

# 1841 Crooks Road, Rochester Hills, MI



Page 1-2: Demolition Application

Page 3: Property with Neighboring parcels

Page 4: Pre-demo of farmhouse (with the additions intact)

Page 5: Approval of demo of the additions by the City of Rochester Hills and HDC in 2006

Page 6-8: Pictures of the foundation repairs made in 2006 on the barn. The foundation repairs were brought up at the April 13 meeting, and pictures were requested. Please notice the graffiti.

Page 9-10: Pictures of the foundation repairs made on the farm house in 2006; east side and north side.

Page 11: Letter from the City of Rochester Hills Building Department stating the property is in major disrepair.

Page 12-15: Letter from Corian Johnston, Structural Engineer, stating the home is repairable, but at an extremely high cost – not behooving to the property.

Page 16: Window quote – to replace and re-hab windows in the existing home to bring them back to the standards recommended by the HDC and Standard of the Interior.

Page 17-18: Roofing Quote – to remove the 2 layers of existing asphalt shingles and the original cedar shingles and re-roof with cedar shingles. (p14) and re-roof with asphalt shingles (p15)

Foundation Quote – not ready in time; Will be brought to the May 11<sup>th</sup> meeting.



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

Historic Districts  
 Commission (HDC)  
 New Construction/  
 Demolition Application

Project Information

Name **Frederick and Kathryn Dunn**

Requesting approval for *(check all that apply)*

- New Building                       Building Relocation                       Exterior Alteration  
 Addition                               Demolition                               Other *(please describe)*

Type of Use

- Residential                               Commercial                               Other *(please describe)*

Year Home/Structure Built *(for an existing home/structure)* **1870**

Description of Proposed Project and Use(s)

Farmhouse 2030 sq feet on the 1.9 acre parcel, would like to demo it to reconstruct a similar style farmhouse, set back away from Crooks Rd

History of site, structure(s), and building(s)

Built in 1870. Additions were added (without permits) in the 80's and 90's. The additions were removed in 2006. The home has been vacant and boarded up for the past 10+ years. The home is in disrepair.

Property Information

Street Address **1841 Crooks Rd, Rochester Hills, MI 48309**

Parcel Identification Number *(can be obtained on the [Property Tax Look-Up page on the City's website](#))*

**1520428003**

Property Dimensions

Width at Road Frontage: **240.16** Depth: **346.65**

Land Area (acres) **1.9**

# of Lots/Units *(if applicable)* **1**

Current Use(s) **vacant**

Current Zoning **residential R-1**

Historic District Location *(check one as indicated on the [City's Historic Districts Map](#))*

- Stoney Creek                               Winkler Mill Pond                               Non-contiguous



Department of Planning and Economic Development  
 (248) 656-4660  
[planning@rochesterhills.org](mailto:planning@rochesterhills.org)  
[www.rochesterhills.org](http://www.rochesterhills.org)

## HDC New Construction/ Demolition Application

### Applicant Information

Name <b>Frederick and Kathryn Dunn</b>		
Address <b>1104 Maple Leaf Dr</b>		
City <b>Rochester Hills</b>	State <b>MI</b>	Zip <b>48309</b>
Phone <b>248-321-4687</b>	Email <b>KathrynDunn@live.com</b>	
Applicant's Legal Interest in Property <b>owners</b>		

### Property Owner Information Check here if same as above

Name <b>Frederick and Kathryn Dunn</b>		
Address <b>1104 Maple Leaf Dr</b>		
City <b>Rochester Hills</b>	State <b>MI</b>	Zip <b>48309</b>
Phone <b>248-321-4687</b>	Email <b>KathrynDunn@live.com</b>	

