



# Rochester Hills

## Minutes

### 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, Yousif Elias, Bryan Lemanski, Kelly Lyons, Michael McGunn, Dr. Richard Stamps, Charles Tischer*  
*Youth Representative: Aimee Zhao*

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Thursday, August 10, 2023

7:00 PM

1000 Rochester Hills Drive

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#### CALL TO ORDER

*Chairperson Thompson called the Historic Districts Commission meeting to order at 7:00 p.m. Michigan time.*

#### ROLL CALL

**Present** 8 - Katherine Altherr-Rogers, Yousif Elias, Julie Granthen, Bryan Lemanski, Michael McGunn, Richard Stamps, Jason Thompson and Charles Tischer  
**Excused** 1 - Kelly Lyons

#### Others Present:

*Chris McLeod, Planning Manager*  
*Kristine Kidorf, Kidorf Preservation Consulting*  
*Jennifer MacDonald, Recording Secretary*

*Member Lyons provided prior notice she would be absent and was excused.*

#### APPROVAL OF MINUTES

[2023-0386](#) March 9, 2023 HDC Meeting Minutes

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

**Aye** 8 - Altherr-Rogers, Elias, Granthen, Lemanski, McGunn, Stamps, Thompson and Tischer  
**Excused** 1 - Lyons

#### COMMUNICATIONS

*None.*

#### PUBLIC COMMENT

*None.*

## NEW BUSINESS

### 2023-0371

Request for a Certificate of Appropriateness - File No. PHDC2023-0005 - for replacement of 7 aluminum windows at 1025 Washington Rd., zoned R-4 One Family Residential, Parcel No. 15-01-352-021, Bret Rasegan, Applicant  
*(Staff Report prepared by Kristine Kidorf dated 8/2/23, Location Map, Plans, and Application had be placed on file and by reference became a part of the record thereof.)*

*In attendance was Bret Rasegan, Applicant.*

*Chairperson Thompson introduced this request for the replacement of seven aluminum windows at 1025 Washington Road and invited the applicant to the presenters' table.*

*Ms. Kidorf reviewed the request noting that the applicant wishes to replace seven aluminum windows that are on the second floor of the house with aluminum-clad windows that match some other windows that the Commission approved for an addition to this property in 2002. She pointed out that there are two eight-over-eight windows in the front and the rest are six-over-six and they did not explicitly say that they were going to match the muntin pattern but she would assume that they are. She commented that she would like to get clarification. She stated that the work, if they meet the condition, meets the Secretary of Interior standards and she recommended approval.*

*Chairperson Thompson asked if those windows would match.*

*Mr. Rasegan responded that the front two windows will be eight-over-eight and the side and rear windows will be six-over-six.*

*Dr. Stamps commented that it is nice to have community members that are trying to take care of their houses and spend the money to bring them up to safe and tight code and he appreciates the effort and the energy. He noted that it looks to him like it is up to the standard and he would support their request.*

*Chairperson Thompson saw no additional comments from the Commissioners and asked if there was a motion.*

*Mr. Elias moved the motion in the packet to approve the request, and it was seconded by Mr. Tischer.*

*Chairperson Thompson noted that in Findings and Conditions, under number 2, the windows being replaced are not original to the house.*

*The motion was amended to reflect that.*

*After a roll call vote, Chairperson Thompson noted that the motion passed unanimously.*

*Mr. Rasegan expressed his thanks to Ms. MacDonald for helping them through the process.*

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

**Aye** 8 - Altherr-Rogers, Elias, Granthen, Lemanski, McGunn, Stamps, Thompson and Tischer

**Excused** 1 - Lyons

**Resolved**, in the matter of File No. HDC PHDC2023-0005, that the Historic Districts Commission **APPROVES** the request for a Certificate of Appropriateness for replacement of 7 aluminum windows with aluminum clad double-hung windows at 1025 Washington Road in the Stoney Creek Historic District, Parcel Identification Number 70-15-01-352-021, with the following Findings and Conditions:

- 1) The property, including the garage, is **contributing** to the Stoney Creek Historic District.
- 2) The windows proposed for replacement **are not** original to the house;
- 3) The applicant **will** use 8-over-8 for the two front windows and 6-over-6 for the side and rear windows to match the existing configurations;
- 4) The new windows **are** compatible with the Stoney Creek Historic District;
- 5) The proposed window replacement **is** in keeping with the Secretary of the Interior's Standards for Rehabilitation and Guidelines, in particular standard numbers 2 and 6 as follows:

*2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

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

## DISCUSSION

### 2023-0102

Discussion regarding 947-967 E. Tienken Rd., Ralph Putman, Owner  
*Chairperson Thompson noted that this item was not being discussed on the agenda this evening and would come back at a later date.*

