



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, March 8, 2018

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 - Julie Granthen, Darlene Janulis, Kelly Lyons, Susan McKinnon, Steve Reina, Richard Stamps, Jason Thompson and Charles Tischer

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

[2018-0086](#) December 14, 2017 Regular Meeting Minutes

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

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

Absent 1 - Stephens

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

[2018-0080](#) **FILE NO. HDC#18-006**

Request: Certificate of Appropriateness - Window Sash Replacement
Location: 6425 Winkler Mill Rd.
Parcel: 15-01-227-037
Owner: Nathaniel Brock

(Reference: Staff Report dated February 27, 2018, 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 and asked for a summary of the staff report.

Ms. Kidorf explained this is a request to replace just the sash, the movable part of the windows, in 10 first floor windows at 6425 Winkler Mill Road, commonly known as the Miller's House. The house was constructed about 1830. The proposed windows are a wood window, in the same twelve over twelve pattern. The windows proposed to be replaced are not the original windows in the house, but were a part of remodeling done in the 1920's or 30's. The frame and trim will remain as it, it's just the movable part of the window that will be replaced.

Mr. Nathaniel Brock, the homeowner and applicant, came forward, indicated he has nothing to add and will answer any questions. These are the same windows that were used when he did additions 20 years ago - they used Marvin windows back then also.

Dr. Stamps welcomed the applicant, and thanked him for spending the time and energy to maintain one of the City's historic resources. He appreciates the applicant and his family's care of the property.

MOTION by Janulis, seconded by Tischer, in the matter of File HDC #18-006, that the Historic Districts Commission **APPROVES** the request for a Certificate of Appropriateness for the window sash replacement at 6425 Winkler Mill Road in the Winkler Mill Pond Historic District, Parcel Identification Number 15-01-227-037, with the following findings:

1. *The existing 1930's windows are contributing features to the property and are deteriorated beyond repair;*
2. *The proposed window sash replacements in a twelve over twelve configuration do match the existing historic windows;*
3. *The proposed window replacement is in keeping with the Secretary of the Interior's Standards for Rehabilitation and Guidelines, in particular standard number 6 as follows:*

6. Deteriorated historic features shall be repaired rather than replaced. When 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.

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

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

Absent 1 - Stephens

2018-0083

ROCHESTER COLLEGE BARN PROJECT PRESENTATION

Jaymes Vettrains

Chairperson Thompson asked the presenters to come forward and introduce themselves.

Mr. Tom Rellinger, Executive Vice President of Rochester College introduced himself. He is responsible for operations at the school, except for academics and athletics. Mr. Rellinger introduced Mr. Jaymes Vettrains who works in the Business Faculty and is a consultant to Mr. Rellinger, handling all the municipality interfaces. Mr. Rellinger then introduced Mr. Rob Clark, a Board of Trustees member and an architect, who has worked on the architectural for the barn project. Mr. Rellinger went through a PowerPoint presentation of how the barn project fits into the overall capital project that was just launched in January. The barn fits within the existing PUD, which was negotiated back in 2005, and have been working under that master campus plan since then. The new gymnasium is part of the PUD. Mr. Rellinger clarified they are absolutely committed to having the barn be something more than an edifice for them - but is actually something they think is going to fit right into their operations and how they want to do business at the College. The barn will be a part of the grounds and maintenance operations, if they can get the restoration done the way they hope it is being planned for now. He explained the proposed soccer, lacrosse and softball fields, and an additional academic building in the center of the campus. He explained the Lake Norcentra Park Project, which was started two years ago, will be a public/private park for the community and backs to the Clinton River Trail. In order to accomplish this, they will have to move a maintenance shed that is located there. He then displayed a rendering of what the park area will look like once the shed is removed and the outdoor facility is built. This is meant to be a community space. There is a chapel area that could be used for weddings or other functions. They are trying to make Rochester College Rochester's College. That's the point of doing the Lake Norcentra project, and part of renovating the barn - to make the institution something that the community is proud of. He explained that maintenance operations will be moved into existing barn. Mr. Rellinger believes they can do what they want to by protecting the barn. He showed renderings of what the barn will look like when completed - identical to what it looks like now. They propose to restore the outside, and explained a few structural things need to be completed in the interior because it's not in great condition for what they want to use it for. They will install heat and AC in one of the rooms because this will be a workable facility for the College on the inside. He then explained the floor plans for the barn. The biggest concern is the loft and the roof - a structural engineer has been out twice. They believe that by reinforcing the loft and redoing some of the internal roof structures, they can make the facility useful for the next 50 years. That is their intention going forward. The last slide explains the barn project status, which was summarized by Mr. Rellinger. The silent

