the property would be possible. Mr. Dziurman indicated he needs to contact Mr. Ray Frank, the property owner, and will ask if a tour could be arranged.

**This matter was Discussed**

## **NEW BUSINESS**

No new business was brought forward for discussion.

## **ANY OTHER BUSINESS**

Acting Chair Dziurman commented that Mr. Webster has been involved with the Rochester Avon Historical Society and the Rochester Community Schools in restoring a mural that was covered over. There will be an unveiling of the restored mural on January 14, 2011 from 7:00 p.m. to 9:00 p.m. in the Harrison Room at the Schools' Administration Building.

Mr. Dziurman then commented that back when the survey was completed in 2003, there was a recommendation that the two contiguous historic districts be looked at for possible changes to their boundaries. This issue should be addressed soon, especially in light of the Washington Road paving issue. Mr. Delacourt explained that maybe the Study Committee should complete a study report regarding the Stoney Creek District or the Winkler Mill District. A report can be used to redistrict. These districts are large, funding is limited and it would mean setting aside other projects. Mr. Delacourt believes this project would exhaust all funding available next year for our consultant's continuing services and would dominate the Study Committee's time. Acting Chair Dziurman suggested the Committee re-read the 2003 study relative to this recommendation. Mr. Delacourt there is enough money in the budget for Ms. Kidorf to review the 2003 report and recommendations and then generate a

recommended first step for the Study Committee to evaluate. This information could then be brought to a future meeting. This project would be a large undertaking and has potential ramifications for the City and for the residents who live in the district.

2011 Regular Meeting Schedule

**MOTION** by Webster, seconded by Kochenderfer, **Resolved**, that the Rochester Hills Historic Districts Study Committee establish the 2011 Regular Meeting Schedule as follows: The meetings will be held on the second Thursday of each month at the Rochester Hills Municipal Offices, 1000 Rochester Hills Road, Rochester Hills, Michigan, and will begin at 5:30 PM Michigan Time.

Ayes: All    Nays: None

**MOTION CARRIED.**

**NEXT MEETING DATE**

Acting Chair Dziurman reminded the Committee the next Regular Meeting is scheduled for January 13, 2011.

**ADJOURNMENT**

Hearing no further business to come before the Study Committee, and upon Motion by Hannick, Acting Chairperson Dziurman adjourned the Regular Meeting at 6:37 p.m.

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John Dziurman, Acting Chairperson  
Historic Districts Study Committee  
Rochester Hills

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Sandi DiSipio, Recording Secretary