



Rochester Hills

Minutes

Historic Districts Study Committee

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Chairperson Vacant, Vice Chairperson Julie Granthen
Members: Christina Calderwood, Darlene Janulis, Kelly Lyons,
Tom Stephens, Jason Thompson, LaVere Webster

Thursday, March 8, 2018

5:30 PM

1000 Rochester Hills Drive

CALL TO ORDER

Vice Chairperson Granthen called the Regular Meeting to order at 5:35 p.m. in the Auditorium. As the Committee has not met since December 2012, and there are four new members, Vice Chair Granthen asked the Commissioners and staff members to introduce themselves.

ROLL CALL

Present 6 - Christina Calderwood, Julie Granthen, Darlene Janulis, Kelly Lyons, Jason Thompson and LaVere Webster

Absent 1 - Tom Stephens

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

APPROVAL OF MINUTES

[2018-0081](#) December 13, 2012 Regular Meeting Minutes

Even though the minutes are from December 2012, the Commission needs to approve the minutes. Vice Chairperson Granthen commented that per Robert's Rules, all the members are able to vote, even if they were not in attendance at the meeting.

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

Aye 6 - Calderwood, Granthen, Janulis, Lyons, Thompson and Webster

Absent 1 - Stephens

COMMUNICATIONS

No communications were brought forward.

PUBLIC COMMENT for Items Not on the Agenda

No members of the public came forward to speak on non-agenda items.

COMMISSIONER TRAINING

Ms. Kidorf commented that since the applicant is here for Mead Road, perhaps we should explain that request prior to getting into the training segment. She is going to try and combine the two issues to some extent. The Committee agreed to discuss the boundary modification request prior to the training session.

NEW BUSINESS

2018-0073

CITY FILE HDC #18-005

Request: Boundary Modification of the Non-Contiguous Historic District at 1100 Mead Rd.

Location: 1100 Mead Rd.

Owner: Richard Altherr, McGregor of Texas, L.P.

Vice Chairperson Granthen invited the applicant to come forward, introduce herself and explain the request.

Ms. Jennifer Blankenship, with Donald Westphal Associates, introduced herself and explained she is representing the applicant. They are looking to change the historic district boundary at 1100 Mead Road back to something similar to what it was originally - about 13 acres, since the property has been combined with other parcels, and divided since then.. The applicant would like to go back to the original 13 acres if possible.

Ms. Granthen asked if the applicant has been the continuous owner of the property, or has there been prior ownership.

Ms. Blankenship explained there have been several different owners over the years. The application includes an extensive title search.

Ms. Kidorf commented the HDC approved a large addition to the subject house two years ago and asked if the owners have constructed it. It was an addition connecting the house and the garage. Ms. Blankenship stated she not aware that they were adding on to the house, as they have only been dealing with the boundary aspect of the property. She does not know if the addition was constructed.

Ms. Kidorf feels a site visit would be in order if the owners are open to it, as the house can't be seen from the road.

Ms. Blankenship said she can't imagine the owners would object to a site visit, and will contact them to set something up.

Ms. Kidorf asked if the Committee members would be interesting in a tour of the property. She suggested the applicant provide a couple of dates from the owners that would work. The tour should occur during daylight. Because this is a boundary change, in addition to looking at the house and the structures in the

district, the members will want to look at the acreage around the structures. Depending on how many members will be present, the site visit will probably have to be noticed.

Ms. Granthen suggested that after Easter would be a better time to set up a tour.

Ms. Lyons commented Easter break is the first full week in April, so before Easter or after Easter break would probably be the best time.

Ms. Roediger said staff would survey the members to see what would be a good day for the majority.

Ms. Kidorf indicated the Committee needs to do some more research on the history of the house. When it was designated in the 70's, State law was different and the requirements weren't as detailed as they are currently. She will do some historical research, and said if any of the members want to do any research, that would be great. She believes the house's architect is Wallace Frost, and will do research on the Tallman Family, who was the owner of Hoskins Manufacturing Company. She will try to verify that the house was designed by Wallace Frost. The biggest hurdle will be reviewing all the legal descriptions and title searches as they relate to parcel numbers, and try to figure out what's really presently designated, as the parcel numbers are different now than when originally designated. Then the Committee will have to figure out if it makes sense to change the boundary, and what boundary makes the most sense.

Ms. Roediger asked Ms. Kidorf to go through the process the boundary modification will entail.

Ms. Kidorf suggested she present the training slides which will outline the process.

