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**City of Rochester Hills
Historic District Study Committee**

**Preliminary Report - Bordine Nursery
1805 S. Rochester Road - Rochester Hills, Michigan**

Parcel No.: 15-23-300-002
Noncontiguous Historic District - Ref. No. 48
HDC FILE NO. HDC 98-001

PURPOSE:

The purpose of this preliminary report is to determine the merit(s) of a request to eliminate the property as a non-contiguous historic district (Reference # 48) for the parcel identified as 1805 S. Rochester Road.

PRELIMINARY REPORT:

The following preliminary report is required per Chapter 4-06 Historic Districts Ordinance, Subsection 4-06.06.03 A, in accordance with the procedure set forth in Section 3 of 1970 PA 169, as amended:

1. THE CHARGE OF THE COMMISSION:

See attached Chapter 4-06 Historic Districts Ordinance; Subsection 4-06.06

2. THE COMPOSITION OF THE COMMISSION

Commissioners are appointed by City Council for a three-year term. Present members are (as of April 1998)

Lois Golden, Chair
645 Apple Hill Lane
Rochester Hills, MI 48306
Res: 248-656-6780
Term: 12-31-99

Michael Kilpatrick, Vice-Chair
2858 Steamboat Springs
Rochester Hills, MI 48309
Res: 248-375-5948
Term: 12-31-00

Mauricio Kohn, Secretary
615 Ashley Circle
Rochester Hills, MI 48307
Res: 852-3316
Term: 12/31/98

John Dziurman, AIA
160 Oaklane
Rochester Hills, MI 48306
Res: 248-652-1079
Term: 12-31-98

Christian Fabian
469 Buttercup
Rochester Hills, MI 48307
Res: 248-299-5402
Term: 12/31/00

Bruce Hawkins
115 Windsor
Rochester Hills, MI 48307
Res: 248-651-0395
Term: 12/31/99

Bret Rasegan
1025 Washington
Rochester Hills, MI 48306
Res: 652-1110
Term: 12-31-98

David Tripp
960 E. Tienken
Rochester Hills, MI 48306
Res: 248-656-2822
Term: 12-31-98

Melinda Hill (City Council Rep)
1481 Mill Race
Rochester Hills, MI 48306
Res: 248-656-9548
Term: 12-31-98

*original
5.29
updated version
in packet*

The following individuals have be assigned to the study of the historic district:

Lois Golden - Historic District Commission Chair
Michael Kilpatrick - Historic District Commission Vice-Chair
David Tripp - Historic District Commission Member

as per Chapter 4-06 and have been appointed to serve on historic district study committees by the City Council of Rochester Hills in accordance with 1970 PA 169.

3. THE HISTORIC DISTRICT STUDIED

OWNER: Bordine Nursery
ADDRESS: 1805 South Rochester Road Rochester Hills, MI 48307
PARCEL: 15-23-300-002
REF NO: 48
FILE NO: HDC-98-001
ZONING: 0-1, Office
LOCATION: Located on the east side of South Rochester Road, north of Hamlin

4. THE BOUNDARIES FOR THE HISTORIC DISTRICT

SEE ATTACHED AERIAL MAP

LEGAL DESCRIPTION:

Part of Out Lot D, "Hamlin Place Farms" in the Southeast part of Section 22, and the Southwest part of Section 23, Town 3 North Range 11 East, described as follows: Beginning at a point on the West line of said Out Lot D, 146 feet South of the Northwest corner of said Out Lot D; thence North along the West line of said Out Lot D, 146 feet to the Northwest corner of said Out Lot D; thence East along the North line of said Out Lot D, 535 feet; thence South along the East line of said Out Lot D, 141.7 feet; thence Westerly to the place of the beginning, except the Detroit United Railroad land. Property address: 1805 South Rochester Road, Rochester Hills, Michigan 48063. I.D. #15-23-300-002

5. THE HISTORY OF THIS HISTORIC DISTRICT

Initial Study of the Property and History of Designation as a Historic District:

In order to preserve its rich historical heritage, in 1977 the Township of Avon, today known as Rochester Hills, pursuant to Michigan public Act 169 of 1970, began a process of surveying, studying and reporting on the historical significance of buildings, structures, features, sites, objects and surroundings. Ultimately it was recommended that certain areas be included in the proposed historic district or districts, a permanent governing body called the Historic Districts Commission was formed and an ordinance governing these districts was adopted.

