



Rochester Hills

Minutes - Draft

Historic Districts Commission

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

Thursday, August 13, 2020

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Jason Thompson called the Regular Meeting of the Historic Districts Commission to order at 7:00 p.m. via zoom conferencing.

ROLL CALL

Present 8 - Julie Granthen, Kelly Lyons, Richard Stamps, Tom Stephens, Jason Thompson, Charles Tischer, Katherine Altherr-Rogers and Carol Morlan

Excused 1 - Darlene Janulis

Quorum present.

Also present: Kristen Kapelanski, Manager of Planning
Paul Davis, Deputy Director of DPS/Engineering
Kristine Kidorf, Kidorf Preservation Consulting
Maureen Gentry, Recording Secretary

APPROVAL OF MINUTES

[2020-0315](#) May 14, 2020 Regular Meeting

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

Aye 8 - Granthen, Lyons, Stamps, Stephens, Thompson, Tischer, Altherr-Rogers and Morlan

Excused 1 - Janulis

COMMUNICATIONS

- A) *Planning and Economic Development Annual Report for 2019*
- B) *Wall Street Journal Article dated 7/10/20 re: Historic Homes*
- C) *Detroit News eEdition Article dated 7/26/20 re: Van Hoosen Dairy Barn*

PUBLIC COMMENT

Chairperson Thompson opened Public Comment at 7:03 p.m. Seeing no one wishing to speak and no communications received, he closed Public Comment.

NEW BUSINESS

2020-0316

Request for Certificate of Appropriateness - City File No. 20-018 - for construction of a new in-ground pool at 1431 Washington Rd., located north of Washington, east of Tienken Rd. in the Stoney Creek Historic District, zoned RE Residential Estate, Parcel No. 15-01-201-020, John and Kimberly Stoll, Applicants.

(Reference: Staff report, prepared by Kristine Kidorf, dated July 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 was John Stoll, 1431 Washington Rd., Rochester Hills, MI 48306.

Upon questioning by Chairperson Thompson, Ms. Kidorf said that she did not have anything further to add to the Staff Report, other than to note that the picture of the pool was not what the actual pool would look like - it was an example. She said that she would be happy to answer any questions, but she felt that the request was fairly straight-forward.

Chairperson Thompson asked Mr. Stoll if he had anything he wished to add. Mr. Stoll expressed that they were excited to put in the pool. He advised that there were a couple in the vicinity of his house, which was by Mill Race. They were fiberglass, so they were a little smaller than the proposed, with more of a blue tint. The proposed pool would look more like a gunite, with a lighter color for the liner. He felt that it would match well with the colors of the house. He thought that sometimes people heard the word liner and assumed that it was of lesser quality. They were using Wind, Surf & Sail Pools, who were known for having the best lined pools and a high quality reputation. He said that he had been thinking about a pool for several years and had done research. He pointed out that a gunite pool was much more expensive. The maintenance on a lined pool required about 20 years, which he commented was being very optimistic. He mentioned that he would probably be back before the Commission in a year. After the pool was in, they wished to redo and expand the patio. That would be another phase, but he wanted to see how the pool laid out and how they would use it first.

Dr. Stamps spoke in favor of the request. He did not see that it would have any kind of negative impact on the historic nature of the district, and he thought that it would fit in nicely. He also thought that the property's value would be increased in the district. He was sure Mr. Stoll's kids would enjoy it, and anytime kids learned how to swim, he claimed that it was very important. He stated that he was strongly in support of building the pool.

MOTION by Thompson, seconded by Lyons, in the matter of File No. HDC 20-018, 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 as proposed at 1431 Washington Road in the Stoney Creek Historic District, Parcel Identification Number 15-01-201-020, with the following Findings and Conditions:

- 1) *The proposed pool, fence and equipment 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 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 Thompson, seconded by Lyons, that this matter be Approved. The motion carried by the following vote:

Aye 8 - Granthen, Lyons, Stamps, Stephens, Thompson, Tischer, Altherr-Rogers and Morlan

Excused 1 - Janulis

Chairperson Thompson stated for the record that the motion had

passed unanimously, and he congratulated Mr. Stoll.

