



City of Rochester Hills
Historic Districts Study Committee
2009 Annual Report

HISTORIC DISTRICTS STUDY COMMITTEE MEMBERS

*Jason Thompson, Chairperson; Dr. Richard Stamps, Vice Chairperson
John Dziurman, James Hannick, Peggy Schodowski,
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The Historic Districts Study Committee (HDSC) is a seven-member board of Rochester Hills residents appointed by City Council for two-year terms. Some of these volunteer Members may reside in designated historic properties or districts; others have a clearly demonstrated interest in or knowledge of historic preservation. The City's Historical Preservation Ordinance states that at least two members shall be Historic Districts Commissioners.

The Commission was established in 1999 pursuant to Section 118-128 of Chapter 118 (Historical Preservation) of the Rochester Hills Code of Ordinances, and pursuant to State of Michigan Public Act 169 of 1970, as amended.

2009 STUDIES

3976 S. Livernois (Stiles School)

The Study Committee continued studying this property for potential designation. Several meetings have been held over the last few years that were attended by the current property owner, Steiner School. The property owners provided their thoughts regarding the possible designation and noted they were not in favor of the District as proposed.

A recommendation for designation was taken to City Council on June 1, 2009. Council referred the matter back to the Study Committee to review the size of the proposed District.

Consideration is currently being given to a District comprised of just the existing 1929 brick Collegiate Gothic-style school building, including a view shed extending to the corner of Livernois and School Roads. Upon revision of the Final Report, it will be transmitted to the State Historic Preservation Office and another Public Hearing scheduled to receive input regarding the reduced size of the District.

1209, 1304; 1344 and 1356 E. Auburn Road (Frank Farm)

The Study Committee continued studying this property for potential designation. A representative of the property owner attended several meetings and indicated that as an heir of the current property owners she was unsure about the proposed designation. One of the current property owners, a former member of the City's Historic Districts Commission, was in favor of the designation; however, did not provide the Committee with anything in writing to support that statement.

A recommendation for designation was sent to City Council on June 1, 2009. Council discussed the criteria the recommendation was based on, and referred the matter back to the Study Committee for further investigation.

The Study Committee is pursuing an archeological survey of the property.

6875 and 6841 N. Rochester Road (National Twist Drill)

The Study Committee has prepared a Preliminary Report on this potential site.

The Committee is aware the property owner does not support designation. The property is currently listed for sale.

The Committee is considering two different potential Historic Districts; i.e., one comprising the entire site and all its structures, and one comprised of just the 1940s original office buildings. A revised Preliminary Report will be prepared to include both District options, which will be submitted to the State Historic Preservation Office. A Public Hearing will then be scheduled per Ordinance requirements.

2040 S. Livernois

The Study Committee has prepared a Preliminary Report on this potential District. The Report was transmitted to the State Historic Preservation Office (SHPO) in December, 2009. The required Public Hearing will be scheduled in early 2010 per Ordinance requirements.

The Committee is aware the property owner does not support designation. The property has been listed for sale.

1207 N. Livernois

Pursuant to an Intensive Level Survey conducted in 2002, this Historic District was studied to establish whether the criteria used to establish the District was still valid. The State Historic Preservation Office and Preservation Review Board did not agree that the external changes were significant enough to delist the property. Given the comments from the State, the Committee concluded they would not recommend the property for delisting and this property remains a designated Non-Contiguous Historic District.

1585 S. Rochester Road

On September 28, 2009, City Council heard a request from the current property owner to delist this Designated Historic District.

Upon deliberation, Council referred the matter to the Study Committee and requested the Study Committee to prepare a Preliminary Report and report its findings back to City Council within 180 days (due March 28, 2010).

The Study Committee has begun preparation of a Preliminary Report as well as a review of the documentation submitted by the property owner to City Council.

2371 S. Livernois Road

On October 26, 2009, City Council heard a request from the current property owner to delist this Designated Historic District.

After discussion, Council referred the matter to the Study Committee and requested the Study Committee prepare a Preliminary Report and report its findings back to City Council within 180 days (due April 26, 2010).

The Study Committee has begun preparation of a Preliminary Report along with a review of the documentation provided by the property owner to City Council.

2009 MEETINGS

Joint Meeting with City Council, Historic Districts Commission:

On March 23, 2009, the Study Committee met jointly with the City Council and Historic Districts Commission. Discussion was held regarding the following topics: The City's Historic Preservation Ordinance and the State Act; the charges and responsibilities of the Commission and the Study Committee; existing Designated Districts; the Study Committee's review and study process; the City's CLG application; Demolition by Neglect; Educational outreach, and the Historic Tax Credits.

Joint Meeting with Planning Commission:

On June 16, 2009, the Committee met with the City's Planning Commission to discuss the charges and responsibilities of the Study Committee. The Committee provided a presentation to the Planning Commission highlighting the properties included on the City's Potential List. The various options available to developers of Historic Districts were discussed. An overall discussion was held regarding the Study process and the criteria considered for recommendation to designate a property.

Meeting with Economic Development Manager:

On September 10, 2009, the Committee met with the City's Economic Development Manager to discuss development of potential sites. Discussion included development options available through designation, including the use of historic tax credits. Discussion was held about the potential uses of properties based on their current zoning, the City's Master Plan, and other factors such as accessibility, presence of wetlands or other environmental concerns, and adjacent properties.

POTENTIAL LIST

The Study Committee is conducting studies based on a Potential List compiled after the 2002 Intensive Level Survey. The Potential List includes 22 individual properties and four contiguous properties.

The following reports have been completed:

920 South Boulevard	Property was not designated
Ferry Court/Wayside Park	Property was not designated

In addition, per the 2002 Intensive Level Survey, the Committee studied the following designated Historic District to evaluate whether they still met the criteria used to establish the original designation. In two instances, the Committee found insufficient evidence that the properties did not retain their integrity, and upon agreement from the State Historic Preservation Office and the State Historic Review Board, no recommendation to delist was made.

56187 Dequindre	Property delisted
1207 N. Livernois	Property retained designation
1470 W. Tienken	Property retained designation

FUTURE PLANS

Upon completion of the outstanding studies, per Ordinance requirements, the Committee will forward a request to City Council to determine which sites on the potential list should be completed next.

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