



Department of Planning and Development
 Staff Report to the Historic Districts Commission

September 7, 2017

3861 S. Adams Road Rehabilitation	
REQUEST	Certificate of Appropriateness for replacing siding and windows, barrier free access and house site plan design
APPLICANT	Michael J. Gordon, AIA, Moiseev/Gordon Associates, Inc. Chuck Truan, Detroit Meeting Rooms Inc.
FILE NO.	HDC # 17-033
PARCEL NO.	15-31-301-011
ZONING	R-4 with a FB-1 Flexible Business 1 overlay
HISTORIC DISTRICT	3861 S. Adams Road (Salmon Matthews House)
STAFF	Kristine Kidorf, Kidorf Preservation Consulting

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Request

The subject site is located on the east side of South Adams Road north of South Boulevard. Previously a PUD was approved for the property to construct the Lorna Stone Village, a mixed-use development that never took place. The property is now owned by a church. The lot is developed with an existing one-family Greek Revival stone upright and wing house constructed in 1824 and 1840. Additions to the house were constructed in the 1950s and in 1985. A detached garage was constructed in 1983. In December 2011, the Commission approved the demolition of the rear addition and front porch and remodeling of the garage. A recent site visit indicates that the additions as well as the garage have been demolished. The applicant has been tuckpointing the stone house and has stabilized the interior of the building. Staff has approved a separate application for the replacement of the roof with new asphalt shingles and restoration of the wood soffit, fascia and cornice returns. The applicant is requesting a Certificate of Appropriateness for the replacement of the windows, reconstruction of a rear wall and blocking in of four existing window openings, installation of a new rear door, construction of a barrier free ramp, and the installation of cementitious siding on the portion of the building with aluminum siding.

Historical Information

The subject site is a single-resource historic district. The stone house is an upright and wing in the Greek Revival style. It is the only stone Greek Revival style house in Rochester Hills. It is significant for its architecture. The original two-room wood frame structure was constructed in 1824 by Salmon Matthews. In 1840 the stone upright and wing section was constructed on the west end of the frame structure, possibly by Daniel Grey. The house underwent a major renovation in the 1950s, including the aluminum sided addition to the second floor of the south wing of the house.

The original survey sheet states that the house was used as part of the Underground Railroad during the Civil War. The original survey sheet states that the windows are of hand blown glass. The windows have all been removed from the house, some of the wood frames remain.

The 1983 detached garage did not contribute to the property and appears to have been demolished.

Review Considerations

The applicant is requesting a certificate of appropriateness to install replacement windows, reconstruct a rear wall including the installation of a new door, closing in four window openings, and constructing a barrier free ramp, installing cementitious siding on the second floor of the south wing, and construction of a new driveway cut, driveway, parking areas, and walkways.

Windows – when staff visited the property in December 2011 it appeared that a few original windows remained in the north section of the house and were boarded over. At the most recent visit in August 2017 the window sash in the stone section had all been removed, some frames remained in place. The second floor has non-original aluminum windows. The applicant is proposing to install aluminum-clad wood windows with thermopane glass. The elevations show a six-over-six configuration in all of the openings except one on the first floor which will be eight-over-eight. The existing wide narrow windows in west wall of the second-floor addition are proposed to be converted to tall double-hung windows. The applicants hope to bring a sample of the proposed window to the meeting. The new windows will reuse the existing rough wood frames in the existing stone openings. The provided details do not show dimensions or muntin configuration so it is unclear how well the proposed replacement windows will match what was in the house originally.

Rear wall – a portion of the rear wall of the south wing collapsed as interior repairs were being undertaken to the interior of the house. The applicant proposes to reconstruct the stone wall at the first floor with only a door opening. The window openings at the second floor are proposed to be closed off and sided over. A new door is proposed for the first floor which will match the existing front door. The upper half of the wall will be clad in cementitious siding.

Siding – the second story of the south wing is currently clad in aluminum siding. Wood siding is visible below the aluminum on part of the wall but is in poor condition. The applicant proposes to remove the aluminum and wood siding and install cementitious clapboard siding with a 5” reveal.

Site – the applicant proposes to add a driveway cut on Adams Road south of the existing driveway. The new driveway of an unknown material is proposed to run south of the house to two parking areas, one with ten spots, one with five spots, including barrier free. The proposed driveway and parking will be located south of the existing well and cistern and the driveway will continue through to proposed future development on the east half of the property. The site is presently heavily treed, including some older trees, and a dimensioned site plan showing the size of the drives and lot and what vegetation will be removed for the new site work has

not been provided. The applicant stated verbally that no mature trees will be removed for the proposed driveway and parking areas. A concrete walkway is proposed from the parking area to the front and rear of the house. The front walkway will lead to a barrier free ramp that will run along the south side of the house and wrap around to the east side of the house to access the new rear doorway. The rear walkway will have a concrete pad and bike rack next to it. A boxwood hedge and garden is proposed for the front of the house and a flower bed is proposed south of the south walkway.

The applicant indicates the following materials will be used for the project:

1. Aluminum-clad wood windows with thermopane glass, wood for the new rear door;
2. Cementitious siding on the second floor of the south wing;
3. Concrete walkways and barrier-free ramp, unknown driveway and parking area paving material, boxwood hedge, flower gardens;

Summary

1. The house is a single resource historic district. The applicant is requesting a Certificate of Appropriateness for the following: installation of aluminum-clad wood windows; reconstruction of the rear wall, including installation of a new door matching the front door; installation of cementitious siding on the second floor of the south wing; installation of a new driveway cut, driveway, parking areas, concrete walkways, concrete barrier free ramp, and gardens.
2. Staff comments – since the original windows no longer exist the proposed six-over-six configuration appears to be appropriate. Details on the muntin configuration and profile, as well as brick mold need to be provided for the new windows. This information may be provided at the meeting. As the aluminum siding on the south wing is not original and the wood siding is missing and deteriorated beyond repair the proposed cementitious siding appears to be appropriate. The reconstruction of the east wall as proposed appears to be appropriate. Provided mature trees are not removed the proposed driveway, parking, walkways, barrier free ramp, and gardens appear to be appropriate.
3. 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 17-033, that the Historic Districts Commission **APPROVES/DENIES** the request for a Certificate of Appropriateness for the new windows, cementitious siding, rear wall construction, driveway, walkways, parking areas and gardens as proposed for the single-resource historic district located at 3861 South Adams Road, Parcel Identification Number 15-31-301-011, with the following Findings and Conditions:

Findings:

1. The property is a single resource historic district, the proposed window replacement, cementitious siding installation, rear wall reconstruction including the new door and closing of window openings,

construction of a new driveway, walkways, ramp, parking areas and gardens **appear to /do not appear to** destroy any character defining features to the house.

2. Because a complete and dimensioned site plan showing tree removal and materials as well as final window replacement details are not available at this time, the applicant must provide a final site plan and window details to the **Commission/Commission staff** for final approval prior to the commencement of site work or window installation;
3. The proposed window replacement, cementitious siding installation, rear wall reconstruction including the new door and closing of window openings, construction of a new driveway, walkways, ramp, parking areas and gardens **are/ are not** in keeping with the Secretary of the Interior's Standard for Rehabilitation and Guidelines, in particular, standards 2, 6, 9 and 10 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 will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
 - 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.*
 - 10) *New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*