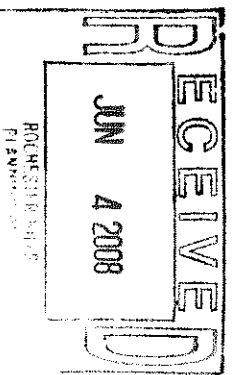


**971 Runyon Road
Proposed Renovation**

Stoney Creek Historic District



REVISED PROPOSAL

Submitted 6/4/2008

Revision to Original Proposed Renovation

The primary focus of the original proposed renovation was to return the front porch to the original condition. The porch had been enclosed in 1964 covering the wood rail and square spindles with cedar siding and adding a door and storm windows. The photograph provided by the Rochester Hills Museum shows the house in the mid 1920's prior to enclosure.

All of the demolition originally proposed will be completed

1. Remove the door and storm windows
2. Remove the wood front skirt back to the front of the house
3. Remove the concrete steps and walkways that are in need of repair

Additional many of the original details of the house will be captured in the revised proposal.

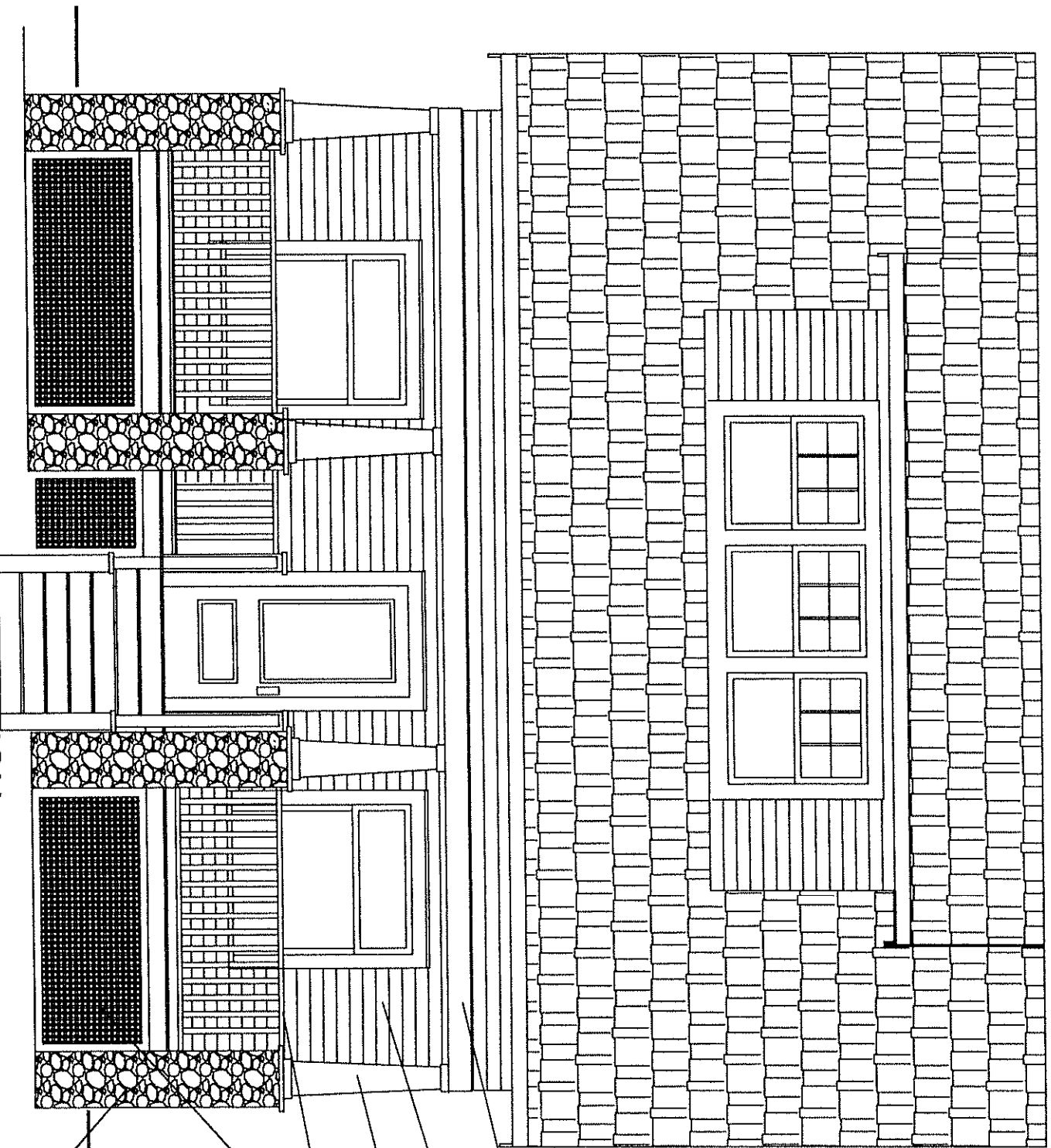
1. Original wooden tongue and groove wood deck will remain and receive a new paint finish
2. New wooden steps and handrail will be built in the proportions of the original house
3. Lattice will be used as the screening material for the underside of the porch.
4. A new stone walkway will be added to complement new landscaping that has been planted with sensitivity to the surrounding landscapes of neighboring houses and the museum.

