

2009-0437 PUBLIC HEARING - FILE NO. HDSC 04-006

Location: 2371 S. Livernois Road, located on the east side of Livernois Road between Hamlin and Auburn Roads, and further identified as Parcel Number 15-27-151-003, zoned R-3 (One Family Residential) with a Mixed Residential Overlay.

Purpose: To receive public comment regarding a proposal to eliminate 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 purpose of a Public Hearing is to take comments from the public regarding the property listed on the Agenda. He then read the Public Hearing notice for File No. HDSC 04-006.

Chairperson Thompson opened the Public Hearing at 5:42 p.m.

Mukesh Mangla, 1052 Oaktree, the owner of the subject property, came forward and indicated he agrees with the consultant's report which was based on the earlier delisting of a house on Dequindre Road. That report said the original study committee did not have the benefit of the National Register criteria to evaluate the moved property and its significance to the history of Rochester Hills. In that context, the 2371 S. Livernois house is very much the same kind of house - it was moved and has no significance. He reported that a few weeks ago, original drawings of the house were located, and that besides the large additions to the house, both the front and back of the house have been totally re-done. The same criteria used in the report of the Dequindre property should be used for the 2371 S. Livernois report. Mr. Mangla indicated that most of the documents/sheets for 2371 S. Livernois from the 1978 survey are blank under the "historical significance or data" area. In 1988, a Michigan History Inventory sent to the State indicated no historical significance for 2371 S. Livernois. In 1993, city records indicate no historical significance for 2371 S. Livernois. In Dr. Busch's 2002 report, under National Register eligibility she indicated "more data needed". Mr. Mangla asked the Study Committee to do the fair thing that they have been entrusted to do.

There being no one else wishing to speak, Chairperson Thompson closed the Public Hearing at 5:46 p.m.

Chairperson Thompson commented that the time limit to return to City Council with the final report is September. He then asked the Committee if they had any direction for or further research suggestions for Ms. Kidorf.

Mr. Dziurman asked if comments have been received from SHPO. Mr. Delacourt responded that the Board meets in September, and we should have the comments prior to that meeting. Mr. Dziurman stated he would like to have these comments before going back to Council. He commented he has not completed his research and asked that going back to Council be delayed until

the Committee receives SHPO's comments - possibly October. Mr. Dziurman feels that the 1978 Committee members certainly knew what they were doing, they understood the community and its history better than anyone alive now. To say they were flawed in their approach and what their knowledge was, is an insult to them. These individuals were pillars of our community.

Mr. Kochenderfer asked what the State's report will include. Mr. Delacourt explained that the State does not provide staff with a report, they comment on the completeness of the preliminary report and any pieces that may be missing from it. They reaffirm that designation is a local decision. They will also comment on any information contained in the report that may need to be expounded upon. They do not submit a report back to staff or make a recommendation.

Mr. Delacourt suggested that the final report should not be presented to Council without the State's comments. He said he would not be comfortable making a recommendation without this information, and feels the report is incomplete without these comments. He asked the Committee if there is anything they want staff to look into, if any information contained in the preliminary report needs further explanation, if anything needs to be changed. Or is the Study Committee comfortable with the report as written, absent comments from the State.

Mr. Dziurman indicated he has started some research on it, and believes there is a lot of mis-information about the style of the house. Mr. Webster provided information from "The American Bungalow 1880-1930" describing a house almost identical to 2371 S. Livernois, and after researching still another book, Mr. Dziurman confirmed the subject house is a Dutch Colonial. He believes the incorrect title was given to the resource in the past. Often, there are differences in opinion on what a style is, but Mr. Dziurman believes he has enough information to back the fact that the subject structure is a Dutch Colonial. Mr. Dziurman then commented he has started initial local research, but needs additional time to complete it.

Mr. Delacourt stated if there is anything staff or Ms. Kidorf could be researching on the Committee's behalf, to please forward that information.

Ms. Kidorf said if the Committee wants, she can add the biographical information about Jack Burns that was found during research on 1585 Rochester, to this report.

Mr. Dziurman added that he heard that one of the architects (or his son) involved with the structure may have been a Council Member or Township Trustee at one time, and suggested staff research this possibility. Mr. Dziurman suggested researching the name Berklich.

Chairperson Thompson agreed that all the time Mr. Dziurman needs for research should be granted, and if it needs to be another request of City Council for an additional month or two, he has no objection.

Mr. Kochenderfer offered to help out any way he can in the research to help

things move along. The Committee needs to do whatever it needs to do to complete a thorough review of the case in a timely manner to render a fair conclusion.

This matter was Discussed

NEW BUSINESS

No new business was brought forward for discussion.