



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 **Proposed Historic Restoration/Renovation for Rochester College**

Requesting approval for *(check all that apply)*

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> New Building | <input type="checkbox"/> Building Relocation | <input checked="" type="checkbox"/> Exterior Alteration |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Demolition | <input type="checkbox"/> Other <i>(please describe)</i> |

Type of Use

- | | | |
|--------------------------------------|--|---|
| <input type="checkbox"/> Residential | <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Other <i>(please describe)</i> |
|--------------------------------------|--|---|

Year Home/Structure Built *(for an existing home/structure)* **circa 1940**

Description of Proposed Project and Use(s)

The proposed project intends to restore the barn on Rochester College's campus to its original character while improving function and safety. Its intended use is a maintenance facility for Rochester College.

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

Rochester College is a liberal arts college established 1959 that is located in Rochester Hills on a campus overlooking the Clinton River. In 1964, the Gierok farm was acquired to provide 54 acres for future growth of the college, and the barn has historically been used as a maintenance facility since then.

Property Information

Street Address **800 West Avon Road, Rochester Hills, MI 48307**

Parcel Identification Number *(can be obtained on the [Property Tax Look-Up page on the City's website](#))*
15-15-451-006

Property Dimensions
 Width at Road Frontage: **206.04'** Depth: **213.00'**

Land Area *(acres)* **Historic Parcel = 1.02 acres** # of Lots/Units *(if applicable)*

Current Use(s) **Maintenance Facility** Current Zoning **SP**

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

- | | | |
|---------------------------------------|--|--|
| <input type="checkbox"/> Stoney Creek | <input type="checkbox"/> Winkler Mill Pond | <input checked="" type="checkbox"/> Non-contiguous |
|---------------------------------------|--|--|





Department of Planning and Economic Development
 (248) 656-4660
planning@rochesterhills.org
www.rochesterhills.org

HDC New Construction/ Demolition Application

Applicant Information

Name Rochester College		
Address 800 West Avon Road		
City Rochester Hills	State MI	Zip 48307
Phone (248) 218-2049	Email trellinger@rc.edu	
Applicant's Legal Interest in Property		

Property Owner Information Check here if same as above

Name Rochester College		
Address 800 West Avon Road		
City Rochester Hills	State MI	Zip 48307
Phone (248) 218-2049	Email trellinger@rc.edu	

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 	Applicant's Printed Name Thomas D. Rellinger	Date 9-17-18
Property Owner's Signature 	Property Owner's Printed Name Thomas D. Rellinger	Date 9-17-18

