



2018 Baseline Certified Local Government Evaluation

Today's date: June 26, 2018

CLG Community Name: City of Rochester Hills Year certified: 2009

Informant's Name and Title: Sara Roediger, AICP, Director of Planning & Economic Development

Mailing address: 1000 Rochester Hills Drive, Rochester Hills, MI 48309

Email address: roedigers@rochesterhills.org Phone: 248-841-2573

Please answer the following questions for your Certified Local Government regarding the period 2015-2018.

To review Basic Requirement #1: A local government shall "Enforce appropriate state or local legislation for the designation and protection of historic properties."

- 1) Has the CLG kept its ordinance in effect during the entire period 2015-2018?
YES
- 2) Did your community amend or revise the Historic District Commission bylaws during the evaluation period? NO

Did your community amend or revise the local historic preservation ordinance during the evaluation period? NO

➡ **Submit** copies of amendments, new regulations, or guidelines if applicable.
N/A

- 3) List and provide boundary descriptions and maps for any historic districts designated during the period 2015-2018. NONE DESIGNATED

To review Basic Requirement #2: A local government shall "Establish by state or local law an adequate and qualified historic preservation review commission composed of professional and lay members."

- 4) Please detail HDC staffing levels during the evaluation period and indicate the dates when positions were vacated and filled, for example:

| Position | Vacated | Filled |
|--------------------|-----------|--------|
| Planning Manager | No change | |
| Planning Assistant | No change | |

- 5) Explain how your community sought to find qualified professionals to fill vacancies. THE CITY HAS RETAINED A CONSULTANT MEETING THE QUALIFICATIONS FOR ARCHITECTURAL HISTORIAN UNDER 36CFR61 CONTINUOUSLY SINCE DECEMBER 2005 TO ADVISE AND STAFF THE HISTORIC DISTRICTS COMMISSION AND HISTORIC DISTRICTS STUDY COMMITTEE. THE PRESENT CONTRACT RUNS UNTIL FEBRUARY 2020 AND HAS AN OPTIONAL TWO-YEAR EXTENSION.

➡ **Submit** a copy of the announcement used for vacant positions. N/A

- 6) List the names of current historic district commission members, the positions they fill, their qualifications for that position, and whether they meet the Secretary of the Interior's professional qualifications as an archaeologist, architect, architectural historian, historian, or historic architect.

JULIE GRANTHEN, VICE CHAIR, Lecturer

DARLENE JANULIS, Financial Planner

KELLY LYONS, ARCHITECT

SUSAN MCKINNON, Volunteer Van Hoosen Museum

STEVE REINA, Attorney

DR. RICHARD STAMPS, ARCHAEOLOGIST

TOM STEPHENS, Business Consultant

JASON THOMPSON, CHAIR, HISTORIAN

CHARLES TISCHER, SECRETARY, Marketing & Communications

➡ **Attach** the resume of each commission member SEE ATTACHED

➡ **Attach** the resume of the CLG coordinator SEE ATTACHED

➡ **Submit** your commission's conflict of interest policy SEE ATTACHED CITY ETHICS ORDINANCE

- 7) List any Memoranda of Understanding or contracts signed during the evaluation period and indicate which responsibilities—required or optional—will belong to the CLG and which will belong to any other group. NONE SIGNED.

- 8) List the time frame specified in your ordinance and for each evaluation year list the average time frame for issuing the Certificate of Appropriateness. ORDINANCE: 60 DAYS; 2015: 30 DAYS; 2016: 30 DAYS; 2017: 30 DAYS; 2018: 30 DAYS

- 9) Provide the following information for each year.
- The number of applications. 2015: 3; 2016: 4; 2017: 8; 2018: 1
 - The number of decisions. 2015: 2; 2016: 4; 2017: 8; 2018: 1
 - The number of approvals. 2015: 2; 2016: 4; 2017: 7 2018: 1
 - The number of denials. 2015: 0; 2016: 0; 2017: 1; 2018: 0
 - The number of withdrawals: 2015: 1; 2016: 0; 2017: 0; 2018: 0
 - The number of appeals. 2015: 0; 2016: 0; 2017: 0; 2018: 0
 - The number of decisions overturned. 2015: 0; 2016: 0; 2017: 0; 2018: 0
- 10) Did each new historic district commissioner receive a copy of:
 The Secretary of the Interior's Standards for Rehabilitation
 Michigan Public Act 169 of 1970 (as amended)
 Michigan's Certified Local Government Program manual
 Information on each locally designated historic district
- YES
 If not, explain.
- 11) Describe the training that has occurred for HDC members since 2014.
 CONSULTANT HAS PROVIDED TRAINING FOR NEW HDC MEMBERS AND
 HISTORIC DISTRICT STUDY COMMITTEE MEMBERS EACH YEAR AFTER NEW
 MEMBERS ARE APPOINTED. THE TRAINING HAS OCCURRED IN MAY 2014,
 FEBRUARY 2015, APRIL 2016, APRIL 2017, AND MARCH 2018

To review Basic Requirement #3: A local government shall "Maintain a system for the survey and inventory of historic resources."

- 12) What has been your system for the survey and inventory of historic resources during the evaluation period? SURVEYS OF INDIVIDUAL PROPERTIES ARE TYPICALLY UNDERTAKEN AT A PROPERTY OWNER'S REQUEST. NO REQUESTS WERE MADE DURING THE EVALUTATION PERIOD AND DUE TO BUDGET CONSTRAINTS NO CITY-INITIATED SURVEYS WERE UNDERTAKEN DURING THE EVALUATION PERIOD.
- 13) Provide a list of surveys undertaken during the evaluation period. Indicate whether they were for archaeological or above ground resources and indicate the number of resources surveyed. NO SURVEYS COMPLETED
- 14) Were surveys conducted in accordance with SHPO's *Manual for Historic and Architectural Surveys in Michigan*? N/A
- 15) Was a copy of the survey data given to SHPO? N/A

To review Basic Requirement #4: A local government shall "Provide for adequate public participation in the Historic Preservation program, including the process of recommending properties to the

16) List the typical annual meeting schedule for the Historic District Commission. THE HDC MEETS THE 2ND THURSDAY OF EACH MONTH – THE MEETINGS ARE CANCELLED IF NO APPLICATIONS ARE SUBMITTED FOR REVIEW.

17) Explain how HDC meetings are publicized. THE AGENDAS, PACKET MATERIALS AND MINUTES ARE POSTED ON THE CITY'S WEBSITE IN THE LEGISTAR MEETING PAGE WITH CITY COUNCIL AND OTHER CITY BOARDS AND COMMISSIONS.

18) Has the CLG kept detailed minutes that record all decisions and actions of the commission and include an explanation of the basis for those actions? YES.

➡ **Submit** minutes from three meetings at which the HDC took action. SEE ATTACHED

19) How are procedures, guidelines, criteria, and standards been made available to the public in accordance with Michigan's Freedom of Information Act, PA 442 of 1976? THE INFORMATION IS POSTED ON THE CITY'S WEBSITE.

20) How do you maintain a record of properties listed in the National Register of Historic Places in your community? THE CITY'S HISTORIC PRESERVATION CONSULTANT MAINTAINS A LIST

To review Basic Requirement #5: A local government that has been certified shall "Satisfactorily perform the responsibilities delegated to it under the Act."

21) Which goals established either in your CLG application or during your last evaluation have been met during this latest evaluation period? SEE TABLE ON FOLLOWING PAGES, THE CITY IS GENERALLY WORKING ON THE GOALS AND THE OBJECTIVES ON AN ONGOING BASIS

22) What are your CLG's goals for the next three years? SEE TABLE ON FOLLOWING PAGES

Goal 1. Identify, preserve, maintain & protect irreplaceable historic resources significant to Rochester Hills' past in order to preserve the character of Rochester Hills' neighborhoods, strengthen civic pride & stabilize & improve property values.

| Objectives | Actions | Participants | Timeline |
|---|--|---|-----------------|
| 1. Continue to update & research the potential inventory of historic sites to determine historic significance for designation. | a. Photo-document sites, conduct research. | HDC, HDSC, City Staff, Consultants | Ongoing |
| | b. Determine ranking to establish research order. | | Ongoing |
| 2. Incorporate the preservation of important historic & archaeological resources into all planning & development. | Coordinate preservation planning efforts with Master Land Use Plan update. | HDC, HDSC, Museum, City Staff | Ongoing |
| 3. Discourage demolition by retaining designated historic districts through facilitating their reuse in ways appropriate to their environment & in conformance with zoning requirements & restrictions. | a. Work with property owners to determine appropriate alternatives. | HDC, HDSC, City Staff | Ongoing |
| | b. Provide flexibility of use in Zoning Code & Master Land Use Plan to promote adaptive reuse. | | Ongoing |
| 4. Contact the Office of the State Archaeologist if disruption of artifacts at archaeological sites is inevitable due to excavation or development. | a. Conduct archaeological surveys. | HDC, Museum | As needed |
| | b. Contact the Archaeological Conservancy for assistance when needed. | | As needed |
| 5. Preserve older & historic structures, landscapes, & features when they help to define or maintain the sense of identity of the surrounding area. | a. Complete & distribute homeowners packet. | HDC, HDSC, City Staff, property owners | Ongoing |
| | b. Create guidebooks re: "How to" on issues of preservation technology & rehabilitation. | HDC | Long-term |
| 6. Protect the value of properties & neighborhoods by working to prevent the deterioration of historic structures. | Promote preservation in Rochester Hills through local cable programming, newsletters, articles. | HDC, Museum, City Staff | Ongoing |
| 7. Update historical survey information on designated & potential districts. | a. Intensive Level Survey of all existing & potential resources in the City. | HDC, HDSC, Museum, City Staff, Consultant | Completed 2002 |
| | b. Complete an update of photo-documentation of designated sites. | City Staff, Consultants | Completed 2002 |
| 8. Maintain a constant Historic Districts Study Committee, alternates or consultant to prepare survey reports on designated & potential sites. | a. Standing 7-member Committee & Continuing Services contract in place with Certified Consultant in place. | HDC, HDSC, City Staff, Museum | Ongoing |

| | | | |
|--|---|-----------------------------|---------|
| | b. Look into workshops offered by the State Historic Preservation Office on survey & research training. | HDSC, SHPO, HDC, City Staff | Ongoing |
|--|---|-----------------------------|---------|

Goal 2. Encourage new development to be harmonious & compatible with existing historic structures & maintain standards for high quality & design to contribute to the historic character of the community, neighborhood or site.

| Objectives | Actions | Participants | Timeline |
|---|--|--|----------------|
| 1. Prepare design guide-lines for new construction within historic districts to ensure complementary design characteristics, use of material, height, scale, massing, setbacks, building, site development, street design to include traffic calming. | Develop guidelines using Secretary of Interior Standards, examples from State Historic Preservation Office, & other community's examples. | HDC, City Staff, Consultant | Long term |
| 2. Integrate historic preservation issues into other comprehensive plan elements such as land use, transportation, parks & recreation, housing & public works. | a. Work on relating preservation plan to other Citywide plans. | HDC, HDSC, City Staff, all departments | 2007 / Ongoing |
| | b. Attend related planning forums to input preservation related concerns. | HDC, HDSC, Property owners, City Staff | Ongoing |
| 3. Recommend that the character of historic sites adjacent to new development be taken into consideration so that new buildings will complement the design & character of the district or that new development will not negatively affect the aesthetic value of the adjoining historic property. | Encourage/Require developers & property owners to meet with HDC prior to approval/construction of new & redeveloped sites that may have an impact on designated districts. | HDC, City Staff, Consultant | Ongoing |
| 4. Require building plan submittal with a sealed survey as a base map to ensure accurate information provided with applications for renovations. | | HDC, City Staff | Ongoing |

Goal 3. Preserve natural resources that are individually significant or are important in combination with historic structural resources to the understanding or appreciation of the landscape.

| Objectives | Actions | Participants | Timeline |
|--|--|---|----------|
| 1. Allow for protection through designation of significant historic natural features such as trees, trails, canals or waterways, fields, open spaces & scenic areas. | a. Open Space Millage approved in 9/2005. | Residents | Ongoing |
| | b. Acquisition of open space adjacent to designated district. | GSAB, City Council, City Staff | Ongoing |
| 2. Incorporate preservation plan elements with Parks & Forestry planning efforts. | Maintain close contact in planning process to integrate various planning elements. | HDC, City Staff, Parks & Forestry Staff, Oakland County | Ongoing |

| | | | |
|---|---|---|---------|
| 3. Maintain a sense of the landscape through existing road patterns in & around historic districts. | Maintain presence at forums & public hearings relating to transportation & planning issues. | Transportation Plan, MLUP HDC, City Staff, | Ongoing |
|---|---|---|---------|

Goal 4. To integrate historic preservation more fully into the planning process.

| Objectives | Actions | Participants | Timeline |
|---|---|-------------------------------|----------|
| 1. Coordinate Boards & Departments through communication & joint meetings, & relate recommendations, comments, staff reports & memos. | | HDC, all Departments & Boards | Ongoing |
| 2. Develop new criterion that includes consideration of historic character & historic development patterns in the review of variance requests. | Create information or staff reports for ZBA to review prior to cases regarding historic properties. | HDC, ZBA, City Staff | Ongoing |
| 3. ZBA decisions should take into consideration the context of a site & make judgments based on appropriateness to historical character of site or neighborhood, so long as this is consistent with zoning ordinance text or regulations. | Provide support to ZBA in the form of staff reports & presentations. | HDC, ZBA, City Staff | Ongoing |
| 4. Require the consideration of compatibility between new & existing development as a criterion in development review. | | HDC, City Staff | Ongoing |
| 5. Monitor historic district regulations & standards & revise where appropriate. | | HDC, City Staff | Ongoing |
| 6. Transmit site plans to the Historic Districts Commission for comments concerning properties adjacent to designated districts. This will ensure compatibility with nearby historic resources. | | HDC, City Staff | Ongoing |
| 7. Communicate preservation issues to all Boards & Departments in the City. | | HDC, City Staff | Ongoing |

Goal 5. Heighten public awareness of historic preservation in the community, improve preservation education efforts & provide technical assistance to preserve & improve historic properties.

