



# Rochester Hills

## Minutes - Draft

### Historic Districts Study Committee

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*Chairperson Julie Granthen, Vice Chairperson Jason Thompson*  
*Members: Darlene Janulis, Kelly Lyons,*  
*Tom Stephens, Charles Tischer, and LaVere Webster*

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Thursday, April 22, 2021

5:30 PM

1000 Rochester Hills Drive

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#### CALL TO ORDER

*Chairperson Julie Granthen called the Special Meeting to order at 5:32 p.m. in the Auditorium.*

#### ROLL CALL

**Present** 4 - Julie Granthen, Darlene Janulis, LaVere Webster and Charles Tischer

**Excused** 3 - Kelly Lyons, Jason Thompson and Tom Stephens

*Quorum present.*

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

#### APPROVAL OF MINUTES

[2021-0156](#) February 11, 2021 Regular Meeting

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

**Aye** 4 - Granthen, Janulis, Webster and Tischer

**Excused** 3 - Lyons, Thompson and Stephens

#### COMMUNICATIONS

- A) Historic Resource Council Member Directory*
- B) Email from the State Historic Preservation Office re: 1021 Harding Report*

#### PUBLIC COMMENT

*Chairperson Granthen opened Public Comment at 5:34 p.m. Seeing no one wishing to speak, she closed Public Comment.*

## NEW BUSINESS

### 2021-0090

Public Hearing regarding the request for de-designating the Eureka Fruit Farm - City File No. 20-034 - 1021 Harding Ave., located east of Livernois, north of Avon, Parcel No. 15-15-327-002, zoned RCD One Family Cluster, Paul Miller, Applicant

*(Reference: Preliminary Study Report, prepared by Kristine Kidorf and adopted by the HDSC on February 11, 2021 was placed on file and by reference became part of the record thereof).*

*Ms. Kidorf recalled that at the February meeting, the HDSC adopted the Preliminary Report. It was then distributed to the State Historic Preservation Office (SHPO), which would be responsible for distributing it to the Michigan Historical Commission and the State Historic Preservation Review Board. The HDSC was holding the required Public Hearing for the request to de-designate the district, which was comprised of four buildings: two noncontributing - a pump house and a storage shed; and two contributing - a barn and a house. She noted that the property was formerly the Eureka Fruit Farm, and that the house was built around 1870. The house suffered a fire, and the crux of the Report was to determine whether the property still retained enough integrity to be designated historic. The conclusion of the Preliminary Report was that although the fire was tragic, the house still retained enough of its physical characteristics and was still contributing to the historic district.*

*Chairperson Granthen opened the Public Hearing at 5:37 p.m.*

**Diane Gouin, 706 Millstone, Rochester Hills, MI 48309** *Ms. Gouin noted that she was present representing the Miller family, owners of the Harding property. She stated that the family wished to thank the members for all the hard work that went into the HDSC's final decision. The family understood that the parameters to remove an historic designation from a property were quite narrow. Because of that, members had no option but to vote to keep the designation on the property. It was the family's hope that once the decision was sent to City Council, that Council would determine that it was in the best interest of the City, the neighbors and the Miller family to agree remove the designation. She thanked them again for all of their time and effort on the Committee.*

*Chairperson Granthen closed the Public Hearing at 5:39 p.m.*

**Discussed**

2021-0145

Request for review of the draft Final Study Committee Report - City File No. 20-034 - for the historic property at 1021 Harding Ave., located east of Livernois, north of Avon, Parcel No. 15-15-327-002, zoned RCD One Family Cluster, Paul Miller, Applicant

*(Reference: Memo prepared by Kristen Kapelanski, dated April 15, 2021 and Draft Final Study Report prepared by Kristine Kidorf were placed on file and by reference became part of the record thereof).*

*Chairperson Granthen asked if everyone had a chance to read the Final Report. She noted that they had just received information from the State, and she felt that some small amendments would have to be made to the Report. She asked if there were any questions.*

*Ms. Janulis asked if the comments from SHPO could be included in the Report. She wondered if it would just be mentioned in the Minutes or if they could add them as an attachment to the Final Report. If it went forward to Council, she would want everyone to be able to see the comments.*

*Ms. Kidorf advised that the HDSC could direct her to incorporate the SHPO comments into the Final Report. She would update the Final Report, and they could consider a final draft, along with any other changes they might make, at the May meeting.*

*Ms. Janulis said that she would like it included, but perhaps as an addendum, so they did not have to come back and vote again. She was not sure how anyone else felt. She thought that the Report was fine, but SHPO's comments added a few facts and some credence to the Report. She remarked that it was almost like getting a doctor's second opinion.*

*Chairperson Granthen asked if Ms. Janulis would like it added as an attachment or if Ms. Kidorf should incorporate the findings throughout the document. Ms. Kidorf noted that they were not really substantive changes, but she felt that they would change things like the description of the barn, for example. She recommended that they should not adopt the Report conditionally. She knew that they were trying to move things along for the family, but she would feel more comfortable if the Committee reviewed a revised Final Report before adopting it with the changes.*

*Chairperson Granthen asked Ms. Janulis if she would like the comments attached as an addendum and incorporated throughout the Report or not attached separately. Ms. Janulis was not sure what would be better to make it clearer.*

