



**Rochester Hills**  
**Minutes - Draft**  
**Historic Districts Commission /**  
**Historic Districts Study Committee**

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*HISTORIC DISTRICTS COMMISSION*

*Julie Granthen, Darlene Janulis, Kelly Lyons, Susan McKinnon, Steve Reina, Dr. Richard Stamps, Tom Stephens, Jason Thompson and Charles Tischer*

*HISTORIC DISTRICTS STUDY COMMITTEE*

*Christina Calderwood, Julie Granthen, Darlene Janulis, Kelly Lyons, Jason Thompson, Tom Stephens and LaVere Webster*

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Thursday, June 13, 2019

7:00 PM

1000 Rochester Hills Drive

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## CALL TO ORDER

Chairperson Jason Thompson called the Joint Meeting to order at 7:00 p.m. in the Auditorium.

## ROLL CALL

**Present** 9 - Julie Granthen, Darlene Janulis, Kelly Lyons, Susan McKinnon, Richard Stamps, Tom Stephens, Jason Thompson, Christina Calderwood and LaVere Webster

**Excused** 2 - Steve Reina and Charles Tischer

Quorum present both boards.

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

## APPROVAL OF MINUTES

2019-0265 March 8, 2018 Regular HDSC Meeting

**A motion was made by Darlene Janulis, seconded by Tom Stephens, that this Meeting Minutes be Approved as Presented. The motion passed by a unanimous vote.**

2019-0260 May 9, 2019 Regular HDC Meeting

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

## COMMUNICATIONS

*There were no Communications presented.*

*Ms. Kapelanski gave some HDC updates. She noted that 1841 Crooks had been demolished, although she drove by earlier in the day and it had not been cleared yet. She recalled that the HDC had enforced a Demolition by Neglect last year, and it had finally come down. Next, she advised that staff met with the property owners of the Lorna Stone house. They had some issues with vandalism, and their goal was to get it occupied. They would potentially be coming back before the HDC, because they wanted to use the building for a church meeting space for about 30 people. They intended to continue its rehabilitation. Regarding the resolution for the State Historic Tax Credits, at the June 3 City Council meeting, there had been concern by Council that the resolution should have gone through them and not sent directly to Lansing by the HDC. Staff had forwarded a resolution to Council to see if they would be interested in passing their own resolution of support. They expressed some concerns with the process. The Mayor had been supportive of the resolution, and Council would take it up again at its June 17 meeting. Council wanted some additional information about the exact language of the bills and input from the City's lobbyist, but she was fairly confident that it would pass at the June 17 meeting.*

*Ms. Kapelanski mentioned that there had been interest from the HDC in getting some direction and input from Council, and that there was an opportunity in January. The Planning Commission had joint meetings with Council the past two years, and staff was thinking it might be worthwhile to have one with the HDC and Council. They could try to come to a consensus on how to move forward and promote preservation of the City's historic districts. That meeting would be after the elections and the newest Council members were on board. If the HDC was able to identify a top priority during the survey discussion (later on the agenda), they could try to get some buy-in from Council and to see whether they wanted to continue as a CLG community. She said that if anyone had any further thoughts to let her know. If they were able to prioritize survey options, they could move forward with completing those priorities in January.*

*Ms. Janulis believed that they were only allowing the Crooks Rd. demolition to move forward if the owner gave the City an easement for a pathway, and she asked if that had been done. Ms. Kapelanski agreed that it was; the demo permit would not have been issued without it, which was part of the delay.*

## PUBLIC COMMENT

*Chairperson Thompson opened Public Comment at 7:10 p.m. Seeing no one come forward, he closed Public Comment.*

## NEW BUSINESS

### 2019-0261

Request for Certificate of Appropriateness - City File 19-025 - for construction of a new house, garage, pool and driveway gate on ten acres at 1599 Mill Race, located north of Washington, west of Dequindre, zoned RE Residential Estate, Parcel No. 15-01-100-016, Giovanni Ferrazzo, Applicant

*(Reference: Staff report prepared by Ms. Kidorf dated June 4, 2019 and application documents had been placed on file and by reference became part of the record thereof).*

*Present for the applicant were Frank D'Anna, D'Anna Associates, 1055 South Boulevard E., Suite 200, Rochester Hills, MI 48307 and Giovanni Ferrazzo, 61366 Barclay Dr., Washington, MI 48094.*

