

and agreed this report should be moved forward.

A motion was made by Richard Stamps, seconded by LaVere Webster, that this matter is recommended for delisting and the Committee Approves the process moving forward. The motion CARRIED by the following vote:

Aye 4 - Schodowski, Stamps, Webster and Whateley

Absent 3 - Dziurman, Thompson and Verschueren

RESOLVED that in the matter of HDC File No. 07-003, the Historic Districts Study Committee move forward with the recommended delisting of the property known as 56187 Dequindre Road, Sidwell 15-01-278-005. Upon receipt of comments from the State Historic Preservation Office (SHPO) agreeing with the recommendation to delist, the Committee accepts the Final Report and requests that the Report be forwarded for review by the City's Planning Commission and to City Council.

2007-0391

Vice Chairperson Whateley noted for the record that the motion had carried. The Committee noted that the Public Hearing on the proposed delisting of this property had been held on September 17, 2007.

This matter was Discussed

7D. 2005-0537

3976 S. Livernois Road (Stiles School)

HDC File #: 05-002

Address: 3976 S. Livernois Road (Stiles School)

District: Potential

Sidwell: 15-33-476-027; 15-33-476-026; 15-33-476-014

The Committee noted that no response had been received from the School Board regarding the proposed designation, and Mr. Delacourt recommended the Committee move forward with the process.

Ms. Schodowski reported that there had been a change in staff as their Business Administrator had left and had not been replaced. She commented the school had a lot to deal with recently with respect to the fire and having to hold classes at other locations. She stated the school did not have a principal, and explained the school board consisted of parents, not employees, who did not understand the impact of designation. She stated that only recently had the school hired someone to take over the operation of the school.

The Committee discussed who at the school should receive a copy of the report, and requested that they be invited to schedule a meeting to discuss the designation. The Committee expressed a desire to work with the school board to help this preserve a rare crown in the area.

Mr. Delacourt stated he was available for any member of the school or school board to contact him to discuss any concerns they may have.

~~This matter was Discussed~~

7E. 2006-0425 Frank Farm

- Preliminary Report

Mr. Delacourt explained that based on Dr. Jane Busch's recent investigation of the Frank Farm property, a fourth parcel was found to be part of the original farmstead, identified as 1290 E. Auburn Road (Sidwell 15-36-126-004).

Ms. Schodowski stated she had done some research of the Building Department's files, and had found some interesting things about the properties.

Mr. Delacourt stated that the 1304 E. Auburn property was a landlord situation, and there appeared to be many problems with the structures on the site, which were in bad shape. He commented that there had been some building inspections done, and violation notices issued that resulted in court cases. He stated Dr. Busch had noted further deterioration since she had conducted her original survey in 2002.

Ms. Schodowski noted the property had been noticed for the front porch falling off, exposed electrical wires, abandoned vehicles, and debris. She stated the Building Department records indicated that tents had been put up over the things that needed to be cleaned up. She questioned whether the well house and tool shed were structurally sound.

Ms. Schodowski referred to 1344 E. Auburn, and stated she understood that a relative of Ray Frank resided in that house.

It was noted that 1356 E. Auburn was the last house built on the property, and the various houses on the three parcels depicted the progression of housing built over the years. The comment was made that if the properties were designated, the Historic Districts Commission would have to consider duty to maintain and/or demolition by neglect for some of the structures.

Dr. Stamps suggested that if the property were designated, perhaps the City or the Rochester Community Schools could acquire the property and turn it into part of the local history, such as by creating a living farm (similar to the one in the City of Troy).

Ms. Schodowski commented that after reviewing the recent photographs and after having reviewed the Building Department files regarding the property, she wondered if designation would cause a financial hardship for Mr. and Mrs. Frank, or whether they had the means to make improvements to the structures. She also questioned whether any heirs to the property would be willing to maintain a historic property.

Dr. Stamps stated that several years ago, the thought had been to talk to the Frank Family heirs about the designation; a possible contribution to the Community or the school system, and the creation of a farm educational center. He noted Mr. Ray Frank was passionate about preservation, and might be willing to donate to the school system. The Committee questioned the cost or expense of establishing a living farm, along with bringing the current structures up to Code. Ms. Schodowski noted that currently the structures were a concern. Mr. Delacourt noted some were in danger of being cited as dangerous buildings.

