



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

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**Legislative File No:** 2010-0109 (V3)

**TO:** Mayor and City Council Members

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

**DATE:** March 30, 2011

**SUBJECT:** 3976 S. Livernois (Stiles School)

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**REQUEST:**

Request for Historic District Designation - Stiles School, located on the northwest corner of Livernois and South Boulevard, consisting of a portion of Parcel Number 15-33-476-027, Zoned R-4, One Family Residential.

**BACKGROUND:**

The subject property is located at the northwest corner of Livernois and South Boulevard and is currently developed as a school. The school was formerly owned and operated by the Avondale School District, but was sold in August 2006 to the Oakland-Steiner School, which currently operates a private school on the premises.

The current building on the site is comprised of a two-story, brick Collegiate Gothic-style school built in 1929, with two single-story additions attached to the north side of the building. The first addition was constructed in 1957-1958, with the majority of this addition set behind the 1929 building. The second addition was constructed in 1963 to the north of the 1957-1958 addition. The attached Final Report describes the buildings in great detail, including the remarkable interior of the 1929 building.

Although the school property consists of three parcels (containing Parcel Identification Numbers 15-33-476-027, 15-33-476-026 and 15-33-476-014), the Study Committee has recommended that the proposed Stiles School Historic District consist of a portion of the original parcel associated with the 1929 school building and does not include additional lands purchased or subsequent additions to the building. A map detailing the site proposed for designation is contained within the attached report.

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 finds that the site meets the National Register criteria for designation under two categories: (1) Events that have made a significant contribution to the history of the Community; (2) Architecture. 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 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 Stiles School 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.

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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>		