*Ms. Kidorf stated that as noted in the staff report, the application was to construct a one-story, single-family house with walkout basement, patios, in-ground pool, detached garage and driveway gates. The house would be clad in stone with aluminum windows and have an asphalt shingle roof. She noted that the subject portion of the district had primarily new houses, and according to the aerial views, they appeared to have footprint sizes about the same as the proposed house. The homes in the surrounding district were varied in how they were sited on the properties, and the angled siding proposed was not unusual. The majority of the homes in the area also had in-ground pools with patios and winding driveways. She mentioned that there were some unknowns, including the color and type of stone cladding both for the house, the garage and the pillars. Also, they had not decided if there would be a wood or a wrought iron gate for the driveway, and they did not know the final landscaping plan and what trees would be removed or saved. The proposed house would have aluminum clad, arched topped and other type of windows, which were compatible with other windows in that part of the district. The stone clad walls and asphalt-shingled roof were compatible with the materials in the district, but the doors and garage doors were of an unknown material, and final materials and colors would have to be submitted to staff for review, unless the Commission wanted it to come back.*

*Ms. Janulis said that she had looked at the staff report to see what might be different or out of the ordinary or not in compliance, and she could not*

*find anything. She felt that the house, with the information they had gotten, looked beautiful and very well done. She knew the area very well and knew people who lived there, and she felt that it would be a beautiful addition to the area. She did not have any questions, other than about the unknown materials. However, she reminded that for anyone building a house, it would be unknown until the foundation was dug to see what might fit. That would be reviewed and approved by the Building Dept., so she did not have any issues with that. She thought that it would be a beautiful addition to Rochester Hills.*

*Chairperson Thompson asked the applicants if they had anything to add, but they did not.*

*Dr. Stamps said that he totally concurred with Ms. Janulis. It looked like a beautiful house that would contribute to the community. It was in an historic neighborhood with new houses, and it would fit nicely with those new houses.*

***MOTION*** by Janulis, seconded by Stamps, that in the matter of File No. HDC 19-025, the Historic Districts Commission hereby **approves** the request for a **Certificate of Appropriateness** for the construction of a new house at 1599 Mill Race Rd. in the Stoney Creek Historic District, Parcel No. 15-01-100-016, with the following Findings and Conditions:

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

*Prior to obtaining a building permit, the applicant must provide Commission staff the following for review and approval:*

- a) Final site plan that shows the existing trees that will be retained and removed, as well as the final landscaping plan;*
- b) Final material selections for the stone veneer, limestone trim, windows, doors, garage doors, asphalt shingles, stone pavers and driveway gate; and*

*The proposed house construction, including the driveway, gates, detached garage, in-ground pool and patios is in keeping with the Secretary of the Interior's Standards for Rehabilitation and Guidelines, in particular standard 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 Janulis, seconded by Stamps, that this matter be Approved. The motion carried by the following vote:**

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

**Abstain** 2 - Calderwood and Webster

**Excused** 2 - Reina and Tischer

*Chairperson Thompson stated for the record that the motion had passed unanimously. Dr. Stamps did not believe Mr. Ferrazzo lived in the district currently, which he confirmed. Dr. Stamps asked Mr. Ferrazzo if he knew that the property was in the historic district when he purchased it to build his dream house. Mr. Ferrazzo said that he did not know that. Dr. Stamps thanked him, and said that he had had the same experience as the last eight or ten people who came before the HDC - they did not know. He remarked that the HDC and the City needed to make the sign bigger that told people they were entering an Historic District.*

*Chairperson Thompson congratulated the applicants and wished them well.*

## **UNFINISHED BUSINESS**

### **2019-0204** Historic Resource Survey Plan

*Ms. Kidorf noted that the reason they decided to have a joint meeting with the HDSC was because Rochester Hills was a Certified Local Government, and to continue that status, they were charged with developing and carrying out a plan for the ongoing survey of historic resources in the City. She referred to the preliminary plan in the packet,*

*and suggested that they could start with some brainstorming with both bodies. They could talk about what might needed to be surveyed. There were options from the 2002 survey which they could prioritize, and/or they could add new. Ms. McKinnon had brought up a subdivision around Tienken and Rochester at the last meeting, and Ms. Kidorf wondered if that was the North Hill Gardens Subdivision from 1941. She listed some subdivisions that she was not sure were built: Blackett's Floral Gardens, 1943; Supervisor's Plat 8, 1940; Supervisor's Plat 7, 1940; Supervisor's Plat 6, 1939; Supervisor's Plat 5, 1939; and Best Farms, 1940 (not built). They might be a place to start. She suggested that people could list items, and Ms. Kapelanski would type them on the screen, and they could prioritize.*