The deviation from the original submittal will be limited to the detail of the columns. The following changes are the reason for resubmitting:

1. The column bases will be 18" wide and finished with StoneCraft manufactured stone "River Rock" that will match the exposed foundation of the original house. As seen in the revised drawings the stone will extend from the ground to a height 3'-0" above the porch floor.
2. Tapered wood columns will be added from the top of the stone to the underside of the existing wood soffit that will remain.

The proposed deviation is sensitive to the style and period of the house. Tapered columns and the use of native stone can be found throughout our community. By utilizing an alternative to wood as the base of the columns wood rot that had caused the structural issues with the porch will be eliminated.

All additional repairs and maintenance originally submitted have been completed or are in the process of being completed as part of the front porch renovation



EXISTING SOFFIT TO REMAIN

EXISTING SIDING TO REMAIN

NEW TAPPED WOOD
COLUMNS

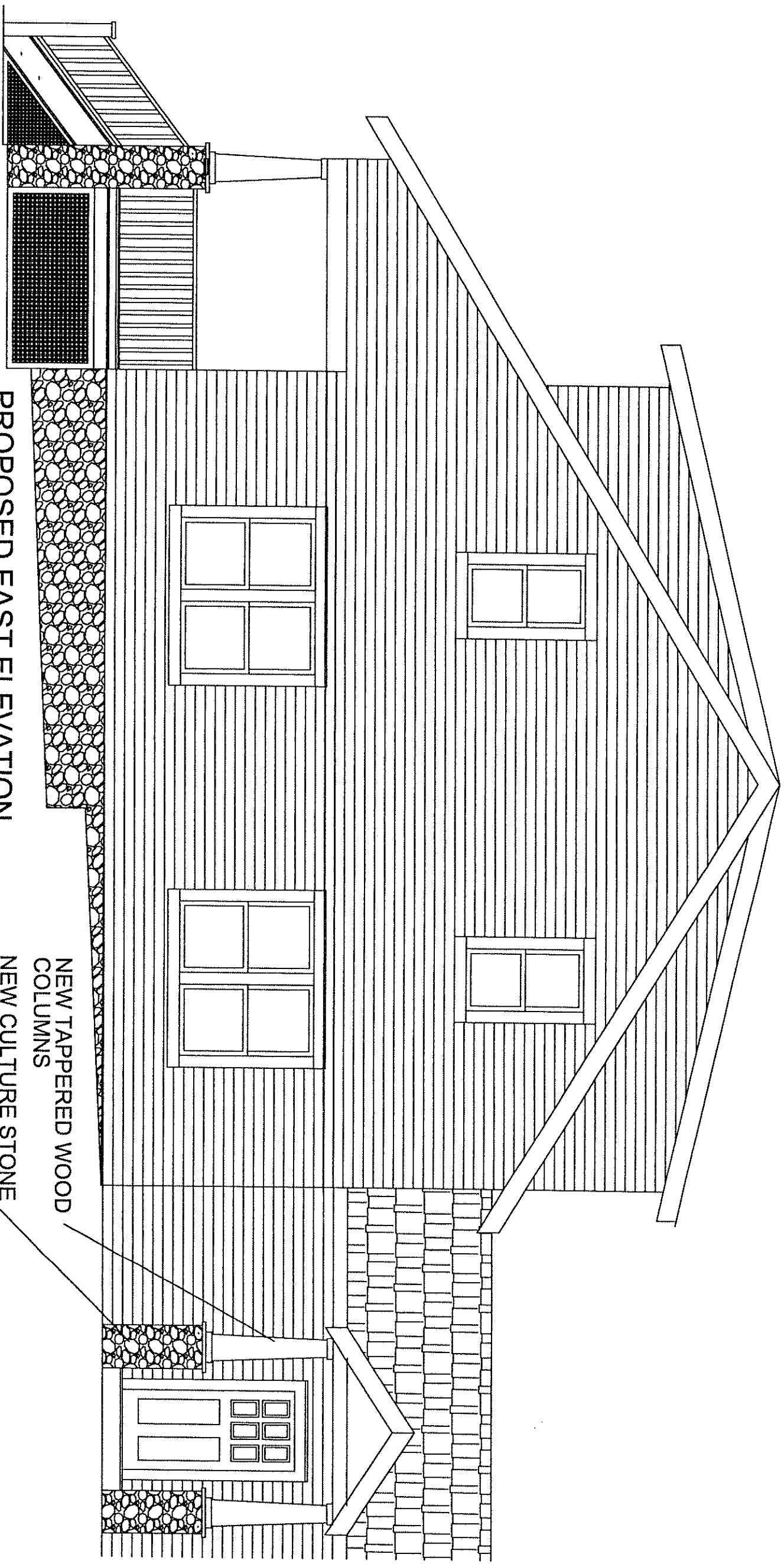
NEW WOOD RAILING WITH 5/4
SQUARE SPINDALS