DISCUSSION

2020-0317 Avon Rd. - Dequindre to 23 Mile Rd., Road Commission for Oakland County
(Reference: Staff report, prepared by Kristine Kidorf, dated July 30, 2020 and associated documents and photos had been placed on file and by reference became a part of the record thereof).

Present for the applicant were Jeff O'Brien, Road Commission for Oakland County, 31001 Lahser Rd., Beverly Hills, MI 48025 and John Katers, OHM Advisors, 34000 Plymouth Rd., Livonia, MI 48150.

Mr. O'Brien thanked the members for allowing them to come and discuss the corridor study. He introduced himself and Mr. Katers from OHM. He advised that the project involved a number of stakeholders, including Rochester Hills, Rochester, Macomb Dept. of Roads and Shelby Township.

Mr. O'Brien showed an aerial of the location, noting that there were several attributes in the area - the Clinton River and associated floodplain and a number of parks, including Yates, Bloomer and Gene Shepherd. There was also a dam and a mill race south of the Cider Mill. There were a few residences along the corridor and a lot of major utilities. There were some large water mains, overhead utilities and the Oakland/Macomb Interceptor. They had identified two parcels that were under the auspices of the HDC, one being the Cider Mill property on the south side of Avon and a dam and mill race property on the north side of Avon. He explained that the parcels did not go to the centerline of the road, but the road right-of-way was dedicated.

Mr. O'Brien stated that the purpose of the study was because two major construction projects were proposed for the area in the near term. The goal of the study participants was to coordinate improvements between the projects. The road was very heavily traveled, and there was significant traffic congestion. There was not a lot of pedestrian connectivity between the parks, the historical features and the light. The goal was to identify improvements within the corridor that would address the concerns and minimize impacts to the surrounding properties and features in the area.

Mr. O'Brien referred to Phase I, which would improve the intersection of

Dequindre and Avon and replace the Avon Bridge over the Clinton River. The bridge needed replacing, and they could not do one without the other. It was very close to the intersection and sort of a package deal. The Road Commission had been successful in obtaining funding for the bridge replacement and the intersection work, and the design had begun. It was a very complex project with a number of moving parts, including the environmental, large utilities and making sure everything worked together.

Regarding the next project, Mr. O'Brien explained that it would be a 96" water main constructed by the Great Lakes Water Authority (GLWA). It would begin at Hamlin Rd., go north along Dequindre to the green belt, continue north to Avon and then head east and north along Dequindre. The project would go up to the Macomb Orchard Trail then turn east and head to Macomb County. The water main would traverse between the Cider Mill and the mill race property. He noted that the project would be administered by the GLWA with consultant Jacobs Engineering.

As part of the study, Mr. O'Brien noted that the Road Commission and OHM took to heart meeting with a lot of folks as concepts and alternatives were developed and evaluated. They had about seven in-person meetings, which included various departments within the City of Rochester Hills and the owners of Yates Cider Mill to get a feel for how their operations worked and what their concerns were. They were trying to make the area better. They coordinated with the various utility companies, environmental folks EGLE and MDNR and with the study participants themselves in terms of determining what they would like to see within the corridor. They looked at a lot of options within the corridor. The first metric was to do nothing, but that would not address the traffic and pedestrian needs. They looked at a two and three-lane road with signalization options. They looked at a five-lane road with signalization, which would have significant impacts, and that option fell off. They looked at a two-lane road with multi-lane roundabouts and ultimately, at a three-lane road with multi-lane roundabouts, which became the preferred option.

Mr. O'Brien showed a schematic of the three-lane road between two roundabouts, which would maintain the curvilinear nature of the existing road, include pedestrian pathways along both sides of Avon between the roundabouts and provide crossings at the roundabouts. It would connect all of the pedestrian generating facilities, whether to the parks or for access to the Clinton River or the Cider Mill. They tried to minimize the impacts to the historical properties, and the preferred option would

address the traffic congestion the best, and it performed the best from a modeling perspective. It included all the pedestrian attributes being sought by all the involved entities.

