



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

May 1, 2019

1051 Washington – Restore siding	
REQUEST	Certificate of Appropriateness for restoration of wood siding
APPLICANT	Pat McKay – Rochester Hills Museum
FILE NO.	HDC # 19-019
PARCEL NO.	15-01-372-007
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 removal of vinyl siding and restoration of the original wood siding on the original portion of the Stoney Creek School.

The subject property is located on the west side of Washington Road just south of Tienken. It is the Stoney Creek School constructed in 1848 with an addition in 1952. The school is owned and maintained by the Rochester Hills Museum and is used for educational purposes.

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.

The Stoney Creek School was constructed in 1848 and is one of the significant structures in the district. An addition was constructed to the building in 1952. At some point Rochester Community Schools covered the 1848 section's original wood siding with insulated panels and vinyl siding. The building contributes to the historic district.

Review Considerations

The applicant proposes to remove the vinyl siding and insulating panels from the original 1848 school house and restore the wood siding underneath. Any missing wood siding or siding that is deteriorated beyond repair will be replaced with wood siding that matches the existing. The siding will be painted.

Summary

1. The property is in the Stoney Creek Historic District. The school is a contributing and important building in the district. It was constructed in 1848 with a 1952 addition.
2. The applicant is requesting a Certificate of Appropriateness to remove the vinyl siding and insulating panels from the original 1848 school and repair and paint the wood siding that exists underneath. Missing or deteriorated siding will be replaced with matching wood siding.
3. Staff offers the following comments on the application. The applicant should be commended for restoring this important historic resource to its original siding material. The proposed work meets 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 19-019, that the Historic Districts Commission **APPROVES/DENIES/POSTPONES** the request for a Certificate of Appropriateness for the removal of the vinyl siding and insulating panels and repair and painting of the wood siding on the 1848 portion of the Stoney Creek School at 1051 Washington Road in the Stoney Creek Historic District, Parcel Identification Number 15-01-352-007, with the following Findings and Conditions:

- 1) The school is in the Stoney Creek Historic District and **does/does not** contribute to the historic character of the district;
- 2) The proposed siding restoration **is/is not** in keeping with the Secretary of the Interior's Standards for Rehabilitation and Guidelines, where it is recommended to repair deteriorated historic features and in particular standard number 6 as follows:

6.. Deteriorated historic features shall be repaired rather than replaced. Where the 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.