

ROCHESTER HILLS HISTORIC DISTRICTS COMMISSION

Application for Approval of Modification/Construction of Resource

(New Construction / Demolition)

(There is no fee for this Application)

NOTE: All information must be received at the Rochester Hills Planning and Development Department at least three (3) weeks prior to the Historic Districts Commission Meeting. Regular meetings are held on the second (2nd) Thursday of each month.

Address and Site: 1950 E. Avon Road
(Street Address)

Rochester Hills MI 48307
(City) (State) (Zip)

Location of Site: at Dequindre + Avon

Sidwell Number: 15-13-427-002

Requesting Approval For: (Check all that apply)

- | | | | |
|-------------------------------------|---------------------|--------------------------|-------------|
| <input type="checkbox"/> | New Building | <input type="checkbox"/> | Residential |
| <input type="checkbox"/> | Addition | <input type="checkbox"/> | Commercial |
| <input checked="" type="checkbox"/> | Exterior Alteration | <input type="checkbox"/> | Other |
| <input type="checkbox"/> | Building Relocation | | |
| <input type="checkbox"/> | Demolition | | |

Historic District Location: (Check one)

Stoney Creek Winkler Mill Pond Non-contiguous

For an Existing Home/Structure: Year Built: 1894

Sec. 118-162 Procedure. A person seeking to perform work on a resource within a Historic District shall proceed as follows:

1. Information for Commission: Any such person shall provide the following information to the Commission at least three (3) weeks prior to the meeting at which the matter is to be considered. All required information submitted shall include the person's name and address. The scale used for plans and drawings shall be indicated in the lower right corner.

(a) Site plan: Fourteen (14) copies of a site plan drawn to an appropriate scale and describing, dimensioning and identifying all major features including property lines, main buildings, outbuildings, parking areas, drives, walkways, fences, major trees, significant variations in grade elevation, relationship to adjacent streets and structures, and the relationship of major features to property lines. A north point shall be indicated on the plan.

(b) Plans and elevations for structure: Fourteen (14) copies of plans drawn to scale (minimum scale of one-quarter inch equals one foot for residential, and one-eighth inch equals one foot for commercial) illustrating the entire exterior perimeter of new resources, existing resources on which work is to be done, and any proposed work, together with pertinent dimensions and depiction of major exterior features including doors, windows, bays, porches, architectural trim and elevations. Details pertaining to exterior building materials shall also be provided including types, finishes and colors, kind and size of exterior wall material, and other significant architectural information. A north point shall be indicated on all plans and drawings.

(c) Other descriptive material: The Commission may consider photographs, research materials or other descriptive information provided.

2. Application to building department: A person requesting to do any work on a resource within a Historic District shall apply to the Building Department and make such application by completing a building permit application accompanied by payment of any fees required in Division 1 of Article V of Chapter 54 of this Code. The application shall be accompanied by required plans and drawings.

3. Building department review: The Building Department shall review the completed application to ensure the proposed work will comply with applicable setback and other planning, zoning, and environmental requirements and any other applicable Ordinances.

Please note: A complete copy of the Historical Preservation Ordinance is available on-line through the City's website (Chapter 118 of the Code of Ordinances) or upon request.

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

Mill structure was built in 1894, replacing the original mill in the same location that was built in 1863. Originally built as a grist mill, the Yates Mill began pressing apples for cider around 1876 and was renamed Yates Cider Mill. The same water turbine that was installed with the 1894 construction of the mill is being used today for the pressing operation.

Description of Proposed Work:

Replacement of the North, West and South siding. See attachment for additional material information. Material used will be fiber cement board with a similar rough wood texture and "ship lap" profile. Exposure will be 3.25" to match original siding. Color will also be matched. All existing trim boards will also be replaced with like materials and colors. (None of the existing trim boards are original)

All signage and lettering will be reinstalled in their existing locations.

Replacement with wood siding has been considered, but will be cost-prohibitive and will not provide the same durability as the fiber-cement product.

Windows will be repaired in place.

(Color of siding will be Navaho Red to match existing color.)

NOTE:

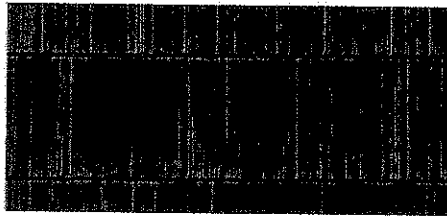
Applicants are required to provide the following information to the Historic Districts Commission at least three (3) weeks prior to the meeting date.