Mr. O'Brien showed a drawing of the roundabout construction and the bridge replacement. The limits of the project would be the Yates Park driveway. The roundabout would allow them to minimize impacts to the parks and the River and allow a connection to the proposed bridge. The bridge would be wide enough to facilitate crossings on both the north and south sides. The project would also address some Clinton River bank erosion issues south of the intersection. Since the project was into design, there had been some adjustments from the concept he showed. He commented that "the devil was in the details." As they got further into the design aspect, they would start to move things slightly to help minimize impacts.

Mr. O'Brien showed a drawing of the Phase II GLWA portion of the project, which would pick up where the Phase I project left off. It would include a roundabout at 23 Mile and Avon and push it a little northward and into an HDC property. It would use some of an existing gravel parking lot that was currently used for overflow parking for the Cider Mill. It would provide pedestrian connectivity. The roundabout would allow them to maintain the curvilinear nature of the road vertically and horizontally and help keep speeds low.

Mr. O'Brien noted that some retaining walls would be required along the route. One would be in the mill race area along the north side of Avon, and one would be in front of the residence just east of the Cider Mill. The walls would be roughly four to six feet in height, but detailed design had not been done in terms of the wall type or texture. The Road Commission was still in discussions with the GLWA and Rochester Hills to try to determine if they could be included with the GLWA project and to work out the details. With maintaining the alignment of the existing road, they were not looking to move pavement or improvements any closer to the Cider Mill than what existed today. The outside edge of the pathway was the existing edge of the pavement there today. They were not planning to acquire any additional property, but they might need some temporary easements for grading around the pedestrian crossing and to make things fit.

Regarding the next steps, Mr. O'Brien said that they were looking for questions or comments from the HDC that they could perhaps include in the study or to see if they needed to evaluate something further. They

had a City Council presentation scheduled later in the month. They would gather public input subsequent to that and take comments and questions back and analyze the report before distributing it to the stakeholders and to the GLWA. He remarked that it was kind of a "once in a lifetime" opportunity where there was a coalescence of multiple, large-scale infrastructure projects where some improvements could be made that would be very beneficial to the community and especially to the subject area. He asked if there were any questions.

Ms. Kapelanski asked if Mr. O'Brien could expound on the archeological resources in the area. Mr. O'Brien said that they had reached out to SHPO from that perspective. There was one hit, but they were still evaluating it to see if that archeological resource was physically in the vicinity of the proposed improvement or adjacent. They had not finalized that research.

Chairperson Thompson asked Ms. Gentry if there was anyone who wished to speak or any correspondence received, and she replied that there were none.

Dr. Stamps stated that having driven that road, he was aware of the congestion they were trying to resolve, and he appreciated the efforts. He also appreciated the fact that they had checked in with SHPO. He was aware of information about prehistoric remains in the area, and he encouraged Mr. O'Brien to follow up with that. He said that he was concerned about the historical/archeological resources. He mentioned the Clinton-Kalamazoo Canal, which was nicely labeled and clearly visible walking in the area. If someone was walking, the cement portion related to the dam went right up to the road. He was not sure how they could expand north on Avon without having a significant impact on that archeological resource (part of the Canal). He said that he looked forward to seeing how they would resolve that issue. Mr. O'Brien had mentioned retaining walls, and Dr. Stamps thought that one perhaps might be a solution. They would leave the cement portion in place and fill in around it and put in the retaining wall for the road above it. He stated that the historical resources were definitely there, and he was glad they were checking in on them. He wondered how many cities in the State had part of the Clinton-Kalamazoo Canal - Rochester Hills was one of the few. The Canal went all the way to Rochester, but because of things like the economic collapse in the 1830's and the impact of the railroad replacing the need for things like the Erie Canal, it ceased to be a financially viable activity. However, it was still there. Rather than just ignore it, he appreciated the fact that they were checking it out. He encouraged the

other Commissioners to go out there and park in the lot across from Yates and follow the signs. They would definitely be able to see where the Canal still existed. On a rainy day, they could probably see water in it. He thanked Mr. O'Brien for consideration of that, and reminded to check out the prehistoric one he had mentioned.