### 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.

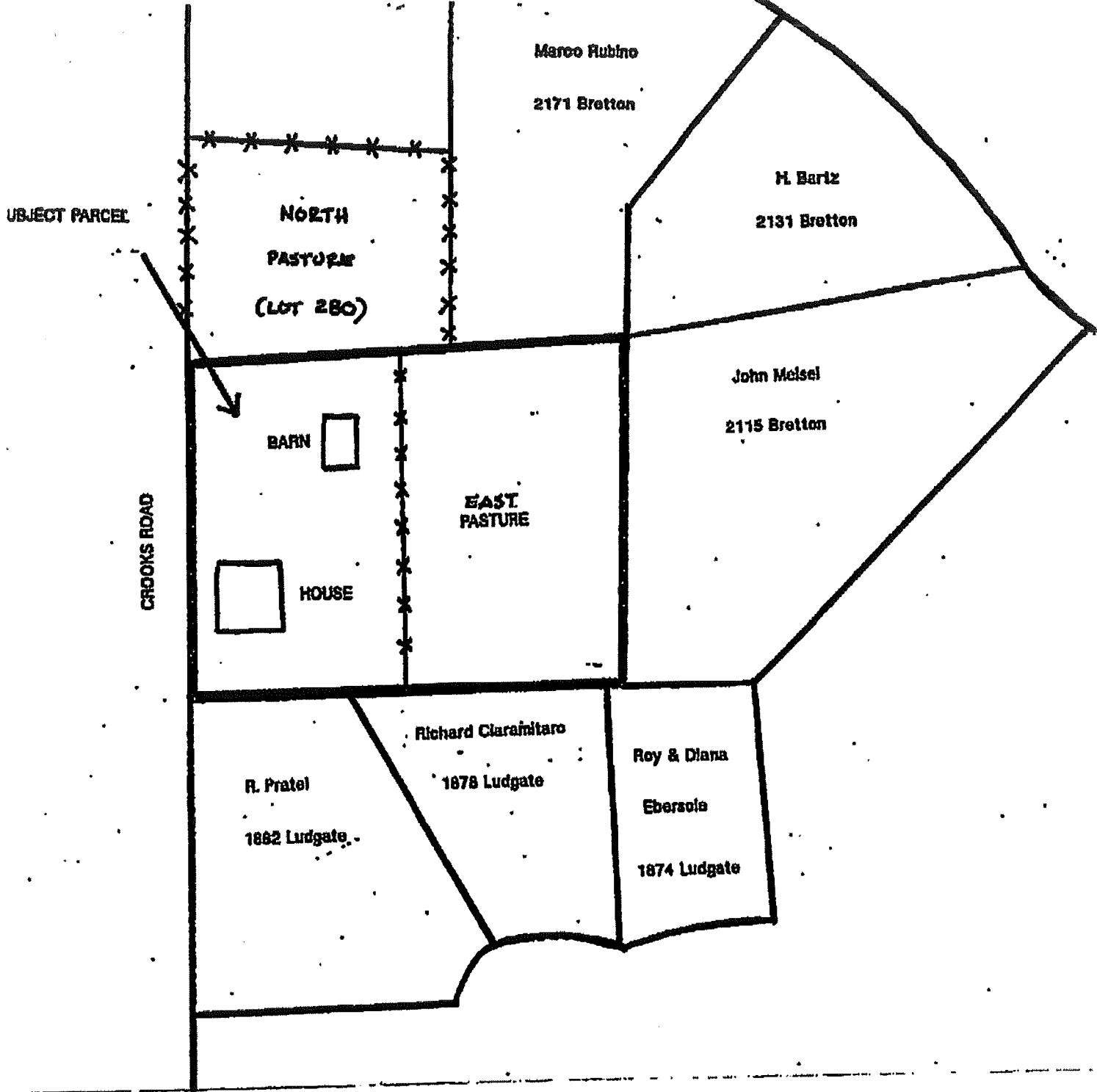
I (we) hereby certify that the property (resource) where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 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 Signature <i>Kathryn K. Dunn</i>	Applicant's Printed Name <b>Kathryn Dunn</b>	Date <b>4.20.17</b>
Property Owner's Signature <i>Kathryn K. Dunn</i>	Property Owner's Printed Name <b>Kathryn Dunn</b>	Date <b>4.20.17</b>

### OFFICE USE ONLY

Date Filed <b>4/20/2017</b>	File # <b>HDC 99-011</b>	Escrow #
--------------------------------	-----------------------------	----------