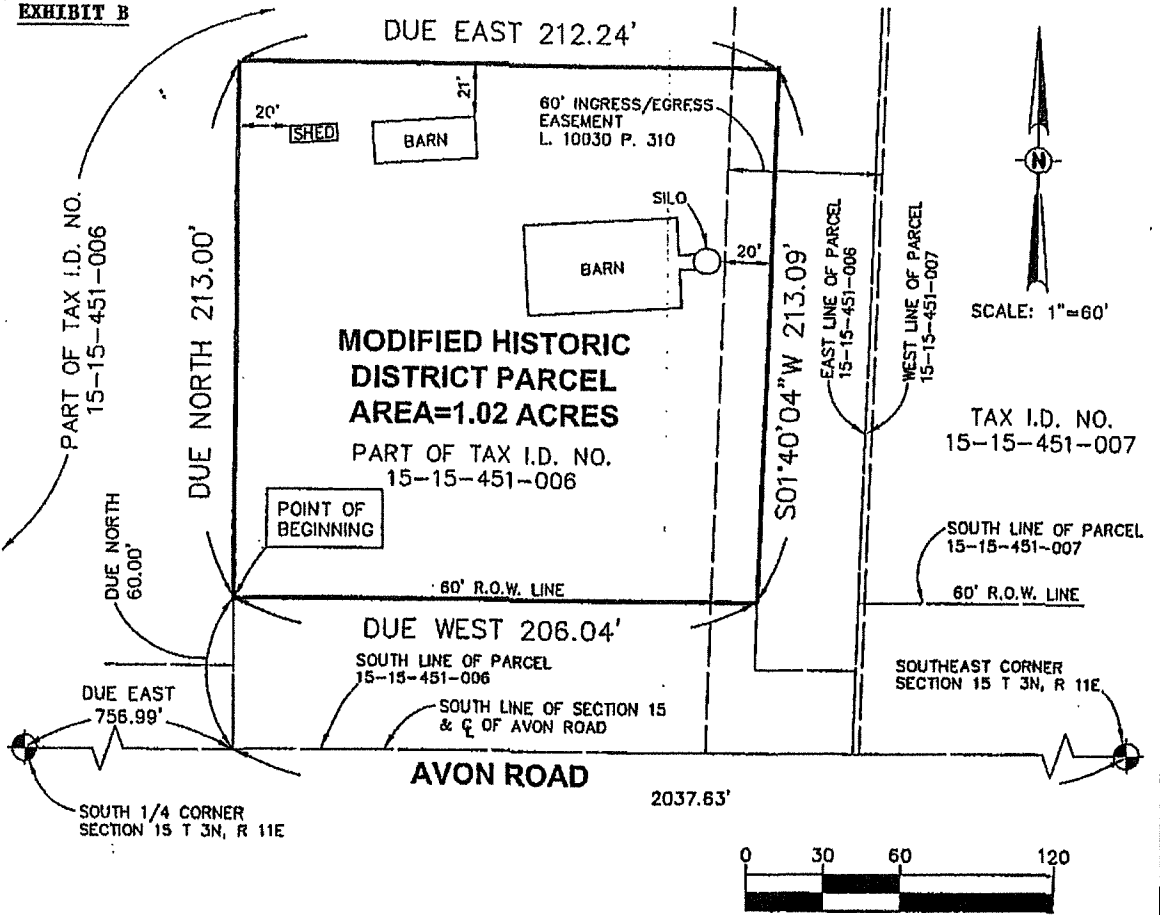
OFFICE USE ONLY

Date Filed	File #	Escrow #

MODIFIED HISTORIC DISTRICT PARCEL SKETCH & LEGAL DESCRIPTION

17065 7-199

EXHIBIT B



DESCRIPTION FOR THE EXISTING HISTORIC DISTRICT ROCHESTER COLLEGE PARCEL NO. (5-15-451-006)

LAND IN THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 1000 FEET OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4, BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4; THENCE DUE NORTH 1637 FEET; THENCE NORTH 78° 18' 00" WEST 610 FEET; THENCE NORTH 28° 34' 00" WEST TO THE CENTERLINE OF CLINTON RIVER; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE, TO THE WEST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4; THENCE SOUTH TO THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4; THENCE EAST ALONG THE SOUTH LINE OF SECTION 15 TO THE POINT OF BEGINNING. EXCEPT, BEGINNING AT A POINT DISTANT EAST 1003.13 FEET FROM THE SOUTH 1/4 CORNER, THENCE NORTH 01° 40' 04" EAST 887.19 FEET; THENCE DUE EAST 393.37 FEET; THENCE SOUTH 01° 50' 10" WEST 260.31 FEET; THENCE SOUTH 01° 35' 20" WEST 626.88 FEET; THENCE DUE WEST 393.47 FEET TO THE POINT OF BEGINNING; AND ALSO EXCEPT, COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 15; THENCE DUE EAST ALONG THE SOUTH LINE OF SECTION 15, 1003.13 FEET; THENCE NORTH 01° 40' 04" EAST 600.00 FEET; THENCE DUE WEST 2.50 FEET; THENCE SOUTH 01° 40' 04" WEST 600.00 FEET TO THE SOUTH LINE OF SECTION 15; THENCE DUE EAST 2.50 FEET BACK TO THE POINT OF BEGINNING.

Pt 15-15-451-008
15-15-451-009

X TO P.O. BOX

MODIFIED HISTORIC DISTRICT PARCEL DESCRIPTION

LAND IN THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 15, TOWN 3 NORTH, RANGE 11 EAST; THENCE ALONG THE SOUTH LINE OF SAID SECTION 15, DUE EAST 756.99 FEET; THENCE DUE NORTH 60.00 FEET TO THE POINT OF BEGINNING; THENCE DUE NORTH 213.00 FEET; THENCE DUE EAST 212.24 FEET; THENCE SOUTH 01° 40' 04" WEST, 213.09 FEET; THENCE ALONG THE NORTHERLY 60 FT. RIGHT-OF-WAY LINE OF AVON ROAD, DUE WEST 206.04 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 1.02 ACRES OF LAND SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THIS DESCRIBED PARCEL.