NEW LATTICE SCREEN
EXTENDED TO GRADE

NEW CULTURE STONE
SEE FINISH SCHEDULE FOR
DETAILS

REVISED PROPOSED SOUTH ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"

NEW TAPERED WOOD
COLUMNS
NEW CULTURE STONE
SEE FINISH SCHEDULE FOR
DETAILS

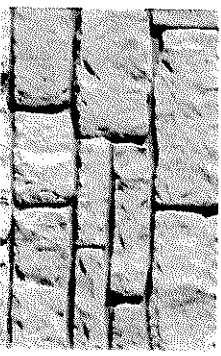
Heritage



Chardonnay Model#1013



Bucktown Model#1014



Tan Model#1015

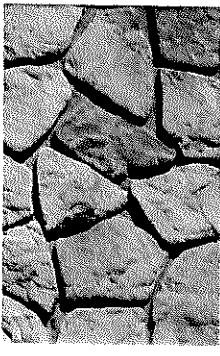


Ohio Model#1016

Fieldstone



Bucktown Model#1017



Warm Springs Model#1018

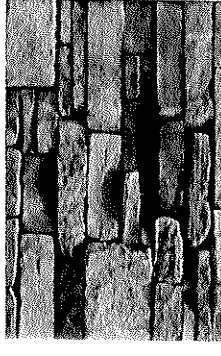


Valley Forge Model#1019

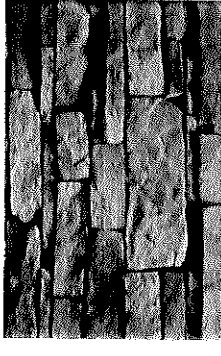


Colorado Model#1020

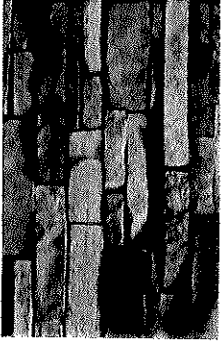
Ledgestone



Chardonnay Model#1021



Wisconsin Model#1022



Bucktown Model#1023

Monarch



Pennsylvania Model#1024

Top Rock



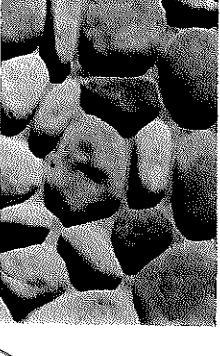
Brown Model#1025

Cobble



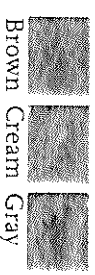
Valley Forge Model#1026

River Rock



Adirondack Model#1027

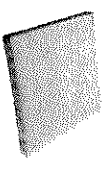
Accessories



StoneCraft accessories are designed to provide the finishing touch to any stone veneer application. Developed specifically to work in concert with any of our profile colors, each accessory is offered in three versatile colors—brown, cream and gray.



20 in. x 3 in. x 1.5 in.
Wainscot Sills



10 in. x 20 in. x 1.5 in.
Hearthstones



6 in. x 8 in. x 2 in.
Thin Stones



10 in. x 8 in. x 5.5 in.
Keystones



7 in. x 8 in. x 1.5 in.
Opening: 2.5 in. x 4.125 in.
Receptacle Box



8 in. x 11 in. x 1.5 in.
Opening: 4 in. Dia.
Light Box



19.75 in. x 3 in. x 2 in.
Rock Face Sills



ORIGINAL PROPOSAL

Submitted 8/23/2004

DEPARTMENT OF
PLANNING AND
DEVELOPMENTEd Anzek, AICP
Director

Deborah Millhouse,

AICP

Deputy Director

Derek Delacourt
PlannerCarla Campbell, RLA
Landscape ArchitectDaniel B. Casey
Manager, Economic
DevelopmentTelephone
248.656.4660
FAX
248.841.2576Development Services
Sandi Disipio
248.841.2571Planning Commission
Zoning Board of
AppealsHistoric Districts
Commission
248.656.4660Local Development
Finance Authority
248.841.2571Brownfield
Redevelopment
Authority
248.656.4660Economic Development
Landscape Review
Residential
Development
Site Plan Review
Tree Conservation
Variances
Wetland Review
ZoningCity Hall
General Information

248.656.4600

Pat Somerville
Mayor
248.656.4664

September 20, 2004

Mr. Mark W. Kowal
971 Runyon Road
Rochester Hills, Michigan 48306

Dear Mr. Kowal:

CERTIFICATE OF APPROPRIATENESSSidwell: 15-01-352-027
Address: 971 Runyon Road
Owner: Mark W. Kowal
Certificate No. HDC 04-003

This letter is to inform you of the actions taken by the Historic Districts Commission at the September 16, 2004 meeting. Your application for a *Certificate of Appropriateness* for the renovation of the front porch, exterior painting and installation of a new roof, was **APPROVED** as follows:

MOTION by Dumphy, seconded by Castile, for File No. HDC 04-003, regarding the request for a Certificate of Appropriateness for renovations to the home located at 971 Runyon Road, that the Historic Districts Commission **APPROVES** a Certificate of Appropriateness with the following findings and conditions:

Findings:

1. The plans for the renovation are compatible with the existing historic resource.
2. The subject site is a contributing resource located within the Stoney Creek Historic District.
3. The architectural features, design, arrangement, texture and materials proposed are consistent with those of the Stoney Creek Historic District.
4. The proposed renovation is consistent with the requirements of the Secretary of Interior Standards for Rehabilitation.