FILE NO. 84-524

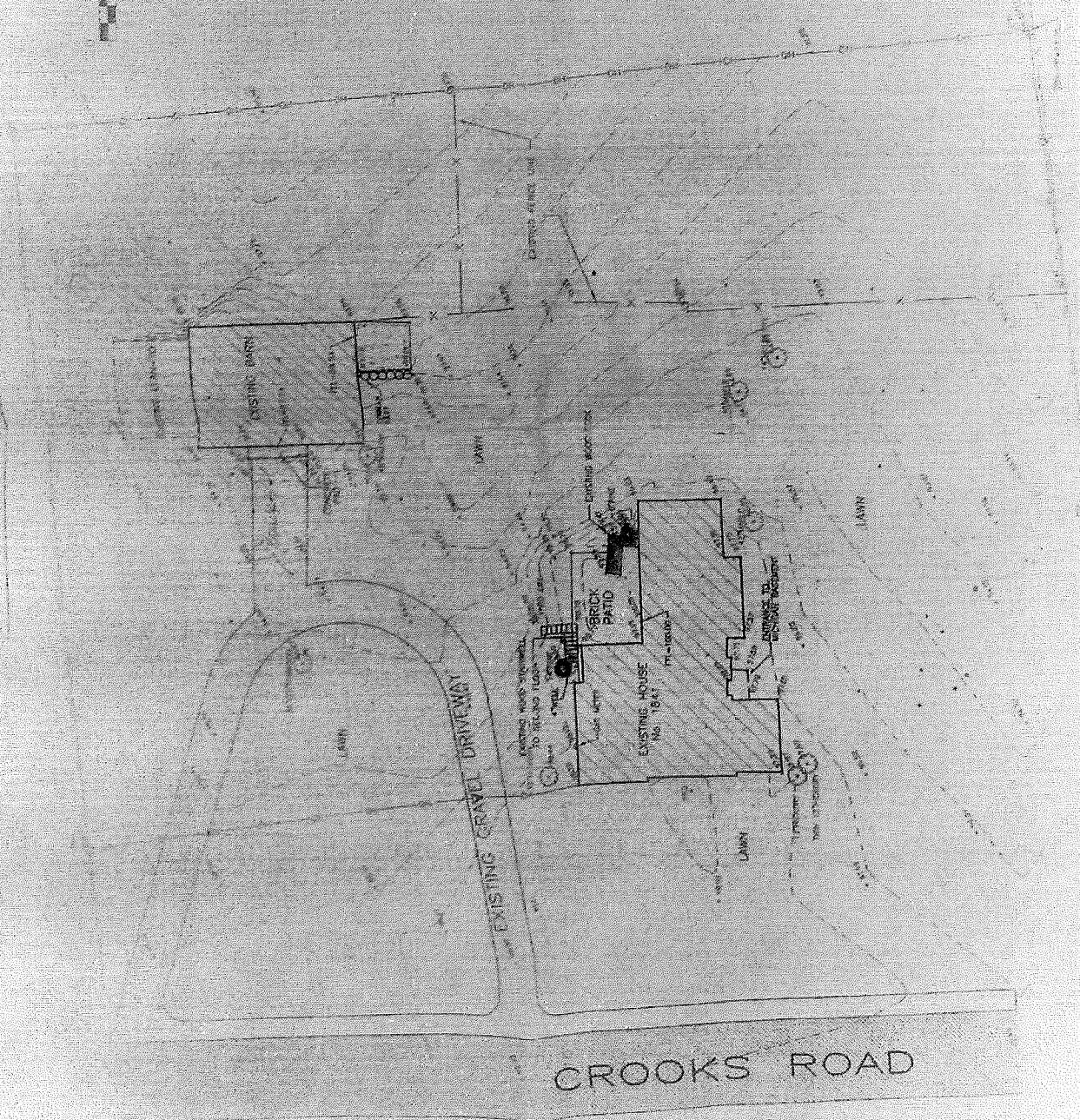
1841 Crooks Road

TOPOGRAPHICAL SURVEY FOR PROPERTY LOCATED AT  
141 CROOKS ROAD, ROCHESTER HILLS, MI



Approved by the Rochester Hills  
