



Rochester Hills

Minutes

Historic Districts Commission

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Chairperson Brian R. Dunphy, Vice Chairperson Jason Thompson
Members: Steven Branstner, Dr. Jay Eastman, Julie Granthen, Dr. Richard Stamps,
Sue Thomasson, Charles Tischer, Nicholas Winters

Thursday, December 13, 2012

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Dunphy called the Regular Meeting to order at 7:00 p.m. in the Auditorium.

ROLL CALL

Present 6 - Steven Branstner, Brian Dunphy, Jason Thompson, Charles Tischer, Sue Thomasson and Julie Granthen

Absent 3 - Dr. Jay Eastman, Richard Stamps and Nicholas Winters

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

APPROVAL OF MINUTES

2012-0497 June 14, 2012 Regular Meeting Minutes

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

Aye 6 - Branstner, Dunphy, Thompson, Tischer, Thomasson and Granthen

Absent 3 - Eastman, Stamps and Winters

COMMUNICATIONS

No communications were brought forward.

PUBLIC COMMENT

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

NEW BUSINESS

2012-0499 Location: 1520 Mill Race Road

Sidwell: 15-01-100-014
File No.: HDC 12-007
Applicant: Larry C. Lizzet
Request: Certificate of Appropriateness - Entrance Gate

(Reference: Staff Report dated December 7, 2012, prepared by Jim Breuckman, Manager of Planning, and associated plans were placed on file and by reference became part of the record thereof.)

Chairperson Dunphy requested staff to summarize their report.

Mr. Breuckman explained the applicant is requesting approval for an entrance gate; a plan has been included the packet. The site is on Mill Race Road and in the Stoney Creek Historic District, although none of the properties on Mill Race Road are contributing properties. Under review considerations - the gate is set back 25 feet from the property line, and approximately 40 feet from the edge of Mill Race Road, so the structure will be visible but not prominent. The property next door at 1540 Mill Race has a similar entrance gate structure which is probably more prominent than the proposed gate will be at 1520 Mill Race. The requested entrance gate is not without precedent along Mill Race. Mr. Breuckman indicated that no material colors were called out on the plans, so the Commission may want to include those in the conditions for approval.

Chairperson Dunphy then asked the applicant to come forward and explain the request.

Mr. Larry Lizzet, 1253 Stone Barn Rd., Milford, MI 48380 came forward, introduced himself and stated he represents the property owners. The gate itself will be a black powder-coated steel gate, the masonry structure will be a light-gray stone to match the house and the brick wing walls will be a rose-colored brick also matching the house.

MOTION by Branstner, seconded by Tischer, in the matter of File No. HDC 12-007, that the Historic Districts Commission **APPROVES** the request for a Certificate of Appropriateness for the construction of an entrance gate accessory to the non-contributing resource located at 1520 Mill Race, Parcel Identification Number 15-01-100-014, with the following Findings and Conditions:

Findings:

- 1. The existing home with the construction of the entrance gate will remain a non-contributing resource within the Stoney Creek Historic District.*
- 2. The plans for the entrance gate appear to be compatible in mass, height, scale and design with the other existing resources, including entrance gates along Mill Race Road.*
- 3. The entrance gate will not have a detrimental effect on the existing resources in the surrounding area or on the District itself.*
- 4. The proposed design, texture and materials of the gate are compatible with the existing structure and similar resources within the District.*

5. *The proposed entrance gate to the existing non-contributing resource is in keeping with the Secretary of the Interior's Standards for Rehabilitation and Guidelines Number 9 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.*

Conditions:

1. *The new construction shall be completed in accordance with the plans dated received by the City's Planning and Economic Development Department November 28, 2012.*

2. *All materials, colors and design shall be in accordance with the plans dated received by the City's Planning and Economic Development Department November 28, 2012. Notable materials are as follows:*

a. *Brick wing walls and pillars*

b. *Stone pillars flanking the gate*

c. *Steel gates*

d. *Colors shall be as follows: stone and brick to match the house with a black powder-coated gate*

3. *No work is being requested or approved regarding other buildings or site features on the property at this time. Any work other than the proposed entrance gate as indicated on the plans dated received by the Planning and Economic Development Department November 28, 2012 will require additional review and approval by the City's Historic Districts Commission.*

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

Aye 6 - Branstner, Dunphy, Thompson, Tischler, Thomasson and Granthen

Absent 3 - Eastman, Stamps and Winters

ANY OTHER BUSINESS

Chairperson Dunphy indicated the Commission needs to establish their 2013 meeting schedule.

MOTION by Thompson, seconded by Thomasson, it is hereby **RESOLVED** that the Rochester Hills Historic Districts Commission establishes the 2013 Regular Meeting schedule as follows:

January 10, 2013

July 11, 2013

February 14, 2013	August 8, 2013
March 14, 2013	September 12, 2013
April 11, 2013	October 10, 2013
May 9, 2013	November 14, 2013
June 13, 2013	December 12, 2013

All meetings will begin at 7:00 PM Michigan Time.

Ayes: All Nays: None **MOTION CARRIED.**

Chairperson Dunphy advised he had asked staff to provide an update on some of the properties the Commission has discussed earlier this year.

Mr. Breuckman reported there is really no update regarding the 1081 W. Auburn Road teahouse proposal; staff has not heard from the applicant since the initial discussions. The Lorna Stone house on Adams Road has been sealed up and is in much better shape than it was. The church group owners found that the costs were getting to be higher than they anticipated and are now looking at options for what they want to do with the property. The O'Neill Pottery property on Crooks Road remains stuck in limbo. The property owner has not complied with what they were supposed to be doing, but at the same time, the City has not been authorized to take any necessary actions.

Chairperson Dunphy asked if there was anything the HDC can do to try and energize the process as he is concerned the building is not getting any better the longer it sits there. Is there anything that would be appropriate for the HDC to do, either with Council or City administration, to try and move this forward in some way.

Mr. Breuckman replied he doesn't know. He has spoken with the code enforcement officers and with the City Attorney and there is a lot of inertia. He doesn't know how to move forward. The Commission may want to send a communication to Council. Chairman Dunphy asked if it should be a resolution or just in the form of a communication from the HDC.

Mr. Tischer feels a communication, rather than a resolution, would be appropriate.

Mr. Thompson pointed out that in the past, there have been two or three motions of demolition by neglect on this property, so Council is aware of the situation. He feels a communication is appropriate.

Chairperson Dunphy asked Mr. Breuckman to take this issue to the Mayor and/or Council.

Mr. Breuckman agreed to bring the situation up with the Mayor and to pose the question to Council President Hooper to see if he would like to make it an agenda item because of the continued concerns.

Mr. Breuckman then informed the members that last Monday, Council considered the historic designation of the Twist Drill site. Council directed staff

to prepare an ordinance to establish an historic district for a portion of the site - the portion of the site that takes into account the office buildings along Rochester Road. It separates the office buildings for preservation and leaves the shop industrial buildings in the back out of the historic district so they can be redeveloped as zoning allows. Staff feels this is a good middle-ground approach as the office buildings have more potential for reuse.

NEXT MEETING DATE

Chairperson Dunphy reminded members the next Regular Meeting is scheduled for January 10, 2013.

ADJOURNMENT

Hearing no further business to come before the HDC, and upon motion by Thomasson, seconded by Tischer, Chairperson Dunphy adjourned the Regular Meeting at 7:20 p.m.

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

Sandi DiSipio, Recording Secretary