



Department of Planning and Economic Development
 1000 Rochester Hills Dr.
 Rochester Hills, MI 48309
 (248) 656-4660
planning@rochesterhills.org
www.rochesterhills.org

**Historic Districts
 Commission (HDC)
 New Construction/
 Demolition Application**

Project Information

Name Jay and Linda Eastman		
Requesting approval for <i>(check all that apply)</i>		
<input type="checkbox"/> New Building	<input type="checkbox"/> Building Relocation	<input type="checkbox"/> Exterior Alteration
<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Other <i>(please describe)</i>
Type of Use		
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Other <i>(please describe)</i>
Year Home/Structure Built <i>(for an existing home/structure)</i> c. 1843 - completely remodeled in 40s or 50s		
Description of Proposed Project and Use(s) We want to demolish the present home and build a new home, bringing in city water and sewer. We are the process of purchasing the land, but we definitely want to build a new home, and everything depends on whether or not we can demolish the present home.		
History of site, structure(s), and building(s) We own the home adjacent to this property (1251 Washington Rd.), so we are familiar with the rules of the Historic Districts Commission. We are aware of the restrictions and the need to keep the integrity of the district. We were told in an email that the home was not designated historic (email attached), and therefore we could demolish it, but we want it in writing from the HDC before we commence on the project.		

Property Information

Street Address 1271 Washington Road, Rochester Hills, MI 48306	
Parcel Identification Number <i>(can be obtained on the Property Tax Look-Up page on the City's website)</i> 1501302003	Property Dimensions Width at Road Frontage: <small>See property detail report</small> Depth: <small>See property detail report</small>
Land Area (acres) 2.7	# of Lots/Units <i>(if applicable)</i> 1
Current Use(s) Residential	Current Zoning Residential R-1
Historic District Location <i>(check one as indicated on the City's Historic Districts Map)</i>	
<input checked="" type="checkbox"/> Stoney Creek	<input type="checkbox"/> Winkler Mill Pond <input type="checkbox"/> Non-contiguous





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HDC New Construction/ Demolition Application

Applicant Information

Name Jay and Linda Eastman		
Address 1251 Washington Road		
City Rochester Hills	State MI	Zip 48306
Phone (248) 909-5951	Email McGindy@aol.com	
Applicant's Legal Interest in Property		

Property Owner Information Check here if same as above

Name Jay and Linda Eastman		
Address 1251 Washington Road		
City Rochester Hills	State MI	Zip 48306
Phone (248) 909-5951	Email McGindy@aol.com	

Applicant's/Property Owner's Signature

I (we) do certify that all information contained in this application, accompanying plans and attachments are complete and accurate to the best of my (our) knowledge.

I (we) understand that if it is determined that the application is not complete, the City shall immediately identify in writing what is needed to make the application complete.

I (we) understand and acknowledge that any work authorized by the Historic Districts Commission is required to be inspected by City Inspectors, and authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

I (we) hereby certify that the property (resource) where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125-1531. (Certification required pursuant to Public Act 65, amended April 20, 2004, an Amendment to Public Act 169 of 1970, Michigan's Local Historic District Act).

I (we) will notify the Department of Planning & Economic Development upon completion of the approved work.

	Applicant's Printed Name Linda M. Eastman	Date 7-16-18
	Property Owner's Printed Name JAY EASTMAN	Date 7/16/18

OFFICE USE ONLY

Date Filed 7/17/18	File # HDC # 18-013	Escrow #
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----- Original Message -----

Subject: 1271 Washington Road, Rochester Hills
From: "Kristine Kidorf" <kristine@kidorfpreservationconsulting.com>
Date: Mon, February 05, 2018 3:19 pm
To: <outak@homevalueappraisal.com>
Cc: "Sara Roediger" <roedigers@rochesterhills.org>, "Sandi DiSipio" <disipios@rochesterhills.org>, "Kristen Kapelanski" <kapelanskik@rochesterhills.org>

Hi Dan – thank you for sending me the link to the photographs of 1271 Washington. I've had a chance to review them, as well as the attached survey sheets for it and the surrounding properties. Here is my analysis:

