



Department of Planning and Development

Staff Report to the Historic Districts Commission

April 16, 2024

947 E. Tienken Road – Move and Addition

REQUEST	A Certificate of Appropriateness to move the house further away from the road and construct an addition
APPLICANT	Designhaus, Architect for Ralph Putnam
FILE NO.	PHDC2024-0003
PARCEL NO.	70-15-02-426-005
ZONING	R-1 – One Family Residential
HISTORIC DISTRICT	Stoney Creek Historic District
STAFF	Kristine Kidorf, Kidorf Preservation Consulting

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Request

This is a request for a certificate of appropriateness to move the house at 947 Tienken back from the road and construct an addition in the Stoney Creek Historic District. The applicant brought the proposed project to the Commission for informal review at the January and March meetings. The design presented in the application responds to some of staff and Commission comments.

The subject property is located on the north side of East Tienken Road and is a contributing property in the Stoney Creek Historic District. The property slopes to the west and contains an existing one-and-a-half story upright and wing house that faces east on the property. There are several outbuildings, including a barn, chicken coop, storage building and shed, to the west of the house. The existing house has a rectangular footprint, a one-story tall addition extends westward from the rear of the wing. The house is clad in wood clapboard siding and has double-hung windows, some with muntins, most are one-over-one.

Historical Information

The subject property contributes to the Stony Creek Historic 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 the Van Hoosen Farm; the Greek revival house at 1046 East Tienken Road; the Stony Creek School; and the Sign of the Black and White Cow.

According to the 2002 *Rochester Hills Historic Districts Survey* the Roberson/Price family who owned the Stony Creek Mill, a flouring mill located east of the house, lived in this house from at least 1872 (listed on atlas map) to the 1940s. The collection of 19th century farm buildings on this property is unmatched elsewhere in Rochester Hills. The house looks much as it did in photos from the early 1900s. The major changes are the new chimney on the south side, removal of the porch on the wing, and removal of the front door from the wing to the upright, all prior to 1978.

Review Considerations

Site

The applicant proposes to lift up the house and move it directly north so it has a 40' setback from the E. Tienken Road right-of-way. A new curb cut and concrete driveway is proposed to be constructed to the west of the existing house with a parking pad where the existing house is located. A concrete walkway is then proposed from the corner of the driveway around to the new front porch. Two existing trees to the sides of the house, as well as all of the existing outbuildings, are proposed to remain. The existing driveway is proposed to remain. A new well and septic field are proposed to the east and west of the house. The addition to the relocated house is proposed to have a walk-out basement with a new terrace and retaining wall to the north. Boulders and plantings are proposed around the new concrete parking area, and plantings and trees are proposed around the relocated house and addition.

Building

A new concrete foundation is proposed for under the relocated house and the addition. It appears that only the 1 1/2 story upright portion of the house will be relocated, the 1-story wing will be reconstructed in a similar, but not exact, footprint as part of the addition. The basement will be at grade along the north wall leading to a terrace. A window in the west basement wall will have a window well for a bedroom. The new concrete foundation under the 1 1/2 story section is proposed to be clad in either thin stack stone, or rubblestone from the existing foundation, the elevation drawings and renderings are different. The foundation/exposed basement walls under the addition, and terrace columns under the porch will be clad in thin stack stone.

The relocated 1 1/2 story wing will be clad in new 6" cedar siding to match the existing. It is proposed to use Hardie Board trim and fascia. The existing wood shingle roof is proposed to be replaced with asphalt shingles. The door in the east gable end is proposed to be replaced with a window. The existing wood one-

over-one windows are proposed to be replaced with vinyl windows. The existing brick chimney will either be moved or rebuilt to match the existing in the same location.

The proposed 1-story tall addition is shorter than the relocated portion of the house, it extends 51'8" to the north and is 42'8" wide. The front of the addition is offset 6' from the front of the relocated portion of the house, a deeper offset than the 1-story wing on the existing house. The roof of the addition extends to create a porch across the east and half of the north elevations of the addition. The porch will have composite columns and railings that are also assumed to be composite. The portion of the addition that mimics the existing 1-story wing is proposed to be clad in composite clapboard siding and vertical board and batten siding on the north end of the addition. It is assumed the board and batten will be composite or vinyl materials, no product literature was provided. The addition will have an asphalt shingle roof, Hardie board trim and fascia, and vinyl one-over-one windows.

