



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

June 4, 2019

<b>1599 Mill Race – New House, garage and pool</b>	
<b>REQUEST</b>	Certificate of Appropriateness for construction of a new house, garage, pool and driveway gate on vacant property
<b>APPLICANT</b>	Giovanni Ferrazzo
<b>FILE NO.</b>	HDC # 19-025
<b>PARCEL NO.</b>	15-01-100-016
<b>ZONING</b>	R-E – Single family residential
<b>HISTORIC DISTRICT</b>	Stoney Creek
<b>STAFF</b>	Kristine Kidorf, Kidorf Preservation Consulting

*In this Report:*

Request	1
Historical Information	1
Review Considerations	2
Summary	2
Potential Motion	3

**Request**

This is an application for the construction of a house, with new driveway, gate detached garage, and pool on a 10-acre vacant parcel within the Stoney Creek Historic District.

The subject property is located at the west end of Mill Race Road, west of Washington Road on the west edge of the district. The property is surrounded by newer non-contributing houses on Mill Race Road and Mallon Court to the south. 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 property has many trees and bushes. The applicant is proposing to construct a winding driveway leading from the end of Mill Race Road and construct a stone gate near the road. A one-story house with a walk-out basement, detached garage, and an in-ground pool with patio is proposed for the southwest portion of the property.

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 2000s. 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 on Mill Race Road 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 or hipped 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

---

The overall lot size is 10.25 acres. The house is proposed to be positioned at an angle on the lot, so there are not consistent front, side or rear setbacks. A driveway that varies in width between 20' and 12' and that will be paved with stone pavers is proposed to curve from the end of Mill Race Road to the house and detached garage. A circle in the drive is proposed near the front of the house. The site plan shows one walkway from the circle drive to the front door that will be stone pavers. An 8' tall entry gate is proposed near the end of the driveway near the road. The 14' wide double leaf gate will be wood or wrought iron and will be supported by 5'6" wide field stone clad columns on both sides. Light fixtures will be installed on the columns. It is unknown what existing trees on the property will be removed, the applicant states they want to leave the site as natural as possible and propose very little landscaping.

The proposed house has a generally rectangular footprint that is 107' wide and about 73' deep. The house is proposed to be constructed into the slope of the property creating a one-story tall front elevation that is 31' to the tallest peak of the hipped roof. The rear elevation has a walk-out basement and is two stories tall. The house is proposed to be clad in a stone veneer with limestone trim. The roof is proposed to be covered with asphalt shingles in an unknown color and the various hips create a complex roof with a steep pitch. The house has a centered double-door entrance under a hipped-roof porch that is supported by limestone columns. The porch flooring and steps are proposed to be quarry tile. Limestone brackets are proposed under the roof in the center section of the front elevation. All of the windows are proposed to be aluminum-clad in an unknown color. Limestone sills are proposed under the windows.

The left side of the house contains a three-car garage, one two-car overhead garage door and one one-car overhead door, a pedestrian door and several windows. The right side has windows at the basement level and one above. The rear of the house is proposed to have a patio with wall extending from the center of the house and creating a covered patio at the lower level. Double doors access the patios at the first floor and basement levels. The rear elevation has a high number of large windows spread across it.

The patio at the basement level extends into the rear yard and steps down to surround the 20' by 40' in-ground swimming pool located at the rear of the property. The patio will be stone pavers.

A detached three-car garage that is 25' wide by 45' deep is proposed to the left (south) of the house. The garage is proposed to be clad in stone to match the house and has a steep hipped roof covered in asphalt shingles. The side of the garage facing the house is proposed to have one one-car wide and one two-car wide

overhead garage doors, and two pedestrian doors. The elevation facing the driveway is proposed to have a single arched top window centered on the wall. The back wall of the garage will not have openings, and a single window is proposed for the elevation facing the back yard.

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

1. Stone-clad walls of an unknown style/color, limestone trim and columns, aluminum clad windows of an unknown color, doors of an unknown material, garage doors of an unknown material, and an asphalt shingle roof of an unknown color.
2. The proposed driveway and walkways will be stone pavers. The driveway gate will be wood or aluminum and supported by stone clad columns.

## Summary

---

1. The property is in the north end of the Stoney Creek Historic District. The proposed building site is just over 10 acres and located at the west end of Mill Race Road. The property is presently vacant with 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 one-story tall single-family house with a walk-out basement, patios, in-ground pool, a detached garage and driveway gates. The house is proposed to be clad in stone with aluminum clad windows and asphalt shingle roof.
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 majority of houses also have in-ground swimming pools with patios and winding driveways. The size of the proposed footprint appears to be compatible with other houses and is appropriate for this part of the district.
4. A new driveway that varies in width from 12' to 20' and paved with stone pavers is proposed to curve from the end of Mill Race Road to the house and garage with a circle area in front of the house. A stone paver driveway and walkway are compatible with this part of the district. The stone pillars and wood or wrought iron gate are also common for this part of the district and are compatible with the district. Tree removal and final landscaping is unknown and the Commission may wish for staff to review the final plans.
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 stone clad walls and asphalt shingle roof are compatible with materials in the district. The doors and garage doors are an unknown material. Final materials and colors should be submitted to staff for review.
6. It is unknown if the applicant has 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 19-025, that the Historic Districts Commission **APPROVES/DENIES/POSTPONES** the request for a Certificate of Appropriateness for the construction of a new house at 1599 Mill Race Road in the Stoney Creek Historic District, Parcel Identification Number 15-01-100-016, 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 existing trees that will be retained and removed, as well as the final landscaping plan;
  - b) Final material selections for the stone veneer, limestone trim, windows, doors, garage doors, asphalt shingles, stone pavers, and driveway gate; and
- 3) The proposed house construction including the driveway, gates, detached garage, in-ground pool and patios **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.*