



Department of Planning and Development

Staff Report to the Historic Districts Commission

December 2, 2019

1271 Washington – Construct new house

REQUEST	Certificate of Appropriateness for construction of a new house
APPLICANT	Jay and Linda Eastman
FILE NO.	HDC # 19-044
PARCEL NO.	15-01-302-003
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 construction of a new house within the Stoney Creek Historic District. The HDC approved the demolition of the non-contributing house on the property at their August 2018 meeting. The proposed new one-story tall house will be located behind the house to be demolished.

The subject property is located on the west side of Washington Road. The house is set back from the street and the property includes the north bank of Stoney Creek. The property contains the remains of the mill race. It also contains a garage which contributes to the district. Both the garage and mill race will remain as is.

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 Stoney Creek and Van Hoosen Farm. The northern boundary generally follows Stoney 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 Stoney 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 house approved for demolition on the property was originally constructed sometime in the late 1800s as a house for one of the millers at the Stony Creek Woolen Mill. However, it was completely remodeled in the 1940s and 50s and was determined non-contributing to the district as it no longer retains its historic appearance. A detached garage on the property is contributing to the district. The remains of the mill race exist at the rear property.

Review Considerations

The applicant proposes to construct a one-story house clad in cement board siding and trim with a stone foundation. The overall dimensions of the house will be 84 feet wide by 67 feet 10 inches deep. It will be about 20 feet to the top of the peak of the complex gable roof. The house is proposed to have a one-car attached garage. A courtyard surrounded by a cedar fence is proposed at the front of the house. At the rear of the house a screened in porch and deck with fireplace are proposed.

The proposed front elevation has a central entrance with a paneled front door and sidelights under a recessed porch. Four-over-one windows of varying heights with shutters are proposed at various points on the front elevation which also has four gable fronts. The overhead garage door is proposed to be a carriage style with windows across the top.

The left elevation has three gable fronts with four-over-one windows and shutters similar to the front elevation. There is one large picture window. The right elevation has a paneled door into the side of the garage. Two other windows are located in the right elevation.

The rear elevation has four gable peaks, the large stone chimney of the outdoor fireplace is located about in the center of the house, behind the screened in porch. A pair of French doors and four-over-one windows with shutters are spaced across the elevation.

Summary

1. The property is in the Stoney Creek Historic District. The property contains a non-contributing house constructed in the late 1800s and remodeled in the 1940s and 50s which has been approved for demolition. There is a contributing garage and the remains of the mill race on the property.
2. The applicant is requesting a Certificate of Appropriateness to construct a new one-story tall house with attached garage. The contributing garage and mill race remains will be retained.
3. The house will have a "Siena Tuscan Ridge" stone foundation and outdoor fireplace. The upper portions of the walls will be clad in James Hardie 4" smooth lap siding in Boothbay Blue. The James Hardie trim will be Arctic White. The shutters will be wood with the color determined by the owner. The roof will be clad in Timberline Pewter Gray asphalt shingles.
4. The windows will be four-over-one in an unknown material. The doors will be paneled doors in an unknown material. The garage door will be an overhead door in "carriage style."
5. The deck flooring and courtyard paving materials are unknown. The courtyard will be surrounded by a cedar picket fence. The existing driveway is gravel, it is assumed the extension of the driveway to the garage will be matching gravel. It is unknown how many trees will need to be removed for

construction of the house, although based on the aerial photograph it appears that the proposed site has about 2 or 3 trees where the house is proposed to be located.

6. Staff offers the following comments on the proposed construction. The proposed design has a similar sized footprint to other houses in the district, and the exterior materials are compatible with those found in the district. The design meets The Secretary of the Interior's Standards for Rehabilitation. The contributing garage will be retained.
7. 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 19-044, that the Historic Districts Commission **APPROVES/DENIES/POSTPONES** the request for a Certificate of Appropriateness for construction of a new one-story house at 1271 Washington Road in the Stoney Creek Historic District, Parcel Identification Number **15-01-302-033**, with the following Findings and Conditions:

- 1) The property is in the Stoney Creek Historic District and **is/is not** compatible in location, massing, size, scale and materials with the district;
- 2) The proposed new house construction **is/is not** in keeping with the Secretary of the Interior's Standards for Rehabilitation and Guidelines, 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.*