



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, August 13, 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

Jennifer MacDonald, Recording Secretary
Kristine Kidorf, Historic Consultant

Present 5 - Yousif Elias, Julie Granthen, Richard Stamps, Jason Thompson and Charles Tischer

Excused 4 - Kelly Lyons, Bryan Lemanski, Michael McGunn and Carol Morlan

APPROVAL OF MINUTES

[2026-0353](#) July 9, 2026 Draft Historic Districts Commission Minutes

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

Aye 5 - Elias, Granthen, Stamps, Thompson and Tischer

Excused 4 - Lyons, Lemanski, McGunn and Morlan

COMMUNICATIONS

None.

PUBLIC COMMENT

None.

NEW BUSINESS

[2026-0354](#) Request for a Certificate of Appropriateness - File No. PHDC2026-0015 - to replace windows at 3030 Crooks Rd., located on the west side of Crooks and south of Auburn Rd., a single-resource historic district known as the Harry Serrell House, Parcel No. 15-32-228-037, zoned R-4 One Family Residential with the FB Flex Business Overlay; Thermal Shield Windows, Applicant for

Sharon Bates, owner

(Staff Report dated 8/4/26, Location Map, Application, Quote & Specifications, and Photos for Agenda had been placed on file and by reference became a part of the record hereof.)

Present for the applicant were Sharon Bates, homeowner, and Danny Eckert, maintenance worker for the home.

Chairperson Thompson introduced New Business File 2026-0354, Request for a Certificate of Appropriateness File Number PHDC2026-0015 to replace windows at 3030 Crooks Road, located on the west side of Crooks Road and south of Auburn Road, a single resource historic district. Chairperson Thompson asked Ms. Kidorf if she had any additional comments to add, to which Ms. Kidorf responded that she did not at that time. Chairperson Thompson then invited the applicants to the table and asked if they had anything to present before opening the floor for questions. Mr. Tischer asked the applicant to state her name for the record, and she identified herself as Sharon Bates.

Ms. Bates stated that she has owned the home for over 20 years and described her dedication as a steward of the property, noting that when she purchased it, the interior drywall, carpet, and flooring required extensive repair. She explained that the home is currently in poor condition and needs significant exterior wood repairs. She detailed an ongoing issue with honeybees nesting inside the home, explaining that because honeybees cannot be killed, her husband has had to take out walls and windows to allow a beekeeper to remove and save them, which they have had to do three times. She highlighted a recent incident where bees nested inside the bedroom of her 50-year-old special-needs son right next to his bed, requiring her husband to remove the wall again. Ms. Bates emphasized that replacing the windows is an extreme and urgent need, as they are severely deteriorating, freezing during the winter, and accumulating ice on the glass, which forces her to place towels over them for her son. She acknowledged that the replacement will be very expensive, but stated it is of the utmost importance to maintain the house and care for her family.

Chairperson Thompson requested that the next speaker state his name for the record, and he introduced himself as Danny Eckert. Mr. Eckert stated that he has been performing maintenance on the house for 11 years. He explained that they had to source special three-and-a-quarter-inch cedar siding from Indiana to replace exterior siding that had rotted out and deteriorated due to honeybees on the north side of the house facing the BP gas station. He noted that honeybees are one of their biggest concerns and mentioned that they just discovered another nest in the wall that he will have to address.

Mr. Eckert stated that while it has been a major undertaking, the windows are currently one of their most desperate needs. He noted that new gutters were installed, which helped a lot, and Ms. Bates agreed. Mr. Eckert added that there are vinyl windows already installed in the home, but some of the older remaining windows are blown glass, causing utility expenses to be very high. He explained that their intent is to modernize the home while maintaining its historical focal point and beauty.

