



Rochester Hills

Minutes - Draft

Historic Districts Commission

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Chairperson Jason Thompson, Vice Chairperson Julie Granthen
Members: Katherine Altherr-Rogers, Darlene Janulis, Kelly Lyons, Carol Morlan,
Dr. Richard Stamps, Tom Stephens, Charles Tischer

Thursday, June 10, 2021

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Jason Thompson called the Regular Meeting to order at 7:00 p.m. in the Auditorium.

ROLL CALL

Present 8 - Julie Granthen, Darlene Janulis, Kelly Lyons, Richard Stamps, Tom Stephens, Jason Thompson, Katherine Altherr-Rogers and Carol Morlan

Excused 1 - Charles Tischer

Quorum present.

Also present: Kristen Kapelanski, Manager of Planning
Kristine Kidorf, Kidorf Preservation Consulting
Maureen Gentry, Recording Secretary

APPROVAL OF MINUTES

[2021-0222](#) May 13, 2021 Regular Meeting

A motion was made by Stephens, seconded by Stamps, that this matter be Approved as Presented. The motion carried by the following vote:

Aye 7 - Granthen, Janulis, Lyons, Stamps, Stephens, Altherr-Rogers and Morlan

Abstain 1 - Thompson

Excused 1 - Tischer

COMMUNICATIONS

There were no Communications presented to the HDC members.

PUBLIC COMMENT

Chairperson Thompson opened Public Comment at 7:02 p.m. Seeing no one wishing to speak, he closed Public Comment.

NEW BUSINESS

2021-0223

Request for a Certificate of Appropriateness - City File No. 21-015 - for the construction of a new in-ground pool at 1005 Runyon Rd., in the Stoney Creek Historic District, zoned R-4 One Family Residential, Parcel No. 15-01-352-018, Louis and Elizabeth Fischetti, Applicants

(Reference: Staff report, prepared by Kristine Kidorf, dated June 1, 2021 and associated application documents and photos had been placed on file and by reference became a part of the record thereof).

Present for the applicant were Louis and Elizabeth Fischetti, 1005 Runyon Rd., Rochester Hills, MI 48306.

Chairperson Thompson asked if there was anything additional staff wished to offer to the staff report. Ms. Kidorf said that the Commissioners should confirm with the applicant that a fence would not be installed, as there had been a little confusion with that.

Mrs. Fischetti said that she had included a picture of a fence with the application, because she did not know if safety covers were allowed in Rochester Hills. She found out that they were, but personally, she said that she would like to have the cover and a fence. She asked what type of fence the board would find appropriate for them.

Ms. Kidorf advised that the Stoney Creek study that was done by the Road Commission/MDOT as part of work on Tienken Rd. recommended a wood or finished fence, similar to a picket fence, as opposed to a metal fence. She suggested something like the fences their neighbors had - not a split rail but perhaps a dog ear and not a solid board. She noted that a fence had not been drawn on the site plan, but the Commission might want to consider delegating approval of a fence to staff, unless they felt that the applicants should come back to another meeting for the fence.

Chairperson Thompson asked if those options would work for the applicants, which was confirmed. He asked if the Commissioners had any thoughts about delegating approval to staff. He said that he would feel comfortable letting staff handle it. He knew that they had seen very cooperative applicants in the past, so he did not have a problem with it.

Ms. Janulis thanked the applicants for the diagrams and the explanations. She noted that the motion referred to a pool, deck and equipment as proposed but it did not mention a fence. She asked if the

motion should be changed or if the minutes would just reflect the discussion.

Ms. Kidorf suggested that a condition be added stating that if the applicants decided to move forward with a fence that they needed to submit its dimensions, elevation showing material and a site plan drawing for staff approval.

Dr. Stamps agreed that staff could decide about the fence. He said that when he first saw the application, he thought that a pool would not fit in an historic village and with its guidelines. His understanding of the guidelines was that they wanted to protect the streetscape of the neighborhood. If people were doing something in the middle of their backyard, it had not been as much of an issue. If people needed to expand a house, they could not do it towards the front, but they could expand towards the back yard. He stated that he had no problem with allowing a pool. He thought that it would fit in and increase the value of the property, and he supported the request. He remarked that he hoped that the grandparents would have a fun time with their grandkids in a pool between their two houses. Mrs. Fischetti said that was why she wanted both the safety cover and fence - to be extra safe. Mr. Fischetti said that when he heard about the safety cover, he thought that was the real ticket. He did not know about the ladies, but he would bet a couple of the fellas had jumped a fence or two in their lives. Then there would be a wide open pool, which was scary. The safety cover could be walked on, and it was electronic, and it closed. He indicated that nothing was as precious as a life, especially his grandkids'. He pointed out that their little historic district was starting to get a bunch of little kids again like it had in 1992 when they moved there. If his house was the one where everyone gathered, they would be happy to keep an eye on them.