| Objectives | Actions | Participants | Timeline |
|--|--|-------------------------|-----------|
| 1. Establish a plaque program for historic districts to designate as landmarks in the community. | Research cost for plaques & request budget or acquire grant funds. | HDC, Museum, City Staff | Long term |
| 2. Promote preservation through the awarding of the City's Earl Borden Award | HDC nominates a recipient based on preservation of a structure or for preservation leadership. | HDC, City Staff | Yearly |

| | | | |
|---|---|-----------------|--------------------------|
| 3. Promote the dissemination of technical information that could assist property owners in their research & restoration efforts. | a. Maintain file of technical information to provide to homeowners. | HDC, City Staff | Updated 2008, Ongoing |
| | b. Complete homeowners packet. | HDC, City Staff | 2008 updated & completed |
| 4. Conduct a follow up survey of those who have gone through the HDC review process to get suggestions for improvements, & provide case studies of persons who have successfully completed the process. | | HDC, City Staff | Ongoing |
| 5. Maintain & strengthen support for historic preservation from individuals, not-for-profit preservation groups, neighborhood organizations & community interests. | a. Make listing of groups interested in preservation. | HDC | Ongoing |
| | b. Contact groups for support & programming on preservation issues. | HDC | Ongoing |
| 6. Continue educational efforts in conjunction with the Rochester Hills Museum & historical societies regarding historic properties & technical seminars on preservation efforts. | Provide educational opportunities for schools & area residents. | HDC, Museum | Ongoing |
| 7. Utilize the media to publicize historic preservation projects, issues & happenings in the community & to promote tourism associated with our historic resources. | a. Establish working relationships with area journalists. | HDC, City Staff | Ongoing |
| | b. Continue to publicize preservation efforts in appropriate news outlets. | City Staff | Ongoing |
| 8. Encourage the preservation & study of historic resources in Rochester Hills & in the public school system. | a. Develop programming for educating school age children on preservation & related activities in Rochester Hills & the State. | HDC, Museum | Ongoing |
| | b. Offer programs & information to residents. | | Ongoing |
| | c. Develop volunteer opportunities for survey & photo-documenting historic properties & potential list in Rochester Hills. | HDC, Museum | Ongoing |
| GSAB=Green Space Advisory Board HDC=Historic Districts Commission HDSC=Historic Districts Study Committee MLUP=Master Land Use Plan Museum=Rochester Hills Museum at Van Hoosen Farm SHPO=State Historic Preservation Office | | | |



City of Rochester Hills
CANDIDATE QUESTIONNAIRE

DATE 10-1-16 COUNCIL DISTRICT 3
NAME Julie Grantham
ADDRESS 1527 Northumberland Drive ZIP 48309
PHONE (home) 248 3750538 PHONE (business or cell)
EMAIL grantham1@att.net

Rochester Hills wishes to thank you for your interest in serving as a Citizen Representative on a Board, Commission or Committee. Your Candidate Questionnaire will be kept on file and entered for consideration for posted openings on any Board, Commission or Committee that you expressed an interest in for a period of two years. Please feel free to submit an updated Candidate Questionnaire at any time.

Please be advised that the information contained in this Questionnaire is not confidential, and will be reviewed by the Mayor, City Council and other appropriate personnel as vacancies or openings occur on the various Boards, Commissions and Committees. Page 2 of this Candidate Questionnaire may also be included in any City Council Meeting Agenda Packet which is published and made available for public inspection in print and on the Internet. Your address, phone numbers and e-mail, contained here on Page 1 will not be published in an Agenda Packet.

Information relative to the below boards, commissions, and committees can be found on the City's webpage at www.rochesterhills.org/cbc.

BOARDS/COMMISSIONS/COMMITTEES ON WHICH YOU WANT TO SERVE (please check up to five applicable boxes):

Appointed by City Council

- Building Authority
Cemetery Citizen Advisory Technical Review
Deer Management Advisory Committee
Elections Commission
Green Space Advisory Board
Historic Districts Commission*
Historic Districts Study Committee
Human Resources Technical Review Committee
Liquor License Committee
Older Persons' Commission
Public Safety & Infrastructure Committee
Retiree Health Care Trust - Board of Trustees
Rochester Avon Recreation Authority
Rochester Hills Museum Foundation (3 positions)
Trailways Commission
Water & Sewer Technical Review Committee
Zoning/Board of Appeals*

Appointed by Mayor, Confirmed by City Council

- Advisory Traffic & Safety
Board of Review
Brownfield Redevelopment Authority
Citizens Pathway
Construction/Fire Prevention Bd of Appeals*
Economic Development
Local Development Finance Authority
Planning Commission*
Rochester Hills Museum Foundation (3 positions)

* Denotes paid positions. Candidates will be required to complete a Form I-9, Employment Eligibility Verification, as required by the Federal Government.

Signature Julie Grantham Date 10-1-16

Electronic Submission

Digital Signature Option: I hereby certify the truthfulness of the information provided in this application and understand that checking this box and typing my full name on the signature line above constitutes a legally binding signature.

Submit Electronically

Printed Submission

Return completed and signed form to: City of Rochester Hills, Clerk's Office, 1000 Rochester Hills Drive, Rochester Hills, MI 48309 or fax to 248.656.4744 or scan copy by email to clerksoffice@rochesterhills.org.

Print Form

Be sure to complete both pages of this form before submitting.



City of Rochester Hills
CANDIDATE QUESTIONNAIRE

NAME Julie Grantham COUNCIL DISTRICT 3

DATE 10-1-16 ROCHESTER HILLS RESIDENT FOR 50 YEARS

OCCUPATION Retired / Professor

INTERESTS/REASONS/QUALIFICATIONS

As current Vice chair of the HOSC, I would like to remain on the committee. With so many new members and no meetings for a few years, some prior experience would be useful the next time the HOSC meets.

BOARDS/COMMISSIONS/COMMITTEES ON WHICH YOU HAVE SERVED (LIST MUNICIPALITIES AND DATES)

HOC : 2012 - present, Rochester Hills
HOSC : 2012 - present, Rochester Hills
Planning Commission : 2015, Rochester Hills

ELECTIVE OFFICES THAT YOU HAVE HELD

precinct delegate since 2008

OTHER ORGANIZATIONS

Law Chair, Michigan Academy of Sciences, Arts & Letters
Secretary, Village of Oakland Woods, Presbyterian Village of MI
Oakland University: Alumni Association Board, Economics Advisory Board, Honors College Advisory Board. See attached

PERTINENT EDUCATION

BA Economics / MBA Oakland University
MA Economics / JD University of Toledo

HOBBIES/INTERESTS

Music, theater, Non profits

ADDITIONAL INFORMATION

See Resume attached.
Leadership Oakland
Galileo Leadership Consortium
Michigan State Bar

Julie L. Granthen

EDUCATION

Master of Business Administration, Oakland University
April, 1987

Master of Arts in Economics, The University of Toledo
August, 1984

Juris Doctor, The University of Toledo College of Law
June, 1984

Bachelor of Arts in Economics, Oakland University
April, 1981; Honors College Graduate

ASSOCIATIONS

Oakland University Alumni Association Board of Directors
1990 – 1996 and 2003 – 2015

Emerita Director 2015 - present

Treasurer 1991 – 1992

Distinguished Alumni Service Award Recipient 1996

Spirit Award Recipient 1994

Creating the Future Task Force Co-Chair 1997 - 1998

Oakland University Economics Advisory Board
2003 – to the present

Oakland University Honors College Advisory Board
2002 – to the present

Leadership Oakland Class VI Graduate
Chair, Education Day Committee, 1996 - 2015
Member, Alumni Association and Leadership Conference Committees

Michigan Academy of Sciences, Arts, and Letters
Chair, Economics Section, 2002 – 2008
Chair, Law Section, 2008 – present

Galileo Leadership Consortium Completed
1997 – 1999
Action Research published

Greater Rochester Foundation
Co-Chair, OU Fund, 2006 - 2010

Village of Oakland Woods
Secretary, Board of Directors
September 2010 - present
Board Recognition Award 2016

ASSOCIATIONS – Continued

Vice Chair
Historic Districts Study Committee for the City of Rochester Hills
February 2012 - present

Member Historic Districts Commission for the City of Rochester Hills
August 2012 - present

Member Planning Commission for the City of Rochester Hills
February 2015 – November 2015

Precinct Delegate – August 2008 - present

Member, Michigan State Bar (P37514)

2014 Graduate, Michigan Excellence in Public Service Series

ACADEMIC EMPLOYMENT

Oakland Community College
Full-Time Faculty, September 1991 – August 2014
Department Chair, January 1996 – January 1998
Adjunct Faculty, January 1985 – June 1990
Phi Theta Kappa Faculty Advisor – 2 year term
SIFE Faculty Advisor – 2 years

Henry Ford Community College
Full-Time Faculty, September 1990 – August 1991

Oakland University
Lecturer, February 1987 – present
Director of Student Services/Economics Department, February 2014 - present
MBA Administrator, 1988 and 1991 – 1994
Advisor to MBA Student Association
Fleece and Thank You student chapter advisor 2015 - present

LEGAL EMPLOYMENT

Chrysler Insurance Company - Attorney 1988 - 1990

Ogne, Stuart, P.C. – Associate 1987

Kitch, Drutchas, P.C. – Law Graduate 1984

Oakland County Corporation Council – Law Clerk
1983



City of Rochester Hills
CANDIDATE QUESTIONNAIRE

DATE October 26, 2017 COUNCIL DISTRICT 2

NAME Darlene Woolsey Janulis

ADDRESS 1293 Oakwood Court, R. H. Michigan ZIP 48307

PHONE (home) N/A PHONE (business or cell) 248-408-3004 cell

EMAIL djanulis@sbcglobal.net

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Appointed by City Council

- Building Authority
Cemetery Citizen Advisory Technical Review
Deer Management Advisory Committee
Elections Commission
Green Space Advisory Board
Historic Districts Commission*
Historic Districts Study Committee
Human Resources Technical Review Committee
Liquor License Committee
Older Persons' Commission
Public Safety & Infrastructure Committee
Retiree Health Care Trust - Board of Trustees
Rochester Avon Recreation Authority
Rochester Hills Museum Foundation (3 positions)
Trailways Commission
Water & Sewer Technical Review Committee
Zoning Board of Appeals*

Appointed by Mayor, Confirmed by City Council

- Advisory Traffic & Safety
Board of Review
Brownfield Redevelopment Authority
Citizens Pathway
Construction/Fire Prevention Bd of Appeals*
Economic Development
Local Development Finance Authority
Naming Standing Committee
Planning Commission*
Rochester Hills Museum Foundation (3 positions)

* Denotes paid positions. Candidates will be required to complete a Form I-9, Employment Eligibility Verification, as required by the Federal Government.

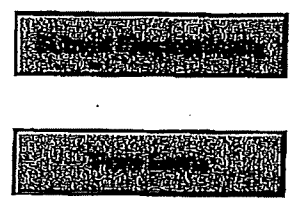
Signature Darlene W. Janulis Date Oct 26 '2017

Electronic Submission

Digital Signature Option: I hereby certify the truthfulness of the information provided in this application and understand that checking this box and typing my full name on the signature line above constitutes a legally binding signature.

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City of Rochester Hills
CANDIDATE QUESTIONNAIRE

NAME Darlene Woolsey Janulis COUNCIL DISTRICT 2
DATE October 26, 2017 ROCHESTER HILLS RESIDENT FOR 35 YEARS
OCCUPATION Marketing

INTERESTS/REASONS/QUALIFICATIONS

My background in marketing and finance helps me be a good steward in whatever capacity I serve. It is not just the amount of activities that's important but also the quality of my work that counts. All my volunteering is done christmatically and diligently while keeping an entertainingly spunky attitude throughout. My decisions are based solely on what will benefit the community. I continually strive to improve my knowledge to make the best contribution possible.

BOARDS/COMMISSIONS/COMMITTEES ON WHICH YOU HAVE SERVED (LIST MUNICIPALITIES AND DATES)

LDFA - since 2010; Historic Districts Commission - 2015; Green Space Advisory Board - 2015; Historic Districts Study Committee-2017, Rochester Area Youth Assistance 1994-99, 2001-09; Michigan American Waterworks Association 2005-2012/ Legislative Day Chair, 2011-12; Michigan School Liquid Asset Fund, Board of Directors 1996-1999; Rochester Hills, Mayors Advisory Committee on Special Projects 1991-95; Teen Opportunity Program, 1993-98; Michigan State MPLP Alumni Steering Committee 2007-2011;

ELECTIVE OFFICES THAT YOU HAVE HELD

Rochester Community Schools, Board of Education 1991-2007
Musson PTA President 1989-90

OTHER ORGANIZATIONS

Historical Society of Michigan; Rochester Avon Historical Society; Michigan Humaine Society - Education Committee 2010-2013;

PERTINENT EDUCATION

NASD, General Securities Representative, Series 7 License 1999; Investment Securities Products, Series 6 License 1999; Uniform Securities Agent State Law Exam, Series 6 License 1999; Fellowship, Michigan Political Leadership Program, Michigan State University, 1997; Bachelor of Business Administration, Newport University

HOBBIES/INTERESTS

Golf, Dancing, Walking/Riding the Trails, Reading, Scuba Diving and Babysitting my Grandchildren.

ADDITIONAL INFORMATION

I currently enjoy serving with the Green Space Advisory Board where I am currently serving as Vice Chair and on various sub-committees. I have also been a productive member of the Historical Districts Commission. I would like to retain both positions.



City of Rochester Hills
CANDIDATE QUESTIONNAIRE

DATE NOVEMBER 25, 2015 COUNCIL DISTRICT 2

NAME KELLY LYONS

ADDRESS 355 LONGFORD DR, R.H., MI ZIP 48309

PHONE (home) 248.375.8899 PHONE (business or cell) 412.654.1246

EMAIL mykelly@gmail.com

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Retiree Health Care Trust - Board of Trustees
Rochester Avon Recreation Authority
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Water & Sewer Technical Review Committee
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Appointed by Mayor, Confirmed by City Council

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Economic Development
Local Development Finance Authority
Planning Commission*
Rochester Hills Museum Foundation (3 positions)

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Signature Kelly Lyons Date 2015.11.25

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City of Rochester Hills

CANDIDATE QUESTIONNAIRE

NAME KELLY LYONS COUNCIL DISTRICT 2
DATE NOVEMBER 25, 2015 ROCHESTER HILLS RESIDENT FOR 2 1/2 YEARS
OCCUPATION CURATOR OF EDUCATION, CRANBROOK ART MUSEUM

INTERESTS/REASONS/QUALIFICATIONS

I am interested in serving R.H. to support the thriving community that I carefully selected because of the quality of the built environment, schools, and green spaces when I relocated to the area in 2013. I would like to help R.H. maintain the positive qualities that drew me to the community and support the city in future improvements.

