



Rochester Hills

Minutes

Historic Districts Commission

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Home Page:
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Chairperson Jason Thompson, Vice Chairperson Julie Granthen
Members: Katherine Altherr-Rogers, Yousif Elias, Darlene Janulis, Bryan Lemanski, Kelly Lyons, Dr. Richard Stamps, Charles Tischer
Youth Representative: Bella Morris

Thursday, September 8, 2022

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Jason Thompson called the Historic Districts Commission meeting to order at 7:00 p.m., Michigan Time.

ROLL CALL

Present 6 - Katherine Altherr-Rogers, Julie Granthen, Bryan Lemanski, Richard Stamps, Jason Thompson and Charles Tischer
Excused 3 - Yousif Elias, Darlene Janulis and Kelly Lyons

Others Present:

Sara Roediger, Planning & Economic Development Director
Chris McLeod, Planning Manager
Kristine Kidorf, Kidorf Preservation Consulting
Jennifer MacDonald, Recording Secretary
Bella Morris, Rochester Hills Government Youth Council Representative

Members Elias, Janulis and Lyons provided prior notice that they would not be in attendance and were excused.

APPROVAL OF MINUTES

[2022-0395](#) Approval of Minutes - May 12, 2022

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

Aye 6 - Altherr-Rogers, Granthen, Lemanski, Stamps, Thompson and Tischer
Excused 3 - Elias, Janulis and Lyons

COMMUNICATIONS

None.

PUBLIC COMMENT

None.

NEW BUSINESS

2022-0394

Request for Approval of a Certificate of Appropriateness - File No. JHDC2022-0003 - to construct a deck and driveway gates at 6677 Mallon Ct., zoned RE One Family Residential, Parcel No. 15-01-327-003, Jason Witt, Applicant

(Reference: Staff Report, prepared by Kristen Kidorf dated 8-29-22, application, location map, site plans, information regarding materials proposed and photos had been placed on file and by reference became a part of the record thereof).

Chairperson Thompson introduced this item, noting that it is a request for Certificate of Appropriateness to construct a rear deck and patio, and to add a driveway gate at 667 Mallon Ct. He invited the applicants to address the Commission and asked if staff had any additional information to provide.

Ms. Kidorf noted that there were no additional comments.

Jason Witt, applicant, stated that there was no additional information.

Chairperson Thompson asked if the Commissioners had any questions or comments.

Mr. Tischer thanked the applicants for being Rochester Hills residents and for the thoroughness of the information that had been submitted. He commented that he did not have any problem with approving the request.

Dr. Stamps thanked the applicant for taking care of a feature in the Historic District. He stated that the Commission realizes that it is a new structure, but it is within the boundaries and what the applicants do will benefit the whole neighborhood. He explained that sometimes it is a challenge for an applicant to have to come to a meeting; but the Commission is bound by the Department of Interior guidelines of what is allowed. He stated that hopefully this provides a little protection so that in the future when others who want to come into the historic district, like a cellular company wanting to install a tower, they can say no that it does not fit the guidelines. He noted that he supports the request.

Mr. Tischer moved the motion in the packet to approved the Certificate of Appropriateness, which was seconded by Dr. Stamps.

After the vote, Chairperson Thompson stated that the motion passed unanimously.

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

Aye 6 - Altherr-Rogers, Granthen, Lemanski, Stamps, Thompson and Tischer

Excused 3 - Elias, Janulis and Lyons

Resolved, that in the matter of File No. PHDC2022-003, that the Historic Districts Commission **approves** the request for a Certificate of Appropriateness for the construction

of a deck, patio and driveway gate at 6677 Mallon Court in the Stoney Creek Historic District, Parcel Identification Number 70-15-01-327-003, with the following Findings and Conditions:

1) The property is in the Stoney Creek Historic District, the house is non-contributing to the district (non-historic), and the proposed deck, patio, and driveway gate **are** compatible in massing, size, scale and materials with this part of the district;

2) The proposed deck, patio, and driveway gate construction **is** in keeping with the Secretary of the Interior's Standards for Rehabilitation and Guidelines, in particular standard number 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 a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANY OTHER BUSINESS

2022-0397 2022 Earl Borden Award Discussion

Chairperson Thompson noted that there had been a couple of suggestions, from Dr. Stamps, and an email from Melinda Hill.

Dr. Stamps stated that a year or so ago he mentioned what he used to call the Gatehouse at Oakland University; however, he has since learned from reviewing the older records that it was called the Gate Lodge as it was where the gatekeeper lived. He commented that in looking over some of the material that Ms. Granthen sent and the OU Alumni magazine that came out with that same article, they had the original drawings and referred to it as the Gate Lodge.