Historic District Commission  
Date: 10/10/10

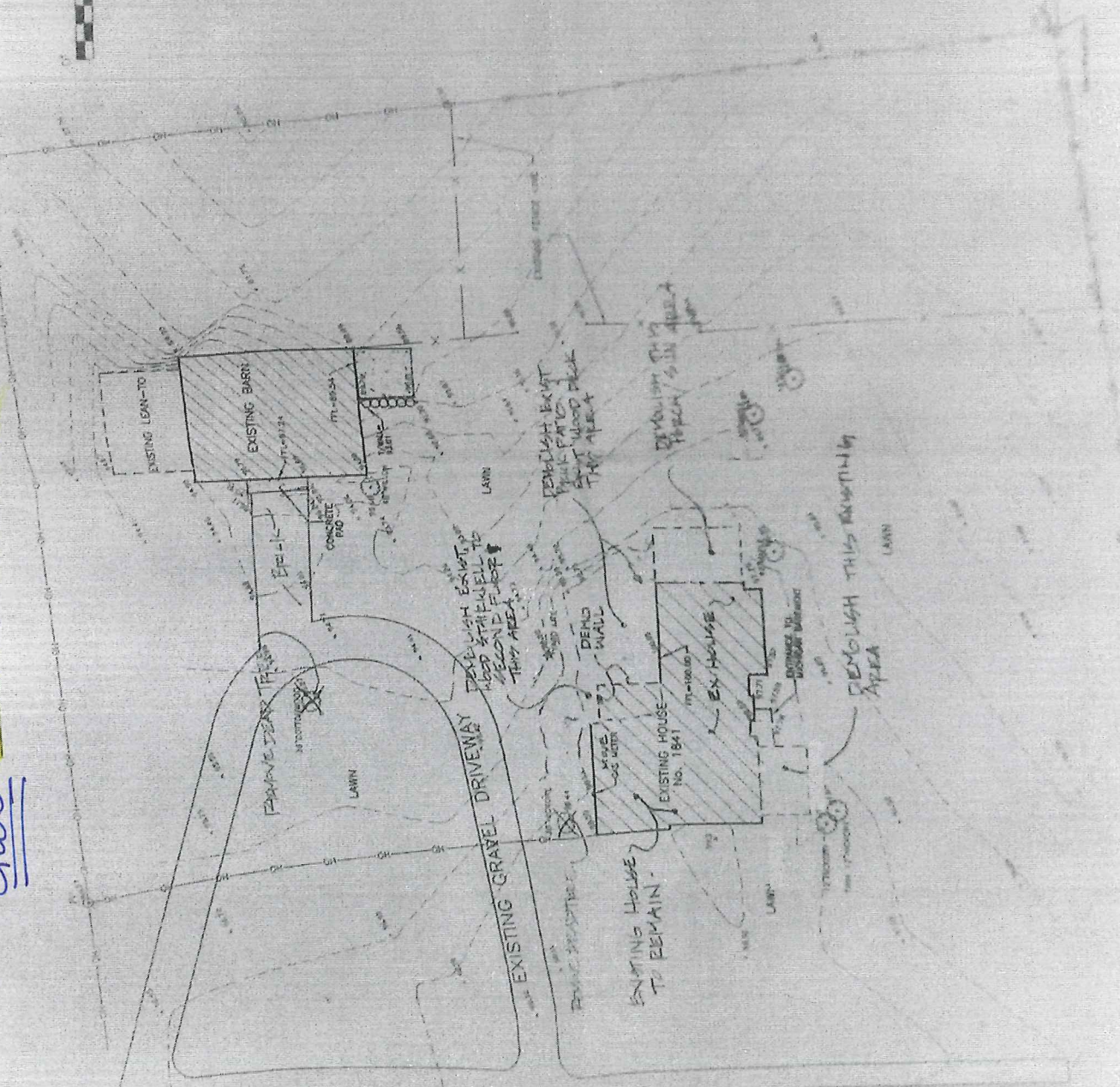
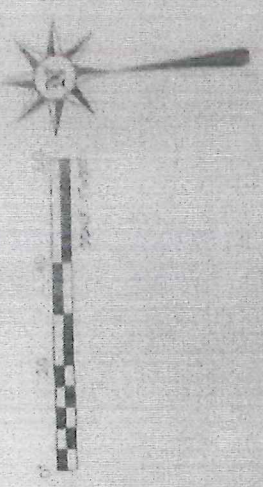
Approved by the Rochester Hills  
Planning Staff  
Date: 10/10/10



