

# TAB E



# FINNICUM BROWNIE ARCHITECTS

August 6, 2009

Mr. Cornell Vennettilli  
G & V Properties, L.L.C.  
2565 South Rochester Road  
Rochester Hills, Michigan 48307

Re: Fairview Farmhouse, 1585 Rochester Road, Rochester Hills, MI

Dear Mr. Vennettilli:

Finnicum Brownlie Architects, Inc. has studied the Fairview Farmhouse in light of the scope of work the firm developed for G & V Properties, LLC. and with respect to the budget estimate prepared by Frank Rewold and Sons, Inc., a general contractor experienced in historic building restoration.

The Fairview Farmhouse is a two-story frame house built in the neoclassical style. Although the house is dated ca. 1900, there is evidence the large pediment, portico and porch were added at a much later date. The relationship of the pediment to the main body of the house is quite awkward, being too high and out of scale, creating a very abnormal roof condition. The columns do not date to the original house; the style, detail and materials are newer. The porch is concrete on brick walls. If original, the porch walls would match the Michigan fieldstone of the house and the adjacent wood porch. The garage and the northeast corner of the second floor appear to have been added in the 1950's or 60's, significantly altering the historic integrity of the house. Without destructive investigation it is difficult to determine the quality and degree of classical details that may have existed previously. The reason is that the building is clad in aluminum siding and trim. It is likely much of the original trim was removed when the house was clad and that whatever remains is damaged by the application of the aluminum and exposure to the elements. Given degree of reconstruction necessary due to the lack of original detail, the excessive decay from exposure to the elements, the pervasion of black mold and the obsolescence of the mechanical and electrical systems, work to the Fairview Farmhouse is more aptly characterized as a replication than a restoration.

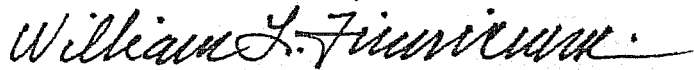
After reviewing the estimate, which is based upon the scope of work, I find it to be within the range of expectations for the type, quality and difficulty of work. In certain instances, some items may be underestimated. For example, the roofing is estimated as asphalt shingles and cedar shingles were specified; tiling is thin set; painting cost is quite conservative; and kitchen appliances are very modestly priced. The costs of a residential use versus a commercial use are comparable because trade-offs exist depending on how the building is developed. For example, the kitchen cabinetry, garage, bathroom finishes and other upgrades in a residential application would offset

the elevator required by a commercial building. Costs of a fire-suppression system would need to be added for adaptation to a commercial use.

It is my opinion, based upon thirty-six years of experience as a registered architect working with historic structures, that the Fairview Farmhouse is not readily adaptable for office, retail or any other commercial use due to its size, proportion, type of construction, lack of accessibility and residential layout. In addition, no appropriate nonresidential use for the building can be identified that will directly enhance the residential development of the remaining property, such as gift shop, party store, management office or clubhouse... Therefore, by elimination, the building must be viewed strictly as a residential structure. At the cost of nearly \$350/SF (relocated) and with its compromising layout, unusual, non-original façade and incongruous siting, the farmhouse will be virtually unsalable or unleaseable. Therefore, I conclude that restoring the building is not economically feasible.

Yours truly,

Finnicum Brownlie Architects, Inc.

A handwritten signature in cursive script that reads "William L. Finnicum".

William L. Finnicum NCARB  
President