

He stated in looking at the architecture, he saw some strange things on the building, but he went back to the Greek Revival, and it looked like the property owner made changes. He noted changes were allowed, particularly if the changes could be removed to put the structure back to its original style. He agreed the Committee needed more time as it was difficult to get the right information in that time period.

Chairperson Thompson asked if the Committee would consider submitting the report to SHPO to move the process forward.

Dr. Stamps did not agree that the house was not significant as originally thought or not significant to the architecture of Rochester Hills. He was reluctant to send it to the State as he was not sure he agreed with the conclusion until it was modified by the Committee.

Chairperson Thompson asked if changes were made to the Preliminary Report, whether the Committee could decide not to submit the report to the State for comments. Mr. Delacourt stated that eventually the report had to be submitted to the State as part of the process as the Public Hearing could not be held before that happened.

Ms. Kidorf stated the Committee could revise the Preliminary Report before sending it to the State, or send the report to the State as is. The Committee sends the report to the State when they are ready to do so.

Dr. Stamps suggested changes be made to the Preliminary Report before it is submitted to the State.

Chairperson Thompson asked the Committee to submit their changes prior to the next meeting so the report can be accepted and submitted to the State at the next regular meeting. He stated the report would be tabled to the next meeting.

This matter was Discussed

7C. 2008-0663 National Twist Drill (HDCS File #08-002)
- Preliminary Report

Chairperson Thompson called for discussion on this property.

Mr. Dziurman stated he had a meeting with the State Historic Preservation Office (SHPO) last week and had brought up the reduced proposed historic district for the Stiles School. He said the SHPO representatives he met with were surprised that had been approved but felt there must have been some reason for narrowing the focus of Stiles School.

Mr. Delacourt clarified comments had not been received from the State on the revised proposed historic district, so the Committee did not know if that was accepted.

Mr. Dziurman stated he wanted to find out what SHPO's position would be if a similar district was proposed for the Twist Drill site.

Mr. Dziurman stated the Committee had meet with City Council, the Planning Commission and the City's Economic Development Specialist, and he thought the Committee had to consider reality because he was afraid resources would be lost if the Committee could not bend a bit. He thought it would be difficult to have the Twist Drill site designated. Rather than having the site demolished and be lost, he asked if certain aspects could be saved.

Dr. Stamps asked if the State was receptive to listing a portion of a site.

Ms. Kidorf thought the State would fall back to the National Register guidance, which said buildings were not cut off even if there were non-contributing pieces of the building. She stated another alternative to designating a local historic district was to look at a conservation overlay that would not fall under Public Act 169, but was a different step toward protecting a resource.

Dr. Stamps clarified a portion could be saved, if not all of it. Ms. Kidorf explained conservation overlays were not her area of expertise and she had not used one, but was aware they were available. Review for rehabilitation would not be confined to the Secretary of the Interior's Standards. She thought it was a zoning tool, not something that went before the Historic Districts Commission.

Mr. Dziurman stated that the Book Cadillac building in Detroit received tax credits by using a façade easement with air rights which helped save the building. He would like to see some creative ways of doing things to help save buildings.

Chairperson Thompson stated this matter would be discussed further at a future meeting.

This matter was Discussed

8. ANY OTHER BUSINESS

Chairperson Thompson stated that the next regular meeting was scheduled for Thursday, April 8, 2010 at 5:30 PM and asked if there was any other business. No other business was presented.

9. ADJOURNMENT