

Nov 27, 2017

City of Rochester Hills Historical Committee

1000 Rochester Hills Dr.

Rochester hills, MI 48307

Dear Committee:

Several months ago, at your meeting, I said I would come up with a plan to present to the RHC. Today, I am asking for a Notice to Proceed with the demolition of the house at 1841 Crooks Rd.

After much soul searching, prayer, and discussion with family, friends, another builder, my husband and I have made the decision of asking you to please let us take down the house.

It is a blight, and it is deteriorated beyond what we, and many others, feel is worth the financial hardship. Please see the attached quotes we have received from licensed contractors and their comments. The home is unsafe. It attracts vandalism, trespassers, theft and graffiti. There has also been drug related incidences. It is an eye sore and unsafe for the neighbors. Especially those with small children and teenagers.

Another problem is that the home sits almost on Crooks road.

We have tried to sell the property out of desperation, but being a historical property is a deterrent. We have had the property listed on Zillow for the past 5 months. My daughter and son-in-law, who are both in real estate, handled the phone calls and showings. In all those months, a lot of phone calls, however, no interest as soon as it is disclosed it is historical. There was a total of 2 showings in "prime time" selling season. The first was an older couple who wanted to tear the home down and build a ranch style home and retire there. The wires that run through the property were also a deterrent for them. The second, was a young man who had a very limited budget, but was interested in restoring the home but would have had to live in the barn while he worked on the home. Clearly, the city would never allow that. This has been the only interest in the property for the past months.

For the plan, if the house is down, the property would be leveled, graded and all the trees would be saved. The fences would remain, and the ones that are down, would be put back up. The area would look like a farm – with a barn and pasture. The barn, which is the "gem" of the parcel, would be kept like a prized historical building, surrounded by the beautiful grounds. The barn with the mortise and tenon joints and original beams are truly a treasure.

The north lot (Christian Hills lot 280) would be an ideal place to build an appropriate sized farm house. The property already is fenced. Both parcels would be well maintained and a beautiful asset to Rochester Hills.

I beg you to reconsider, and let us proceed with demolition. You will not regret your decision and will be proud of the "Crook Road Property".

Regards,

Frederick and Kathryn Dunn

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

1841 Crooks

Cory Johnston <cory@johnstondesign.org>

Thu 4/20/2017 3:25 PM

To: jillrubin@live.com <jillrubin@live.com>;

📎 1 attachments (751 KB)

1841 Crooks initial review.pdf;

Costs are hard to estimate in the current economic climate but I would expect that just the structure on this project could be well in excess of \$150,000 and that would not include the cost of finishes, insulation, and demolition. A rough estimate at commercial rates would probably be in excess of \$400,000 to make the house livable and it could be far in excess of that. Other than cost, the bigger issue is finding qualified labor to work with historic materials and details. There are not that many 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 business for over 37. I have degrees in Architecture and Construction Engineering with continuing education in all aspects of design and construction including historic preservation. I am a member of the Michigan Historic Preservation Network Historic Resource Council which is a technical advisory group on historic issues. I have worked on and advised on many historic 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 see any historic detailing or elements that need to be preserved so unless there is some notable history, it is simply old and of little other historic significance.

Cory Johnston, PE
Johnston Design Inc.
structural engineers and
building design consultants
114 Wompole Drive
Clarkston, MI 48346
248-620-6483 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 if anything currently exists.

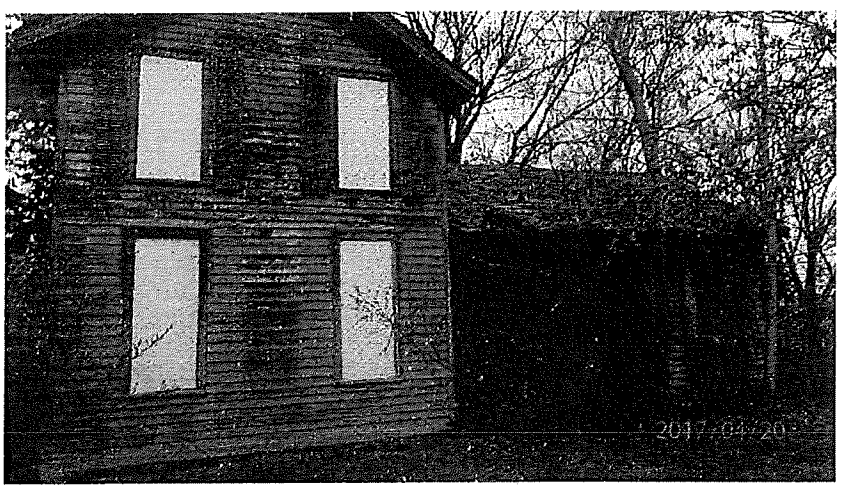
In summary;