BOARDS/COMMISSIONS/COMMITTEES ON WHICH YOU HAVE SERVED (LIST MUNICIPALITIES AND DATES)

R.H. HISTORIC DISTRICTS COMMISSION (2013 - 2016)

ELECTIVE OFFICES THAT YOU HAVE HELD

NA

OTHER ORGANIZATIONS

BOARD OF DIRECTORS, ASSOCIATION OF ARCHITECTURE ORGANIZATIONS (CURRENT)
BOARD OF TRUSTEES, PITTSBURGH HISTORY & LANDMARKS FOUNDATION (2010-2013)
My experience with these architecture and preservation organizations has increased my interest in local government and my understanding of the importance each decision has on the quality of our community.

PERTINENT EDUCATION

B. of ARCHITECTURE, CARNEGIE MELLON UNIVERSITY
M.S. in EDUCATION, DUQUESNE UNIVERSITY
CANDIDATE FOR PHD in ARCHITECTURE, CARNEGIE MELLON UNIVERSITY

HOBBIES/INTERESTS

ARCHITECTURE, ART, & DESIGN

ADDITIONAL INFORMATION

PROFESSIONAL EXPERIENCE AS ARCHITECT & EDUCATOR (FACULTY AT CARNEGIE MELLON UNIV. PRIOR TO CRANBROOK). RELOCATED TO R.H. FROM PITTSBURGH IN 2013 TO ACCEPT POSITION AS CURATOR OF EDUCATION @ CRANBROOK ART MUSEUM.

Be sure to complete both pages of this form before submitting.
Return to Page 1 for submission instructions.



CRANBROOK ACADEMY OF ART & ART MUSEUM

Contact:

Julie Fracker

Cranbrook Academy of Art & Art Museum

248.645.3329 office

248.770.1721 cell

jfracker@cranbrook.edu

*Cranbrook Art Museum Welcomes
New Curator of Education*

Bloomfield Hills, Mich., July 25, 2013 – Cranbrook Art Museum has announced that Kelly Lyons has accepted the position of Curator of Education. Lyons plans to expand the educational programs and offerings at Cranbrook Art Museum and develop a new community outreach program targeted to K-12 students across the region and throughout the Cranbrook Educational Community.

“The addition of Kelly Lyons to our staff shows Cranbrook’s continuing commitment to bringing art and design education to our surrounding communities,” said Gregory Wittkopp, Director of Cranbrook Art Museum and the Cranbrook Center for Collections and Research. “She will not only develop a series programs that will align our collections with the curriculum of the schools in the region, with an



emphasis on the struggling and underserved districts, but also ensure that each of our upcoming exhibitions is accompanied by a series of educational programs that will make the exhibition come alive to our visitors. We are thrilled she has joined our staff.”

Lyons comes to Cranbrook from Carnegie Mellon University in Pittsburgh, where she spent nine years serving as the Coordinator of K-12 Outreach, as well as Program Director of “Architecture Explorations,” a series of architecture programs that included summer camps, Saturday programs and community partnerships. She has served as Program Director of UDream, an 18-week urban design residency program for recent college

graduates, and also served as an Adjunct Assistant Professor, teaching the required freshman seminar, “Architecture Edition.”

Lyons holds a Bachelor of Architecture degree with a philosophy double major and industrial design minor from Carnegie Mellon University, a Master of Science in Educational Studies from Duquesne University in Pittsburgh and is a candidate for the Ph.D. in Architecture at Carnegie Mellon University where her research focus is on architectural education for K-12 students.

Among other projects, she developed and wrote the national curriculum guide for the PBS program, *10 Buildings that Changed America*.

One of Lyon’s first projects will be to assist with the recently announced lecture series to accompany the Museum’s current exhibition: *Michigan Modern™: Design that Shaped America*. Beginning on Sept. 15 and running through Oct. 13, the Museum will host a lecture every Sunday at 4 p.m. Sponsored by Cranbrook Art Museum and the Cranbrook Center for Collections and Research, in association with the Michigan State Historic Preservation Office, the lecture series highlights Michigan’s outstanding contributions to Modern design and the stories of the people who made it happen. For specific lecture details, visit our website www.cranbrookartmuseum.org.

About Cranbrook Art Museum

Cranbrook Art Museum is located at 39221 Woodward Avenue, on the campus of Cranbrook Educational Community in Bloomfield Hills. It is an integral part of Cranbrook Academy of Art, a community of Artists-in-Residence and graduate-level students of art, design and architecture. The Art Museum, which was established in 1930 and opened in its current building in 1942, is Eliel Saarinen’s final masterwork at Cranbrook. Today, the Art Museum presents original exhibitions and educational programming on modern and contemporary architecture, art, crafts, and design, as well as traveling exhibitions, films, workshops, travel tours, and lectures by renowned artists, designers, artists, and critics throughout the year. In 2011, the Art Museum completed a three-year \$22 million construction project that includes both the restoration of the Saarinen-design building and a new state-of-the-art

Collections Wing addition. Cranbrook Archives and the offices of the new Cranbrook Center for Collections and Research also are located within the Art Museum. For more information, visit www.cranbrook.edu.



City of Rochester Hills
CANDIDATE QUESTIONNAIRE

DATE January 4, 2016 COUNCIL DISTRICT 1
NAME Susan McKinnon
ADDRESS 134 Fofboro Drive ZIP 48309
PHONE (home) PHONE (business or cell) 248-494-3868
EMAIL msusan719@gmail.com

Rochester Hills wishes to thank you for your interest in serving as a Citizen Representative on a Board, Commission or Committee. Your Candidate Questionnaire will be kept on file and entered for consideration for posted openings on any Board, Commission or Committee that you expressed an interest in for a period of two years.

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BOARDS/COMMISSIONS/COMMITTEES ON WHICH YOU WANT TO SERVE (please check up to five applicable boxes):

Appointed by City Council

- Building Authority
Cemetery Citizen Advisory Technical Review
Deer Management Advisory Committee
Elections Commission
Green Space Advisory Board
[X] Historic Districts Commission*
[X] Historic Districts Study Committee
Human Resources Technical Review Committee
Liquor License Committee
Older Persons' Commission
Public Safety & Infrastructure Committee
Retiree Health Care Trust - Board of Trustees
Rochester Avon Recreation Authority
Rochester Hills Museum Foundation (3 positions)
Trailways Commission
Water & Sewer Technical Review Committee
Zoning/Board of Appeals*

Appointed by Mayor, Confirmed by City Council

- Advisory Traffic & Safety
Board of Review
Brownfield Redevelopment Authority
Citizens Pathway
Construction/Fire Prevention Bd of Appeals*
Economic Development
Local Development Finance Authority
Planning Commission*
Rochester Hills Museum Foundation (3 positions)

* Denotes paid positions. Candidates will be required to complete a Form I-9, Employment Eligibility Verification, as required by the Federal Government.

Signature Susan McKinnon Date 1-4-2016

Electronic Submission

Digital Signature Option: I hereby certify the truthfulness of the information provided in this application and understand that checking this box and typing my full name on the signature line above constitutes a legally binding signature.



Printed Submission

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Be sure to complete both pages of this form before submitting.



City of Rochester Hills
CANDIDATE QUESTIONNAIRE

NAME Susan McKenna COUNCIL DISTRICT 1
DATE January 4, 2016 ROCHESTER HILLS RESIDENT FOR 3 YEARS
OCCUPATION retired teacher

INTERESTS/REASONS/QUALIFICATIONS

[Empty box for Interests/Reasons/Qualifications]

BOARDS/COMMISSIONS/COMMITTEES ON WHICH YOU HAVE SERVED (LIST MUNICIPALITIES AND DATES)

[Empty box for Boards/Commissions/Committees]

ELECTIVE OFFICES THAT YOU HAVE HELD

[Empty box for Elective Offices]

OTHER ORGANIZATIONS

[Empty box for Other Organizations]

PERTINENT EDUCATION

[Empty box for Pertinent Education]

HOBBIES/INTERESTS

[Empty box for Hobbies/Interests]

ADDITIONAL INFORMATION

[Empty box for Additional Information]

CANDIDATE QUESTIONNAIRE

INTERESTS/REASONS/QUALIFICATIONS

Serve as volunteer tour guide at Rochester Hills Museum weekly;
Involved in learning more about the history of the area.

BOARDS/COMMISSIONS/COMMITTEES ON WHICH YOU HAVE SERVED

Baldwin Library Board, Birmingham, MI Dates: April, 1983-May, 1987

ELECTIVE OFFICES THAT YOU HAVE HELD

Baldwin Library Board, Birmingham, MI

OTHER ORGANIZATIONS

Birmingham AAUW (American Association of University Women), Board
Member: Historian. Chairperson, Public Policy Committee (current)

Volunteer, Crittenton Hospital

During work as a teacher and media specialist for Birmingham Public
Schools (1974-2000): Head of two School Improvement Teams;
President of Oakland Co. Michigan Association for Media in Education;
Summer School Principal; Interim Principal; WDIV Outstanding Teacher
Award/Birmingham.

PERTINENT EDUCATION

Masters in Library Science; Ed. Specialist work in School Administration

HOBBIES/INTERESTS

Reading, travel, museums, movies, political issues

ADDITIONAL INFORMATION

You are welcome to contact Patrick McKay and Michelle Dunham at the
Rochester Hills Museum



City of Rochester Hills

CANDIDATE QUESTIONNAIRE

DATE 10 26 17 COUNCIL DISTRICT 2
NAME STEVE REINA
ADDRESS 162 STRATFORD LN ZIP 48385
PHONE (home) 248 703 0102 PHONE (business or cell) 248 753 0102
EMAIL Steve.Reina@Yahoo.com

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Green Space Advisory Board
[X] Historic Districts Commission*
Historic Districts Study Committee
Human Resources Technical Review Committee
Liquor License Committee
Older Persons' Commission
Public Safety & Infrastructure Committee
Retiree Health Care Trust - Board of Trustees
Rochester Avon Recreation Authority
Rochester Hills Museum Foundation (3 positions)
Trailways Commission
Water & Sewer Technical Review Committee
[X] Zoning/Board of Appeals*

Appointed by Mayor, Confirmed by City Council

- Advisory Traffic & Safety
Board of Review
Brownfield Redevelopment Authority
Citizens Pathway
[X] Construction/Fire Prevention Bd of Appeals*
Economic Development
Local Development Finance Authority
Naming Standing Committee
[X] Planning Commission*
Rochester Hills Museum Foundation (3 positions)

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Signature [Signature] Date 10-26-17

Electronic Submission

Digital Signature Option: I hereby certify the truthfulness of the information provided in this application and understand that checking this box and typing my full name on the signature line above constitutes a legally binding signature.

Submit Electronically

Printed Submission

Return completed and signed form to: City of Rochester Hills, Clerk's Office, 1000 Rochester Hills Drive, Rochester Hills, MI 48309 or fax to 248.656.4744 or scan copy by email to clerksoffice@rochesterhills.org.

Print Form

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City of Rochester Hills
CANDIDATE QUESTIONNAIRE

NAME STEVE REINA COUNCIL DISTRICT 2
DATE 10-26-17 ROCHESTER HILLS RESIDENT FOR 10 YEARS
OCCUPATION LAWYER

INTERESTS/REASONS/QUALIFICATIONS

SEE

BOARDS/COMMISSIONS/COMMITTEES ON WHICH YOU HAVE SERVED (LIST MUNICIPALITIES AND DATES)

ATTACHED

ELECTIVE OFFICES THAT YOU HAVE HELD

SHERIFF

OTHER ORGANIZATIONS

FOR

PERTINENT EDUCATION

THIS

HOBBIES/INTERESTS

REQUESTED

ADDITIONAL INFORMATION

INFORMATION

CANDIDATE QUESTIONNAIRE

INTERESTS/REASONS/QUALIFICATIONS

I have been a member of the State Bar of Michigan since June 1989 and licensed to practice in federal court since that time as well. I am currently a member of the State Bar, the Eastern District Bar Association, the Federal 6th Circuit Bar, and the United States Supreme Court Bar Association. I am interested in my family and community.

Perhaps most noteworthy I have been an appointed member of the Rochester Hills Historic Districts Commission since February 2016.

BOARDS/COMMISSIONS/COMMITTEES ON WHICH YOU HAVE SERVED

I have been a member of the Rochester Hills Historic Districts Commission since February 2016.

ELECTIVE OFFICES YOU HAVE HELD

I have never held elective office.

OTHER ORGANIZATIONS

Please see my first answer for the various bar associations I am a member of.

PERTINENT EDUCATION

I have an undergraduate degree in Print Journalism from Wayne State University dated May 1985 and a Juris Doctorate (law degree) from the Wayne State University Law School dated May 1988.

HOBBIES/INTERESTS

I read voraciously and have libraries both in my home and my law office. I collect coins and political items, things of a historical nature.

ADDITIONAL INFORMATION

I have been pleased to serve the Rochester Hills community and am sincerely interested continuing that service in any way which my unique skills may be of help.



City of Rochester Hills
CANDIDATE QUESTIONNAIRE

DATE Sept 25, 2015 COUNCIL DISTRICT 1
NAME Richard Stamps
ADDRESS 2900 Heidelberg Ct. ZIP 48309
PHONE (home) 248-375-0246 PHONE (business or cell) 248-302-4643
EMAIL stamps@oakland.edu

Rochester Hills wishes to thank you for your interest in serving as a Citizen Representative on a Board, Commission or Committee. Your Candidate Questionnaire will be kept on file and entered for consideration for posted openings on any Board, Commission or Committee that you expressed an interest in for a period of two years.

