

~~Mr. Dziurman stated that at some point in time the additions will become a part of the historic value of the school. He further stated that there could possibly be legal ways of setting up ownership of the School where tax credits could be realized for renovations.~~

~~By consensus of City Council, this matter was Postponed until additional information is provided by the Historic Districts Study Committee.~~

2006-0425 Request for designation of the Frank Farm Historic District

Attachments: [Agenda Summary.pdf](#)
[Frank Farm Final Report.pdf](#)
[Holtz Ltr 042409.pdf](#)
[SHPO 012908 Comments.pdf](#)
[Public Hearing Minutes 043008.pdf](#)
[PC Minutes 102108.pdf](#)
[Frank Farm Survey Sheets.pdf](#)
[Suppl Frank Farm Presentation.pdf](#)
[HDSC Minutes 031209.pdf](#)
[HDSC Minutes 091108.pdf](#)
[HDSC Minutes 031308.pdf](#)
[HDSC Minutes 110807.pdf](#)
[HDSC Minutes 021207.pdf](#)
[HDSC Minutes 060806.pdf](#)
[Resolution.pdf](#)

John Dziurman, AIA, Historic Districts Study Committee (HDSC), introduced the Committee's report on the Frank Farm property:

How Does a Historic District Get Designated?

- Study Committee receives a request to make an initial determination if enough evidence exists to conduct a study
- Study Committee prepares a preliminary report
- The report is distributed to the State Historic Preservation Office (SHPO), the Planning Commission, and made available for public comment
- The SHPO and the Planning Commission forward comments to the HDSC
- A public hearing is held
- A recommendation is made to City Council

- **The Study Committee recommends designation of Frank Farm**
- City Council accepts the recommendation
- City Council adopts and the Ordinance is Amended

Significance:

- The proposed Frank Farm Historic District is significant under National Register Criterion A, for its association with a pattern of historical events that has contributed significantly to Rochester Hills history and;
- Criterion D, for its Information Potential relating to prehistory or history
- The district's period of significance is from 1865 to 1958

National Register Criteria:

- The quality of significance in American history, architecture, archaeology, 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.

CRITERIA A "Broad Patterns of Our History":

- Three generations of Frank family at this location starting in 1866
- Located in Section 36 southeast corner of Rochester Hills
- Currently 7.93 acres of an original 128 acres

Frank Farm Criteria A:

- Until the mid-twentieth century Avon Township was predominantly a farm community
- After World War II changes represented a transition to a non-farming economy
- This site and its long history and connection with the Frank Family provides insight into the function and meaning of ordinary-looking buildings and adds value of the farm as a representative of the city's history
- Ten of the twelve buildings on this farm contribute to its historic significance
- With buildings spanning nearly a century, the Frank Farm represents the different periods in a family's history better than any other property in Rochester Hills
- There are less than twenty farmsteads (consisting of a farmhouse and at least one agricultural outbuilding) left in Rochester Hills

CRITERIA D "Information Potential":

- The property must have, or have had, information to contribute to our understanding of human history or prehistory, and
- The information must be considered important

Frank Farm Criteria D:

- Ray Frank's collection of artifacts found on this property includes twelve points, two bifaces, two celts and a bannerstone, dating primarily to the Archaic period
- These artifacts were found throughout the farm, from what is now east of Reuther School to John R. Road on the west
- Further investigation is needed to determine the archaeological potential of this property

Frank Farm Summary:

- The Rochester Hills Historic Districts Study Committee finds the Frank Farm is significant as the tangible presence of one family's long history in Avon Township. The Frank Family and their farm embody the essential patterns of the Township's history.

Mr. Dziurman then displayed various photographs of the various buildings located on Frank Farm.

Boundary Justification:

- The proposed Frank Farm Historic District consists of 7.93 acres and all the extant buildings construction by Lucius L. Frank and his descendents and a portion of the former farmland that is still held by the family.

Mr. Dziurman stated that the designation would include all the homesteads listed in the report as well.

Dr. Stamps stated this is one of the few remaining farms and commented that it has deteriorated somewhat and deserves protection. He noted that this could be preserved for the future as an educational facility. He commented that while he was sensitive to acquiring the owner's approval for Historic Designation, perhaps the larger good should step in.

Mr. Brennan responded he did not wish for the government to step in and intervene on a property owner's rights or dictate how an owner could use his property.

