



# Rochester Hills

## Minutes - Draft

### Historic Districts Commission

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Rochester Hills, MI  
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Home Page:  
[www.rochesterhills.org](http://www.rochesterhills.org)

*Chairperson Jason Thompson, Vice Chairperson Julie Granthen*  
*Members: Katherine Altherr-Rogers, Darlene Janulis, Kelly Lyons, Carol Morlan,*  
*Dr. Richard Stamps, Tom Stephens, Charles Tischer*

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Thursday, May 14, 2020

7:00 PM

1000 Rochester Hills Drive

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## CALL TO ORDER

Chairperson Thompson called the Regular Meeting of the Historic Districts Commission to order at 7:00 p.m. via Zoom conferencing. He outlined the procedure for the virtual meeting according to Governor Whitmer's Executive Orders.

## ROLL CALL

**Present** 9 - Julie Granthen, Darlene Janulis, Kelly Lyons, Richard Stamps, Tom Stephens, Jason Thompson, Charles Tischer, Katherine Altherr-Rogers and Carol Morlan

Quorum present.

Also present: Sara Roediger, Director of Planning & Economic Dev.  
Kristen Kapelanski, Manager of Planning  
Kristine Kidorf, Kidorf Preservation Consulting  
Maureen Gentry, Recording Secretary

## APPROVAL OF MINUTES

[2020-0178](#) February 13, 2020 Regular Meeting

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

**Aye** 9 - Granthen, Janulis, Lyons, Stamps, Stephens, Thompson, Tischer, Altherr-Rogers and Morlan

## COMMUNICATIONS

*There were no Communications presented. Ms. Morlan, the HDC's new member mentioned that she would very much be interested in looking through the older files that Dr. Stamps said he had kept. Dr. Stamps said that he would be sharing them with Pat McKay, Manager of the Museum located in the Stoney Creek Historic District. Mr. McKay kept a file for*

*each of the historic structures in the district. Dr. Stamps said that his files would be available, and Ms. Morlan suggested looking at them after Mr. McKay. Dr. Stamps went over some of the items in the file, and he noted that there were annual reports. He asked if the HDC had done an annual report recently. Ms. Roediger advised that staff did an annual report that included activities of all of the boards and commissions. Dr. Stamps suggested sharing the portion for the HDC with the members. Ms. Kapelanski added that an annual report was required as part of the Certified Local Government status. Dr. Stamps asked when it was due, and Ms. Kapelanski said that it had just been turned in, and she would share it with the members.*

## **PUBLIC COMMENT**

*Chairperson Thompson opened Public Comment at 7:04 p.m. Seeing no one wishing to speak via Zoom or in the Auditorium and seeing no emails received, he closed Public Comment.*

## **NEW BUSINESS**

### 2020-0180

*Request for a Revised Certificate of Appropriateness - City File No. 17-026 - for construction of a replacement house at 1590 Washington Rd., on two acres in the Winkler Mill Pond Historic District, zoned RE Residential Estate, Parcel No. 15-01-278-001, Prenk Gjokaj, Renaissance Building Services, Applicant (Reference: Staff report, prepared by Ms. Kidorf, dated March 31, 2020 and associated application documents and photos had been placed on file and by reference became a part of the record thereof).*

*Present for the applicant was Prenk Gjokaj, Renaissance Building Services, 3925 Harvest Creek Ct., Rochester, MI 48306.*

*Mr. Gjokaj noted that there was an approval in August 2017 for the home's construction. Since that time, there had been some revisions, and they were seeking re-approval. The previous plans showed a small Michigan basement, and the owner wished to build a regular, full basement with walkout. He hoped to get approval to build a "beautiful structure."*

*Chairperson Thompson asked Ms. Kidorf if she had anything to add to the staff report, but she did not, and whether there were any questions or comments from the Commissioners.*

*Dr. Stamps felt that it was a nice-looking home. The applicant would be*

*replacing an older home that had mold, which, he reminded, was not a good thing to have in a home. He thought that because it would have the same footprint, height and massing that it would not destroy any of the historic features, and he was in support of the proposal.*

*Mr. Tischer wished to echo Dr. Stamps' comments, and he stated that he was in agreement.*

*Hearing no further discussion, Ms. Janulis moved the following: **MOTION** by Janulis, seconded by Lyons, in the matter of File No. HDC 17-026, that the Historic Districts Commission **APPROVES** the request for a Certificate of Appropriateness for the construction of the replacement house at 1590 Washington Rd. in the Winkler Mill Pond Historic District, Parcel Identification Number 15-01-278-001, with the following Findings and Conditions:*