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Green Space Advisory Board
Historic Districts Commission*
Historic Districts Study Committee
Human Resources Technical Review Committee
Older Persons' Commission
Public Safety & Infrastructure Committee
Retiree Health Care Trust - Board of Trustees
Rochester Avon Recreation Authority
Rochester Hills Museum Foundation (3 positions)
Trailways Commission
Water & Sewer Technical Review Committee
Zoning/Board of Appeals*

Appointed by Mayor, Confirmed by City Council

- Advisory Traffic & Safety
Board of Review
Brownfield Redevelopment Authority
Citizens Pathway
Construction/Fire Prevention Bd of Appeals*
Economic Development
Local Development Finance Authority
Planning Commission*
Rochester Hills Museum Foundation (3 positions)

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Signature Richard B. Stamps Date 25 Sept. 2015

Electronic Submission

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Submit Electronically

Printed Submission

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Print Form

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City of Rochester Hills
CANDIDATE QUESTIONNAIRE

NAME Richard Stamps COUNCIL DISTRICT 1
DATE 25 Sept, 2015 ROCHESTER HILLS RESIDENT FOR 41 YEARS
OCCUPATION Prof. Anthropology / Archaeology

INTERESTS/REASONS/QUALIFICATIONS

long term interest, and service in history

BOARDS/COMMISSIONS/COMMITTEES ON WHICH YOU HAVE SERVED (LIST MUNICIPALITIES AND DATES)

HDC from the beginning year, off and on, current

ELECTIVE OFFICES THAT YOU HAVE HELD

None

OTHER ORGANIZATIONS

Conference on Michigan Archaeology
Oakland County Historical Commission

PERTINENT EDUCATION

PhD in Anthro / Archaeology

HOBBIES/INTERESTS

ADDITIONAL INFORMATION

"do love it"



City of Rochester Hills
CANDIDATE QUESTIONNAIRE

DATE October 16, 2017 COUNCIL DISTRICT 1

NAME Tom Stephens

ADDRESS 3056 Rolling Green Circle S. ZIP 48309

PHONE (home) PHONE (business or cell) 248 933-1193

EMAIL trs789@yahoo.com

Rochester Hills wishes to thank you for your interest in serving as a Citizen Representative on a Board, Commission or Committee. Your Candidate Questionnaire will be kept on file and entered for consideration for posted openings on any Board, Commission or Committee that you expressed an interest in for a period of two years. Please feel free to submit an updated Candidate Questionnaire at any time.

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Green Space Advisory Board
Historic Districts Commission*
Historic Districts Study Committee
Human Resources Technical Review Committee
Liquor License Committee
Older Persons' Commission
Public Safety & Infrastructure Committee
Retiree Health Care Trust - Board of Trustees
Rochester Avon Recreation Authority
Rochester Hills Museum Foundation (3 positions)
Trailways Commission
Water & Sewer Technical Review Committee
Zoning/Board of Appeals*

Appointed by Mayor, Confirmed by City Council

- Advisory Traffic & Safety
Board of Review
Brownfield Redevelopment Authority
Citizens Pathway
Construction/Fire Prevention Bd of Appeals*
Economic Development
Local Development Finance Authority
Naming Standing Committee
Planning Commission*
Rochester Hills Museum Foundation (3 positions)

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Signature Tom Stephens Date 10-16-17

Electronic Submission

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Submit Electronically

Printed Submission

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City of Rochester Hills
CANDIDATE QUESTIONNAIRE

NAME Tom Stephens COUNCIL DISTRICT 1

DATE October 16, 2017 ROCHESTER HILLS RESIDENT FOR 31 YEARS

OCCUPATION Startup Business Consultant

INTERESTS/REASONS/QUALIFICATIONS

I have had the privilege of contributing on a number of Committees and a Commission and feel that I have contributed and represented the City's constituents and our City in a positive and professional manner. It is my sincere hope to continue doing so.

BOARDS/COMMISSIONS/COMMITTEES ON WHICH YOU HAVE SERVED (LIST MUNICIPALITIES AND DATES)

Public Safety & Infrastructure-RH Water & Sewer Technical Review Committee-RH
Historic Districts Commission-RH Historic Districts Study Committee-RH
Deer Management Advisory Committee-RH

ELECTIVE OFFICES THAT YOU HAVE HELD

none

OTHER ORGANIZATIONS

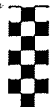
Oakland County Sheriff's Advisory Council
Macomb Community College Applied Technology Advisory Committee
Macomb Community College Center for Innovation & Entrepreneurship

PERTINENT EDUCATION

Cornell University
Northwood University
Henry Ford CC

HOBBIES/INTERESTS

ADDITIONAL INFORMATION



City of Rochester Hills
CANDIDATE QUESTIONNAIRE

DATE 11/20/2017 COUNCIL DISTRICT 4

NAME Jason R. Thompson

ADDRESS 3193 Emmons Ave ZIP 48307

PHONE (home) 248-852-8658 PHONE (business or cell) 248-931-0086

EMAIL jrthompson123@wowway.com

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- Building Authority
- Cemetery Citizen Advisory Technical Review
- Deer Management Advisory Committee
- Elections Commission
- Green Space Advisory Board
- Historic Districts Commission*
- Historic Districts Study Committee
- Human Resources Technical Review Committee
- Liquor License Committee
- Older Persons' Commission
- Public Safety & Infrastructure Committee
- Retiree Health Care Trust - Board of Trustees
- Rochester Avon Recreation Authority
- Rochester Hills Museum Foundation (3 positions)
- Trailways Commission
- Water & Sewer Technical Review Committee
- Zoning/Board of Appeals*

Appointed by Mayor, Confirmed by City Council

- Advisory Traffic & Safety
- Board of Review
- Brownfield Redevelopment Authority
- Citizens Pathway
- Construction/Fire Prevention Bd of Appeals*
- Economic Development
- Local Development Finance Authority
- Naming Standing Committee
- Planning Commission*
- Rochester Hills Museum Foundation (3 positions)

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Signature Jason R. Thompson Date 11/20/2017

Electronic Submission

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City of Rochester Hills
CANDIDATE QUESTIONNAIRE

NAME Jason R. Thompson COUNCIL DISTRICT 4

DATE 11/20/2017 ROCHESTER HILLS RESIDENT FOR 25 YEARS

OCCUPATION Retail/Mental Health

INTERESTS/REASONS/QUALIFICATIONS

I've served for a number of years on the HDSC and would like to continue my service. In the past I've been chairperson for the HDSC. I have a desire to continue maintaining the history of the City of Rochester Hills.

BOARDS/COMMISSIONS/COMMITTEES ON WHICH YOU HAVE SERVED (LIST MUNICIPALITIES AND DATES)

HDC, Rochester Hills, 2002-Present
HDSC, Rochester Hills, 2004-Present
Elections Commission, Rochester Hills, 1999-2002
Parks Advisory Board, Rochester Hills, 1997-1999

ELECTIVE OFFICES THAT YOU HAVE HELD

None

OTHER ORGANIZATIONS

PERTINENT EDUCATION

B.A., Major in History, Oakland University, 1999
Master of Public Administration, Oakland University, 2001
Master of Arts, Counseling, Oakland University, 2011

HOBBIES/INTERESTS

Family

ADDITIONAL INFORMATION



City of Rochester Hills
CANDIDATE QUESTIONNAIRE

DATE 10/24/17 COUNCIL DISTRICT 3

NAME Charles "Chip" Tischer

ADDRESS 3095 Honor Drive Rochester Hills MI ZIP 48309

PHONE (home) 248520045 PHONE (business or cell) 2487095939

EMAIL chiptischer@yahoo.com

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Rochester Hills Museum Foundation (3 positions)
Trailways Commission
Water & Sewer Technical Review Committee
Zoning/Board of Appeals*

Appointed by Mayor, Confirmed by City Council

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Construction/Fire Prevention Bd of Appeals*
Economic Development
Local Development Finance Authority
Planning Commission*
Rochester Hills Museum Foundation (3 positions)

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Signature Charles "Chip" Tischer Date 10/24/17

Electronic Submission

Digital Signature Option: I hereby certify the truthfulness of the information provided in this application and understand that checking this box and typing my full name on the signature line above constitutes a legally binding signature.

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City of Rochester Hills
CANDIDATE QUESTIONNAIRE

NAME **Charles "Chip" Tischer** COUNCIL DISTRICT **3**
DATE **10/24/17** ROCHESTER HILLS RESIDENT FOR **13** YEARS
OCCUPATION **Marketing & Communications Manager**

INTERESTS/REASONS/QUALIFICATIONS

I am currently a member of the Elections Commission and would like to continue my tenure in in this roll. Serving the community is important to me and I have enjoyed my time on the Elections Commission.

BOARDS/COMMISSIONS/COMMITTEES ON WHICH YOU HAVE SERVED (LIST MUNICIPALITIES AND DATES)

Historic District Commission/Secretary (Roch Hills)
Economic Development (Roch Hills)
Elections Commission (Roch Hills)

ELECTIVE OFFICES THAT YOU HAVE HELD

Current Trustee - Avondale Board of Education - Avondale School District

OTHER ORGANIZATIONS

Western Michigan University Alumni Association
Sons of Union Veterans of the Civil War (SUVCW)
Heart of the Hills Swim Club - Rochester Hills

PERTINENT EDUCATION

BA Political Science/Public Policy, Western Michigan University
Fellowship Michigan Political Leadership Program, Michigan State University

HOBBIES/INTERESTS

Running & Biking on the Clinton River Trail
Swimming at Heart of the Hills Swim Club
Spending time with my wife, Janelle & our two children

ADDITIONAL INFORMATION

I'm proud to live and raise my family in Rochester Hills. I'm also a graduate of Avondale High Schools and have lived in this area my entire life. It's important to me to get involved in my community and serving on boards & commissions allows me to do that.



Kidorf Preservation Consulting

451 E. Ferry Street, Detroit, Michigan 48202 313-300-9376

Kristine M. Kidorf
kristine@kidorfpreservationconsulting.com

Professional Experience

Kidorf Preservation Consulting – April, 2005 - present; Detroit, Michigan

Founder and sole proprietor of business that provides historic preservation consulting services including Section 106 reviews, historic rehabilitation tax credit applications, national register nominations and local historic district commission and study committee assistance. Meet the qualifications for architectural historian under 36 CFR Part 61.

Michigan Historic Preservation Network – April, 2000 – 2014

Volunteer for statewide non-profit preservation organization including serving as President of the Board of Directors from 2003 – 2006. Train historic district commissions statewide in the use of *The Secretary of the Interior's Standards for Rehabilitation*.

Detroit Planning & Development Department – February, 1997 - April, 2005; Detroit, Michigan

Historic Preservation Specialist, conducted design review in all of Detroit's historic districts, coordinated commission meetings, and assisted the public. Oversaw the city's Section 106 process and supervised a consultant team of 4 people. Made numerous presentations at City Council and community meetings on behalf of the Historic District Commission.

Michigan State Historic Preservation Office – August, 1992 - February, 1997; Lansing, Michigan

Environmental Review Coordinator, coordinated and reviewed Section 106 submissions. Made recommendations on the eligibility of sites for the National Register of Historic Places as well as the effect of federal projects on historic properties. Drafted memoranda of agreements, programmatic agreements, and provided assistance to federal, state and local agencies.

Kirkarchitecture inc. – June, 1990 through August, 1992; Detroit, Michigan

Preservation Technologist, measured and drafted historic and modern buildings, surveyed and wrote historic structures reports, conducted a state historic survey, and drafted construction documents.

Pennsylvania Historical and Museum Commission – Summers, 1988 & 1989, Harrisburg, Pennsylvania

Summer Intern at the Bureau for Historic Preservation, wrote a national register nomination, multiple property type, for Pennsylvania National Guard armories. This involved all aspects of the nomination process including initial survey work, photography, research, and site visits to 66 armories throughout the state.

Education

University of Vermont – M.S. Historic Preservation; May, 1990
The Pennsylvania State University – B. S. Architecture; May, 1988



Kidorf Preservation Consulting

451 E. Ferry Street, Detroit, Michigan 48202 313-300-9376

Kidorf Preservation Consulting was founded in 2005 by Kristine M. Kidorf to provide property owners, developers and municipalities with the expertise needed to effectively treat historic resources. Ms. Kidorf uses her twenty years of experience to provide clients with a variety of historic preservation consulting services such as preparing national register nominations, historic rehabilitation tax credit applications, Section 106 reviews, and assistance with historic district commission and historic district study committee activities. Ms. Kidorf meets the federal qualifications in 36 CFR 61 for architectural historian. She has an M. S. in Historic Preservation from the University of Vermont and a B. S. in Architecture from The Pennsylvania State University.

Partial Project List

Strand Theater, Pontiac, MI – 2018 Governor’s Award for Historic Preservation. Prepared the federal historic tax credit application for the restoration of a historic theater and adjacent commercial building.

Elaine Apartments, Jackson, MI – 2017 Governor’s Award for Historic Preservation. Prepared a national register nomination and federal historic tax credit application for the rehabilitation of a former bank building converted to apartments for seniors.

Western Electric and Michigan Bell Building, Detroit – 2013 Governor’s Award for Historic Preservation. Prepared a national register nomination, state and federal historic tax credit applications for the rehabilitation of a former warehouse building into 155 units for the formerly homeless and offices.

Witherbee’s, Flint – 2010 Governor’s Award for Historic Preservation. Prepared a state historic tax credit application for the rehabilitation of a former service station into a grocery store and deli.

City of Rochester Hills – Have provided staff assistance to the Historic Districts Commission and Historic Districts Study Committee through the Planning and Economic Development Department since 2005.

Midtown Detroit Inc., Detroit – Prepared a national register nomination for the New Center Commercial Historic District; prepared federal historic rehabilitation tax credit applications and provide liaison assistance with the Detroit Historic District Commission.

Cass Plaza, Detroit – Prepared federal and state historic tax credit applications for two apartment buildings located in the Cass Davenport Historic District. Assisted with the Historic District Commission approval process.

609 Kirby Lofts, Detroit - Prepared a national register nomination and federal and state tax credit applications for former Hebrew school being converted to loft apartments in Midtown Detroit. Assisted with local historic designation and Historic District Commission approval process.

Chapter 50. - ETHICS^[1]

Sec. 50-1. - Violation of chapter.

This chapter is intended to establish standards governing conduct in dealings with the city. Violations of this chapter shall not make the violator subject to fine or incarceration.

