



From: Chris McLeod, Manager of Planning
To: Historic Districts Commission
Date: March 7, 2024
Re: 947 E. Tienken – New Construction

Request

Mr. Putnam and his architects would like to continue the previous discussion with the HDC regarding the proposed addition to the existing residence and obtain additional feedback regarding the proposed design relative to the standards the Commission will ultimately review the home under. Again, much like their last appearance before the HDC, this is not an official review and answers will not be binding as this item is intended for discussion purposes only.

The applicant presented their original concept plans at the January 11, 2024 meeting, and the applicant has revised plans to address comments made during that meeting discussion. The revised plans now show a one story addition (above established grade), rather than two as previously shown and a smaller overall building footprint. This was done to address the concerns that were raised at the HDC in regards to the overall size and mass of the addition, relative to the existing building.

Much like at the last meeting where this property was discussed, City Staff along with Ms. Kidorf can provide general input regarding the images and conceptual plans provided by Designhaus Architecture and how they may or may not fit into the historic district regulating the property at 947 E. Tienken.

Historical Information

The subject property is located on the north side of East Tienken Road and is a contributing property in the Stoney Creek Historic District. The property slopes to the west and contains an existing one-and-half story upright and wing house that faces east on the property. There are several outbuildings, including a barn, chicken coop, storage building and shed, to the west of the house. The existing house has a rectangular footprint, a one-story tall addition extends westward from the rear of the wing. The house is clad in wood clapboard siding and has double-hung windows, some with muntins, most are one-over-one. The property as surveyed included five contributing resources, the one-and-a-half story house, barn, storage shed, chicken house, and privy.

The 2002 Rochester Hills Historic Districts Survey describes the Stoney Creek Historic 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. In Stony Creek village, the site of the proposed project, recent construction is interspersed with houses built in the nineteenth century.

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.

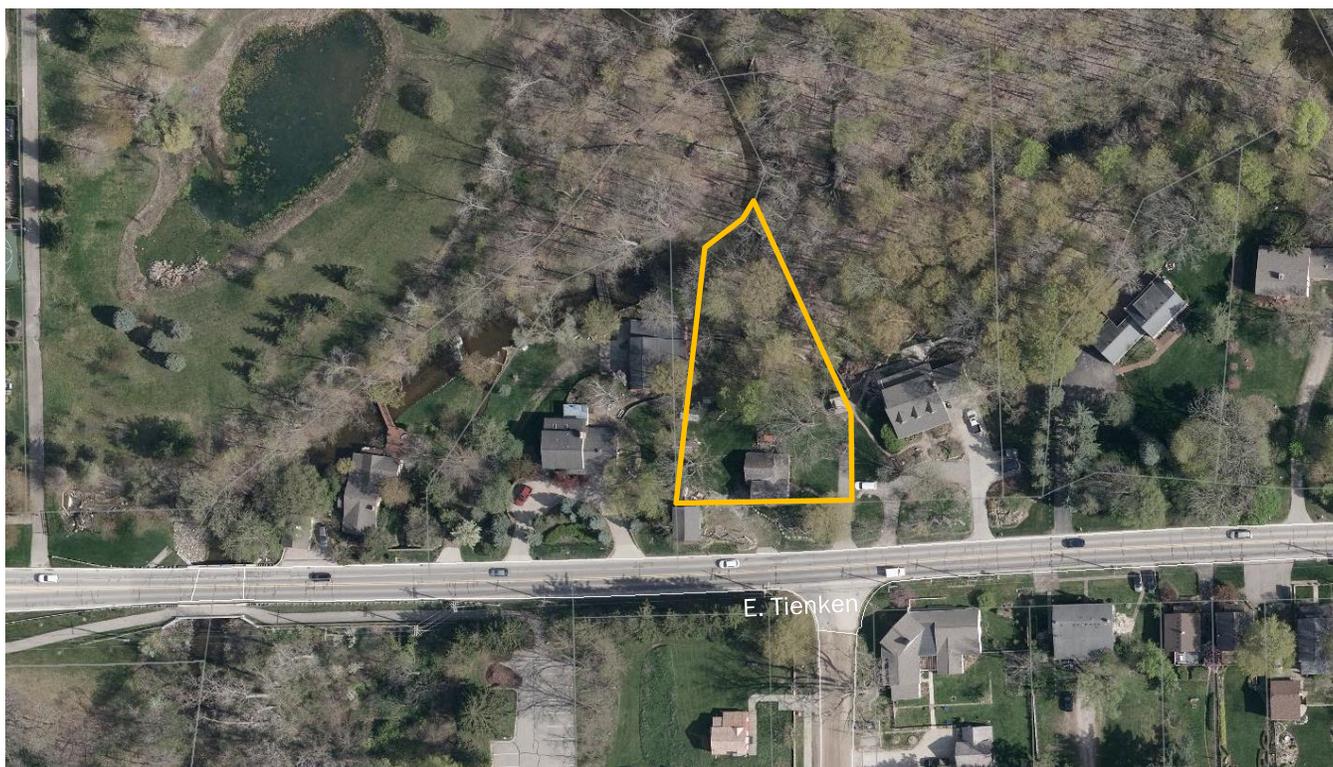
MEMO

947 E. Tienken

March 7, 2024

Page 2

According to the 2002 Rochester Hills Historic Districts Survey and the Van Hoosen Farms publication, Stony Creek Village, the Elias Roberson family who owned the Stony Creek Mill, a flouring mill located east of the house, constructed the house about 1860 and lived in this house until 1910 when it was passed to his daughter Mrs. (Roberson) Price. The Price family owned the house until 1965. The collection of 19th century farm buildings on this property is unmatched elsewhere in Rochester Hills. The house looks much as it did in photos from the early 1900s. The major changes are the new chimney on the south side, removal of the porch on the wing, and removal of the front door from the wing to the upright, all prior to 1978.



MEMO

947 E. Tienken

March 7, 2024

Page 3

