



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

**1000 Rochester Hills Dr.  
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[www.rochesterhills.org](http://www.rochesterhills.org)**

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**Legislative File No: 2009-0437 V9**

**TO:** Mayor and City Council Members  
**FROM:** Ed Anzek, Planning & Development Department, 248-656-4660  
**DATE:** October 7, 2010  
**SUBJECT:** 2371 South Livernois Road (Designated Historic District)

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**REQUEST:**

City Council delist the locally Designated, non-contiguous Historic District known as 2371 South Livernois Road, Parcel Identification Number 15-27-151-003.

**BACKGROUND:**

The subject property consists of a ten-acre parcel located on the east side of Livernois Road, south of Hamlin and just north of M-59.

The property was originally designated a local historic district in 1978. The property consists of a one-and-a-half story Colonial Revival style house with an offset one-and-a-half story wing on the south end constructed in 1945 with a 1971 addition. The house was originally located at 3215 Rochester, south of Auburn Road, and moved to its present location in 1970 at the time the property was sold for development. After the house was moved, new front porches and an addition to the entire rear width of the house was added.

Based on the applicant's request 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 August 12, 2010, 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.

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 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 C along with criterion exception B, 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 2371 South Livernois Road 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 2371 South Livernois 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 2371 South Livernois Road and upon acceptance of the Ordinance Amendment, pursuant to Section 118-97 (Recording of designation) request 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>		