



Department of Planning and Development
 Staff Report to the Historic Districts Study Committee

March 1, 2023

Winkler Mill Pond HD Re-survey	
REQUEST	Re-survey of Winkler Mill Pond HD to comply with CLG survey requirements and requested study by City Council
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Request

Because Rochester Hills is a Certified Local Government (“CLG”) the city and HDC are charged with developing and carrying out a plan for the ongoing survey of historic resources within the city to continue the certification. A preliminary plan was presented to the HDC by staff in late 2018 to begin the discussion. At the May 2019 meeting the HDC asked staff to look into some post-World War II subdivisions to see if any were worthy of considering for additional survey in the broader survey plan. Staff reviewed their findings with the HDC at their September 2019 meeting and in October 2019 the HDC held a joint meeting with the HDSC in order to review all of the survey options, prioritize them, and create an action plan. The action plan was then discussed with City Council at a joint meeting in January 2020.

At the January 2020 joint meeting with City Council the Council authorized the re-survey of the Winkler Mill Pond Historic District which was locally designated in 1978. The recommendation to re-survey the district resulted from a 2002 city-wide survey conducted by Jane C. Busch for the city. The 2002 survey was conducted “to augment and update information about the city’s designated and potential local historic districts, and to evaluate-or re-evaluate their eligibility for local historic district designation.” The 2002 survey recommended revised boundaries for the Winkler Mill Pond Historic District primarily due to new construction.

Winkler Mill Pond HD Re-Survey Objective

- Re-surveying the Winkler Mill Pond Historic District with the goal of redefining the district boundaries to remove areas of new construction from the district.

- This would involve photographing every property within the district, researching data constructed for each, reviewing the history of the district and determining how the properties fit in with the district.

Re-Survey Results

Due to Covid and staff workload the re-survey took longer than anticipated, however the re-survey confirmed the recommendation made in 2002 of reducing the district boundaries to eliminate the new construction the east bank of Winkler Mill Pond and south of Winkler Mill Road.

On April 17, 2023 City Council directed the Historic Districts Study Committee to study the existing boundaries and determine if the local district boundaries should be reduced as recommended in the survey report.

Next Steps

1. Review the survey report and advise staff of any corrections, changes, or additions to the research or survey sheets;
2. Utilize the survey report to create a draft historic district study committee report;
3. Review and adopt the draft study committee report;
4. Circulate the adopted draft report to the planning commission and State Historic Preservation Office;
5. Set a public hearing at a regular HDSC meeting that is at least 60 days after adoption of the draft study committee report;
6. Notify all property owners within the existing district of the public hearing;
7. Hold the public hearing;
8. Create and review the final historic district study committee report;
9. Adopt the final historic district study committee report and submit findings back to City Council.