



Department of Planning and Development

Staff Report to the Historic Districts Commission

January 29, 2020

6425 Winkler Mill Road – Window Sash Replacement

REQUEST	Certificate of Appropriateness for replacement porch windows
APPLICANT	Nathaniel Brock
FILE NO.	HDC # 20-001
PARCEL NO.	70-15-01-227-037
ZONING	R-E – Single family residential
HISTORIC DISTRICT	Winkler Mill Pond
STAFF	Kristine Kidorf, Kidorf Preservation Consulting

In this Report:

Request	1
Historical Information	1
Review Considerations	2
Summary	2
Potential Motion	3

Request

This is an application to replace the porch windows and doors in the house at 6425 Winkler Mill Road, a contributing property in the Winkler Mill Pond Historic District. This application is to replace the existing casement window sash and door that were installed in 1993 with new Marvin wood windows and door. Previously to 1993 the porch was a screened in.

The subject property is located on the north side of Winkler Mill Road along the south edge of the Winkler Mill Pond. The house is a contributing property to the district.

Historical Information

The subject property is located in the Winkler Mill Pond Historic District. The 2002 *Rochester Hills Historic Districts Survey* describes the district as generally surrounding Winkler Mill Pond from the north edge of the Stoney Creek Historic District along both Winkler Mill Road and Washington Road. The district is almost wholly residential in character, with houses dating from the 1830s to the 1990s. A few of the houses retain agricultural outbuildings. The foundation of Winkler Mill is visible and two of the mill dams are functioning. The district has sloping terrain and is heavily treed.

The district was developed around the Winkler Mill (a gristmill that burned in 1985) and a wool carding mill owned by Levi Cole who also owned the majority of the property in the nineteenth century. In the 1920s the first suburban and summer homes appeared in the area. Most of the residential development around the mill pond took place after World War II, particularly beginning in the 1970s. The district has sixteen contributing resources and forty-three non-contributing resources, and two that require more research to determine their status. Some of the most significant properties in the district include the Greek Revival Levi Cole house; the house at 1740 Washington Road; the Colonial Revival Von Isser House built c. 1918; the mill house on Winkler Mill Road; the mill dams and the mill pond.

6425 Washington Road is a contributing structure in the district and sits near the pond. The house was constructed in 1830 and is known as the mill house on Winkler Mill Road, one of the most significant properties in the district. It is one of four examples of the New England 1 ½ story cottage remaining in the city. It was remodeled in the 1920s or 30s into a more picturesque form.

Review Considerations

The proposed project involves the replacement of 23-year-old wood Marvin windows and doors on the rear porch. The owner states the windows and doors are rotting and have broken seals.

The owner proposes to replace the sash with new Marvin wood windows. Currently the porch has four sections each containing four casement windows. There is a set of double doors in the center of the long side of the porch. The applicant proposes to replace each section of four casement windows with a wider center picture window and a narrower operable casement window on each side. The doors are proposed to be a set of wood French doors with multiple panes.

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

1. Wood Marvin windows and doors. The windows are proposed to be a wider center picture window flanked by a narrower casement window on both sides configuration. The doors are proposed to be a set of multi-pane French doors.
2. Colors will match the existing windows.

Summary

1. The property is in the Winkler Mill Pond Historic District. The property sits near the Winkler Mill Pond and is a contributing house constructed in 1830 and remodeled in the 1920s or 30s. It was the miller's house for Winkler Mill.
2. The applicant is requesting a Certificate of Appropriateness to replace casement windows and set of doors with new picture and casement windows and French doors. The existing windows and doors were installed 23 years ago – the porch was screened in prior to that time.
3. Staff offers the following comments on the proposed window replacement. The existing windows and doors are not historic and were installed 23 years ago. Since the porch was screened in prior to the existing windows being installed it is presumed that the existing windows and doors were not duplicating or replacing a historic feature or configuration. The proposed multi-light French doors and Marvin wood windows in the proposed picture and casement window configuration appear to be compatible with the historic character of the house and meet The Secretary of the Interior's Standards for Rehabilitation.

4. The applicant has not submitted the proposed plans to the City's Building Department for a formal review. 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. HDC 20-001, that the Historic Districts Commission **APPROVES/DENIES/POSTPONES** the request for a Certificate of Appropriateness for the porch window and door replacement at 6425 Winkler Mill Road in the Winkler Mill Pond Historic District, Parcel Identification Number 70-15-01-227-037, with the following Findings and Conditions:

- 1) The existing porch windows and doors are not contributing features to the property;
- 2) The proposed French door and window replacements in a picture and casement configuration **are/are not** compatible with the historic character of the house;
- 3) The proposed window replacement **is/is not** in keeping with the Secretary of the Interior's Standards for Rehabilitation and Guidelines, in particular standard number 9 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.