The study group was selected by the Avon Township Board at their October 19, 1977 meeting and comprised of the following individuals: Richard Albyn, Dorothy Bigham, Elizabeth Black, Richard Eberline, Terry Givens, Max Mallon, James Novak, Alice Serrell and Natalie Stevenson.

The objectives of the Study Committee were to make recommendations to the Avon Township Planning Commission relative to the desirability of creating a Historical District or Districts, and following a public hearing, to submit a Proposed Ordinance.

6. THE SIGNIFICANCE OF THE DISTRICT

Per Historic Districts Ordinance Sec. 4-06.06.02 Evaluation Criteria.

In evaluating the significance of historic resources, the Commission shall be guided by the selection criteria issued by the U. S. Secretary of the Interior for inclusion of resources in the National Register of Historic Places, as set forth in 36 C.F.R., Part 60 and criteria established or approved by the Bureau of History of the Michigan Department of State, if any.

Code of Federal Regulations - Title 36 Parks, Forests, and Public Property Chapter I - National Parks Service, Department of the Interior Part 60 - National Register of Historic Places:

s 60.4 Criteria for evaluation.

The criteria applied to evaluate properties (other than areas of the National Park System and National Historic Landmarks) for the National Register are listed below. These criteria are worded in a manner to provide for a wide diversity of resources. The following criteria shall be used in evaluating properties for nomination to the National Register, by NPS in reviewing nominations, and for evaluating National Register eligibility of properties. Guidance in applying the criteria is further discussed in the "How To" publications, Standards & Guidelines sheets and Keeper's opinions of the National Register. Such materials as available upon request

National Register criteria for evaluation. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- (b) that are associated with the lives of persons significant in our past; or
- (c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (d) that have yielded, or may be likely to yield, information important in prehistory or history.

ANALYSIS: Application of criteria to subject historic district:

- (a) Events: None Known
- (b) Significant Persons: None Known

The most current survey of the property, dated March 1994, states that Malcom Gates, foster son of Judge Burch, lived on the property in the 1920's. Research to date has yielded no information or reference to Mr. Gates. There exists no information or documentation to indicate Judge Burch of Rochester, ever lived on the property. Original research materials used in the original 1977 historic study of the district may no longer exist.

Archives/Records searched: City of Rochester Hills Building and Assessing and other miscellaneous records; Van Hoosen Farm Museum archives; Rochester Hills Public Library materials including Local History materials; known published local history accounts.

- (c) Significant Architecture: N/A - Building Demolished April 1997
- (d) Potential to Yield Information: Unknown

Recent Applications and Chronology of 1805 S. Rochester

8/29/96 Application for demo and HDC application.

9/12/96 HDC meeting. HDC and applicant verbally agree to table the issue for 60 days pending legal opinion.

Mr. Bruce Bordine addressed the Commission and reviewed his reasons for his request for the demolition of a house located on the property, giving the following reasons:

1. The resource is a small building that has been added on to numerous times.
2. The resource has no value and can't be used as a business office since the house is too small.
3. The property surrounding the house could be used for a new development, which would include a new office building and a restaurant.

Applicant offers to give this structure to the City together with \$15,000 to help pay the cost to move this structure to some other location.

10/10/96 HDC meeting - Chair gives status update and states he will request a legal opinion from City Attorney regarding setting precedent for demo of historic structures and bearing on current litigation.

11/14/96 HDC meeting - review of letter from City Attorney. Applicant and architect Jerry Yurk in attendance. Yurk maintains because of the size it is difficult to incorporate the structure into an appropriate design and that workmanship on the stone of the building is not a fine example. It is Yurk's opinion the building should not be preserved. Concurrence to perform a preliminary study of the possible significance of the property and postpone any action until February 13, 1997 meeting.

12/12/96 HDC meeting - limited discussion held.

1/9/97 HDC meeting - update on historical research.

2/13/97 Initial Determination and Investigation Report by study committee members Dziurman, Rasegan and Golden, recommends demo request to be denied. Mr. Bordine wanted preliminary report and open meeting and City Council determination motion to postpone until April 10, 1997 so report can be reviewed (report given to members at meeting).