- 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.

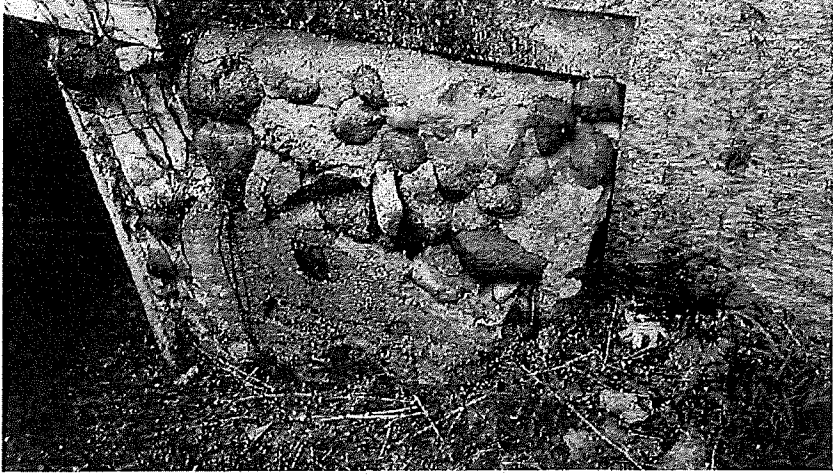
Regards,

C. W. Johnston

Cory Johnston, PE
cory@johnstondesign.org



Front Elevation



Foundation at South Elevation



Sill and Foundation at South

8442



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

PROPOSAL

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

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: *[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: _____

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 include 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: _____

PREMIERE QUALITY MASONRY

2384 DEVONDALE RD.
 ROCHESTER HILLS, MI. 48309

Estimate

Date	Estimate #
5/4/2017	17

Name / Address
Jill Reuben 1841 Crooks Rd. Rochester Hills, Mi. 48309

				Project
Description	Qty	U/M	Rate	Total
Portland Cement	38	ea	14.10	535.80
Masons lime	4	ea	12.78	51.12
Sharp sand	8	ea	45.60	364.80
Pea gravel	7	ea	45.60	319.20
Galvanized wall ties	1	ea	148.80	148.80
Base plate foam insulation roll	4	ea	33.60	134.40
Visquene vapor barrier	2	ea	132.00	264.00
Steel anchor bolts	28	ea	2.70	75.60
Tar paper roll	1	ea	33.60	33.60
Skid loader with Backhoe	4	ea	350.00	1,400.00
House jacks	8	ea	90.00	720.00
Steel plate	8	ea	12.00	96.00
Bridge support lumber	16	ea	19.20	307.20
Power washer	1	ea	60.00	60.00
Rental Equipment - Air compressor and jack hammer	1	ea	375.00	375.00
Labor	572	hr	65.00	37,180.00
- Level and support main floor of house - Excavate exterior of original stone foundation to bottom (approximate 36" below avg. existing grade) (to be excavated in sections as restored) - Restore/Rebuild original field stone foundation to original state - Excavate interior of foundation to proper depth in crawl space areas - Repair rough opening at basement door - Power wash and repair interior basement walls - Remove front porch NOTE: FIELDSTONE ONSITE SHOULD BE (BEING ASSUMED TO BE THROUGH VISUAL ESTIMATION) ENOUGH FOR PROJECT COMPLETION				
Thank You for considering PQM! 248-589-3478			Total	\$42,065.52

Phone #
248-589-3478