



# Rochester Hills

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## Master

**File Number: 2009-0411**

**File ID:** 2009-0411

**Type:** Project

**Status:** To Council

**Version:** 10

**Reference:** 2009-0411

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 10/01/2009

**File Name:** 1585 S. Rochester Road

**Final Action:**

**Title label:** Request for Approval of the HDSC's recommendation to deny eliminating the locally designated historic district at 1585 South Rochester Road, located on the east side of Rochester Road, north of Hamlin Road

**Notes:** HDC File #03-003

See Also: 2009-0387 (City Council Meeting)

[Version 2 - 10/8/09 HDC Minutes \(title, no body\)](#)

[Version 1 - 11/12/09 HDSC Agenda \(title, no body\)](#)

[\\*Originally Version 1 used for 10/8/09 HDSC Agenda - meeting cancelled at last minute](#)

[Version 1 re-used for 11/12/09 HDSC Agenda](#)

[Version 3 - 12/10/09 HDSC Minutes \(title, no body\)](#)

[Version 4 - 01/17/10 HDSC Minutes \(title, no body\) \(came up during Public Comments\)](#)

[Version 5 - 02/11/10 HDSC Minutes \(title, no body\) \(Public Hearing\)](#)

[Version 6 - 03/11/10 HDSC Minutes \(title, no body\)](#)

**Sponsors:**

**Enactment Date:**

**Attachments:** Agenda Summary.pdf, Final HDSC Report.pdf, SHPO Review Ltr 032310.pdf, SHPO Staff Comments.pdf, Minutes PC 030210.pdf, Minutes HDSC 021110.pdf, WWRP Ltr 070110.pdf, Finnicum Brownlie ArchLtr 063010.pdf, Staff Memo HDSC 6-10-10.pdf, Draft FINAL Report 1585 S Rochester 06-03-10.pdf, 1585 History.pdf, HDSC memo 5-7-10.pdf, Resolution CC 04-12-10.pdf, Agenda Summary 04-12-10.pdf, MEMO 2010 03-03 HDSC Summary of Actions.pdf, 10-29-09 HDSC Memo re Museum Documentation.pdf, LTR 2010 02-08 Kidorf Comments.pdf, MOTION 2009 09-28 City Council.pdf, MINUTES 2009 1112 HDSC.pdf, MINUTES 2009 0928 City Council.pdf, MINUTES 2009 1210 HDSC.pdf, Preliminary Report 1585 Rochester.pdf, Museum Documentation.pdf, WWRP Ltr 082809.pdf, Tab A Exterior Photos.pdf, Tab B Survey Sheets.pdf, Tab C Survey Report Excerpt.pdf, Tab D Finnicum Brownlie

**Enactment Number:**

Credentials.pdf, Tab E Finnicum Brownlie Ltr  
080609.pdf, Tab F Rewold Restoration Report.pdf,  
Tab G Restoration Scope of Work.pdf, Tab H 2007  
Water Bills.pdf, Tab I Interior Photos.pdf, Tab J HDC  
Minutes Excerpt 110807.pdf, Tab K Incident  
Reports.pdf, Tab L 1805 S. Rochester Prelim  
Report.pdf, 120209 HDSC Memo.pdf, 110409 MDOT  
Rochester Widening History.pdf, 100209 HDSC  
Memo/CC Motion.pdf, 092809 Agenda Summary.pdf

**Contact:** Planning Dept.

**Drafter:**

**Hearing Date:**

**Effective Date:**

### History of Legislative File

| Ver-<br>sion: | Acting Body:                          | Date:      | Action:   | Sent To: | Due Date: | Return<br>Date: | Result: |
|---------------|---------------------------------------|------------|-----------|----------|-----------|-----------------|---------|
| 2             | Historic Districts<br>Commission      | 10/08/2009 | Discussed |          |           |                 |         |
| 1             | Historic Districts Study<br>Committee | 10/08/2009 |           |          |           |                 |         |
| 1             | Historic Districts Study<br>Committee | 11/12/2009 | Discussed |          |           |                 |         |
| 3             | Historic Districts Study<br>Committee | 12/10/2009 | Discussed |          |           |                 |         |
| 4             | Historic Districts Study<br>Committee | 01/14/2010 | Discussed |          |           |                 |         |
| 5             | Historic Districts Study<br>Committee | 02/11/2010 | Discussed |          |           |                 |         |
| 6             | Historic Districts Study<br>Committee | 03/11/2010 | Discussed |          |           |                 |         |
| 7             | Historic Districts Study<br>Committee | 04/08/2010 | Accepted  |          |           |                 | Pass    |
| 8             | Historic Districts Study<br>Committee | 05/13/2010 | Approved  |          |           |                 | Pass    |
| 9             | Historic Districts Study<br>Committee | 05/20/2010 |           |          |           |                 |         |
| 9             | Historic Districts Study<br>Committee | 06/10/2010 | Approved  |          |           |                 | Pass    |
| 10            | City Council Regular<br>Meeting       | 07/12/2010 |           |          |           |                 |         |

### Text of Legislative File 2009-0411

#### Title

Request for Approval of the HDSC's recommendation to deny eliminating the locally designated historic district at 1585 South Rochester Road, located on the east side of Rochester Road, north of Hamlin Road

#### Body

**Whereas**, Division 4 of the City's Historic Preservation Ordinance (Chapter 118) establishes the procedure for the establishment, modification or elimination of Historic Districts; and

**Whereas**, Section 118-130 of the City's Historic Preservation Ordinance (Chapter 118) identifies the duties of

the City's Historic Districts Study Committee and the process for establishment of a study committee report;  
and

**Whereas**, the City's duly established Designated Non-Contiguous List included the following property identified as:

1585 S. Rochester Road, located on the east side of Rochester Road, north of Hamlin Road, consisting of Parcel Number 15-23-300-035, Zoned B-2 (General Business) with a PUD overlay; and

**Whereas**, in compliance with the City's Historic Preservation Ordinance, the City's Historic Districts Study Committee conducted research on the above identified property; prepared a Preliminary Report in November, 2009; transmitted a copy of the Preliminary Report to the City's Planning Commission and the State Historic Preservation Office; held the required and properly noticed Public Hearing on February 11, 2010; and submitted a Final Report to City Council; and

**Whereas**, the City's Historic Districts Study Committee has determined that the historic district has not lost the physical characteristics that enabled establishment of the district, that the district was not established pursuant to defective procedures, and that the district is significant in a way previously defined;

**Now, Therefore, Be It Resolved**, that the City of Rochester Hills City Council concurs with the recommendation of the City's Historic Districts Study Committee and does not eliminate the locally designated historic district located at 1585 South Rochester Road.