4/10/97 HDC grants Demolition request.

The following is an excerpt from Minutes of Regular Historic Districts Commission April 10, 1997:

Status report for 1805 S. Rochester Road.

Acting Chairperson Golden brought the commission members up to date on the status of 1805 S. Rochester Road and the request for demolishing the house.

HDC MEMBERS RECESSED AT 9:05 AND RETURNED AT 9:15

Acting Chairperson Golden brought the meeting back to order. The members then had a general discussion regarding what criteria applies to evaluate 1805 S. Rochester Road and what procedures and research has been done and what they should use to make a decision on this property.

Acting Chairperson Golden then gave historical background regarding the structure and the former occupants.

Bret Rasegan stated that the report found that although modified, the historic resource at 1805 S. Rochester Road remains an excellent example of a farm home that would be found around the turn of the century in Avon Township. It was part of the historic Hamlin Farm and has always been referred to as the old home of that farm. Based on research the resource should be classified as a folk house of national style. These homes usually consist of six (6) distinct house shapes because the railroads offered more building material options. These types of structures are often referred to as railroad inspired. These homes were most commonly constructed between 1850 and 1890. Another classification is the vernacular upright style which is a decedent of the greek revival. These structures have the basic shape of the greek revival but lacks the ornamentation. The house does have some architectural merit and possibly could be incorporated into the plan for the new Bordine offices.

Acting Chairperson Golden pointed out to member Rasegan that according to the Secretary of Interior Standards it is not recommended to introduce new construction onto the building site which is visually incompatible in terms of size, materials, color, texture, etc. which destroys the historic relationships on the site.

MOTION by Rasegan, seconded by Whateley, to deny the request for demolition of the Bordine property located at 1805 S. Rochester Road based on these findings:

1. It is the public policy of the Historic Districts Commission and the City to discourage the demolition. Demolition by neglect removing historic resources within a historic district.
2. The stated purpose of this request for demolition is that the owner wishes to construct a new administrative office building on the site. The HDC encourages this owner to consider incorporating the historic resource into these plans either by itself or part of an addition to the resource. An example of such incorporation of historic property resides directly across Rochester Road from the site at 1812 S. Rochester Road where a historic resource was incorporated into a medical office building complex.
3. Besides saving a historic resource for the benefit of the community, the Internal Revenue Tax Code permits the owner to elect a 20% tax credit on such expenditures, the Tax Reform Act of 1986.
4. Although modified the historic resource remains an excellent example of a farm home that would be found around the turn of the century in Avon Township. It was part of the historic Hamlin Farm. Has always been referred to as the old home of that farm.
5. Based on research the resource could be classified as folk house national style. These homes usually consisted of six distinct house shapes. Because the railroads offered more building material options these types of structures are often referred to as railroad inspired. These homes were most commonly constructed between 1850 and 1890.
6. Another classification is the vernacular upright style which is a descendent of the greek revival style. These structures had a basic shape of the greek revival house but lacked ornamentation.

Ayes: Whateley, Rasegan
Nays: Raschke, Lazzeri, Golden
Absent: Dziurman, Tripp
Abstain: Hawkins

MOTION DENIED

MOTION by Raschke, seconded by Lazzeri, to grant the applicant's request of September 12, 1996, Mr. Bruce Bordine, with the following reasons:

1. The resource is a small building that has been added on to numerous times.
2. The resource has no value and can't be used as a business office since the house is too small.
3. The property surrounding the house could be used for new development which would include a new office building and restaurant.
4. It should be noted that the property was rezoned by the City to O-1 and the adjacent parcel to the south, also owned by Mr. Bordine, is zoned C-1.
5. Also the resource is non-contiguous.

Ayes: Lazzeri, Raschke, Golden
Nays: Rasegan, Whateley
Absent: Dziurman, Tripp
Abstain: Hawkins

MOTION CARRIED

-end-

April 1997 House at 1805 S. Rochester Road Demolished

RECOMMENDATION:

As per subsection 4-06.07 Elimination of District, the following are to be considered and applied:

- A. Lost Physical Characteristics. The Historic District has lost those physical characteristics that enabled establishment of the district;
- B. Insignificance. The Historic District was not significant in a way previously defined; or
- C. Defective Procedure. The Historic District was established pursuant to defective procedures.

