



Rochester Hills

Minutes

Historic Districts Commission

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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

