



Rochester Hills

Minutes

Historic Districts Commission

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Chairperson Jason Thompson, Vice Chairperson Julie Granthen
Members: Yousif Elias, Bryan Lemanski, Kelly Lyons, Michael McGunn, Carol Morlan, Dr.
Richard Stamps and Charles Tischer
Youth Representative: Sasha Joshi

Thursday, July 9, 2026

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

Chris McLeod, Planning Manager
Jennifer MacDonald, Recording Secretary
Sasha Joshi, Youth Council Student Representative

Present 6 - Yousif Elias, Julie Granthen, Kelly Lyons, Richard Stamps, Jason Thompson and Carol Morlan

Excused 3 - Charles Tischer, Bryan Lemanski and Michael McGunn

APPROVAL OF MINUTES

[2026-0298](#) Draft June 11, 2026 Historic Districts Commission Minutes

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

Aye 6 - Elias, Granthen, Lyons, Stamps, Thompson and Morlan

Excused 3 - Tischer, Lemanski and McGunn

COMMUNICATIONS

None.

PUBLIC COMMENT

None.

NEW BUSINESS

[2026-0299](#) Request for a Certificate of Appropriateness to construct a new house on vacant land, located at Parcel No. 15-01-201-021, on Winkler Mill Rd. in the

Winkler Mill Pond Historic District; Ryan Smith, Patrick Thompson Design for Linda Johnson, Applicant

(Staff report dated 6/22/26, location map, plans, and the application were placed on file and by reference became a part of the record hereof.)

Present for the applicant was Patrick Thompson, of Patrick Thompson Design, representing the homeowner, Linda Johnson.

Chairperson Thompson introduced the request, and noted that the Commission members had previously reviewed the application materials and deemed the request to be straightforward before opening the floor for staff comments.

Mr. Chris McLeod spoke on behalf of the City staff, stating that there were no additional comments or updates to provide at that time. He noted that Ms. Kidorf was absent from the evening's meeting due to family obligations but indicated that staff remained available to answer any specific questions from the commissioners.

Chairperson Thompson then invited the applicant to present. Mr. Patrick Thompson of Patrick Thompson Design introduced himself for the record, noting that his firm is handling the architecture and interior design for the project. He stated that he was appearing before the commission to represent the homeowner, Linda Johnson.

Chairperson Thompson opened the floor to the Commissioners for questions and discussion.

Dr. Stamps welcomed the applicant and the homeowner to the neighborhood, emphasizing the unique historical value and significance of the Winkler Mill Pond Historic District within the City. He highlighted the community-driven origin of the district, noting that residents originally chose to establish the area to preserve its historic character and proximity to local landmarks like the museum. Dr. Stamps acknowledged that while the historic review process represents an additional regulatory step for property owners, the guidelines serve a critical purpose in protecting property values and preventing incompatible commercial or structural developments, citing past commission efforts to block unsuitable projects like cell towers. He concluded by expressing enthusiasm for the new construction and welcoming the incoming residents to the historic preservation community.

Chairperson Thompson asked for any final questions or comments from the commissioners and called for a motion.

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

Aye 6 - Elias, Granthen, Lyons, Stamps, Thompson and Morlan

Excused 3 - Tischer, Lemanski and McGunn

Resolved, in the matter of File No. PHDC2026-0014, that the Historic Districts Commission **APPROVES** the request for a Certificate of Appropriateness for constructing a new house on a vacant parcel on the west side of Winkler Mill Road, Parcel Identification Number 70-15-01-201-021, with the following Findings and Conditions:

- 1) The existing parcel is vacant and is not a contributing property to the Winkler Mill Pond Historic District; and
- 2) The proposed new house and drive is compatible in massing, size, scale, and materials with the remainder of the Winkler Mill Pond Historic District; and
- 3) The proposed new house and drive as proposed 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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - 10) New additions and adjacent or related new construction shall 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

Chairperson Thompson asked if there was any other business to come before the Commission.

Dr. Stamps provided a reminder regarding the ongoing celebrations for the 250th birthday of the United States. He noted that following the Independence Day holiday, the Oakland County History Center would be hosting its annual ice cream social on Saturday, July 25th, and Sunday, July 26th, from 12:00 p.m. to 4:00 p.m. He shared that in honor of the milestone national birthday, the center is expanding the event to include displays from various local historical societies and small museums, alongside planned musical performances. Dr. Stamps encouraged the commissioners and members of the public to attend and bring guests.