Hearing no further discussion, Ms. Janulis moved the following:

MOTION by Janulis, seconded by Stamps, in the matter of File No. HDC 21-015, that the Historic Districts Commission **APPROVES** the request for a Certificate of Appropriateness for the installation of a new in-ground swimming pool, pool deck, and equipment as proposed at 1005 Runyon Road in the Stoney Creek Historic District, Parcel Identification Number 70-15-01-352-018, with the following Findings and Conditions:

- 1) *The proposed pool, deck, and equipment is in the Stoney Creek Historic District and is compatible in massing, size, scale and materials with the district;*

- 2) *The proposed pool and deck construction is in keeping with the Secretary of the Interior's Standards for Rehabilitation and Guidelines, in particular standard numbers 9 and 10 as follows:*
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
- 3) *If a fence is proposed around the pool, applicant to submit style, height, material, dimensions, and a site plan to be administratively approved by the Planning staff.*

A motion was made by Janulis, seconded by Stamps, that this matter be Approved. The motion carried by the following vote:

Aye 8 - Granthen, Janulis, Lyons, Stamps, Stephens, Thompson, Altherr-Rogers and Morlan

Excused 1 - Tischer

Chairperson Thompson stated that the motion had passed unanimously. The Fischettis invited the Commissioners for a swim and to tour the former Prewitt House on Tienken.

ANY OTHER BUSINESS

[2021-0224](#) Discussion regarding the Earl Borden Award

(Reference: Memo, prepared by Kristen Kapelanski, dated June 1, 2021, emails (2) from Julie Granthen, dated May 21, 2021, a list of former winners and Selection Criteria had been placed on file and by reference became part of the record thereof).

Chairperson Thompson noted that there had been some suggestions submitted by Vice Chairperson Granthen. Dr. Stamps indicated that he liked the opportunity to occasionally identify some individuals and congratulate them for their efforts in historic preservation. He liked the fact that they had a little ceremony. It was at the occasion of the

ceremony where they restated the values of their society. He thought that it was a nice idea and concept, so they could remind the world what they valued, and historic preservation was part of that. He liked the way the pieces were written and sent out. For the Individual award, he liked the idea of Brian Dunphy receiving the award. He served for many years as a member of the HDC, and he served ably as Chair for several years. He felt that Mr. Dunphy would be an appropriate candidate, and he nominated him to receive the Individual award.

Ms. Janulis suggested Pat McKay, Executive Director of the Museum. She was surprised that he had not gotten an award for all the work he had done for so many years. She mentioned that she had not worked with Brian as long as some of the other members, but she had gone to many programs that Pat had put on, and he had always been very thought-provoking and insightful. He had done a really good job. She was not sure if they could give two awards, but she would really like to see him get some recognition.

Chairperson Thompson pointed out that they could do as many as they chose. Dr. Stamps thought that Mr. McKay had received an award. He agreed wholeheartedly that Pat McKay was a jewel in the community. He suggested that Pat and his team should get a Preservation Leadership award for putting a new roof on the barn and building the other barn. Mr. McKay had produced a webinar on the barns, and he did a wonderful job. Dr. Stamps said that Pat stressed the fact that there was not one individual responsible but rather, it was a team effort, including contributions by the City.

Ms. Kidorf advised that in 2003, the Museum was awarded for the adaptive reuse of the Dairy Barn at Van Hoosen Farm, and the City was listed in 1990 for Van Hoosen Rd. Ms. Janulis stated that it was her point. They had patted themselves on the back as a City for different things, but Pat had not gotten anything for his leadership in the role. She recalled that two years ago, he brought in people doing the Edsel and Eleanor Ford tour. He had done a lot of programs. They had honored a lot of the work he had done, but they had not honored him specifically for his leadership. That was the difference for her.

Ms. Kidorf noted that the Stoney Creek Schoolhouse was awarded in 2012, and the Museum was listed again in 2015 for restoration and adaptive reuse of the 1927 Calf Barn. She said that Ms. Janulis was correct; Pat McKay had not been awarded previously.

Vice Chairperson Granthen was not sure if anyone had seen the Oakland Press on April 21, but she also thought of the Stoney Creek Questers #203. It was her understanding that they had donated funds over the years to help restore various pieces of furniture at Meadowbrook Hall. She thought that as a group, that might be an appropriate organization to recognize. They had shown a long legacy of restoring things at the Hall.

