



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, January 14, 2021

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.

ROLL CALL

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

Excused 1 - Charles Tischer

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

[2020-0581](#) November 12, 2020 Regular Meeting

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

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

Excused 1 - Tischer

COMMUNICATIONS

There were no Communications presented.

PUBLIC COMMENT

Chairperson Thompson opened Public Comment at 7:03 p.m. Seeing no one wishing to speak online or in the Auditorium and no email

communications received, he closed Public Comment.

NEW BUSINESS

2020-0579

Request for Certificate of Appropriateness - City File No. 20-039 - for a 96" water transmission main relocation project for the Great Lakes Water Authority to be located in the Avon Rd. right-of-way between Dequindre and 23 Mile Rd., Yates Cider Mill Historic District, Parcel No. 15-13-427-002, Jacobs Consulting, Applicant

(Reference: Staff report, prepared by Kristine Kidorf, dated January 5, 2021 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 Steve Roberts, Jason Matteo and Maddy Fairley Wax from Jacobs, 30800 Telegraph Rd., #4900, Bingham Farms, MI 48025 and Teresa Newman from the Great Lakes Water Authority, 735 Randolph, Suite 1900, Detroit, MI 48226.

Ms. Kidorf advised that the subject property was related to the road project the HDC saw back in October, and the Road Commission for Oakland County (RCOC) would be coming back before them. The water main project was happening under the road. She noted that there would be a presentation from the applicants, and she said that she would be happy to answer any questions.

Ms. Fairley Wax started the presentation and introduced the team. She stated that the primary objectives of the project were to continue providing essential, uninterrupted drinking water by relocating the 96-inch water transmission main outside limits of the closed landfill. Other project objectives included improving reliability of the 96-inch water main between Romeo and the Great Lake Water Authority's (GLWA) North Service Center (flow distribution and storage facility located in Troy); relocating the water main outside of the Detroit Sportsmen's Congress Gun Club and out of backyards; improving operation and maintenance access for the water main; improving traffic flow and pedestrian safety by making improvements at critical intersections; and coordinating with other area infrastructure projects to minimize impacts to communities. She noted that the water main route would be approximately 2.5 miles with tie-ins at 24 Mile Road and Hamlin Rd., and it would mostly be in the road and Macomb Orchard Trail right-of-ways. She talked about the existing conditions of the three historic items: The Yates Cider Mill, the Clinton-Kalamazoo Canal and the Mill Race Culvert. The Mill structure was built in 1894. They

wanted to avoid working during the peak season for the Cider Mill of August to October. The Canal construction began in 1827 only went for 15 miles before the project stopped. There was an historical marker near the project site by the canal. The Mill Race Culvert was found to be in poor condition after inspection, and the report recommended that the pipe be replaced. There would be no project impacts to the Mill Race. She turned it over to Steve Roberts.

Mr. Roberts talked more about existing conditions, mitigation measures and the project schedule. Currently, they had 30% of the design phase done. The Mill Race Culvert was a 60-inch diameter, corrugated metal pipe crossing at Avon Road. An inspection was prepared for the RCOC and completed in July 2020 which showed heavy rust and scale at mudline for its full length, and that it was in poor condition, and the concrete headwalls were in fair condition. They would be coordinating with the RCOC because of the road and bridge project proposed. The two-inch sanitary sewer force main was owned by Rochester Hills and installed in 2002. There was a 36-inch drinking water main owned by Rochester Hills which was installed in 1997.

Mr. Roberts stated that no impacts were expected to the Mill Pond or Clinton-Kalamazoo Canal, and no impacts were expected to the Yates Cider Mill building. The Mill Race Culvert was planned to be removed and replaced in kind for approximately 63-feet in length. He showed a drawing of the Mill Race crossing, the GLWA water main alignment, the trench limits, the work zone limits and the Mill Race Culvert replacement limits. He showed a cross section of the Mill Race Culvert replacement and the extents of the excavation and distances of work to be done and the Cider Mill building. Regarding mitigation measures, they proposed clear distances of 41 feet between the water main trench and the Mill building and 32 feet between the work zone and the Mill building. They would stabilize the soils by using vertical supported walls in the trench and backfilling the bottom half of the trench with flowable cement fill. They would use vibration sensing equipment at the Mill building for monitoring, and the reports would go to the construction contractor.

