



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

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Legislative File No: 2010-0108 (V3)

TO: Mayor and City Council Members

FROM: Ed Anzek, Director, Department of Planning & Development (248-656-4660)

DATE: April 18, 2011

SUBJECT: 2040 S. Livernois (William S. Adams House)

REQUEST:

Request for Historic District Designation - Williams S. Adams House, 2040 S. Livernois, located on the southwest corner of Livernois and Hamlin Roads, consisting of Parcel Number 15-28-226-026, Zoned R-2, One Family Residential.

BACKGROUND:

The subject property is a 1.56 acre lot located at the southwest corner of Livernois and Hamlin Roads and is currently developed as a single family residential home.

The current structure is a 1-1/2 story, side-gabled frame house, a Greek Revival style New England one-and-a-half cottage. The house has a granite fieldstone foundation, clapboard siding, and asphalt shingle roof. On the south end is an early one-story wing addition. On the north end, an attached breezeway and garage is set back and clearly distinguished from the original house. The attached Final Report describes the structure in great detail.

As outlined in the City's Historical Preservation Ordinance (Chapter 118), the Study Committee is charged, upon a request to establish, modify or eliminate a historic district, with making a determination that there are reasonable grounds for the request and conducting further investigation in accordance with the Ordinance. The duties include inventory, research and preparation of a Preliminary Report.

Based on the research and fieldwork conducted on the property, the Study Committee has determined that the William S. Adams House Historic District is significant under National Register Criterion C, for embodying the distinctive characteristics of a type and style of architecture. The period of significance is ca. 1835-50, when the house was built. As part of Section 106 review of the proposed widening and reconstruction of Hamlin Road, the State Historic Preservation Office determined that the William S. Adams House appeared to meet the criteria for listing in the National Register of Historic Places. The attached Final Report described the numerous reasons the property meets the National Register criteria for local designation.

The Study Committee has fulfilled all procedural requirements required by the Historic Preservation Ordinance, including holding a Public Hearing on February 11, 2010, and forwarding the Preliminary Report to the State Historic Preservation Office and the City's Planning Commission on March 2, 2010 for review and comment.

RECOMMENDATION:

The City’s Historical Preservation Ordinance, under Section 118-126 (Authority) states that “the city council may at any time establish by ordinance additional historic districts”.

The Historic Districts Study Committee recommends that the William S. Adams Home Historic District be designated as a Local Historic District within the City of Rochester Hills, and that the City Attorney be requested to prepare the appropriate Ordinance Amendment.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		