



# Rochester Hills

## Minutes

### Historic Districts Study Committee

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Rochester Hills, MI  
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*Chairperson Jason Thompson, Vice Chairperson Dr. Richard Stamps*  
*Members: John Dziurman, James Hannick, Adam Kochenderfer, Sue Thomasson, LaVere Webster*

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Thursday, September 9, 2010

5:30 PM

1000 Rochester Hills Drive

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#### CALL TO ORDER

Chairperson Thompson called the meeting to order at 5:33 p.m.

#### ROLL CALL

**Present** 4 - Richard Stamps, John Dziurman, Jason Thompson and Sue Thomasson

**Absent** 3 - LaVere Webster, James Hannick and Adam Kochenderfer

#### APPROVAL OF MINUTES

2010-0360 August 12, 2010 Regular Meeting Minutes

**This matter was Approved as Presented**

**Aye** 4 - Stamps, Dziurman, Thompson and Thomasson

**Absent** 3 - Webster, Hannick and Kochenderfer

#### COMMUNICATIONS

No announcements or communications were brought forward.

#### PUBLIC COMMENT

No members of the public came forward to speak on non-agenda items.

#### UNFINISHED BUSINESS

Commissioner Kochenderfer enters - 5:50 p.m.

## ROLL CALL

**Present** 5 - Richard Stamps, John Dziurman, Jason Thompson, Sue Thomasson and Adam Kochenderfer

**Absent** 2 - LaVere Webster and James Hannick

**2009-0437** **File HDSC 04-006** - 2371 S. Livernois Rd.  
Final Report - Delisting

Mr. Dziurman indicated he attempted to obtain information from the original study committee relative to this structure, but no contact information can be found for Richard Albin, and phone calls made to Terry Gibbons have not been returned. Mr. Dziurman asked if he makes contact with either individual and uncovers information contrary to whatever action is taken tonight, what the legal implication is of coming back with this information. Mr. Dziurman then asked what action is necessary at this meeting.

Chairperson Thompson stated that the Council motion dictated the report on 2371 S. Livernois needs to be forwarded back to them with a conclusion after tonight's meeting, or the Study Committee would need to ask Council for additional time to complete the final report.

Mr. Dziurman suggested moving forward with a recommendation for delisting. Chairperson Thompson agreed and stated it would be a few weeks before this issue is placed on Council's agenda.

Mr. Delacourt will verify all components of the report are in place and will forward it to Council. The earliest this can be done is maybe in time for the September 27th meeting. In response to Mr. Dziurman's question about additional information, Mr. Delacourt clarified that if additional information is found, a special meeting of the Study Committee could be called if the information needs to be reviewed, and then the information could be presented to Council. The Committee could also ask Council to delay taking action. If relevant information is found after Council takes action to delist, nothing prevents the Committee from coming back to Council with a revised recommendation in the future. Delisting a property does not prevent it from being re-examined or re-evaluated.

**MOTION** by Thomasson, seconded by Dziurman, that the Historic Districts Study Committee recommends delisting the 2371 S. Livernois Road property based on the conclusion of the final report stating the house does not possess the historic or architectural integrity needed for it to be considered significant for its architecture and is not an outstanding example of the Colonial Revival style, information received from the SHPO office, staff comments and the consultant's report and recommendation.

Dr. Stamps commented he is saddened because another resource will be lost, but feels it is the wise decision at this point in time.

**A motion was made by Thomasson, seconded by Dziurman, that this matter be Accepted. The motion CARRIED by the following vote:**

**Aye** 4 - Stamps, Dziurman, Thompson and Thomasson

**Abstain** 1 - Kochenderfer

**Absent** 2 - Webster and Hannick

## **NEW BUSINESS**

No new business was brought forward.

## **ANY OTHER BUSINESS**

Chairperson Thompson asked if anything has changed relative to the Tienken Road Bridge project. Mr. Delacourt explained there is no visual difference between what was approved and what is being done on this project - the only difference is that one wing wall is slightly shorter. The Road Commission ran into a construction issue with soil types underground that resulted in the project delay.

Mr. Delacourt commented that since the two Council forwarded requests have been dealt with, there are other issues waiting to be addressed. Public hearings were held last February on the revised Stiles School plan and the 2040 S. Livernois house. We have a year from the public hearing to complete the final report. Mr. Delacourt remembers that the Stiles School preliminary report was revised to reflect the changed district; resulting in the need for a second public hearing, but is not sure if the revised report was sent to SHPO. These two issues will be on the next agenda for review, since the clock is running on both.

Dr. Stamps brought up the Twist Drill district and the fact that the Study Committee wanted to designate only a portion of the district. The SHPO office didn't agree. This is the basically the same situation as Stiles School, and Dr. Stamps feels we need some clarification from SHPO as to what the Committee can do. Ms. Kidorf commented the configuration of the Twist Drill building is a little different than Stiles School. The larger addition to the school is completely separate from the historic part of the building, which may explain the State's willingness to look at a different boundary in that instance. The proposed boundary at the Twist Drill district is really in the middle of the building; there is not a clear-cut separation between historic and non-historic.

Mr. Delacourt pointed out the State's indication has always been that designation is a local recommendation and a local matter, and they do not recommend either way, they only make comment on the process. Mr. Delacourt summarized that if the HDSC follows the process, and the SHPO does its job in reviewing the report for completeness, there should not be an issue with a proposed district change.

Dr. Stamps stated that given the fact the Committee feels Stiles School and Twist Drill both have some valuable resources, though not everything may be designated, that the HDSC should move forward to preserve what can be preserved.

Mr. Dziurman brought up the Singh Development project (Waltonwood at Main) expanding south into the City of Rochester, requiring the demolition of the Lysander Woodward home. Mr. Delacourt shared what he knew of the project with the Committee - the developer is requesting a rezoning from the City of Rochester at this point. The City of Rochester does not have a formal preservation ordinance or an Historic Districts Commission, which will make this situation an interesting one. Mr. Delacourt will advise the Committee if any action was taken by the Rochester Planning Commission relative to the requested rezoning.

Motion by Stamps, supported by Dziurman, that given the fact the Lysander Woodward house was previously in Avon Township which is now Rochester Hills, we, the Study Committee recognize the importance of the structure and support its preservation. If the house was still in our boundary, it would definitely be eligible for listing as an historic structure under our guidelines and ordinance, and we would hope that all efforts are made to preserve it.

#### Discussion

Chairperson Thompson has no problem with the motion. Mr. Kochenderfer agrees with the motion and believes the house is a good candidate for preservation, but would like more time to complete additional research before voting on the suggested motion. Dr. Stamps suggested a letter be written to the Rochester Planning Commission from our Chairperson sharing the above motion.

#### Vote on the Motion

Ayes: Dziurman, Stamps, Thomasson, Thompson

Nays: None

Abstain: Kochenderfer

Absent: Hannick, Webster

### **NEXT MEETING DATE**

October 14, 2010

### **ADJOURNMENT**

Hearing no further business, the Chair adjourned the Regular Meeting at 6:10 p.m.

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Jason Thompson, Chairperson  
Historic Districts Study Committee

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Sandi DiSipio, Recording Secretary