Study Committee Training/Slide Presentation

Ms. Kidorf commented that everything the HDC and Study Committee does is dictated by the State Enabling Law - PA169 of 1970 as amended. In this instance, Council has already directed the Study Committee to study the district. Some communities don't have a standing Study Committee, but Rochester Hills does. The ordinance and bylaws dictate the committee membership, at least two of which need to be HDC members and all need to have an interest and knowledge of historic preservation. Once Council directs the Committee to study a district, the Committee will need to conduct a photographic inventory - this will be done on the site visit. The Committee will then evaluate the resources, i.e., the buildings or landscape features, using the National Register Criteria. A property only has to meet one of the criteria - association with events contributing to history (this is one of the areas of significance of the subject property), association with significant persons in the past, design or construction, or that could yield information important in history. Ms. Kidorf then summarized the information included in the Preliminary Report. The draft report will be reviewed by the Committee and any suggested changes will be made. Once the Preliminary Report is adopted staff will transmit it to both

the local Planning Commission as well as the State Historic Preservation Office, who will also distribute it to the Michigan Historical Commission and the State Historic Preservation Review Board. The Review Board only meets three times a year, so depending upon when the report is finished, we may not get their comments for a while. They do not approve or deny the report, they just add comments to it. Once the Study Committee adopts and transmits the Preliminary Report, we will need to wait at least 60 calendar days before holding a public hearing, which will be held at a regular meeting. Staff will notify the property owners in the district (just one in this case) of the public hearing by first class mail at least 14 days in advance of the hearing. After the hearing, the Committee will prepare the Final Study Committee Report, which contains a recommendation to Council about whether the district boundary should be changed and what it should be changed to. Once the Final Report is adopted, it is transmitted to City Council. City Council will go through standard ordinance amendment procedures to determine whether to modify the district boundary. It is Council's final decision to modify the boundaries and change the ordinance or not. In some instances, the Committee might be considering the elimination of a district. Elimination of a district works the same as creating or modifying a district. However, one of three criteria has to be met - lost physical characteristics, insignificance or defective procedure when established.

When looking at the new boundaries of the subject district, per the National Register criteria, the district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, age, buildings, structures or by documented differences in patterns of historic development. It is seldom defined by the limits of current parcel ownership, management or planning boundaries. They should be based on the shared relationship among the properties constituting the district. When determining boundaries for a single resource, it is important to consider the setting of the resource and to include the features that define the character of the resource, i.e., such as the view shared by a house built on a hill or a historic garden or drive. Don't limit the district boundary simply to the footprint of the building. This will be important for what the Committee will be looking at for the subject boundary modification of 1100 Mead Road.

Ms. Lyons asked that a copy of the slide presentation be forwarded to the members.

Ms. Kidorf indicated the presentation came from the Local Historic Districts Manual published by the State Historic Preservation Office. A link to this site was provided to the members in an email. Boundary modification requests are explained on page 19 of the manual. The thing to keep in mind with this manual is that it's usually addressing multi-resource districts. Ms. Kidorf asked if there are any other questions.

Ms. Blankenship indicated she has no other questions and indicated if the consultant or committee needs any additional information as the study moves forward, she will be happy to provide it.

Ms. Kidorf said it would be great to have any additional historic information the homeowners may have.

Ms. Blankenship will also see if the homeowner will be present at the site visit to answer any questions.

Ms. Roediger asked the members what time/day would be the best for them. She will try to get a few dates and times that would be convenient for the property owner and applicant for the proposed site visit. Ms. Kidorf asked that the visit be scheduled during daylight hours.

ANY OTHER BUSINESS

Election of Officers

Vice Chairperson Granthen opened the floor for nominations of Chairperson and Vice Chairperson.

Moved by Janulis, seconded by Webster, to nominate Ms. Granthen for Chairperson, and Mr. Thompson for Vice Chairperson. Vice Chairperson Granthen asked if anyone else was interested in either office - no one else volunteered. Ms. Granthen and Mr. Thompson both accepted their nominations. Ms. Granthen called for the vote. Ms. Granthen was unanimously elected to serve as Chairperson, and Mr. Thompson was unanimously elected as Vice Chairperson.

City Staff will remain as Secretary of the Study Committee.

NEXT MEETING DATE

The next Regular Meeting is scheduled for April 12, 2018. Ms. Kidorf suggested that if it works out for the property owner and the applicant, perhaps the site visit could be scheduled for the same date but at 4:00 or 5:00 p.m. Staff will coordinate a date and time for the site visit.

ADJOURNMENT

Hearing no other business, and upon Motion by Lyons, seconded by Janulis, the Chair adjourned the Regular Meeting at 6:20 p.m.

*Julie Granthen, Chairperson
Historic Districts Study Committee
City of Rochester Hills*

Sandi DiSipio, Recording Secretary