- The house was built in the late 1800s but was completely remodeled in the 1940s or 50s and was therefore determined non-contributing or non-historic – it potentially could be demolished or altered with approval of the Historic District Commission ("HDC")
- The red garage does not appear in the survey sheets, and I'm not sure when it was constructed. Assuming it's fairly new, or at least newer than the house remodeling, it would most likely be considered non-contributing or non-historic and could potentially be demolished or altered with the approval of the HDC
- The white garage visible off to the side in your photo 2 is considered a contributing or historic resource but I believe that is really part of the property at 1251 Washington even though the survey sheets list it as part of 1271 – it may have originally been part of 1271.
- The mill foundations associated with 1291 Washington are considered contributing, but I don't know what parcel they are on. They could be on 1271 as it would make sense for it to be closer to the creek. There is straight line scar visible in the aerial photograph across 1271 that could have been the old mill race, but I can't tell for sure. The location of the mill foundation and race would need to be explored further by an archaeologist, to determine where it is located and whether it is intact enough to be of significance to the district.

With regard to dividing the parcel, the HDC does not have jurisdiction over parcel subdivision – I'm copying the city planners if they want to add more information regarding that.

With regard to what can be done at the property it will depend on where the mill and mill race foundations exist. If they are not on the property or in a location where they won't be disturbed then it may be possible to build a new house toward the rear of the 1271 parcel. The house will have to be compatible with the district and be approved by the HDC. Any changes to the existing house and garage, including site work, will also need to be reviewed and approved by the HDC.

Please let me know if you have additional questions or want to discuss further. Thanks, Kristine

Kristine M. Kidorf
Kidorf Preservation Consulting
313-300-9376
kristine@kidorfpreservationconsulting.com
www.kidorfpreservationconsulting.com

1271 Washington Rd, Rochester Hills, MI 48306-4561, Oakland County**Owner Information**

Owner Name:	Ross Donald M	Taxpayer Zip:	48306
Taxpayer Address:	1271 Washington Rd	Taxpayer Address ZIP + 4 Code:	4561
Taxpayer Address City & State:	Rochester Hills, MI	Owner Occupied:	Yes

Location Information

School District:	Rochester	City/Village/Township:	Rochester Hills
School District Name:	Rochester	Township:	03N
Census Tract:	1920.00	Section:	1
Census Block:	1	Range:	11E
Property Zip:	48306	Flood Zone Code:	AE
Zip + 4:	4561	Flood Zone Date:	09/29/2006
Property Carrier Route:	R066	Flood Zone Panel:	26125C0403F
Zoning:	RI		

Tax Information

Property ID:	1501302003	Advalorem Summer Tax:	\$1,258
Assessment Year:	2017	Summer Tax:	\$1,258
Total Assessed Value:	\$148,750	Prior Summer Tax Year:	2016
State Equalized Value (SEV):	\$148,750	Prior Year Summer Tax:	\$1,247
Capped Value:	\$70,270	Prior Winter Tax Year:	2016
Taxable Value:	\$70,270	Prior Year Winter Tax:	\$986
Tax Year:	2017	Prior Year Tax Amount:	\$2,233
Annual Tax:	\$1,258	Exemption(s):	Homestead
Summer Tax Year:	2017	Homestead Percent:	100%
Legal Description:	T3N, R11E, SEC 1 PART OF SW 1/4 BEG AT PT DIST S 89-45-06 E 1245.89 FT & N 00-14-54 E 1101.04 FT & N 42-09-14 E 485.12 FT FROM SW SEC COR, TH N 44-15-00 E 30.03 FT, TH N 43-18-26 W 563.04 FT, TH S 48-36-18 W 30.69 FT, TH N 43-06-42 W 193.45 FT, TH N 72-42-35 W 86.17 FT, TH S 08-17-10 W 197.09 FT TO TRAV PT 'A', TH S 08-17-10 W 50 FT, TH ALG CEN LI OF CREEK S 62-25-42 E 36.70 FT & S 17-05-42 E 130.98 FT & S 38-57-42 E 51 FT & S 74-01-42 E 60.60 FT & S 59-24-42 E 57.75 FT & S 08-04-43 E 15.01 FT, TH N 48-36-18 E 50 FT TO TRAV PT 'B' LOC S 43-55-05 E 88.08 FT & S 28-33-29 E 52.78 FT & S 25-28-48 E 120.48 FT & S 81-53-13 E 82.48 FT & S 39-18-27 E 37.35 FT FROM TRAV PT 'A', TH N 48-36-18 E 196 FT, TH S 43-32-19 E 349.35 FT TO BEG 2.77 A		

Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$148,750	\$135,990	\$126,370
Market Value - Total	\$297,500	\$271,980	\$252,740
State Equalized Value (SEV)	\$148,750		

Total Tax	Tax Year	Change (\$)	Change (%)
\$2,254	2015		
\$2,233	2016	-\$21	-0.91%
\$1,258	2017	-\$975	-43.66%

Period	Tax Year	Tax Amount	Change (\$)	Change (%)	Administrative Fee	Ad Valorem Tax
Winter	2016	\$986				
Summer	2016	\$1,247				
Total	2016	\$2,233				
Summer	2017	\$1,258	\$11	0.91%		\$1,258
Total	2017					

Characteristics

# of Buildings:	1	Total Baths:	2
Acres:	2.77	Full Baths:	1
Lot Sq Ft:	120,661	Half Baths:	1
Basement Type:	Slab	Fireplaces:	2
Basement Sq Ft:	1,491	Heat Type:	Forced Air
Style:	Ranch	Heat Fuel Type:	Gas
Living Area Sq Ft:	1,491	No. of Porches:	1
Ground Floor Area:	1,491	Porch:	Enclosed Glass Porch
Above Grade Sq Ft:	1,491	Porch Type:	Enclosed Glass Porch
Year Built:	1843	Porch 1 Area:	220
Stories:	1	Exterior:	Aluminum/Vinyl
Total Rooms:	5	Land Use - CoreLogic:	SFR
Bedrooms:	2	Property Category:	401

Estimated Value

RealAVM™ (1):	\$389,085	Confidence Score (2):	80
RealAVM™ Range:	\$342,395 - \$435,775	Forecast Standard Deviation (3):	12
Value As Of:	02/22/2018		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Last Market Sale & Sales HistoryOwner Name: **Ross Donald M**

Recording Date	11/13/2013	09/27/2000
Document Date (Sales History)	10/10/2013	
Nominal	Y	Y
Grantee	Ross Donald M Trust	Ross Donald

Grantor	Ross Donald M	Ross Diana
Liber/Page	46535-448	
Deed Type	Quit Claim Deed	Deed (Reg)

Mortgage History

Mortgage Date	11/07/2006
Mortgage Amount	\$150,000
Mortgage Lender	Jp Morgan Chase Bk
Mortgage Code	Conventional
Mortgage Type	Refi
Borrower Name	Ross Donald M