phase of fundraising for the entire capital project was launched last January, and \$150,000 has been raised for the barn project. His goal is to complete the project by the summer of 2019; if fundraising is a little bit better than anticipated, completion could happen a little sooner. The college plans on maintaining the barn as part of their infrastructure, and will be used safely and appropriately for college operations. The college personally thinks this is a good place for the students to get in touch with some of their traditional roots. Mr. Rellinger employs 30-35 students every summer who will be working in and out of the barn and other operations. He wants them tied to the institution's heritage - as they are an institution that strongly believes in traditional roots and wants to make sure the students find value and understand why that's important, as they tie together their future to the school's past. Mr. Rellinger then asked for any questions or comments.

Chairperson Thompson indicated he is very happy and pleased with what he has seen so far. It's a wonderful idea, and to have the applicant's commitment to make and keep this barn as a usable resource is great.

Dr. Stamps is excited and appreciates the efforts the applicant is making to preserve this resource. If you want to protect a barn you have to keep the roof waterproof and drain around the foundation. He commented that the first photo shows the barn as it is exists, and the second picture shows it with flowers right up against the barn. He suggested the applicant talk to barn experts and check this out, and be sure there is good drainage away from the barn. If there's too much planted up against the barn, the moisture gets into the base of the wood. Initially the farmstead was historically listed and survived there for several years, then came the request to delist it so the athletics program could be expanded. It was one highlights of Dr. Stamps' historic preservation activities to see City and College representatives come together after their initial impasse. The College wanted to tear it down for additional space, and the HDC/City could not legally justify removing it from the listing the college signed. After negotiations, a successful PUD agreement was reached that would allow the College more room and the barn to remain. Dr. Stamps asked for clarification that one of the proposals was to move the farmhouse more in front of the barn to allow additional space for a proposed building that is no longer needed. Mr. Rellinger agreed and stated the necessity to move the farmhouse is no longer there. Dr. Stamps feels if the necessity to move it is no longer there, the City and the HDC should agree not to move it. Mr. Rellinger appreciates the comment, and said the house was supposed to be moved by 2010, but they found themselves in a dire financial situation, there was no feasible way to accomplish this. As the footprint for the gymnasium was redeveloped, it didn't require moving the farmhouse. The administrative team will be meeting this month to lay out the next five years. Rochester College has no desire to be a school of 10,000 - their niche is around 2,000 students - they currently have 1,200. They believe the campus could facilitate the residential and programs needed on that size of campus - so they have architected the plan for a slow growth going forward that preserves what they believe is important. Mr. Rellinger feels the park is the most important aspect to their alumni of any project they are doing, because there wasn't a lot there previously.

Dr. Stamps suggested the Commission take a vote to say the college doesn't

have to move the farmhouse, and then ask the City what has to be done to remove this requirement from the PUD.

Ms. Roediger indicated the PUD was approved in 2006. The process to amend the PUD is to through City Council. She's had conversations with the College throughout the plan review process, that there'll probably be a point in the future where the College will want to amend their overall PUD. At that point, the requirement to move the farmhouse could be removed. If the Commission wants to make it known that in the future they are OK with leaving the house where it is, they can make known tonight and take note of it when the PUD is amended in the future. She doesn't think this will instigate a PUD amendment, but when it's time to amend the PUD, HDC's preference can be noted.

Mr. Rellinger said they are probably within a year of having to amend the PUD because of the projects from a capital standpoint. Once the money comes in, and they start building, they will make sure the PUD's are accurate with what their Master Plan looks like. He would welcome a resolution from the Commission to help them move forward with the PUD discussions.

Mr. Reina would like to leave the course of the PUD where it's at right now. He's appreciative of the College and its efforts, however he thinks there's a necessary deference we need to have about the role of City Council in dealing with the College. It may be better for the College also, as a year from now, they might want to go in a different direction. Rather than muddling up the works with a resolution here, he thinks if there's a cleaner way that the college, through the City Council can work on, that's probably best. The Commission is appreciative of the sincere effort and thought the College has put into this project.

Chairperson Thompson agreed and said he would be in favor of deleting the requirement to move the farmhouse from the PUD as he would like to keep the view of the barn as is.