- 1) The proposed replacement house and driveway extension is in the Winkler Mill Pond Historic District and is compatible in massing, size, scale and materials with this part of the district.*
- 2) The proposed driveway expansion, retaining walls and replacement house is in keeping with the Secretary of 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 will be unimpaired.*

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

**Aye** 9 - Granthen, Janulis, Lyons, Stamps, Stephens, Thompson, Tischer, Altherr-Rogers and Morlan

*Chairperson Thompson stated for the record that the motion had passed unanimously, and Ms. Janulis congratulated Mr. Gjakaj.*

2020-0181

Request for a Certificate of Appropriateness - City File No. 20-007 - for moving existing fencing and adding new fencing at 960 E. Tienken, located at the southeast corner of E. Tienken and Van Hoosen Rd., zoned R-1 One Family Residential, Parcel No. 15-02-477-003, Erik Fredriksen, Applicant  
*(Reference: Staff report, prepared by Ms. Kidorf, dated March 30, 2020 and associated application documents and photos had been placed on file and by reference became a part of the record thereof).*

*Present for the applicant were Erik Frederiksen and his wife Amy, 960 E. Tienken, Rochester Hills, MI 48306.*

*Mr. Frederiksen said that they were happy to be there, and that the home had been a dream of theirs, and he thanked the Commissioners for considering the request.*

*Dr. Stamps mentioned that a few years ago, he had the opportunity to visit the Frederiksen's lovely structure. He felt that it was a great contribution to the City, and the Commission thanked the applicants for lovingly taking care of the structure. He thanked them for their efforts and energies. He felt that a fence was nice, and he was strongly in support.*

*Ms. Kidorf wanted to make sure that the Commission and the applicants both understood her recommendation. The portion of the fence parallel to Tienken from the northeast corner of the house to the east lot line was recommended at 42", which was a little different than the taller fence the applicant had proposed (72").*

*Mr. Frederiksen responded that it was clear to them, and they understood Ms. Kidorf's concern and agreed with it.*

*Mr. Tischer asked the applicants which type of fencing they preferred, noting that the motion said which would be ideal, and he wanted to make sure they agreed with option 7201. Mr. Frederiksen said that they were fine with it. Chairperson Thompson said that he was glad to hear that, because it was his preference, as well. He asked if there were any concerns about the sizing Ms. Kidorf had raised, but heard none.*

*Ms. Roediger clarified that there was no one wishing to speak and that Ms. Gentry had not received any emails. Hearing no further discussion, Ms. Lyons moved the following:*

**MOTION** by Lyons, seconded by Stephens, in the matter of File No. HDC 20-007, that the Historic Districts Commission **APPROVES** the request for a Certificate of Appropriateness for the moving of a fence and adding additional fencing at 960 E. Tienken in the Stoney Creek Historic District, Parcel Identification Number 15-02-477-003, with the following Findings and Conditions:

1. *The property is contributing to the Stoney Creek Historic District.*
2. *The proposed new fence is compatible with the character and landscaping in the district provided the following conditions are met:*
  - a). *The section of fence from the northeast corner of the house to the east property line (closest to Tienken Rd.) is 42" tall picket fence matching the existing picket fence.*
  - b). *The 72" tall fencing is the Ideal 7201 - the board on board with open areas at the top.*
3. *The proposed fence relocation and addition is in keeping with the Secretary of 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 will be unimpaired.*

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

**Aye** 9 - Granthen, Janulis, Lyons, Stamps, Stephens, Thompson, Tischer, Altherr-Rogers and Morlan

*Chairperson Thompson stated for the record that the motion had passed unanimously, and he thanked the applicants for coming.*

**ANY OTHER BUSINESS**

*There was no further business to come before the Historic Districts Commission.*

**NEXT MEETING DATE**

Chairperson Thompson reminded the Commissioners that the next meeting was scheduled for June 11, 2020 (subsequently cancelled), and advised that public meetings would be virtual through at least the end of June.

**ADJOURNMENT**

Hearing no further business to come before the Historic Districts Commission and upon motion by Ms. Janulis, seconded by Mr. Tischer, Chairperson Thompson adjourned the Regular Meeting at 7:22 p.m.

ROLL CALL VOTE:

All Ayes, Absent: None

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Jason R. Thompson, Chairperson  
Rochester Hills  
Historic Districts Commission

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Charles Tischer, Secretary