Public Comment:

Anita Holtz, 1290 E. Auburn Road, stated her father, George Holtz, was raised on the family farm, and lived and died on the farm. Although there is a great sense of pride in knowing that the City has recognized the great historical significance to the property, this designation would present a burden and financial impact to the inheriting generations. She noted that the visual historical significance of this property is non-existent, and that of the four houses on the property, one could be considered demolition by neglect and another is in disrepair. Referencing the photo shown earlier taken in the 1940s, no barn, silo, chicken coop, pigsty or farm fence remain. She stated that while she had great memories of growing up on the farm, if the designations are approved, it will become a big sense of distress for the family members. She also noted that the Frank Family did not currently own all the properties being considered as a part of Frank Farm; in particular, the oldest structure located at 1304 East Auburn Road. She commented that the family has a document that shows that Andrew Jackson deeded the property over to the family as a homestead; and had heard rumors that Chief Pontiac resided in that area many years ago.

Derek Delacourt, Deputy Director of Planning, stated the City has attempted to contact the property owner at 1304 East Auburn multiple times and has not received a response.

Council Discussion:

Mr. Webber questioned whether the Rochester Community School District had expressed an interest in farming education.

Dr. Stamps reported that they had not been contacted; however, several nearby school districts have properties and have those activities that fit in with their curriculum.

Mr. Webber expressed concern how the interaction of the residents would work and balance out the financial burdens on the family.

Mr. Pixley stated that the historic significance of the property is the archaeological aspect; and he agreed with Ms. Holtz regarding her assessment of the condition of the structures on the property.

Dr. Stamps stated that trained archaeologists could get permission of the land owner to conduct searches; and, using a series of techniques, ground survey, ground penetrating radar or shovel test pits, could survey the site for artifacts. He noted that this could be a significant archaeological site.

President Hooper stated that he has had a conversation with workers currently painting the home not owned by the Frank Family and they reported that the owner is planning to rent out this home.

Mr. Delacourt reported that the property at 1304 East Auburn has a long history of Ordinance violations from the Building Department.

Dr. Stamps requested that Council table this item and noted that the HDSC would assemble more data to present at a future meeting.

Ms. Holtz stated that she wished to contact an archaeologist and would welcome Council tabling this item.

Ms. Schodowski stated that there can be some benefit from a blended solution to utilizing the property and noted that it could be a selling point for the future.

Mr. Yalamanchi commented that he did not wish to push for a decision tonight. He questioned whether a Historic Designation would create a burden in terms of future development.

Mr. Dziurman stated that planning options exist that enhance the ability of a developer which have been used in the past with other Historically-designated properties. He noted that the State has recognized past burdens and has attempted to rectify these burdens with additional tax credits.

Mr. Delacourt stated that if the property is designated, any future development would have to follow the same process and go to the HDC for a review and approval. He noted that designation in and of itself does not prevent any type of future development; it only subjects it to review by the HDC. He stated that language in the City's Master Plan and Zoning Ordinance addresses the flexibility for land use associated with the Historic Districts.

Mr. Dziurman recalled that during the joint meeting between the City Council and HDC, a discussion was undertaken regarding the adaptive reuse of these

properties.

A motion was made by Rosen, seconded by Ambrozaitis, that this matter be Tabled by Resolution.

Aye 7 - Ambrozaitis, Brennan, Hooper, Pixley, Rosen, Webber and Yalamanchi

Enactment No: RES0155-2009

~~2009-0100 Update on the City's five year Financial Forecast~~

~~**Attachments:** [Agenda Summary.pdf](#)
[Financial Forecast 2010-2014.pdf](#)
[Financial Forecast 2010-2014 \(Revised\).pdf](#)
[Suppl Financial Forecast Presentation.pdf](#)~~

~~**Mr. Keith Sawdon**, Financial Director, stated that the Administration maintains a live forecasting tool with models that are updated every day. He noted as Budget Amendments are presented and approved, these new figures become the basis for calculations to future forecasts. He commented that as reported in the 2008 Audit completed by Plante & Moran, the City is in a very good position because it has reacted in a managed state to changes in the economy, revenue streams and expenditures. He noted that many cities are forced into making decisions based on 30-day or 90-day forecasts, while Rochester Hills has the opportunity to look out not only to 2010, but to 2011 and 2012 and beyond and make proactive changes. He commented that the Financial Forecast is not intended to be a budget, a proposed spending plan or a policy recommendation to City Council for structural or cyclical deficits. It sets the stage for the upcoming budget process, aiding both the Mayor and City Council in establishing priorities and allocating resources appropriately. He noted that the Mayor would be presenting a two-year Budget this year.~~

~~**Economic Assumptions:**~~

- ~~- Downturn in the housing market
- Tight credit market and continued weak financial institutions
- Falling consumer confidence and spending
- Rising unemployment~~

~~**Key Forecasting Points:**~~

~~The key revenue points measured and forecasted by the City include:~~

- ~~- Taxable Values
- Interest Rates
- Current Millage Rates remain unchanged
- No New Millage is introduced
- State Shared Revenue
- Act 51 Revenue~~

~~He stated that since 2008, a recessionary economy has existed and noted that housing has experienced a downturn, credit markets have been tight and financial institutions are unstable. He commented that the forecast does not try~~