



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

July 31, 2017

1590 Washington – Addition	
REQUEST	Certificate of Appropriateness for construction of an addition
APPLICANT	Drita Ljuljdjuraj
FILE NO.	HDC # 17-026
PARCEL NO.	15-01-278-001
ZONING	R-E – Single family residential
HISTORIC DISTRICT	Winkler Mill Pond
STAFF	Kristine Kidorf, Kidorf Preservation Consulting

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Request

This is an application for a major addition and exterior remodeling of the house on the property. The property contains a house and a separate garage converted to a house. The construction date is unknown for both buildings but the 2002 *Rochester Hills Historic Districts Survey* determined both structures as non-contributing to the Winkler Mill Pond Historic District. This application is for alterations to the main house.

The subject property is located on the southeast side of Washington Road on the very south edge of the district. There are four non-contributing Winkler Mill Pond HD properties between 1590 Washington and the contributing property at 1740 Washington. The property is in the southern section of the Winkler Mill Pond Historic District, within the part of the district that was suggested for removal in the 2002 *Rochester Hills Historic Districts Survey*. The property has many trees and bushes, and is surrounded by newer houses. The house and garage are not visible from the street, but based on the 2004 Oakland County property images the house is a one-and-a-half story tall side-gable house clad in wide siding (material unknown). There is one-story tall brick-clad ell extending to the rear of the house. The garage on the property is a one-and-a-half story tall gable roof structure with concrete block walls at the first floor and vertical siding on the second

floor. A wood deck and sliding glass doors are located in the second-floor wall. The garage could have been a barn at one time, but no longer resembles one. No work is proposed to the garage in this application.

The applicant is proposing to wrap additions on three sides of the main house as well as raise the upper floor to a full second story. The walls of the house will be re-clad and the roof will be replaced. New porches are proposed for three sides of the house.

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.

This parcel on Washington Road sits south of the portion of the district around the pond. This part of the district is surrounded by subdivisions and newer houses. The non-contributing houses in this portion of the district are generally one- to two-stories tall, have gable roofs, attached garages and are clad in brick with asphalt shingle roofs. The houses are generally on large lots and are extensively landscaped.

Review Considerations

The proposed project involves additions to three sides and the top of the existing one-and-half story house. New shed roof porches are proposed for three sides of the house, and the house will be re-clad in stone, shingle siding, and horizontal siding. The existing house faces northwest, parallel to Washington Road. An existing gravel drive enters the northwest corner of the property and around the north end of the house to the existing garage located to the southeast, behind the house. A crushed stone drive is proposed to run from the gravel drive to the front of the new garage addition and also behind the garage addition back to the gravel drive.

A 28' wide, one-story tall, garage addition is proposed for the northwest side of the house. A single large "carriage house" garage door is proposed for the center of the wall. A shed roof canopy supported by wood posts is proposed over the garage door. A pedestrian door is proposed to the side of the garage door. The garage addition will be 27' deep and will have a pair of double-hung windows in the center of the gable-end wall. Two "carriage house" garage doors and a pedestrian door with stoop and steps are proposed for the rear wall of the garage addition. A "cupola" or ventilator is proposed on top of the garage roof.

A 5' deep addition is proposed in front of the existing one-story wing between the main part of the house and the new garage. The new front will have a bay window with a gable front roof and wood trim.

A one-story tall shed roof porch supported by wood columns is proposed to run in front of the two-story portion of the house. The porch will wrap around across the southeast side and the rear of the house. The first story of the house will be clad in stone veneer with brick accents. A new arched top front door with transom and sidelights is proposed in place of the existing central front door. The existing windows will be replaced with new windows in a new configuration. A second floor addition will be constructed on top of a one-story section in front of the house and the roof of the house will be raised to create a taller second floor. Above the front door a shingle-clad gable dormer with wood trim will project above the roof. An arched window is proposed in the dormer. The second floor wall to the west of the dormer will be clad in horizontal siding and will have two window. To the east of the dormer the second floor is shorter and will be clad in shingles. Three square windows are proposed to be spaced along the wall.

The south/east elevation continues the one-story tall shed roof porch supported by wood columns. The base of the porch is clad in stone. The house wall behind is clad in horizontal siding with several types of windows. At the second floor the gable end of the house is clad in horizontal siding and five wide rectangular windows are proposed just above the porch roof.

The shed roof porch supported by wood columns wraps around part of the rear elevation, ending at the existing rear ell. The existing wall will be extended and raised behind the porch. The new wall will have a single door and window at the first floor. The wall will be clad in horizontal siding. The new second floor wall will be clad in shingle siding and three square windows are proposed just above the porch roof.

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

1. Crushed stone driveways.
2. Stone veneer, horizontal siding and shingle siding of an unknown material, wood trim, wood porch columns, the rear ell will remain brick. Asphalt shingles used for the main roof, standing seam metal for porch and dormer roofs. Unknown material for the garage cupola.
3. Windows and door materials are unknown.
4. Colors are unknown.

Summary

1. The property is in the south end of the Winkler Mill Pond Historic District. The property has a non-contributing house and garage constructed at an unknown date. This part of the district has newer houses and was recommended for removal in the 2002 *Rochester Hills Historic Districts Survey*.
2. The applicant is requesting a Certificate of Appropriateness to construct additions to three sides of the existing house, raise the roof level, and re-clad the exterior.
3. Staff offers the following comments on the proposed project. This portion of the district is primarily newer houses and is heavily landscaped. The construction of the additions, raising the roof level, adding the porches and recladding the exterior walls as proposed is compatible with the district and will not destroy any historic materials or features. The proposal meets The Secretary of the Interior's Standards for Rehabilitation.
4. The applicant has 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 Motions

(Subject to adjustment based on Commission discussion)

MOTION, in the matter of File No. HDC 17-026, that the Historic Districts Commission **APPROVES/DENIES/POSTPONES** the request for a Certificate of Appropriateness for the construction of the addition, raising the roof, and recladding the exterior at 1590 Washington Road in the Winkler Mill Pond Historic District, Parcel Identification Number 15-01-278-001, with the following Findings and Conditions:

- 1) The proposed addition and driveway extension is in the Winkler Mill Pond Historic District and **is/is not** compatible in massing, size, scale and materials with this part of the district;
- 2) Final exterior materials and colors will be approved by staff;
- 3) The proposed driveway expansion, addition and recladding **is/is 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 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.