

was sagging. She stated the Ordinance was meant to have all property owners protect their property. She would like to see the proper protocols followed so that owners that had a historic designation on their property who were purposely ignoring the maintenance of their properties were made to maintain their properties.

Chairperson Thompson explained that property maintenance fell under the jurisdiction of the City's Historic Districts Commission. He stated the Commission was aware of the condition of the former pottery barn property and was following the Ordinance provisions. He noted the Study Committee did not have any authority over those matters.

6. PUBLIC HEARINGS

Chairperson Thompson explained the purpose of the Public Hearing was to take comments from the public regarding the properties listed on the Agenda. Due to the number of speaker cards submitted and the fact another meeting was scheduled for 7:00 PM in the auditorium, comments would be limited to three minutes in length. He asked that all comments be addressed to the Chairperson, and explained that any questions would be addressed at the end of the meeting. No debate would occur between the speakers and the Study Committee during the Public Hearing. He reiterated the Public Hearings were only to receive public comment on the Agenda items.

6A. 2005-0537 PUBLIC HEARING - FILE NO. HDSC 05-002

Location: 3976 S. Livernois Road, located on the northwest corner of Livernois Road and South Boulevard, and further identified as Parcel Number 15-33-476-02, zoned R-4 (One Family Residential).

Purpose: To receive public comment regarding a proposal to establish the subject property as a Historic District within the City of Rochester Hills, in accordance with Public Act 267 of 1976 (MCL 15.261 et seq., MSA 5.3407(3) et seq.) and the Rochester Hills Historical Preservation Ordinance, Section 118-131.

Chairperson Thompson explained the information received at this Public Hearing would be included in the Historic Districts Study Committee (HDSC) Final Report for the property commonly identified as 3976 S. Livernois Road.

Chairperson Thompson stated that 3976 S. Livernois had been studied by the Historic Districts Study Committee in accordance with the City's Historic Preservation Ordinance, and a Preliminary Report generated. The Preliminary Report was subsequently revised to include a reduced proposed Historic District. He explained the minutes from this Public Hearing would be included in the Final Report, along with all other relevant material. He noted that once the Final Report

is completed, it would be forwarded to City Council for action.

Chairperson Thompson summarized the procedure used to establish a district. He explained the duties of the Study Committee outlined in Section 118-130 of the Rochester Hills Code of Ordinances included conducting a photographic inventory of the resource; conducting basic research regarding the proposed historic district; determining the number of historical and non-historical resources within the proposed district; preparing the Preliminary Report, which included the charge of the Committee, the composition of the Committee, the boundaries of the proposed historic district, the history of the proposed historic district, the significance of the proposed district, and the Committee's recommendation to establish, modify or eliminate.

Chairperson Thompson stated the Study Committee transmitted a copy of the revised Preliminary Report for review and recommendation to the State Historic Preservation Office on December 15, 2009. No response had been received from the Preservation Office to date.

Chairperson Thompson stated that in accordance with Section 118-131 of the City's Historic Preservation Ordinance, the Public Hearing is to be held sixty (60) days after the transmittal of the revised Preliminary Report to the SHPO. The Public Hearing is held in accordance with Public Act 267 of 1976, as amended (the Open Meetings Act), which includes notice to the property owner of any proposed district no less than fourteen (14) days prior to the Public Hearing. He noted written notice was provided to the property owner of record on January 27, 2010.

Chairperson Thompson stated that notice of the Public Hearing was published in the Rochester Post on January 21, 2010, as required by Ordinance to be published one time only at least fourteen (14) days prior to the date of hearing.

Chairperson Thompson stated that in accordance with Section 118-132 of the City's Historic Preservation Ordinance, the Study Committee would prepare a Final Report with a recommendation, along with any recommendation received from the Planning Commission, to be submitted within one (1) year after holding the Public Hearing to the Mayor and City Council. He noted if the Study Committee's recommendation was to establish a district, the Final Report would include a draft Ordinance Amendment.

Chairperson Thompson noted for the record that if the Study Committee's recommendation was to establish a district, any final action on this matter would be taken by City Council.

Chairperson Thompson stated the intent of the Public Hearing was not to conduct debate or dialog between the members of the HDSC and the public, but rather to allow the public to place any comments or concerns they may have on public record to be provided to City Council. He noted the Study Committee Members would be available for questions at the conclusion of the meeting.

Chairperson Thompson opened the Public Hearing at 5:43 PM.

Alice Benbow, 1582 Northumberland Drive, stated she was in favor of anything that could be made historic be designated historic. She stated she had had the opportunity to travel to Europe and other countries, and had lived outside Williamsburg, Virginia and lived in Lexington, Virginia. She appreciated the arts as she had an undergraduate degree in the arts. She was in favor of having any kind of historic designation to the Stiles School and other buildings as well.

Melinda Hill, 1481 Mill Race Road, stated she was in favor of seeing this designated. She believed it had all the criteria to meet designation, as well as listing on the National Register. She thought the Study Committee did a good job in looking at retaining the historic portion of this school and a portion of the property versus trying to designate the whole piece. She thought schools had played a significant role in most communities and certainly has in this and this has been since 1929 an educational facility and still is today. We have one other designated district as a school and that is the Ross School on Brewster and Tienken. It was an original 1800s schoolhouse, and is a stone building that is extremely significant; however, it is still not utilized today as that type of a facility because it is now a private residence. That is why designating the Stiles School is extremely significant because it has been a part of this Community since 1929. Also, its architecture, not only exterior but the interior portion, although she knew we were only concerned with the exterior, but the interior also contains a great deal of history architecturally. She thought it was important that building be designated.

Paul Miller, 1021 Harding, stated he would like to speak in favor of historic designation for the Stiles School. He remembered it was not all that long ago we were concerned about perhaps losing the entire building and having new development on the property. While being a strong supporter of the Waldorf School philosophy as well as this particular school, he did encourage the Committee to support and move forward with designation and he hoped City Council agreed. As was just mentioned, in terms of the school itself, it is historic and care has been taken to delineate the historic portions as opposed to those which are not.

Chairperson Thompson asked if anyone else wished to speak on this matter. Upon hearing none, he closed the Public Hearing at 5:47 PM. He stated the Committee was pleased to receive the input.