(Code 1976, § 1-05.07)

Sec. 50-2. - Purpose.

Public officials and employees, by virtue of their positions, are trustees of the public, chargeable with honesty, integrity and openness in their handling of public affairs. Any deviation from such expectation, even where completely proper, makes the public highly suspicious and distrusting and should be carefully and conscientiously avoided. This chapter establishes the standards that should govern the conduct of all officials and employees of the city.

(Code 1976, § 1-05.01)

Sec. 50-3. - Intent of standards of ethical conduct.

It is the intent of this chapter that the city's mayor and its councilmembers, full-time and part-time employees, consultants and members of boards and commissions avoid any action, whether or not specifically prohibited by this chapter, that might result in or create the appearance of:

- (1) Using public office or employment for private gain;
- (2) Giving preferential treatment to any organization or person;
- (3) Impeding government efficiency or economy;
- (4) Losing complete independence or impartiality of action;
- (5) Making a government decision outside official channels; or
- (6) Affecting adversely the confidence of the public in the integrity of the city.

(Code 1976, § 1-05.02)

Sec. 50-4. - Disclosure of conflict of interest.

- (a) *In writing.* Where there is any question concerning a conflict of interest, even though it may not exist in actuality, the particular situation should be disclosed in writing.
- (b) *Councilmembers to council president.* The city councilmembers shall make disclosures to the council president who shall review and file them with the city clerk.
- (c) *All others to mayor.* All other city employees, officials, members of boards and commissions and consultants shall make disclosures to the mayor who shall review and file them with the city clerk who shall attach to the original acknowledgment of receipt.
- (d) *Treatment by council president and mayor.* The council president and mayor shall treat a disclosure in a discreet manner, and confidentially, until:

- (1) The matter is considered prior to a public vote;
- (2) Public disclosure is necessary under law; or
- (3) The council president or mayor shall determine disclosure necessary or advisable, considering the interests of the city and those of the individual involved.

(Code 1976, § 1-05.03)

Sec. 50-5. - Actions and transactions to be avoided.

The actions and transactions that shall be avoided under this chapter include the following:

- (1) *Divulging confidential information.* Divulging to an unauthorized person confidential information acquired in the course of service to the city in advance of the time prescribed for its authorized release to the public.
- (2) *Soliciting gifts or loans.* Soliciting or accepting a gift or loan of money, goods, services, or other things of value for the benefit of a person or organization which tends to influence the manner in which the public official or employee or another public official or employee performs official duties.
 - a. *Exclusions.* This does not apply to acceptance of perishable or consumable gifts of a nominal value, nor reasonable personal entertainment.
 - b. *Return of substantial gifts.* Gifts that are of a substantial nature shall be returned to the donor with the explanation that city policy will not permit the acceptance of the gift. The city will reimburse the expense of returning such gifts.
- (3) *Business transactions.* Engaging in a business transaction in which the public official or employee may profit from the official's or employee's official position or authority or benefit financially from confidential information which the public official or employee has obtained or may obtain by reason of that position or authority.
- (4) *Incompatible employment.* Engaging in or accepting employment or rendering services for a private or public interest when that employment or service is incompatible or in conflict with the discharge of the official's or employee's official duties or when that employment may tend to impair the official's or employee's independence of judgment or action in the performance of official duties.
- (5) *Dealing with business entities.* Participating in the negotiation or execution of contracts, making of loans, granting of subsidies, fixing of rates, issuance of permits or certificates, or other regulation or supervision relating to a business entity in which the public official or employee has a financial or personal interest.
- (6) *Interest in firm dealing with city.* Holding substantial financial interest (i.e., any stake, including stockholder, partner, joint venture, creditor, guarantor or director) in a firm which provides services or supplies, materials or equipment to the city. This subsection shall not apply to an individual holding an interest in a firm providing services or supplies, materials, or equipment to the city if, after reporting the conflict as required in section 50-4, all of the following conditions are met:
 - a. The contract for services or supplies, materials, or equipment is awarded pursuant to sealed bids obtained under the provisions of article VI of chapter 2, pertaining to purchasing, of this Code;
 - b. The individual is not involved, directly or indirectly, with making the decision on the award of

the contract or the department of the city for which the contract relates; and

- c. The city council, after reviewing the circumstances, determines the award of the contract would be in the best interests of the city.

(7) *Dealing in city property purchases.* Speculating or dealing in equipment, supplies, materials or property purchased by or sold to the city.

(Code 1976, § 1-05.04)

Sec. 50-6. - Stock holdings in publicly held corporations.

The holding of any security not exceeding one percent of the total outstanding stock of a publicly owned corporation (i.e., one whose stock is listed on a national stock exchange) will not be deemed a violation of this chapter.

(Code 1976, § 1-05.05)

Sec. 50-7. - Delivery of copies of chapter.

- (a) *New employees.* The human resources director shall deliver, in the new employee orientation packet, a copy of this chapter to each new employee.
- (b) *Newly elected or appointed officials.* The city clerk shall deliver, by mail or otherwise, a copy of this chapter to newly elected and appointed officials at the time of appointment or taking of office.
- (c) *New consultants hired by council.* New consultants hired by the city council shall be mailed a copy of this chapter by the city clerk.
- (d) *Consultants hired by department director.* A department director shall notify the city clerk in writing of any new consultant hired directly by the director's department, and the city clerk shall forward a copy of this chapter to the consultant.
- (e) *Amendment of chapter.* Any time this chapter is amended, the clerk shall deliver new copies of this chapter with an acknowledgment of receipt, by mail or otherwise, to all employees, officials, and consultants at the time of amendment.
- (f) *Posting annually.* The city clerk shall annually post at all city sites, between November 15 and December 1, this chapter.
- (g) *Acknowledgement of receipt.* The clerk shall also request each such person to sign and return to the clerk an acknowledgment of receipt of a copy of this chapter. The acknowledgment shall be filed in the clerk's office and shall remain in effect until termination of employment or expiration of appointment.
- (h) *Recording by clerk.* Subsequent to such delivery, the clerk shall prepare and retain in the city files a record showing the date of delivery to each of the persons identified in this section and shall retain the acknowledgment of receipt.

(Code 1976, § 1-05.06)



Rochester Hills

Minutes

Historic Districts Commission

1000 Rochester Hills Dr
Rochester Hills, MI
48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Chairperson Brian R. Dunphy, Vice Chairperson Jason Thompson
Members: Luke Fleer, Julie Granthen, Darlene Janulis, Kelly Lyons, Steve Reina,
Dr. Richard Stamps, Charles Tischer

Thursday, June 23, 2016

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Dunphy called the Special Meeting to order at 7:00 p.m. in the Auditorium.

ROLL CALL

Present 8 - Brian Dunphy, Julie Granthen, Kelly Lyons, Steve Reina, Richard Stamps, Jason Thompson, Charles Tischer and Darlene Janulis

Absent 1 - Luke Fleer

Also Present: Ed Anzek, Director of Planning
Kristine Kidorf, Kidorf Preservation Consulting
Kelly Winters, Deputy Director of Building
Sandi DiSipio, Recording Secretary

APPROVAL OF MINUTES

2016-0255 May 12, 2016 Regular Meeting Minutes

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

Aye 5 - Dunphy, Granthen, Reina, Thompson and Tischer

Abstain 3 - Lyons, Stamps and Janulis

Absent 1 - Fleer

COMMUNICATIONS

No communications were brought forward.

PUBLIC COMMENT for Items not on the Agenda

No public comment was heard.

UNFINISHED BUSINESS

2016-0208

Request: Certificate of Appropriateness - Adding a second story to house
Location: 1046 E. Tienken Rd.
Parcel: 15-01-352-023
Applicant: Louis R. Fischetti

(Reference: Staff Report dated June 15, 2016 by Kristine Kidorf, Kidorf Preservation Consulting, and associated documents were placed on file in the Planning and Economic Development Department and by reference becomes part of the record thereof.)

Chairperson Dunphy stated the request for the record and asked Ms. Kidorf to summarize the events since the last meeting.

Ms. Kidorf clarified this is an application to construct a second story addition to the Greek Revival style house at 1046 E. Tienken, which was tabled at the last meeting to allow the applicant time to provide better drawings and more information on the proposal. The applicant has provided new elevation drawings with additional information on materials and changes. The site is within the Stoney Creek Historic District and it is significant for its Greek Revival style of architecture, which includes the upright and wing form. The addition is proposed for the majority of the house. The only place where the second story addition won't be is right above the front of the west upright portion of the house. The applicants are proposing to repair the front porch to match, and reside the entire house with 3/8" x 5" LP Smart Siding, which is an engineered wood siding. The new roofing material will be GAF Elk Royal Sovereign Nickle Gray 3-tab asphalt shingles. The applicants are proposing to restore the existing windows if possible. However if they are deteriorated beyond repair, they are proposing to replace them with wood six over six double-hung windows that match the existing size. It is not know if the new windows will be thermal pane glass or true divided light. Although the applicant has provided the requested information on the details of the proposed addition, the placement and massing of the addition still does not meet the Secretary of Interior Standards for Rehabilitation; it destroys the original lines and massing of this intact upright and wing house. If the plans are approved, the house would have to be considered non-contributing to the historic district due to the alterations.

Dr. Stamps asked how many of this style house were in Avon Township 100 years ago, and how many have survived.

Ms. Kidorf is not sure how many were in Avon Township 100 years ago, but in the 2002 survey, the consultant identified that there were 11 Greek Revival style houses remaining in the City at that time, and two were highly intact examples, one of which is the Cone house on South Boulevard and the other is the subject house at 1046 E. Tienken.

Dr. Stamps stated he has the good fortune to serve on the Commission off and on since its inception, and have also had the misfortune of driving by the subject property and watching it suffer. When he got the information about this home, he was so excited that someone was going to step forward and save it. We need to preserve the small homesteads as well as the larger "Meadowbrook Hall" type sites. He understands wanting to enlarge the home to a story and a

half to make it usable. He sees the need for the additional space. But after reviewing the plans, something did not look right. By changing the shape of the house, it transforms it into something else. Dr. Stamps' dilemma is that the applicant's request is for the Commission to allow changes which would violate the Department of Interior Standards, which the Commission must abide by. The changes would make the structure non-contributing to the historic district. In essence, if the Board says yes, we are saying the house no longer fits and will be removed from the list, thus eliminating a piece of an already small sample of period structures from the past. What does this convey to the neighbors who have followed the guidelines? Is the Board setting a precedent that each neighbor who lives in a historic district can request their house be torn down or expanded so much it becomes a big-foot house? He is also concerned the architect may not be aware of the Department of Interior Standards, and if so, are they aware that what is proposed is going to eliminate the structure from the historic district.

Mr. Reina thanked staff for their input on this matter, and the homeowner for his desire to make this home a gem. At the end of the day, the dilemma that Mr. Reina might otherwise feel evaporates when he realizes that this homeowner wants to take his property and make it habitable for a family, in a way which preserves as much as possible its historical appearance. He is very moved by this idea. The most important valuable thing the City has is its people.

Dr. Stamps asked if there was an alternative way to expand the house for the necessary space for the family without expanding it up to a form that will remove it from being the historic structure that it was.

Chairperson Dunphy asked the applicant to come forward and discuss their proposal and what they are looking to do.

Mr. Lou Fischetti, the applicant came forward and introduced Mr. Gary Kwapsis, the architect, and Mr. Don Henderson, his builder. He apologized the plans submitted for the previous meeting were inaccurate and incomplete. He referred to the Secretary of Interior Standards where rehabilitation is defined as the process of returning a property to a state of utility through repair or alteration, which makes possible efficient, contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values. The applicants proposal to construct the addition is made in an effort to return this home to a state of efficient contemporary utility. In conversations with long time citizens of Rochester and Rochester Hills, Mr. Fischetti found the property has been vacant for more than 30 years, although he has lived directly behind this home for nearly 25 years. Others have attempted to restore it, but none have succeeded. He has applied for and successfully completed two additions to his current residence. Both additions met with HDC and Building Department approval. While his property is no longer a contributing property due to the construction projects, it is none-the-less still a significant place in Stoney Creek history, and is mentioned time and time again as the birthplace of Dr. Bertha VanHoosen. Mr. Fischetti explained the proposed plan takes into consideration the necessity to keep the facade original. The project would be more cost efficient if the entire roof of the upright portion were to be removed. Keeping the front as original as possible is

important to him. That is why the upright roof is only proposed for expansion extending from approximately halfway back; to keep the original look while updating and making safe the new portion. The wing portion will keep intact the Greek Revival front porch, pillars and roof. In order to safely construct the second floor in this area, the entire roof has to be removed, so that the second floor walls will sit upon the first floor walls, and thus the foundation. After removal, the correct size floor joists will be installed throughout the entire wing to make the structure safe and code compliant. He understands the proposed addition may not conform to the Secretary of Interior Standards which will cause the property to become a non-contributing property in the historic district. He personally is willing to concede this designation to make the home livable and safe. Mr. Fischetti believes the renovation of the property will make the Stoney Creek streetscape appealing throughout and complete. He has discussed the proposed addition with his neighbors in the Village and each is as excited as he is, as their property sits in close proximity to the subject property. He has garnered their approval and received their thanks. In the City's Q&A Guide for Historic Property Owners, it declares in part, that its purpose shall be to "stabilize and improve property values in the districts and surrounding areas". Mr. Fischetti pointed out that he has lived in Stoney Creek Village for 25 years and in all that time he's watched the subject home become more and more of an eyesore and dangerous. He watched as several previous purchasers attempted to renovate it, but was not privy to their plans or interactions with the City. In researching the property prior to buying it, he reviewed the tax, assessment sales and building records. The sales records show the property transferring hands numerous hands and in 2008, the property sold for \$195,000. In March of 2009, the property was listed for sheriff's sale, and in June of 2009, it sold for \$8,500. This sale had a very negative effect on the property values in the applicant's neighborhood. He is excited to bring the property back to a safe and usable residence in the Village. He believes the proposed addition will do that, and asked that the proposal be approved so he can commence the work.

Mr. Fischetti then clarified the proposed windows will be true divided light and the house was already sided by the previous owner with the same material he is proposing. The siding was previously approved by the HDC and he will continue the same siding on the addition. He circulated samples and brochures of the proposed materials for the Board's review.

