



# Kidorf Preservation Consulting

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## MEMORANDUM

TO: Sara Roediger, Director, Planning and Economic Development Department, City of Rochester Hills

FR: Kristine M. Kidorf, Consultant

RE: 1100 Mead Road, Request for Historic District Boundary Reduction, HDC #18-005

The owner of the property at 1100 Mead Road, an individual or non-contiguous historic district known as the Tallman House, have requested that the boundary of the historic district be reduced to the thirteen acres around the house. This would facilitate them subdividing and developing the remainder of the sixty-two acres without review by the Historic Districts Commission.

City Council has the following options for this request:

- 1) They can refer the request to the Historic Districts Study Committee to study the request, the existing boundaries of the historic district, and return a recommendation to Council as to whether to amend the ordinance to change the district boundaries. The Historic Districts Study Committee's process will be the same as any request to designate or de-designate a historic district. A preliminary report will be prepared, once it is accepted by the Committee it will be distributed to the State Historic Preservation Office, Planning Commission and Historic District's Commission for comments. After sixty days the Committee will hold a public hearing on the matter. After the hearing a final report will be prepared. Once the Committee accepts the final report the results will be reported back to City Council for further consideration or action.
- 2) They can choose to do nothing which will keep the boundaries for the district as they are currently. A historic district does not prevent subdivision of the parcel or new construction, but any physical changes within the district boundary will have to be reviewed and approved by the Historic Districts Commission prior to a building permit being issued.

Recommendation: The ordinance designates the district as Parcel 15-100-001, however that parcel number no longer exists. It makes sense for the study committee to determine exactly what boundaries were originally designated, how that relates to existing parcel numbers, and determine whether the boundary should be modified. I recommend Council refer the matter to the Historic Districts Study Committee. Ideally the Committee would have nine to twelve months to return to Council with a recommendation. If the Committee can complete the process sooner they certainly will.

If you have any questions or require additional information, please contact me at 313-300-9376 or at [kristine@kidorfpreservationconsulting.com](mailto:kristine@kidorfpreservationconsulting.com).