

**City of Rochester Hills
Department of Planning**

STAFF REPORT TO THE HISTORIC DISTRICTS COMMISSION

February 9, 2006

1841 Crooks Road	
APPLICANT	Fred T. Dunn 1104 Maple Leaf Drive Rochester Hills, MI 48309
LOCATION	1841 Crooks Road
SIDWELL	15-20-428-003
FILE NO.	HDC 99-011
ZONING	R-1 (One Family Residential)
STAFF	Derek L. Delacourt, Planner
REQUEST	Certificate of Appropriateness 1. Demolition of additions 2. Renovation of and addition to existing historic resource
HISTORIC DISTRICT	Non-contiguous (Reference #53)

SUMMARY:

The subject site is located north of M-59, on the east side of Crooks Road. The lot is developed with an existing 2,000 square foot single family home and a 1,200 square foot barn. The applicant is requesting a Certificate of Appropriateness for demolition of several additions to the original home, and a Certificate of Appropriateness for the renovation of the existing home and for the construction of an addition to the home to the south side of the home; an addition to the rear of the home, and construction of an attached garage on the northeast corner of the home.

The applicant has previously appeared before the HDC and copies of the Minutes of those meetings are attached. The applicant is modifying the plans that were approved by the HDC on May 2, 2002. None of the work approved at the May 2, 2002 HDC Meeting has been started or is in process.

HISTORICAL INFORMATION:

The subject site is a non-contiguous Historic District, reference #53. The house is an Early American Farmhouse of wood frame construction. The Avon Township Historic District Study Committee identified the structure for designation in 1978.

During the performance of her Intensive Level Survey, Dr. Jane Busch identified this historic resource as being significant in both the areas of architecture and agriculture. She described the home as being a good, intact example of the upright and wing house type popular in Avon Township and Oakland County in the 19th century. A copy of the survey sheet prepared by Dr. Busch is attached.

PERTINENT FACTS:

The applicant has submitted a proposed demolition plan along with a proposed renovation plan, including front (street), right, left and rear elevation plans.

The submitted plans indicate that the applicant is requesting approval to demolish an existing wood stairwell leading to the second floor on the northeast side of the home; demolish the existing brick patio and wood deck located on the rear of the home; demolish the porch and sun area located on the rear of the home, and demolish an addition on the southeast front corner of the house. The applicant indicates the removal of the additions is necessary due to deterioration and bad construction, i.e., there is no foundation and the additions were not built to City specifications.

The submitted plans and elevations also indicate that the applicant is requesting approval to renovate the existing home on the property and construct an addition on the southwest front side of the home; add a two-car attached garage on the northeast corner of the home (towards the rear of the home), along with the construction of an addition at the rear of the home. The applicant indicates the additions will be two-story additions to allow for additional bedrooms and a bathroom.

The applicant indicates he intends to use the following materials on the exterior of the home as part of his renovation plan:

1. Black asphalt dimensional shingles(shake-like shingles)
2. Horizontal 1/2" cedar wood siding
3. Historical grey/green paint on the exterior wood siding
4. Historical cream colored trim on the exterior
5. Construction of a new masonry chimney on the right side of the home
6. Installation of stable-type overhead garage doors on the attached garage

The proposed additions to the home are significantly reduced compared to the plan presented to the HDC on May 2, 2002. A copy of the Minutes from the May 2, 2002 HDC meeting are attached for informational purposes only.

No work is proposed for the existing barn on the property at this time. The applicant has not submitted his proposed plans for a formal review from the City's Building Department.

ANALYSIS:

1. The applicant is requesting a Certificate of Appropriateness for the demolition of an existing wood stairwell leading to the second floor on the northeast side of the home; the demolition of the existing brick patio and wood deck located on the rear of the home; the demolition of the porch and sun area located on the rear of the home, and the demolition of an addition on the southeast front corner of the house.
2. Each of the additions slated for removal were added to the home by a previous owner. The applicant indicates the removal of these additions is necessary due to their severe deterioration, as well as the original poor construction, which was not done according to the City's specifications.
3. The applicant is requesting a Certificate of Appropriateness for the construction of an addition on the southwest front side of the home; the addition of a two-car attached garage on the northeast corner of the home (towards the rear of the home), as well as the construction of an addition on the rear of the home.
4. The existing home is approximately 2,000 square feet in size, and the proposed additions will increase the usable living space within the home.
5. The applicant has not submitted his 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.