

## COMMUNICATIONS

*None.*

## PUBLIC COMMENT

*None.*

## NEW BUSINESS

### 2026-0102

Request for a Certificate of Appropriateness - File No. PHDC2026-0001 - to alter the existing windows and chimney, and to construct a new front porch and rear addition at the property located at 950 Van Hoosen Rd., located on the east side of Van Hoosen Rd. in the Stoney Creek Historic District, Parcel No. 15-02-477-005, zoned R-4 One Family Residential; Designhaus Architecture for Michael Martens, Applicant

*(Staff Report dated 2/7/26, Location Map, Site Plan, Elevations, Floor Plans, Application and Additional Documents had been placed on file and by reference became a part of the record hereof.)*

*Present for the applicant was Andrew Miller, Designhaus Architecture.*

*Chairperson Thompson introduced the item and invited the applicant to the table. He asked staff if there was anything to add to the record. Ms. Kidorf stated she had nothing to add but was available for questions. Mr. Miller stated the request was straightforward and offered to answer questions regarding the proposed addition or alterations. Chairperson Thompson opened the floor for questions or comments from the Commissioners.*

*Dr. Stamps expressed appreciation for the property owners' support of the historic district concept, noting that while they live in a newer home and must navigate the commission's requirements, their efforts help protect the district from incompatible developments like skyscrapers or cell towers. He indicated that the proposal made sense to him. Chairperson Thompson asked if there were any further questions or comments and called for a motion. Mr. McGunn made the motion in the packet to approve the request for a Certificate of Appropriateness. The motion was seconded by Mr. Tischer. After a roll call vote, Chairperson Thompson announced that the motion passed unanimously.*

**A motion was made by McGunn, 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 - Lyons, Lemanski and Altherr-Rogers

**Resolved**, that the Historic Districts Commission **APPROVES** the request for a Certificate of Appropriateness for constructing a new front porch, rear addition, new windows, and chimney re-cladding at 950 Van Hoosen Road, Parcel Identification Number 15-02-477-005, with the following Findings and Conditions:

1) The house at 950 Van Hoosen is not a contributing property of the Stony Creek Historic District

2) The proposed front porch, window replacement and new openings, chimney re-cladding, and two-story rear addition to the house is compatible in massing, size, scale, and materials with the remainder of the Stony Creek Historic District; and

3) The proposed work as proposed is in keeping with the Secretary of the Interior's Standards for Rehabilitation and Guidelines, in particular standards number 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

### 2026-0103 2026 HDC Meeting Schedule

*(McLeod Memo dated 3/5/26 had been placed on file and by reference became a part of the record hereof.)*

*Chairperson Thompson asked for a motion to approve the meeting schedule as presented.*

*It was moved by McGunn, seconded by Elias, to approve the schedule as presented.*

*Chairperson Thompson noted that the vote passed unanimously.*

**A motion was made by McGunn, 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 - Lyons, Lemanski and Altherr-Rogers

**Resolved**, the Rochester Hills Historic District Commission hereby establishes its 2026 meeting schedule at the March 12, 2026 Regular Meeting as follows:

### **ROCHESTER HILLS HISTORIC DISTRICTS COMMISSION 2026 MEETING DATES\***

January 8, 2026 (cancelled)  
 February 12, 2026 (cancelled)  
 March 12, 2026  
 April 9, 2026  
 May 14, 2026  
 June 11, 2026