



Rochester Hills

Minutes

Historic Districts Commission

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

Thursday, August 10, 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 8 - Darlene Janulis, Kelly Lyons, Susan McKinnon, Steve Reina, Richard Stamps, Tom Stephens, Jason Thompson and Charles Tischer

Absent 1 - Julie Granthen

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

APPROVAL OF MINUTES

[2017-0360](#) June 15, 2017 Special Meeting Minutes

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

Aye 6 - Janulis, McKinnon, Reina, Stamps, Stephens and Thompson

Abstain 2 - Lyons and Tischer

Absent 1 - Granthen

COMMUNICATIONS

Everyone was provided a copy of the Michigan State Historic Preservation Office/National Park Service certificate congratulating the City for its participation in the Certificate Local Government program and honoring its participation in the federal preservation program.

PUBLIC COMMENT for Items Not on the Agenda

No public comment was heard on non-agenda items.

NEW BUSINESS

[2017-0359](#)**FILE NO. HDC#17-026**

Request: Certificate of Appropriateness - Addition

Location: 1590 Washington

Parcel: 15-01-278-001

Owner: Drita Ljuljdjuraj

(Reference: Staff Report dated July 31, 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 this is an application for a major addition and exterior remodeling of the house at 1590 Washington Road. As seen in the photos, there's almost two houses on the property and remodeling is for the dark blue house. The house is considered non-contributing and is located in the part of the Winkler Mill Pond District that was recommended at one point for removal from the District, so the house sits within newer houses in the area. There is a large pass-through attached garage proposed for the north end of the house, the second floor will be extended and a wrap-around porch will be constructed on three sides of the house. The materials shown in the elevations consisted of stone veneer, horizontal siding and shingle siding, but specific material was not shown. The applicant did supply photos of the look they are going for, but has not provided materials for any of the doors, windows, siding or stonework proposed. The work meets the Secretary of Interior Standards, and Ms. Kidorf recommends the Commission issue a Certificate of Appropriateness with the condition that staff approve the final materials.

Dr. Stamps commented that Ms. Kidorf appropriately said that at one time a recommendation was made to maybe remove the non-contributing structures from the historic district, but the citizens came forward and stated they want to be in the historic district because they knew it raised the value of their house and raised the quality of their sub-community.

Ms. Janulis would have been more comfortable with a list of specific materials for the doors and windows, not just a rendering of what the applicant is looking for. She feels the renovations to the house will be a lovely addition to the surrounding area and the homes that are currently there. She congratulated the applicants on the good job.

Mr. Reina thanked the applicant for making an investment in their property and an investment to the historic district.

MOTION by Tischer, seconded by Reina, in the matter of HDC File#17-026, that the Historic Districts Commission **APPROVES** the request for a Certificate of Appropriateness for the construction of the addition, raising the roof, and recladding the exterior at 1590 Washington Road, in the Winkler Mill Pond Historic District, Parcel Identification Number 15-01-278-001, with the following findings:

Findings:

1. *The proposed addition and driveway extension is in the Winkler Mill Pond Historic District and is compatible in massing, size, scale and materials with this part of the district;*

2. *Final exterior materials and colors will be approved by staff;*

3. *The proposed driveway expansion, addition and recladding is in keeping with the Secretary of the Interior's Standards for Rehabilitation and Guidelines, in particular 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 Reina, that this matter be Approved. The motion carried by the following vote:

Aye 8 - Janulis, Lyons, McKinnon, Reina, Stamps, Stephens, Thompson and Tischer

Absent 1 - Granthen

ANY OTHER BUSINESS

Mr. Tischer reported that the Subcommittee met once and there has been some progress. Hopefully more information will be available at the next meeting. Mr. Stephens indicated he is still in the process of trying to get a hold of Anna Percy and/or realtors. Dr. Stamps referred to Ms. Kidorf's June 6th memo outlining some ideas about developing a newsletter, mailing annual notices and signs on buildings. There was an idea about developing a brochure and a map to pass out in the City's resource room, the County Fair or City activities. Ms. Kidorf will attempt to find a template for the brochure. Ms. Lyons volunteered to help draft the brochure for Commission approval.