*Dr. Stamps recalled that the previous survey had identified some properties, and a potential list was also drawn up. He thought that they should seriously think about delisting some areas. They were faced with newer homes being built in an historic district. If someone wanted to build a nice, new house, they had to come before the HDC to get permission, although the applicant was not doing anything with an historic structure. He thought that there was rationale for delisting some of those areas.*

*Ms. Kidorf explained that the recommendation had been to resurvey both the Stoney Creek and the Winkler Mill Historic Districts and examine whether the boundaries needed to be revised to exclude the new housing.*

*Chairperson Thompson asked if there were other suggestions. Dr. Stamps thought that it would be fun to look around and see if there were some other early subdivisions or structures that had become more historic since the last survey. He wondered if Madonna's house was ready to go on the list, although he did not know if the owners would be amenable to having the house listed. He said that if he lived in that house, and he wanted to increase the property value, it might make sense to have it verified and listed. He suggested that there could be other structures like that.*

*Ms. McKinnon was not sure about the guidelines for designation other than the age of a property, but it appeared as if a property needed to have important historic significance. She had mentioned the sub at Tienken and Rochester because a person in that sub, which was half in Rochester and half in Rochester Hills, did not want to see those homes rebuilt. Ms. McKinnon did not think that the sub was really historical. Ms. Kidorf clarified that it was a post war sub, and those were being designated in other cities. Ms. McKinnon asked if they should care about houses and*

*neighborhoods that did not look very unusual or old and what that would mean for the people who lived there.*

*Dr. Stamps said that he came from a family that did not live in one of those big, beautiful houses. He came from a family that lived in a house like most of the others in the neighborhood. He did not think a house needed to be big and beautiful to represent the City's history. He and his wife referred to the kind of sub they were discussing as starter homes. It was a nice neighborhood that reflected a part of the history. He was not sure what the architecture reflected, but they were interesting houses, and he felt that there was a potential. It would be even better if there were a lot of neighbors who wanted to preserve their neighborhood. If there was a groundswell, he thought that creating a district might be something they should do.*

*Ms. Calderwood thought that there was a tendency for younger people to really appreciate that. Going forward, she thought that it would be of larger interest and value to the City to preserve.*

*Ms. Janulis pointed out that they could apply for a CLG grant on October 1. She was not sure how much work it would be or who would do it, but she thought that would be the way to go. She was not sure volunteers were the best way. If they could get a grant, they could get professional people to look at some of the neighborhoods and determine age and architecturally whether they would have value. She felt that it would benefit the City more than having volunteers do it. She was not sure if administration would have the time to do it or what would go into it, but she would rather have professionals versed in that field help them determine whether some homes in these neighborhoods would be historically significant.*

*Chairperson Thompson said that might go back to the concern about how much buy-in and direction they should get first from City Council before doing anything, given Council's reaction to the tax credits resolution. He wondered how far they should go without inadvertently causing friction.*

*Ms. Kapelanski said that if they could identify a survey option, she felt that it would make sense to present that to Council at a joint meeting in January and see if they would be willing to proceed. Ms. Kidorf could talk about what the City would be on the hook for in terms of matching funds. Ms. Kidorf agreed that the CLG grant did require a local match of 40%. That could be in kind, so staff time could count, but they would have to get a resolution of support from Council. She thought however, because the members had the local knowledge of the history of the City that she could*

*drive around and figure out whether or not subdivisions were a good potential for a survey. She stated that surveys were the very first step. They would do a windshield survey, where they would take an inventory of properties and start to get the general histories of the area, so they could begin to understand whether the story was important to the City. They would just be learning what was there. For the post war subdivisions, they would probably want to identify as many as they could that were built between 1941 and 1950 to see how many there were, which ones still retained their architectural integrity and which ones told the story the most about Rochester Hills. They would probably not designate all of them, but they needed to start to evaluate. She thought that they might get more support from Council for resurveying the Winkler Mill and Stoney Creek districts to redraw the boundaries, particularly if they were going to potentially eliminate some areas.*