Ms. Lyons asked if any restoration will be done on the outside.

Mr. Rellinger said the outside has things that need to be restored, especially the roof which needs to be completely taken off and replaced. This is where a lot of the cost will go into, restoring the structure and the vitality of the roof system.

Ms. Lyons asked if this proposed work needs to come back before the Commission.

Ms. Kidorf asked if the roof is presently an asphalt shingle roof. The applicant replied yes. Ms. Kidorf asked if the roof will be replaced with an asphalt shingle roof. The applicant said yes. Ms. Kidorf said this can be approved at the staff level.

Ms. Janulis appreciates the applicant's time in coming to the meeting and giving the presentation. She's also on the Greenspace Advisory Board and they talk about the college also. For someone who uses the trail, she said they have done a great job on the park.

Ms. Granthen congratulated the Women's and Men's Basketball Teams on their wins and hopes this helps with the fund-raising.

Dr. Stamps said he's fine with not having a resolution, as long as the College knows the Commission is supportive of a new PUD. Part of the treasure the College has, it's not just the barn, but perhaps the best surviving example of a farmstead in the City - the barn, the silo, the chicken coop, the corn crib and the farmhouse. The view out the church's kitchen window is a beautiful view of the past. Dr. Stamps said there is legislation in place to restore state historic tax credits, but he's not sure if non-profits can take advantage of tax credits. The applicant will look into this.

The Commission thanked the applicants for their presentation, and the applicants thanked the Board for their time and comments.

This item was discussed.

ANY OTHER BUSINESS

Ms. Roediger introduced Kristen Kapelanski, the new Planning Manager and staff liaison person to the HDC. Ms. Kapelanski said she's excited to help out and looks forward to working with the Commission.

Election of Officers

Chairperson Thompson opened the floor for nominations. Mr. Reina nominated the existing slate of officers to serve for another year; Dr. Stamps seconded the nomination. All candidates accepted the nomination. No other nominations were heard.

MOTION by Reina, seconded by Stamps, to elect Mr. Thompson as Chairperson, Ms. Granthen as Vice-Chairperson and Mr. Tischer as Secretary to serve as officers through the end of 2018.

Ayes: All Nays: None

MOTION CARRIED.

Ms. Roediger then reported she had a meeting with Pat McKay, the Museum Director. They spoke about ways staff could increase awareness of the historic districts. May is historic preservation month, and Mr. McKay thought maybe the May meeting could be held at the Calf Barn at the Museum. He offered to open up the Museum archives to the public - with the title of "Is Your House History Hiding in the Museum", and sending out invitations to all historic homeowners to come and learn the history of their particular house. Ms. Roediger feels this ties in well with some of the discussions the HDC has had about how to tie back into the districts, have people become aware that they are part of a historic district and promote the districts. This general open house is tentatively planned for the May 10th at the Calf Barn. If there is business the Commission needs to tend to as part of a regular meeting, there is a meeting room at the Museum if necessary. Ms. Roediger also talked to Mr. McKay about writing a regular article for the Hills Herald publication. He offered to use his skills and highlight a different property in each publication to draw attention to the district. Mr. Reina feels this is a great idea and is in favor of the event. Ms. Lyons suggested the invitation come from both the Commission and the Museum, so people know HDC members will be in attendance for any

questions. Ms. McKinnon said she volunteered conducting tours at the Museum for a long time, but has never seen the archives. She thinks this is a wonderful opportunity, and would love to have access to the archives. Dr. Stamps agreed this is a great idea. Chairperson Thompson said this is a fantastic idea and is looking forward to it. Dr. Stamps reported that the annual meeting of the Oakland County Historical Resources will take place on March 27th at 10:00 AM. He also commented that there is a House and Senate bill looking at reinstating the state historic tax credits, which would be a blessing, as it helps people who are trying to protect historic resources. The designated structure at 1021 Harding, residence of former Commissioner Paul Miller, was severely damaged in a bad fire last fall. Ms. Kidorf reported that the Michigan Historic Preservation Network's annual conference is May 17-19 in East Lansing, if anyone is interested in attending.

NEXT MEETING DATE

The next Regular Meeting is scheduled for April 12, 2018.

ADJOURNMENT

Hearing no further business, and upon Motion by Lyons, seconded by Janulis, the Chair adjourned the Regular Meeting at 7:50 p.m.

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

Sandi DiSipio, Recording Secretary