



Rochester Hills

Minutes

Historic Districts Commission

1000 Rochester Hills Dr
Rochester Hills, MI
48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Chairperson Jason Thompson, Vice Chairperson Julie Granthen
Members: Darlene Janulis, Kelly Lyons, Susan McKinnon, Steve Reina,
Dr. Richard Stamps, Tom Stephens, Charles Tischer

Thursday, October 11, 2018

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Vice-Chairperson Granthen called the Regular Meeting to order at 7:04 p.m. in the Auditorium.

ROLL CALL

Present 6 - Julie Granthen, Darlene Janulis, Susan McKinnon, Steve Reina, Richard Stamps and Charles Tischer

Absent 3 - Kelly Lyons, Tom Stephens and Jason Thompson

Also Present: Kristen Kapelanski, Manager of Planning
Kristine Kidorf, Kidorf Preservation Consulting
Sandi DiSipio, Recording Secretary

APPROVAL OF MINUTES

[2018-0427](#) August 9, 2018 Regular Meeting Minutes

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

Aye 6 - Granthen, Janulis, McKinnon, Reina, Stamps and Tischer

Absent 3 - Lyons, Stephens and Thompson

[2018-0429](#) August 15, 2018 Special Meeting Minutes

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

Aye 6 - Granthen, Janulis, McKinnon, Reina, Stamps and Tischer

Absent 3 - Lyons, Stephens and Thompson

COMMUNICATIONS

No communications were brought forward.

PUBLIC COMMENT for Items not on the Agenda

No public comment was heard on non-agenda items.

NEW BUSINESS

2018-0083

FILE HDC #18-007

Request: Certificate of Appropriateness - Rehabilitation of Barn at Rochester College

Location: 800 W. Avon Road

Parcel: 15-15-451-009

Applicant: Thomas Rellinger, Rochester College

(Reference: Staff Report dated October 3, 2018, 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.)

Vice-Chair Granthen read the request for the record and invited the applicants to come forward and summarize their request. Mr. Tom Rellinger, the Executive Vice President of Rochester College, was present and introduced Mr. Rob Clark, the architect on the project, Mr. Jaymes Vettraino, the Project Manager, and Lily Paterson, the Engineer. Mr. Rellinger indicated that since the last time we met in March, they have made good progress, not only putting plans together for the project, but raising the money to finish the project. They are finished with the fund raising, so there are no questions on their part of being financially able to complete this project. Mr. Rellinger commented that Rochester College is grateful for the flexibility that the HDC has given to them. They know this project is way overdue - given the financial crisis they had in the mid 2000's and not being able to do what they needed to do on campus and the HDC giving the College some time to catch up - they are now ready to do their part of being the community member they need to be. Mr. Rellinger said on behalf of Rochester College, thank you for being patient with them. He hopes the Board is pleased with what they have come up - they think it will be a great addition to their campus, and to have a farmstead again on their property.

Dr. Stamps asked if anyone present was in the original negotiations to save the farmstead, only one or two people. Dr. Stamps then summarized the original project, which proposed tearing down the entire farmstead, because they needed a way to get people from the church area down to the other campus area. The proposal that came before the HDC was to tear down the farmstead and install a service road. This was in a direct collision with the HDC and an impasse came about. But through the cooperative efforts of City staff and College staff, everything was worked out - the College got their needed additional housing and parking, and the farmstead was saved.

Ms. Janulis thanked Dr. Stamps for the walk down history lane as she wasn't on

the Board at that time. She doesn't have any questions on the proposed materials and just wanted to congratulate the College on being able to manage the fundraising so quickly - she didn't think the applicants would be ready to return for about a year. She looks forward to the enhancements this project will bring.

Mr. Rellinger indicated they are grateful as well and commented this was the easiest project in the 7 years he has been there - they made 6 "asks" and all 6 said yes. This is a dual project; not only the barn project, but a space down in their park that has a maintenance building which will be removed. These two projects were lumped together. The Rewold Family will have naming rights in this project. They have been a major proponent of Rochester College and have been involved for many years.