*Chairperson Thompson said that would have been his suggestion. The two easier ones for which they could get buy in would be redoing the survey of the contiguous districts and determining whether to change the boundaries. There had been more than a few times when people came before them, and it was just a formal matter. They had to come before the HDC because they were building new homes in the district. The reality was that if it were resurveyed, they would not have to do that. He agreed that it might be easier to get buy-in for those.*

*Mr. Stephens said that he was curious at what point would they engage people in the neighborhoods to find out whether or not they were interested in being designated. Chairperson Thompson thought that it was a very good question.*

*Ms. Kidorf said that part of the survey process was an education process. They would definitely let the people in the neighborhood know that they were just looking at it, and that it would not impose any regulation. They would just be looking to see what story, if any, there was and if it was important to Rochester Hills. Perhaps the folks that lived there had some interesting tidbits they would like to share. It was possible that there could be some public comment at the joint meeting. They could also put the survey plan out for public comment after Council looked at it. Chairperson Thompson agreed that they should do that. It was very clear that without support from a property owner, in all likelihood, it would not be moved forward by Council.*

*Ms. Janulis said that she could not find a subdivision name, but she had one for the list east of North Hill Elementary School at Red Oaks Lane*

*and Courtland Blvd. There were 1950-ish homes that were really unique. She suggested taking a drive by the area to see if some of the homes had value.*

*Ms. Calderwood mentioned the Juengel Orchards Subdivision. Chairperson Thompson believed that it had been on the potential list. Ms. Kidorf said that there were two homes identified in the 2002 survey. She looked at those a few years ago, and the houses had undergone quite a bit of change. The sub was different than what was identified in the potential list.*

*Dr. Stamps thought that one of the homes was gone. He referred to the sub at Rochester and Tienken (they had called it Dinosaur Hill). He thought that it was fascinating, and he hoped that the City would have a variety of different sizes and cost points for houses. He did not want to see historic districts become big, fancy, rich houses some people could not afford. He thought that there would be value in maintaining some diversity of housing to be available for a diversity of people. He said that he liked the idea of looking at neighborhoods with smaller houses.*

*Mr. Webster thought that they needed to remember that even tenant houses could be significantly historical. The City had lost some of those in the past. A tenant house that was not ready for today's market could be added on to the back and made livable. There was another neighborhood he saw where one street had all Sears Kit houses. He could not recall where it was, but he thought that they should add something like that to their historic district. He tried to get an owner of one of the Kit houses to apply for historic designation locally, and he wanted to take the siding off and put on wood siding. Mr. Webster told him that if he came forward and told Council, they would love him for doing that. He said that he was not successful in getting the owner to apply. Mr. Webster noted that his home had been resubmitted for national designation, but they had not heard. Some of the research showed that members of the Wellman family were squatting on the land in 1818, and then Joel Wellman bought it on July 3, 1820. Since then, Mr. Webster had learned that Benjamin Larned (Detroit) was the person who built the house close to the road. Mr. Webster had found a spoon with the name Larned on it. He thought that it was interesting to have a spoon with the name of the builder of the house. They did some research underground and discovered a plaque which represented a milk distributing container dated 1883. In the early time, people were able to buy milk directly from a farm in glass bottles from a container which had ice in it to keep it cold.*

*Chairperson Granthen brought up the Oakland University (OU) faculty sub and the fraternity houses that were old farm houses, and said that it made her cringe when one of the faculty houses was torn down. It seemed like they had unique characteristics, because initial faculty members came when OU was brand new, and there were fraternity houses. She knew that it was State land, but she thought that it could be something to encourage their preservation. She felt that the fact that the initial faculty members lived there was unique, and they would be saving the old farm houses.*

*Dr. Stamps said that in the past when they tried to make the Meadowbrook Farm and its related houses part of the City, the University said no. Chairperson Granthen reminded that there was a new administration. Dr. Stamps agreed that the fraternity houses were part of the farm complex, but the sub was built after the 1950's. There were some nice, mid-century modern homes that had survived. Chairperson Granthen had considered universities much older than OU that had historic districts where faculty lived.*

*Ms. McKinnon noted that she had lived in Birmingham for most of her time in Michigan. She saw the change that had occurred, and they had no historic guidelines as far as she knew. She felt that they had overlooked everything. There were a lot of McMansions that had changed the character of the community. She would like to see Rochester Hills take a look to see if there were houses representative of certain time periods. She worked once a week at Van Hoosen Farm in the archive area, and she would have to check, but they had files on everything. They might be able to do some kind of historical tracking of neighborhoods and make it a little easier for them to decide what to look at. She said that she would be happy to look into that if there was any interest.*