EXISTING STRUCTURE

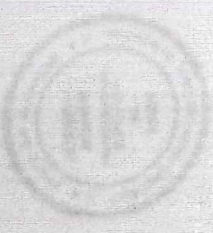
1841 CROOKS ROAD, ROCHESTER HILLS, MI  
DEMOLITION PLAN

2006



Approved by the Rochester Hills Planning Board  
Date: 11/17/06

FILE # 11-17-06



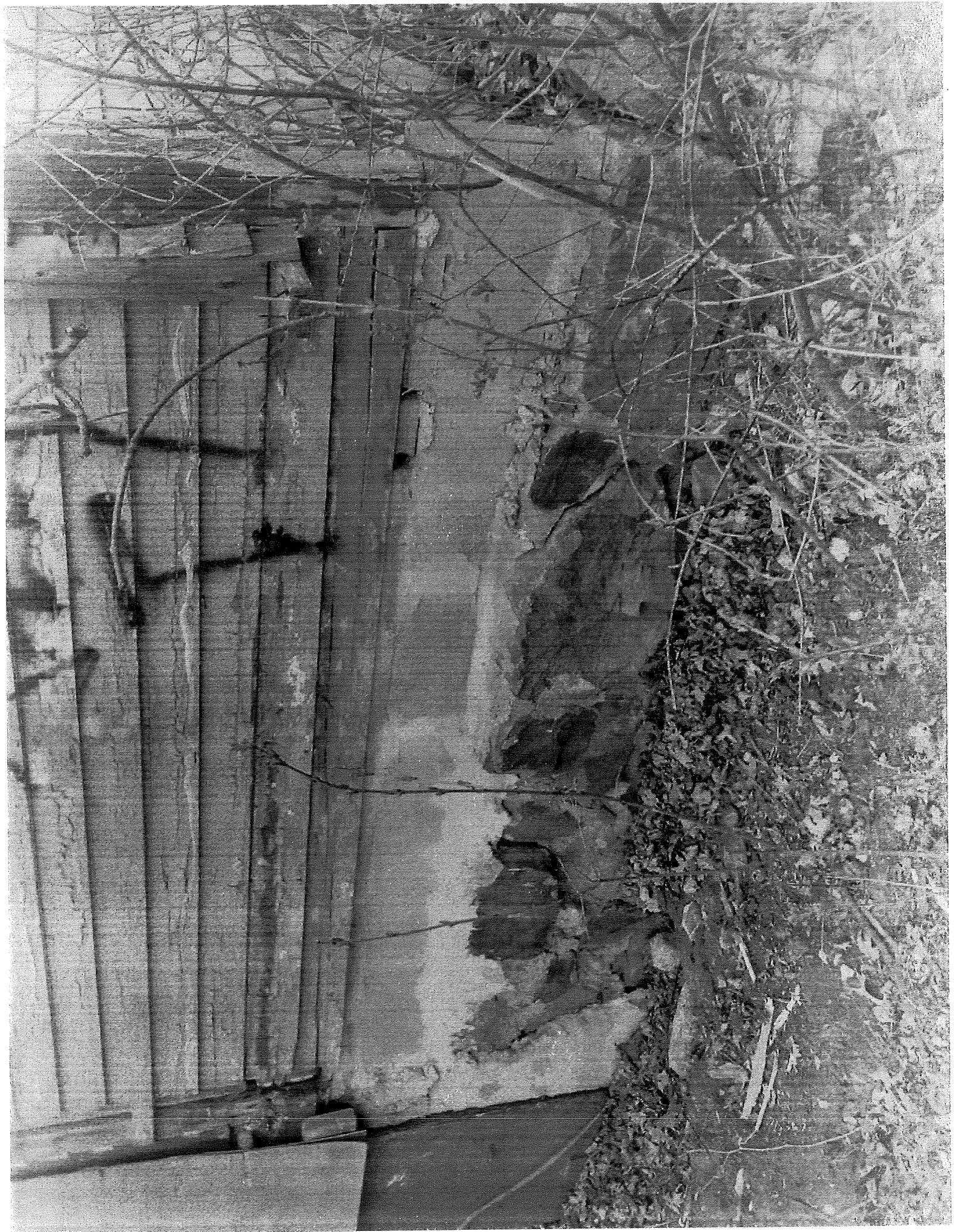
CROOKS ROAD

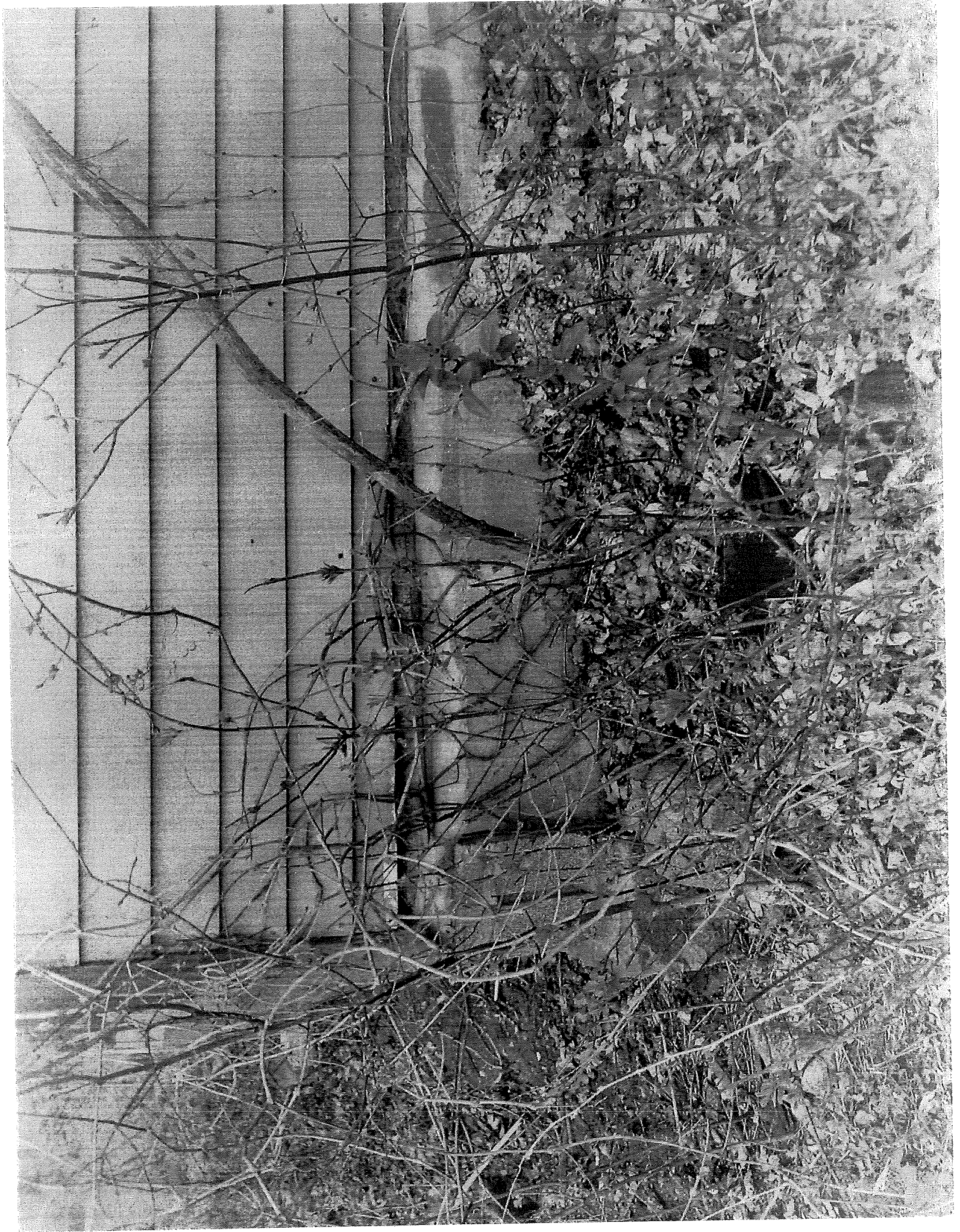












**From:** Kelly Winters <wintersk@rochesterhills.org>  
**Sent:** Thursday, April 20, 2017 9:17 AM  
**To:** kathrynDunn@live.com  
**Cc:** Scott Cope; Sara Roediger  
**Subject:** 1841 Crooks Building Department Findings

Kathryn,  
Scott Cope, our Director, asked that I respond to your request for information.

