

Findings:

The plans for the gazebo appear to be compatible with the existing structure.

The subject site is a non-contributing resource located within the Stoney Creek Historic District.

The construction of the structure is located far enough from Washington Road that its contemporary nature will not detract from, or have a detrimental impact on the rural nature and importance of Washington Road as part of the Stoney Creek Historic District.

The architectural features, design, arrangement, texture and materials proposed are consistent with the surrounding contemporary structure on the private street.

The design, texture and materials are compatible with the existing structure.

Conditions:

The gazebo shall not exceed 16 feet in height, or 180 square feet in area per the City of Rochester Hills' ordinances and any other codes and ordinances that pertain to such a structure.

The materials of the gazebo shall be red brick to match the main home with limestone features, a concrete base with a sandstone overlay, and a copper roof that will mature to a green patina, which is consistent with the materials presented to this Commission by the applicant this evening.

The applicant shall receive all appropriate permits from the City's Building Department prior to construction.

Roll call vote:

Ayes: Cozzolino, Dunphy, Dressel, Dzuirman, Hill, Kilpatrick, Sieffert, Stamps, Szantner

Nays: None

Absent: None

Approved

2011-0240 Request for Certificate of Appropriateness (2) - File No. HDC 01-005 - Demo of Existing Garage and Construction of Carriage House/Garage Addition, 1631 W. Avon Rd., RH, Parcel No. 15-21-126-034, Bill Church, Triangle Enterprises, Applicant

Mr. Dziurman, being the architect on the project, excused himself as a member of the Commission and joined the property owner at the table.

Mr. Delacourt pointed out that a revised staff report has been given to the members tonight. The original staff report had listed the demolition request as a "Notice to Proceed". The only change to the revised staff report reflects that this request should be considered as a "Certificate of Appropriateness."

Mr. Church, the property owner, explained he purchased the house a year ago, and previously made a presentation before this Commission relative to the demolition of the existing garage and renovation of the resource. The existing detached garage is not historic. The applicant proposes demolition of this structure and to provide a garage located to the east behind the house. The applicant has removed the aluminum siding from the resource, and will retain and preserve the wood siding that was underneath. Mr. Church has located a cedar siding to match the wood siding on the house that he will use on the addition. Mr. Dziurman passed out information on the proposed color scheme and the stones that will be used. A rendering of the proposed plan was displayed for the members' information. Mr. Dziurman explained the plan for the garage/carriage house and the connection to the existing resource, and the lot split and plans for a new home on the resulting new parcel. The carriage house will have a room, use to be defined, on the second floor with a connection to the resource. The applicant would like to set the new home further back from Avon than the existing resource, in order to give more prominence to the historic structure. A proposed setback of approximately 68 feet from the Avon Road right-of-way may need a variance from the ZBA. Mr. Dziurman explained the first floor plan of the existing house that will be connected by a hallway to the first level of the carriage house. The connection to the carriage house will be like a porch, and it is clear to see that it wasn't part of the original structure. The carriage house will have characteristics of the existing resource, but will be distinguishable as new. There are mature trees that will block the view of the carriage house from the street. A galvanized metal roof proposed for the hallway connection will provide distinction between the existing structure and the new construction. A second option for this roof is to use copper. Michigan River Rock is proposed for use on the foundation. The applicant proposes to remove the deteriorating **front** porch from the existing resource and restore the porch and columns as close to original as possible. The ~~original~~ **current** porch was made from railroad ties with brick. There will be an appearance of a stone foundation on the base of the porch. A dormer on the rear of the house that is not part of the original structure will be slightly modified.

A suggestion was made to divide the applicant's two requests into

separate motions.

MOTION by Hill, supported by Dunphy, for File No. HDC01-005, that the request for a Certificate of Appropriateness for the demolition of the existing garage located at 1631 W. Avon Road, **BE APPROVED**, for Mr. Bill Church, 1631 W. Avon Road, Rochester Hills, Michigan 48309.

Findings:

The subject garage was not a part of the original structures located at the subject site at the time of the site's designation.

The subject garage was approved by the HDC in 1986, and constructed in 1988. It is compatible with, but does not contribute to the historic character of the resource.

The removal of the garage will not have a detrimental effect on the historic context or architectural integrity of the existing resource.