*Ms. Kapelanski wondered if there was a number one survey priority or any willingness to rank the suggestions to see if they wanted to look at any more closely before they were presented to Council.*

*Chairperson Thompson said that his suggestion would be resurveying the contiguous districts. He felt that would have the most potential for success.*

*Ms. Kapelanski pointed out that they could have the opportunity at a future meeting to narrow the list. She hoped that they could have a consensus about what to present to Council in six months. Ms. Lyons*

*said that she thought by having both groups that they would also be considering what the Study Committee might be able to do as a precursor to the meeting in January. Both boards could feel like they had a little more content knowledge on which to make the ranking decision. Ms. Kapelanski said that it was her understanding that the HDSC could only study a district at the request of Council. Chairperson Thompson agreed that it had to be directed by Council, and it had to have Council's support.*

*Dr. Stamps said that he was looking at the State Enabling local ordinance. He knew that Council had told the HDC that they had to wait for them to tell the HDC what to study. When he looked at item 8 it read, "The HDC is to keep a list of potential historic districts," and 9, "The HDC can recommend to City Council that potential historic districts be designated." He stated that Council had flipped it around and said that the developers wanted to be in charge, and history-minded people could not get in their way. If the State Law was their guideline, it seemed to him that it was being violated, although he understood that they had to cooperate.*

*Ms. Kidorf felt that there was a little confusion. The HDSC could not undertake an official local designation study without directive from City Council. As far as she knew, there was no prohibition for any member of either the HDC or the HDSC to volunteer to do some historic research or surveying. She reiterated that they would just be surveying and trying to explore. They would not be designating anything. She suggested that she and Ms. Kapelanski could take a preliminary drive by some of the subs. If Mr. Webster could remember which street the Sears houses were on, that would be helpful. She would depend on the members, too.*

*Ms. McKinnon said that she would be happy to work with the Museum person and see what they could come up with. There might be some things that would help the group develop some ideas. She felt that it was pretty broad based so far, and that they were off in different directions.*

*Dr. Stamps referred to the guidelines for CLG responsibilities. Number two said, "Consider and designate historic trees in accordance with Division 4 of Article 3 of Chapter 126 of the Code." He asked if there was a list of historic trees. Ms. Kapelanski said that there were not any historic trees identified. There was the Bebb Oak, but she did not think that an official list existed. Staff was doing an update to the Tree Preservation Ordinance.*

*Further to Dr. Stamps' comments, Ms. Kapelanski said that while some of*

*the items might be listed as the charge of the HDC, they really had to have Council's buy-in in order to proceed with anything on the list. She felt that it might be best to come up with their strongest case of how they might be able to get that buy-in to devote funds to the activities they were discussing and present that case to Council moving forward.*

*Chairperson Thompson asked if they wanted to look at the tree on Livernois. Mr. Webster said that he had an historic French Pear Tree on his property, and there were very few of those left in the Detroit area. Most of them were planted along the Detroit River. Most of the ones still around were on the Canadian side. He had been cutting down the annoying trees that shaded the Pear tree to keep it alive as long as possible. They did not know it was an historic tree until a researcher determined that it was. The Bebb Oak tree was one everyone knew about, and some time ago, he had suggested that it be listed as an historic tree, but it did not go anywhere.*

*Dr. Stamps thought that it might be an accomplishable goal to take a map of the City and identify historic trees. Ms. Kapelanski said that as part of the Tree Preservation Ordinance, there would be a new category called Landmark Tree. It would be for trees that were 24" in diameter dbh. The standard for replacement would be quite high, because they were trying to keep those trees preserved. The Landmark trees might also count toward replacement credits for other trees removed on a property to incentivize their preservation.*

*Dr. Stamps asked who started that project. Ms. Kapelanski said that it was being spearheaded by the Parks Dept., and Planning was assisting. The ordinance had been taken to the Planning Commission, and they had a list of comments outside the Landmark Tree section. Only City Council would actually approve that ordinance, because it was not in the Zoning Ordinance. It had been taken to the Planning Commission as a courtesy. She said that she could email the language to the HDC as an FYI.*

