



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, June 15, 2017

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Thompson called the Special meeting to order at 7:00 p.m. in the Auditorium.

ROLL CALL

Present 7 - Julie Granthen, Darlene Janulis, Susan McKinnon, Steve Reina, Richard Stamps, Tom Stephens and Jason Thompson

Absent 2 - Kelly Lyons and Charles Tischer

Also Present: Kristine Kidorf, Kidorf Preservation Consulting
Sara Roediger, Director, Planning & Economic Development
Sandi DiSipio, Recording Secretary

APPROVAL OF MINUTES

[2017-0288](#) May 11, 2017 Regular Meeting Minutes

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

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

Absent 2 - Lyons and Tischer

COMMUNICATIONS

No communications were brought forward.

PUBLIC COMMENT for Items Not on the Agenda

No public comment was heard.

NEW BUSINESS

[2017-0286](#) **FILE NO. HDC#17-016**

Request: Certificate of Appropriateness - New In-Ground Pool
Location: 1461 Mill Race
Parcel: 15-01-201-013
Owner: John & Sara Holcomb

(Reference: Staff Report dated June 7, 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 and asked Ms. Kidorf if she has any comments.

Ms. Kidorf indicated she could read the staff report, but if everyone has read it, she will answer any questions.

Chairperson Thompson then asked the invited the applicants to come forward and asked if they had anything to add.

Mr. John Holcolm thanked the Board for their time and review of his proposal, and is happy to answer any questions.

The Chair opened the floor for Commissioner comments or questions.

Dr. Stamps strongly supports the request as the pool and related construction as proposed is compatible with the district and will not destroy any historic materials or features.

MOTION by Reina, seconded by Stamps, in the matter of HDC File 17-016, that the Historic Districts Commission **APPROVES** the request for a Certificate of Appropriateness for the installation of a new in-ground swimming pool, pool deck, equipment pad and fencing at 1461 Mill Race Road, in the Stoney Creek Historic Districts, Parcel Identification Number 15-01-201-013, with the following findings:

1. *The proposed pool is in the Stoney Creek Historic District and is compatible in massing, size, scale and materials with this part of the district;*

2. *The proposed pool, deck and fence construction 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 will 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 Reina, seconded by Stamps, that this matter be Approved. The motion carried by the following vote:

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

Absent 2 - Lyons and Tischer

The Commission wished the applicants the best of luck with their project.

ANY OTHER BUSINESS

Recognizing Local Historic Districts - The Commission thanked staff for completing the research.

Mr. Reina is interested in the idea of mailing a newsletter to people in the historic districts. He thinks this would be very helpful in getting the word out to the property owners about the special community in which they reside and that the City is here to assist them.

Dr. Stamps concurs with this idea. This has been done in the past. It could include a paragraph and a picture about rehab work that has been done. If someone has done something good, compliment them. He feels this is a great idea.

Ms. Janulis also likes the idea of some type of mailing. She suggested this information be put on the website and send a small notice in water or tax bills. There's also the Rochester Hills quarterly newsletter, perhaps an article could be written for that. She has experience being on the school board, that people sometimes get so inundated with all the mail they receive they have a tendency to not read it. She is concerned that if staff sends out something special, it will get put aside.

The question was asked how many people are in the district.

Ms. Kidorf believes there are 87 properties.

Mr. Reina commented that doing a mailing once a year to these homes would be inexpensive.

Dr. Stamps said that if the mailer said Historic Districts or something in the corner, people would tend to read it.

Ms. Roediger explained the City puts out the Hills Herald newsletter which is mailed to every house in the City twice a year. A regular Historic Districts article could be put in this mailer to bring awareness to everyone in the City, not only the District. Ms. Roediger then talked about signage and displayed a map where the historic districts signs are located. There are only three signs that announce the Districts, all of which refer to the Stoney Creek District. The newer sign is in the round-about, and the other two signs are the typical MDOT brown signs, one on Washington and the other on Tienken. She offered to work with the Sign Department if the Commission feels the need for more signs.