Mr. Roberts advised that the project schedule would include closing E. Avon Rd. beginning November 2121, starting the drinking water main installation in E. Avon Rd. in December 2021 and completing the E. Avon Rd. roadway restoration in August 2022 - avoiding cider season.

Ms. Janulis noted that it was her third presentation on this topic. She was on the LDFA with Mr. Paul Davis (DPS/Engineering Deputy Director). She was also the Chair of the Green Space Committee, so she was well versed and did not have any questions. She thought that the plan was very well thought out, and she was in favor of it.

Ms. Lyons clarified that the main would be 32 feet from the Mill. She asked what recourse they had if the contractors did not adhere to the specs. Mr. Roberts stated that they would work with the contractor to keep a clear space to the Mill building. They had to also maintain access to the adjacent dwelling. There would be space for vehicles to pass.

Ms. Lyons asked what would happen to the old 36" line in Avon and if it was staying. Mr. Roberts advised that it was owned by Rochester Hills, and it would remain in service. Ms. Lyons asked what would happen to the old large main under the landfill, and Mr. Roberts stated that it would be filled with something to be determined and abandoned in place.

Ms. Lyons asked what the procedure would be to ensure contractor compliance with the setback from Yates and the vibrations. Mr. Roberts said that they used wave lengths, commonly used for bridge projects. Data would be sent back to a computer, and the vibration would be monitored. Mr. Matteo added that the GLWA had made it a priority for the design and construction. They would have a team out there every day to monitor contractor compliance and the vibration sensors. Ms. Lyons said that she agreed with Ms. Janulis and liked the presentation.

Dr. Stamps thanked the applicants for proposing vibration monitoring. He mentioned that Tienken was the shortest route to get dump trucks through the Stoney Creek Historic District. The residents could feel the windows rattle. He said that he looked forward to having it monitored carefully.

Ms. Morlan asked the applicants if they had talked with the owners of the Cider Mill. Mr. Matteo said that the Road Commission had talked with them. It was his understanding that the discussions involved attorneys, and it was out of their hands from an engineering perspective. The GLWA talked to Yates about property acquisition, and there were ongoing discussions.

Ms. Morlan asked if both projects would be completed by August 2022. Mr. Matteo responded that they would. He said that they wanted to make sure they had the discussion with the HDC to get approval first. They wanted to stay aggressive. To minimize the overall impacts to the area, they would be doing everything they could to align the project with the road project. They wanted to take advantage of the bridge being closed. They would make sure that the contractor would be done by April 2022.

Dr. Stamps said that he understood that the width of the road would be the same as the width of the project. He asked if that was right, and if the width of the RCOC project was the same. Mr. Matteo said that the RCOC project would vary. They needed 10 feet on both sides, and he agreed that might be a challenge.

Mr. Matteo suggested that was where collaboration worked. They had to include the roadway and safety improvements, including the roundabout. The RCOC would have to acquire additional right-of-way, which was to be determined. He stated that they (RCOC) would not affect the water main.

Chairperson Thompson asked if the RCOC would be coming back. Ms. Kapelanski said that they were working with the Engineering Dept., and they would have to come back for a C of A. There was a residential project planned for the southwest corner of Avon and Dequindre, and they were working with that applicant to continue to develop a plan.

Ms. Lyons said that she appreciated seeing the cross sectional drawings that clearly identified the distances to the historic structure and had notations about dimensions for setbacks for the construction zone. She suggested that those types of drawings were very informative to the HDC's discussion, and she encouraged similarly clear information from their collaborators on the overall project to redesign Avon Rd. between Dequindre and 23 Mile. If something changed, she would also like to see comparisons.

