



JENNIFER GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF HISTORY, ARTS AND LIBRARIES
LANSING

DR. WILLIAM ANDERSON
DIRECTOR

March 14, 2007

Mr. Derek Delacourt
1000 Rochester Hills Drive
Rochester Hills, MI 49309

Dear Mr. Delacourt:

Staff members of the State Historic Preservation Office have reviewed the preliminary historic district study committee report for the 920 South Boulevard Historic District. Our comments on the report are enclosed. We offer these comments in order to assist communities to prepare final study committee reports that meet the requirements of Michigan's *Local Historic Districts Act* and that provide a strong legal basis for protecting historically significant resources. Please be advised that the State Historic Preservation Office does not have the authority to give legal advice. Nevertheless, we do have experience working with the provisions of Public Act 169 of 1970, as amended and we are often called on to share our interpretation with local governments. The final authority on whether this district is the city council. According to section 399.203 (3) (b) of the Act "the legislative body of the local unit, at its discretion, may introduce and pass or reject an ordinance or ordinances."

The report will be presented to the State Historic Preservation Review Board and the Michigan Historical Commission at their next scheduled meetings on May 11 and June 7, respectively. Should they have any comments, they will be forwarded to you.

We appreciate the continued efforts by the city of the Rochester Hills to protect its historic resources. If we can assist you further, please contact Amy Arnold at 517-335-2729 or ArnoldA@michigan.gov.

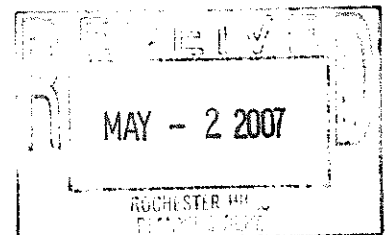
Sincerely,

Brian D. Conway
State Historic Preservation Officer

BDC:ALA

cc: file

Enclosure



**State Historic Preservation Office
Michigan Historical Center**

**Staff Comments, April 27, 2007
920 South Boulevard Historic District, Rochester Hills**

In August 2002, the Michigan Historical Center adopted the *Criteria for Evaluating Resources for Inclusion in Local Historic Districts*. These criteria state that a single resource district is one that "is determined to have individual historic significance using the criteria for eligibility established by the U.S. Secretary of the Interior for Inclusion in the National Register of Historic Places." The ~~for~~ study committee report for 920 South Boulevard states the resource is significant under Criterion C: Design/Construction. According to *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* to qualify under this criterion a property must exhibit the distinctive features that commonly recur in the style or period of construction. The criteria also state that "a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction" and "A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history. For properties that represent the variation, evolution, or transition of construction types, it must be demonstrated that the variation, etc. was an important phase of the architectural development of the area of community in that it had an impact as evidenced by later buildings." Even though this is an isolated resource geographically, we do not believe that as a vernacular example of the Colonial Revival style meets the criteria for a "specimen" or individual resource established by the Secretary of the Interior.

The report does not contain much information on the property owners and their contribution to the development of Rochester Hills. Perhaps more research in this area will reveal that the property is significant for its association with Walter Smith or Louis and Francis Wardowski at the local level.

PA 169 of 1970, as amended, requires a description of the boundaries in writing and on maps (§3(1)(d)(iv)). No map was included with the report.