*Ms. Kidorf said that when the whole package was sent to City Council, any public comments would be incorporated, and there would be a narrative of the process. She thought that it could be an attachment as part of the process.*

*Ms. Janulis asked if they placed it as an addendum, if they could just vote and not have to come back in May. Chairperson Granthen thought that they would still have to come back and vote, because the findings from the State would be incorporated into the Report. She asked if that was correct.*

*Mr. Tischer suggested that if Ms. Janulis just wanted to include SHPO's comments as an attachment, and they did not add any information on the barn, etc. in the Final Report, they could approve the Final Report with the attachment without changing anything throughout the Report.*

*Ms. Kidorf said that things like changing the title were minor, but she thought that some of the other comments, such as the descriptions, should be re-reviewed. She agreed that if they wanted to adopt the Final Report at the meeting, the SHPO comments could be included as an addendum.*

*Ms. Janulis said that would work for her. Mr. Tischer agreed and added that he would not want the matter delayed any further. Chairperson Granthen indicated that they just wanted to do what was best for the homeowners and the City. They were trying to be a little more cognizant of the changes and procedures.*

*Ms. Gouin said that the family was able to see the initial report. She asked if someone could read what the State had said or give her a copy, and Ms. Gentry gave her a copy.*

*Mr. Tischer noted that he read that the Planning Commission had weighed in. Mr. Hooper had mentioned that a similar situation had come up in the past. Mr. Tischer recognized that it was probably a different City Council, but he asked how they voted at that time. Ms. Kapelanski was not at the City then and did not know, but she advised that Mr. Hooper had been on the Council then. Chairperson Granthen believed that a delisting was recommended by the HDSC, and City Council approved it. It had been a slightly different situation.*

*Chairperson Granthen asked if there were any other concerns or*

questions or if anyone felt comfortable making a motion. Hearing no further discussion, Ms. Janulis moved the following:

**MOTION** by Janulis, seconded by Webster, the Historic Districts Study Committee hereby adopts the Final Study Committee Report regarding the delisting of the Designated Historic District located at 1021 Harding Ave., with the inclusion of the comments from the State Historic Preservation Office as an addendum, and requests that the Final Report be submitted to the Rochester Hills City Council according to the review rights granted by City Council on December 14, 2020, and that the process as set forth in Chapter 118, the Historical Preservation Ordinance, be continued for this property.

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

**Aye** 4 - Granthen, Janulis, Webster and Tischer

**Excused** 3 - Lyons, Thompson and Stephens

Chairperson Granthen stated that the motion had carried, and she thanked everyone for their attention and work.

Mr. Tischer thanked Ms. Kidorf for putting together the entire Report, which he knew was quite an endeavor he wished to acknowledge on behalf of the Committee.

Chairperson Granthen added that the State had been very impressed with the Report as well. She gave kudos to Ms. Kidorf for doing such a wonderful Report for them, which she said was very appreciated.

## **ANY OTHER BUSINESS**

Chairperson Granthen mentioned that she had signed up for the Saturday session of the Statewide Preservation Conference that was being held from May 11 through the 15th. She advised that registration was still available if anyone wished to consider. Ms. Kidorf noted that on Saturday, there would be an Historic District Commissioner training put on by the National Alliance of Preservation Commission called CAMP. It would be virtual, and if someone just wanted to sign up for Saturday, it was only \$10, which also gave access to the recording for up to a year afterwards. Even if people could not attend on Saturday, if they registered, they could watch the session later. Chairperson Granthen suggested that people could contact the City to register. She thought that

*the price was reasonable, and Ms. Kidorf added that the entire conference was only \$89 for members and \$99 for non-members.*

*Mr. Tischer asked if the City would pay for the training. Ms. Kapelanski agreed, and said that if people signed up, they should let Ms. Gentry know, or she could also sign people up and pay from the City's training budget.*

*Ms. Janulis said that she would be out of town during that time, but if she could watch the information later, it would be worth it to sign up (she asked Ms. Gentry). Chairperson Granthen said that she signed up for Saturday only, which was 9:00 a.m. to 3:00 p.m. Ms. Kapelanski said that she would send out the information again for anyone interested. Chairperson Granthen asked if she could also send it to the HDC people again.*

*Chairperson Granthen announced that there would be an event at the Museum on May 20, which Ms. Kapelanski informed would be virtual. Mr. McKay, Director of the Museum, would be presenting some information. Ms. Kapelanski would have more information at the May 13 HDC meeting. Staff sent the information to all of the City's historic property owners, and the Mayor's office was working on sending it out on social media.*

*Chairperson Granthen did not think that they were going to consider the Earl Borden Awards this year. Ms. Kapelanski noted that it would be on the May 13 HDC agenda for a discussion, and she agreed that it would not be part of the May 20 virtual event.*

## **NEXT MEETING DATE**

Chairperson Granthen reminded the members that the next Regular Meeting was scheduled for May 13, 2021.

## **ADJOURNMENT**

Hearing no further business to come before the Historic Districts Study Committee and upon motion by Mr. Tischer, seconded by Ms. Janulis, Chairperson Granthen adjourned the Special Meeting at 5:55 p.m.

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Julie Granthen, Chairperson  
Rochester Hills  
Historic Districts Study Committee

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Darlene Janulis, Secretary