Conditions:

1. All improvements shall be consistent with plans presented to the City and dated August 23, 2004.
2. Prior to construction, the applicant shall submit for and receive and a Building Permit from the City.

Roll Call Vote:

Ayes: Siefert, Thompson, Cozzolino, Castile, Dunphy, Kilpatrick
Nays: None
Absent: Dziurnan, Stamps, Szantner

MOTION CARRIED

If you have any questions regarding this *Certificate of Appropriateness*, please feel free to contact me.

Sincerely,



Derek Delacourt, Planner
Liaison to the Rochester Hills HDC

*** **THIS CERTIFICATE IS VALID FOR ONE YEAR** ***

DD/jb
Enclosure

cc: File #HDC 04-003
Building Department (971 Runyon Road)

Proposed Renovation:

The Main focus of the renovation will be to return the front porch to the original condition. As seen below in the photograph provided by the Rochester Hills Museum, the porch was originally open with a wooden rail and steps and a lattice skirt.

As part of the front porch renovation we propose the following:

1. Remove the door and storm windows
2. Remove the wood siding skirt back to the front wall of the house
3. Remove the concrete steps and walkways that are in need of repair
4. Repair original columns and soffit
5. Paint the original deck
6. Provide a new wooden handrail and stair in the style of the original house
7. Install a new stone walkway to access the porch

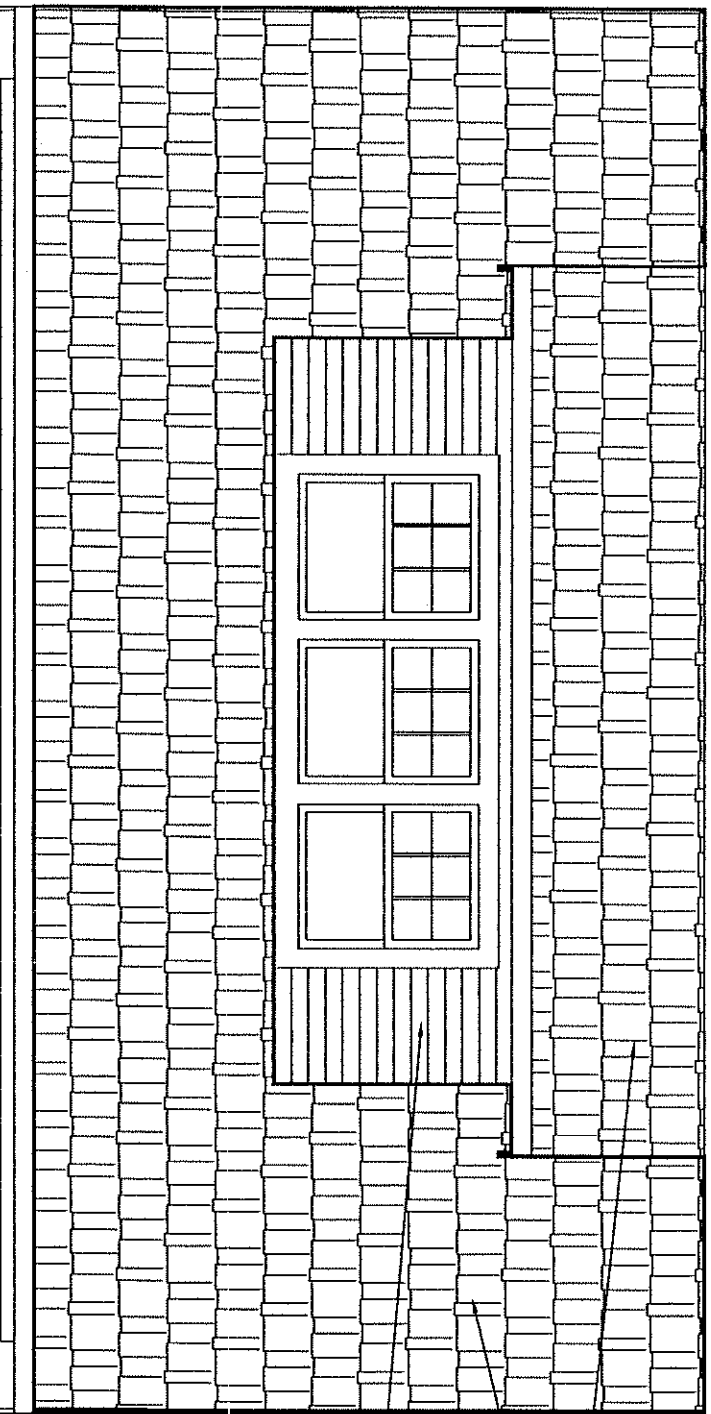


From the Archives of the Rochester Hills Museum at Van Hoosen Farm

Additional repairs and maintenance to the exterior:

