

**City of Rochester Hills
Department of Planning**

STAFF REPORT TO THE HISTORIC DISTRICTS COMMISSION

June 5, 2008

971 Runyon Road	
APPLICANT	Mark W. Kowal 971 Runyon Road Rochester Hills, Michigan 48306
LOCATION	971 Runyon Road
SIDWELL	15-01-352-027
FILE NO.	HDC 04-003
ZONING	R-4 (Single Family Residential)
STAFF	Derek L. Delacourt, Deputy Director
REQUEST	Revision to Certificate of Appropriateness 1. Modification to Front Porch
HISTORIC DISTRICT	Stoney Creek

PHYSICAL DESCRIPTION

The subject site is located at 971 Runyon Road within the contiguous boundary of the Stoney Creek District. The site is developed with a single-family home with a detached garage and other outbuildings.

HISTORICAL INFORMATION

The subject site is located within the boundaries of the Stoney Creek Historic District and the single-family home was built ca. 1915. The Intensive Level Survey conducted by Dr. Jane Busch identified the home as the Andrew and Christine Glaser House, and further identified the contributing and non-contributing resources on the site (see attached survey sheets).

PERTINENT FACTS

The applicant appeared before the Historic Districts Commission on September 16, 2004 and received a Certificate of Appropriateness for renovations to the existing front porch, a new roof, and some additional maintenance items to the home. A copy of the Certificate of Appropriateness is included with the applicant's submittal documentation.

The applicant has revised his original scope of work, as outlined in his submittal documentation. As part of the revisions to the proposed work, the applicant proposes to use manufactured stone “River Rock” for the column bases rather than wood. The applicant notes the use of the stone will eliminate the wood rot issue that currently contributes to structural issues with the porch. Additionally, the applicant proposes to use tapered columns on the front porch.

The applicant has included documentation from his original submission in 2004, which depicts the differences between the 2004 proposed work and the current proposal.

The applicant notes that all other repair work and maintenance work proposed with his 2004 application has been completed.

A copy of the Minutes from the September 16, 2004 Historic Districts Commission Meeting are attached for your review.

ANALYSIS

1. The applicant is requesting a revision to the Certificate of Appropriateness issued on September 20, 2004 to allow the use of manufactured stone “River Rock” for the column bases on the front porch, and the use of tapered wood columns on the front porch.
2. The City’s Survey identifies the home as a contributing resource within the Stoney Creek Historic District.
3. The applicant notes that the use of native stone and tapered columns is common throughout the Community.

Attachments: Applicant Submittal Documentation
Survey Sheets
Location Map
09-16-04 HDC Minutes

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

MOTION by _____, seconded by _____, that the Rochester Hills Historic Districts Commission, in the matter of File No. HDC 04-003, **REVISES** the Certificate of Appropriateness issued on September 20, 2004 for the property located at 971 Runyon Road, Sidwell 15-01-352-027, with the following Findings and Conditions:

Findings:

1. The resource is a contributing resource within the Stoney Creek Historic District.
2. The proposed renovation work is compatible with the existing historic resource and the Stoney Creek Historic District.
3. The proposed work consists of the use of manufactured stone “River Rock” for the support bases for the columns on the front porch.
4. The proposed work also consists of the use of tapered wood columns on the front porch.
5. The work, as proposed, meets “The Secretary of the Interior’s Standards for Rehabilitation” Standard Number 6.

Conditions:

1. The work shall be consistent with the plans dated received by the Planning Department June 4, 2008.
2. 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.