In accordance with Chapter 118, Historical Preservation, of the Code of Ordinances for the City of Rochester Hills, the following information applies:

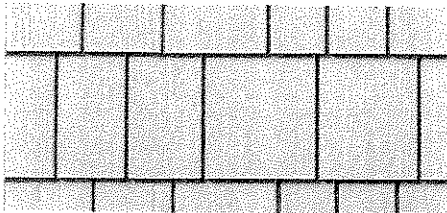
Sec. 118-161 *Permission required.* Before construction, alteration, repair, moving or demolition affecting the exterior appearance of a structure, or the construction of a new structure or part thereof, within a Historic District, the person proposing to take such action shall apply for and obtain permission to do so from the Historic Districts Commission. Permission is required regardless of whether a building permit is required.

CertainTeed Fiber Cement Full Product Line

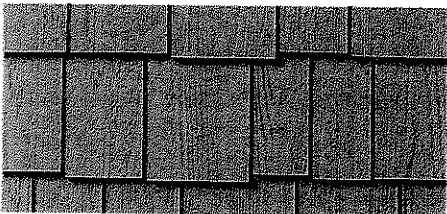
WeatherBoards™ Shapes Siding



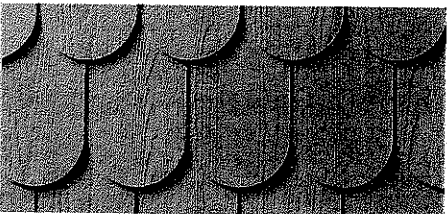
Perfection Shingles
8-1/4" x 12'
(7" Exposure)



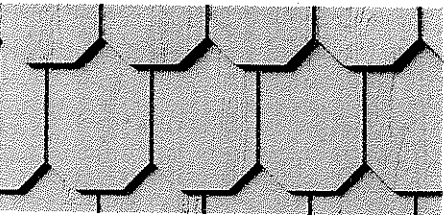
Random Square
Straight Edge
12" x 48"
(5" Exposure)
16" x 48"
(7" Exposure)



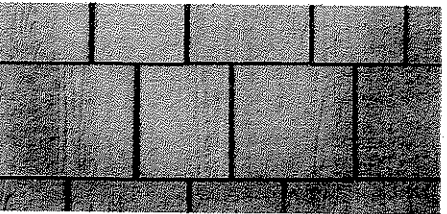
Random Square
Staggered Edge
16" x 48"
(7" Exposure)



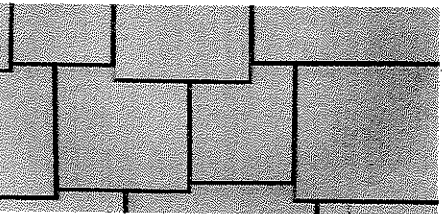
Half-Rounds
16" x 48"
(7" Exposure)



Octagons
16" x 48"
(7" Exposure)

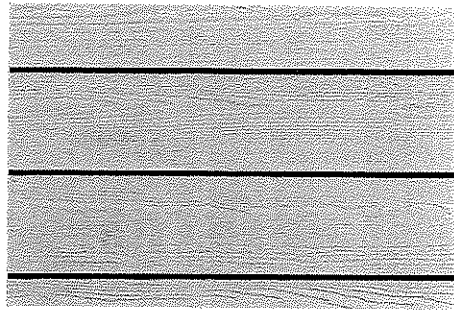


Individual Shakes
Straight Edge
6-1/4" x 18"
8-1/4" x 18"
12" x 18"
(8" Exposure)

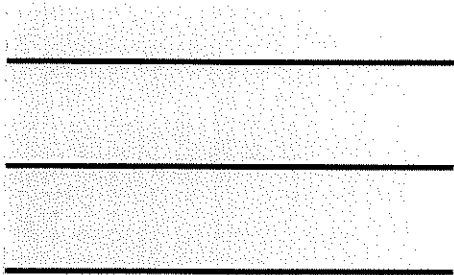


Individual Shakes
Staggered Edge
6-1/4" x 18"
8-1/4" x 18"
12" x 18"
(8" Exposure)

