



Department of Planning and Development

Staff Report to the Historic Districts Commission

October 3, 2018

800 W. Avon – Barn rehabilitation	
REQUEST	Certificate of Appropriateness for rehabilitation of the barn at Rochester College
APPLICANT	Thomas Rellinger, Rochester College
FILE NO.	HDC # 18-007
PARCEL NO.	15-15-451-009
ZONING	SP – Special Purpose
HISTORIC DISTRICT	Potere Farm
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Request

The site is located on the north side of West Avon Road, east of Livernois. The applicant made a presentation at the March 2018 meeting to introduce the master plan for the college as well as the preliminary plans for rehabilitation of the barn.

The barn has been used by the college as an equipment shed, and the building will continue in that use. The college proposes to restore the exterior appearance of the barn as well as make interior repairs and modifications.

The exterior rehabilitation is comprised of a new roof, new windows, repair/replacement of siding and doors, painting the siding, and excavating around the entire foundation to install rigid foam insulation around the perimeter of the foundation. Two new concrete aprons will be constructed outside of two doors.

Historical Information

The subject site is in the Potere Farm Historic District. The district contains five contributing resources, a Cape Cod house constructed in the late 1940s, a gambrel roof chicken house constructed before 1938, a machine shop constructed between 1910 and 1930, a corn crib constructed before 1938, and the subject of this application, a barn constructed about 1920. According to the 2002 *Rochester Hills Historic Districts Survey*, the district “represent one of the most intact groupings of farm buildings left in the city.” Henry Potere owned the farm which included 53 acres at the time of the 1938 Rural Property Inventory. Rochester College acquired the property in 1964. The barn contributes to the district.

Review Considerations

The applicant has is proposing to rehabilitate the exterior of the barn. The proposal includes:

Site – the perimeter of the foundation will be excavated and rigid foam insulation will be installed on the outside of the wall. The trench will be back filled and any exposed foundation will be painted to match the wood siding above. A new 6’ by 6’ concrete apron will be constructed outside of the west pedestrian door. A new 16’ by 20’ concrete apron will be constructed outside of the south sliding doors. The apron will connect to the existing gravel drive. The drive and adjacent swale will be slightly regraded to ensure drainage away from the building. New gravel and grass will installed over disturbed areas to match the existing.

Roof – The existing green asphalt shingle roof will be replaced with a new green asphalt shingle roof – CertainTeed Hatteras in Newport Green. The dormers will be repaired to match the existing, new wood frame six-pane windows that match the existing will be installed in the existing openings. The silo roof will remain. Matching shingles will be installed on the gable roof over the connection between the barn and silo.

Walls – The wood siding will be repaired where possible and replaced where rotted or missing. The walls of the connector between the barn and silo will be reconstructed to match the existing. All wood trim will be repaired or replaced to match the existing. Missing tension rings will be installed on the silo. The silo chute siding will be repaired and replaced as necessary to match the existing. The barn walls will be repainted with Behr Solid Color House and Fence Wood Stain in a red color that is similar or matches the existing. The trim, windows and silo will be painted white.

Windows – the existing wood six-pane windows are missing in places and deteriorated beyond repair. The applicant proposes to install new wood six-pane windows that match the existing in all of the existing openings, including those openings that are presently boarded. The windows will be painted white.

Doors – the existing doors will be repaired to match the existing, doors that are deteriorated beyond repair will be replaced with matching doors. The wide doors on the north elevation will be fixed in place and not used. The single door on the south elevation, and both doors on the east elevation will be walled in behind the door which will be fixed in place. The wall will be infilled in a way that can be easily removed in the future. New overhead lights will be installed above the large south elevation and west elevation doors.

Summary

1. The site contains five contributing resources, including the barn, the subject of this application.
2. The applicant is requesting a Certificate of Appropriateness for the replacement of the barn roof, reconstruction of the dormers, replacement of the windows, repair of the siding, repair/replacement of

the doors, installation of overhead lights, painting of the barn and silo, insulation of the foundation, construction of two concrete aprons, and minor regrading to the drive and swale.

3. The materials proposed are CertainTeed Hatteras Newport Green asphalt shingles for the roof, wood six-pane windows matching the existing, repair of wood siding using matching wood siding, wood to repair or replace the doors to match the existing, concrete for the aprons.
4. The proposed work is compatible with the building and will not destroy any character defining features.
5. Staff comments –the proposed work will meet the Secretary of the Interior’s Standards. The aprons and re-grading are compatible with the barn and its surroundings. The repair and replacement of deteriorated roofing, siding, windows, and insulation of the foundation will preserve the building and its historic appearance and materials.
6. The applicant has not submitted the proposed plans to the City’s Building Department for a formal review. Any work performed in connection with this project will be required to meet all zoning and building codes, rules and regulations.

Potential Motion

(Subject to adjustment based on Commission discussion)

MOTION, in the matter of File No. HDC 18-007, that the Historic Districts Commission **APPROVES/DENIES/POSTPONES** the request for a Certificate of Appropriateness for the restoration of the exterior of the barn and silo, and related sitework as proposed for barn at the Potere Farm Historic District located at 800 W. Avon Road, Parcel Identification Number 15-15-451-009, with the following Findings and Conditions:

Findings:

1. The replacement of the roof, repair of the dormers, replacement of the windows, repair of the siding and silo, painting, and two new concrete aprons as proposed **will not/will** impact or alter the contributing resources on the property.
2. The proposed replacement of the roof, repair of the dormers, replacement of the windows, repair of the siding and silo, painting, and two new concrete aprons as proposed **is/is not** compatible with the existing structure and the District.
3. The proposed replacement of roof, repair of the dormers, replacement of the windows, repair of the siding and silo, painting, and two new concrete aprons as proposed to contributing resource **is/is not** in keeping with the Secretary of the Interior’s Standard for Rehabilitation and Guidelines, in particular standards numbers 6 and 9 as follows:

(6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

(9) New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.