



# Department of Planning and Development

## Staff Report to the Historic Districts Commission

March 4, 2026

<b>950 Van Hoose Road –Addition</b>	
<b>REQUEST</b>	A Certificate of Appropriateness to alter the existing windows and chimney, and construct a new front porch and rear addition
<b>APPLICANT</b>	Designhaus Architecture for Michael Martens
<b>FILE NO.</b>	PHDC2026-0001
<b>PARCEL NO.</b>	70-15-02-477-005
<b>ZONING</b>	R-4 – One Family Residential
<b>HISTORIC DISTRICT</b>	Stoney Creek Historic District
<b>STAFF</b>	Kristine Kidorf, Kidorf Preservation Consulting

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### **Request**

This is a request for a certificate of appropriateness replace/add windows to the existing house; re-clad an existing chimney; construct a new front porch; and construct a 2-story addition to the rear of an existing house that was constructed in 1981.

The subject property is located on the east side of Van Hoosen Road and is a non-contributing house in the Stoney Creek Historic District. It is on a flat site, is set back from the street, and there are a number of mature trees on the property. The existing 1.5 story tall house has a cape cod design with a steeply pitched side gable roof. The walls are clad in vinyl siding and there is a massive brick chimney on the south elevation. There is no front porch roof, just a concrete step and stoop. A 1-story tall ell containing a breezeway, side porch, and attached garage extends to the rear of the house. The addition is proposed in the intersection of the rear house wall and north wall of the attached garage where there is an existing patio.

Historical Information

The subject property was constructed in 1981 and does not contribute to the Stoney Creek Historic District as it was constructed after the period of significance. A barn was moved to the east edge of the property in 1994 from 972 E. Tienken. The barn contributes to the 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. In Stoney Creek village, the site of the proposed project, recent construction is interspersed with houses built in the nineteenth century.

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.

## Review Considerations

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Front porch:

The applicant proposes to construct a small porch roof supported by thin posts over the front door. The existing porch floor and step will be demolished and a new concrete porch and step that matches the same size as the existing (5' by 7') will be constructed. The gable roof is proposed to project from the main roof; the fascia of the porch will be just below the eave of the house. The gable front will be clad in James Hardie cedar shake siding. The thin posts supporting the roof will be clad in cedar. The cedar shake siding and trim will match the existing house.

Window replacement/new window:

The applicant proposes to replace a pair of 1-over-1 double hung windows in the south wall of the breezeway, under the side porch with larger windows. The existing windows appear to be vinyl. It is proposed to replace them with a taller pair of double-hung windows in an unknown material that have a four-over-four appearance.

On the north elevation of the house, at the first floor, the applicant proposes to create a new window opening and install a 3'x4' double-hung window in an unknown material with a four-over-four appearance.

Chimney:

An existing brick chimney on the south elevation of the house is proposed to be re-clad with a River Rock Cultured Stone veneer in the Lakeshore pallet.

Addition:

On the west side (rear) of the house where it intersects with the north garage elevation, it is proposed to construct a 2-story tall addition with a 12'6" deep and 7'1" wide footprint in place of the existing deck. The addition will extend out over the top of the garage; the peak of the addition's gable roof will align with the peak of the existing house roof. The addition is proposed to be clad in James Hardi board and batten siding with James Hardie cedar shake siding in the gable end. Casement windows of an unknown material with a

six-pane appearance are proposed for all four sides of the addition at the second floor, and the north elevation of the first floor. On the west elevation a large sliding glass door in an unknown material is proposed at the first floor. The siding will match the house wall color, and the trim will be white to match the house. The asphalt shingle roof will match the existing house roof.

The proposed addition will replace an existing deck. The site plan shows that no work is proposed to the historic barn on the east side of the property, and that the existing trees and fencing on the property will remain in place.

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

1. Concrete for the new porch floor and steps, James Hardie cedar shakes siding for the gable front, asphalt shingles for the roof, cedar wrap on the porch posts.
2. James Hardie Board and batten siding and James Hardie cedar shake siding on the walls of the addition, windows and sliding door of an unknown material, asphalt shingles to match the existing house on the roof, River Rock Cultured Stone in Lakeshore on the chimney.

## Summary

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1. The house does not contribute to the Stoney Creek Historic District. The property contains one non-contributing resource, the house; and one contributing resource, the barn.
2. The applicant is requesting a Certificate of Appropriateness to construct a new front porch, re-clad the brick chimney in cultured stone, replace and add window openings to the existing house, and construct a 2-story tall addition to the rear of the house. No work is proposed to the barn.
3. The staff has the following comments on the application. As the house was constructed in 1981, the proposed work is being reviewed for compatibility with the surrounding district as a whole. The proposed front porch is small and of compatible materials. The proposed cultured stone cladding on the chimney in Lakeshore is appropriate. The proposed window replacement in the breezeway and new window in the north elevation are compatible with the district. The proposed addition is at the rear of the house, is the same height as the existing house, and has compatible materials and colors.
4. Any work performed in connection with this project will be required to meet all zoning and building codes, rules, and regulations.

## Potential Motion

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(Subject to adjustment based on Commission discussion)

**MOTION**, in the matter of File No. PHDC2026-0001, that the Historic Districts Commission **APPROVES/DENIES/POSTPONES** the request for a Certificate of Appropriateness for constructing a new front porch, rear addition, new windows, and chimney re-cladding as proposed at 950 Van Hoosen Road, Parcel Identification Number 70-15-02-477-005, with the following Findings and Conditions:

- 1) The house at 950 Van Hoosen Road **is/is not** a contributing property to the Stoney Creek Historic District; and
- 2) The proposed front porch, window replacement and new openings, chimney re-cladding, and 2-story rear addition to the house **is/is not** compatible in massing, size, scale, and materials with the remainder of the Stoney Creek Historic District; and

- 3) The proposed new front porch, window replacement and new openings, chimney recladding, and 2-story rear addition to the house as proposed **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.*