

~~not been for the study. Ms. Thivierge stated that the Steiner School loved the 1929 building.~~

Acting Chairperson Delacourt summarized that Mr. Dziurman would assist with the completion of the presentation, and would make the presentation to City Council. Ms. Schodowski stated she could assist with the Council presentation if the matter was scheduled for the April 27th Council meeting.

Mr. Woolf commented that his wife taught in the Rochester Community School District, and she had heard about the fireplace and murals at the Stiles School. Acting Chairperson Delacourt agreed everyone loved the historical portion of the building.

Ms. Schodowski stated she was aware of how much the Steiner School loved the building and that they would take care of it.

Ms. Thivierge noted the Steiner School was a non-profit, and they were struggling in the current economy, and with their economic obligations for the future. She stated their insurance company had told the School it was likely their rates would increase because of the designation.

Mr. Dziurman explained that the HDC was there to help the designated property owners, and would go out of their way to do so. He thought it was a common misconception that the HDC only tried to make property owners spend extra money. He pointed out that because of age and time, the additions to the 1929 school building had achieved some historical significance.

Acting Chairperson Delacourt stated that the HDC could be a valuable resource, and suggested even if the School was not designated, the School administrators could still come and talk to the Commission about potential renovations. He noted the Commission did not want to have a contentious relationship with any property owner.

Acting Chairperson Delacourt suggested if there was anything the Steiner School would like to have included in the information provided to Council, they could forward it to the Planning Department. He thanked Ms. Thivierge for attending the meeting and providing the School's input.

Ms. Thivierge departed midway through the discussion on the following Agenda Item, Item 8C (Frank Farm).

~~This matter was Discussed~~

- 8C. 2006-0425 Frank Farm  
- Discussion regarding Presentation to City Council

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Acting Chairperson Delacourt stated the Committee would discuss the report prepared for the Frank Farm properties. He summarized the Preliminary Report had been completed; the Public Hearing held, and the matter was ready to be presented to City Council with a recommendation. He noted a representative of the property owner, Ms. Anita Holtz, was present. Ms. Holtz had attended other Study Committee meetings to discuss and understand the potential designation.

Acting Chairperson Delacourt stated the presentation on the Frank Farm might be scheduled for the same Council meeting as the Stiles School, although that would depend on the number of items Council had scheduled that meeting. He noted the Council President set the Council Agenda.

Ms. Anita Holtz, 1290 E. Auburn Road, stated she had attended the meeting to find out where the matter stood; if the recommendation was to designate, and what the next step would be.

Mr. Dziurman explained the next step in the process was to make the presentation to City Council.

Ms. Holtz stated the farm property was much grander thirty years ago, before the loss of the barn.

Acting Chairperson Delacourt stated that some flexibility was provided in the City's Master Plan for designated properties. He discussed another project in the City that involved a designated property. In that particular project, the developer agreed to restore the historic house on the site and use the house as it's corporate offices. The flexibility provided because of the historical designation allowed that developer to construct sixty residences, which was about twice what would have been allowed through the Zoning Ordinance.

Ms. Holtz asked if any response had been received from the property owner of 1304 E. Auburn Road. She was advised that property owner was noticed for each meeting, but had never contacted the City.

Acting Chairperson Delacourt asked if Ms. Holtz had the opportunity to discuss the designation with Ray Frank, owner of 1356 E. Auburn Road. Ms. Holtz stated she was becoming the next torchbearer for the property, as Mr. Frank's grandson had moved from the property. She was contemplating cleaning up the house and taking it over and making it her permanent residence. She noted she would be the sixth or seventh generation of the Frank Family to reside on the property. She stated if her plans did not work out, the family had talked about donating the property as some type of educational farmstead.

Acting Chairperson Delacourt stated that if the property were designated, the City would have the right to enter the property and mothball it to stabilize the structure. He explained the "demolition by neglect" provisions of the Historical Preservation Ordinance, which were utilized under circumstances where clear damage was occurring to a contributing resource. He noted a Court Order was required in order for the City to enter a property under those circumstances.

Ms. Holtz stated the 1304 E. Auburn Road property was clearly blighted at the current time. She commented it was hard to compare its current condition to what it was before. She noted the front porch had fallen off the home.

The Committee noted it would be nice to find an alternate use for the property. The Historic Districts Commission (HDC) tried to help property owners and there were advantages to re-use. The property should be looked at to see how it could be reused.

Ms. Holtz stated she had resided in Florida for twenty-five years, and had moved back to Michigan because of her mother's deteriorating health. She noted she had a strong attachment to the property. She indicated 1304 E. Auburn Road was Ray Frank's mother's home. She was considering taking over and living on the property, with a view toward it becoming a nice, alternative-farming center. She noted the land had never been touched by chemicals, and pointed out the recent growth of organic restaurants.