1. Replace damaged and rotted wood siding as required with siding salvaged from porch renovation
2. Repaint entire house using Sherwin Williams; Exterior Color Preservation Palette – color “Weathered Shingle #SW2841”
3. Repaint all exterior trim and windows Sherwin Williams Exterior White

NOTE:
 ALL WINDOWS AND TRIM
 TO REMAIN. SEE FINSH
 SCHEDULE FOR COLOR



NEW "TIMBERLINE 30" ARCHITECTUR
 SHINGLE - COLOR WEATHERED WOOL

EXISTING WOOD SIDING TO REMAIN
 SEE FINSH SCHEDULE FOR COLOR

EXISTING SOFFIT TO REMAIN

EXISTING COLUMN TO REMAIN

EXISTING WOOD SIDING TO REMAIN
 SEE FINSH SCHEDULE FOR COLOR

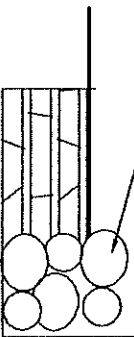
NEWWOODRAILING W/. 5/4" SQUARE
 SPINDALS

NEW COLUMN COVER EXTENDED
 TO GRADE LEVEL

NEW LATTICE SCREEN EXTENDED
 TO GRADE LEVEL

NEW STONE STEPS TO
 TRANSITION SLOPE OF YARD

TERRACED STONE RETAINING
 AREAS TO TRANSITION
 SLOPE OF YARD



NEW WOOD STAIRS AND
 HANDRAIL. SEE FINSH
 SCHEDULE FOR COLOR

PROPOSED SOUTH ELEVATION

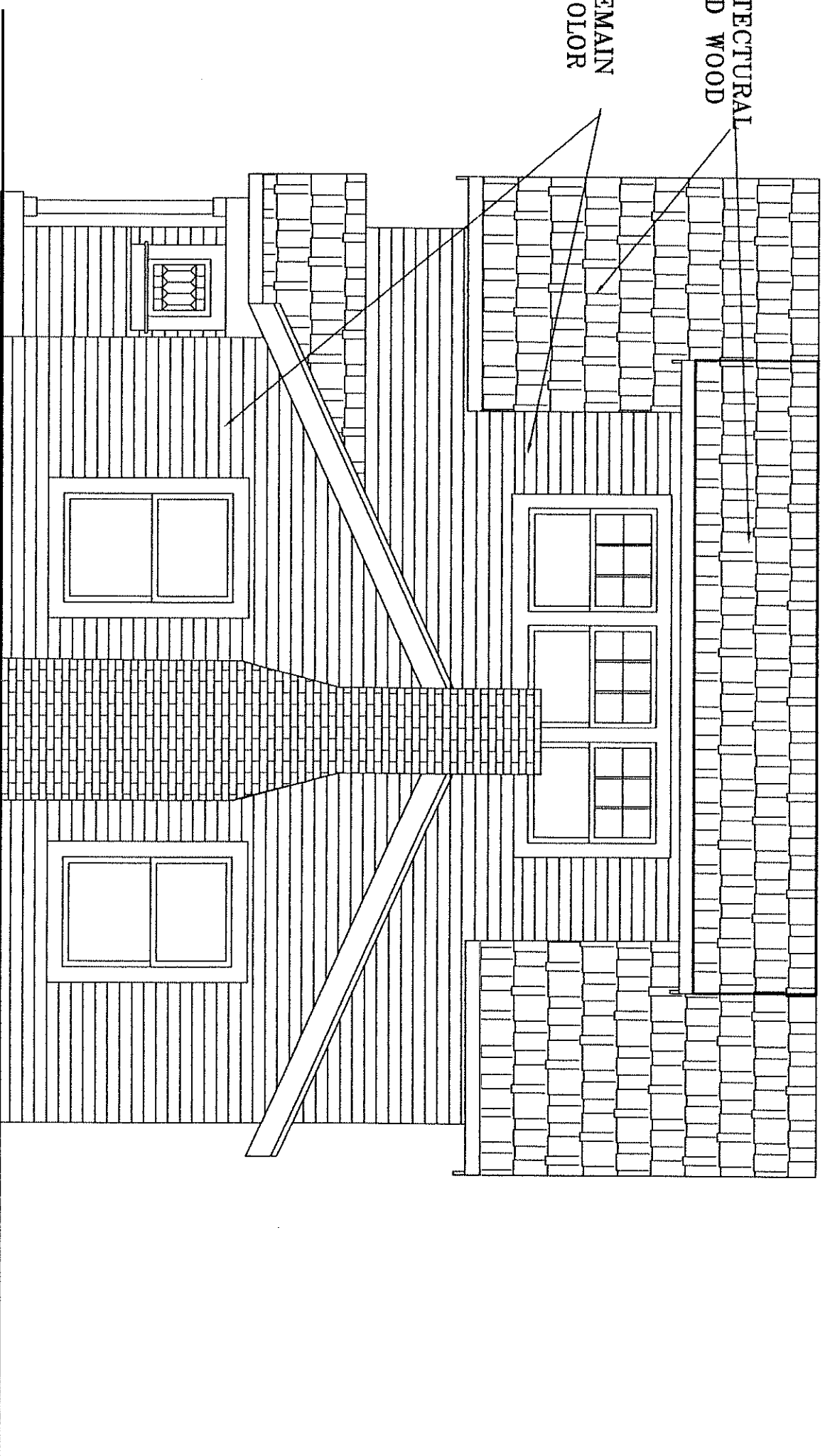
SCALE: 1/4" = 1'-0"