The study committee concurs with the staff analysis, dated 2/2/98, prepared by Michele Goldstein, Planning Intern

ANALYSIS:

1. The request for elimination is a result of the demolition of the historic structure that was located on the site.
2. The originally designated site has lost those physical characteristics that enabled establishment of the district because the structure has been demolished.
3. The applicant would like to pursue elimination of the historic district designation in order to proceed with redevelopment of the site.
4. No other historic or cultural features of the site were identified in the preliminary report therefore there appears to be no purpose to the retention of the historic district designation.

The study committee therefore recommends that the property be eliminated as an historic district, with the following condition:

1. Per Historic Districts Ordinance Sec. 4-06.06.02 Evaluation Criteria. In evaluating the significance of historic resources, the Commission shall be guided by the selection criteria issued by the U. S. Secretary of the Interior for inclusion of resources in the National Register of Historic Places, as set forth in 36 C.F.R., Part 60 and criteria established or approved by the Bureau of History of the Michigan Department of State, if any.

Considering the National Register Criteria for Evaluation, item (d) *that have yielded, or may be likely to yield, information important in prehistory or history*, the study committee recommends notification, including transmittal of this report to the Michigan State Department of Archeology, to afford them the opportunity of further study of the historic district or comment on the proposed elimination of an historic district.

Vicinity of Bordine Property, 15-23-300-036

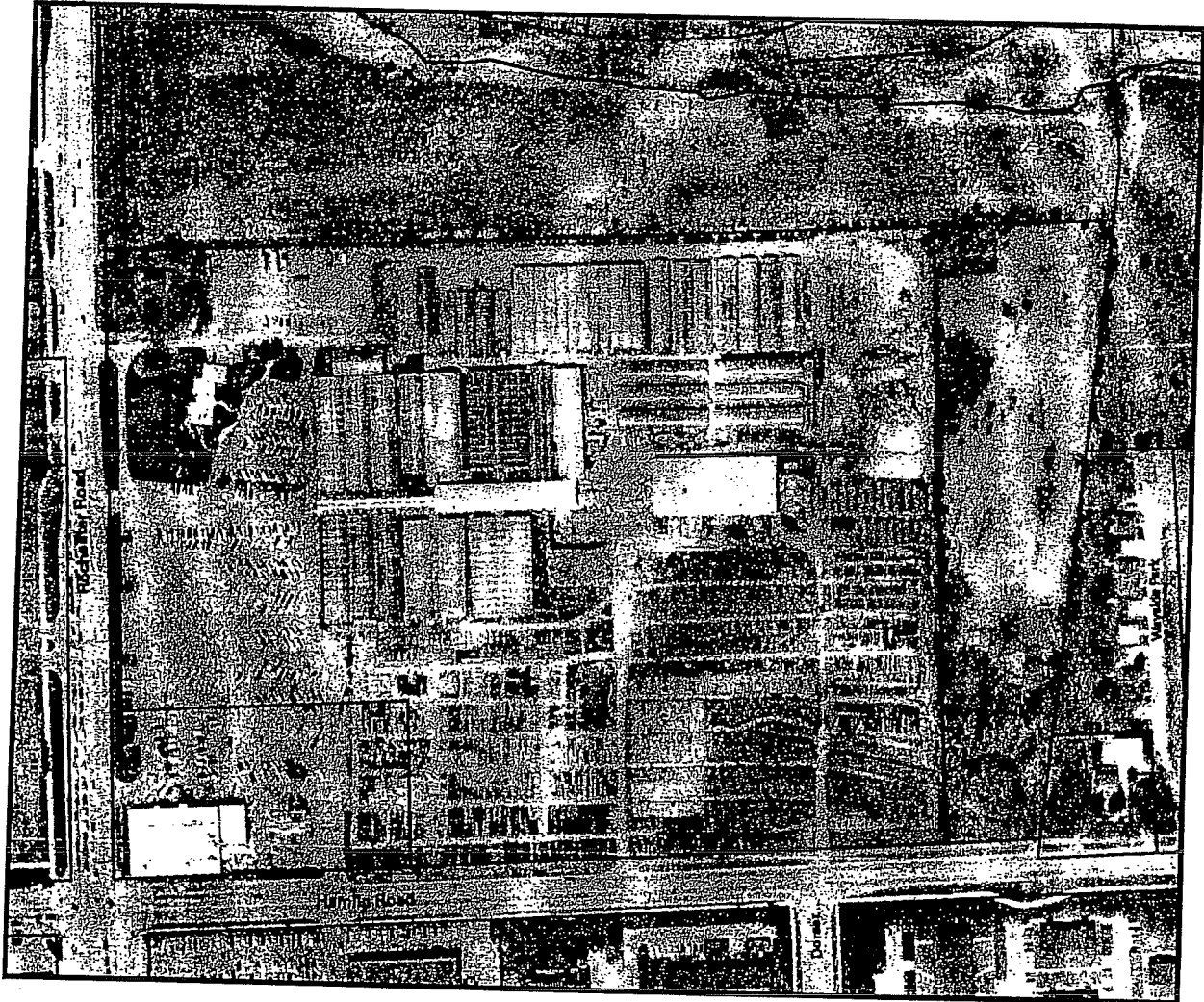
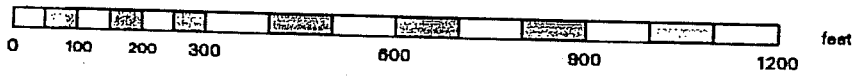


