



# Department of Planning and Development

## Staff Report to the Historic Districts Commission

May 4, 2017

<b>1385 Washington Road – New House</b>	
<b>REQUEST</b>	Certificate of Appropriateness for construction of a new single-family house
<b>APPLICANT</b>	Jason Witt/Emily Fogler
<b>FILE NO.</b>	HDC # 17-014
<b>PARCEL NO.</b>	15-01-327-003
<b>ZONING</b>	R-E – Single family residential
<b>HISTORIC DISTRICT</b>	Stoney Creek
<b>STAFF</b>	Kristine Kidorf, Kidorf Preservation Consulting

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**Request**

This is an application for the construction of a new house. The property contained a house and garage constructed in 1967 and determined as non-contributing in the 2002 *Rochester Hills Historic Districts Survey*. As explained at the Commission’s April 2017 meeting the Building Department mistakenly issued a demolition permit for the house and garage as the list of properties in the historic district did not match the map. The Building Department has taken corrective measures to prevent this from occurring in the future.

The subject site is located on the northwest corner of the intersection of Washington Road and Mallon Court. The property is in the northern section of the Stoney Creek Historic District, within the part of the district that was suggested for removal in the 2002 *Rochester Hills Historic Districts Survey*. The parcel is generally flat with a slight slope downward from Washington Road. The property has many trees and bushes, and is surrounded by newer houses. The applicant is proposing to construct a two-story house with an attached four-car garage and portico wing. The proposed house and garage overall has a generally rectangular plan and the front of the building is proposed to face southeast - angled toward the intersection of Washington Road and Mallon Court. A concrete driveway is proposed to run from Mallon Court to the front of the garages which are separated by a portico.

## 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 Stony 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 parcel at Washington Road and Mallon Court sits well north of the portion of the district containing the village, school, and Van Hoosen Farm. This northern 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

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The proposed house has a generally rectangular footprint that is 149' wide and about 60' deep. The overall lot size is 360' by 350', 3.15 acres. The house is proposed to be positioned at an angle on the lot, so there is not consistent front, side or rear setbacks. An 18' wide concrete driveway is proposed to curve from Mallon Court to the garage portico. There is an existing dirt and concrete driveway running along the north part of the lot. The owner states in the application that only trees in the way of the house footprint will be removed. The part of the lot running beside Washington Road will be flattened for planting. The existing split rail fence running along Washington Road will remain in place. Walkways are not shown on the site plan but the applicant states they will be concrete.

The main portion of the proposed hip roof house is two stories tall on a raised foundation that is clad in a dark red brick veneer. The elevation drawing shows the foundation and portions of the walls covered in stone, however stone was not specified on the materials list. The height of this part of the house from the ground to the roof peak is about 34' 7". The roof is proposed to be covered with green/brown "weathered wood" asphalt shingles and there is a steep roof pitch. The house has a centered double-door entrance in a bay that projects slightly forward and with large window above the door at the second floor. On either side of the entrance arched top windows are located at the first and second floors. To the right of the entrance the elevation drawing shows a 1-story rounded tower with domed roof, however the floor plan shows a flat bay in this location. The left end of the facade has a two-story tall bay with rounded walls capped by a conical roof. All of the windows are proposed to be aluminum-clad and black in color. The trim on the house is proposed to be painted beige.

A one-story tall garage and portico wing extends to the right of the main part of the house. There are two, two-car garages separated by a gable roofed portico. The garages have gable-end fronts clad in brick and possibly stone with arched top windows. The garages are entered from the sides of the portico.

The rear of the main part of the house is two stories tall and clad in brick. A one-story tall, three-sided bay is proposed for the right side. There is a pair of French doors and various windows at the first floor and arched top windows at the second floor. To the left of the main part of the house there is a one-story tall wing with a hip roof and a five-sided one-story tall bay with a pyramidal roof. The one-story garage and portico extend

further to the left, there is a set of windows in each garage. The side elevations of the house are clad in brick with various sizes and types and windows. There are no windows in the side of the garage.

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

1. Dark red brick-clad walls (Brampton Brick, Crawford Queen Size Brick); Accessible Beige paint colors (Sherwin Williams), asphalt shingle roof (Certainteed Independence Weathered Wood Shingles) and black aluminum clad windows.
2. The proposed driveway and walkways will be concrete. The existing split rail fence along Washington will remain in place.

## Summary

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1. The property is in the north end of the Stoney Creek Historic District. The proposed building site is just over 3 acres and located at the northwest corner of Washington Road and Mallon Court. The property is presently vacant except for an existing dirt and concrete driveway and heavy vegetation. This part of the district has all 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 a two-story tall single family house with attached one-story garage wing. The house is proposed to be clad in dark red brick, with black aluminum clad windows and beige trim.
3. Staff offers the following comments on the proposed design. This portion of the district is primarily new houses that according to aerial views appear to have footprint sizes about the same as the proposed house. The houses in this part of the district are varied in how they are sited on the property, the angled siting as proposed is not unusual. The proposed front setback is compatible with the neighboring houses and is appropriate to this part of the district. The size of the proposed footprint appears to be compatible with other houses and is appropriate for this part of the district.
4. The site plan shows regrading along Washington Road and where the house and driveway will be constructed. A new 18' wide concrete driveway is proposed to curve from Mallon Court to the garage portico. A concrete driveway and walkway are compatible with this part of the district. The existing split rail fence will be retained.
5. The proposed house has aluminum clad arched top and other types of windows which appear to be compatible with other windows in this part of the district. The proposed brick clad walls and asphalt shingle roof are compatible with materials in the district. The floor plans and elevations do not match, so final drawings should be submitted for staff review and approval.
6. 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

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(Subject to adjustment based on Commission discussion)

**MOTION**, in the matter of File No. HDC 17-014, that the Historic Districts Commission **APPROVES/DENIES/POSTPONES** the request for a Certificate of Appropriateness for the

construction of a new house at 1385 Washington Road in the Stoney Creek Historic District, Parcel Identification Number 15-01-327-003, with the following Findings and Conditions:

- 1) The proposed house is in the Stoney Creek Historic District and **is/is not** compatible in massing, size, scale and materials with this part of the district;
- 2) Prior to obtaining a building permit the applicant must provide Commission staff the following for review and approval:
  - a) Final site plan that shows the exact front, side and rear setbacks, existing trees that will be retained and removed, proposed trees, proposed gardens, proposed driveways and walkways, patios or other lot treatments proposed;
  - b) Final elevations and floor plans of the proposed house; and
- 3) The proposed house construction **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.*