



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2021-0166

TO: Mayor and City Council Members

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

DATE: April 30, 2021

SUBJECT: Request for First Reading – an Ordinance to amend Sections 118-98 and Map 118-B of Chapter 118, Historical Preservation of the Code of Ordinances to eliminate the noncontiguous historic district identified as 1021 Harding Ave., Parcel No. 15-15-327-002.

REQUEST:

Request for First Reading to eliminate the locally designated historic district located at 1021 Harding Ave., Parcel No. 15-15-327-002.

BACKGROUND:

The property is two acres and was designated by the City in 1978. The house was constructed in the later 1800's and was formerly Eureka Fruit Farm. The property is developed with a single family home, barn and two outbuildings. The home suffered a major fire approximately four years ago, and the applicant has submitted information indicating that the home no longer meets the criteria for historic designation. Pursuant to the owner's request for delisting, City Council granted review rights to the HDSC to study the property and prepare a report at its December 14, 2020 meeting.

The HDSC and the City's historic consultant, Kristine Kidorf, researched and studied the property and all known family names associated with the property and prepared a Preliminary Report. The Preliminary Report was forwarded to the State Historic Preservation Office and to the City's Planning Commission on March 16, 2021, and the Planning Commission made a motion determining that the delisting will not have any impact on the property with respect to the City's Master Land Use Plan or any other development related issues. On April 22, 2021, the HDSC held the required Public Hearing to receive comment regarding the request and Report. Prior to the public hearing, the HDSC met with the applicant twice. Following the April 22 public hearing, the HDSC adopted the Final Report and is forwarding it as directed by Council. Please see the attached minutes from all meetings.

SUMMARY:

Based on the research conducted by the Committee; the review comments received from the State Historic Preservation Office and the input provided at the public hearing, the HDSC completed its research and study on the property. The Committee concluded that the property does not meet the criteria for delisting a Local Historic District.

RECOMMENDATION:

The HDSC recommends that City Council denies the request to approve the first reading to delist 1021 Harding Avenue from the list of historic properties. However, the Council may consider additional factors when deciding to keep the historical designation of this property that the HDSC could not. Such factors include economic hardship, the likelihood of restoration, the damage to the site from the fire, the presence of an attractive nuisance in the community and potentially unsafe condition, and ultimately the overall health, safety and welfare of the community. If, after considering all of these factors, the City Council determines that the request to delist the property, as requested by the property owner, is appropriate, an ordinance amendment to that affect has been provided.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A