



Planning and Economic Development
Sara Roediger, AICP, Planning Director

From: Kristen Kapelanski, Manager of Planning
To: Historic Districts Study Committee
Date: April 15, 2021
Re: 1021 Harding Ave. Final Study Report

As you are aware, at the owner's petition, a delisting request was taken by staff to the December 14, 2020 City Council meeting. Staff requested that Council refer the matter to the Historic Districts Study Committee (HDSC) for review and to conduct a Study in conformance with the Ordinance, which Council authorized. The applicant met with the HDSC several times subsequent to Council's action. Please see the attached minutes from those discussions.

The City's historic consultant and the HDSC prepared a Preliminary Study Committee Report for the proposed delisting of the Designated Historic District located at 1021 Harding Ave., which was approved at the February 11, 2021 meeting. As outlined in Chapter 138, Section 118-131 of the City's Historic Preservation Ordinance, the report has been transmitted to the State Historic Preservation Office (SHPO), and comments are due back this month. The Preliminary Report was also taken to the Planning Commission at its March 16, 2021 meeting, where it was determined that the delisting would not impact the property with respect to the City's Master Land Use Plan or any other development related issues. The HDSC will now hold a required public hearing on April 22nd regarding the proposed delisting to receive comments and to review the Final Study Committee Report. The HDSC can either determine that the Final Report needs modification based on comments or adopt it. If the HDSC is satisfied and there are no changes proposed, below is a motion for consideration to adopt the Final Report:

MOTION by _____, seconded by _____, the Historic Districts Study Committee hereby adopts the Final Study Committee Report regarding the delisting of the Designated Historic District located at 1021 Harding Ave., and requests that the Final Report be submitted to the Rochester Hills City Council according to the review rights granted by City Council on December 14, 2020, and that the process as set forth in Chapter 118, the Historical Preservation Ordinance, be continued for this property.