



Department of Planning and Development

Staff Report to the Historic Districts Commission

May 4, 2012

1775 Washington Road Garage Addition

REQUEST	Certificate of Appropriateness for Garage Addition
APPLICANT	William J. Thomas 524 Seventh Street Rochester, MI 48307
FILE NO.	HDC 12-003
PARCEL NO.	15-01-227-022
ZONING	R-1 (One-Family Residential)
HISTORIC DISTRICT	Winkler Mill Pond
STAFF	Jim Breuckman, AICP, Manager of Planning

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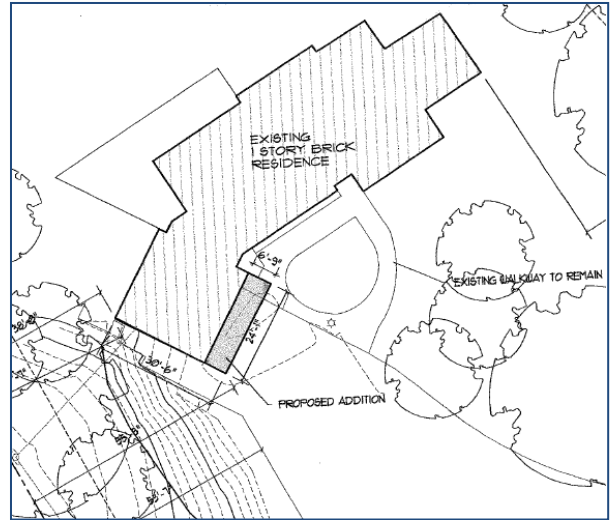
Request

The subject site is located on the northwest side of Washington Road and backs up on the Winkler Mill pond. The lot is developed with an existing one-family ranch style home built in the 1950's. The applicant is requesting a Certificate of Appropriateness to expand the existing garage. The proposed expansion is located on the street side of the structure, and the property owner finds it necessary because the current garage is too small to house the owner's vehicles.

This is a scaled-down re-submittal of an application that received HDC approval in June of 2011. The images on the following page demonstrate the difference in what was proposed last year as compared to the current proposal.



Approved 2011 Plan



Proposed 2012 Plan

Historical Information

The subject site is located within the boundaries of the Winkler Mill Pond Historic District, but is a non-contributing resource to the District. The neighboring properties to the northeast and southwest are also non-contributing resources. Copies of the survey sheets are attached.

The Winkler Mill Pond Historic District generally surrounds Winkler Mill Pond and had the Winkler Mill gristmill that burned in 1985 as its central feature. The district is significant for its collection of early Greek Revival houses and summer houses. The district has sixteen contributing resources and forty-three non-contributing resources on 31 properties.

Review Considerations

The design details of the proposed addition are consistent with the prior approved application, with the exception that a double-wide garage door is now proposed whereas tandem single-garage doors were proposed last year. The garage door retains the same color and glass panes as last year's proposal.

The applicant has submitted plans showing the location of the expanded garage. The garage addition is located within the boundaries of the existing asphalt driveway, and so the addition will not increase the amount of impervious surface on the site.

The garage will be constructed to match the existing garage on the site, and building materials will also match the existing. The applicant indicates the following materials will be used on the exterior of the garage as part of the renovation plan:

1. Green painted brick to match existing
2. Fiberglass overhead garage door with a stained wood appearance
3. Painted siding to match the existing (material not specified, i.e. vinyl, aluminum, cementitious)

Summary

1. The site and adjacent sites are non-contributing resources.
2. The applicant is requesting a Certificate of Appropriateness for the addition onto the existing garage which will extend toward Washington Road.
3. The proposed garage design and building materials match that of the existing structure.
4. The applicant has submitted his proposed plans to the City's Building Department for a formal review, conditioned on the decisions made by the Historic Districts Commission. 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 12-003, that the Historic Districts Commission **APPROVES/DENIES** the request for a Certificate of Appropriateness for the construction of additions to the non-contributing resource located at 1775 Washington Road, Parcel Identification Number 15-33-200-013, with the following Findings and Conditions:

Findings:

1. The existing home with the construction of the garage additions will remain a non-contributing resource within the Winkler Mill Historic District.
2. The plans for the additions **appear to be/do not appear to be** compatible in mass, height, scale and design features with the other existing resources in the District.
3. The additions **will not/will** have a detrimental effect on the existing resources in the surrounding area or on the District itself.
4. The proposed design, texture and materials of the additions and rehabilitation **are/are not** compatible with the existing structure and similar resources within the District.
5. The proposed additions and rehabilitation of the existing non-contributing resource **are/are not** in keeping with the Secretary of the Interior's Standard for Rehabilitation and Guidelines Numbers 9 and 10 as follows:
 - 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - 10) *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

* If denying – include reason for denial along with information about how to correct the application and how to reapply.