Ms. Lyons claimed that for the retaining walls, four to six feet could be fairly high on a pedestrian scale. She felt that it would be nice to have a little more detail about them. She said that she really appreciated the overlays on the maps, which were quite clear with respect to the overall concept. It was not clear about Avon at Yates, however, because cross sections were not included, where, as Dr. Stamps had discussed, it did not seem like there was a lot of room. She would like to see before and after pictures that accommodated the grade level changes and making things wider and how the impact would (or would not) affect Yates. She would like to see something with a pedestrian scale which, she maintained, would be extremely helpful. Regarding the walls, she wondered how the residents by Dequindre would be affected by the runoff. She wanted to make sure that there would not be any problems for them. She reminded that there was a lot of water in the area with the River. She wanted to be sure that was considered so there were no issues down the road with the property owner.

Mr. O'Brien said that the Yates owner was having an issue currently. There was some runoff that ran west of the Cider Mill and dropped down the steep slope to the front door. They hoped to have that type of issue rectified as part of the project, and that would be addressed. Ms. Lyons reiterated that a cross section for that would be very helpful.

Mr. Tischer said that he echoed the Commissioners' comments. He stated that it was quite the project that was needed and welcomed. He noted that he had worked for a number of years at the Water Resources Commissioner's Office, and he could appreciate all the moving parts. He questioned whether, along with the 4 to 6-foot retaining wall, they could look into any unique ways they could build it without it being just a plain old retaining wall. He felt they could add something nicer to the area. It sounded like the presenters could potentially be coming back for approvals with Phase II. He asked if they were just collecting information for Phase I. Mr. O'Brien stated that it was correct. They wanted to finalize the scope, because the next step was to get into the details such as completing a survey and looking at how it would all work together. They wanted to get to a point where they could come up with a potential solution that addressed a lot of the concerns from the various stakeholders and

study participants. The next step would be to dig more into the details. They were still in discussions with the GLWA to see how everything would work with their large project. He believed that someone would be back in front of the Commission, assuming that the project went forward. It could be the Road Commission, the GLWA or a combination of both.

Dr. Stamps said he hoped that they would come back sooner rather than later. He hoped that the complete study was not done and then brought back to them to approve or not. He thought that it should be brought back in time so that the members could look at the cross sections and see if there was enough space or not. He asked that they not just bring back a completed package the Commissioners had to accept or reject - it should be something they could negotiate.

Mr. Stephens asked if there were plans for the southwest corner of Avon and Dequindre. Ms. Kapelanski advised that there was, and a project had just been approved for a Planned Unit Development at Council the previous Monday. The development was called Redwood at Rochester Hills, a 121-unit, ranch-style apartment complex. Mr. Stephens asked if the traffic for that development was taken into consideration. Mr. O'Brien said that from a traffic modeling perspective, it had been. Redwood did not include the corner piece; it wrapped around it.

Mr. Davis advised that the corner piece was being looked at for storm water storage, which would address some of the concerns raised about the storm water volume headed to the Clinton River. Phase I was currently still in design. He noted that he had been with the City almost 20 years, and when he first started, he saw plans for a 96" water main relocation. It had been that long in the making. Sometimes, agencies did not coordinate too well, but the proposed project was anything but that. He tipped his hat to the Road Commission on its ability to get funding for reconstructing the bridge and for jumping on the road work ahead of the GLWA. That project would be potentially much more impactful to the historic property. It was not quite there yet, and he appreciated Dr. Stamps' comment about not coming back at the last minute and asking for an approval. There was another partner who was currently taking one year long to design the 95" water main project, and it would take two years to install all of the pipe for that project. It was a massive project. The Road Commission had been waiting for it to move forward, because it was uncertain whether Phase II would be done considering the last 20 years. They were finally doing it, and the Road Commission had jumped in and done the corridor study, which he felt was a good step. He indicated that there was a while to go. The City would probably be included as part of

