



Rochester Hills

Minutes - Draft

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, May 9, 2019

6:00 PM

Dairy Barn Conference Room

CALL TO ORDER

Chairperson Jason Thompson called the Regular Meeting to order at 6:00 p.m. in the Dairy Barn at the Van Hoosen Farm.

ROLL CALL

Present 8 - Julie Granthen, Darlene Janulis, Kelly Lyons, Susan McKinnon, Steve Reina, Richard Stamps, Tom Stephens and Jason Thompson

Excused 1 - Charles Tischer

Quorum present.

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

APPROVAL OF MINUTES

[2019-0177](#) March 14, 2019 Regular Meeting

A motion was made by Stamps, seconded by Stephens, that this matter be Approved as Presented. The motion PASSED by an unanimous vote.

COMMUNICATIONS

- A) *SHPO Regional Planning Workshops Flyer*
- B) *Found in Collection Magazine, Museum, Spring 2019 Edition*

PUBLIC COMMENT

Chairperson Thompson opened Public Comment at 6:02 p.m. Seeing no one come forward, he closed Public Comment.

UNFINISHED BUSINESS

[2019-0207](#) Request for 2019 Election of Officers - Chairperson, Vice Chairperson and

Secretary for a one-year term.

Mr. Reina expressed that the service of everyone was appreciated. He had spoken with Mr. Tischer, who indicated that he would accept if nominated as Chairperson. Mr. Reina spoke highly of Chairperson Thompson's contribution, and he wanted it understood that his nomination was not with derogation to anyone.

Ms. Janulis nominated Chairperson Thompson. She explained that the reason she wanted Chairperson Thompson to remain in the role was because every once in a while, they got something that was really tricky, and it was good to have someone with a lot of experience. She had always been comfortable with the decisions Chairperson Thompson made, where he had really set the course. She recalled the Crooks Rd. issue as an example. She indicated that she meant no disrespect to Mr. Tischer, but she wished to see Chairperson to remain at the helm.

Upon nomination by Reina, seconded by Stamps and upon nomination by Janulis, seconded by Stamps, Mr. Tischer and Chairperson Thompson accepted to serve as Chairperson for a one-year term. Since there were two nominations, the matter required a Roll Call Vote:

Roll Call Vote:

<i>Janulis:</i>	<i>Thompson</i>
<i>Lyons:</i>	<i>Abstain (she felt both were equally qualified)</i>
<i>McKinnon:</i>	<i>Tischer</i>
<i>Reina:</i>	<i>Tischer</i>
<i>Stamps:</i>	<i>Thompson</i>
<i>Stephens:</i>	<i>Thompson</i>
<i>Granthen:</i>	<i>Thompson</i>
<i>Tischer:</i>	<i>Absent</i>
<i>Thompson:</i>	<i>Thompson</i>

Chairperson Thompson was re-elected as Chairperson for another one-year term. He said that he appreciated Mr. Reina's position, and he knew that anyone would do a fine job. Mr. Reina said that he agreed with everything Ms. Janulis had said, and that Chairperson Thompson had served ably. He looked forward to another good year.

Upon nomination by Ms. Janulis, seconded by Mr. Reina, Vice Chairperson Granthen was unanimously re-elected for a one year term.

Ms. McKinnon asked what the duties of the Secretary were. Ms. Kidorf

read the duties from the By-Laws, which included signing official documents, and it was determined that as Secretary, Mr. Tischer would start signing the Minutes.

Upon nomination by Mr. Reina, seconded by Ms. Janulis, Mr. Tischer was unanimously re-elected as Secretary for a one-year term.

NEW BUSINESS

2019-0176

Request to remove the vinyl siding and restore the original wood siding on the Stoney Creek Schoolhouse at 1051 Washington Rd. and within the Stoney Creek Historic District, City file No. 19-019, Parcel No. 15-01-352-007, zoned R-4 One Family Residential, Pat McKay, City of Rochester Hills, Applicant (Reference: Staff report, prepared by Kristine Kidorf, dated March 5, 2019 and associated application documents had been placed on file and by reference became a part of the record thereof).

Present for the applicant was Pat McKay, Museum Manager at Van Hoosen Farm for the City of Rochester Hills.