Mr. Reina thanked the applicant for his efforts and interest in making the property livable.

Dr. Stamps inquired if the applicant explored other options other than to build up; possibly to add on in the back.

Mr. Fischetti responded yes, but would be cost prohibitive. He would have to put a foundation in. If he had to do it, he'd rather put in a foundation with a full basement. It would be extremely expensive to have an excavator come in, dig, and then have a cement company come in and pour footers and walls. To build a 2-story addition and join it to the home would mean re-engineering the roofline as the roofline of the wing would be prohibitive. That would cost a lot more money to complete.

Dr. Stamps commented the applicant's current residence is considered non-contributing to the historic district. He said for the Commission to authorize additions to that residence as non-contributing is different than authorizing renovations to a contributing structure. He hopes to come up with something that will meet the Standards and not make the building non-contributing.

Mr. Fischetti pointed out his residence was a contributing structure before the second addition. It was after this addition it became non-contributing. Granting approval for his request would not set precedent, as this Board has previously approved additions resulting in the removal of the structure's contributing status.

Dr. Stamps asked if the applicant wants to continue this precedent so that the district can disappear?

Mr. Fischetti explained that almost all the neighbors have put additions on their home and came in front of the HDC.

Dr. Stamps noted the neighbors did it in a way that retained the original character that qualifies it to fit into the historic district. He apologized and said he does not mean to be argumentative.

Mr. Reina is assuming the applicant is happy to preserve the historical appearance of the house and make the home capable for utilitarian use. Mr. Fischetti replied yes, this is what he is asking to do.

As far as the outcome of the proceeding, assuming there is some sort of approval, Mr. Reina asked the applicant if the procedural vehicle by which this happens troubles him. Mr. Fischetti responded no, it doesn't matter if the renovations make the house non-contributing. Mr. Reina asked the applicant if the house is removed from the district if he would still be interested in preserving the home's historical character. Mr. Fischetti explained it would be more cost effective if he could replace the whole roof as the rafters are not to code. He will have to fortify the front half, which will take more time and money to complete this without raising the roof.

Chairperson Dunphy clarified the Board's charge is to evaluate potential projects on the basis of the Secretary of Interiors Standards. If the members choose to ignore the standards and accept the consequences, they must have a compelling reason to do so.

Mr. Reina feels each member of this Commission was placed before Council and each member was appointed, and thinks the Chairman can have the faith that each member of the Board is going to carry forward his oath and duty in a way that is consistent with the Secretary of Interior Standards.

Ms. Kidorf commented there have been comments that if the house is changed to a non-contributing structure, it would be outside the historic district. She clarified the structure would remain within the historic district. It would be up to the Commission to determine if it's non-contributing.

Ms. Janulis stated she went out to the property. With all due respect to the

applicant for purchasing the property, she is afraid that with one more good rain, the roof and the porch are going to cave in. This house has been vacant for so long that if the owner does nothing, it is going to fall down anyway. This is the exception to the rules for her.

Chairperson Dunphy opened the floor for public comment at 7:37 p.m.

Mr. Mark Kowal, 971 Runyon Rd., Rochester Hills, MI, came forward, indicated he is a neighbor of the property and has been before the Commission for approval to restore his porch and siding. He appreciates the historic district and the neighbors. The Board is looking at one house that has been abandoned for years. It sold for \$8,500 and plummeted the neighborhood's average cost of houses when trying to refinance or purchase. The Board is trying to micromanage one thing without the concern of the entire historic district, which is unique. We have an applicant who is finally going to restore this vacant house. The neighbors spend countless hours on trying to make these properties look the best they can; they have pride in the neighborhood. The subject property is the one eyesore that can be eliminated and make for a great district, if the Commission can get past the idea of it being a Greek Revival from a certain time period. There are hundreds of examples of Greek Revival houses in Rochester. This one house, although it had its significance, nothing on the inside is still intact. There is no reason to not do something different with it and get it to a point where people can enjoy the streetscape.

Mr. Scott Wilson, 985 E. Tienken, Rochester Hills, MI, came forward and thanked the Commission for their hard work on tough decisions to preserve the integrity of the historic district. He lives in a non-contributing structure but is surrounded by a village with people he socializes with. He supports what the applicant is proposing to do with the property. Not only will it improve values for the residents of the community, it will also improve the fabric of the people who live there. The subject property is the only property in this community that is in the condition its in. All other residents take care of their properties. He hopes the Commission will give consideration to the applicant's plan.

Mr. Todd Szymczak, 1058 E. Tienken, Rochester Hills, MI, came forward and indicated his house, two doors away from the applicant, was built in 1996 or 1997, in the Greek Revival style. It's non-contributing but it fits that look. He hopes the Board can look at not just the one structure, but how it's impacting the whole neighborhood. The subject property, in its current state, is not a contributing asset to the district. It is a denigrating asset to the homes around it. He feels it is a shame on the City that they have not done more over the years to force each owner to keep the home in good repair and occupied. He was happy when the applicant purchased the home, but he has so much to lose if this Commission doesn't let him make the home functional. He has reviewed the applicant's plans and believes they are very respectful to the current structure, and more importantly to the neighborhood.

Public comments were concluded at 7:50 p.m.

Chairperson Dunphy commented he would like to hear from Commissioners who have not yet spoken and called on Mr. Tischer.

Mr. Tischer thanked the applicant for submitting architectural plans. He feels it is a tough decision because this house clearly has been neglected for many years, the owner wants to do something with it, but he looks at the Secretary of Interior Standards and is still struggling with a decision. Hearing no objections from the neighbors helps, but he is still on the fence regarding his decision.

Ms. Lyons feels the changes to the front of the house are pretty drastic. She thinks extending off the back in a way that retains the original visual in the front would be better. She suggested the floor line could be different in the back while maintaining the roofline, making it appear like a split level home. The applicant could still have two stories behind the original house without having a full basement. She believes there is potential to get the space the applicant needs in the home without detracting from the roofline and street facade. The Board's obligation is to apply the Standards, but will work with the applicant to come up with something that will work for everyone.

Ms. Granthen does not believe the subject house directly contributed to the decline in real estate values as was stated by a neighbor. The nation entered into a deep recession in 2007 and did not come out until 2009. All property values fell significantly as a whole.

For Mr. Thompson, the situation boils down to what outweighs what. The Board is charged with upholding the Secretary of Interior Standards. On the other hand, he struggles with the fact the house has been neglected for so long, and we now have an owner with concrete plans to do something with it. If this request is denied, what would happen? Does that outweigh the Standards? He can't support a Motion to approve a Certificate of Appropriateness, and is struggling with a Motion to Proceed. Mr. Thompson thanked the applicant for his effort and appreciates hearing from the residents. He asked Ms. Kidorf what impact would happen to the district as a whole if a Notice to Proceed was approved.

Ms. Kidorf indicated it would mean one less contributing resource within the district. Every change that does not meet the Standards undermines the integrity of the district, but she doesn't think there is any movement to designate or restudy this district, so it really wouldn't change anything.

Chairperson Dunphy asked about the specific criteria that needs to be met for a Notice to Proceed.

Ms. Kidorf explained there are four choices under Notice to Proceed. Issuing a Notice to Proceed needs to correct the condition that prevails - so, if any of the following conditions prevail and the proposed work will improve or correct any of these conditions it can be used. The first is the resource constitutes a hazard to the safety of the public or the resource's occupants. The second is the resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances (the only other permit that will be necessary for the applicant is a building permit). Number 3 - retaining the resource will cause

undue financial hardship to the owner when a governmental action, an act of God or other event beyond the owner's control created the hardship and all feasible alternatives to eliminate the financial hardship have been attempted and exhausted by the owner. The last is that retaining the resource is not in the interest of the majority of the community. Ms. Kidorf advised the Commission to look at #1 or #2 under these conditions.

MOTION by Reina, seconded by Janulis, in the matter of File No. HDC 16-009, that the Historic Districts Commission **APPROVES** a **Notice to Proceed** for the proposed renovations to the single resource historic district located at 1046 E. Tienken, Parcel Identification Number 15-01-352-023, with the following findings:

1. *The resource constitutes a hazard to the safety of the public or to the resource's occupants.*
2. *The resource is a deterrent to a major improvement program that will be of substantial benefit to the community, and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.*
3. *The Commission finds that the construction of the addition and rehabilitation as proposed will correct the above conditions.*

Discussion:

Mr. Reina thanked everyone for their good conscious decisions on this matter. This Commission does have a duty to ensure and safeguard the historical beauty and artifacts we have, but we also have the residents. He believes the people have to come first.

Ms. Janulis commented she has not been on the Commission for that long, but does take the job seriously and has driven through the beautiful historic districts. She is spending her personal time on the Board to make sure the district stays this way. This is why she is willing to make the exception to the Standards guidelines.

Dr. Stamps commended the City for taking the owner to court years ago because he was practicing "demolition by neglect" by vacating the structure. The City boarded the house up to try and preserve the resource.

Mr. Kwapsis, the architect, added he took consideration to keep a lot of the appearance and detail on the front of the house. He is trying to keep to the historical nature of the home while trying to expand, but realizes it doesn't conform to the Secretary of the Interior guidelines. To make it a livable home for the family and to make sure the structure is stable, his design offers a viable consideration for the community.

Ms. Lyons feels great progress has been made between the first design and the revised design being reviewed tonight. She feels that one more pass at great progress, looking at how to keep the roofline a little lower, alternatives etc., would make a much more unanimous decision by the Commission. With more

information and a revised drawing she would probably be persuaded to approve.

Mr. Fischetti indicated at the last meeting, he began to speak about the interior and placement of stairs. Unfortunately, the previous owner who gutted the structure took out the original staircase. Currently, there is no wiring or plumbing in the structure. Now he has to conform to building code. He has tried every way imaginable to figure out another way to install steps, and yet make the first floor usable in the tiny rooms that exist. The existing second floor is maybe big enough for a bedroom. There will be no change to the footprint of the house.

Ms. Lyons commented the Commission has talked about prior properties and their relevance to the street (not changing the perspective from the street) and looking at an addition off the back which would make it less impactful on the character and quality of driving by, as opposed to what the proposal is.

Mr. Reina confirmed with the applicant that he is basically trying to create more space. He said another way to create space would be to add more room off the back. He asks why this is not a financial possibility.

Mr. Fischetti explained right now it's a matter of tearing off the roof and building upon a foundation and a first floor that exists. The property has a septic field in the rear that can't be built over. He would have to re-engineer another field somewhere on the property.

Chairperson Dunphy is very conflicted about this situation. He is concerned about the massing of the structure, and nothing has changed from the previous plans to the current more-detailed plans to address this. He is not optimistic that the Board will be seeing a major revision if they postpone action for another month. He asked if the Commission prepared to go ahead with the motion as presented as a Notice to Proceed with the understanding that the resulting structure will no longer be a contributing resource to the district. While the members appreciate and support the applicant's interest in making this a viable property again, there are no easy answers. This is where the challenge lies.

Mr. Reina feels that certain cases, because they are so unique, don't have precedential value. He feels the Board has the duty to go where reason leads. For him, it's not a lack of respect for the Standards or the Commission's mission, it's an evaluation of the facts and circumstances that say the Commission has a duty. This is what will guide him on his decision.

Ms. Lyons does not feel she has all the facts, only a statement that says the septic tank is there. She wants to know exactly where it is and how much it will be in the way. If she had this information she might be able to judge.

Mr. Fischetti took offense with being essentially called a liar, and invited the members out to the house for an explanation of where the septic tank and field are located. The tank is right at the crest of the hill, ten feet behind the house and the field is beyond that. An engineered field is very large and would take up the entire back yard.

Chairperson Dunphy called a recess at 8:17 p.m.

The meeting reconvened at 8:22 p.m.

Chairperson Dunphy asked if the Motion included any conditions as to the renovation materials. If not, he would like the Motion to be amended appropriately to include this information. The maker and seconder of the Motion agreed to the amendment.

Motion as Amended:

MOTION by Reina, seconded by Janulis, in the matter of File No. HDC 16-009, that the Historic Districts Commission **APPROVES** a **Notice to Proceed** for the proposed renovations to the single resource historic district located at 1046 E. Tienken, Parcel Identification Number 15-01-352-023, with the following findings:

1. *The resource constitutes a hazard to the safety of the public or to the resource's occupants.*
2. *The resource is a deterrent to a major improvement program that will be of substantial benefit to the community, and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.*
3. *The Commission finds that the construction of the addition and rehabilitation as proposed will correct the above conditions.*

Conditions:

The renovations will use the materials as proposed: LP Smart Siding (engineered wood) for the clapboard siding; cedar boards and bead board for the porch repairs; wood for the trim; wood doors; wood windows; and asphalt shingles for the roof.

A motion was made by Reina, seconded by Janulis, that this matter be Approved.

The motion carried by the following vote:

Aye 6 - Dunphy, Reina, Stamps, Thompson, Tischer and Janulis

Nay 2 - Granthen and Lyons

Absent 1 - Fleer

ANY OTHER BUSINESS

No other business was brought forward for discussion.

NEXT MEETING DATE

The next Regular Meeting is scheduled for July 14, 2016.

ADJOURNMENT

Hearing no further business, and upon motion by Janulis, seconded by Tischer, the Chair adjourned the Special Meeting at 8:30 p.m.

*Brian R. Dunphy, Chairperson
Historic Districts Commission
City of Rochester Hills*

Sandi DiSipio, Recording Secretary



Rochester Hills

Minutes

Historic Districts Commission

1000 Rochester Hills Dr
Rochester Hills, MI
48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Chairperson Brian R. Dunphy, Vice Chairperson Jason Thompson
Members: Luke Fleer, Julie Granthen, Darlene Janulis, Kelly Lyons, Steve Reina,
Dr. Richard Stamps, Charles Tischer

Thursday, November 10, 2016

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

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

ROLL CALL

Present 5 - Brian Dunphy, Luke Fleer, Julie Granthen, Kelly Lyons and Charles Tischer

Absent 4 - Darlene Janulis, Steve Reina, Richard Stamps and Jason Thompson

Also Present: Kristine Kidorf, Kidorf Preservation Consulting
Sandi DiSipio, Recording Secretary

APPROVAL OF MINUTES

2016-0446 June 23, 2016 Special Meeting Minutes

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

Aye 5 - Dunphy, Fleer, Granthen, Lyons and Tischer

Absent 4 - Janulis, Reina, Stamps and Thompson

COMMUNICATIONS

No communications were brought forward.