that presentation, because the pathway work would impact some of the historical resources. Yates Cider Mill was a difficult area to negotiate at times, and they wanted to improve safety. A lot of that improvement would come with pathway additions. There were a couple of projects in the Capital Improvement Plan in the works. He agreed that it was a once in a lifetime project. He had thought that Auburn Rd. would be his, but the proposed project was just as big and impressive, and he was very happy to see it go forward. He claimed that they were happy to hear the Commissioners' comments, indicating that he did not know anything more historic in the community than the Cider Mill.

Dr. Stamps said that he appreciated that, because it made him aware that it was not just the Road Commission they needed to be dealing with. They needed to have the GLWA come and tell them that they wanted to put in a 96" water main through the middle of the historic area. That would require some tremendously large pieces of equipment, and it would be good for the Commission to know how they would negotiate that in a way that it would be sensitive to the historic features. He asked that the GLWA be alerted to the fact that the Commissioners were excited, and they wanted a smoother traffic flow, but they wondered if they could talk about what the impact would be. He could see big dump trucks and back hoes digging holes and trenches to put down a pipe of that size. There would be a massive impact on the features. He would like to see a profile of where the surface was and where it dipped down for the pipe and see how would fit in with the total project. He agreed that it was a "once in all of their lifetimes" project.

Chairperson Thompson emphasized that that the more detail, including cross sections, they could get the better. It was easier for him to see things visually. He agreed that it would be helpful down the road, and he realized that it was just the first discussion.

Ms. Kidorf recommended that if the Commissioners had suggestions for the retaining walls' materials, that it would be a good time to make them. She wondered if a green wall might be a possibility. She was not sure what all of the options were, but it would be the time to discuss materials.

Ms. Lyons asked them to consider that it did not need to be one monolith, and wondered if they could perhaps step it where appropriate. She suggested that it would be a selling point to the community to do something that made the walls feel more like they belonged.

Chairperson Thompson agreed with doing something feasible but

aesthetically pleasing. He mentioned that he lived down the road from the Auburn Rd. corridor on Emmons. He had been a little skeptical, but the corridor project had turned out very well. It was aesthetically pleasing and flowed very nicely, and it had changed the character of the road. He felt that anything similar that could be done to help the proposed project, while maintaining the historic assets, would be great. He reminded that it was the Commissioners' charge to uphold the Secretary of Interior Standards.

Mr. Tischer asked if there would be a public forum when Phase I and II moved forward. Mr. O'Brien said that after they went to City Council, they would put it out for public comment. He reminded that public forums were a little tough to do these days, but they would try to gather information as much as they could. Great Lakes had some public outreach people, and between the two of them, he felt that the message would get out.

Chairperson Thompson thanked the applicants, and he said that the HDC looked forward to seeing things move forward and hearing from them again.

ANY OTHER BUSINESS

Dr. Stamps said that he had recently heard about the widening of Adams Rd. He asked if it was true, and if so, what part of Adams would be widened. He noted that north of Butler to Walton on the west side was part of the National Register Meadowbrook Farms. There were some stone retaining walls and older trees. When he moved near there about 20 years ago, there had been talk of widening Adams. It went to Council, which said that it was not a good idea, and they widened Squirrel Rd. instead. He hoped that he did not have to worry about the historic Meadowbrook Hall national landmark. He hoped that if they were going to widen, that the HDC would brought into the loop.

Mr. Davis agreed that there had been discussions about improving Adams Rd. between Hamlin and Walton. It was very conceptual at this point, and if it happened, it would be many years off. Oakland University had become an interested party in seeing something done with Adams. He had not been personally involved, but some people from the City had been.