The proposed removal will not have a detrimental **effect** on the surrounding site features.

Conditions:

1. The applicant shall receive the appropriate demolition permit from the City's Building Department prior to removal of the garage.

Demolition will be limited to the detached, above described garage only.

Roll call vote:

Ayes: Cozzolino, Dunphy, Dressel, Hill, Kilpatrick, Sieffert, Stamps,
Szantner

Nays: None

Abstain: Dziurman

Absent: None

The question was raised if the HDC was required to make a recommendation on the lot split. It is Mr. Delacourt's understanding that this Commission does not have to review and approve the lot split. Ms. Hill offered that previously only 100 feet around an historic resource was considered as the historic site, but this changed in 1995 so that the complete site or sidewalk can now be considered the designated site. An opinion from the City Attorney should be obtained in this regard.

Discussion continued on the construction of the carriage house and garage addition. In response to a question as to whether the shutters are functional or decorative, Mr. Dziurman stated he is not sure, but the existing shutters

will be retained. A question was asked as to what the distinguishing features are between the existing resource and the new construction. Mr. Dziurman explained the all-glass hallway connection and the metal roof between the house and the carriage house are the differences. The windows in the carriage house are similar to an addition in the rear of the house, but not to the original structure. In regard to the porch, the applicant proposes to retain the width of what currently exists and replace the railroad ties with wood risers. Three trees might have to be removed to allow construction of the carriage house.

MOTION by Hill, supported by Sieffert, for File No. HDC01-005, that the request for a Certificate of Appropriateness for the construction of a Carriage House Addition/Alterations and Renovation of existing Front Porch, for the home located at 1631 W. Avon Road, **BE APPROVED**, for Mr. Bill Church, 1631 W. Avon Road, Rochester Hills, Michigan 48309.

Findings:

The plans for the proposed carriage house addition/alterations and renovation of the front porch appear to be compatible with the existing historic resource.

The addition is being placed at the rear of the resource and is lower and will best help to showcase the original 1872 portion of this resource.

The addition will not have a detrimental effect on the existing historic structure and the subject site or the surrounding area.

The design, texture and material are compatible with, and will not detract from the existing structure.

Conditions:

The addition, porch renovation and associated work will be constructed consistent with the plans and elevations dated received March 4, 2002 by the Planning Department.

Any change in the proposed design or use in materials related to this approval shall require the applicant to submit appropriate materials for a revised approval from the HDC prior to proceeding.

The siding of the addition will be of a cedar-clapboard with a cultured stone, Michigan River Rock, applied to the cement block base to match the existing structure, and will be similar to materials presented this evening by the applicant.

The siding color shall be Rockwood Antique Gold SW2814 Sherwin

Williams with white trim. The asphalt shingles will be Certainteed weathered wood **Weathered Wood**.

The porch renovation will utilize a concrete floor with wood trim pillars and wood risers.

The porch color will be in keeping with the colors mentioned for the addition and the rest of the house. The shutters will be a Rockwood Dark Brown SW2808 Sherwin Williams.

Any of the windows being proposed for the addition will be a wood window in similar style to those of the existing resource. The replacement of any of the existing windows in the home would have to have prior approval.

All other materials utilized for the construction of the addition shall be consistent with the materials presented by the applicant tonight, and plans received by the Planning Department dated March 4, 2002. The driveway shall remain consistent in design and placement with the plans presented.

The applicant shall receive all appropriate permits from the City's Building Department prior to construction.

Roll call vote:

Ayes: Cozzolino, Dunphy, Dressel, Hill, Kilpatrick, Sieffert, Stamps,
Szantner

Nays: None

Abstain: Dziurman

Absent: None

It is the consensus of the Commission that they are very encouraged by the proposed development on the parcel resulting from the proposed lot split, and the compatibility of the structure being adjacent to the existing historic resource. The proposed home on the new lot is located far enough from the road in order to showcase the existing historic site. The applicant was commended for his renovation efforts on the subject resource. Ms. Hill suggested information be obtained and research done relative to lot splits on non-contiguous historic parcels. Mr. Delacourt indicated he would secure a legal opinion from the City Attorney relative to the lot split approval requirements.

(RECESS 8:45 - 8:50 p.m.)

After the recess, Mr. Dziurman returned as a member of the HDC.