Mr. McKay stated that in 2012, the Museum obtained ownership of the Stoney Creek Schoolhouse from the Rochester Community Schools. They were able to raise money to take care of it, and they charged admission for the students in the building. The last big piece of the renovation of the school was to remove the siding on the oldest section of the building. The school had put vinyl siding on, because they could; they did not need HDC approval 15 years ago. He noted that they had painted a lot of the wood on the building. They had cut sections from all four sides of the building, because they had contractors bidding, and they did not know what all they would find underneath the vinyl. They might have to abate lead paint, if necessary, and as they went through the process, they would determine what had to be replaced. They would like to start the project when school ended, because there were kids in the building every day. He recapped that they were seeking approval to remove the vinyl siding and go back to the original clapboard siding.

Mr. McKay added that he hoped that the Museum could be an asset to the Historic Districts Commission. The buildings in the district could be difficult to maintain, and they hoped to be an example of how to preserve historic buildings, especially those on the National Historic Registry.

MOTION by Lyons, seconded by Reina, in the matter of File No. HDC

19-019, the Historic Districts Commission hereby approves the request for a Certificate of Appropriateness for the removal of the vinyl siding and insulating panels and repair and painting of the wood siding on the 1848 portion of the Stoney Creek School at 1051 Washington Road in the Stoney Creek Historic District, Parcel Identification Number 15-01-351-007, with the following findings:

Findings:

1. *The school is in the Stoney Creek Historic District and does contribute to the historic character of the district.*
2. *The proposed siding restoration is in keeping with the Secretary of the Interior's Standards for Rehabilitation and Guidelines, where it is recommended to repair deteriorated historic features and in particular standard number 6 as follows:*
 6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*

Dr. Stamps commented that usually at this point, the Commission asked for examples of the wood and colors. Mr. McKay offered that the members could go the school and be able to see its condition. In some areas, it looked like "alligator" with four to five coats of paint, which was a common problem with old buildings. There would probably be some repair, and if it was rotted in places, it would be replaced exactly, but he did not really anticipate having to remove boards. They could encapsulate lead paint with latex as well, and they were talking to experts in the industry. Dr. Stamps felt that it was a good project, and he strongly supported it.

Ms. Janulis said that she had been to a number of programs at the Farm, and she observed that all of the buildings had been really well taken care of. Even though there were no samples provided, she had great confidence that everyone would do what was right. She said that she was excited for the project, and she hoped they would be notified when it was done.

Mr. McKay said that he would do that. He announced that he would be

happy to host other HDC meetings at the Dairy Barn or Calf Barn or to assist the HDC with educational programs or exhibits or any promotional items. They had a lot to share, and they had extensive archival records, and they would be happy to help in any way that they could.

A motion was made by Lyons, seconded by Reina, that this matter be Approved. The motion PASSED by an unanimous vote.

Chairperson Thompson stated for the record that the motion had passed unanimously.

2019-0208

Request for Approval of a Resolution to Support Reinstatement of State Historic Tax Credits

Mr. Reina noted that since the last meeting, he had been thinking about what the HDC's mission was regarding this. There had been a point in the past few years where the Commission had been more active with petitions and organizations outside of City government. He felt that there were things within the province of City Council as the elected representatives of the community. If it was going to be a suggestion by the HDC to send a resolution to Council so it could consider whether or not to make a recommendation, he felt that would be appropriate. But for the HDC, as appointees, to on its own send a resolution, he would have serious reservations. He thought that the City boards and commissions had a limited purpose, and functioned most effectively when their action was in keeping with the scope of their purpose. He said that he respected others who might have a different opinion, and he acknowledged that others in the free and fair exercise of discretion might actually choose a different approach, but for him, and how he would vote and how he would participate in the discussion, that was where he stood.

Dr. Stamps said that he agreed with the concept of the HDC putting together a proposal that would go to the City Council to send, as several other cities in Oakland County had done. He strongly supported that the City Council sent something to the Legislators in Lansing, but he also thought that it was appropriate for the HDC to send a resolution, as they represented the interest of history. There were some folks in Lansing who were being bombarded by developers and people with other interests saying that everything should be torn down and built new. He believed that there needed to be a counter balance to that. He strongly supported the idea that they wrote something from the HDC and sent it to Lansing.

Ms. McKinnon stated that she agreed with Dr. Stamps. She got things at home asking her, as an individual, to send in her opinion. She thought

that everyone in favor should do that, and she thought that the HDC and City Council should as well. She commented that the more the better.

