



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

**1000 Rochester Hills Dr.  
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**Legislative File No:** 2009-0437

**TO:** Mayor and City Council Members  
**FROM:** Ed Anzek, Director, Planning and Economic Development Department  
**DATE:** October 14, 2009  
**SUBJECT:** Elimination of Historic District – 2371 Livernois Road

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**REQUEST:**

The applicant is requesting City Council eliminate the locally designated historic district located at 2371 Livernois Road, Sidwell Number 15-27-151-003.

**BACKGROUND:**

The property is approximately 10 acres in size and was designated by the City in 1978. The house was constructed in 1945 and was designated as an example of Greek Revival/Plantation Style architecture. The property is developed with a single family home and one outbuilding (garage). The applicant has submitted information indicating that the property did not meet the National Register Criteria at the time it was designated based on its insignificance to the Community and that the procedure used to designate the property was defective.

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 regarding the history of the property, including a report from a Lansing area preservation and adaptive re-use design consultant.

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.

Based on prior City Council discussions regarding delisting requests, the City Attorney has indicated that should Council consider the delisting, it must be forwarded to the City's Historic Districts Study Committee in conformance with the Ordinance.

**RECOMMENDATION:**

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

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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>		