



Rochester Hills

Minutes

Historic Districts Commission

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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: Brennan Deel

Thursday, December 12, 2024

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

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

ROLL CALL

Present 6 - Yousif Elias, Julie Granthen, Richard Stamps, Jason Thompson, Charles Tischer and Michael McGunn
Excused 3 - Katherine Altherr-Rogers, Kelly Lyons and Bryan Lemanski

Others Present:

Kristine Kidorf, Kidorf Preservation Consulting
Jennifer MacDonald, Recording Secretary
Brennan Deel, Rochester Hills Government Youth Council Representative

Ms. Altherr-Rogers, Ms. Lyons and Mr. Lemanski provided prior notice that they would not be in attendance and were excused.

Chairperson Thompson welcomed Youth Representative Brennan Deel and invited him to say a few words. Brennan noted that he is in Tenth Grade at Stoney Creek High School and is interested in history. He mentioned that he is currently taking AP History. He noted that every member of the Youth Council is required to attend a meeting and will write a report of what was discussed.

APPROVAL OF MINUTES

[2024-0603](#) August 8, 2024 HDC Meeting Minutes

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

Aye 6 - Elias, Granthen, Stamps, Thompson, Tischer and McGunn
Excused 3 - Altherr-Rogers, Lyons and Lemanski

COMMUNICATIONS

None.

PUBLIC COMMENT

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

2024-0602

Request for a Certificate of Appropriateness - File No. PHDC2024-0011 - to replace windows, doors, siding, a roof; construct a second floor addition; replace a ground floor addition; and renovate the terrace at 1431 Washington Rd., zoned RE One Family Residential District, Parcel No. 15-01-201-020, Joel Schmidt, DMET, Applicant

(McLeod memo dated 12-12-24, Staff Report prepared by K. Kidorf dated 11-26-24, Location Map, Full Plan Set, Application, and Applicant's Presentation had been placed on file and by reference became a part of the record hereof.)

Chairperson Thompson introduced this item and noted that it is a request for a Certificate of Appropriateness to replace windows, doors, siding, roof, replace a ground floor addition and construct a second-floor addition, and renovate the terrace at 1431 Washington Road. He asked for the applicant to come forward.

Applicants John and Kimberly Stoll were in attendance, but at this point Mr. Stoll noted that his architect was delayed and in-transit and may better answer any questions.

Ms. Kidorf explained that the subject property is considered to be a non-contributing property because of prior additions and alterations, and therefore this request should be considered to the district as a whole. She stated that while the proposed alterations are quite extensive for the property, they are still compatible with the historic district. She mentioned that this is a three-phase project and would take place over time. She stated that there are a couple of questions regarding some of the materials, and suggested that the architect could answer these upon his arrival.

Dr. Stamps thanked the applicants for coming in noting that even though their house is non-contributing, he believes that the value of their property in general is higher because they are within a historic district. He commented that as he read through the proposal, it seems to make sense to him; and he is in general in support unless there are other issues others may have.

Chairperson Thompson asked what the materials questions were.

Ms. Kidorf asked whether the new doors including the Dutch door would be wood, fiberglass or metal.

Ms. Stoll responded that they only come in wood. She stated that they just

have to create some coverings for them so they can be protected; and noted that they will not install wood without a covering over the door.

Ms. Kidorf commented that this is what the hoods are for. She asked if they had decided on their terrace materials yet.

Ms. Stoll responded that they currently have the red clay that came with the house, and she thinks that they will continue using that. She explained that they found a provider to help them level what currently exists and they believe they can get more of the matching clay to expand it.

Ms. Kidorf noted that those were the only two items that were not specified in the application.

Mr. Stoll asked what the demarcation is between contributing and non-contributing.

Ms. Kidorf responded that when evaluating historic districts, the National Register criteria is used and the determination of contributing versus non-contributing, or sometimes historic or non-historic, are evaluated on two things: one, if it was constructed during the period of significance for the district, which the original house clearly was. The second criteria is integrity, and she stated that in layman's terms it is explained as if the original owner of the house came back, would they recognize the house or had it undergone so many alterations that they would not. She commented that she knows that the Stolls did not do the alterations and they were done before they purchased the property. She noted that when the whole city was evaluated in 2002, it was determined that there were so many changes to this house that one couldn't figure out perhaps where the original house was. She explained that this is considered to be a lack of integrity. She noted that these changes may have happened even before the district was designated in 1974 (this date was corrected later to 1978).

Dr. Stamps stated that the home was built at an early age, so that means there is some value and there may even be some archeological potential; however, above ground the house has been modernized, updated and changed so much that the original occupant walking down the street couldn't recognize it. He commented that the good news is that there is still value in the core; however, the bad news is that it has been changed so much that it did not pop up as being one of those showcases, and so it was not listed. He added that because it was not listed, the owners are not held to that same higher standard of what they can and cannot do, and they have a little more flexibility. He thanked the Stolls for saving what they have.

