
CITY OF ROCHESTER HILLS

Planning and
Development

Derek L. Delacourt, Deputy Director

DATE: May 7, 2010

TO: Study Committee

RE: Extension Request 2371 S.
Livernois & 1585 S. Rochester

City Council reviewed and approved all or part of both requests for extension regarding the subject properties. We have not been provided with or uncovered any additional information on either property. Staff has not been contacted with any requests for additional information or provided any new information or direction since the last HDSC meeting.

1585 S. Rochester Road

Council approved an additional 60 days to finalize the report; the HDSC had requested until September to finalize their work. The final Report would need to be back to Council by the June 14th or 21st meeting.

The preliminary report was sent to the State with the initial consultant's recommendation. The HDSC may move forward with that recommendation, or based on additional discussion and research change, the recommendation and associated report language to recommend the property remain designated. The final recommendation is the HDSC's to make.

If the Committee does not believe that the information presented in the report **does not** demonstrate that the property is not significant in a way previously defined, then the recommendation to delist should be changed prior to review by City Council.

2371 S. Livernois

Council approved the requested extension conditioned on the HDSC forwarding a report to the State and scheduling the public hearing to allow the requested time frame to be met. That would allow the HDSC to get a final report to Council by the requested September date.

The Committee has not made a determination on its preliminary recommendation. The City Consultant's opinion was that the property was not significant in a way previously thought. That opinion is based on her research and interpretation of the Ordinance. The recommendation is the HDSC's to make; the consultant is available to provide guidance on the initial opinion.

If it is the HDSC's opinion that the property is significant in a way previously thought, the report needs to be revised to reflect that opinion. Ms. Kidorf will be at the meeting and available to make any adjustments to the reports the Committee recommends.

Section 118-134 of the City's Ordinance defines the criteria for elimination of a district.

Elimination of district.

If considering elimination of a historic district, the study committee shall follow the procedures set forth in this division for issuing a preliminary report, holding a public hearing and issuing a final report, but with the intent of showing one or more of the following:

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.