



Planning Dept Email <planning@rochesterhills.org>

1021 Harding - a designated Historic District property

2 messages

Terry Connolly <teconnolly2@gmail.com>

Thu, Apr 29, 2021 at 10:06 AM

To: Planning Dept Email <planning@rochesterhills.org>

(Maureen – thanks for your help in passing this along to the Council)

Rochester Hills City Council:

I'd like to provide comment on the matter of 1021 Harding Avenue. I believe the current owner has petitioned for de-listing that property from the HDC list.

As a nearly 40-year resident of this area, and having grown up in an 1860 brick farmhouse myself, the property has been of some long-term interest to me. But also of some dismay, as it seemed to deteriorate for years, then markedly so with the fire several years ago. I know from some brief interaction with the current owner, that their family continues to have a lot of emotional attachment to the property, and also sees its value as a historic element of Rochester's past.

Obviously the HDSC report is a more authoritative source than my own comments on the historical value of the house and property. Restoration of the property would be a very daunting task and likely very expensive, all of which I am sure the Council will have to take into consideration. It appears to me to still have the potential to be a very attractive part of the Rochester area legacy.

To my knowledge, the property has not been marketed for sale over the last several decades. As you may realize, in January 2021 it was briefly listed for sale. But in my inquiry at that time, it became clear that it could not be sold in the manner it was marketed – as this HDC de-listing process would have to be followed to some conclusion.

There may well be other people like myself that would consider a restoration project like this. But I would guess most of us would be unable to commit without getting professional advice that does due diligence to examine/explore the property in order to determine the scope (and feasibility) of work necessary. The "as is" market value of the property is clearly also an important consideration in this feasibility. Both of these questions can probably only be answered by the property being made available for sale. From the perspective of a preservationist, allowing sub-division of the parcel would make such a restoration very unattractive. And although the HDC designation establishes constraints on restoration work that may drive expense, it would appear to me that restoration is feasible within those guidelines.

I strongly support what I presume would be a prime motivation of the City – to cause something to happen that greatly improves the current state of the property. I would look forward to an outcome that might allow the property to get appropriate investigation and consideration of potential buyers.

Terry Connolly

5984 Southgate, Rochester, MI 48306