

October 31, 2023

Dear Chris –

As you know, my future wife and I are in the process of closing on our purchase of Lot C of 1021 Harding, which is one-third of the original property.

As I have stated, this property is being purchased with the intent of building our dream home, the home we will be in for the foreseeable future (hopefully the only home we reside in from this point forward). Given my profession and experience in the building industry, we will be investing our own labor to both design and construct the home. I believe this shows our intent to build a special home, tailored to our dreams in conjunction with fitting into the timeless features of the area, for us to spend our lives in.

Through the purchase process, we learned that our potential new property is part of a historic district due to the fact that it had a farmhouse and barn on it up until 2017 or so. We tried researching this further to see what this meant for our purchase, and a key item we seem to have found is a report written on the district, which is attached. See the highlighted portion in the attachment on page 4, which shows that there were two items considered historic resources in the district.

Because the historic structures are no longer on site, this has left us unsure of what it meant for the property to still be deemed historic. As stated, it seemed as if the 1021 Harding address was deemed historic because of the farmhouse and barn on the property, which have since been demolished and removed from the property. Referring to page 7 of the attached report, this essentially means the district has lost its physical characteristics, which is criteria for district elimination. Even if elimination weren't the case, we have scoured the city website to the best of our abilities to see if there is a **very specific requirement** of a structure to be built (i.e. exact building style, detail, color, size, etc) in case of historic requirements, and I have visited the city of Rochester Hills in person along with corresponding with you. We have been unable to find or hear of any exact standard we would need to build our future home to, aside from the specifics in the Rochester Hills general standards itself. In short, we found that this property is able to be built on, but the requirements are subjective.

Given our intention to develop the property and with the knowledge above, it appears we have two options: we either pursue elimination of the district due to lost characteristics, or we begin discussions with the Historic District Committee in efforts to see if our preliminary design is acceptable in their view. At this time, we would like to have a face to face with the Historic District Committee to present our preliminary design and ideas.

To be clear, regardless of which of the two paths we are choosing, we find this property along with its history extremely interesting. Because of this view we hold, we intend on incorporating a few details as a show of respect and a tribute to what came before us, whether it is deemed a Historic District going forward or not. Elements we have thought of and considered thus far are:

1. Lumbering the large pine tree that sits at the edge of the footprint of the potential home, and using the milled lumber on exterior elements.
2. In walking the lot, it appears there have been some old red bricks left behind from the previous house. While these bricks did appear quite old and likely can't be used for a structural element,

we have interest in utilizing them. One thought was to build some sort of feature close to the road that a plaque stating the history of the property can be mounted to.

3. In reading the history of the property, it is known that apple trees and peach trees were on the property in the 1800's. We have interest in incorporating fruit trees as a callback to this era.

We have also included the following attachments to help convey our plans and intentions:

**DOCUMENT 1: Preliminary Report 1021 Harding February 2021 (23 pages)**

This document is being attached because we made reference to it in the body of this letter. The references we have made are highlighted in red.

**DOCUMENT 2: Site Plan (3 pages)**

The first page of this document shows the Site Survey for 1021 Harding. The westernmost lot, Lot C, is the lot we are purchasing. We have transposed where the house would sit (in red) and where the driveway would be (in pink).

Page two is a CAD drawing I did, which shows a more accurate representation of size. Note the pine tree that would have to be removed.

Page three is a blowup of the front half of the lot, which should help convey text easier.

Note that the design and position of the house is not final, this is simply conceptual.

**DOCUMENT 3: Potential Home Architecture (6 pages)**

The images in this document show a concept of the home we would like to build. There are notes on each page to provide clarification as to the elements in the photos we want and do not want.

**DOCUMENT 4: New Build On Historic Site at 1841 Crooks (3 pages)**

The images in this document show a home that was demolished (page 3) to make way for new construction of a modern farmhouse style build. Given the approval of this build and our appreciation of this style of architecture, we are choosing a design utilizing this style with like materials.

**DOCUMENT 5: Architecture In RH Area We Like (3 pages)**

The images in this document show details of homes in the area we have an appreciation for and are considering incorporating into our final design.

In conclusion, our desire is to create a quality home to live in and enjoy, that the city and its residents are proud of, and that will hopefully stay standing long after we are gone. Given these intentions, we would like this letter and its attachments presented to the Historic District Committee. We are interested in the committee's feedback of our design, as well as curious if there are any specifics the committee is requiring.

Sincerely,

Art Hug II & Shannon Greene