



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

**1000 Rochester Hills Dr.
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Legislative File No: 2009-0387

TO: Mayor and City Council Members

FROM: Ed Anzek, Director, Planning and Economic Development Department

DATE: September 16, 2009

SUBJECT: Elimination of Historic District 1585 South Rochester Road

REQUEST:

The applicant is requesting City Council eliminate the locally designated historic district located at 1585 S. Rochester Road.

BACKGROUND:

The property is approximately 20 acres in size and was designated by the City in 1978. The house was constructed in the early to mid 1890's and remains a good example of Classical Revival Architecture. The applicant has submitted information indicating that the property does not meet the National Register Criteria for designation and that the cost of restoration is not feasible.

Chapter 118, Historical Preservation, of the City's Code of Ordinances identifies the process for establishment, modification, or elimination of Historic Districts within the City. Section 118-126 of the Ordinance establishes Council's authority to review such requests.

Sec. 118-126 Authority

- The city council may at any time establish by ordinance additional historic districts, including proposed districts previously considered and rejected, may modify boundaries of an existing historic district, or may eliminate an existing historic district.

The Ordinance establishes a standing Historic Districts Study Committee (HDSC) to review such requests and make recommendations to City Council. The Ordinance requires the initial request to be made to City Council and then City Council may refer it to the Study Committee for review.

Sec. 118-129. Initial determination and investigation.

- Upon receipt of a request to establish, modify or eliminate a historic district, the city council, after making a determination that there are reasonable grounds for such a request, may refer the request to the study committee to conduct an investigation in accordance with this section.

If Council determines there are reasonable grounds for the request, and refers it to the Committee, the Ordinance outlines the process that must be followed. The process requires development of preliminary and final reports, a public hearing held by the HDSC, review of the report by the State and City's Planning Commission and a final recommendation to City Council.

The applicant has submitted a complete package of information including cost estimates for the restoration of the property. That information has been forwarded to the City's building department for review.

Before the HDSC can review the information Council must refer it to them. The applicant is requesting that if Council does refer this request to the Study Committee that a time frame is included for completion of the work.

RECOMMENDATION:

Staff recommends that City Council refer the applicants request to the Historic Districts Study Committee for review and that the Committee conduct a study in conformance with the Ordinance.

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