



Rochester Hills

Minutes

Historic Districts Study Committee

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

Thursday, November 11, 2010

5:30 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Thompson called the meeting to order at 5:30 p.m.

ROLL CALL

Present 6 - Richard Stamps, John Dziurman, Jason Thompson, LaVere Webster,
James Hannick and Adam Kochenderfer

Absent 1 - Sue Thomasson

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

APPROVAL OF MINUTES

2010-0419 September 9, 2010 Regular Meeting Minutes

**A motion was made by Dziurman, seconded by Stamps, that this matter be
Approved as Presented. The motion CARRIED by the following vote:**

Aye 6 - Stamps, Dziurman, Thompson, Webster, Hannick and Kochenderfer

Absent 1 - Thomasson

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

2010-0108 File HDSC 98-012 - 2040 S. Livernois Rd.
Final Report Recommendation

Mr. Dziurman indicated he feels the report is good, and sets everything up well for the final submittal. Mr. Dziurman referred to a letter from the owner stating they would prefer the next owner deal with the HDC, rather than the HDC designate it as a resource. Unfortunately there is now a round-about very close to the resource. The Planning Commission previously determined that the proposed designation will not have an impact on the property with respect to the City's Master Land Use Plan. Mr. Dziurman feels this particular resource could be a potential for some type of commercial use. The owner may want to think about rezoning because it may enhance the property. This is just a thought.

Relative to the actual report, Dr. Stamps asked if the listing of Study Committee Members should be members on the Committee when the research began, or members on the Committee when the report is submitted.

Ms. Kidorf commented this is the Preliminary Report and suggested that the Final Report be changed to reflect the current Study Committee members.

Mr. Dziurman asked if it is common that the SHPO office has no comments? Ms. Kidorf explained that it depends on the report. The SHPO comments are from March and they did say that there was no map included in the report.

Mr. Dziurman indicated he can take this two ways - SHPO will make no comment on the report until later, or they are satisfied with the report. Ms. Kidorf indicated she would take it they are satisfied with the report with the exception of the map. The SHPO office will not comment at a later date, this is their one time to comment.

Mr. Delacourt clarified that this is the extent of SHPO's comments, and stated that a boundary description was submitted, but probably missed. It will be included in the final report.

Mr. Dziurman asked if someone bought the resource and asked for a rezoning, would it still fit in with the Master Plan? Mr. Delacourt indicated no, not as the Master Plan currently states - but there has been the change of additional road improvements at the intersection which could call for a reevaluation of the Master Plan. Also, if an adaptive reuse is appropriate, it would be a good cause to reevaluate the Master Plan or provide flexibility from. Either of these two points could be reasons to reevaluate the Master Plan at a Planning Commission or Council level.

Mr. Webster commented a few years ago he was in the house, and the inside is consistent with the outside - close to being untouched other than just decoration.

MOTION by Dziurman, supported by Stamps, *Moved*, to recommend that the Preliminary Report become the Final Report, and that the Final Report and all required information be submitted for the Williams S. Adams House at 2040 S. Livernois Road as a potential local historic district pursuant to Michigan's Local Historic District Act, PA 169 of 1970 and as an amendment to Section 118 of the Rochester Hills Code of Ordinances, and that the Rochester Hills Historic Districts Study Committee recommends that Council consider this resource for

designation for the City's Historic District Ordinance.

A motion was made by Dziurman, seconded by Stamps, that this matter be Accepted. The motion CARRIED by the following vote:

Aye 6 - Stamps, Dziurman, Thompson, Webster, Hannick and Kochenderfer

Absent 1 - Thomasson

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

Mr. Dziurman commented that the new information received from Peggy Schodowski should be included in the report. Ms. Kidorf indicated that since the Committee has not yet adopted the Final Report it can be revised to include the new information about the naming of the school and the reverter clause for the property that was not previously known.

Mr. Delacourt clarified the Committee dealt with the reverter clause in the previous sale of the property - when the property was originally optioned by a developer as opposed to the school. No one has been able to come up with any evidence of this document, and the information has never been shown on the property's title work.

Mr. Webster stated he remembers reading in his abstract that the property was finally deeded. This included only a small portion of the southeast corner from the street probably back to the current building. There were two or three reverter clauses, and the title company did grant title insurance as they felt there was a clear and satisfied deed. Leroy Levi had a reverter clause in the paperwork that was passed to Eli Bristol, when it was known as Bristol Farm. After Eli Bristol, there was another reverter clause, and years later there was a deed, which Mr. Webster has located. The reverter clause was eliminated and turned into a deed for the one-room schoolhouse.

Mr. Kochenderfer commented he would hate for the Committee to include this information in the report if we don't have a legal document per se, and is comfortable with the report as it is. He feels the information doesn't need to be included in order to protect the resource as an historical site.

Mr. Dziurman disagrees and feels that history needs to be shown and put down in writing what happened over a period of time. He would like this information included in the report. Even though there was a reverter clause it doesn't have any impact on what we are discussing. By including this information, it helps future historians to understand what happened here.

Mr. Webster verified that he owns the documents and has them in his possession. They are photocopies of the actual registered deeds that were passed on from person to person and is not a summary written by somebody. He will get this information to Mr. Delacourt.

Chairperson Thompson commented that outside of the deed information being included and updating the Committee members in the Final Report, it seems everyone is relatively comfortable with possibly proceeding with the report next

month.

Dr. Stamps thought the State had mentioned that an aerial map to describe the boundary was not acceptable. Mr. Delacourt explained that if the Study Committee decides to go forward with the lines as presented in preliminary report, he will have to come up with a way to better describe the boundary either through measurement/feet or a survey.

Mr. Dziurman is confused about whether SHPO's statements wants the additions to the original school considered as part of the boundary or not counted in the boundary. Ms. Kidorf agreed the report is confusing as written because the boundaries "sort of" got changed, but nothing else was changed in the report. This confused the SHPO. The report needs to be revised to conform with whatever boundaries the Committee wants to designate. It is the consensus of the Committee not to include the additions in the boundary and proceed with proposed designation of the portion of the school as depicted on page 13 of the report.

Ms. Kidorf will revise the report after receiving the reverter clause/deed information from Mr. Webster and re-reviewing the information contained in Ms. Schodowski's email, including the naming of the school.

The revised report will return next month for a recommendation to proceed.

NEW BUSINESS

No new business was brought forth for discussion.

ANY OTHER BUSINESS

Mr. Dziurman mentioned we need to continue work on the Frank Farm report, possibly putting it on the agenda in the next month or two. Chairperson Thompson added that the Twist Drill report is also out there for resolution. The Committee needs to decide what order these reports need to be forwarded to Council for action.

NEXT MEETING DATE

December 9, 2010 at 5:30 p.m.

ADJOURNMENT

Hearing no further business, the Chair adjourned the Regular Meeting at 6:12 p.m.

Jason Thompson, Chairperson
Historic Districts Study Committee

Sandi DiSipio, Recording Secretary