



# Department of Planning and Development

## Staff Report to the Historic Districts Commission

March 4, 2024

<b>1046 Tienken – Addition 2</b>	
<b>REQUEST</b>	Certificate of Appropriateness for adding a 2-story addition to the side of the house
<b>APPLICANT</b>	Vincent Sinacola
<b>FILE NO.</b>	PHDC2024-0001
<b>PARCEL NO.</b>	70-15-01-352-036
<b>ZONING</b>	R-4 One Family Residential
<b>HISTORIC DISTRICT</b>	Stoney Creek
<b>STAFF</b>	Kristine Kidorf, Kidorf Preservation Consulting

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**Request**

This application is to construct a two-story plus walk-out basement to the west and south sides of the existing house. In 2016 the Commission approved adding a 2<sup>nd</sup> story to the top of the existing one-and-half story Greek Revival upright and wing house with a gable roof. The current application proposes to add an approximately 40’ wide by 26’ deep addition to the west side of the house. The addition would wrap around the rear of the house, the rear wall will align with the rear wall of the existing 2-story ell. The proposed addition will have gable roofs, vertical board and batten siding, and six-over-six windows.

The subject site is located on the south side of East Tienken in the Stoney Creek Historic District. The parcel contains the modified house with the 2<sup>nd</sup> story as approved by the Commission.

Historical Information

The subject property is located in the Stoney Creek Historic District, was built about 1850, and is noted as a significant property within the 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. In Stony Creek village, the site of the proposed project, recent construction is interspersed with houses built in the nineteenth century.

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 this Greek Revival house at 1046 Tienken; the Van Hoosen Farm; the Stony Creek School; and the Sign of the Black and White Cow.

The house was significant for its Greek Revival style architecture which includes its upright and wing form. From the 2002 *Rochester Hills Historic Districts Survey* the following is noted about 1046 E. Tienken. “The house at 1046 East Tienken, built c. 1850, is simpler, with narrower proportions and main entrance in the wing. Greek Revival detailing is limited to the broad band of trim at the eaves and cornice returns. With its original 6/6 windows, this house survives to show what many houses in Avon Township looked like before they underwent various degrees of remodeling.”

## Review Considerations

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The existing house is an upright and wing with a second story addition facing north toward Tienken. The upright comprises the west half of the house and is one-and-a-half stories tall with a gable front. The second story addition is set back from the front wall. The now 2-story wing with a side gable roof extends to the east. A shed roof porch runs along the front of the wing.

The applicant proposes to construct an approximately 40' wide by 26' deep, two-story tall addition to the west side of the house. The addition will be connected to the two-story portion of the building, set back behind the original 1-story portion. The first floor of the addition is proposed to be about 6' wider than the second floor creating a step down at the west end of the addition. In the rear the addition will replace an existing deck.

The entire addition is proposed to be clad in 12" spaced LP Smartside (engineered wood) vertical board and batten siding. It will be painted to match the house. The windows in the addition are proposed to be wood 6-over-6 windows that match the existing windows in the house. They will be painted Behr Ultra White to match existing windows. The elevation drawings show shutters on the existing house that do not exist and shutters on the first floor of the proposed addition, but no additional information was provided on the shutters.

A new curb cut west of the existing is proposed on Tienken. It will access a new concrete driveway that leads to the west side of the addition. A concrete apron is proposed in front of the two garage doors proposed at the west end of the addition. A new concrete walkway is proposed to run from the driveway in front of the new addition to access a new recessed porch. No dimensions were provided for the curb cut, driveway, apron, or walkway. It is unknown if the existing curb cut, driveway, and parking area to the east and rear of the house will be retained or removed. The new porch is proposed to have double wood doors that match the front doors and will be stained with Minwax Gunstock 231. The door configuration on the elevation drawings does not match the floor plans or the catalog cut provided. The existing chimney may block a portion of the double- door in the elevation drawings. The chimney is not shown in the floor plan.

The front elevation of the addition has the recessed porch and four six-over-six windows at the first floor. The two-story portion has four six-over-six double-hung windows, and a gable roof dormer with a six-over-six window in the roof of the one-story portion.

The west elevation of the new addition has two overhead garage doors with a pair of six-over-six double hung windows above in the gable end. The side of the two-story section has a pair of multi-pane windows at the first floor and a six-over-six window at the second floor.

The south (rear) elevation has a sliding glass door at the basement level. At the first floor there are two six-over-six windows in the garage section, and a set of four six-over-six windows above the basement door. A wide brick chimney is proposed and is flanked by two sets of six-over-six windows. A pedestrian door is proposed next to the existing rear wall of the house.

The east elevation of the house is not proposed to change.

## Summary

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1. The property is in the Stoney Creek Historic District, prior to the 2016 approved addition it was one of the last unaltered Greek Revival houses remaining in the district and in the City of Rochester Hills.
2. The applicant is requesting the addition to accommodate their larger family. The addition doubles the size of the existing house. The addition is set back from the front of the house, and the different siding differentiates it from the original house. The addition will encompass nearly the entire rear elevation.
3. The following materials are proposed: LP Smart Siding (engineered wood) for the board and batten siding; wood doors; wood windows; and GAF Elk Royal Sovereign Nickel Gray 3-tab asphalt shingles that match the existing for the roof.
4. The proposed plan adds a concrete driveway, garage apron, and new curb cut from Tienken Road.
5. Staff offers the following comments on the proposed project. The size and massing of the proposed addition does not meet the *Secretary of the Interior's Standards for Rehabilitation*. It more than doubles the size of the existing house and further destroys the original massing of house which has already been modified by the addition of the second floor in 2016. At the time of that addition staff suggested to the Commission that if the plans were approved, the house would become non-contributing to the historic district due to the alterations. The Commission will need to determine: 1) does the house currently contribute to the historic district? If so, is the proposed addition appropriate in massing, scale, and materials to the existing house? OR 2) the house no longer contributes to the historic district? If so then is the proposed addition compatible with the massing, scale, and materials with the remainder of the historic district?
6. If they haven't the applicant will be required to submit 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

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(Subject to adjustment based on Commission discussion)

**MOTION**, in the matter of File No. PHDC 2024-001, that the Historic Districts Commission **APPROVES/DENIES** the request for a Certificate of Appropriateness for the construction of an addition at 1046 E. Tienken in the Stoney Creek Historic District, Parcel Identification Number 70-15-01-352-036, with the following Findings and Conditions:

- 1) The existing house **is/is not** a contributing building in the Stoney Creek Historic District and the proposed addition **is/is not** compatible in massing, size, scale and materials with the existing house and district;
- 2) The proposed addition **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.*