Mr. Reina congratulated the applicants for their efforts. He asked if the proposed application concur with the Secretary of Interior Standards. Ms. Kidorf indicated everything they are proposing meets the standards.

MOTION by Stamps, seconded by Janulis, in the matter of File No. HDC 18-007, that the Historic Districts Commission **APPROVES** the request for a Certificate of Appropriateness for the restoration of the exterior of the barn and silo, and related sitework as proposed for the barn at the Potere Farm Historic District located at 800 W. Avon Road, Parcel Identification Number 15-15-451-009, with the following findings:

1. The replacement of the roof, repair of the dormers, replacement of the windows, repair of the siding and silo, painting, and two new concrete aprons as proposed will not impact or alter the contributing resources on the property.
2. The replacement of the roof, repair of the dormers, replacement of the windows, repair of the siding and silo, painting, and two new concrete aprons as proposed is compatible with the existing structure and the District.
3. The replacement of the roof, repair of the dormers, replacement of the windows, repair of the siding and silo, painting, and two new concrete aprons as proposed to the contributing resource is in keeping with the Secretary of the Interior's Standard for Rehabilitation and Guidelines, in particular standard numbers 6 and 9 as follows:

6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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 will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the historic integrity of the property and its environment.

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

Aye 6 - Granthen, Janulis, McKinnon, Reina, Stamps and Tischer

Absent 3 - Lyons, Stephens and Thompson

DISCUSSION

[2018-0430](#)

CLG 2018 Evaluation

Historic Survey Plan 2019-2022 - Kristine Kidorf

Ms. Kidorf commented that Rochester Hills is a Certified Local Government (CLG), which means we meet certain criteria that the State Historic Preservation Office in the National Parks Service has approved. Primarily it allows the City to apply for grants. The State Historic Preservation Offices are required to set aside 10% of their federal allocation each year to give out to grants for Certified Local Governments. It's not usually very much money each year, but it does allow the City to be in the competitive pool for that. She believes that Mr. McKay applied for a grant for the school house a few years back, but isn't sure he received it. As part of the CLG, the City is required to have an evaluation every so many years. Due to staffing issues at the State Historic Preservation Office, they haven't done this in many years, but now have assigned someone to that and they are evaluating all the CLG's around State. The City filled out a questionnaire to respond to that. One of the corrective actions that they want us to do to maintain our CLG status is to reinstitute our survey program. While we have been looking at the properties on the potential list as they come up, we haven't had a cohesive effort towards survey. It's been a while since we've looked at anything on the potential list. Ms. Kidorf explained she put together a rough 3-year survey plan to satisfy the CLG, but the big issue to do a survey is that we really don't have any money to complete it, and City Council lately has not been super supportive of these efforts. To apply for a CLG grant, there would be some matching money that would be required. She would like to review the 3-year survey plan with the Commission to prioritize ideas and maybe come up with additional survey ideas in order to make the plan a little more specific for future years. Possibly the Study Committee, the Commission and/ or Museum staff could be utilized for some volunteer time. Tonight is just a brainstorming session.

Mr. Reina asked if the end game is to enhance our ability to get grants.

Ms. Kidorf explained the CLG allows us to apply for grants.

Mr. Reina then asked what sort of things would assist in this mission.

Ms. Kidorf stated the City doesn't have to maintain their CLG status, but it in order to maintain it, we need to have at least a survey plan and start to undertake it. As long as we undertake a survey, it would be fine. As far as being competitive to apply for a survey grant, the suburbanization survey would probably be the most competitive idea. Re-surveying the two districts might also be in the State's priority for a grant.

Dr. Stamps feels that one of the reasons we haven't done a survey for the last few years is because Council didn't direct the Study Committee to do any

surveys. They didn't want the Study Committee to be making any recommendations - they wanted to wait until one of the property owners of a potential district tried to do something, which would have resulted in a survey being requested. He said it would be good to propose a survey, and maybe complete it with volunteers. One issue on the list has come up before - redefining the district boundaries of the two historic districts to eliminate some of the non-contributing modern structures.