Dr. Stamps referred to the June 15th minutes where it said there are 67 parcels in the Winkler Mill Pond District, 29 parcels in the Stoney Creek District and 30 non-contiguous parcels. He would like to know how many parcels contain contributing structures, and how many total parcels there are within the City.

Dr. Stamps then asked for a status of 1841 Crooks Road. The trees and shrubs have grown and now hide the structures. Is there an update from the Building Department. Ms. Kidorf indicated staff forwarded her a recent Zillow listing for the property - it is for sale for \$500,000 as of a few weeks ago. No plans have been submitted to staff since the denial of the proposed demolition last May. Dr. Stamps wonders if the Commission should approach City's legal

counsel because the ordinance states if there is a historic structure and the owners do not take care of it and are practicing demolition by neglect, the City can go in and mothball the structure and send the bill to the owner. Ms. Kidorf agreed that statement is in the ordinance, but it would require City Council to approve legal counsel to initiate a lawsuit. The City would have to get a court order to enter the property. Dr. Stamps said precedent is that the City took the owner of the Prewitt house to court, so this has been done. He doesn't really want to do this, and would rather find a better way of spending money. But if the owners are going to practice demolition by neglect, perhaps the Commission needs to send them a message. Dr. Stamps also worries about the barn - it used to be in pretty good shape, but now has plants growing up around it.

Ms. Kidorf commented if the Commission wants to pursue demolition by neglect, she will mention that to Ms. Roediger and have a conversation with the City's attorney to see what process would need to happen, or what interim steps the Commission could take. Chairperson Thompson would like more information if the Commission wants to proceed in this direction. He indicated a demolition by neglect motion was passed quite some time ago for this property but does not know if it was pursued by the previous Council.

Mr. Reina thanked Ms. Kidorf for her appropriate comments. You have to consider the other potential litigant and how resistant they would be to the suggestion of legal action. The idea if a letter now would do anything is something he is less than optimistic about. Ms. Lyons would also like to hear what the options are and the official process for proceeding with the demolition by neglect issue. Ms. Janulis would like to see this item on the September agenda with more information from staff on options that could be pursued, so the Commission can come to a conclusion as to the next step to take.

Ms. Kidorf asked if there aren't any other agenda items, does the Commission want to hold the meeting just to deal with 1841 Crooks - or could it be discussed at the next meeting where an application has been received?

Dr. Stamps feels the Board should meet next month to discuss options for 1841 Crooks, additional signage in the districts, an update on the Lorna Stone House and to receive the subcommittee's report. He is worried that if nothing is done regarding 1841 Crooks, what is the message the Commission is sending to every other historic structure they are responsible for.

Chair Thompson cautioned there may not be enough time for staff to meet with legal and get everything vetted out. He wants to make sure staff has the opportunity to do their research. So, it may not come back next month unless something else is on the agenda. He shares the concern this issue has gone on long enough, but wants to allow staff adequate time. Mr. Reina agrees with Mr. Thompson and feels these issues should be put on the next working agenda. The Chair pointed out that even if the Commission approves a motion for demolition by neglect, it would still have to be approved by City Council to authorize the expenditure.

Ms. Janulis feels this issue is a priority and wants a discussion no later than the October meeting, even if there is not an application received for that meeting.

Ms. Kidorf feels that by September staff should be able to at least get some information and be able to provide a status. If there is not a September meeting, this information can always be forwarded to the members. Perhaps the City Attorney could be asked to attend the October meeting. She feels it will take some time to do the research.

This issue will come back before the Board no later than October.

Dr. Stamps announced that the City of Rochester is having a pancake breakfast from 9 - 11 at the Fire Department and then going at 10:00 to the park to unveil the historic markers around the sundial.

Mr. Thompson thanked Ms. Granthen for presenting the Proclamation to the City of Rochester. Ms. McKinnon and Ms. Janulis also attended the Council meeting.

NEXT MEETING DATE

The next Regular Meeting is scheduled for September 14, 2017.

ADJOURNMENT

Hearing no further business, and upon Motion by Janulis, seconded by Lyons, the Chairperson adjourned the Regular Meeting at 7:38 p.m.

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

Sandi DiSipio, Recording Secretary