



Department of Planning and Development

Staff Report to the Historic Districts Commission

July 31, 2018

1271 Washington – Demolish house	
REQUEST	Certificate of Appropriateness for demolition of the existing house
APPLICANT	Jay and Linda Eastman
FILE NO.	HDC # 18-013
PARCEL NO.	15-01-302-003
ZONING	R-1 – Single family residential
HISTORIC DISTRICT	Stoney Creek
STAFF	Kristine Kidorf, Kidorf Preservation Consulting

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Request

This is an application for the demolition of an existing, non-contributing house within the Stoney Creek Historic District. In the future the applicants would like to construct a new house on the property and will return to the HDC with those plans at that time.

The subject property is located on the west side of Washington Road. The house is set back from the street and the property includes the north bank of Stoney Creek. The property contains the remains of the mill race. It also contains a garage which contributes to the district.

Historical Information

The subject property is located in the Stoney Creek Historic District. 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. The Stoney 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 Stoney Creek School; and the Sign of the Black and White Cow.

This house was originally constructed sometime in the late 1800s as a house for one of the millers at the Stoney Creek Woolen Mill. However, it was completely remodeled in the 1940s and 50s and has been determined non-contributing to the district as it no longer retains its historic appearance. A detached garage on the property is contributing to the district. The remains of the mill race exist at the rear property.

Review Considerations

The applicant proposes to demolish the non-contributing house on the property. The contributing garage will remain. The applicants presently own the neighboring house and plan to build a new single level house with an attached garage in the future. They will return to the HDC with specific plans at that time.

Summary

1. The property is in the Stoney Creek Historic District. The property has a non-contributing house constructed in the late 1800s and remodeled in the 1940s and 50s. There is a contributing garage and the remains of the mill race on the property.
2. The applicant is requesting a Certificate of Appropriateness to demolish the non-contributing house. The contributing garage will be retained.
3. Staff offers the following comments on the proposed demolition. The house was determined non-contributing to the district in the 2002 *Rochester Hills Historic Districts Survey*. Removal of non-contributing elements in the district meets The Secretary of the Interior's Standards for Rehabilitation. The contributing garage will be retained.
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 Motions

(Subject to adjustment based on Commission discussion)

MOTION, in the matter of File No. HDC 18-013, that the Historic Districts Commission **APPROVES/DENIES/POSTPONES** the request for a Certificate of Appropriateness for the demolition of the existing non-contributing house at 1271 Washington Road in the Stoney Creek Historic District, Parcel Identification Number 15-01-302-033, with the following Findings and Conditions:

- 1) The house is in the Stoney Creek Historic District and does/**does not** contribute to the historic character of the district;

- 2) The proposed demolition **is/is not** in keeping with the Secretary of the Interior's Standards for Rehabilitation and Guidelines, where it is recommended to remove non-contributing features in historic districts and 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.