Chairperson Thompson asked if there were any other nominees. Dr. Stamps said that he was swayed, and it would be nice to honor Pat McKay. There was a Preservation Leadership award, and if Pat received it, Dr. Stamps was sure that he would thank the team. They had to decide if they wanted to award two people or choose between. He suggested that they could do one for 2020 for Mr. Dunphy and one for 2021 for Mr. McKay.

Ms. Janulis said that she liked that idea. If they did more than two, she felt that it would dilute things. If they did one person per year, to her, it would strengthen it and identify the individual. Dr. Stamps supported that concept. He liked the idea of the Peterson property on Avon Rd. They could do one for a property and do the individuals for 2020 and 2021. He liked the Questers - he knew that they had fun. They had a passion and got together and shared ideas about antiques and brought in speakers and other things. He would like to learn more about them. To him, they were on a little different level. He thought that it was a good recommendation, and Chairperson Thompson stated that it might be something for future consideration. He agreed with Ms. Janulis that they wanted to keep it to one per year, and if there was something truly significant, perhaps two, but they did not want to dilute it.

Ms. Morlan noted that she was a newer member, and she asked if they would be awarding a completed project or longevity. Dr. Stamps responded that typically, the Individual award went to someone who had served for many years on different committees, perhaps had given lectures and had a long history of personal involvement in preservation leadership. The Property award tended to be for the completion of a project, for example, the barn repairs on the Rochester University campus. They worked with the University, who wanted to tear it down. They were able to save it through fundraising, and when it was completed, the HDC honored them. He said that he continued to be amazed by the property on Avon. They had a barn and house which looked very pretty, and the owners continued to maintain it.

Ms. Lyons said that she appreciated that Vice Chairperson Granthen

brought another suggestion to their attention, even if they did not use it in 2021. Ms. Lyons had been on the HDC when they struggled to come up with something, so it was nice to know that they had something else waiting in the wings. Vice Chairperson Granthen said that she was just trying to brainstorm. Sometimes with that, other people got ideas. Ms. Lyons recalled that it had been challenging some years to come up with something. Even if they did not pick all three they had discussed, they would have something for next year.

Chairperson Thompson asked if anyone was opposed to the nominees, and no one was. He assumed that there was enough in the budget for two plaques. Ms. Kapelanski agreed that there was, and she noted that there was a little lead time needed to order them. They would consider an upcoming meeting where they would be presented, and she would let them know. Chairperson Thompson asked if someone wished to make a motion.

MOTION by Janulis, seconded by Stephens, that the Rochester Hills Historic Districts Commission hereby approves the 2020 Earl Borden Preservation Leadership award for Brian Dunphy and the 2021 Preservation Leadership award for Pat McKay.

A motion was made by Janulis, seconded by Stephens, that this matter be Approved . The motion PASSED by an unanimous vote.

Chairperson Thompson stated for the record that the motion had passed unanimously. He advised that staff would let them know at which meeting they would present. Ms. Kapelanski thought that it would probably be the August meeting.

ANY FURTHER BUSINESS:

Chairperson Thompson asked if there were any applicants for the July meeting. Ms. Kidorf advised that there might be for the potential new owners of the Lorna Stone property. She thought that there were some planning issues that had to be resolved, so she was not sure. They would like to be on the July 8 agenda, but staff would have to see how things worked out. She asked them to plan on a meeting.

Dr. Stamps clarified that the Lorna Stone house was on Adams, just north of South Blvd. and to the north of the little stone schoolhouse in Troy. He understood that the schoolhouse had been acquired by a group associated with the Hindu Temple on that corner, and it was to become a meditation facility. That made sense to him, because there was a parking

lot and people already coming to the area. He felt that it would be a good re-adaptive use. He thought that members of the group were trying to develop an upscale senior citizen facility by the Lorna Stone House. In the pictures he saw, at least half of the members were south Asian. He claimed that someone was smart and had done homework. There was a Hindu Temple down the street, and they wanted folks to be comfortable in the neighborhood. The group was organized and had places around the country. It looked like they had their act together, and he felt that they would be a good group to go into that area.

NEXT MEETING DATE

Chairperson Thompson reminded the Commissioners that the next Regular Meeting was scheduled for July 8, 2021.

ADJOURNMENT

Hearing no further business to come before the Historic Districts Commission and upon motion by Ms. Lyons, seconded by Ms. Morlan, Chairperson Thompson adjourned the Regular Meeting at 7:29 p.m.

Jason R. Thompson, Chairperson
Rochester Hills
Historic Districts Commission

Charles Tischer, Secretary