Mr. Dziurman noted the potential for Ms. Holtz to work with those restaurants and grocers who wanted organic produce.

Ms. Holtz stated she was familiar with the owner of the Busy Bee Farm on Rochester Road, who was in his 90's, and who could teach her beekeeping, and she was considering replanting fruit trees on the property.

Acting Chairperson Delacourt stated that tax credits might be available for restoring an orchard.

Ms. Holtz stated she would like to have the 1304 E. Auburn Road house back, as that was the house her father was born in. She commented the current owner, Harry Daley, recently had a dumpster delivered to the site, and had installed new windows. She was considering turning the property back to an active farm that she could manage, including organic products and perhaps using a fruit stand to sell produce on the property.

Acting Chairperson Delacourt stated that a property owner in the Winkler Mill Pond Historic District was in the process of restoring a former orchard. That property

owner had contacted the State, and was informed tax credits were available for the removal of brush and the purchase of historical orchard trees, because the property was being restored to its historical farming use. He wanted Ms. Holtz to be aware the State did consider those activities to be eligible for tax credits.

Ms. Holtz stated she would see what City Council decided. She commented Ray Frank still did some farming on the property. She discussed the growing of tarragon, and the heritage asparagus that still existed on the property.

Ms. Schodowski stated the school her children attended had a small organic farm and the parents participated and shared in the work.

Ms. Holtz stated the property was no longer large enough to sustain livestock, which would prevent it from being a living, working farmstead. The Committee noted a non-animal farm was still a valuable learning experience.

Acting Chairperson Delacourt stated the discussion had been very positive, and the matter would be scheduled for a City Council meeting.

Ms. Holtz stated she thought a negative was being turned into a positive. She now saw the significance of the property and its rarity in the area going back to its roots. She noted when she attended the Public Hearing, she thought designation could be too restrictive for the heirs of the property. Now she saw things differently, although her comments at the Public Hearing would not reflect that change.

Acting Chairperson Delacourt suggested Ms. Holtz could send something to Council prior to the meeting indicating her current thoughts.

Ms. Holtz commented she had previously objected to the designation, although Ray Frank wanted the property to be historical. Mr. Dziurman stated Mr. Frank was on the Historic Districts Commission when he was first appointed back in the 1980s. The question was asked whether Mr. Frank would be able to attend the City Council meeting. Ms. Holtz stated he was very hard of hearing, but she would ask him if wanted to attend.

Mr. Webster stated he had talked to Ms. Holtz' mother several years ago and her mother was ecstatic that someone had called her about it. Ms. Holtz agreed the property meant a great deal to them.

Ms. Holtz stated there used to be a Centennial Farm plaque in front of the property that had rotted and disintegrated. She asked if it would be possible to get another sign. She noted the Brooklands School used to be called the Frank School, and it was across the street from the Ferry Seed property.

**This matter was Discussed**

*(Depart Ms. Holtz: 6:35 PM)*

*(Arrive Dr. Stamps: 6:35 PM)*

**Present** 6 - Richard Stamps, John Dziurman, LaVere Webster, Peggy Schodowski, James Hannick and Murray Woolf

**Absent** 1 - Jason Thompson

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**7. NEW BUSINESS**

Acting Chairperson Delacourt stated the Committee would return to Agenda Item 7A (Joint Meeting - City Council, HDC, HDSC).

**7A. 2009-0109 Joint Meeting - City Council, HDC, HDSC**  
- Discussion

Acting Chairperson Delacourt stated he had spoken to the City Council President about the joint meeting. President Hooper suggested a meeting packet be prepared that included a short Agenda Summary, and copies of the Historical Preservation Ordinance, the District Map, and the Secretary of Interior's Standards.

The Agenda Summary would include a brief description of the Committee and the Commission, their respective charges and processes. The Joint Meeting would not be an opportunity to debate any current study, nor to debate the merits of any current study. The members would discuss the process and procedures of both boards, and the Certified Local Government (CLG) application and its process. The Commission would also discuss its public information and education efforts, as well as the process of demolition by neglect.

The purpose of the joint meeting was so everyone could understand what each Board did. Time will be allocated for a question and answer period. The meeting will be set up in the back of the auditorium, and will be televised.

Mr. Dziurman suggested another topic of conversation could be tax credits, which is a positive benefit to the designated property owners. He noted he had a copy of the slide presentation used by the State of Michigan Coordinator for his brief tax credits presentation at the Commission's Open House in May of 2007.

Acting Chairperson Delacourt stated the suggestion would be passed along to the Council President. He noted the Committee Members could email any other discussion topics or copies of information they wanted to provide to Council prior to the meeting.

Ms. Schodowski stated a discussion about what designation really meant might be helpful as many people were so resistant to the idea, and did not understand there