Chairperson Thompson asked if there were any other thoughts. Hearing none, he asked if anyone was prepared to make a motion.

MOTION by Stamps, seconded by Lyons:

WHEREAS, *the historic buildings, neighborhoods and places in Michigan villages, towns and cities distinguish each community and provide character and a sense of place that contribute significantly to the quality of life and the economic benefits enjoyed in and by each community; and*

WHEREAS, *the preservation and rehabilitation of historic buildings, places and neighborhoods contributes to the beauty, character and economic vitality of Michigan communities; and*

WHEREAS, *the labor-intensive nature of historic rehabilitation creates jobs and investment in local businesses and has been proven to generate more economic activity than equivalent investment in new construction; and*

WHEREAS, *demolition or destruction of historic buildings creates costs to Michigan and its communities by destroying the often-irreplaceable construction and ornamental materials of each structure and by adding significantly to landfills, whose makeup is estimated to be more than 40 percent building materials and waste; and*

WHEREAS, *development and redevelopment with established villages, townships and cities is encouraged by Governor Whitmer; and*

WHEREAS, *many public policies and financial and lending practices and policies create disincentives or barriers to the preservation, renovation and rehabilitation of historic buildings and resources and create a preferential financial environment for new construction; and*

WHEREAS, *Michigan has measured the economic impacts of the former Michigan Historic Tax Credit programs between their enactment in 1999 and their elimination in 2011 and seen significant positive direct impacts on the revitalization of neighborhoods and communities, the preservation and creation of affordable and market-rate housing, the creation of skilled local jobs, and the subsequent private investment in areas surrounding tax-credit-driven revitalization projects; and*

WHEREAS, *each \$1.00 of credit issued leverages \$11.37 in direct*

economic impact, such that the former Michigan Historic Tax Credit programs during their twelve-year history have leveraged \$251 million in Federal historic tax credits that otherwise would not have returned to Michigan, spurred \$1.46 billion in direct rehabilitation activity, and created 36,000 jobs; and

WHEREAS, *the Michigan Legislature is presently considering Senate Bill 54 and House Bill 4100 that would reinstate an up-to-25 percent investment tax credit for owners of historic residential and commercial properties who substantially rehabilitate their properties.*

RESOLVED, *that the Rochester Hills Historic Districts Commission endorses and supports both Senate Bill 54 and House Bill 4100 and calls upon the Michigan Legislature to pass this important legislation and Governor Whitmer to sign it, in order to stimulate appropriate development and redevelopment and protect the historic character and quality of life of our communities.*

BE IT FURTHER RESOLVED *that a copy of this Resolution be forwarded to the Michigan Historic Preservation Network.*

Ms. Janulis thought that it was very appropriate for them to send it. She thought that Council should as well. She did not think it fell outside the HDC's purview. She wondered if anyone had called his or her representative, which was another thing she felt would not hurt.

Mr. Stephens said that he had talked with Mike Webber and two other people in the last couple of days. Ms. Janulis said that she would see Mr. Webber the following Monday on another matter, and she would bring it up to him again. She felt that not only should the HDC vote for it, but it was good to bring up. Mr. Webber did not know she was on the HDC, and she felt that type of networking helped their position.

Mr. Reina agreed that he was behind networking 100%. He reiterated that he was not expressing disrespect, but he felt that there was a specific purview of the elected officials, and there was a distinction. He said that he would be behind sending a motion to City Council recommending that they send a resolution. He suggested an amendment to Dr. Stamps' motion.

Dr. Stamps suggested that the HDC should send the resolution to Lansing, and they should also send it to City Council with a strong suggestion that they did the same. Mr. Reina said that the motion contemplated the HDC taking an action that he did not think was within

their purview, so he could not vote for it. Ms. Kapelanski said that staff could see about getting it on a Council agenda.

Chairperson Thompson clarified that Dr. Stamps' motion would have the resolution directly sent to Lansing from the HDC and it would go to Council. Ms. Kidorf suggested separating the motions; one to adopt the resolution and a second that asked Council to consider supporting their own resolution.

