

Planning and
Development

FROM: Derek Delacourt

DATE: September 4, 2009

TO: HDC Commissioners

RE: 1046 E. Tienken Road

Based on the discussion at the August 20, 2009 HDC Meeting, Mr. Vincent has submitted revised plans indicating the following changes:

1. Exterior paint colors for the wood lap siding will be Behr Ultra White.
2. Windows will be painted Behr Ultra White.
3. Shutters will be 17" wide louvered, painted Behr Mountain Spruce.
4. Gutters and trim will be painted Behr Ultra White.
5. The interior front entryway door off the front porch (inside door) will be replaced with a solid wood, 4-panel door, stained using Minwax Gunstock 231.
6. The interior back entryway door off the rear porch (inside door) will be replaced with a solid wood, 4-panel door, stained using Minwax Gunstock 231.
7. The driveway will remain on the east side of the home, and will be expanded to the rear yard with a T-section in the back of the home to allow for ease of vehicular movement. The driveway will be paved using ½" recycled crushed asphalt.

A revised sample Certificate of Appropriateness incorporating the changes to the Certificate issued at the August 20, 2009 HDC Meeting will be provided at the meeting.

A sample motion for the driveway rehabilitation follows for the Commission's convenience in discussing this matter:

Example motion for approval of driveway:

MOTION in the matter of File No. HDC 94-001, regarding the request for a Certificate of Appropriateness for renovation to the existing house located at 1046 E. Tienken Road, the Historic Districts Commission **APPROVES** a Certificate of Appropriateness with the following Findings and Conditions:

Findings:

1. The plans for the renovation of the driveway using ½” recycled crushed asphalt are 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 use of the driveway is consistent with the Stoney Creek Historic District and will have a positive impact on the resource.
4. The proposed driveway renovation is 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 improvements shall be consistent with plans and materials presented to the City dated September 3, 2009.
2. Prior to applying the ½” crushed asphalt drive, the applicant shall submit for and receive all required permits from the City of Rochester Hills.
3. The ½” crushed asphalt drive will be approximately 11 feet wide by 22 feet deep, running south from Tienken Road, and will include a t-section in the rear of the home to facilitate ease of vehicular movement, and will be consistent with the proper installation of a base and necessary drainage.