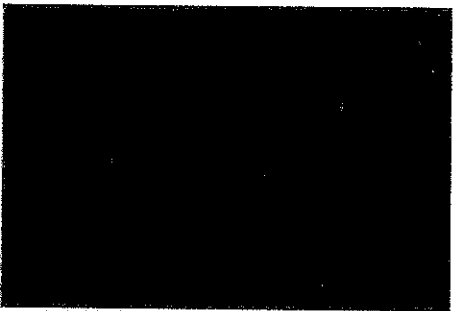
WeatherBoards™ Lap Siding



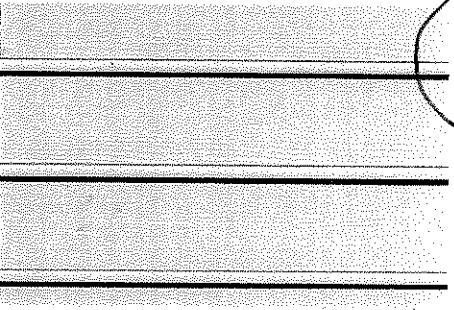
Cedar Lap Siding
5-1/4" x 12'
6-1/4" x 12'
7-1/4" x 12'
8-1/4" x 12'
9-1/4" x 12'
12" x 12'



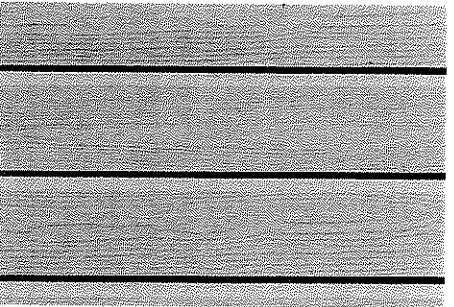
Smooth Lap Siding
5-1/4" x 12'
6-1/4" x 12'
7-1/4" x 12'
8-1/4" x 12'
9-1/4" x 12'
12" x 12'



Smooth Beaded
Lap Siding
7-1/2" x 12'

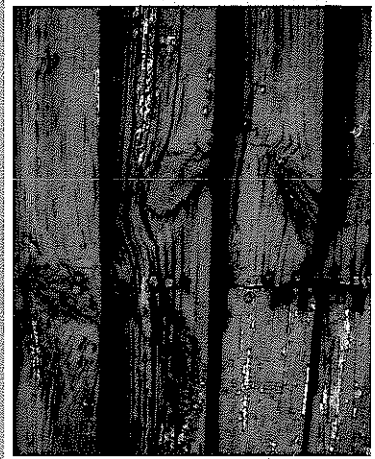
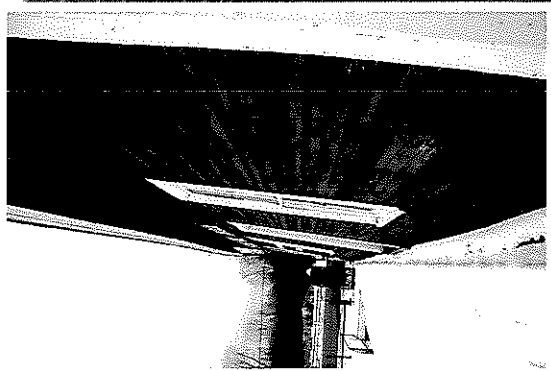
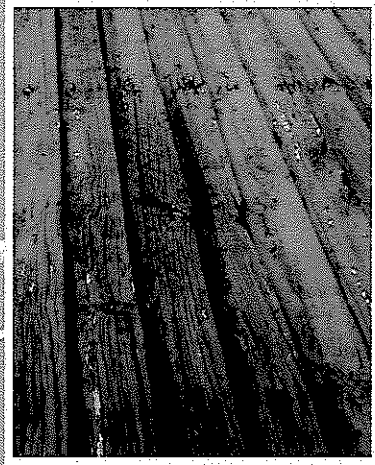
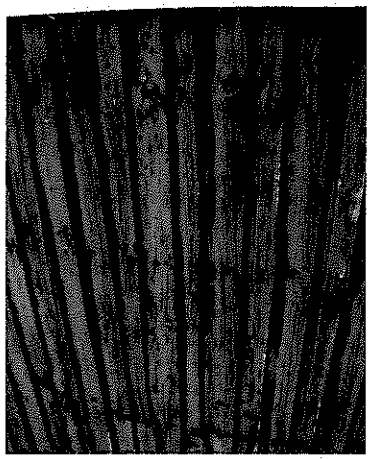


Textured Beaded
Lap Siding
7-1/2" x 12'



Textured
Dutchlap Siding
8-1/4" x 12'

All primed WeatherBoards™ come with CertainTeed FiberTect® Sealer/Primer. Variations in texture should be expected and help define the natural character of the product. Check with your local supplier for CertainTeed ColorMax® finished product availability in your area. Minimum order requirements and lead times may apply to non-stock items.



WALK DOWNER SINCE 1863