The applicant states that the following materials will be used for the project:

1. Concrete for the new driveway and walkway, pavers for the new terrace – the rendering shows stone pavers but no product was specified.
2. 6" cedar siding on the relocated 1 1/2 story wing, composite clapboard siding on the 1-story section of the addition that mimics the original wing, and vertical board and batten siding – assumed to be composite or vinyl - on the north portion of the addition. Asphalt shingles and Hardie board trim and fascia throughout, composite columns and railings, thin stack stone on the exposed basement and foundation walls, the brick chimney will match the existing.
3. Vinyl 1/1 windows, doors of an unknown material.

Summary

1. The property contributes to the Stoney Creek Historic District. The property contains five contributing resources, the one-and-a-half story upright and wing house, barn, storage shed, chicken house and privy.
2. The applicant is requesting a Certificate of Appropriateness to move the house to the north and construct a 1-story addition to the north side. A new curb cut, driveway, parking pad, and landscaping are proposed as part of the project. The outbuildings and existing driveway will remain in place.
3. The staff has the following comments on the application. The Commission has been reviewing possible ideas for this property for a number of years. It seems that moving a portion of the house to meet current setback rules, and constructing an addition is the only way to save at least the upright portion of the house. While moving properties is not generally encouraged, it is preferred over demolition of the historic structure, and in this case the house will remain on the same site, maintaining its relationship to the rest of the district and the outbuildings.

The applicant's site plan indicates that they are moving the entire house, however the footprint will not remain the same for the wing, the relationship of the wing to the 1 1/2 story upright doesn't match what is currently there. Therefore, it is presumed that only the 1 1/2 story upright will be kept with a portion of the new addition mimicking the wing. It is my recommendation that the entire 1-story addition be clad in the vertical siding since the portion proposed to be clad in composite clapboard siding is really a reconstruction of the wing, not the moved part of the house. The addition is generally compatible with the 1 1/2 story upright as it is shorter, behind, but differentiated enough to be read as an addition.

I also recommend that as many of the existing materials on the 1 1/2 story portion be kept and repaired rather than replaced. The wood shingle roof should be repaired or if deteriorated beyond repair

replaced with new wood shingles, not asphalt shingles as proposed. The soffit, fascia, and trim should be repaired, and matching wood trim be used where replacement is required. Hardie board should not be used as proposed. The cedar siding should be repaired to match the existing and painted. The existing wood windows should be repaired to match the existing and not replaced with vinyl windows as proposed. Where the door is proposed to be removed the new window should be a wood window to match the existing windows. The new foundation of this section should be clad in stone that is salvaged from the existing foundation.

4. 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. PHDC2024-0003, that the Historic Districts Commission **APPROVES/DENIES/POSTPONES** the request for a Certificate of Appropriateness for moving of the house back from the road and constructing an addition as proposed at 947 E. Tienken Road, Parcel Identification Number 70-15-02-426-005, with the following Findings and Conditions:

- 1) The house at 947 E. Tienken Road **is/is not** a contributing property to the Stoney Creek Historic District; and
- 2) The proposed moving of the house to the north and constructing a 1-story addition with porch and walk-out basement **is/is not** appropriate if the following conditions are met:
 - a) The existing wood shingle roof and wood trim is repaired or replaced with matching wood materials in the 1 ½ story portion of the house;
 - b) The existing wood siding is repaired rather than replaced and it is painted in the 1 ½ story portion of the house;
 - c) The existing stone foundation is re-used to clad the foundation of the 1 ½ story portion of the house;
 - d) The existing wood windows are repaired and not replaced with vinyl windows in the 1 ½ story portion of the house;
 - e) That the entire addition be clad in the vertical siding; and
 - f) That staff review and approve the final permit drawings to ensure compliance with conditions and review final material and product choices.
- 3) The proposed moving of the house to the north and constructing the addition **as proposed/with the conditions above 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 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.