PUBLIC COMMENT for Items not on the Agenda

No public comment was heard.

NEW BUSINESS

2016-0447

FILE NO. HDC#16-026

Request: Certificate of Appropriateness - Addition

Location: 1002 E. Tienken

Parcel: 15-01-352-030
Applicant: Stephanie Renner

(Reference: Staff Report dated October 31, 2016 by Kristine Kidorf, Kidorf Preservation Consulting, and associated documents were placed on file in the Planning and Economic Development Department and by reference becomes part of the record thereof.)

Chairperson Dunphy read the request for the record and asked Ms. Kidorf to summarize the staff report.

Ms. Kidorf indicated that 1002 E. Tienken is a contributing building in the Stoney Creek Historic District. According to the survey, the house was moved to the current location in about 1920 and was remodeled. The porch probably dates from that time, but it's not a character defining feature of the house. This is a simple project. The applicant is proposing to rebuild and expand an existing enclosed side porch located near the rear of the east elevation. It will not look any different once the project is done other than the removal of one window on the north elevation of the porch. They are planning to reuse some windows that currently exist and some they have, in the main portion of the house as well as using a door in the same location. There will be new concrete steps leading to the door down to the walkway. The project does require the elimination of one window on the east elevation of the main part of the house. It is Ms. Kidorf's opinion that the work meets the Secretary of Interior Standards.

Chairperson Dunphy then asked the applicant to come forward and discuss their proposal.

Ms. Stephanie Renner, 1002 E. Tienken, homeowner and applicant, came forward. She indicated Ms. Kidorf gave a good summary of the project. Ms. Tammis Donaldson, the applicant's architect is also present. She explained the project started after mice moved into the house. The weak link was the porch. The addition that was just tacked on was not secure enough to keep the rodents out. The kitchen is quite small and the applicants would like to take advantage of reconstructing the porch to absorb the space and to make the function of the kitchen efficient by adding six more feet. The idea is to add on and reconfigure additional space. The existing slope of the roof over the porch is not right, and the applicant would like to make the roofline symmetrical with the sunporch. The result will make the house more varmint secure, and provide a nice functioning kitchen.

MOTION by Tischer, seconded by Lyons, in the matter of HDC File 16-026, that the Historic Districts Commission **APPROVES** the request for a Certificate of Appropriateness for the construction of an addition at 1002 E. Tienken Road, in the Stoney Creek Historic District, Parcel Identification Number 15-01-352-030, with the following findings:

- 1. The proposed reconstruction and expansion of the side porch is compatible in massing, size, scale and materials with the house at 1002 E. Tienken, a contributing building in the Stoney Creek Historic District;*
- 2. The proposed reconstruction and expansion of the existing side porch as*

proposed are 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 shall 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.

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

Aye 5 - Dunphy, Fleer, Granthen, Lyons and Tischer

Absent 4 - Janulis, Reina, Stamps and Thompson

Chairperson thanked the applicant for the proposed renovations. The Board appreciates the work the applicant is doing to maintain an historic structure in the historic district.

Ms. Renner and Ms. Donaldson thanked the Commission for reviewing and approving the plans. They love the house and want to keep everything just as it is.

ANY OTHER BUSINESS

Ms. Granthen stated that next Wednesday night, there will be a film presentation at the Emagine Theater about the history of the VanHoosen women. This is a fund raiser for the museum. Also, two houses in the Stoney Creek Historic District are included on the annual Holiday Home Tour, a fund raiser for the library. No other business was brought forward for discussion.

NEXT MEETING DATE

The next Regular Meeting is scheduled for December 8, 2016.

ADJOURNMENT

Hearing no further business, and upon motion by Tischer, seconded by Lyons, the Chair adjourned the Regular Meeting at 7:15 p.m.

Brian R. Dunphy, Chairperson
Historic Districts Commission
City of Rochester Hills

Sandi DiSipio, Recording Secretary



Rochester Hills

Minutes

Historic Districts Commission

1000 Rochester Hills Dr
Rochester Hills, MI
48309
(248) 656-4600
Home Page:
www.rochesterhills.org

*Chairperson Jason Thompson, Vice Chairperson Julie Granthen
Members: Darlene Janulis, Kelly Lyons, Susan McKinnon, Steve Reina,
Dr. Richard Stamps, Tom Stephens, Charles Tischer*

Thursday, September 14, 2017

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

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

ROLL CALL

Present 7 - Julie Granthen, Darlene Janulis, Susan McKinnon, Richard Stamps, Tom Stephens, Jason Thompson and Charles Tischer

Absent 2 - Kelly Lyons and Steve Reina

*Also Present: Sara Roediger, Director of Planning
Kristine Kidorf, Kidorf Preservation Consulting
Sandi DiSipio, Recording Secretary*

APPROVAL OF MINUTES

2017-0411 August 10, 2017 Regular Meeting Minutes

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

Aye 7 - Granthen, Janulis, McKinnon, Stamps, Stephens, Thompson and Tischer

Absent 2 - Lyons and Reina

COMMUNICATIONS

No communications were brought forward.

PUBLIC COMMENT for Items Not on the Agenda

No public comment was heard on non-agenda items.

NEW BUSINESS

2017-0413 FILE NO. HDC#17-033

Request: Certificate of Appropriateness - Replacing siding and windows, barrier free access and house site plan design
Location: 3861 S. Adams Rd.
Parcel: 15-31-301-011
Owner: Detroit Meeting Rooms Inc. - Chuck Truan

(Reference: Staff Report dated September 7, 2017, prepared by Kristine Kidorf, Kidorf Preservation Consulting, and associated documents were placed on file in the Planning and Economic Development Department and by reference becomes part of the record thereof.)

Chairperson Thompson read the request for the record, asked the applicants to come forward, and requested a summary of the staff report.

Ms. Kidorf explained the house is a single-resource historic district. The stone house is an upright and wing in the Greek Revival style. It is the only stone Greek Revival style house in Rochester Hills and is significant for its architecture. The original portion was constructed in 1824, but the portion the Commission is dealing with tonight was the 1840's stone upright and wing section constructed possibly by Daniel Grey. The house underwent a renovation in the 1950's and renovated the 1824 section beyond recognition, and has since been removed. The original survey sheet did call out that the windows were hand blown glass. Currently, all the windows have been removed, at least from their frames. The wood frames remain. There was a detached garage that was constructed in 1983 that appears to have been demolished. The applicant is requesting a Certificate of Appropriateness to install aluminum clad wood windows, reconstruct a rear wall, which includes installing a new door that would match the front door and blocking in several window openings, installation of cementitious siding on the second floor, both on the rear wall and the other two elevations where the second floor addition exists. They also propose installation of a new driveway cut, a driveway that leads to parking areas, concrete walkways from the parking area to the front and rear of the house, and a concrete barrier free ramp, as well as some gardens. The applicant may bring a window sample to the meeting because drawings giving dimensions and detail were not provided prior to the meeting. The aluminum siding that the cementitious siding would replace is not original and the wood siding is missing and deteriorated beyond repair, so the proposed siding is appropriate. The reconstruction of the east wall as proposed appears to be appropriate, and provided mature trees are not removed, the proposed parking, driveway, walkways, barrier free ramp and gardens all appear to be appropriate for the property.

Chairperson Thompson asked if the applicants would like to provide additional information.

Mr. Michael Gordon, Moiseev/Gordon Associates, Inc., the applicant, and Mr. Chuck Truan, the property owner were in attendance. In reference to replacing the siding, Mr. Gordon indicated he is going to remove and replace with a 5-inch wide plank siding. He displayed the material for the members. He feels it is wise to use this siding because of the longevity, the lack of decay and it will be painted, so it will look as authentic as if it was real wood. He also indicated the molding detail that exists in the cornice will be replicated around the upper

structure. He displayed a sample of the windows that are proposed. He has met with the window company as there was very little evidence of what the windows were originally. They discussed windows appropriate to the period of time, the 1850's. He thinks with an aluminum window, you get a crisp profile that real wood displays. This is not the window configuration, it is portrayed on the actual drawings. The windows will be slightly inset so they will be directly set into the wood. Most of the windows are 6 over 6, and one is an 8 over 8. There are four windows that are going to be filled in on the back side - two on the stone wall and two in the siding. The second floor of the structure will become a mechanical loft space, it will not be a functional space. It has inappropriate horizontal sliding windows, so the two windows on the front are actually a creation to blend in with the existing ones that are there. There is an old porch that was added in the 1950's. When the porch was added, they turned the windows into horizontal sliders. He believes double hung windows were there originally when the second floor was completed. The barrier free access and site design go hand-in-hand. He thinks that putting the parking and the access as far possible to the south leads the presentation of the home to the street as original as possible. He is still waiting for a tree survey and will change the parking to work around the major trees. This also keeps the parking away from the historic cistern and well on the site. Putting the barrier free ramp to the rear allows him to preserve and restore the front door to its original condition. There will be a similar door in the back which will meet the three foot barrier code. The house will look as close to original, in it's original setting, as it can from the road. The applicant is proposing a separate drive, because at some point, this property may be an independent structure. He wants to make sure the structure continues for the next 200 years. The applicants look forward to restoring the home and in 2024, celebrate the 200th anniversary of the essence of the home, as the original structure had been remodeled beyond redemption. He thinks they are respecting and creating an environment that really preserves the setting of the home as well as creating an energy efficient, modern structure. He commented they are having a lot of challenges in finishing the inside in an appropriate way to preserve the stone and make it a functional building again.

Dr. Stamps commented the owner is listed as Detroit Meeting Rooms, and previously it said "the church".

Mr. Truan said the Detroit Meeting Rooms is an LLC, as they used to have a place in Detroit. So, it's just carried on as a legacy, it's just an LLC. A few copies of a brochure were given to the members.

Dr. Stamps said it's the Plymouth Brethren Christian Church, and the proposed use of the building is to hold meetings on Sundays and Monday nights.

Mr. Truan said it would be used for worship for an hour on a Sunday and Monday.

Dr. Stamps feels this is a wonderful adaptive use by caring people who want to take care of the historic resource. The rear wall, siding, and driveway and access proposals make perfect sense. Dr. Stamps commented that at first he didn't understand the closing of the windows on the back, but now it makes sense and feels it won't alter what the building looks like. He no longer has a

concern with windows. The applicant has met all of Dr. Stamps' concerns and wishes, and he is in favor of approving the Certificate of Appropriateness.

Ms. Granthen asked if there were any zoning issues having a church in residential zoning.

Ms. Roediger explained it is a residential zoning which allows places of worship by right, so it's not an issue. She added that there was discussion on this property in the past, and some preliminary approvals were given for a Lorna Stone PUD many years ago that never came to fruition. She has been speaking with the applicants for over a year about this site and how it can develop. There is a bigger plan for the bigger piece of property that includes possibly a mixture of uses, but the plans are not ready yet. The concern from the applicant and the City is to make sure preservation of this building is buttoned up sooner rather than later. Staff's suggestion was the applicant advance this portion of the site, so the building can be secured through the winter and get the applicants in using the front part of the building. And then we look at the greater site as part of another PUD, because the property is zoned single family residential; so to change it to a mixture of uses with office and townhomes will require a PUD. When the PUD is reviewed, one of the benefits is the historic preservation that will have already taken place.

Ms. Janulis commented she attended the site visit a few weeks back and said it was beautiful to see the work that is being done and the care that's being taken to make it a functioning building. She feels fortunate that the applicants took a serious interest in preserving the building as it's very important to the City. She posted some photos from the visit on Facebook and was amazed at the response she got, even from people who've moved out of the area, that were happy the structure is going to be preserved. She thanked the applicants for taking the project on.

Chairperson Thompson also thanked the applicants for putting forth the effort and taking care of the property. He commented the applicant's proposal is the perfect idea for an adaptive reuse, and he is happy to see it happening.

Dr. Stamps recommended that as you're facing the proposed drinking fountain, show the wooden pieces of the wall as there are architectural details in the woodwork that goes up the side of the door. He feels this would be educational to the future.

MOTION by Stamps, seconded by Janulis, in the matter of HDC File 17-033, that the Historic Districts Commission **APPROVES** the request for a Certificate of Appropriateness for the new windows, cementitious siding, rear wall construction, driveway, walkways, parking areas and gardens as proposed for the single-resource historic district located at 3861 S. Adams Road, Parcel Identification Number 15-31-301-011, with the following findings:

Findings:

1. The property is a single resource historic district, the proposed window replacement, cementitious siding installation, rear wall reconstruction including the new door and closing of window openings, construction of a new driveway,

walkways, ramp, parking areas and gardens do not appear to destroy any character defining features to the house;

2. *The proposed window replacement, cementitious siding installation, rear wall reconstruction including the new door and closing of window openings, construction of a new driveway, walkways, ramp, parking areas and gardens are in keeping with the Secretary of the Interior's Standards for Rehabilitation and Guidelines, in particular standard numbers 2, 6, 9 and 10 as follows:*

2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

9) *New additions, exterior alterations, or related new construction will not destroy historic materials 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.*

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

Aye 7 - Granthen, Janulis, McKinnon, Stamps, Stephens, Thompson and Tischer

Absent 2 - Lyons and Reina

ANY OTHER BUSINESS

Dr. Stamps said Ms. Hill asked him to mention that she is concerned about the historic barn at the Rochester College as it suffered some windstorm damage. He is a little nervous about it and said they need to be reminded that it is an issue. Staff will contact the Building Department and the College.