*Dr. Stamps felt that the HDC should go on record in their annual review of their responsibilities and state that they noticed that they were supposed to consider designating historic trees and they were happy to hear that staff was working on updating the ordinance and support them 100%. Ms. Kapelanski said that letter of support would be welcomed. There would be a Public Hearing for the usual ordinance process. Dr. Stamps moved the following*

***MOTION** by Stamps, seconded by Janulis, that the Rochester Hills Historic Districts Commission hereby supports the Landmark Tree list and process in the update of the Tree Preservation Ordinance.*

*Ms. Lyons suggested that they have an opportunity to review the ordinance and hold the motion for next time. Ms. Kapelanski said that it could be an item for discussion at the next meeting. It would be an informational review; she did not think that the Parks Dept. would come and give a presentation. If the HDC wanted to review and provide some (non-binding) comments, she felt that would be fine. Dr. Stamps tabled the motion, concurred by Ms. Janulis.*

*Chairperson Thompson asked if anyone had further comment. Dr. Stamps said that it would be helpful if, in addition to the Landmark Tree, if staff could send the list they discussed that Ms. Kapelanski typed, asking them to prioritize further and see if there were other things to add. Chairperson Thompson reminded that there was time before the joint meeting in January. They could continue the discussion and see what would make the most sense to discuss with Council.*

*Ms. McKinnon said that at the next meeting, she wished to be on the agenda. She had been to conferences in Kalamazoo and Holland, and she wanted to make brief reports about some of the information she received. Chairperson Thompson said that she was more than welcome to discuss what she wanted under Any Other Business. Ms. McKinnon felt that there might be a little too much already going on. Chairperson Thompson said that she would be on the next agenda.*

**2019-0209**

The Charge of the Historic Districts Commission

*Ms. Kapelanski recapped that the surveying priorities they were identifying were part of their efforts to maintain their CLG designation. They did need Council's buy-in on the survey priorities. She felt that the best way to go about that would be to emphasize the importance of the CLG designation and the effort it took to get that designation and indicate why it was important to put in the effort to maintain that designation. Council was not generally familiar with it, and there might be an education component as part of the joint meeting to explain more. The State Historic Preservation Office had really been cracking down, more so than in recent years, and making sure that cities were putting forth the proper effort in terms of staff and consultant time to maintain the designation.*

*Ms. Kidorf added that the CLG program had been around for years, and the State let it drop off the radar. They got a hand slap from the National Park Service that supervised the funding, because they were not evaluating and monitoring it. The next evaluation would be in the fall. They needed to show that they were making progress and explain what they were trying to do. Hopefully, the joint meeting would be the chance to educate about the CLG. She did not think that they had to do anything immediately.*

*Chairperson Thompson knew that there would be at least two new Council members. He felt that it would be beneficial to meet after the elections.*

*Ms. Lyons thought that if it had to be resubmitted in the fall, it would be too late to wait until January. Ms. Kidorf explained that it would not be a resubmittal. Every year, an annual report was submitted. If they sent a report every year, they would be fulfilling at least part of it. They would only have to re-apply if, for some reason, the State felt that they were not meeting their CLG responsibilities and de-certified them.*

*Dr. Stamps noted item 10 in the staff report that said that the HDC was to submit an annual report to City Council, and he asked if that had been done. Ms. Kapelanski said that she prepared a Planning and Economic Development annual report that included all the boards' and commissions' activities the department was responsible for as liaisons, including the HDC. It mainly listed the actions taken during the year and any cases considered. Dr. Stamps thanked her for doing that. He asked if it could be sent to the members for comment and support prior to the next one due. He thought that if it was actually an HDC report, that it would be nice to see it.*

*Ms. McKinnon commented that she was newer, and she asked for some clarification about the CLG program. Ms. Kidorf said that it was something that the National Parks Service initiated about 30-40 years ago. They wanted to recognize local governments that were taking a proactive stance towards historic preservation. CLG meant that the City had an ordinance that protected historic resources and a survey program for historic resources that was continually updated. If someone were to nominate to the National Register of Historic Places a place in Rochester Hills, that nomination would come to the HDC for review before it went to the State. It would allow the community to apply for grants. 10% of the State's Historic Preservation Office's annual appropriation from the National Parks Service had to be set aside for grants for CLGs. If they were doing a review of Federally-funded projects, the City could take a*

