



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

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Legislative File No: 2006-0746

TO: Mayor and City Council Members
FROM: Ed Anzek, Director, Planning and Development Department
DATE: September 6, 2006
SUBJECT: 920 South Boulevard W.

REQUEST:

The City's Historic Districts Study Committee (HDSC) is requesting that either review rights be granted to the Historic Districts Commission (HDC), or a Moratorium be put into effect regarding 920 South Boulevard W. This request is based on Section 118-35 (Review of work in proposed districts), subparagraph (a) (Review of permit applications), or subparagraph (b) (Emergency moratorium).

BACKGROUND:

The subject property is a potential historic district currently under review by the HDSC. A list of the City's Potential Historic Districts was confirmed through an Intensive Level Survey conducted by Dr. Jane Busch in 2002. The subject property is one of eight properties identified by Dr. Busch as needing "extensive survey and additional research" in order to provide contextual information before the historical significance of the properties can be evaluated. Attached are copies of the survey sheets prepared by Dr. Busch for the structures located on the site, consisting of one house and one barn/storage building.

A demolition permit was requested from the City's Building Department for the structures on the property, which is currently owned by the Germaine A. Hildebrandt Revocable Trust Agreement dated November 7, 1995. An agent for the property owner has proposed a use for the subject site that would require a variance from the City's Zoning Board of Appeals, due to the fact the subject parcel is zoned R-2 (One Family Residential), and abuts all R-2 Zoning, with the exception of the property located across South Boulevard in the City of Troy.

The Agent for the property owner hired Gerald J. Yurk of Gerald J. Yurk Associates to provide an opinion about the historic significance of the house and barn on the subject site. A copy of Mr. Yurk's opinion, dated June 19, 2006, is attached. A portion of Mr. Yurk's review of the house contains comments regarding the interior of the house, which is not under the purview of either the HDC or the HDSC.

The Agent for the property owner subsequently forwarded a letter to the City's Planning and Development Department requesting that the property be removed from the City's Potential Historic Districts List. (Copy of June 21, 2006 letter from Richard M. Taubman is attached).

Upon receipt of the request for removal from the City’s Potential Historic Districts List, the HDSC began a preliminary review of the site, including an architectural review; requested a structural integrity review from the City’s Building Department, and began researching the family names associated with the property. A copy of the draft Preliminary Report prepared by the HDSC is attached.

Section 118-35(b) (Emergency Moratorium) states:

“If the city council determines that pending work will cause irreparable harm to historic resources located within an established historic district or a proposed historic district, based on evidence presented by the historic districts commission to support the determination of the city council, the city council may be resolution declare an emergency moratorium of all such work for a period not to exceed six months. The city council may extend the emergency moratorium for one additional period not to exceed six months upon finding that the threat of irreparable harm to historic resources is still present. Any pending permit application concerning a historic resource subject to an emergency moratorium shall be suspended for the duration of the moratorium.”

If review rights were granted to the HDC, any change to the subject property would be required to be reviewed and approved by the HDC as if the property were a historic district, for a period of up to one (1) year.

If a moratorium is granted, no change to the subject property is allowed for a period of six (6) months, with the ability to extend the Moratorium for an additional six (6) months.

RECOMMENDATION:

The HDSC recommends that City Council grant review rights regarding the subject site to the HDC for a period of up to one (1) year.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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