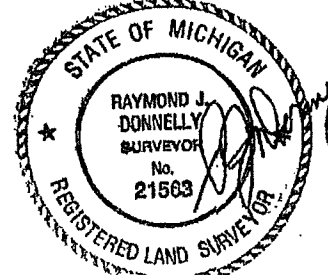
PART OF TAX I.D. #15-15-451-006

15-15-451-009

RAYMOND J. DONNELLY R.L.S. NO. 21563

CLIENT: ROCHESTER COLLEGE 800 W. AVON ROCHESTER HILLS, MI 48307	
REV. 04-25-05 PER CLIENT ATTY.	DRWN. BY GLB
DATE 10-26-04	FIELD BOOK
SHEET NO. 1 OF 1	PROJECT NO. 2001-036

RJD SURVEYORS
Raymond J. Donnelly & Associates, Inc.
Land Surveying • Mapping • Site Development Consultants
1853 E. Maple Road
Troy, MI 48063-4207
TEL (248) 689-5555
FAX (248) 689-5677



Barn Exterior Paint: BEHR Solid Color House & Fence Wood Stain



Specifications

Dimensions

Container Size	1 GA-Gallon	Coverage Area (sq. ft.)	200
----------------	-------------	-------------------------	-----

Details

Application Method	Brush,Paint Sprayer,Roller	Paint/Stain Clean Up	Soap & Water
Coating Product Category	Stain	Paint/Stain Key Features	Mildew Resistant,UV/Fade Resistant,Waterproof
Color Family	Redwood	Paint/Stain/Waterproofer Product Type	Wood Siding Stain
Color/Finish	Barn Red	Recommended Number of Coats	2
Dry to touch (min.)	180	Returnable	Non-Returnable
Interior/Exterior	Exterior	Substrate Condition	Finished Wood,Pressure Treated Wood,Unfinished Wood
Maximum Optimal Temperature (F)	90	Substrate/Surface Use Type	Wood
Minimum Optimal Temperature (F)	40	Time before recoating (hours)	8
Number per Package	1	Transparency	Solid
Paint/Stain Base Material	Latex	Vertical/Horizontal	Vertical

Warranty / Certifications

Manufacturer Warranty	10 years on vertical surfaces
-----------------------	-------------------------------

Product Overview

The BEHR Solid Color House and Fence Paint is a vertical use exterior stain, combining the best features of oil and latex for superior color retention, adhesion, penetration and durability. It provides a film that is highly resistant to cracking, peeling, blistering, weathering, chalking and erosion. It cleans up easily with soap and water and can be applied over water-based or oil-based paint or primer.



WARNING! Cancer and Reproductive Harm - <https://www.p65warnings.ca.gov/>

- Ideal for exterior application on vertical wood surfaces, such as fences and siding
- For the best results, be sure to properly prepare the surface using the required preparation products as listed in the Use & Care Manual
- Formulated for use with a brush, roller or sprayer for easy application
- Oil-latex formula retains the wood's natural texture and features self-priming capability
- Resists mildew growth to maintain a pristine appearance
- Protects against UV rays
- Can be applied in temperatures as low as 40°F
- Coverage area: 1st coat 200-400 sq. ft., 2nd coat 250-500 sq. ft.; avoid applying stain too heavily two thin coats recommended
- Easy clean-up with soap and water
- Actual paint colors may vary from on-screen and printer representations
- Online Price includes a PaintCare fee in the following states: CA, CO, CT, DC, ME, MN, OR, RI and VT
- **Which type of exterior paint is best for your home?**

Barn Sash Windows: Northview Wood Sash with 6-lite single pane glass



Specifications

Product Type: Barn Sash	Material: Wood
Mounting Method: Without Nailing Flange (Replacement)	Frame Width: 31-1/4 Inches
Frame Depth: 1-1/16 inches	Frame Height: 29 Inches
Rough Opening Dimensions: 31-1/2"W x 29-1/2" H	Hardware Finish: No Hardware
Screen Color: None	Hardware Type: No Hardware
Screen Material: None	Interior Color: Natural Pine
Exterior Color: Natural Pine	Glazing Type: Single Pane
Air Leakage (AL) Rating: Not Tested	Special Features: Divided Lites
Energy Star Zones: Not Energy Star Certified	U-Value: Not Rated
Solar Heat Gain Coefficient: Not Tested	Meets IRC for Egress: No
Listing Agency Standards: Not Rated	Manufacturer Warranty: 10 year

