



Planning and Economic Development
Ed Anzek, AICP, Director

From: James Breuckman, Manager of Planning
To: Planning Commission
Date: July 27, 2012
Re: Preliminary HDSC Report to Delist 1651 W. Avon (City File HDC 12-002)

The City's Historic Districts Study Committee has completed a study report for the proposed delisting of the Designated Historic District located at 1651 W. Avon, located on the south side of Avon, west of Livernois.

This effort is being initiated by Staff as a means to maintain accurate boundaries for historic resources. Several years ago, a noncontiguous Historic District consisting of a single parcel was divided into two parcels. The Historic Resource is located on one parcel (1631) and a new house has been built on the other (1651 – please refer to attached site map).

As you may be aware, a Historic District designation is assigned to the parcel and not the structure. This means that both of the parcels are now designated as Historic Districts, even though the study reveals that there is nothing historic about the parcel with the recently built house. At the April 23, 2012 City Council Meeting, Staff asked for approval to begin the process to remove the Historic District designation for the parcel with the new house according to Section 118-126 of the Historical Preservation Ordinance. Council referred the request to the Study Committee in a unanimous vote. The minutes from that meeting are enclosed.

After working with the City's consultant to prepare the Report, the Study Committee held a Public Hearing regarding the proposed delisting on June 14, 2012. No public comments were received by the Study Committee. Those minutes are also included.

The Planning Commission is being asked to review the report with a view towards whether the proposed delisting would have any impact on the Master Land Use Plan, or any other development issues. Below is a motion for your consideration:

MOTION by _____, seconded by _____, Resolved, that the City of Rochester Hills Planning Commission has reviewed the Historic Districts Study Committee Report regarding the delisting of the Designated Historic District located at 1651 W. Avon, and has determined that the delisting **will/will not** have any impact on the property with respect to the City's Master Land Use Plan or any other development-related issues.