Hearing no further discussion, Ms. Janulis moved the following, seconded by Ms. Lyons:

MOTION by Janulis, seconded by Lyons, in the matter of File No. HDC

20-039, that the Historic Districts Commission **APPROVES** the request for a Certificate of Appropriateness for the construction of a 96" water transmission main using a 15' wide construction trench and replacement of a portion of the pipe lining the millrace as proposed at 1950 Avon Road in the Yates Cider Mill Historic District, Parcel Identification Number 70-15-13-427-002, with the following Findings and Conditions:

- 1) The mill race **does** contribute to the historic character of the district;
- 2) The proposed removal of a portion of the corrugated metal pipe lining the mill race and replacement with matching corrugated metal pipe **is** in keeping with the Secretary of the Interior's Standards for Rehabilitation and Guidelines, where it is recommended to repair deteriorated historic features and in particular standard numbers 6 and 9 as follows:

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.

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.

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

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

Excused 1 - Tischer

Chairperson Thompson thanked the applicants for coming before the HDC.

ANY OTHER BUSINESS

[2020-0580](#) Request for Election of Officers - Chairperson, Vice Chairperson and Secretary

for a one-year term.

Dr. Stamps recommended that the current slate should be nominated again and continue serving if they wished. He received confirmation that they would and heard no other nominations.

Upon motion by Dr. Stamps, seconded by Ms. Lyons, Jason Thompson was unanimously re-elected to serve as Chairperson, Julie Granthen was unanimously re-elected to serve as Vice Chairperson and Chip Tischer was unanimously re-elected to serve as Secretary of the Historic Districts Commission for a one-year to expire the first meeting in 2022.

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

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

Excused 1 - Tischer

ANY FURTHER BUSINESS

Ms. Janulis mentioned that she had gone on the Rochester Avon Historical Society website and gotten a copy of History in the Heart of the Hills, which talked about some of the properties she had been involved in, including Twist Drill. She said that they did a nice job putting it together and suggested that people might be interested in getting a copy. Ms. Granthen added that Lytle's was supposed to get some copies in, and Dr. Stamps said that he had gotten one from there. He thought it would make a good gift.

Dr. Stamps asked if there were any updates for the Lorna Stone house, the widening of Adams or the Harding property. Ms. Kapelanski advised that the owner of the Harding house had requested a deslisting. City Council had asked the HDSC to prepare a study and report back to them. Ms. Kidorf was working on the report, and they hoped to have one to review in February. A senior living group that catered to the Asian and Indian populations had submitted plans for the Lorna Stone site. It would have to go before the HDC. They planned to keep the house and rehab it for a meditation center amenity. That should be before the HDC in two or three months.

Dr. Stamps asked about Adams Rd. He said that the Master Plan showed that they were concerned about history, but no one had asked for

any input from the HDC. Ms. Kapelanski said that staff would continue to voice concerns. Dr. Stamps asked who was in charge of that project.

Ms. Roediger related that an environmental assessment was being done through the Road Commission. They would be forming a committee to evaluate it, but there had not been a meeting yet. The RCOC received a grant, but there had not been a kick off. The Engineering staff from the City was taking the lead with input from the Mayor and Planning. She expected to be involved in the committee, and she assured that she would keep the HDC involved.

Dr. Stamps said that the grant had been awarded a few months ago. Discussions had been ongoing, and he feared that the HDC would be involved after the fact. Ms. Roediger said that an initial proposal was to reroute Adams at Avon to go east of Miller and join at Hillendale, which was rejected. Dr. Stamps said that someone had an idea, even though they did not start a discussion, and the HDC would like to have some input. Ms. Roediger noted that a concept plan had been provided previously for reps from the City, Oakland University and the Road Commission to look at a potential alternative to avoid Adams altogether, but it was deemed not viable for a lot of reasons. She said that they would make the HDC aware, and they were looking at a number of things. Dr. Stamps thanked her for standing up for them.

Ms. Kidorf explained that there were Federal funds involved with the grant for Adams, and that a Section 106 review would be required - that was the Federal project historic review - so there would be "double" historic review.

NEXT MEETING DATE

Chairperson Thompson reminded the Commissioners that the next Regular Meeting was scheduled for February 11, 2021.

ADJOURNMENT

Hearing no further business to come before the Historic Districts Commission and upon motion by Ms. Lyons, seconded by Ms. Morlan, Chairperson Thompson adjourned the Regular Meeting at 7:52 p.m.

ROLL CALL VOTE:

All yes

Jason R. Thompson, Chairperson
Rochester Hills
Historic Districts Commission

Charles Tischer, Secretary