



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

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Legislative File No: 2012-0126 V6

**TO:** Mayor and City Council Members

**FROM:** Ed Anzek, Director of Planning and Economic Development, ext. 2572

**DATE:** May 8, 2013

**SUBJECT:** 1631 Avon Road Historic District Boundary Modification

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**REQUEST:**

City Council approval to adjust the boundary of the designated, non-contiguous Historic District known as 1631/1651 Avon Road to remove 1651 Avon from the district, which will include only 1631 Avon, parcel identification number 15-21-126-037.

**BACKGROUND:**

The current noncontiguous historic district consists of two parcels with a combined area of 1.54 acres located on the south side of Avon Road between Livernois and Crooks.

The property was originally designated a local historic district in 1978. At that time the two parcels that exist today were one combined parcel, with only the historic house existing on the site. The 0.75 acres of the west half of the original district was split off in 2004 to create a separate parcel with a 1651 Avon address. The 0.79 acre parcel at 1631 Avon contains the historic resource, which is a Greek revival style upright and wing farmhouse constructed about 1870.

When the property was split in 2004, both resulting parcels remained in the historic district. A new house was constructed on the 1651 Avon parcel with Historic Districts Commission approval shortly after the split was processed. However, since the 1651 Avon parcel contains only the new, non-historic house it makes sense to remove that parcel from the historic district. Finally, the roster of noncontiguous historic districts in Section 118-98 of the Code of Ordinances describes the historic district at 1631 Avon as having parcel number 15-21-126-002. Parcel identification number 15-21-126-002 was retired when the parcel was split in 2004, and 1631 Avon received new parcel identification number 15-21-126-037 while 1651 Avon now has parcel identification number 15-21-126-036.

The proposed ordinance amendment would remedy this discrepancy by updating the parcel identification number for 1631 Avon, which will effectively limit the boundaries of the district to the 1631 Avon parcel and remove the historic district designation from the 1651 Avon parcel.

This process was initiated by City staff, and following Council approval the City's Historic Districts Study Committee began the process outlined in Chapter 118 (Historical Preservation) of the Rochester Hills Code of Ordinances, specifically Division 4 (Procedure to Establish, Modify or Eliminate Districts).

The Study Committee prepared a Preliminary Report and transmitted the report to the State Historic Preservation Office (SHPO) for review by both SHPO and the State Historic Preservation Review Board. Comments from SHPO and the Review Board are attached. On November 15, 2012, the Study Committee held a Public Hearing on the proposed delisting. A copy of the Minutes from that meeting is attached.

The Study Committee's Report determined that the 1651 Avon property was not considered historically significant based on the current requirements of Michigan's Local Historic Districts Act (PA 169 of 1970) as

well as the criteria established by the City's current Historical Preservation Ordinance (Chapter 118). The Study Committee concluded in its Final Report (copy attached) that the house located at 1651 Avon Road should no longer be designated as a local historic district because the house is not historic.

**RECOMMENDATION:**

The Historic Districts Study Committee recommends that City Council agree with the conclusion of the Study Committee that the boundary of the locally designated, non-contiguous Historic District known as 1631/1651 Avon be modified to exclude the 1651 parcel from the historic district as it does not have the physical characteristics or historic significance sufficient to retain its historic designation and to accept the proposed ordinance for first reading.

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APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		