He stated that when he had mentioned this in past meetings, he did not feel the timing was right as they were still working on it. He explained that the initial stage of repairs was undertaken by then OU President Gary Russi. In 2009 work was done by the University to stabilize the building, including roof repair with a focus on the clay tiles and copper flashing, the basement wall was stabilized to mitigate water intrusion, the window surrounds were repaired, the bathroom wall was stabilized, and the living room ceiling was stabilized, at a cost of approximately \$90,000. He commented Dr. Russi commented to him that he could not justify further rehabilitation as the students would be paying tuition toward accomplishing the work.

He highlighted an article that Vice Chairperson Granthen distributed to the Commission, and explained that in 2020, while OU 1983 alumni Michael

Klieman was golfing, he noted the state of the Gate Lodge and asked his playing partner, Mike Westfall, OU's Vice President for Advancement, the future plans for the building. Klieman called upon fellow OU golfers and alumni to help and received an overwhelming amount of support. He stated that it was a shame that a huge part of the history was deteriorating and it was too valuable to let go.

Dr. Stamps commented that he would like to utilize the Earl Borden Award to honor Michael Klieman for having the vision to recognize the value and desire to save this resource. He noted that he would like to add on Madelyn Rzadkowolski, Curator of Meadow Brook Hall, as she assisted in ensuring the work was done properly and provided original plans and photographs. He commented that this would represent someone who went out to secure the funds to undertake the work, along with someone who provided were utilizing the proper information to ensure a quality job.

He noted that typically these awards are presented after projects are totally complete; however, he stated that as this project is in phases, Phase I was President Russi's work, and this is Phase II and it is completed enough that they have had some activities and receptions in the building. He commented that it would be lovely if it could be announced at an upcoming event that Vice Chairperson Granthen will be attending.

Vice Chairperson Granthen noted that a meeting of the OU Library Board will be held there, in a week and a half. She added that she would defend Dr. Russi as that was the time that there weren't enough funds to save the barns.

Mr. Tischer noted that the exterior was pretty much completed. He added that the interior is not within the Commission's purview.

Vice Chairperson Granthen commented that the donors would be at this event as well, which would make the announcement even more significant.

Dr. Stamps moved that the Commission present the Earl Borden Award for 2022 to both donor Michael Klieman and Curator Madelyn Rzadkowolski. Mr. Tischer seconded the motion.

After a voice vote, Chairperson Thompson noted that the vote was unanimous. He questioned when the Commission would be looking to present this award.

Ms. Roediger responded that she would have to find out how long it will take to secure the plaques. She commented that something could most likely be presented in October.

Vice Chairperson Granthen suggested that possibly a special meeting be scheduled.

Ms. Kidorf noted that the Commission will have an agenda item for November.

Ms. Roediger questioned whether in the past it had been presented at the Commission or at City Council.

Dr. Stamps responded that he thought it was at City Council and commented that it would be more recognition to the recipients.

Ms. Roediger suggested she would look at what had been done in the past and would check to see whether a Monday or a Thursday would work better for the recipients' schedules.

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

Aye 6 - Altherr-Rogers, Granthen, Lemanski, Stamps, Thompson and Tischer

Excused 3 - Elias, Janulis and Lyons

Resolved, that the Rochester Hills Historic Districts Commission presents the 2022 Earl Borden Preservation Leadership Award to Michael Klieman and Madelyn Rzadkowski, Meadow Brook Hall Curator, for their work in preserving the Oakland University Gate Lodge.

[2022-0397](#)

2022 Earl Borden Award Discussion

Discussion regarding the Earl Borden Awards continued.

Dr. Stamps noted that a letter was received from Melinda Hill recommending that recognition be given to the saving of the Pruitt House. He explained that the Pruitt House has a history of 25 years of those either trying to save it or destroy it. He noted that a lovely family is now living in a lovely restored historically-appropriate structure right in the middle of the Historic District. He suggested that they honor Ms. Hill's request and award an award for historic preservation of the structure to the Pruitt House. The award would be given for historic preservation leadership to those who stepped up to preserve the Gate Lodge.

He moved that they accept Melinda Hill's recommendation and award the Earl Borden Award for the Pruitt House. The motion was seconded by Ms. Altherr-Rogers.

Chairperson Thompson commented that he was appreciative of the email Ms. Hill sent noting that it is an excellent recommendation. He noted that she brought up the point that they have not presented the award in this manner in a while and he would agree that it is deserving. After the voice vote, he noted that the motion passed unanimously.

