



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2024-0249 V2

TO: Mayor and City Council Members

FROM: Sara Roediger, Planning and Economic Development Director, ext. 2573

DATE: May 8, 2024

SUBJECT: Request for Acceptance for Second Reading and Adoption - an Ordinance to Amend Sections 118-98 and Map 118-B of Chapter 118, Historical Preservation, to delete the noncontiguous historic district, identified as 1021 Harding, Parcel No. 15-15-327-002.

REQUEST:

That City Council accept for Second Reading and Adoption an Ordinance to amend Sections 118-98 and Map 118-B of Chapter 118, Historical Preservation, to delete the noncontiguous historic district, identified as 1021 Harding, Parcel No. 15-15-327-002.

BACKGROUND:

The City of Rochester Hills is a Certified Local Government (“CLG”). CLG status is jointly administered through the Michigan State Historic Preservation Office (SHPO) and the National Park Service (NPS) in an effort to promote, support and enhance historic preservation at a local level. Since the City is a CLG, the City and its Historic District Commission is charged with developing and carrying out a plan for the ongoing survey of historic resources in the City. The City as a part of this ongoing review process and as a result of a significant fire at the subject site a number of years ago, has studied the property(s) that formerly made up the original Eureka Fruit Farm at 1021 Harding Ave.

The following provides a brief background on the process undertaken by the City in regard to reviewing the current District:

- At the December 4th, 2023 meeting, the City Council resolved to request the Historic District Study Committee (HDSC) study the delisting of the Eureka Fruit Farm, and provide Council with a complete report of their findings and recommendations per ordinance requirements.
- On February 8th, 2024, the HDSC adopted the draft Preliminary Historic District Study Committee Report and transmitted such to the State Historic Preservation Office and the Rochester Hills Planning Commission for review and comment.
- On February 9th, 2024, the Preliminary Historic District Study Committee Report was transmitted to the State Historic Preservation Office and the Rochester Hills Planning Commission via email.
- At their February 20th, 2024 meeting, the Rochester Hills Planning Commission accepted the report as written with no comments.
- On April 11, 2024, the HDSC held the required public hearing on the proposed boundary revision. There was no public opposition to the removal of the property from the City’s list of Non-Contiguous Historic District properties.
- At the April 11, 2024 meeting, the HDSC unanimously approved the following:

“to adopt the proposed Final Historic District Study Committee Report for the Eureka Fruit Farm – 1021 Harding Ave Non Contiguous Historic District as written, and to request staff prepare and City Council adopt language to amend Chapter 118, Historical Preservation, of the City Ordinances in accordance with the finding and proposed boundary adjustment, for removal, within the Report.”

- At the May 6, 2024 regular City Council meeting, the City Council unanimously accepted the Final Historic District Study Committee Report for the Eureka Fruit Farm – 1021 Harding Ave Non-Contiguous Historic District as written, and also unanimously accepted for first reading, an Ordinance to amend Sections 118-98 and Map 118-B of Chapter 118, Historical Preservation, to delete the noncontiguous historic district, identified as 1021 Harding, Parcel No. 15-15-327-002.

RECOMMENDATION:

For City Council to Accept for Second Reading and Adoption an Ordinance to amend Sections 118-98 and map 118-B of Chapter 118, Historical Preservation, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to delete the noncontiguous historic district identified as 1021 Harding, Parcel No. 15-15-327-002, repeal conflicting Ordinances and prescribe a penalty for violations, pursuant to the Historic District Study Committee review and recommendation of the Final Historic District Study Committee Report for the Eureka Fruit Farm.

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APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney Yes N/A