Ms. Granthen asked if it has to be a written survey, or could it be an internet or website-based survey. Perhaps something could be included when the property tax bills are sent out.

Dr. Stamps said this would be a different type of survey - one where you've got people with a skill set that know what they are doing and have forms they fill out regarding each property. We had a professional come in back in 2002 to complete the survey. You must have people who know the vocabulary of historic structures. It takes a skill set, which is what Ms. Kidorf brings to this Commission. He asked if there were any new historic structures that should or could be looked at.

Ms. Granthen asked if Ms. Kidorf is looking for anything from the Commission.

Ms. Kidorf stated she doesn't necessarily need anything from the Board other than if there was a consensus from the Commission of choosing or prioritizing one of the three recommendations or having other suggestions of what a historic survey should be focused on, and if that's a priority. The first suggestion - evaluating the first phase of suburban development in Avon Township - the first step would entail looking at the histories of the early subdivisions that were built right after World War II, driving through some of those and trying to figure out whether the houses are still intact, who developed them and which ones might be more important than others. The resurveying would involve someone going in and taking a photo of every house within the districts, understanding when it was built and the history. The redistricting would have to go back to the Study Committee and Council would have to direct that the study be done. Regarding the potential list, we could do more historic research on some of these structures to determine whether or not they should be designated.

Mr. Reina said his preference would be to let Ms. Kidorf focus on the areas that resources permit, to maximize the City's chances to gain access to grants.

Ms. McKinnon feels that suggestion #2 would be the simplest to complete because it's obvious where the new homes are, and get the boundaries redefined -- she offered to go out and photograph the homes, so homeowners aren't brought before the HDC for things they don't need to deal with. She asked for a copy of the potential list. She asked why the first suggestion mentions Avon Township.

Ms. Granthen explained the first survey suggestions mentions evaluation suburban development in Avon Township, which later became Rochester Hills.

Ms. McKinnon asked if the City was working on plans for development of the south area of the City.

Ms. Kapelanski indicated Ms. McKinnon is probably referring to the Auburn Road Plan in the Brooklands. The City is working on this plan - it's more of a streetscaping plan. What the survey suggestion is referring to is actually surveying the subdivision neighborhoods of homes.

Ms. McKinnon agreed that the second survey would be a fairly simple job to do.

Mr. Tischer asked Ms. Kidorf in her best estimation, which survey would provide the best opportunity to potentially get a grant. He also commented that this would be a matching grant, so the City would have to pay some portion of the grant. We have to make that guess, without knowing with the Council may or may not do. He agrees to do something that would improve our chances of getting a grant.

Ms. Kidorf added that the grant application is not an easy application - it's a pretty hefty document, so there will be staff time needed for preparing the application. There must also be a Council resolution as part of the application. There would need to be involvement with City Council.

Dr. Stamps thinks all three survey suggestions are interesting and have value. He thinks surveying the first phase of suburban development in Avon Township would be fun..

Ms. McKinnon commented she's confused as to what is needed from the Commission at this point, should the Board agree to pursue this plan for 2019 through 2022 - or is this provided for information only.

Ms. Kidorf said at this point we need consensus on which one of the three provided survey items to move forward with and organize a way to do that; be it volunteers, CLG grant, etc., unless there are other suggestions. This decision doesn't have to be made tonight, it could be put off until an early 2019 meeting if the members want to think about it. Everyone should have a copy of the 2002 historical survey which can be reviewed. The list of potential districts is listed in this survey.

Ms. Janulis thanked Ms. Kidorf for all the information provided and feels all the goals presented are worthy. She's glad the Commission will take a little time to review and then talk about it again in 2019. The second suggestion to resurvey the two historic districts really jumped out at her, given some of the conversations the Commission has had in the past.

Mr. Reina said it was mentioned that completing the grant application might be prohibitive in terms of staff time and asked for an explanation.

Ms. Kidorf explained grant applications do take time and we'd have to evaluate whether City staff and/or if there's room in the budget for her to complete the application. The applications are due in October, so we are late for 2018. In order to apply in 2019, we would have to start working on the application in early

2019.