Photo by Air-Land Surveys, April, 1997.



Parcel delineations approximate actual property descriptions. Delineations may have been adjusted slightly to provide continuity across all parcels. Parcel data from Oakland County Equalization Division.



04/03/88



SOUTHWEST CORNER ELEV.



NORTHWEST CORNER ELEV.

BUILDING DEMOLISHED 4-97
ADDITIONAL PHOTOS ON FILE

1805 S. ROCHESTER ROAD
ROCHESTER HILLS MI



EAST ELEVATION



SOUTHEAST CORNER ELEV.

BUILDING DEMOLISHED 4-99

1805 S. ROCHESTER ROAD
ROCHESTER, NY

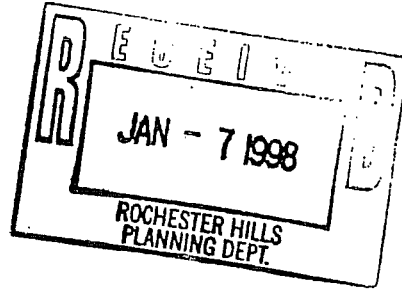
Bordine Nursery, Inc.

The Plant Place™

Member:

- *American Assoc. of Nurseryman
- *Garden Centers of America
- *Michigan Nursery Landscapa Assoc.
- *NFIB
- *Perennial Plant Assoc.
- *Professional Plant Growers Assoc.

January 7, 1998



Ms. Patricia Goodwin
 City of Rochester Hills
 1000 Rochester Hills Drive
 Rochester Hills, MI 48309
 Fax: 248-656-4758

Dear Ms. Goodwin:

On behalf of Bordine Nursery I request to have our parcel at 1805 S. Rochester Road taken off the list of Historic Sites for the City of Rochester Hills and any other lots that may also apply.

As you are aware, we received permission from the Historical Society and the City of Rochester Hills to have the building on this site demolished in 1997. We thought that since the building was gone that the historical designation would also be eliminated; however, we now understand that this is an additional matter that needs to be addressed. I request that the historical designation be eliminated immediately.

Please let me know when we will be on the agenda for the Historical Society and if you need more information.

Thank you in advance for your assistance.

Sincerely,

Corey Bordine (A)

Corey Bordine,
 Vice President

Administrative Office
 ROCHESTER HILLS
 1835 S. Rochester Rd. at Hamlin
 Rochester Hills, MI 48307-3533
 248-651-9000 / (fax) 651-9009

CLARKSTON
 8600 Dixie Highway, N of I-75, Exit 93
 Clarkston, MI 48348-4236
 248-625-9100 / (fax) 625-9109

4-06.06 Establish, Modify, Eliminate Districts

The boundaries of the Historic Districts may be changed from time to time so as to establish additional Historic Districts, modify boundaries of existing Historic Districts, or eliminate existing Historic Districts, such changes to be made by Ordinance amendment adopted by the City Council upon recommendation of the Historic Districts Commission. (All sub-sections amended by Ordinance No. 369, effective August 11, 1995, unless otherwise so noted.)

