



Company Incorporated

## Letter of Transmittal

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January 27, 2021

Hand delivered by Ralph Putman

To: Historic District Commission / City of Rochester Hills  
C/O: Maureen Gentry / HDC Coordinator  
From: Peter L. Halan of Halan Company, Inc. & IQ Construction  
For: Ralph & Denise Putman, 967 Tienken, Rochester Hills, Michigan, 48306  
RE: Historic structure that is beyond saving or restoring  
Location: 947 Tienken in the City of Rochester Hills

Maureen,

I was originally contacted by Ralph Putman about 3 months ago to provide plans to restore the structure located at the address noted above. After inspecting the structure around the end of 2020 it was my professional opinion back then, the project would be cost prohibitive.

I recommended to Ralph back then to take it down to foundation and start over.

Since that late 2020 meeting Mr. Putman has also discovered that there is only a partial foundation on the west side of the rear addition, which explains the excessive settlement on that side of the house. Along with an insufficient foundation the structure suffered a frozen and broken water system, which Mr. Putnam can provide more information on, if desired.

The structure consists of a 2-story stick built wood frame house on a Michigan basement which is situated too close to Tienken Road, per the current setback standards. Behind the main structure there is a single story crawl space addition with an insufficient foundation.

I have no idea if the well is good, how big or where the septic tank is, if it is useable and I would presume that the septic field is obsolete.

All framing elements of both the original and the new addition are undersize. There are a couple of addition walls that were erected using a double layer of flat boards instead of studs, with no insulation. Floor joist in both the original historic structure and what was added on, are undersized. Roof rafters are undersized and over spaced in both structures. Ridge beam supporting the roof of the original structure is undersized and would have to be replaced. If roof and wall cavities are made thick enough to receive enough insulation to satisfy current code the loft area of the original structure would become just an attic and there are some areas of the main floor that could only function as some sort of closet or storage area.

Stairs to second floor loft of the original structure would have to be altered to acquire enough width and adequate head height clearance, again costing square footage on the main floor. Ladder well to basement of original structure should be eliminated and made into an external basement access, similar to a Bilco entrance.

The entire electrical system needs to be redone. Plumbing system is unsalvageable. There is no heating system because of the original hydronic system also being a victim of the plumbing system freeze.

Windows are single glazed and don't operate. All of the windows would all have to be replaced. Only one door on the house, opens and closes.

Roof shingles are shot and if they were to be replaced the entire roof structure would have to be redone before installation to properly support asphalt/fiberglass shingles.

Again and in conclusion, in my professional opinion the structure needs to be dismantled to foundation and then the existing foundation can be properly evaluated for fortification and stabilization, if the structure is to remain where it is located now.

Ideally, the entire structure needs to be pushed north away from Tienken onto a new properly supported foundation where salvageable elements of the historic structure could be integrated and reused to erect a new code compliant building.

Cordially,

Peter L. Halan

Michigan Builder's License # 2101095945

Halan Company, Inc. & Integrity & Quality Construction

Architectural Designer & Master Carpenter / cabinet maker w/ over 45 years experience