



Planning and Economic Development

Sara Roediger, AICP, Director

From: Chris McLeod
To: Historic Districts Study Committee
Date: December 6, 2023
Re: Winkler Mill Pond Historic District Study Committee Report

As outlined in Ms. Kidorf's Staff Report, earlier this year, the Rochester Hills City Council directed the Historic Districts Study Committee (HDSC) to review the Winkler Mill Pond Historic District Re-Survey and provide a recommendation as to whether the boundaries of the existing District should be amended to generally remove those properties that have been deemed as non-contributing. As you are aware, the HDSC accepted the proposed Winkler Mill Pond Historic District Re-Survey draft at the June 2023 meeting and directed that the Draft Study Committee Report be prepared for review and that Report was adopted at the August 2023 meeting. The Study Committee Report has been circulated to the Planning Commission and State Historic Preservation Office. The Planning Commission accepted the document with no changes. The State Historic Preservation Office also reviewed the document and provided comments (see Kidorf Staff Report).

In September, City Staff conducted an information session for residents within the Winkler Mill Pond Historic District and received comments from 3 residents (2 in person, 1 via a phone call). In October, the HDSC conducted the public hearing to take official public input on the proposed boundary changes and final draft report. There were several comments received regarding the necessity for amending the District, why the District is being proposed to be amended and what would happen if Washington Road was removed (in large part) from the District. The Committee requested additional time to review the matter and requested that additional notices be set to residents within the District, asking for additional public input. City staff sent those letters, along with an email communication to the Winkler Mill Pond homeowners association. Staff also researched if there are any imminent plans for Washington Road and found no current public plans to pave or improve the road.

At the November 9, 2023 HDSC meeting, the HDSC once again considered the proposed boundary change in conjunction with the additional information provided and took additional public input. The HDSC determined that Washington Road should be considered a contributing element to the District along with the residence at 1921 Washington Road. The HDSC determined that the District boundaries should remain unchanged based on the finding that Washington Road is a contributing element to the overall character of the area and directed staff to revise the Study Committee Report as necessary.

Ms. Kidorf has provided an updated Final Study Committee Report and Staff Report for consideration. When the Committee is satisfied with the Report and District Boundaries, a recommendation to City Council on the findings is required.

Potential Action(s):

MOTION, the Historic Districts Study Committee has reviewed the final Winkler Mill Pond Historic District Draft Study Committee Report and:

1. **ADOPTS THE PROPOSED FINAL STUDY COMMITTEE REPORT FOR THE WINKLER MILL POND HISTORIC DISTRICT AS WRITTEN**, and forwards a recommendation to City Council that the Winkler Mill Pond Historic District boundary remain unchanged from its original configuration. **or**

2. **ADOPTS THE PROPOSED FINAL STUDY COMMITTEE REPORT FOR THE WINKLER MILL POND HISTORIC DISTRICT WITH THE FOLLOWING ADDITIONS/REVISIONS _____** and requests that City staff prepare and City Council adopt the necessary language to amend Chapter 118, Historical Preservation, of the City Ordinances in accordance with the findings within the Report with additions/revisions as noted. **or**

3. **POSTPONE ACTION ON THE FINAL STUDY COMMITTEE REPORT FOR THE WINKLER MILL POND HISTORIC DISTRICT, TO ALLOW THE FOLLOWING INFORMATION TO BE PROVIDED FOR CONSIDERATION: _____.**