Dr. Stamps noted that he lived in Meadowbrook Sub on the east side of Adams north of Avon. It was very difficult to exit his sub and turn south

during busy times. He said that he could not imagine the Road Commission going further south on Adams, in the middle of Birmingham, and wanting to widen it. At some point, he felt that they needed to make a balance between traffic flow and the character of the community. He said that he would very much appreciate knowing who on the University side was in the discussions. He would like to find out what their thinking was. He thought it would be hard to widen it. He reiterated that he would like to talk at the early stage and not see a lot of money spent on plans and designs and realize it would not work.

Ms. Kidorf advised that the Michigan Historic Preservation Network conference would be September 21 and 22, and it would be all online. The registration fee was greatly reduced, and people could register at MHPN.org. There was a session about being a Certified Local Government, and there were a couple of HDC sessions that she felt might be interesting. She encouraged the members to attend what they could.

Mr. Tischer asked about the pathway going in on Crooks in front of the historic home and if the HDC had to approve it. Ms. Kapelanski advised that when the home came before the HDC for a demo, part of the approval was that the City would get a pathway easement.

Regarding the training opportunities, Ms. Kapelanski noted that there was an HDC training budget, and if people were interested in the conference, they could let her know. It was part of the City's Redevelopment Ready certification to offer training opportunities to the board and commission members.

Dr. Stamps thanked Ms. Kapelanski for the Annual Report. He felt that it was a great report, and he liked the mission statement and the points "Preserve, Enhance and Diversify." He thought that they were great goals. Natural resources were mentioned, and it talked about "irreplaceable natural resources." He suggested that the word irreplaceable should be inserted in front of historic resources. There could be a forest that burned down in a fire, and in 300 years, the forest would grow back. When an historic feature was destroyed, he reminded that it was gone forever.

Dr. Stamps mentioned the Bi-Centennial, which he said had gotten off to a nice start with Fire and Ice. There had been a couple of other events and then Covid hit. He suggested that they should think about things they could do during the year-long celebration. He referred to an Oakland County Directory, put out by the County Clerk. She held a

contest for students to celebrate the Bi-Centennial, and the winner was on the cover. He commented that it was always a pleasure to work with his fellow commissioners.

Ms. Kapelanski thanked Dr. Stamps for his comments about the Annual Report. She said that it was put out at the beginning of each year, and she would make sure the members got a copy. She agreed that his suggestion would be included.

Chairperson Thompson reminded that there was about six to eight months before the Earl Borden awards, which they could not do this year. He asked the members to think about a person or a site they might want to consider for next year.

Ms. Kapelanski said that staff had planned to do the award at the annual celebration in May at Van Hoosen but because of Covid, it had been cancelled. It was definitely back on the radar. Chairperson Thompson knew that it was a great way to recognize the accomplishments and efforts to preserve historical resources. He felt that it was important to do it annually, or as often as they could.

Dr. Stamps understood that the property near Adams and South Blvd. had changed hands from the church to the Hindu Temple folks from Troy. They bought the one-room schoolhouse and were going to turn it into a meditation center. He thought that it would be a good idea to reach out to them, and if they were acquiring the home on Adams, have an informal meeting to thank them for saving the building and talk about the things that went along with acquiring an old stone structure.

Ms. Kapelanski agreed that the property had been on the market. Staff met with a couple of different people to let them know about the unique parts of the site. She said that the Hindu Temple folks were not people they had met with yet, but she thought that they could contact the former owners and see if they could get some info to try and reach out to them.

NEXT MEETING DATE

Chairperson Thompson reminded the Commissioners that the next Regular Meeting was scheduled for September 10, 2020 (subsequently cancelled).

ADJOURNMENT

Hearing no further business to come before the Historic Districts Commission and upon motion by Mr. Tischer, seconded by Ms. Lyons, Chairperson Thompson adjourned the Regular Meeting at 8:07 p.m.

Roll Call Vote:

All Ayes

Jason R. Thompson Chairperson
Rochester Hills
Historic Districts Commission

Charles Tischer, Secretary