*role in that. It was somewhat honorific, but there were some responsibilities, and it had the benefit of being able to apply for grants. She indicated that they were not easy, and there was a lot of paperwork. Since there was a matching component, they would have to get City Council's buy-in for any grants.*

*Dr. Stamps thought that when the program came into existence, the City was one of the first in the State to apply and receive status. It was a feather in the City's cap to qualify. He remembered that certain groups had to be represented, such as historians, an architect and others. He was not sure that they qualified in that respect any longer. He stated that it was a real honor, because it made the City one of the best places to live.*

*Chairperson Thompson recalled that it had been a process. He noted that the HDSC had been an ad hoc committee. The ordinance had to be changed to make it a standing committee to comply with the CLG requirements. He stated that it took time and a lot of effort.*

*Ms. Janulis said that she was going to laminate the State Enabling Law and bring it to every meeting. The next time she heard someone on the board say that they did not care about the standards, because they were passionate about something, she would remind them what their charge really was. Their number one charge was to uphold the standards. They could certainly do due diligence as citizens to take into consideration other factors, but their primary responsibility was to uphold the standards. She thanked Ms. Kidorf, and she reiterated that she would bring it to every meeting, and if someone said that they did not care about the standards, she would read it out loud to remind them what they were really supposed to be doing.*

## **ANY OTHER BUSINESS**

*Dr. Stamps said that he would like to offer anyone interested the opportunity to attend the flag raising at 10:00 a.m. on June 14, 2019 at the County building, 1200 Telegraph Rd., for the kick-off of the commemoration of the 19th amendment. There were a group of County Commissioners who would kick it off with the flag raising, and there would be other activities. He said that he would also like to be sure that they got on the radar for the property owners of 1841 Crooks Rd. that demolished the house. The foundation of the barn was still solid, and the roof looked pretty good. He wanted to be sure that the new owners knew that it was on*

*the historic registry even though the house was gone. As they moved forward with any plans, the owners would have to incorporate an historic structure into them.*

*Chairperson Thompson advised that the parcel was still listed as historic. As part of the approval for the demolition, they were required to keep the barn. Chairperson Granthen said that on the Facebook website for her subdivision, there was a big article about it. The property had been listed for \$275,000, and the article had indicated that the barn was historic.*

*Ms. Kapelanski said that several people who had been looking at the property came to the City to ask about it. Staff was sure to advise that the barn had to stay, and that it was historic, and the Building Dept. had it flagged in their property records so new permits could not be pulled without sign-off.*

2019-0264

Request for Election of Officers for the Historic Districts Study Committee - Chairperson, Vice Chairperson and Secretary for a one year term

*Chairperson Granthen noted that the HDSC had not met for over a year. They knew that City Council had to direct the HDSC to do a study, and they did not meet when there was nothing to study. Since they were having a joint meeting, they needed to elect officers for the next year.*

*Upon motion by Janulis, seconded by Thompson, Chairperson Julie Granthen was nominated as Chairperson; upon motion by Granthen, seconded by Janulis, Vice Chairperson Thompson was nominated as Vice Chairperson; and motion by Granthen, seconded by Thompson, Ms. Janulis was nominated for Secretary (up until this time, the Secretary had been Planning staff, but the HDSC wanted it filled by a member).*

**MOTION** by Stephens, seconded by Lyons, that the Historic Districts Study Committee hereby appoints the current slate of Julie Granthen as Chairperson, Jason Thompson as Vice Chairperson and Darlene Janulis is newly appointed as Secretary for a one-year term.

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

*Chairperson Granthen stated for the record that the motion had passed unanimously, and she looked forward to meeting more than once a year.*

## **NEXT MEETING DATE**

Chairperson Thompson reminded the boards that the next Regular HDC

and HDSC Meetings were scheduled for July 11, 2019 (subsequently cancelled).

## ADJOURNMENT

Hearing no further business to come before the HDC and the HDSC and upon motion by Mr. Webster, seconded by Ms. Janulis, Chairperson Thompson adjourned the Joint Meeting at 8:17 p.m.

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Jason R. Thompson, Chairperson  
Rochester Hills  
Historic Districts Commission

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Charles Tischer, Secretary  
Historic Districts Commission

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Julie Granthen, Chairperson  
Rochester Hills  
Historic Districts Study Committee

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Darlene Janulis, Secretary  
Historic Districts Study Committee