Courtesy of Daniel Gutek, Realcomp II Ltd

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

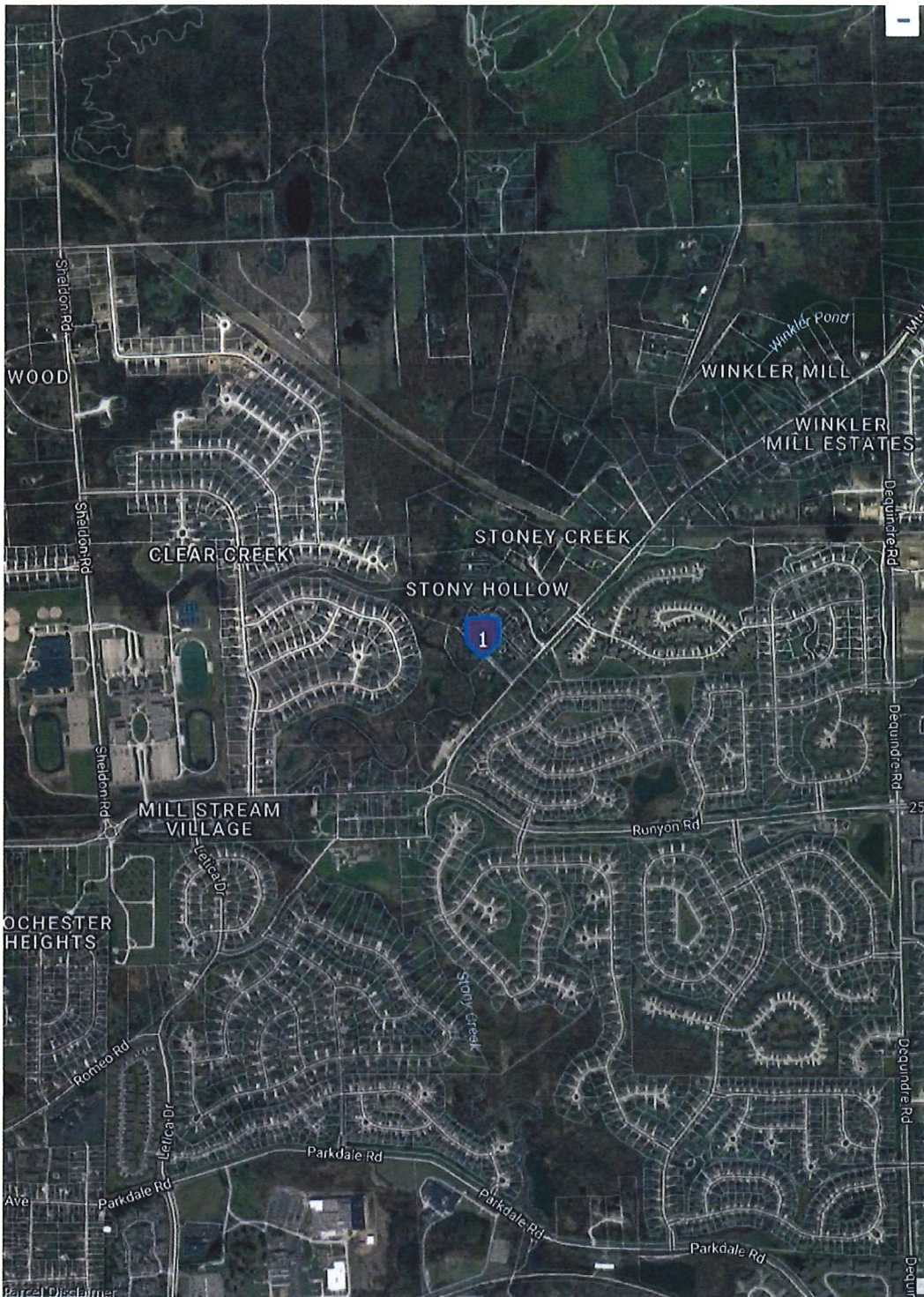
Property Detail

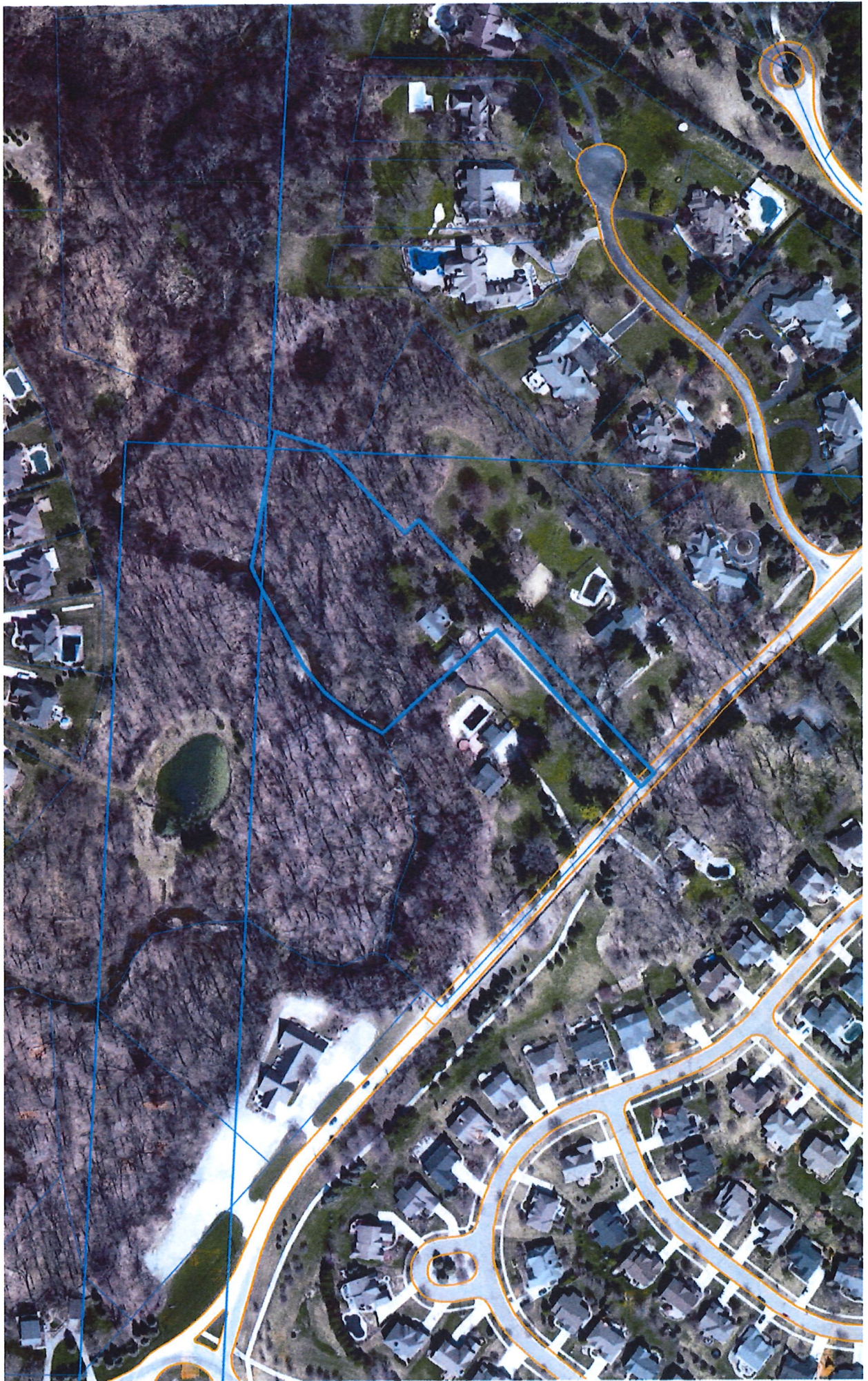
PLAT MAP

Client: Williams Williams Ratner & Plunkett
Property Address: 1271 Washington Rd
City: Rochester Hills

File No.: 18-00008
Case No.: 1271 Washington
Zip: 48306

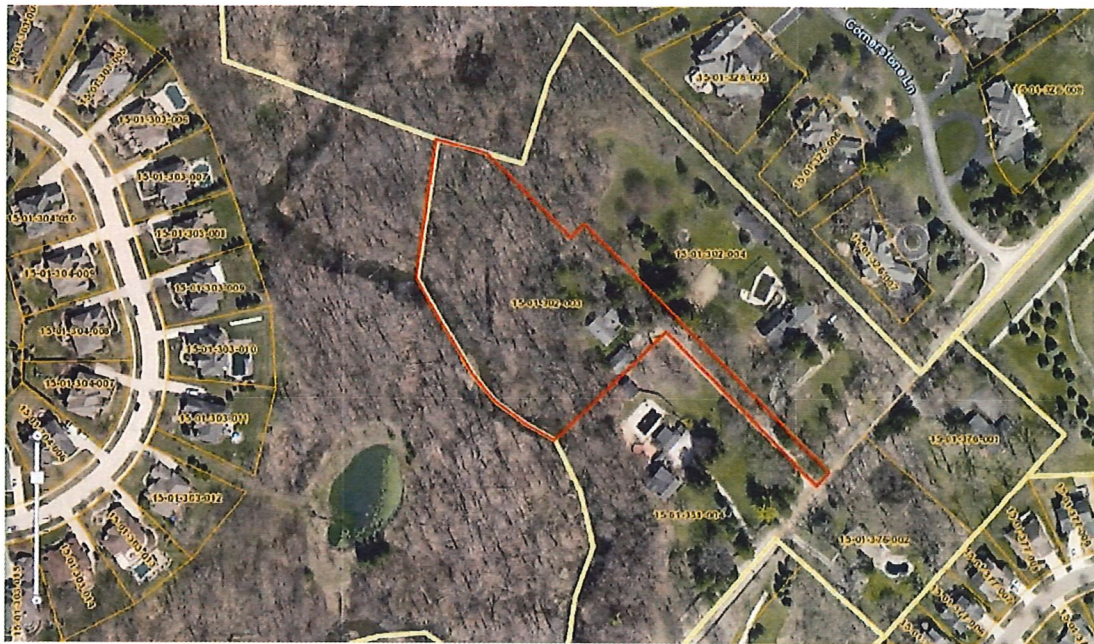
State: MI





AERIAL PHOTO/MAP - SUBJECT

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Property Address: 1271 Washington Rd	Case No.: 1271 Washington
City: Rochester Hills	State: MI
	Zip: 48306



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Client: Williams Williams Ratner & Plunkett
Property Address: 1271 Washington Rd
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