

**City of Rochester Hills
Department of Planning**

STAFF REPORT TO THE HISTORIC DISTRICTS COMMISSION

March 4, 2010

Certificate of Appropriateness Reconstruction of Barn Structure	
APPLICANT	Nathaniel Brock
LOCATION	Vacant Parcel
SIDWELL	15-01-227-017
FILE NO.	HDC 08-001
ZONING	RE (Residential Estate)
STAFF	Derek L. Delacourt, Deputy Director
REQUEST	Certificate of Appropriateness 1. Barn Construction
HISTORIC DISTRICT	Winkler Mill Pond

SUMMARY:

The subject site is located on Winkler Mill, northeast of Washington Road, and south of Mead Road. The applicant is requesting a Certificate of Appropriateness for the construction of a Barn. The applicant has appeared previously in front of the HDC to receive input for the proposed project, please refer to the attached minutes for a complete review. The applicant owns three abutting parcels. The parcels are located at the northeast and northwest corners of Winkler Mill and Washington Road and the subject site located on the east side of Winkler Mill Road and commonly known as the former mill site (please refer to the attached location map). The applicant is proposing to eliminate the property line between the lot improved with his primary residence and the former mill site. The applicant is also currently working to restore the former orchard on the northwest corner of the intersection.

The applicant proposes to construct a 40' x 25' (1,000 sq feet) circa 1867 barn. The structure is approximately 25' in height. The barn would be located facing Winkler Mill Road approximately 40' feet from the future right-of-way line and 110' from the existing single family home (survey sheets for the existing house are included). The barn is currently dismantled and stored in Ortonville, Michigan. Your packet includes a letter from the applicant describing the barn and the proposed project. The letter also includes proposed details related to the barn, and its construction, that if approved will need to be identified in the motion for approval and labeled

on the final elevation drawings. The packet also includes a detailed site plan identifying the proposed location of the barn.

The project appears to incorporate a barn of a size and type that it would be consistent with the area and district along with several elements that would allow it to be distinguished from a structure that may have been original to the district.

HISTORICAL INFORMATION:

The subject site is located within the Winkler Mill Pond Historic District and includes a portion of the former Mill property. Copies of the relevant survey sheets are attached.

ANALYSIS:

1. The applicant is requesting a Certificate of Appropriateness to construct a barn on the former Winkler Mill property.
2. The proposed 1867 barn is approximately 40' x 25' and 25' in height. The barn is currently disassembled and stored in Ortonville, Michigan. The applicant proposes to reconstruct the barn and to reconfigure the roof from a gabled style to a gambrel style more appropriate to the district.
3. The reconstruction would use the barns original timber framing and incorporate new rough milled tongue & groove pine siding (barn red) and metal seem roof (charcoal grey).
4. The applicant has provided information regarding lighting, door, and material details that is attached and included in the packet.
5. Staff will provide a potential draft motion the night of the meeting.

Attachments: Application
Location Map
01-14-10 HDC Minutes
Survey Sheets
Barn Drawing
Site Plan