



Rochester Hills

Minutes

Historic Districts Commission

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Chairperson Brian R. Dunphy, Vice Chairperson Jason Thompson
Members: Steven Branstner, Dr. Jay Eastman, Nicole Franey, Micheal Kilpatrick,
Dr. Richard Stamps, Nicholas Winters

Thursday, October 13, 2011

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Dunphy called the Regular Meeting to order at 7:04 p.m. in the City Hall Auditorium.

ROLL CALL

Present 7 - Micheal Kilpatrick, Brian Dunphy, Jason Thompson, Steven Branstner, Nicole Franey, Dr. Jay Eastman and Nicholas Winters

Absent 1 - Richard Stamps

Also Present: James Breuckman, Manager of Planning
Sandi DiSipio, Recording Secretary

APPROVAL OF MINUTES

2011-0449 August 11, 2011 Regular Meeting Minutes

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

Aye 7 - Kilpatrick, Dunphy, Thompson, Branstner, Franey, Eastman and Winters

Absent 1 - Stamps

COMMUNICATIONS

Chairperson Dunphy indicated that City Council has accepted the resignation of Murray Woolf from the Historic Districts Commission and the vacancy is currently posted.

PUBLIC COMMENT

No members of the audience came forward with any comments on non-agenda items.

NEW BUSINESS

2011-0448 1045 Washington Road - Stoney Creek Schoolhouse (HDC File #99-010)

Applicant: Patrick J. McKay

Sidwell: 15-01-352-007

District: Stoney Creek

Request: Certificate of Appropriateness
- Handicap Parking Addition

Mr. Breuckman explained this is a straight-forward request. The request is to add an ADA handicap accessible parking space on the site. The staff report highlights where the space is proposed and the plans show the location of space on the site.

Mr. McKay indicated that the sidewalk has a four-inch step up into the building which also needs to be repaired. While reviewing the three slabs that have to be torn out in order to raise this step, it was realized that four other slabs adjacent to these are cracked and will eventually need to be replaced. To come up with consistency in appearance, Mr. McKay is looking for more of an exposed aggregate that maintains an older look and will be more aesthetically pleasing. There needs to be a posted handicap accessible sign in front of the parking space. The address of the structure is 1051 Washington Road and not 1045 as indicated on the application.

Mr. Kilpatrick asked if the sign was absolutely necessary. Mr. McKay explained that a posted sign is legally required. A car parked in the proposed handicap space will not obstruct the front view of the building.

MOTION by Eastman, seconded by Kilpatrick, in the matter of File No. HDC 99-010, that the Historic Districts Commission **APPROVES** the request for a Certificate of Appropriateness for the construction of an ADA-compliant handicap accessible parking space at the contributing resource, Parcel Identification No. 15-01-352-007, with the following Findings and Conditions:

Findings:

1. *The proposed site work will not impact the integrity of the structure, and the Stoney Creek Schoolhouse will remain a contributing resource within the Stoney Creek Historic District.*

2. *The plans for the parking space addition appear to be compatible in mass, height, scale and design with the other existing resources in the District.*

3. *The site work will not have a detrimental effect on the existing resources in the surrounding area or on the District itself.*

4. *The proposed design of the parking space is compatible with the existing structure and similar resources within the District.*

5. *The proposed site work is in keeping with the Secretary of the Interior's Standard for Rehabilitation and Guidelines Numbers 1 and 9 as follows:*

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and*

its site and environment.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Conditions:

1. The new construction shall be completed in accordance with the plans dated September 19, 2011.

2. All materials, colors and design shall be in accordance with the plans dated September 19, 2011.

3. No work is being requested or approved for work to the exterior of the structure at this time. Any work other than the proposed parking space addition as indicated on the plans dated September 19, 2011 will require additional review and approval by the City's Historic District Commission.

Mr. McKay commented he is concerned about what to do with the gravel driveway. From a maintenance standpoint, it allows a lot of dirt to be tracked into the building and is difficult to plow in the wintertime. The long-term plan is to seal it with some type of concrete, only because you can do a lot more with concrete and it looks better than asphalt does. Mr. McKay asked how the HDC feels about this. This was done in front of the schoolhouse, and the HDC did approve that.

Chairperson Dunphy indicated the HDC would need to review it. In general, when paving requests for other properties in the districts have come before the Commission, some were told they had to stay with the gravel. This particular site is a little different in terms of traffic volumes and the need for handicap accessibility, and the HDC would need to see the specifics of the request.

ANY OTHER BUSINESS

No other business was brought before the Board.

NEXT MEETING DATE

The Chair reminded the Commissioners the next Regular Meeting is scheduled for November 10, 2011.

ADJOURNMENT

Hearing no further business, and upon Motion by Kilpatrick, seconded by Thompson, the Chair adjourned the Regular Meeting at 7:20 p.m.

*Brian R. Dunphy, Chairperson
Historic Districts Commission
City of Rochester Hills*

Sandi DiSipio, Recording Secretary