- .01 Initial Determination and Investigation.** Upon receipt of a request to the Historic Districts Commission from any person owning property in the City to establish, modify, or eliminate a Historic District, the Historic Districts Commission, after making a determination that there are reasonable grounds for such a request, shall make an investigation to determine whether or not such request should be granted.
- .02 Evaluation Criteria.** In evaluating the significance of historic resources, the Commission shall be guided by the selection criteria for evaluation issued by the U.S. Secretary of the Interior for inclusion of resources in the National Register of Historic Places, as set forth in 36 C.F.R. Part 60, and criteria established or approved by the Bureau of History of the Michigan Department of State, if any. (Added by Ordinance No. 369, effective August 11, 1995)
- .03 Preliminary Report.** As part of the investigation, the Historic Districts Commission shall conduct studies and research and make a written preliminary report in accordance with the procedure set forth in Section 3 of 1970 PA 169, as amended.

 - A. Minimum Content Requirements.** The report shall address at a minimum all of the following: (Added by Ordinance No. 369, effective August 11, 1995)

 - (a) The charge of the Commission;
 - (b) The composition of the Commission;
 - (c) The Historic District(s) studied;
 - (d) The boundaries for the Historic District(s) or proposed Historic District(s) in writing and on maps;
 - (e) The history of the Historic District(s) or proposed Historic District(s); and
 - (f) The significance of the district(s) as well as a sufficient number of its individual resources to fully represent the variety of resources found within the district(s), relative to the evaluation criteria.
 - B. Specific Recommendation.** The preliminary report shall contain a specific recommendation as to action to be taken on the request for establishment, modification, or elimination of a Historic District
 - C. Transmittal of Report.** Copies of the preliminary report shall be transmitted for review and recommendations to the Planning Commission, the Bureau History of the Michigan Department of State, the Michigan Historical Commission, and the State Historic Preservation Review Board.
- .04 Public Hearing.** Not less than sixty (60) days after the transmittal of the preliminary report, the Historic Districts Commission shall hold a public hearing thereon after notice, which shall include:

 - A. Notice to Owners.** A written notice to the owners of all properties to be included in such districts by regular mail addressed to each owner as such address appears on the City tax rolls at least fourteen (14) days prior to the date of the hearing;
 - B. Public Notice and Newspaper Publication.** Public notice of the time, date, and place of the hearing shall be given in the manner required by 1976 PA 267, as amended, and shall be published at least once in a newspaper designated by the City having general circulation within the City at least fourteen (14) days prior to the date of the hearing.
- .05 Final Report.** The Commission shall submit a final report with its recommendations and those of the Planning Commission and a draft of a proposed ordinance to the Mayor and City Council.
- .06 City Council Action.** After receiving a final report that recommends the establishment, modification, or elimination of a Historic District, the City Council, at its discretion, may introduce and pass or reject an ordinance to establish, modify, or eliminate a Historic District. (Added by Ordinance No. 369, effective August 11, 1995)

 - A. Record Notice.** If the City adopts an ordinance establishing a Historic District, the City shall record a notice with the Register of Deeds as set forth in sub-section 4-06.04.05, above.
 - B. Petition for Historic District.** The City shall not adopt an ordinance establishing a contiguous Historic District less than sixty (60) days after a majority of the property owners within the proposed Historic District, as listed on the City tax rolls, have approved the establishment of the Historic District pursuant to a written petition.
- .07 Elimination of District.** If considering elimination of a Historic District, the Commission shall follow the procedures set forth in this Section for issuing a preliminary report, holding a public hearing, and issuing a final report, but with the intent of showing one or more of the following: (Added by Ordinance No. 369, effective August 11, 1995)

 - A. Lost Physical Characteristics.** The Historic District has lost those physical characteristics that enabled establishment of the district;
 - B. Insignificance.** The Historic District was not significant in a way previously defined; or
 - C. Defective Procedure.** The Historic District was established pursuant to defective procedures.
- .08 Initiation by Commission.** The Historic Districts Commission may initiate the modification, establishment, or elimination procedures set out above on its own motion.