

**Notice to Proceed:**

**MOTION** in the matter of HDC File No. 99-011 (1841 Crooks Road) regarding the request to allow the removal (demolition) of the house located at 1841 Crooks Road, the Historic Districts Commission **APPROVES/DENIES** a Notice to Proceed with the following Findings and Conditions:

**Findings:**

1. The subject site is a locally designated non-contiguous Historic District located in the City of Rochester Hills.
2. The resource (house) is an Early American Farmhouse of wood frame construction. The structure was identified for local designation in 1978.
3. An Intensive Level Survey conducted by 2002 identified this historic resource as significant in both the areas of architecture and agriculture. The home was described as a good, intact example of the upright and wing house type popular in Avon Township (now Rochester Hills) and Oakland County in the 19<sup>th</sup> Century.
4. The resource (house) **has/has not** become deteriorated to the point it is no longer feasible to restore or rehabilitate the structure. Over the years, prior owners of the resource made many improper renovations to the interior of the house, contributing to its structural deficiency and deterioration.
5. The cost to rehabilitate and/or restore the existing resource **has/has not** become burdensome and unreasonable and **will/will not** cause undue financial hardship.

**(Potential Finding(s) – if approving)**

6. The structural damage to the house is not due to any act of the current owner.
7. The applicant was unaware of the damage until starting the renovation approved by the Historic Districts Commission.
8. Retaining the resource is not in the interest of a majority of the Community.
9. The resource constitutes a hazard to the safety of the public or to the resource's occupants.

**Condition:**

1. The applicant shall receive all appropriate permits from the City's Building Department prior to removal (demolition).