*Dr. Stamps asked what Mr. Putman's concerns were, noting that it was discussed approximately a year ago that he wanted to do something drastic, and it was determined he would come back. He asked if it was demolition by neglect.*

*Mr. McLeod responded that in the communications that Staff have had with Mr.*

*Putman, it appears that he is wanting someone to tell him what to do. He suggested that hopefully at this point with some professional guidance the Commission can provide a bit more of an educational stance of where to go at this point, what would be required, what would be necessary, what is feasible, and what is not. He stated that hopefully in a month or two this information can be brought forward to this body for further review.*

**Postponed.**

## **ANY OTHER BUSINESS**

*Dr. Stamps asked if there was any update on the Adams Road widening.*

*Mr. McLeod responded that regarding the potential Adams Road improvements, the consultant team of Hubbel Roth and Clark are driving potential alternatives to address concerns raised by those that support potentially improving the road, and also addressing concerns and issues raised by those who have indicated that the road should stay relatively intact. He noted that the survey has been conducted and in terms of public input there was just about an equal number of people who said the road should be widened without regard to the surrounding context as there were people that said that the road should be maintained in its current condition or current configuration regardless of safety or traffic concerns.*

*He noted that the steering committee will meet again most likely in September and at that meeting they will get additional information on what the consultant's recommendations might be in an initial draft. He pointed out that this is a very long-term project. He noted that those recommendations will be taken back to the public at a future public session.*

*Dr. Stamps stressed that Adams Road goes right through the middle of a National Register site. He suggested that they need to continue to watch and encourage whoever represents the City at the steering committee meetings.*

*Mr. McLeod noted that typically two to five City representatives would most likely be in attendance as well as the consultant team.*

*Dr. Stamps expressed concern that roads and buildings would be represented over history and stated that the committee members need to be reminded that there are other groups that stress that minimal cultural resources have survived and they need to be sensitive to those.*

*Mr. McLeod pointed out that at the last meeting the main topic of that meeting was the presentation or discussion of this historic resources in the corridor. He stressed that this is being taken into consideration. He reiterated that no one knows what the improvements may be.*

*Dr. Stamps asked if the results of the survey were available.*

*Mr. McLeod responded that he would try to secure those results for the Commission.*

*Mr. Tischer asked if there had been any update on the Lorna Stone home by Adams and South Boulevard.*

*Mr. McLeod responded that there was no update.*

*Dr. Stamps suggested they be contacted to inquire what is going on in that historic district, as it has changed ownership.*

*Ms. Kidorf responded that it is a part of the Priya Living proposal to be maintained, but she did not know where they were in that project.*

*Mr. McLeod noted that Staff did have an inquiry about whether extensions were available for the development, because they are at the end of their approval for the development at this point without extensions, a modification, or a new approval.*

*Dr. Stamps asked if Staff knew the status of the Crooks Road property. He commented that he is pleased with the new structures that are going in and that the barn has been cleaned up and is still standing. He asked if there was a mechanism to communicate with them and thank them for saving the barn.*

*Mr. McLeod responded that one of the things that the developer has posed to Staff is whether they can expand the patio space in the back. He asked if the HDC felt that they needed to review that request or whether that could be done as an administrative approval. He stressed that it was the patio space itself, at grade with a small retaining wall with no railing necessary and would not project upwards and provide any additional impact to the surrounding area.*

*Chairperson Thompson asked how large of an expansion.*

*Ms. Kidorf responded that the total is 35 feet width off of the back porch, and not that much longer.*

*Mr. McLeod noted that in terms of the barn, they did repair and replace most of the roof this past year based on damage and there is intention to provide further improvements to the barn itself. He commented that their usage of the barn is not known at this point. He mentioned that the patio would ultimately be 35 feet by 45 feet, or 35 feet out from the rear.*

*Chairperson Thompson stated that he was comfortable with the Staff taking care of the patio request.*

*Dr. Stamps concurred noting that guidelines stated that they need to be careful with the front of the house, but something behind the house won't be seen.*

*Ms. Kidorf noted that when asked specifically about the barn, the developer stated that they still plan to restore it when they get the new area completed.*

*Dr. Stamps asked if it was proper to reach out and talk to the owner and commented that he would like to have a conversation.*

*Mr. McLeod stated that the owner's contact information is in his application, and now that the application is done, he thinks that those communications could occur. He noted that it would be a bit different if it was an ongoing agenda item.*

**NEXT MEETING DATE**

*- September 14, 2023*

**ADJOURNMENT**

*There being no further business to discuss, it was moved by Tischer, seconded by McGunn, to adjourn the meeting at 7:26 p.m.*

*Minutes prepared by Jennifer MacDonald.*

*Minutes were approved as presented/amended at the \_\_\_\_\_  
Regular Historic Districts Commission Meeting.*

\_\_\_\_\_  
*Jason Thompson, Chairperson*