



Department of Planning and Development

Staff Report to the Historic Districts Commission

September 1, 2026

Stoney Creek Village and Van Hoosen Museum Signs	
REQUEST	A Certificate of Appropriateness to install replacement monument signs in three locations
APPLICANT	City of Rochester Hills
FILE NO.	PHDC2026-0016
PARCEL NO.	
ZONING	
HISTORIC DISTRICT	Stoney Creek Historic District
STAFF	Kristine Kidorf, Kidorf Preservation Consulting

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Request

This is a request for a certificate of appropriateness to replace existing village and museum signage in three locations, two are in the City of Rochester and outside of the Stoney Creek Historic District.

Location 1 – south side of E. Tienken Road between Letica Road and Van Hoosen Road within the right-of-way.

Location 2 – within the roundabout at the intersection of E. Tienken Road, Washington Road, and Runyon Road (City of Rochester).

Location 3 – At the Rochester Hills Museum at Van Hoosen Farm, south of the intersection of Van Hoosen and Runyon Roads (City of Rochester). Two signs are proposed at this location.

Historical Information

The 2002 *Rochester Hills Historic Districts Survey* describes the district as containing the unincorporated village of Stony Creek and Van Hoosen Farm. The northern boundary generally follows Stony Creek and extends northward along Washington Road including Cornerstone, Mallon Court and Mill Race Roads. The district is almost wholly residential in character, with houses dating from the 1830s to the 1990s. In Stony Creek village, the site of the proposed project, recent construction is interspersed with houses built in the nineteenth century.

The Stony Creek settlement was established in 1823 and developed in the 1830s. The district has thirty-seven contributing resources, seventy-one non-contributing resources, and one that requires more research to determine its status. Some of the most significant properties in the district include the Van Hoosen Farm; the Greek revival house at 1046 East Tienken Road; the Stony Creek School; and the Sign of the Black and White Cow.

Review Considerations

Locations 1 and 2 – An 8’6” wide by 4’6” tall sign comprised of a 2’ wide cobblestone square base with concrete cap that supports a timber frame structure with a post and arm. A 6’ wide sign is proposed to hang from the arm of the timber frame. The sign is proposed to read, “Welcome to Historic Stony Creek Village, National Register of Historic Places, Settled 1823.” A City of Rochester Hills logo is proposed for the side of the cobblestone base.

Location 3 (Museum) – two signs are proposed. The larger sign will be 8’6” wide and 5’6” tall and is comprised of a brick or glazed block silo to match the farm, a metal silo roof, and a wood/composite sign, all on a concrete base and with plantings around it. The sign is proposed to read, “Rochester Hills Museum at Van Hoosen Farm, National Register of Historic Places.” The city and museum logos are proposed for the sign. The second sign is proposed to be 4’10” wide by 5’ tall and is comprised of a cobblestone base with concrete cap, a timber post and arm, and a metal sign hanging from the timber frame. The sign will contain interchangeable sections with the museum hours and prices.

The applicant states that the following materials will be used for the project:

1. Locations 1 & 2 – Cobblestone and concrete base, timber framing, wood/composite sign material.
2. Location 3 – glazed block or brick, metal silo cap, wood composite sign; and cobblestone and concrete base, timber frame, metal sign

Summary

1. The sign locations are the same as the existing signs.
2. The applicant is requesting a Certificate of Appropriateness to replace the existing signs with slightly larger and more ornate signs using cobblestone, wood, and composite signs. Brick/glazed block and metal is proposed for one sign at the museum.
3. The staff has the following comments on the application. The existing signs are not historic and are not contributing features in the district. As the new signs are in the same location, about the same size, and have compatible sizes, materials, and colors to the district, the proposed signs in all three locations meet The Secretary of the Interior’s Standards for Rehabilitation.
4. Any work performed in connection with this project will be required to meet all zoning and building codes, rules, and regulations.

Potential Motion

(Subject to adjustment based on Commission discussion)

MOTION, in the matter of File No. PHDC2026-0016, that the Historic Districts Commission **APPROVES/DENIES/POSTPONES** the request for a Certificate of Appropriateness for replacing three existing signs with four new signs, with the following Findings and Conditions:

- 1) The existing wood signs **are/are not** contributing features to the Stoney Creek Historic District; and
- 2) The proposed new signs **are/are not** compatible in massing, size, scale, and materials with the remainder of the Stoney Creek Historic District; and
- 3) The proposed new signs as proposed **are/are not** 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.