I was at the HDC Meeting on April 13th and was the one that discussed the current state of the house at the 1841 Crooks address with the HDC Members.

During my presentation, I was asked if I felt the home could be rehabilitated as is and brought up to current Codes.  
My response was that I did not.

There is so much structural damage to the home, including its foundation and the supporting structural members, along with every other building component inside and outside the home that would require major attention that I felt there was no feasible way to bring the home back.

During the discussion it was mentioned the HDC had no control over the interior of the home. Unfortunately, there is so much structural damage on the inside of the home that it is affecting the exterior of the home.  
Therefore, if someone chose to attempt to bring the house back, structural repairs would in fact involve the HDC.

I hope this answers your questions.  
Please do not hesitate to contact me if you have any other questions.

**Kelly M. Winters**  
Deputy Director  
City of Rochester Hills Building Department  
(248)841-2444

[www.rochesterhills.org](http://www.rochesterhills.org)

# Outlook Mail

Search Mail and People



New | Reply | Delete | Archive | Junk | Sweep | Move to | Categories |

## ^ Folders

- Inbox 2
- Junk Email
- Drafts
- Sent Items
- ▼ Deleted Items 1744
- 131 Drace - plans
- allstate
- Archive
- Barneswood
- Bills 7
- Craigslist
- e w smith insurance
- EBAY
- Fin Aid - Madi
- landlord tenant docs
- Mel - fafsa
- PayPal
- Re-finance
- Second St
- tom

## 1841 Crooks



Cory Johnston <cory@johnstondesign.org>

Today, 3:25 PM

You

1841 Crooks initial revie...   
751 KB

[Download](#) | [Save to OneDrive - Personal](#)

Costs are hard to estimate in the current economic climate but I would expect that just the structure on this project could be commercial rates would probably be in excess of \$400,000 to make the house livable and it could be far in excess of that. Otl and are in high demand.

If someone should ask, I have been a registered Professional Engineer for over 20 years and in the construction related busin- design and construction including historic preservation. I am a member of the Michigan Historic Preservation Network Histor homes and buildings including the Grand Army of the Republic (the Castle), Harmonie Club and Music Hall in Detroit.

To answer your question, the house could be saved but at a cost that would probably be in excess of building new. I did not s of little other historic significance.

Cory Johnston, PE  
**Johnston Design Inc.**  
 structural engineers and  
 building design consultants  
 114 Wompole Drive  
 Clarkston, MI 48346  
 248 620-6489 office  
 248 877-7442 mobile



April 20, 2017

Jill Rubin  
1841 Crooks Road  
Rochester Hills, Michigan

Regarding: 1841 Crooks Road  
Rochester Hills, Michigan  
Existing Conditions

At your request, we performed a visual inspection of the existing house at this location. The structure is wood framed, one and two story, on a stone foundation with a partial basement and partial crawl space. It was reported to have been built in 1870. It is currently unoccupied and appears to have been that way for some time.

The roof is in very poor condition with asphalt or similar shingles, possibly over cedar shingles on the original wide board sheathing. Severe roof damage was observed in numerous locations. The roof framing itself did not appear to have significant water damage or rot but the members sizes would not be adequate for current building code requirements and would therefore all require reinforcing or replacement. Due to the condition of the roofing material and long term water intrusion, it is expected that damage does exist to the members and connections.

Headers and support framing for the roof and second floor were missing at several locations and temporary framing was in place at some but not all locations. This temporary framing was not adequate for required loads and signs of settlement were clearly visible.

Other than the lack of support headers, the wall framing appeared to be in relatively good condition. The exterior siding, where it still remains, appeared to be in relatively good condition other than requiring scraping and painting. However, the original siding and interior wood sheathing is a problem if the existing framing is to be used as is. The exterior horizontal wood siding appears to be directly nailed to the wall studs without a sub-sheathing, moisture or vapor barrier. The interior currently has no finishes with wide board sheathing across the studs. This makes repair, replacement, and insulating a problem as all the interior and exterior sheathing will probably need to be removed, regardless of condition, to bring the wall construction up to current codes and repair the damaged areas. The windows are all boarded over at this time and were therefore not visible for evaluation of their condition. Doors fit poorly which probably indicates settlement causing to frame to be out of alignment.

The existing floor framing is missing in some areas, damaged, and where visible, supported by round timbers that are currently supported by temporary shoring posts. Based on visual observations, we could not tell if the support posts were on foundations or not but this would be required or new framing to span the distance between existing walls.