ALL WINDOWS AND TRIM
TO REMAIN. SEE FINISH
SCHEDULE FOR COLOR

EXISTING WOOD SIDING TO REMAIN.
SEE FINISH SCHEDULE FOR COLOR

NEW "TIMBERLINE 30" ARCHITECTURAL
SHINGLE - COLOR WEATHERED WOOD

EXISTING WOOD SIDING TO REMAIN
SEE FINISH SCHEDULE FOR COLOR



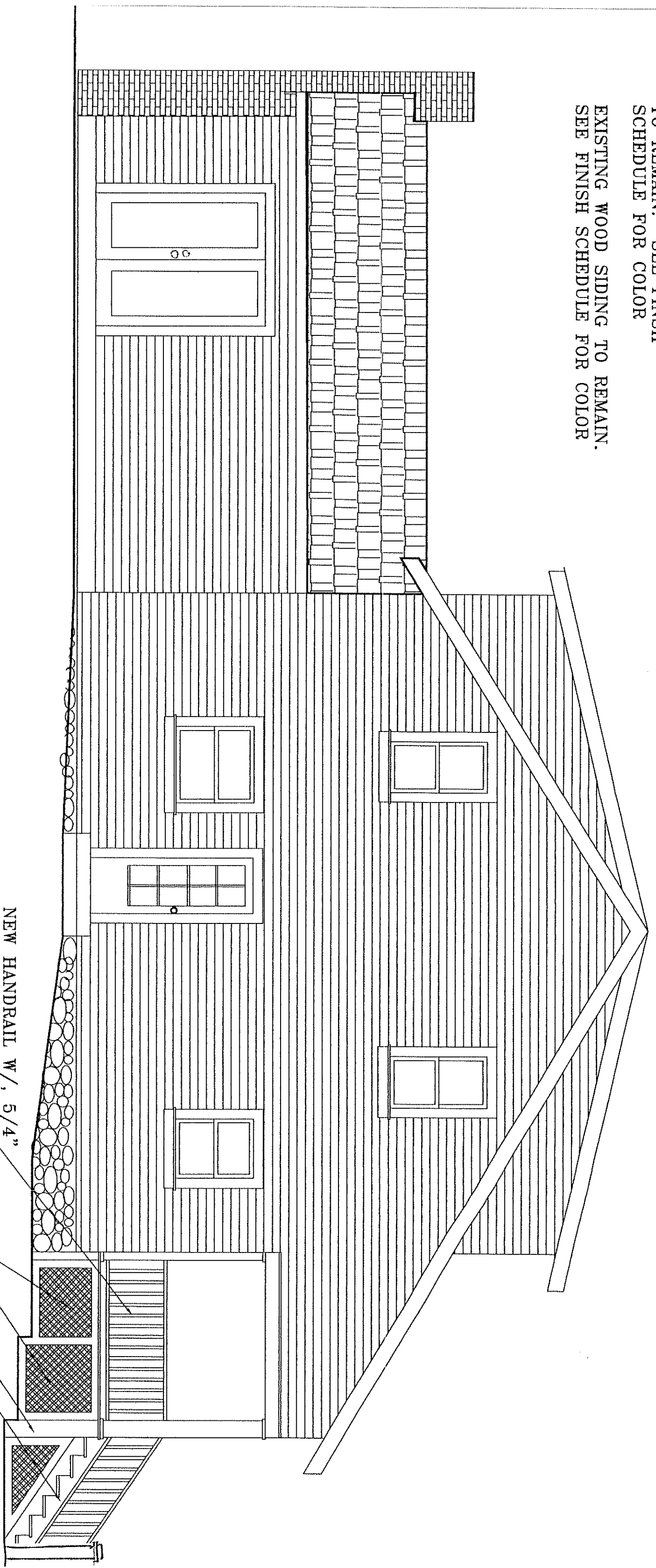
NORTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:

ALL WINDOWS AND TRIM
TO REMAIN. SEE FINSH
SCHEDULE FOR COLOR

EXISTING WOOD SIDING TO REMAIN.
SEE FINSH SCHEDULE FOR COLOR



PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"

