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CITY OF ROCHESTER HILLS

**P**lanning and  
Development

FROM: Derek Delacourt, Deputy Director

DATE: January 7, 2010

TO: Historic Districts Commissioners

RE: Brock Winkler Mill Property

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Mr. Nathaniel Brock has requested an opportunity to discuss a proposal to move a 19<sup>th</sup> century barn to a vacant parcel he owns that is located adjacent to the parcel containing his residence. Mr. Brock's property is located in the Winkler Mill Pond Historic District.

The Commission will recall that Mr. Brock appeared before the Commission in late 2008 requesting a Certificate of Appropriateness to install protective fencing around another vacant parcel he owns located at the corner of Winkler Mill and Washington Roads. That particular parcel contains an old apple orchard, which has been restored by Mr. Brock and his family, and is not the parcel contemplated to house the barn.

Several members of the Commission participated in an e-mail discussion regarding the proposed barn during the month of December. The City's Preservation Consultant, Kristine Kidorf, also provided some input to the e-mail discussion noting that moving a structure into a Historic District should be treated as new construction or additions under the Secretary of the Interior Standards. She also commented that the new location must be completed in such a way that the historic record is not confused.

The City's Zoning Ordinance does not permit accessory structures to be located on a parcel without a primary residence. There are also other zoning restrictions that would have to be dealt with such as setbacks and the height of the structure.

Mr. Brock is aware of the zoning issues he could encounter, and felt his best course of action was to discuss the proposal with the Commission to get the Commission's feedback prior to pursuing the matter further.

Mr. Brock has submitted a letter outlining his proposal, along with a photograph of one of the Meadowbrook barns located on Oakland University's property. The photograph was submitted only as a reference to the type of barn Mr. Brock would like to use.

According to Dr. Busch's 2002 survey, one property located in the Winkler Mill Pond Historic District (6081 Winkler Mill Road) has a barn on the property (a copy of the survey sheet for that property is attached).