

POTENTIAL CERTIFICATE OF APPROPRIATENESS

(to be finalized during Commission discussion)

MOTION in the matter of HDC File No. 94-001, regarding the request for a Certificate of Appropriateness for supplemental renovations in connection with the Certificate of Appropriateness issued August 20, 2009 for the existing house located at 1046 E. Tienken Road, the Historic Districts Commission **APPROVES/DENIES** an additional Certificate of Appropriateness with the following Findings and Conditions:

Findings:

1. The supplemental plans for the renovation of the existing house appear to be compatible with the existing resource.
2. The subject site is a contributing resource within the Stoney Creek Historic District located in the City of Rochester Hills.
3. The architectural features, design, arrangement, texture and materials proposed in the supplemental plans are consistent with those of the Stoney Creek Historic District, and do not appear to have a negative impact on the resource.
4. The proposed supplemental renovations are consistent with the following requirements of the Secretary of the Interior's Standards for Rehabilitation:
 - A. Number 1, which states: "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment". The Applicant is maintaining the historic purpose of the resource.
 - B. Number 2, which states: "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided". The Applicant is retaining the historic character of the property and is restoring the front porch back to its original look.
 - C. Number 3, which states: "Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall no be undertaken". The Application is not adding any features or architectural elements that would create a false sense of historical development.
 - D. Number 5, which states: "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved". The Applicant has not proposed any renovation or repair work that detracts or changes the craftsmanship of this resource.

E. Number 6, which states: “Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence”. The Applicant is repairing as much as possible, and where that cannot be accomplished, is replacing with like materials.

Conditions:

1. All supplemental improvements shall be consistent with plans and materials presented to the City dated October 2, 2009.
2. Prior to any construction, the applicant shall submit for and receive all required Building Permits from the City’s Building Department.
3. New interior 4-panel wood doors will be installed on front porch entranceways to the interior the house (porch to house entranceways) stained with Minwax Gunstock 231.
4. The exterior of the house will be painted Behr Ultra White, including any repaired fascia, replaced wood lap siding, and installed gutters. Deteriorated lap siding will be replaced with 3/8”x8”-16’LP smart lap siding.
5. Wood 17” wide louvered shutters will be installed on the north and west elevations of the home. The shutters will be stained Behr Mountain Spruce (OT-322).
6. The existing metal door on the east side of the house will be removed, and replaced with the existing window adjacent to that doorway.