

**City of Rochester Hills  
Department of Planning**

**STAFF REPORT TO THE HISTORIC DISTRICTS COMMISSION**

June 5, 2008

<b>1058 E. Tienken Road</b>	
<b>APPLICANT</b>	Todd Szymczak 1058 E. Tienken Road Rochester Hills, Michigan 48306
<b>LOCATION</b>	971 Runyon Road
<b>SIDWELL</b>	15-01-352-032
<b>FILE NO.</b>	HDC 99-005
<b>ZONING</b>	R-4 (One Family Residential)
<b>STAFF</b>	Derek L. Delacourt, Deputy Director
<b>REQUEST</b>	Certificate of Appropriateness 1. Replacement of Siding 2. Front Window Replacement
<b>HISTORIC DISTRICT</b>	Stoney Creek

**PHYSICAL DESCRIPTION**

The subject site is located at 1058 E. Tienken Road within the contiguous boundary of the Stoney Creek District. The site is developed with a single-family home with a detached garage and one other outbuilding.

**HISTORICAL INFORMATION**

The subject site is located within the boundaries of the Stoney Creek Historic District and the single-family home was built in 1996. The Intensive Level Survey conducted by Dr. Jane Busch identified the home and associated outbuildings as non-contributing resources within the District (see attached survey sheets).

**PERTINENT FACTS**

In July, 1995, the Historic Districts Commission approved the construction of the subject two-story Greek Revival House for the previous owners, Mr. and Mrs. John VanSlembrouck. A copy of the July 13, 1995 Historic Districts Commission Minutes are attached.

In September, 1995, the VanSlembrouck's again appeared before the Historic Districts Commission and appealed the condition requiring cedar siding as opposed what was proposed (wood siding veneer). At that time, the Commission approved the use of either Omni Cedar Veneer Lap Siding or Hardy Plank Portland Cement Lap Siding on the exterior of the home. A copy of the September 14, 1995 Historic Districts Commission Minutes are attached.

The applicant indicates the siding has absorbed water and failed in several places, and he would like to replace the siding with Hardie Plank siding, which will be painted white. He will also replace the trim around the windows, as needed, which will also be painted white. The applicant has provided a product brochure depicting the HardiePlank lap siding he proposes to use.

The applicant would also like to replace the front windows on the home. The applicant indicates the existing windows are single pane windows with storms, which look poor and have a poor thermal/insulating value. The applicant is proposing to replace the front windows on the home with Marvin Ultimate Clad windows (white) with simulated divided lights. The applicant indicates the replacement windows would give the front of the home the appearance of having 6/1 divided light windows. The applicant has provided a product brochure depicting some sample styles of the windows he is proposing to use, although the 6/1 simulated divided light window is not featured on the brochure.

## **ANALYSIS**

1. The applicant is requesting replacement of the siding on the exterior of the home, along with the replacement of the front windows on the home.
2. The City's Intensive Level Survey identifies the home as a non-contributing resource within the Stoney Creek Historic District.
3. The applicant indicates the materials he proposes to use are consistent and compatible with the materials used in the District.

Attachments: Application and Submittal Documentation  
Survey Sheets  
Location Map  
07-13-95 HDC Minutes  
09-14-95 HDC Minutes

**EXAMPLE WORDING FOR MOTION** (*To be modified by the Commission at the meeting*):

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, that the Rochester Hills Historic Districts Commission, in the matter of File No. HDC 99-005, **ISSUES** a Certificate of Appropriateness for the property located at 1058 E. Tienken Road, Sidwell 15-01-352-032, which is located in the Stoney Creek Historic District. The proposed work consists of replacement of the siding with HardiePlank lap siding, which will be painted white; replacement as necessary of trim around the windows, which will be painted white; and replacement of the windows on the front of the home with Marvin Ultimate Clad Windows (white) in the 6/1 divided light style. The work, as proposed, meets “The Secretary of the Interior’s Standards for Rehabilitation” Standard Number 6.

Findings:

1. The resource is a non-contributing resource within the Stoney Creek Historic District.
2. The proposed work is compatible with the existing historic resources in the Stoney Creek Historic District.
3. The existing siding on the home will be replaced with HardiePlank lap siding, which will be painted white.
4. Trim work will be replaced as necessary and painted white.
5. The existing windows on the front of the house will be replaced with Marvin Ultimate Clad Windows (white) in the 6/1 divided light style.

Conditions:

1. The work shall be consistent with the documentation reviewed by the Commission and submitted by the applicant on June 4, 2008.
2. If necessary, the applicant shall obtain all permits required by the City’s Building Department.

## **THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

**The Secretary of the Interior's Standards for Rehabilitation** are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The Standards (**36 CFR Part 67**) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as “certified rehabilitations” eligible for the 20% rehabilitation tax credit.

*The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.*

1. 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.
2. 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.
3. 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 not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. 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.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.