Vice Chairperson Granthen noted that a Questers group made a significant donation to Meadow Brook Hall. She added that there have been very deserving candidates nominated, and commented that this could be pushed back to next year for consideration again.

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

Aye 6 - Altherr-Rogers, Granthen, Lemanski, Stamps, Thompson and Tischer

Excused 3 - Elias, Janulis and Lyons

Resolved, that the Rochester Hills Historic Districts Commission hereby presents the 2022 Earl Borden Historic Preservation Award to the owners of the Pruitt House for their restoration efforts.

Ms. Roediger informed the Commission that the Visioning Adams Road corridor Planning and Environmental Linkage (PEL) study has begun. She explained that this is a four-year process planned to study all the various elements of Adams Road between Walton and Hamlin, including historical features, natural features, traffic demands, and pedestrian and bicycle facilities. She showed the Commissioners the link to the study on the City's website. A workshop is scheduled for September 20, between 4 p.m. and 7 p.m. at the University Presbyterian Church on Adams and comments will be welcomed. She noted that there are no proposals at this point and the purpose of the meeting is to gather information.

She mentioned that the website also has a survey, and interactive map where comments can be made. There is also an idea wall where comments can be liked or disliked similar to social media. She added that the site has been very active in the two weeks that it has been online. She noted that the Commission will be involved at some point depending upon where the plan progresses, and she suggested that any questions to Commission members be directed to the website as that this will be a multi-year study.

Dr. Stamps provided some historical information on Adams Road, noting that in the 1950s it had a different name. An article in the 1950s highlighted information on a new subdivision north of Crooks Road and east of Dodge Road, which was the Meadow Brook Faculty Subdivision. He noted that in the old days Crooks Road went from south to north, and when it hit 23 Mile Road it turned and went westerly and dead-ended into Dodge Road, which has since been renamed to Adams Road, which went north and south, and Avon Road which goes east and west.

Ms. Roediger stated that she would add that information to the historical timelines that would be displayed at the meeting.

She introduced Chris McLeod and stated that she was excited to have him join the Planning and Economic Development team. She explained that he will be manning the meetings moving forward, and mentioned that Mr. McLeod lives in a beautiful historic home in downtown Romeo.

Dr. Stamps requested an update on the Lorna Stone house on Adams Road.

Ms. Roediger responded that the Detroit Meeting Rooms was originally going to make the site a facility, then it was approved for the Priya Senior Living Facilities, which was supposed to be starting construction now; however their contractor has gone bankrupt and they are looking to hire another. She stated that she would expect Priya's construction to start at the beginning of next year.

She commented that their plans for the structure are to fortify it and they have no intention of active use right away.

Dr. Stamps commented that he likes the look of the O'Neill property where the barn was able to be saved. He stated that it looks good and prominent on the property.

Ms. Roediger concurred, noting that she has reminded the owner that the barn must be maintained and that there are funds available at the State level that may be able to help him.

Dr. Stamps announced that there is a movement afoot to better understand Oakland County's role in the Underground Railroad, and there will be an Underground Railroad commemoration ceremony on Saturday, September 17. Also, there will be an event at the Oakland History Center at Wisner Home in Pontiac on September 14, for women's rights.

He stated that he was pleased to see the announcement in the Oakland Press that in Farmington the City purchased a site of a little church immediately adjacent to the Governor Warner Mansion. He commented that this will allow them to expand the grounds for the Governor's Mansion. He commented that it is a nice way for a city cooperating with historical museums.

Dr. Stamps stated that he would like to go on record that he thinks that when the time is right it would be appropriate for the city to create a millage for historical properties. He noted that Oakland Township has a millage to support historic preservation, and there has been a movement afoot in Detroit to suggested proposing a millage along the lines of the millage to save the Detroit Institute of Arts and the Detroit Zoo to support the African American and Historical Museums. He mentioned that Oakland County might be interested in supporting a millage effort if Oakland County received some of the benefits. He stated that an Oakland County or Rochester Hills millage would be a small pittance to support historical preservation in the City.

NEXT MEETING DATE

- October 13, 2022

ADJOURNMENT

There being no further business to discuss, it was moved by Tischer, seconded by Thompson, to adjourn the meeting at 7:35 p.m.

Minutes prepared by Jennifer MacDonald

*Minutes were approved as presented/amended at the _____
Regular Historic Districts Commission Meeting.*

Jason Thompson, Chairperson