Description & Documents

When we set out to develop our wood barn sash, we wanted to create a sash with a traditional appearance that would incorporate modern assembly methods and would be easy to maintain for the end user. We started by using a traditional profile with 2-3/8-inch wide stiles and top rail and the traditional wider 3-3/8-inch bottom rail. In the past, most barn sashes were assembled using staples on the face, in the corners, and small wood glass stops which were then stapled again on the face. This created unsightly fasteners that had to be filled before the sash could be stained or painted. We designed our sash so that the glass would be installed in the assembly process with the bars, creating a fastener-free face for easy staining and painting. We also inset the edge fasteners so that each sash can be trimmed up to 5/8 inches per side to adjust for your opening.

- Features an unfinished pine wood sash ready to be stained or painted
- Single pane glass with real divided lites offers superior elegance
- Fixed sash with no nailing flange is ideal for shops, sheds, storage areas, and garages
- Features a 1-1/8" thick sash frame for strength and style
- Can be trimmed up to 5/8" on all sides for excellent flexibility in installation
- Glass lite layout is 3 panes wide x 2 panes high and is not designed to be rotated because of the 2-3/8" wide stiles and top rail with a traditional wider 3-3/8" bottom rail
- More sizes and other configurations are available to custom order keyword: Custom Barn Sash
- This item is not for sale to these states: AK, HI

Dimensions: Actual Sash Size: 31-5/16" W x 29" H

Brand Name: Northview



Asphalt Shingles: CertainTeed Hatteras Designer Shingles - Newport Green



hatteras specifications

- Oversized extra-heavy fiber glass mat with dual stripes of CertaSeal Plus advanced modified sealant
- Deep shadow lines create look of natural slate
- 235 lbs. per square
- UL Class A fire resistance rating
- UL certified to meet ASTM D3462
- UL certified to meet ASTM D3018 Type 1
- ASTM D3161, Class F, 110 mph wind resistance
- Miami-Dade Product Control Acceptance
- Conforms to CSA standard A123.5

warranty

- 40-year limited transferable warranty against manufacturing defects
- 10-year StreakFighter™ warranty
- 5-year SureStart™ protection
- 10-year 110 mph wind-resistance warranty

Asphalt Roofing

The American composition roofing industry emerged in the 1840s, and by the 1880s it was flourishing. Asphalt-impregnated fibers with or without aggregate (such as cinders) pressed into the exposed surface were packaged for roofing as long strips on rolls. A shift from roll roofing to hand-cut asphalt shingles began in 1903. The asphalt roofing industry grew during World War I because asphalt shingles were easy to transport and were made from materials that weren't in short supply during the war.

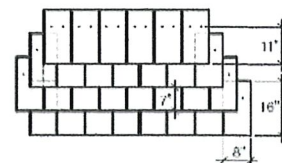
The popularity of asphalt roofing grew in the 1920s, due in part to the National Board of Fire Underwriters' campaign to eliminate wood-shingled roofs. The introduction of asbestos reinforcement further enhanced fire-resistance and strength. Consumers appreciated the variety of machine-cut shingle shapes and sizes.

The asphalt-saturated mats of early roofing were made of cotton or wool fibers known as rag felt. By the early 1940s, the roofing industry relied more on paper or wood fibers reinforced with asbestos fibers. Manufacturers switched to inorganic mats made of fiberglass in the late 1970s as concerns over asbestos increased.

Aggregate pressed into the mats increased durability. After 1900, stone granules replaced cinders as the aggregate of choice. Colors were limited to black and shades of red and green until the 1930s when manufacturers began using ceramic granules. These granules offered a wider range of colors that could be combined to create a variegated appearance.

Many homeowners chose to modernize their houses by covering existing wood-shingled roofs with asphalt shingles. The asphalt shingles, valued for their fire resistance and lower cost, came in numerous colors, patterns, and shapes. Often they were characterized by the method of installation: American method, French method, or interlocking.

- American method or "straight" shingles of the 1920s and 1930s were square or rectangular. The shingles were installed to overlap the course below. They could be straight laid, abutting adjacent shingles, or Dutch lap, overlapping adjacent shingles (figure 2).



Straight Laid