Dr. Stamps then asked if there is any update on where the City is with respect to the 1841 Crooks Road property. Ms. Roediger apologized for not attending the last meeting, but has reviewed the minutes. She and Ms. DiSipio had a meeting with John Staran, the City Attorney, and presented him with the concerns and questions raised by the HDC. He feels it essentially needs to go to City Council for their direction. He will review the minutes, prepare a memo detailing options and schedule a closed session to discuss this issue with City Council to see their direction on this property. Dr. Stamps feels this is a clear example of demolition by neglect. Two quotes came out of a HDC meeting - one quote from the Building Department said they inspected the building, found serious problems and said the house is not fixable - it's really in bad shape. His

recommendation was almost to allow the homeowners to demolish the building. The HDC as a group then said, they can't allow this because they are not authorized to allow the demolition per the guidelines. If it's going to be delisted, and then demolished, then it has to meet certain criteria, and it did not meet that criteria. So the HDC denied the request to delist so they could demolish. Then the comment from the owners was - well we'll just tear it down and pay the fine. These two quotes were on Dr. Stamps' mind the last time the Board met and the HDC has to do something, because if they do nothing, and it continues to deteriorate, then it will just fall down on it's own, and the Board will not have saved it. That's why the meeting with Mr. Staran was requested. Someone at the previous meeting then asked if this was the best use of City resources, to spend on lawyers to go to court - is there anything that can be accomplished? Dr. Stamps is very torn on this issue - on one hand he would like to take them to court and make a public case. If not, anyone else in an historic house could just start letting the house go. He is interested in other input and ideas. The Board needs to monitor other historic structures, and if the members see demolition by neglect, something needs to be done before the structure is 90% gone. A neighbor of the property owner spoke at the last HDC meeting and indicated the barn was pretty nice. But in looking at the barn, Dr. Stamps is nervous with the plants growing up around it. Pretty soon there will be two structures that are being demolished by neglect. Ms. Janulis has been in the house when owned by the previous owner, it was in need of an update and wasn't well cared for. She thinks the people that currently own the house assisted in the neglect, and intentionally did things like knocking out walls and removing the fireplace. The problem she has is if you can't trust the owners to take care of the one historic property, how can you trust them to take care of the other one - the barn. She added the property owners have been taken to court over this issue. They want the property and want a house that will not fit unless the existing house goes away - it was very close to the barn. They never returned to the HDC with revised plans that would give the Board the opportunity to weigh both sides. The barn will eventually become an issue by neglect. She's sure history will repeat itself, is not sure what the answer is, but this is a big problem with this property. Dr. Stamps clarified when Mrs. O'Neill Pottery sold the property, it first went to another owner, and that owner sold to the current owners. He is not sure how much damage was done by the first owners, but it was continued by the second buyer. He believes that the current owner's ability to build their dream house is no longer there. Maybe they should try and sell it to someone who could fulfill their dream of historic preservation. The owners did explore the option of selling the property, does anyone know what it was listed for? Mr. Tischer went through the steps of what could potentially happen. It goes to City Council, and they decide yes or no, and the Board goes from there. He feels tonight's discussion is a little premature - they should wait to see what Council wants to do. Chairperson indicated the Board could make a motion, and vote on a motion -- but the HDC is limited on what they can do -- it is up to Council to have a meeting and then to direct staff and Mr. Staran. There is not much more the HDC can do at this point. It is Ms. Granthen's understanding that the owners are very surprised that the barn would still be considered historic. They figured if the house is demolished, then the barn could also be demolished. The rumor she has heard is that they want to subdivide the land to have numerous houses there, and the asking price is about one million dollars for the property. Their premise is that the purchaser

would be able to put quite a few houses on the parcel. Ms. Kidorf confirmed that the barn is historic, as the whole parcel is the historic district. Dr. Stamps wants to make sure Mr. Staran and the City Council know the barn is part of the historic district and to understand the precedent that will be set.

Ms. Kidorf gave the board some sample brochures she had found, just for informational purposes. As far as articles for the quarterly City paper, brochures, or newsletters, Ms. Roediger offered her assistance in any way she can, but just doesn't have the resources or time to be the lead person heading up this effort. This can be taken up in discussions with the subcommittee. Ms. Roediger has had conversations with some realtors about the addition of a "check if historic box" on the disclosure form - they have taken the issue to their state policy board, but she has not heard back from them. Mr. Stevens is also working with the realtors, and mentioned the Governor wanted to include another box on the disclosure form regarding lead pipes, but is being met with resistance. He will continue his contacts.

NEXT MEETING DATE

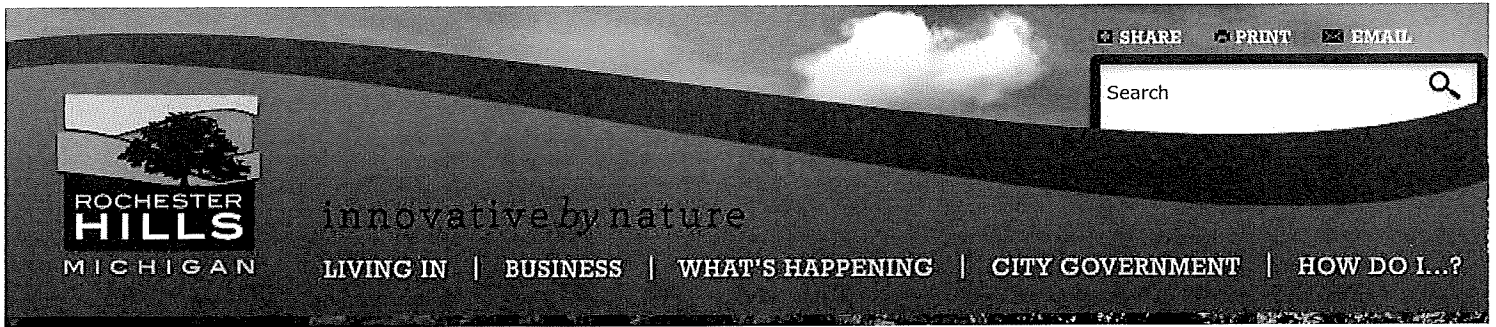
The next Regular Meeting is scheduled for October 12, 2017.

ADJOURNMENT

Hearing no further business, and upon Motion by Janulis, seconded by Tischer, the Chairperson adjourned the Regular Meeting at 7:55 p.m.

*Jason Thompson, Chairperson
Historic Districts Commission
City of Rochester Hills*

Sandi DiSipio, Recording Secretary



Committees, Boards & Commissions A - E

Committees, Boards & Commissions F - P

Committees, Boards & Commissions Q - Z

- Construction Projects
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Committees, Boards & Commissions

Find information about the responsibilities, members and meetings of city committees, boards and commissions:

Vacancy Notice(s)

None at this time

[Committees, Boards & Commissions A - E](#)

[Committees, Boards & Commissions F - P](#)

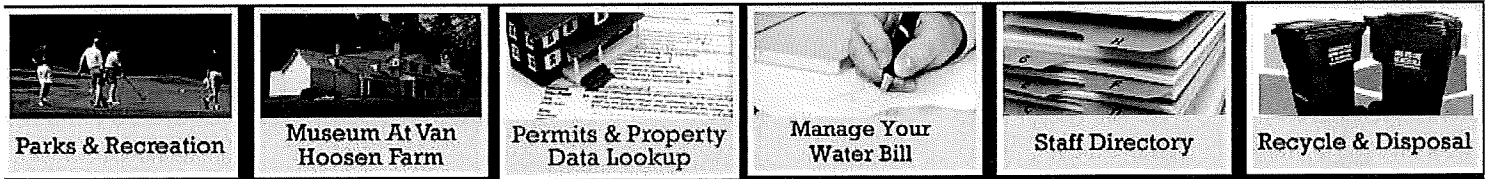
[Committees, Boards & Commissions Q - Z](#)

Would you like to serve?

If you are interested in serving on a committee, board or commission, please complete a [Candidate Questionnaire](#) and return it to the Clerk's Department at 1000 Rochester Hills Drive, Rochester Hills, MI 48309.

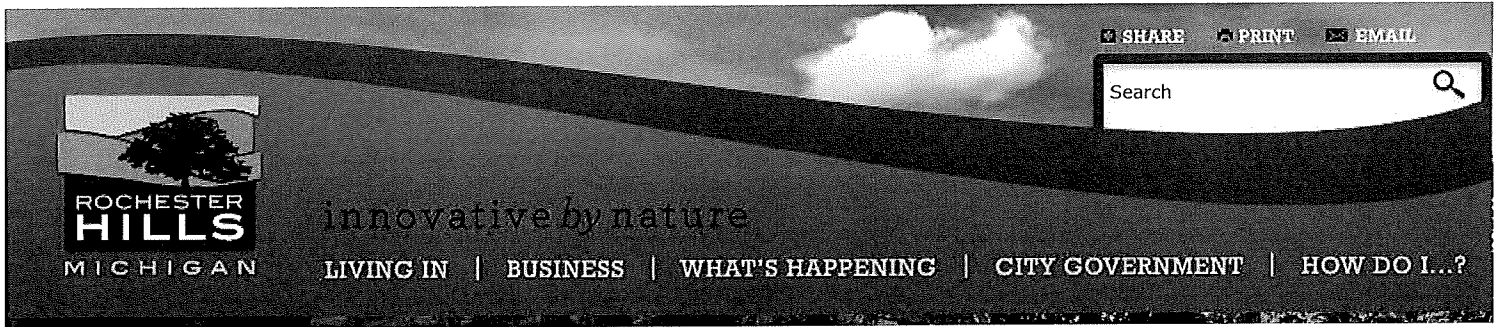
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Historic Districts Commission

Historic Districts Study Committee

Human Resources Committee

Liquor License Committee

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Naming Standing Committee

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Pine Trace Committee

Planning Commission

Police and Road Funding (renamed)

Public Safety & Infrastructure

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Seasonal Events

Home > City Government > Committees, Boards & Commissions > Committees, Boards & Commissions F - P > Historic Districts Commission

Historic Districts Commission

Meetings

- 7:00 pm
- Second Thursday of each month
- City Municipal Offices
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
- [Public Meetings Calendar](#)

Contact

Planning Department
Ph: 248.656.4660
planning@rochesterhills.org

Agendas, Notices and Minutes

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Public Hearing Notices

Some matters before this committee require the posting of a Public Hearing Notice. These postings can be found on our [Public Hearing Notices](#) page.

Members

Julie Granthen
Term: 12/31/2018

Steve Reina
Term: 12/31/2020

Darlene Janulis
Term: 12/31/2020

Dr. Richard Stamps
Term: 12/31/2018

Kelly Lyons
Term: 12/31/2019

Tom Stephens
Term: 12/31/2019

Susan McKinnon
Term: 12/31/2019

Jason Thompson
Term: 12/31/2018

Charles Tischer
Term: 12/31/2019

Members Appointment

Members are appointed by the City Council for three year terms.

Purpose

Established by Chapter 118, Historic Preservation, of the Code of Ordinances of the City of Rochester Hills pursuant to State of Michigan Public Act 169 of 1970, the Historic Districts Commission (HDC) investigates requests for establishing or changing Historic Districts, approves or disapproves plans for work on resources within Historic Districts and maintains a list of potential districts.

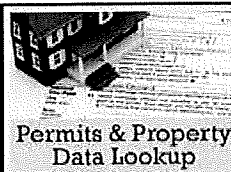
Would you like to serve?

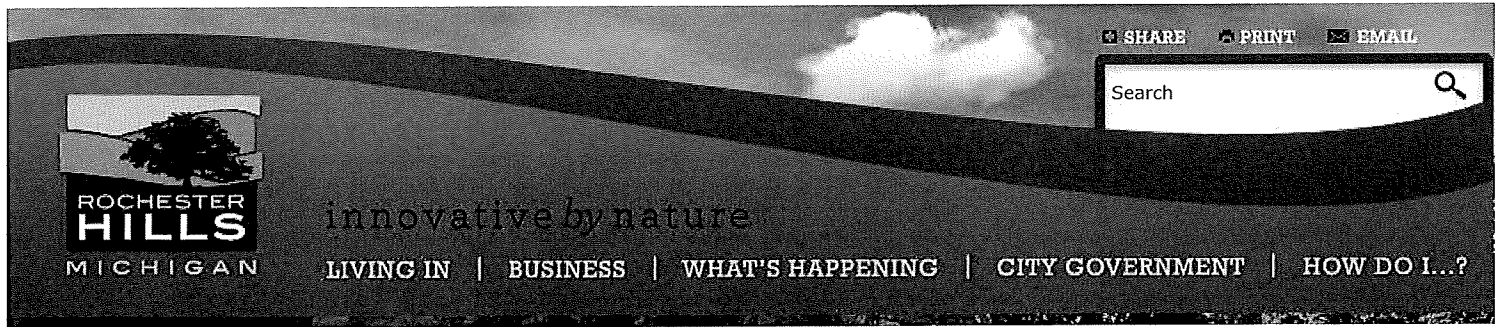
If you are interested in serving on this Commission, please complete a [Candidate Questionnaire](#) and return it to the Clerk's Department at 1000 Rochester Hills Drive, Rochester Hills, MI 48309.

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Green Space Advisory Board (GSAB)

Historic Districts Commission

Historic Districts Study Committee

Human Resources Committee

Liquor License Committee

Local Development Finance Authority

Naming Standing Committee

Older Persons' Commission

Personnel Board

Pine Trace Committee

Planning Commission

Police and Road Funding (renamed)

Public Safety & Infrastructure

Construction Projects

Report A Concern

Rochester Hills TV

Seasonal Events

Home > City Government > Committees, Boards & Commissions > Committees, Boards & Commissions F - P > Historic Districts Study Committee

Historic Districts Study Committee

Meetings

- 5:30 pm
- Second Thursday of each month
- City Municipal Offices
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
- [Public Meetings Calendar](#)

Contact

Planning Department
Ph: 248.656.4660
planning@rochesterhills.org

Agendas, Notices and Minutes

Visit the City's [Legislative Center](#) for the latest meeting agenda, as well as prior meeting information, notices and minutes (if applicable).

Public Hearing Notices

Some matters before this committee require the posting of a Public Hearing Notice. These postings can be found on our [Public Hearing Notices](#) page.

Members

Julie Granthen
Term: 12/31/2018

Tom Stephens
Term: 12/31/2019

Darlene Janulis
Term: 12/31/2018

Christina Calderwood
Term: 12/31/2018

Kelly Lyons
Term: 12/31/2019

LaVere Webster
Term: 12/31/2019

Jason Thompson
Term: 12/31/2019

Members Appointment

Members are appointed by the City Council for two-year terms, with at least two members appointed from the Historic Districts Commission.

Purpose

Established by City Council pursuant to Chapter 118, Historic Preservation, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan. The Historic Districts Study Committee serves as a standing committee to conduct duties as prescribed in the Ordinance.

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