



**City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS**

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**Legislative File No: 2007-0391 (Version 8)**

**TO:** Mayor and City Council Members  
**FROM:** Ed Anzek, Planning & Development Department, 248-656-4660  
**DATE:** May 20, 2008  
**SUBJECT:** 56187 Dequindre Road (Designated Historic District)

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**REQUEST:**

City Council delist the locally Designated, non-contiguous Historic District known as 56187 Dequindre Road, Parcel Identification Number 15-01-278-005.

**BACKGROUND:**

The subject property is located on the west side of Dequindre Road, north of Tienken Road and south of Washington Road. The property directly abuts the City of Rochester along its southern property line.

The property was originally designated a local historic district in 1978. The property consists of a one-and-a-half story house built about 1915 in Shelby Township. The house was moved to its present location in 1962 at the time the Stoney Creek Metro Park was developed. After the house was moved, two wings were added, and about 1990 a two-car attached garage was added.

In 2002, the City conducted an intensive level survey designed to augment and update information about the City's designated and potential local historic districts. The intensive level survey work was completed by Dr. Jane Busch, in collaboration with Hamilton Anderson Associates, Inc. The recommendation of the survey included the elimination of three existing local historic districts, one of which is 56187 Dequindre Road. A copy of the survey sheet is attached.

Based on the recommendation to delist the property, 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 September 17, 2007, the Study Committee held a Public Hearing on the proposed delisting. A copy of the Minutes from that meeting is attached. No objections to the delisting were received during the Public Hearing.

A copy of the Preliminary Report was transmitted to the property owner of record on June 29, 2007; and a Notice of the Public Hearing was sent to the property owner of record on August 31, 2007. The property owner has not contacted the City regarding the proposed delisting.

The Report was provided to the City's Planning Commission for review and comment on February 5, 2008. The Planning Commission reviewed the Report and determined that delisting would not have any impact on the property with respect to the City's Master Land Use Plan or any other development-related issues. A copy of the Minutes from that meeting is attached.

Section 118-134 (Elimination of district) requires the Study Committee to find one of the following criteria if considering elimination of a district:

- (1) *Lost physical characteristics.* The historic district has lost those physical characteristics that enabled establishment of the district;
- (2) *Insignificance.* The historic district was not significant in a way previously defined; or
- (3) *Defective procedure.* The historic district was established pursuant to defective procedures.

The Study Committee's Report describes the loss of physical characteristics associated with the house since its move to its present location in 1962, including additions, loss of architectural style, loss of historic materials and details, and loss of the majority of the features that once characterized its style, which caused the Study Committee to conclude the house had lost its integrity.

The Study Committee's Report also determined that the 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 amended Local Historic Districts Act requires study committees to be guided by the criteria for listing found in the National Register Criteria. The Report discusses National Register Criteria A, B and C and the Committee's findings regarding the change in relevance of the criteria with respect to the subject historic district.

The Study Committee concluded in its Final Report (copy attached) that the house located at 56187 Dequindre should no longer be designated as a local historic district because the house does not have the historic integrity needed for it to be considered significant for its architecture, nor is it associated with a person or event significant to the history of Rochester Hills.

**RECOMMENDATION:**

The Historic Districts Study Committee recommends that City Council agree with the conclusion of the Study Committee that the locally designated, non-contiguous Historic District known as 56187 Dequindre Road no longer retains the physical characteristics or historic significance sufficient to retain its historic designation.

Further, the Historic Districts Study Committee recommends that City Council support the delisting of 56187 Dequindre Road and require the City Attorney to prepare the appropriate Ordinance Amendment, and upon acceptance of the Ordinance Amendment, pursuant to Section 118-97 (Recording of designation) request that the Mayor cause the appropriate documentation to be filed with the County Register of Deeds describing the land and indicating its removal from a historic district.

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**RESOLUTION**

**NEXT AGENDA ITEM**

**RETURN TO AGENDA**

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<b>APPROVALS:</b>	<b>SIGNATURE</b>	<b>DATE</b>
<b>Department Review</b>		
<b>Department Director</b>		
<b>Mayor</b>		
<b>City Council Liaison</b>		

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