Ms. McKinnon agreed with sending out a newsletter just to the property owners

in the historic districts, so they feel they have a relationship with the Commission. She feels it is important for prospective buyers to know about the historic designation.

Ms. Janulis read an excerpt relative to the Stoney Creek District - the District has 37 contributing resources, 71 non-contributing resources and one that requires more research. This total does not include the resources in the Winkler Mill District or the non-contiguous districts. She likes the idea of an annual mailing to make the property owners aware of the historic districts and the value they bring to the area. There also could be an educational piece written in the Hills Herald to inform the community about the value of these districts.

Mr. Reina likes all the ideas brought up, and is very interested to serve on a subcommittee to get things going. Mr. Stephens also agreed to serve.

Ms. Janulis commented in last month's minutes, Mr. Tischer volunteered to be on a subcommittee. She doesn't want to exclude him just because he is not in attendance tonight.

Dr. Stamps suggested including the Historic Districts Map with a letter sent to the owners in the districts.

Ms. Granthen commented that a few years ago the Commission talked about having a small sign at every contributing house in the historic districts, and asked if that was still a possibility.

Ms. Roediger feels it would be up to the individual property owners if they wanted or didn't want a sign. Possibly a sign could be offered, but she doesn't think we could tell a homeowner they had to put up a sign if they didn't want to. This suggestion could be discussed by the subcommittee.

The subcommittee will consist of Mr. Reina, Mr. Stephens and Ms. McKinnon offered to serve as an alternate if needed. Mr. Tischer will be contacted to see if he's still interested.

Dr. Stamps would like to know how many structures there are in the City and how many are on the historic register.

Ms. Kidorf said she did count the structures in the historic districts and passed the information to staff.

Dr. Stamps suggested some text that could be included in an article for the Hills Herald. He gave the wording to the subcommittee for consideration in their discussions.

Ms. Roediger then explained the City's GIS system counts parcels. In the Stoney Creek District, there are 67 parcels, in the Winkler Mill District, there are 29 parcels and the Non-Contiguous Districts contain 30 parcels. She has the number of buildings in each district, but they are not defined as contributing and non-contributing. Staff needs to do further work to break this down. The

deadline for the next Hills Herald newsletter is not until the fall.

Ms. Roediger asked for Commissioner thoughts on the number of signs in the district. This could also be discussed by the subcommittee. The City's Sign Shop is doing an upgrade soon and asked if additional historic district signs are wanted. This information needs to be conveyed to them in the next month or two. She assumes the Commission is in favor of adding more signage to increase awareness. The sign on Tienken is a little more decorative than the one that is on Washington.

Chair Thompson doesn't think you can have enough signage, so any increase would be beneficial.

Ms. Janulis would prefer to have one kind of sign, rather than three different styles at different locations.

Ms. Roediger will work with the Sign Shop to increase signage.

Ms. McKinnon asked if the subcommittee will be dealing with the issue of how to make prospective buyers aware of the historical designation.

Mr. Stephens has started some work on this issue, and has reached out to a few people in the realtor business about the disclosure form.

It is the consensus of the Commission that the subcommittee explore all directions of this issue.

Ms. Granthen indicated the Commission's Proclamation to the City of Rochester for their Bicentennial, will be presented at the June 26th City Council meeting at 7:00 PM. She invited everyone to attend the presentation if possible.

Chairperson Thompson thanked Ms. Granthen for writing the Proclamation and arranging for the presentation.

Dr. Stamps commented that in three years, it will be Oakland County's Bicentennial. The Oakland County Pioneer and Historical Society has their annual ice cream social Saturday, June 24th.

There is no update on the status of 1841 Crooks, the Dunn house. Work progresses on the Prewitt House on Tienken, the second story has been added.

NEXT MEETING DATE

The next Regular Meeting is scheduled for July 13, 2017.

ADJOURNMENT

Hearing no further business, and upon Motion by Reina, seconded by McKinnon, the Chairperson adjourned the Special Meeting at 7:40 p.m.

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

Sandi DiSipio, Recording Secretary