Chairperson Thompson said that he actually shared some of Mr. Reina's concerns. City Council was the elected body, and the HDC were appointed members. The HDC had never received direction whether or not they could or could not send a resolution to Lansing. Mr. Reina said that the last action they had was before the last Chair who was not re-appointed. Past Chair Dunphy had help coordinate some documents, but then he was not re-appointed, and since then, there had been no direction from City Council.

Dr. Stamps thought that when the legislation came before the City to create the HDC, the HDC was supposed to be the champions and cheerleaders and PR people out beating the bush representing the old houses that could not speak for themselves. He thought that it was definitely within their purview to do it.

Ms. Lyons said that she further thought that City Council had a lot of priorities and with the HDC being the voice of the historical aspects of the community, there were opportunities and duties to stand up for important things and bring it to Council's attention. She felt that both motions under discussion were completely appropriate.

Mr. Reina stated that he respected everyone opinion, and nothing that he had offered was intended in any way to be contrary.

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

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

Nay 1 - Reina

Excused 1 - Tischer

MOTION *by Reina, seconded by Janulis that the Resolution in Support of the Reinstatement of State Historic Tax Credits - Senate Bill 54/House Bill 4100 be forwarded to City Council with a request that they acted on it as they deemed appropriate.*

Ayes: All
Nays: None
Absent: Tischer

MOTION CARRIED

Chairperson Thompson stated for the record that the motion had passed unanimously. He said that he would welcome any thoughts from City Council. There had not been a sense of what they wanted or what they did not want. He agreed with Mr. Reina that overall deference needed to be given to the elected officials of the City.

DISCUSSION

2019-0204 Historic Resource Survey Plan

Ms. Kidorf recalled that the HDC had talked about the survey at the end of last year. She noted that the City was registered as a Certified Local Government (CLG), which meant that the HDC ordinance had been approved by the State, and that the HDC had agreed to undertake some additional responsibilities relating to historic properties in the community. One of those responsibilities was to do a survey to be able to continue to identify additional historic resources and/or to resurvey some of the older districts. At the last CLG evaluation, there was a survey plan in place when they submitted to the State Historic Preservation office to fulfill the CLG responsibilities, but they needed to actually implement it, or it could be altered. Staff had drafted a survey plan and suggested having a brainstorming session, possibly with the Historic Districts Study Committee, to look at the four priorities that came out of the 2002 survey or to create an action plan to undertake a survey. They would have to figure out how to pay for it, or it could be handled through volunteers.

Ms. McKinnon asked if a building could be considered historic if it was more than 50 years old. Ms. Kidorf said "maybe." She explained that not every building that was 50 years old was historic and not every historic building was 50 years old. It was a baseline starting point. If they were undertaking a survey, they would look at buildings that were 30 or 40 years old. A building also had to meet the National Register of Historic Places (NRHP); age itself was not enough to make a building historic.

Ms. McKinnon said that she had considered the neighborhood at Rochester and Tienken, behind Hollywood Market. Half of that was in Rochester Hills and half was in the City of Rochester. A lady had asked her if the Rochester Hills part could be deemed historic, because people

were starting to build on and change the nature of the homes in the Rochester portion, and she did not want to see that happen in Rochester Hills. Ms. McKinnon said that the homes did not look historic to her, but they were old enough. She asked if the HDC would look at something like that. Ms. Kidorf said that surveying would be the first step in determining whether or not those homes met the NRHP. Ms. McKinnon asked if they would search the City or County records to determine ages of buildings. Ms. Kidorf agreed that could be done. Mr. McKay could be a resource for the post war neighborhoods, or they could look at subdivision plats or building permits.

Ms. McKinnon said that she would be willing to look through records to find homes they might consider. The members talked about re-surveying existing districts. Ms. Kidorf said that they might want to see if there were a group of neighborhoods developed right after WW II. Ms. McKinnon mentioned the Brooklands, and wondered if it was old enough. Ms. Granthen said that she was told that Christian Hills was the first subdivision built after WW II. Dr. Stamps said that he heard that the Meadowbrook subdivision was also built early, and that they participated in meetings to come up with guidelines with a County official as to how to build a subdivision, and who was responsible for sewers and utilities, etc. He agreed that there were some older subdivisions out there.

Ms. McKinnon wondered what would happen if the survey showed that a home was in an historic area, but the owners did not want it deemed historic. Ms. Kidorf said that surveying was always the first step. That did not infer a designation, but they would want the owners to know what they were doing. A survey was just information gathering.

