



**Department of Planning and Development**  
 Staff Report to the Historic Districts Commission

May 1, 2026

<b>1470 W. Tienken, pave gravel driveway</b>	
<b>REQUEST</b>	Certificate of Appropriateness to pave the existing gravel driveway with asphalt
<b>APPLICANT</b>	Richard H. Thomas III, owner
<b>FILE NO.</b>	PHDC #2026-008
<b>PARCEL NO.</b>	15-04-377-035
<b>ZONING</b>	R-1 – One Family Residential
<b>HISTORIC DISTRICT</b>	1470 W. Tienken Road – a Noncontiguous Historic District
<b>STAFF</b>	Kristine Kidorf, Kidorf Preservation Consulting

*In this Report:*

Request..... 1  
 Historical Information..... 1  
 Review Considerations..... 2  
 Summary..... 2  
 Potential Motion..... 2

**Request**

This is an application requesting to replace an existing dirt/gravel driveway and parking area with an asphalt paved driveway and parking area in the same location and dimension. Concrete in front of the garage is proposed to be replaced with asphalt. A French drain at the garage is proposed to be replaced with a trench drain.

Historical Information

1470 W. Tienken Road, which is an individual historic district, was designated by the City of Rochester Hills in 1978. The house was constructed circa 1880 – 1895, possibly by H. Pennington, and possibly later as a tenant house on Fairview Farm. In 1938 the house was on 80 acres owned by Wm. D. McCullough. The house was altered in 1950, 1975, 1986, and 1998. The garage was constructed in 1936 and also served as a milk separating room.

## Review Considerations

---

The applicant is requesting approval to excavate the existing driveway and parking area, including removal of the concrete apron in front of the garage to a depth of 4” and lay 3” of asphalt in the same location and size as the existing driveway and parking area. The driveway connects to existing curb cuts on Tienken Road and Whispering Knoll. The existing French drain in front of the garage is proposed to be replaced with a trench drain as part of the project.

### Summary

1. The property is an individually designated historic district and contains a house constructed between 1880 and 1895, and a garage constructed in 1936.
2. The applicant is requesting a Certificate of Appropriateness to pave an existing dirt/gravel driveway and parking area with asphalt pavement in the same location and dimensions. The concrete in front of the garage
3. Staff Comments: The existing gravel drive and parking area are not contributing features to the single resource historic district. The proposed re-paving, concrete removal, and new trench drain meets The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in particular standard numbers 9 and 10, the work is a compatible addition and does not destroy any character defining features of the property.
4. It is unknown if the applicant has submitted the proposed plans to the City’s Building Department for a formal review. Any work performed in connection with this project will be required to meet all zoning and building codes, rules and regulations.

## Potential Motion

---

(Subject to adjustment based on Commission discussion)

**MOTION**, in the matter of File No. PHDC 2026-008, that the Historic Districts Commission **APPROVES/DENIES/POSTPONES** the request for a Certificate of Appropriateness for the removal of an existing gravel driveway and parking area and paving the driveway and parking area in the same location and size, Parcel Identification Number 15-04-377-035, with the following Findings and Conditions:

- 1) The existing driveway and parking area **is/is not** a character defining feature of the property. The work as proposed **is/is not** appropriate for the property; and
- 2) The proposed excavation and paving as proposed **is/is not** in keeping with the Secretary of the Interior’s Standards for Rehabilitation and Guidelines, in particular standard numbers 9 and 10 as follows:

*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.*