NEW HANDRAIL W/, 5/4"
SQUARE SPINDALS

NEW LATTICE SCREEN EXTENDED
TO GRADE LEVEL

NEW COLUMN COVER EXTENDED
TO GRADE LEVEL

NEW STAIR AND HANDRAIL

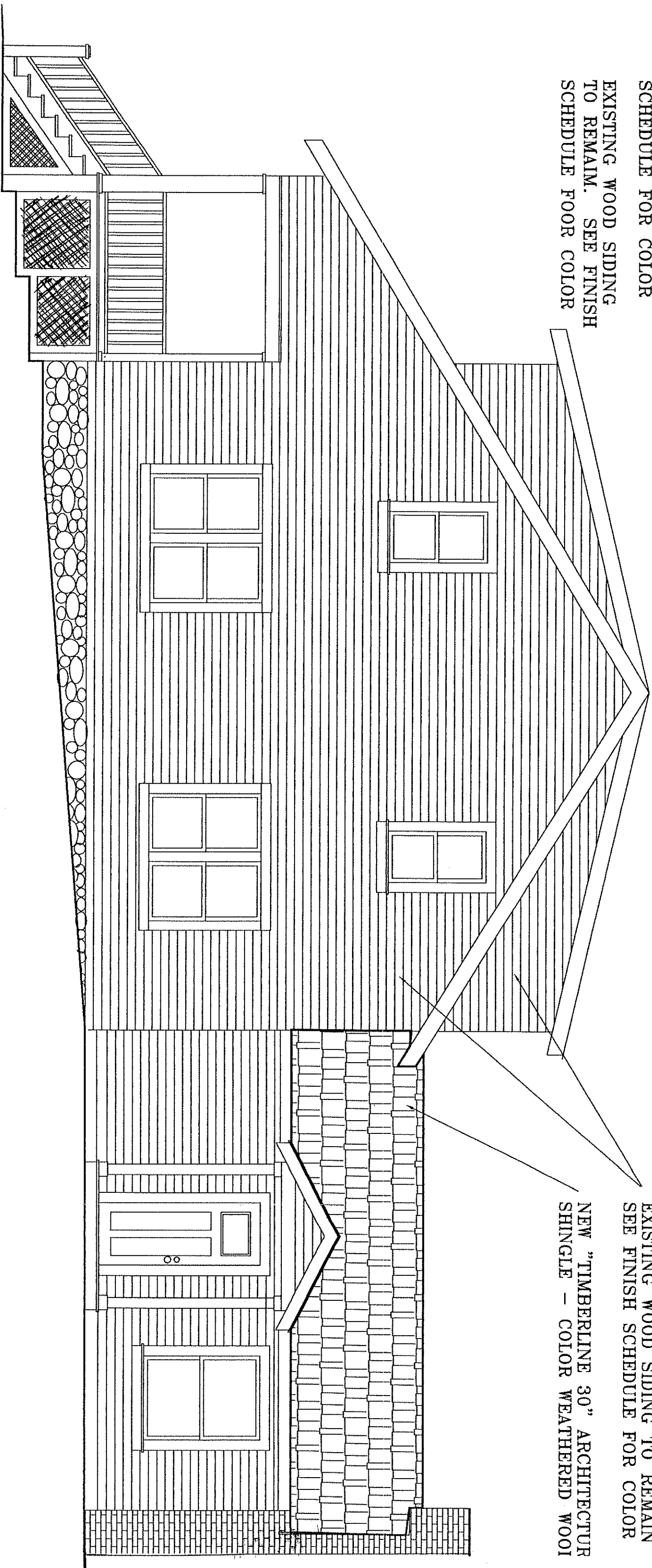
NOTE:

ALL WINDOWS AND TRIM
TO REMAIN. SEE FINISH
SCHEDULE FOR COLOR

EXISTING WOOD SIDING
TO REMAIN. SEE FINISH
SCHEDULE FOR COLOR

EXISTING WOOD SIDING TO REMAIN
SEE FINISH SCHEDULE FOR COLOR

NEW "TIMBERLINE 30" ARCHITECTUR
SHINGLE - COLOR WEATHERED WOOL



PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

MORTGAGE SURVEY

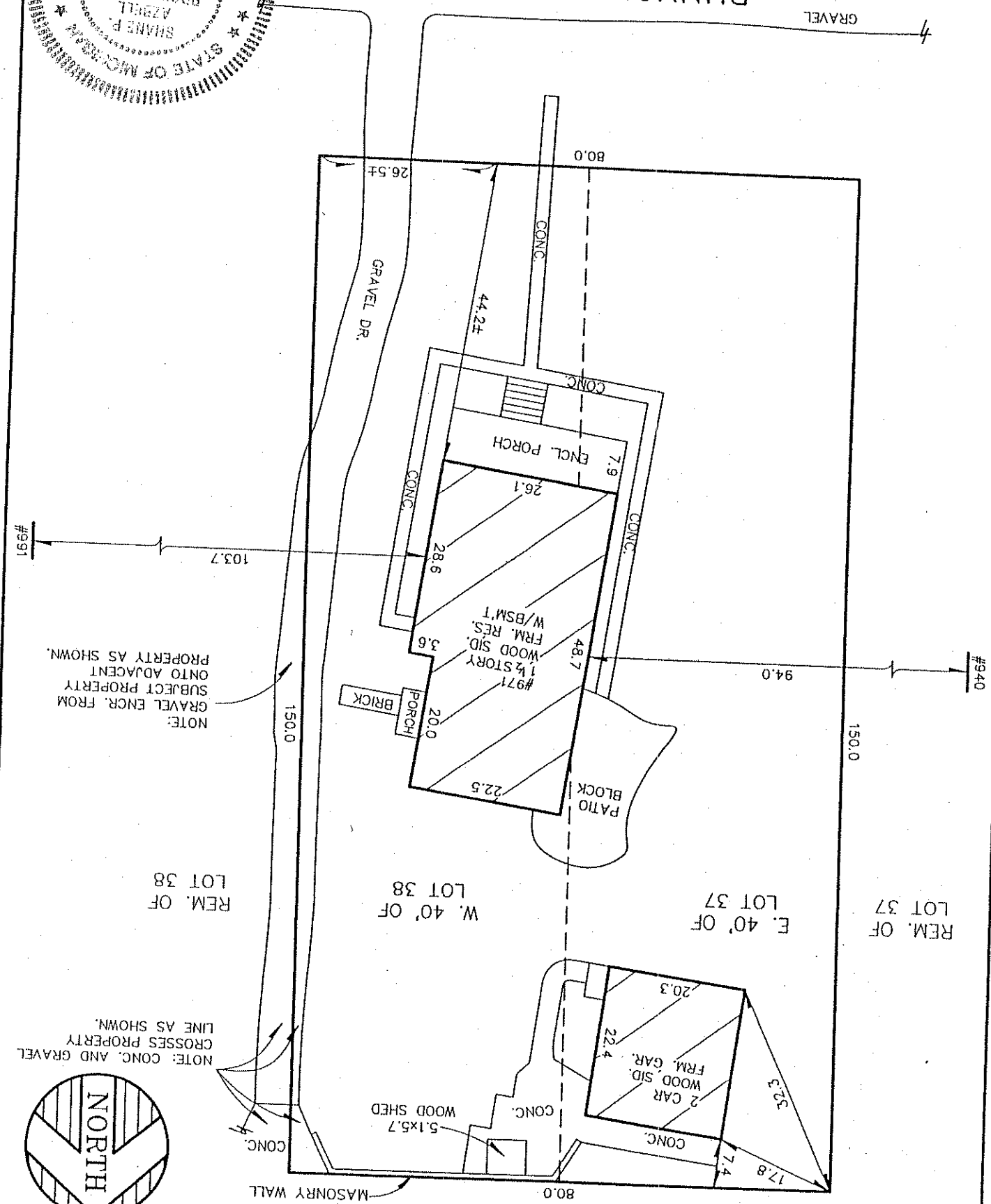
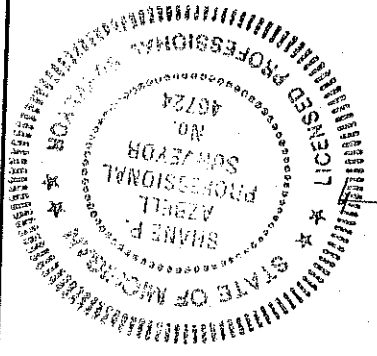
JOB NO: 04-11999 DATE: 4-24-04
 SCALE: 1"=20' DR BY: DH

KEM-TEC
 LAND SURVEYORS
 22556 Gratiot Avenue
 Eastpointe, MI 48021-2312
 (586) 772-2222
 FAX: (586) 772-4048

KEM-TEC WEST
 LAND SURVEYORS
 800 E. STADIUM
 Ann Arbor, MI 48104-1412
 (734) 994-0888 • (800) 433-6133
 FAX: (734) 994-0888

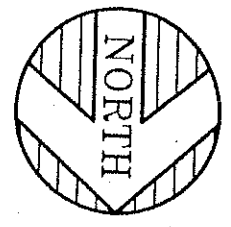
Shane P. Azbell

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the aforementioned applicants, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



NOTE: GRAVEL ENCR. FROM SUBJECT PROPERTY ONTO ADJACENT PROPERTY AS SHOWN.

NOTE: CONC. AND GRAVEL LINES CROSS PROPERTY AS SHOWN.



The East 40 feet of Lot 37 and the West 40 feet of Lot 38; STONY CREEK SUBDIVISION, T.3 N., R.11 E., City of Rochester Hills, Oakland County, Michigan, as recorded in Liber 3 of Plats, Pages 22 and 22A of Oakland County Records.

Applicant: MARK W. AND ASPACIA M. KOWAL

ROSS MORTGAGE CORPORATION

CERTIFIED TO

Mark