

October 28, 2013

TO:

The Honorable City Council

City of Rochester Hills

1000 Rochester Hills

Rochester Hills, MI 48309

CC: James Breckman – Manager, Planning Department

From:

Mentor Hyska

39366 Ironestone dr

Sterling Heights, Mi, 48310

Subject: Request to remove 1304 East Auburn Rd from the potential Historic District List

I purchased the 1304 East Auburn property in July 2013, and after continued evaluation propose demolition of the existing structures and property reuse.

The existing building is said to have been the primary structure on a farm built circa 1901. The area has been continually divided. 1304 East Auburn now sits on a 144 x 250 lot with no surrounding historical reference. Near -by homes, 1000 – 1500 sq ft., appear to have been built during the post war boom. In final outcome, the cost to restore the 2,600 sq ft. house at 1304 East Auburn could spiral to three to four times the cost to tear down the structure and rebuild a new home twice the size. Cost to preserve far outweighs any potential Historical value.

Appropriate rehab to bring the home to present day code and standard requires a complete gut and “under up” reconstruction. The structure has a leaking rock foundation with make shift flat work and no drain system. The well and septic are minimally functional.

The integrity of the floors and subfloors though out the house is questionable, and the two story home has no second floor bathroom and no upstairs electrical outlets. Insulation is no existent.

While I continue to maintain the landscape around the house, the exterior of the structure continues to deteriorate. Outdated siding is falling off, attempts to repair has been mismatched. In short, the property is quickly becoming an eyesore. In the best interest of the people of Rochester Hills, please remove 1304 East Auburn from the potential historical list to allow me to tear down the building. Thank you for your time and attention to this matter.

Sincerely

Mentor Hyska

A handwritten signature in blue ink, appearing to read 'Mentor Hyska', is written below the typed name. The signature is fluid and cursive, with a prominent initial 'M' and 'H'.



BASMENT CEILING
MAIN FLOOR

10/28/2013 13:29

NSF-11 40, 0-2665 08

1/2 O.D. PVC- NSF-11

BASMENT/MAIN
FLOOR SUBFLOOR



BASEMENT WALLS

10/28/2013 13:28

10/28/2013 13:29

9" PP STG PIPE THIN WALL