The exterior wall is a typical timber sill on a stone foundation. Signs of rot were evident in the sill and may be repairable but the extent of repair needed could not be evaluated at this time. The stone foundations were also in poor condition with loose stones. It appears that some grouting and tuck pointing has been done in the past but at a minimum, is needed again. Stone foundations such as this are notoriously unstable and problematic to work on. The current building code requirements for anchoring the structure to the foundation can also be a problem with this type of construction and it is not known what it anything currently exists.

In summary;

- Much of the existing structure may not be useable and will require extensive repair, replacement and/or reinforcing to meet current building code requirements. There will also be required modifications needed to meet requirements for fire safety, egress and energy codes.
- A complete new roof is required which will probably require new roof sheathing.
- The existing roof framing members are not adequate for current building code requirements.
- Headers are missing and will require replacement along with adequate supporting studs and blocking. It appears that deflection has occurred in many areas which if it has existed for some time, may require replacement as the framing members may have taken a permanent bow.
- Floor framing needs repair, replacement or reinforcing including the main carrying beams that are not adequately supported at this time.
- The timber sill needs at a minimum, repair of the damaged areas and may require replacement if the damage is extensive.
- Stone foundation walls need stabilizing
- As with all structures of this age and type that are in need of extensive repair and maintenance, it is very common to find even more issues once demolition and construction is started and other areas are exposed to view.

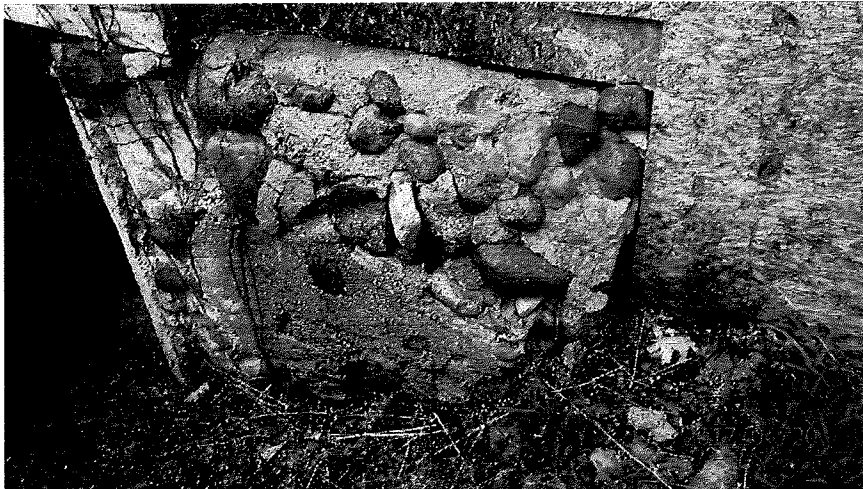
Regards,

*C. W. Johnston*

Cory Johnston, PE  
cory@johnstondesign.org



Front Elevation



Foundation at South Elevation



Sill and Foundation at South




CO. OR. FRAMED WOOD DATE: 4-19-17  
 JAMB EX O Job Name JILL RUBIN  
 TRIM B-MOLD ADD 1841 CROOKS RD.  
 GLASS LOW-E PHONE ROCHESTER HILLS, MI 48309  
 STAIN PRIME DATE SHIP 248-404-8457  
 MFG. KWD Date Ship

DEALER SK INVOICE 0.4  
 ADD. AMOUNT 21,935.40  
 TAX 1,074.56  
 TOTAL 23,009.96  
 PHONE PURCHASE ORDER  
 GLASS SUPPLIER BALANCE See Below

LOC	QTY	TYPE	WINDOW SIZES	GR-PAT.	UJ	SOL	ALUMI.	WOOD	PRIME	B-MOLD	SERIAL	SPRAL	BAL.	UNIT COST	Y	INSTALL	SUB TOTAL	TOTAL	Notes	
	22	DH	X 62	1V1H	88	Y 192	Y 78	Y 38	Y 59					616.00		220.00	1,203.00	26,496.00	SUMMARY	
	3	MCA	X 48 > LR		86															
	6	CA	X 48 L&R	1V2H	67	Y 144	Y 59	Y 36	Y 45					457.00		168.00	911.00	5,466.00		
	1	MCA	X 34 > LR		72														Misc Chg	
	2	CA	X 34 L&R	1V1H	65	Y 96	Y 56	Y 38	Y 44					444.00		163.00	843.00	1,686.00	\$21,935.40	
	1	MCA	X 34 > LR		86														Subtotal	
	2	CA	X 34 L&R	1V1H	65	Y 96	Y 56	Y 38	Y 44					444.00		163.00	843.00	1,686.00	\$1,074.56	
	1	DH	X 48	2V1H	84	Y 288	Y 74	Y 38	Y 57					568.00		210.00	1,265.00	1,265.00	Tax	
																			Total	
																				Deposit
																				ACCT.
																				CAULK
																				ALUM. COIL
																				CODE#
																				TX#17908.4
	33					5760	2676	1254	1801					18,658.00		6,710.00	36,559.00	36,559.00		

**COMMENTS:** SUPPLY AND INSTALL WOOD WINDOWS TO MATCH THE EXISTING IN SIZE, SHAPE AND FUNCTION, GLASS DIVIDE WILL ALSO MATCH THE EXISTING IN SIZE, PROFILE AND CONFIGURATION, INTERIOR TRIM NOT INCLUDED.