Mr. Eckert then mentioned their efforts to maintain the property, asking if the Commissioners had driven by and noting that they took down old trees and planted brand new ones. Ms. Bates described the tree removal as an unbelievable and expensive undertaking, explaining that the pine trees had a disease that a specialist identified 10 years ago. She shared that she initially did not believe the specialist, thinking it was a money-making tactic, but the trees ultimately decayed and posed a risk of falling on the house. Ms. Bates noted the enormous price and undertaking, and Mr. Eckert added that the project is a benefit to Rochester Hills historic homes and will not alter the visual appearance or character of the home.

Mr. Eckert explained that the proposed work will give the house a much cleaner look. He added that they plan to do extensive scraping and painting in the spring as part of taking incremental steps to maintain the property. He noted that due to the recurring honeybee issue, they must call a removal company back to seal off the room, extract the hive, and professionally relocate the bees and honey without harming them, after which the damaged plaster must be torn out and replaced.

Ms. Bates remarked on the coincidence that after moving her son Adam from an upstairs bedroom to a downstairs bedroom due to her knees and his age, the honeybees infested the new downstairs bedroom right next to him as well. Mr. Eckert noted the remarkable size of the previous hive inside the wall and described being impressed by the camera and radar equipment used by the removal team. Mr. Tischer lightheartedly asked if they had considered going into the honey business, to which Mr. Eckert agreed it was a big undertaking. Ms. Bates concluded their presentation.

Chairperson Thompson then called on Dr. Stamps. Dr. Stamps thanked the applicants for loving their old house and preserving a rare historic resource, noting that out of all the structures in the city, fewer than 100 are designated as historic. He recalled the pine trees that died about 10 years ago due to a beetle infestation and acknowledged the ongoing challenges of maintaining such a property. Dr. Stamps concluded by stating that they have to do what is necessary and turned to Ms. Kidorf to ask for her professional thoughts and suggestions regarding compliance with national historic guidelines.

Ms. Kidorf noted that if the Commissioners were convinced by the applicant's photos that the historic windows were deteriorated beyond repair, the next step was evaluating whether the proposed replacement windows matched the existing historic ones. She pointed out that the house has a mix of vinyl, aluminum-clad wood, and old wood windows, emphasizing that the historic one-over-one wood windows were the primary concern. She then asked the applicants about their plans for the exterior wood trim.

Ms. Bates confirmed that the trim will remain the same, noting that any necessary repairs will be completed by her husband where the new honeybee infestation is located. Mr. Eckert added that all replacement wood will be cedar to match the home's existing material, and Ms. Bates affirmed they have the wood ready so everything will match.

Ms. Kidorf then asked for clarification on the proposed Weather Guard replacement product, confirming with Mr. Eckert that it is a fiberglass window. She noted that if the fiberglass window matches the one-over-one appearance and the historic windows are beyond repair, it would potentially meet preservation standards.

Mr. Eckert explained that they do not plan to perform a full-frame replacement because they want to preserve the interior six- to eight-inch wide antique wood trim. Ms. Kidorf clarified whether they were replacing only the window sash or the full frame and sash. Mr. Eckert confirmed that it will be a sash replacement involving only the movable two-piece glass, and noted that if any threshold or sill is found to be rotted, it will be replaced with new wood matching the existing interior antique trim. Ms. Kidorf concluded that clarifying the project as a sash replacement rather than a full-frame replacement goes a long way toward potentially meeting the standards, as that detail was not clear in the original application specifications.

Mr. Tischer reiterated his appreciation for their care of the home, agreeing with Dr. Stamps that very few historic homes remain and acknowledging that preserving them is both a labor of love and a major financial undertaking, to which Ms. Bates agreed. Mr. Tischer shared that he serves as president of a condominium association up north that also features cedar siding, noting that finding suppliers to mill specific sizes is extremely difficult and expensive, so he understood their need to travel to Indiana for materials. Ms. Bates added that Mr. Eckert is the only one who knows how to properly cut and install the cedar siding, which presents its own challenge. Mr. Tischer concluded by expressing his appreciation to the applicants.

Chairperson Thompson asked if there were any further questions from the Commission and inquired if anyone was prepared to make a motion. Mr. Eckert assured the Commissioners that they would love the finished result and offered to send photos, noting that they display a 15-year-old Rochester Hills historic plaque for the property that Ms. Bates expressed appreciation for ordering shortly after purchasing the home.