Chairperson Thompson reminded that it would still have to be directed by City Council to have a study done. If a homeowner said no, he believed that Council would not move forward with it. Ms. Kidorf said that if they were talking about a neighborhood, and if more residents were in favor, then Council might act favorably.

Ms. McKinnon asked if they would initiate designation or if the neighborhood would. Ms. Kidorf said that it would go better for the designation if a neighborhood person asked Council to designate. Under the ordinance, the HDC was able to ask Council to look at designating historic districts, but she felt that it would be better if property owners or a neighborhood association asked. Chairperson Thompson said that Council, throughout the years, had always given deference to the wishes of a homeowner. Ms. McKinnon said that it would be to their benefit to

have a picture and dates to know which homes fit into the category. It had been 19 years since the last survey, so there were probably a lot more homes that would qualify. She said that she would rather not see a limited survey.

Ms. Lyons asked if the "by June 30" idea was that they looked at an overview of the entire City and assessed whether or not to prioritize things added to the list. She asked if it was supposed to be a comprehensive assessment for them to make a recommendation, or if they would just be adding to the list. Ms. Kidorf felt that they would add to the list. The survey would reveal whether the historic integrity was still intact. The brainstorming session would be to add things to the list and then prioritize. She added that funding had been the biggest issue. Dr. Stamps recalled that the Study Committee used to come up with places they felt should be studied, but City Council made a change a few years ago. Chairperson Thompson believed there was a change in the ordinance that it had to be accommodated for the CLG status. Any study done by the Study Committee had to be directed by Council before anything could happen. Ms. Kidorf agreed for local designation. The Study Committee could still meet and make survey recommendations. That was why she felt that the Study Committee should be part of the brainstorming session at the June meeting. Dr. Stamps suggested also asking someone from the Museum.

Chairperson Thompson agreed that they should invite the Study Committee and see which direction they wanted to go and how to best focus the limited resources they had. Ms. Kidorf said that she would do a little more facilitation.

2019-0209

The Charge of the Historic Districts Commission

Ms. Kidorf said that Dr. Stamps had asked about this subject at the last meeting. She had tried to list the HDC's charge, and due to the lack of time, she thought that they could digest it and discuss it at another meeting. Dr. Stamps thanked Ms. Kidorf. He said that some of them had been rejuvenated, and he felt that a discussion would be valuable at a later date.

ANY OTHER BUSINESS

Ms. McKinnon mentioned that she had attended a workshop put on by the MHPN in Kalamazoo. She said that she had gotten some interesting ideas, and she brought back some questions she would like the HDC to think about. There were people from different cities there. She showed a brochure for people who would like to have specialized work done on their historic homes that listed resources. She was also going to Holland on May 17th to the Toolkits and Wheelhouse Conference put on by the MHPN. She had signed up to go to a number of interesting sessions that she felt would be good for people who came to the HDC for information. One session was called, "What you need to know to make preservation realistic."

Chairperson Thompson asked if she would be comfortable discussing it at the next meeting, to which she agreed. She was going to other sessions: "Preservation in Holland" and "Outreach advocacy and development services of the MHPN." Ms. Kapelanski advised that there was a training budget, and if anyone else wished to go to let her know. Ms. McKinnon read some of the other sessions.

Ms. McKinnon said that she worked with another person in archives once a week. She learned that there was a time in 1961 when a newsletter was sent to all the homeowners from the Historical Society. There were articles from old books, such as the Register of Rural Affairs or Fireside Reading. There was an update about Van Hoosen Barn. The HDC had talked at one time about publishing some articles or flyers to send to homeowners.

Chairperson Thompson commented that they had been fortunate that the City Council had renewed Ms. Kidorf's contract. He said that they would welcome hearing more from Ms. McKinnon at another meeting when they had more time.

NEXT MEETING DATE

Chairperson Thompson reminded the Commissioners that the next Regular Meeting was scheduled for June 13, 2019.

ADJOURNMENT

Hearing no further business to come before the Historic Districts Commission and upon motion by Ms. Janulis, seconded by Dr. Stamps, Chairperson Thompson adjourned the Regular Meeting at 6:55 p.m.

Jason Thompson, Chairperson
Rochester Hills Historic Districts Commission

Charles Tischer, Secretary