



Rochester Hills

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Master

File Number: 2021-0166

File ID: 2021-0166

Type: Project

Status: For Introduction

Version: 1

Reference: 20-034

Controlling Body: City Council
Regular Meeting

File Created Date : 04/28/2021

File Name: First Read Delist 1021 Harding Ave.

Final Action:

Title label: Request for Acceptance for First Reading - an Ordinance to amend Section 118-98 and Map-B of Chapter 118, Historical Preservation, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to eliminate the noncontiguous Historic District identified as 1021 Harding Ave., Parcel No. 15-15-327-002, and repeal conflicting Ordinances

Notes:

Sponsors:

Enactment Date:

Attachments: 051021 Agenda Summary.pdf, Ordinance Amendment.pdf, Resolution (Draft).pdf

Enactment Number:

Contact: PED 656-4660

Hearing Date:

Drafter:

Effective Date:

Related Files:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
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Text of Legislative File 2021-0166

Title

Request for Acceptance for First Reading - an Ordinance to amend Section 118-98 and Map-B of Chapter 118, Historical Preservation, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to eliminate the noncontiguous Historic District identified as 1021 Harding Ave., Parcel No. 15-15-327-002, and repeal conflicting Ordinances

Body

Whereas, Division 4 of the City's Historical 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 Historical Preservation Ordinance (Chapter 118) identifies the duties of the City's Historic Districts Study Committee and the process for elimination of an existing historic district; and

Whereas, in 1978 Avon Township (now Rochester Hills) designated a local Historic District identified as:

1021 Harding Ave., Parcel No. 15-15-327-002; and

Whereas, the property suffered a major fire and the applicant requested the property to be delisted at the December 14, 2020 City Council meeting, whereby Council requested that the Historic Districts Study Committee prepare a Preliminary Report to review the request; and

Whereas, in compliance with the requirements of the City's Historical Preservation Ordinance with respect to the elimination of a Historic District, the City's Historic Districts Study Committee conducted research on the above identified property; prepared a Preliminary Report; transmitted a copy of the Preliminary Report to the State Historic Preservation Office; held the required and properly noticed Public Hearing on April 22, 2021, and submitted a Final Report to City Council.

Whereas, after due consideration of the facts and circumstances and report of the Historic Districts Study Committee, the City Council determines the subject property has lost its former historic significance due to: (i) fire damage, (ii) the passage of time since the fire damage occurred, (iii) the absence of a reasonable plan or prospect to repair and restore the damaged structure, (iv) the blighted and potentially unsafe condition of the property that has resulted from the fire damage, and (v) the owner or person in control of the property has, in good faith, requested the de-listing due to inability and lack of resources to repair and restore the premises to its former historic significance.

Therefore, It Is Resolved by the Rochester Hills City Council that the subject non-contiguous historic district shall be eliminated, and that an Ordinance to amend Section 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 eliminate the noncontiguous historic district identified as 1021 Harding Ave., parcel no. 15-15-327-002, and repeal conflicting Ordinances, is accepted for First Reading.

Be It Further Resolved, that upon final adoption of the proposed Ordinance, the City shall, in accordance with City Code Sec. 118-113(b) record notice of the elimination of the Historic District at the Register of Deeds.