A motion was made by Tischer, and was seconded by Stamps. After the vote, Chairperson Thompson announced that the motion had passed unanimously.

Resolved, in the matter of File No. PHDC2026-015, that the Historic Districts Commission **APPROVES** the request for a Certificate of Appropriateness for the window replacement as proposed for the single-resource historic district located at 3030 Crooks Road, Parcel Identification Number 15-32-228-037, with the following Findings:

Findings:

1. The property is a single resource historic district, the proposed window replacement does not appear to destroy any character defining features of the property; and
2. The existing historic wood windows are not original and are deteriorated beyond repair; and
3. The proposed vinyl replacement windows match the size, configuration and profile of the historic wood windows; and

4. The proposed window replacement is in keeping with the Secretary of the Interior's Standard for Rehabilitation and Guidelines, in particular, standards 2 and 6 as follows:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

ANY OTHER BUSINESS

Chairperson Thompson asked if there was any other business and called on Dr. Stamps. Dr. Stamps brought attention to the one-room stone schoolhouse located at the corner of Tienkin Road and Brewster Road, noting that the owner is a retired pilot who used to fly out of Oakland Airport and acts as a handyman doing work on the property himself. Dr. Stamps explained that the owner has fallen behind on maintenance, resulting in court tickets for an un-mowed lawn, un-removed trash, and a tarp placed over a hole in his garage roof. He highlighted the uniqueness of the stone schoolhouse, noted that Chris met with the owner to offer counsel and advice, and mentioned that the Commission may see an application regarding the property in the future.

Chairperson Thompson asked if there was any additional business, calling on Ms. Kidorf. Ms. Kidorf reported that she expects an application for the September meeting and requested that Commissioners keep it on their calendars. She also announced that the Michigan Historic Preservation Network will host its fall benefit on Saturday, October 3, starting around 5:00 p.m. or 6:00 p.m., at the Van Hoosen Farm Museum, encouraging attendance and noting that registration is available online at mhpn.org.

Ms. Granthen piggybacked on Ms. Kidorf's announcement, sharing that she received an email from Pat McKay requesting volunteers to assist with tasks such as checking in guests and giving tours of the buildings during the October 3rd event in the late afternoon or early evening. She noted that she and Suzanne Wiggins from the foundation board had already signed up to help, and encouraged other Commissioners to volunteer if available. Ms. Kidorf added that event volunteers usually get to eat for free.

Chairperson Thompson asked if there was any other business. Dr. Stamps provided an update regarding the nation's 250th birthday celebrations, reporting that approximately 1,200 people attended the recent Oakland County Historical Center ice cream social held on the last Saturday and Sunday of July. He shared that visitors explored historic exhibits, listened to bands and speeches, gathered literature, played games, and visited a FamilySearch booth to research ancestry. He added that the event was a success, co-sponsored by the City of Pontiac, Oakland County Parks, and attended by the Mayor and a county executive.

Chairperson Thompson inquired about the status of the applicants for the Lorna Doone property, asking if they had gone before the Zoning Board of Appeals or Planning Commission, or if they had dropped off. Recording Secretary MacDonald explained that after receiving variances from the ZBA and approval from the HDC, the applicants had gone quiet for a period because their previous layout proved financially unfeasible. However, Ms. MacDonald reported that the applicants had just resubmitted a new site plan the previous day. She detailed that the project is taking a different direction, consolidating the proposal into a single building for a 55-and-over age-restricted multi-family development, noting that the HDC will likely see them back for review. Chairperson Thompson expressed interest in seeing the revised submission and asked if there was any further business.

NEXT MEETING DATE

September 10, 2026

ADJOURNMENT

There being no further business to discuss, it was moved by Tischer, seconded by Thompson, to adjourn the meeting at 7:23 p.m.

Minutes were prepared by Jennifer MacDonald

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

Jason Thompson, Chairperson