Mr. Delacourt reminded the Committee that they had to treat all properties for potential designation the same, regardless of who owned them. He stated the Committee could invite the Frank Family to a meeting to discuss designation and what it would mean to them.

Mr. Webster stated he had spoken to Mr. Frank's daughter several years ago, and she was in favor of designation. Mr. Delacourt questioned whether Mr. Frank's daughter was aware designation could affect the resale of the property, particularly if her parents required some type of assisted living arrangement.

Dr. Stamps noted the historical value of the site, and the fact the Committee was acting as stewards of that history in making a recommendation to preserve it. He commented that if there was a financial burden, that issue would be discussed when the matter went to City Council.

Ms. Schodowski commented that based on the records in the Building Department, there were many health and safety concerns regarding the structures. It was noted the property was adjacent to a middle school. Some of the buildings would have to be mothballed or shored up until they could be repaired.

The Committee discussed the condition versus integrity of the site. Discussion involved whether the inclusion of some of the parcels dragged the integrity down, or if a parcel were eliminated, whether the site would still qualify. One of the parcels involves an absentee landlord and a dangerous building. It does not appear that an absentee landlord would be interested in preserving the history of the City.

Dr. Stamps noted that of all the structures in the City, less than 300 had a historic designation, and the Frank Farm site was a key site in the Community.

Mr. Delacourt commented it was not known whether designation would prohibit development of the property. He noted if the site was designated and a hardship created a need to sell, Council could be asked to delist the property.

The Committee discussed comments made at a recent City Council meeting about finding methods to fund rehabilitation and restoration of historic structures. They discussed a recent grass roots effort that resulted in a millage being passed in Oakland Township for historic preservation. It was noted that City Council would have to decide if a millage question should be placed on a ballot.

Mr. Delacourt stated he had talked to the Frank Family relative who resided in 1290 E. Auburn when he and Dr. Busch were at the property in September. The family member wanted to know what was going on. Dr. Busch had walked the property with Mr. Frank, and Mr. Frank had provided a lot of information about the genealogy of the Frank Family.

Mr. Delacourt suggested the Committee could identify the issues they found with local designation and the process followed in Rochester Hills, such as integrity versus condition, and discuss them with City Council at the joint meeting.

The Committee agreed to move forward with the process.

A motion was made by Richard Stamps, seconded by LaVere Webster, that the Committee accepted the Preliminary Report and be Approved to move forward. The motion CARRIED by the following vote:

Aye 4 - Schodowski, Stamps, Webster and Whateley

Absent 3 - Dziurman, Thompson and Verschueren

RESOLVED that in the matter of HDC File No. 04-005, the Historic Districts Study Committee accepts the Preliminary Report, and requests that the Preliminary Report be sent to the State Historic Preservation Office, and upon receipt of review comments from the State Historic Preservation Office, be scheduled for a Public Hearing.

2006-0425

Vice Chairperson Whateley noted the motion had carried.

Dr. Stamps suggested that in transmitting the report to the SHPO, that SHPO be advised that the Study Committee would like to receive comments as quickly as possible because the owners of the property are ageing, and some of the structures are under duress.

This matter was Discussed

~~8. NEW BUSINESS~~

- ~~8B. 2007-0395 920 South Boulevard W.
- Update regarding City Council Meeting~~

~~Mr. Delacourt stated that City Council had received a copy of the Final Report on 920 South Boulevard W., and had thanked the Study Committee for their work. City Council accepted and filed the report.~~

~~Ms. Schodowski stated she had recently heard that one of the former owners of the property, Mr. Wardowski, had started a distillery on the property behind the home. This most likely occurred during Prohibition.~~

~~This matter was Discussed~~

- ~~8A. 2007-0313 2040 South Livernois
- Discussion re National Register Application/Funding~~

~~Mr. Delacourt stated that the round-about design for the Hamlin and Livernois intersection had been approved, and a Memorandum of Agreement signed by the parties, which is a tri-party agreement. He noted at the beginning of the road design process, the house on the property had been identified as qualifying for National Register designation.~~

~~The Memorandum of Agreement requires that the National Register Application be~~