



Department of Planning and Development

Staff Report to the Historic Districts Commission

January 2, 2020

1185 Washington – Construct monopine cell tower

REQUEST	Certificate of Appropriateness for construction of monopine cell tower
APPLICANT	Jonathan Crane – Verizon Wireless
FILE NO.	HDC # 19-041
PARCEL NO.	70-15-01-351-009
ZONING	SP – Special Purpose
HISTORIC DISTRICT	Stoney Creek
STAFF	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 construction of a monopine cellular tower on the Avon Players property at the northwest corner of Washington and Tienken. The Commission postponed this application at their December meeting and requested additional photo simulation views as well as the coverage maps. The applicant has provided this information.

The subject property is located on the west side of Washington Road just north of Tienken. It contains the Avon Players theater and associated gravel parking lot. The applicant is proposing two alternate locations west of the parking lot to construct a 125-foot-tall monopine cellular tower located in a 40 foot by 30 foot compound surrounded by a wood fence.

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 Avon Players theater was completed in 1966. The building has been determined as non-contributing to the historic district as it was constructed after the end of the period of significance for the district.

Review Considerations

The applicant proposes construct a 125' tall monopine cellular tower in one of two locations on the west side of the parking lot. Location 1 is near the south end of the parking lot and Location 2 is near the north end of the lot. The monopine will appear as an oversized pine tree with antennae within the branches. The monopine will be significantly taller than the surrounding trees. The tower will sit in the center of a 40' wide by 30' deep compound that will be surrounded by a solid board wood fence of an unknown height. The compound will have a gravel surface with a concrete pad to hold the antenna equipment at the base of the tower. The equipment will not be visible from outside of the fence. The east side of the fence will have a double-leaf gate (usually 12' wide) and there will be a gravel apron between the existing parking lot and the gate.

The applicant has provided photo simulations of what the monopine will look like from the Tienken/Washington traffic circle for both alternate locations. For this meeting they have provided three additional photo simulations of the monopine at the northern site. The simulations are taken from three points within the district. The applicant has also provided the requested coverage maps to show increased coverage with the monopine in the proposed location.

Summary

1. The property is in the Stoney Creek Historic District. The Avon Players theater was constructed in 1965-66 and is non-contributing to the historic district.
2. The applicant is requesting a Certificate of Appropriateness to construct a 125' tall monopine cellular tower within a 40' by 30' fenced compound containing equipment for the tower.
3. Staff offers the following comments on the application. In the additional photo simulations the monopine will be minimally visible from in front of 1081 Tienken. The cell coverage will increase in the immediate area if the monopine is constructed and will increase coverage to the north.
4. 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 Motion

(Subject to adjustment based on Commission discussion)

MOTION, in the matter of File No. HDC 19-041, that the Historic Districts Commission **APPROVES/DENIES/POSTPONES** the request for a Certificate of Appropriateness for the construction of a 125' tall monopine and 40' by 30' fenced equipment compound as proposed I at 1185 Washington Road in the Stoney Creek Historic District, Parcel Identification Number **70-15-01-351-009**, with the following Findings and Conditions:

- 1) The property is in the Stoney Creek Historic District and **does/does not** contribute to the historic character of the district;
- 2) The proposed monopine and fenced equipment compound **in proposed location #1 (south site)/location #2 (north site) 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 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.*