

Potential Motion (Removal of Additions): (Based on discussion by the Commission)

MOTION, in the matter of File No. HDC 99-011, the request for removal of portions of the home located at 1841 Crooks Road, that the Historic Districts Commission **APPROVES/DENIES** the work for Fred Dunn, 1841 Crooks Road (Parcel Identification Number 15-20-428-003), with the following Findings and Conditions:

Findings:

1. The subject site is a locally designated noncontiguous Historic District located within the City of Rochester Hills.
2. The removal of the indicated portions of the resource **will/will not** have a negative impact to the historic integrity of the home.
3. The majority of the portions to be removed are recent and inappropriate additions, done without permits or approvals, and **have/have no** historic significance.
4. The portions of the home to be removed **are/are not** in a state of disrepair/deterioration and maintaining them would not be advantageous to the complete rehabilitation of the resource.

Conditions:

1. The portions of the historic resource to be removed are limited only to:
 - West Façade – southern most wing
 - South Façade – window west of chimney
 - East Façade – enclosed porch
 - North Façade – gas meter
 - northeastern single-story portion of structure (located at the rear of the 2-story upright portion)
 - exterior wooden stairs to second story
 - brick patio (northeast side of structure)
 - wood deck (northeast side of structure)as indicated by the plans dated received by the Planning Department March 3, 2006.
2. Prior to removal of any portions of the resource, the applicant will obtain all appropriate permits and approval of the proposed work plans from the City's Building Department.

Potential Motion (Rehabilitation and Additions): (Based on Commission discussion)

MOTION, in the matter of File No. HDC 99-011, the request for rehabilitation of, and the addition to, the home located at 1841 Crooks Road, that the Historic Districts Commission **APPROVES/DENIES** the work for Fred Dunn, 1841 Crooks Road (Parcel Identification Number 15-20-428-003), with the following Findings and Conditions:

Findings:

1. The subject site is a locally designated noncontiguous Historic District located within the City of Rochester Hills.
2. The plans for the additions appear **to be/not to be** compatible in mass, height, scale and design features with the existing structure.
3. The additions and rehabilitation **will not/will** have a detrimental effect on the existing resource surrounding area.
4. The proposed design, texture and materials of the additions and rehabilitation **are/are not** compatible with the existing structure.
5. The proposed additions and rehabilitation of the existing resource **do/do not** appear to lessen the historic integrity of the resource.
6. The proposed additions and rehabilitation **are/are not** in keeping with the Secretary of the Interior's Standard for Rehabilitation and Guidelines.

Conditions: (If approval is being granted)

Related to Rehabilitation of Existing Resource:

1. The applicant will repair and replace, where necessary, the existing wood clapboard siding using 1/2" cedar wood horizontal siding, which will be painted a historical color of grey/green – (name & number).
2. All exterior trim and shutters will be painted a historical color of cream- (name & number).
3. All shingles will be black asphalt dimensional shingles (shake-like in appearance) – (type).
4. The existing chimney located on the south side of the home will be extended and renovated as a stone masonry chimney.

5. A new masonry chimney will be constructed on the north side of the existing structure, and on the south side of the southeastern addition.
6. All windows on the existing historic home shall be **repaired and restored** or all windows shall be replaced with **true divided light or simulated divided light**.
7. Work related to the foundation of the resource will be limited to the area indicated on the plans dated received by the Planning Department March 3, 2006.
8. All work performed on the existing resource will be consistent with plans and elevations dated received by the Planning Department March 3, 2006.

Related to the Additions:

1. The siding material will be 1/2" cedar wood horizontal siding, which will be painted a historical color of grey/green – (name & number).
2. The exterior trim and shutters will be painted a historical color of cream – (name & number).
3. The shingles will be black asphalt dimensional shingles (shake-like in appearance).
4. The driveway will remain a gravel surface except for the portion –
5. All work related to the additions to the historic resource be consistent with the plans and elevations dated received by the Planning Department March 3, 2006.

General Conditions:

1. All work proposed for the subject site shall receive all appropriate Building Department permits prior to any work (removal or construction) being performed.
2. No work is being requested or approved regarding the barn or any other outbuildings or site features on the property at this time. Any work, other than what is indicated on the plans dated received by the Planning Department March 3, 2006 will require additional review and approval by the City's Historic Districts Commission.