Mr. Reina stated that since he started asking about this and made it the idea of maybe doing the survey with grant money - he asked Ms. Kidorf how she would evaluate this idea - would you say in other words that maybe that's not the prime mission for what we should be concerned with when completing a survey; should we be looking at it from some other perspective? He asked Ms. Kidorf if she was going to do this with no oversight from the Commission, how would she do it.

Ms. Kidorf doesn't think there's anything wrong with prioritizing the survey the Board thinks will have a good chance of getting a grant, but if we had willing volunteers, maybe that would change it. She feel all three of the suggestions are equally interesting and important and would help the City maintain its Certified Local Government status - there's no wrong choice here.

Dr. Stamps remembers when the Certified Local Government came into existence and if you wanted to be a five-star, super quality of life City, there are certain things you should have - and one of those things was CLG status. When applying for the CLG, Dr. Stamps recalls Pat McKay recruiting different professionals to help out with the application. Attaining CLG status is a feather in the City's cap, and a pretty cool thing that Rochester Hills became one of the first in the State of Michigan to get their act together and attain CLG status, and also in the forming of the Historic Districts Commission and the Historic District legislation, which brings the Commission into existence and gives them power. From the City's point of view, he feels it would be good to take this work, put it together and send it to Lansing. He feels we should move this forward, but we don't need to decide this tonight - perhaps the first part of next year, we can talk about it and make a decision. It's worth pursuing.

Ms. DiSipio commented she doesn't believe there is a potential historic list anymore.

Ms. Kapelanski clarified that City Council did eliminate the potential list, but it still exists as a document. Homeowners with properties on the potential list proposing alterations to their property no longer have ramifications. The potential list as far as City Council is concerned, does not exist. The City still has the document that talks about the resources to fall back on. The first two survey suggestions might be a better choice rather than the potential list.

Ms. Kidorf said a way to think about the potential list - properties that need further study.

Ms. Granthen indicated the Commission will choose their highest priority at the next meeting.

ANY OTHER BUSINESS

Ms. McKinnon has the latest issue of the Historical Society of Michigan, and they have honored Deborah Reimer, who has worked at the Museum for the

past 30 years. She's being honored for her estate planning and the money that will be donated to the Historical Society. Ms. McKinnon offered to draft a Proclamation and send it to the members for comments. She also commented that the Commission still has the problem of people not knowing they are getting involved with a historical property, as evidenced by the problems the daycare owners had at 1812 S. Rochester Rd. The last time this Commission spoke about this issue was in June of last year - to explore notification of existing, new and potential property owners that their property is within a locally designated historic district. Ms. Kidorf previously made some good suggestions, but Ms. McKinnon doesn't know if Commission acted on them. She feels it would make sense to notify people just a reminder that they part of a historic district. Ms. Kapelanski explained staff did a mailing last year to all historic property owners as part of the open house we had in May.

Dr. Stamps indicated there is a committee being formed to organize activities to celebrate Oakland County's Bi-Centennial. There is a workshop at 9:30 a.m. on October 27th at the Bloomfield Township Public Library. Dr. Stamps then asked if there was any news on 1841 Crooks Rd - the Dunn house. Ms. Kapelanski reported the City did receive the signed pathway easement last month. The house is still up for sale, and there have been some people come through who are interested in purchasing the house, but we haven't heard anything beyond that.

2019 Meeting Schedule

MOTION by Reina, seconded by Stamps, **Moved**, that the Commission approves the 2019 Meeting Schedule as presented with meetings being held on the second Thursday of each month at 7:00 p.m.

All: All Nays: None

Absent: Lyons, Stephens, Thompson

MOTION CARRIED.

NEXT MEETING DATE

The next Regular Meeting is scheduled for November 8, 2018.

ADJOURNMENT

Hearing no further business, and upon Motion by Janulis, seconded by Reina, the Vice-Chair adjourned the Regular Meeting at 8:05 p.m.

*Julie Granthen, Vice-Chairperson
Historic Districts Commission
City of Rochester Hills*

Sandi DiSipio, Recording Secretary