Dr. Stamps also clarified that the event will take place at the Oakland County History Center located on Caesar Chavez Avenue. He noted that the site is situated near the historic Wisner School, Wisner Stadium, and the Wisner Mansion, which was the historic home of a former governor of Michigan. He advised that specific directional details and the exact street address could be located by searching online for the Oakland County History Center.

Ms. Morlan highlighted the community passport program, which is a celebration of America's 250th birthday organized through the museum. She displayed the passport and explained that it has been distributed to school children, offering engaging information on various local historical sites. The program will conclude on August 6th with a prize raffle, which features a United States Capitol-flown flag donated by Congressman John James. Ms. Morlan noted that passports are available at the museum and expressed her excitement for community participation.

Dr. Stamps shared that the local chapter of the Daughters of the American Revolution, who received the Earl Borden Award from the Commission the previous month, hosted a presentation the prior evening at the museum. The event featured a complete reading of the Declaration of Independence followed by a sing-along of historical songs as part of the semi-quincentennial celebrations.

Ms. Granthen introduced and welcomed the Commission's newest member, Sasha, inviting her to share an introduction.

Sasha introduced herself as a senior at Rochester Adams High School. She shared that she is entering her second year on the youth council, serving as chairperson this year. Her interest in the Historic Districts Commission stems from a long-standing fascination with history, which was further cultivated by an Advanced Placement U.S. History course and a desire to pursue history classes in college. She expressed gratitude for the warm welcome and noted that while academic obligations like the SAT and AP exams prevented her from attending prior meetings, she is very pleased to join the commission.

Mr. McLeod recognized the City museum and the Mayor's office for their work on a collaborative historical project commemorating the American 250 celebration within the context of Rochester Hills history. He reported that a series of approximately 11 or 12 physical banners have been installed at prominent locations throughout the community to mark where significant historical figures, events, or buildings stood. Mr. McLeod demonstrated the digital version of this tour, which is accessible directly on the front page of the City website.

He explained that the digital platform features an interactive map with pins representing the physical banner locations, allowing users to click on individual sites to view historic photos. Mr. McLeod noted that Mr. Pat McKay provided the historical expertise to write the short narratives accompanying each location. He concluded by highlighting that the digital tour promotes the museum, the America 250 celebration, and the Historic Districts Commission, and features a dedicated section for the City's Historic District map. He thanked the Commissioners for their continued efforts in preserving the community's history and invited everyone to explore the digital tour.

Dr. Stamps noted that he recently drove past the Yates Cider Mill and observed that the newly approved building fits in appropriately with its surroundings due to its shape and design. Mr. Elias concurred, sharing that he had recently visited the site with his wife and was impressed by the clean, organized layout and the family-friendly atmosphere, expressing overall satisfaction with the new structure.

Chairperson Thompson asked if there were any items in the pipeline for the next month's meeting. Mr. McLeod replied that there were currently no items or active inquiries scheduled for the upcoming agenda.

Dr. Stamps requested a status update on the Putman property. Mr. McLeod

reported that the property is currently listed for sale. He noted that while the previously approved architectural plan has technically expired and gone void, the real estate listing still showcases that plan to demonstrate the potential of the site. Mr. McLeod suggested that if a future buyer were to resubmit the same plan, the Historic Districts Commission would likely look upon it favorably.

Dr. Stamps also commented on the barn on Crooks Road, noting that the approved work looks good and that the property has been well maintained and cleaned up. He then inquired about the progress of the property referred to as the "Lorna Doone" house, located at Adams Road and South Boulevard. Mr. McLeod explained that after receiving approval from the Historic Districts Commission and the Zoning Board of Appeals, the applicants were eagerly attempting to join the July 7th Planning Commission agenda. However, Mr. McLeod indicated that the applicants have since gone silent. He stated that the Planning Commission is their next required stop and promised to keep the commission updated as the project moves forward.

Hearing no further business, Chairperson Thompson called for a motion to adjourn.

NEXT MEETING DATE

August 13, 2026

ADJOURNMENT

There being no further business to discuss, it was moved by Thompson, seconded by Morlan, to adjourn the meeting at 7:18 p.m.

Minutes were prepared by Jennifer MacDonald

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

Jason Thompson, Chairperson