



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

February 27, 2018

6425 Winkler Mill Road – Window Sash Replacement	
REQUEST	Certificate of Appropriateness for replacement of 10 window sash
APPLICANT	Nathaniel Brock
FILE NO.	HDC # 18-006
PARCEL NO.	15-01-227-037
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 to replace the upper and lower sash in 10 first floor windows in the house at 6425 Winkler Mill Road, a contributing property in the Winkler Mill Pond Historic District. This application is to replace the existing 1930s twelve-over-twelve window sash in ten windows with new Marvin wood window sash. The window frames and trim will remain in place.

The subject property is located on the north side of Winkler Mill Road along the south edge of the Winkler Mill Pond. The house is a contributing property to the district.

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.

6425 Washington Road is a contributing structure in the district and sits near the pond. The house was constructed in 1830 and is known as the mill house on Winkler Mill Road, one of the most significant properties in the district. It is one of four examples of the New England 1 ½ story cottage remaining in the city. It was remodeled in the 1920s or 30s into a more picturesque form.

Review Considerations

The proposed project involves the replacement of the upper and lower sash in 10 ground floor windows with new wood sash. The existing windows are wood twelve over twelve windows with wood sash and frames. According to the owner the existing windows were installed in the 1920s or 30s, and despite exterior aluminum storm windows, the windows are not energy efficient, making the house uncomfortable in the winter months. The photos provided by the applicant show that the windows are in fair condition, they have been repaired and painted multiple times. The owner states the windows are not operable in their present condition.

The owner proposes to replace the sash with new Marvin wood sashes in a twelve-over-twelve pattern. The proposed window replacements have insulated glass and muntins that replicate true divided lights with wood muntins on the interior and exterior, as well as a spacer bar between the glass. The existing window frames and trim will remain in place.

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

1. Wood Marvin window sash pack replacements in a twelve over twelve configuration.
2. Colors will match the existing windows.

Summary

1. The property is in the Winkler Mill Pond Historic District. The property sits near the Winkler Mill Pond and is a contributing house constructed in 1830 and remodeled in the 1920s or 30s. It was the miller's house for Winkler Mill.
2. The applicant is requesting a Certificate of Appropriateness to replace the sash in 10 ground floor twelve-over-twelve wood windows with Marvin wood sash replacements in a twelve over twelve configuration. The existing trim and frame will remain in place. The windows are not original to the house, however they do date from the period of significance for the district.
3. Staff offers the following comments on the proposed window replacement. The applicant has not stated whether they have attempted to repair the existing windows and install new storm windows. It is

not clear whether the existing windows are deteriorated beyond repair. It is evident that the windows show some deterioration and are not operable, and the existing storm windows do not produce the desired energy efficiency. The proposed window sash replacement product appears to match the dimensions and profiles of the existing window sash. If the Commission finds the windows are deteriorated beyond repair the proposed sash replacement with matching Marvin wood windows in a twelve over twelve configuration appears to meet The Secretary of the Interior's Standards for Rehabilitation.

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 18-006, that the Historic Districts Commission **APPROVES/DENIES/POSTPONES** the request for a Certificate of Appropriateness for the window sash replacement at 6425 Winkler Mill Road in the Winkler Mill Pond Historic District, Parcel Identification Number 15-01-227-037, with the following Findings and Conditions:

- 1) The existing 1930s windows are contributing features to the property and **are/are not** deteriorated beyond repair;
- 2) The proposed window sash replacements in a twelve over twelve configuration **do/do not** match the existing historic windows;
- 3) The proposed window replacement **is/is not** in keeping with the Secretary of the Interior's Standards for Rehabilitation and Guidelines, in particular standard number 6 as follows:

6. Deteriorated historic features shall be repaired rather than replaced. Where severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.