Vice Chairperson Granthen thanked the Stolls for everything they are doing to stay a part of the community. She commented that their home is beautiful and the Commission loves that they are going to make it even more beautiful and long-lasting. She stated that they can have what they want and also have the flavor of the historic district.

Mr. Tischer thanked the Stolls for living in the home and improving it. He

commented that the proposal looks very nice.

Chairperson Thompson asked if there was a motion, and seeing nobody prepared at that point, he moved the motion in the packet to approve the request for a Certificate of Appropriateness. That motion was seconded by Mr. Tischer. After calling for a roll call vote, Chairperson Thompson announced that the motion passed unanimously.

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

Aye 6 - Elias, Granthen, Stamps, Thompson, Tischer and McGunn

Excused 3 - Altherr-Rogers, Lyons and Lemanski

Resolved, in the matter of File No. PHDC2024-0011, that the Historic Districts Commission **APPROVES** the request for a Certificate of Appropriateness for the 3-phase project that will replace siding, windows, doors, and roofing; construct a second floor addition; demolish an existing addition; and construct a new 1-story addition as proposed at 1431 Washington Road in the Stoney Creek Historic District, Parcel Identification Number 70-15-01-201-020, with the following Findings and Conditions:

- 1) The property at 1431 Washington **is not** a contributing property to the Stoney Creek Historic District;
- 2) The proposed work, including the additions **are** compatible in massing, size, scale and materials with this part of the district;
- 3) The proposed 3-phase renovation and addition project **is** in keeping with the Secretary of the Interior's Standards for Rehabilitation and Guidelines, in particular standard numbers 9 and 10 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.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANY OTHER BUSINESS

While they were waiting for the previous applicant's architect to arrive, Dr. Stamps asked about the barn on Crooks Road and if the owner is moving forward on stabilizing it more. He noted that he is still trying to find out how many structures there are in Rochester Hills and how many are listed on the Historic Districts register. He commented that because he thinks it is such a small number, the few that are left should be saved as best as they can.

Ms. Kidorf reported that she received an email about three or four months ago from the property owner of the Barns with some proposals for new roofing, siding and windows. She noted that she advised him that the roofing they were proposing was asphalt shingles and that could be approved at staff level. She

stated that the siding was not a good fit and neither were the windows, and she advised the owner about that. She commented that to her knowledge they have not come back for either those or for the roof.

Dr. Stamps stated that it is good to hear that they are reaching out so well.

After the Commission considered Legislative File 2024-0602, Dr. Stamps stated that as a Historic Districts Commission, they need to listen more to the people who live in the districts. He commented that they are looking forward to inviting the residents of the districts to come together and let the Commission know what their concerns are, their goals, their ideas, and their expectations for the Commission and what the City can be doing to help their neighborhoods. He mentioned the alleyways, how the post office delivers on Tienken Road, and the desires to see if there is a way to put the electrical lines underground and have it look more like an old village from 150 years ago.

Ms. Kidorf noted that during the previous item, it was mentioned in error that the districts were created in 1974. She noted that they were created in 1978, and explained that this was a year when there was a movement nationwide to create historic districts recognizing that structures and neighborhoods were disappearing. She explained that funding and some advantages were created city by city to encourage creation of historic districts. The City hired a consultant who did an inventory based on the Department of Interior guidelines, and reviewed the village, and other old structures scattered throughout the city.

Mr. Stoll noted that he has three acres and asked what would happen if someone wants to build in the district.

Ms. Kidorf responded that it would be the same way as he received approval for his alterations. The Building Department would refer them to the Commission for review and approval even on vacant land.

Mr. Tischer stated that there have been a number of large homes built within either Stoney Creek or Winkler Mill districts that have come before the Commission for approval.

Chairperson Thompson asked if any items were pending for a January meeting.

Ms. Kidorf responded that the Cider Mill has a secondary building they would like to construct and it would perhaps be ready for the January 9, 2025 meeting. She explained that it almost looks like a barn structure and they want to build it up the hill from the existing barn. She pointed out that the house itself on the property is outside of Rochester Hills. She commented that from a preliminary review she does not see any issues with it and believes that it is compatible and set far enough from the barn that it does not compete with the historic structure.

NEXT MEETING DATE

- January 9, 2025

ADJOURNMENT

There being no further business to discuss, it was moved by Tischer, seconded by McGunn, to adjourn the meeting at 7:30 p.m.

Minutes were prepared by Jennifer MacDonald.

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

Jason Thompson, Chairperson