PLEASE NOTE: CREDIT AND DEBIT CARD PAYMENTS ARE SUBJECT TO A 3% SURCHARGE.

Quote

8442



**DAVE POMAVILLE & SONS, INC.**  
 Roofing & Sheet Metal Work  
 7233 E. Eight Mile Road  
 Warren, Michigan 48091

PHONE: 586/755-6030 FAX: 586/755-2776

# PROPOSAL

TO	Rubin, Jill 1841 Crooks Road Rochester Hills, MI. 48309	PHONE	248/404-8457	DATE	4/20/17
		JOB NAME / LOCATION			
		JOB NUMBER	JOB PHONE		

We hereby submit specifications and estimates for:

**RE: Cedar Shingle Roof - Approximately 2600 Square Feet**

1. Install Ice & Water Shield at the bottom three feet of the roof at the eaves.
2. Install a 30# felt underlayment over the entire roof deck.
3. Fabricate and install all necessary 16oz copper perimeter metal, wall flashings, and valleys.
4. Install a 60 Mil fully-adhered E.P.D.M. (Rubber) roof system in the saddle area.
5. Install a new 18" Blue Label #1 Grade Cedar Shingle Roof System with corrosion resistant nails, not staples. Shingles will be laid 5" to the weather.
6. Install 18" Manufacturers Built-up cedar shingle ridge caps with two layers of 30# roofing felt beneath the caps.

Labor & Materials.....\$30,217.00

**NOTE:** This proposal does not include the existing shingle tear off, roof sheathing, or carpentry work.

**OPTIONAL:**

- |  |          |                 |
|--|----------|-----------------|
| A. Copper Ridge in lieu of the Cedar Ridge           | Add...\$ | 368.00          |
| B. Copper Saddle in lieu of E.P.D.M. Saddle          | Add...\$ | 2,990.00        |
| C. 16oz Copper Soil Vent Pipe Flashings              | Add...\$ | 277.00/per pipe |
| D. Copper Roof Vents with Soldered Extension Flange. | Add...\$ | 333.00/per vent |
| E. Cedar Breather on top of underlayment.            | Add...\$ | 3,317.00        |

**JOB WAS ESTIMATED BY CLIFF NOVELLY.**

**\*\*\*FAMILY OWNED AND OPERATED SINCE 1947\*\*\***

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of: dollars (\$ 0.00 )

Payment to be made as follows:

**A 33% deposit, balance due upon completion. 1-1/2% interest per month on unpaid balance due after thirty days from the date of the invoice.**  
**Make any checks payable to: DAVE POMAVILLE & SONS, INC.**

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature

*[Handwritten Signature: Dent Pomaville]*

Note: This proposal may be withdrawn by us if not accepted within

30 days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

8443



**DAVE POMAVILLE & SONS, INC.**  
Roofing & Sheet Metal Work  
7233 E. Eight Mile Road  
Warren, Michigan 48091

PHONE: 586/755-6030 FAX: 586/755-2776

# PROPOSAL

TO Rubin, Jill 1841 Crooks Road Rochester Hills, MI. 48309	PHONE 248/404-8457	DATE 4/20/17
	JOB NAME / LOCATION	
	JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

**RE: Asphalt Shingle Roof**

1. Install Ice & Water Shield at the bottom three feet of the roof at the eaves.
2. Install a 30# felt underlayment over the entire roof deck.
3. Install new perimeter metal and wall flashings.
4. Fabricate and install new 16oz copper valleys.
5. Install a 60 Mil E.P.D.M. (Rubber) roof system in the saddle area.
6. Install a new GAF Timberline shingle roof system using roofing nails.
7. Install asphalt shingle ridge caps.

Labor & Materials.....\$10,197.00

NOTE: Proposal does not includes existing shingle tear off, roof sheathing, or any carpentry work.

OPTIONAL:

- A. Soil Vents.....ADD.....\$ 32.00/each
- B. Aluminum Model #750 Roof Vents.....ADD.....\$ 28.00/each
- C. Install a copper saddle in lieu of E.P.D.M....ADD.....\$2,990.00

JOB WAS ESTIMATED BY CLIFF NOVELLY.

**\*\*\*FAMILY OWNED AND OPERATED SINCE 1947\*\*\***

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of: **0.00** dollars (\$ )

Payment to be made as follows:

**A 33% deposit, balance due upon completion. 1-1/2% interest per month on unpaid balance due after thirty days from the date of the invoice. Make any checks payable to: DAVE POMAVILLE & SONS, INC.**

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within

30 days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_