



CBI DESIGN PROFESSIONALS

July 7, 2025

City of Rochester Hills
Historic District Commission
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

Re: HDC Project Review Request
Yate's Cider Mill Refrigerated Storage Building

Dear Members of the Commission,

On Behalf of our client, Yates Cider Mill (1950 E. Avon Rd.), we are providing the following Description of the proposed Refrigerated Storage Building to the Historic District Commission.

Description:

The current campus of Yate's Cider Mill consists of what is now considered the original mill building and related attached additions that were built throughout the last 150 years. There is a current parking lot to the south of the mill building for patrons of the business along with recreational areas along the Clinton River. On the north side of the original mill building is an asphalt paved area that is used currently for the exterior storage of mill equipment, bins and similar items. During the busy fall season, multiple refrigerated semi-trailers are parked in this area. These trailers store tons of apples in crates that are delivered to the site during off hours and kept refrigerated until used in the mill. Beyond this to the North is a steep hillside and the original proprietor's home, which is still occupied by the owners of the Mill.

Our proposed project is to replace the exterior equipment storage and the refrigerated semi-trailer storage with a permanent enclosed storage building. This building is designed to have the general shape, massing and character of a barn, like the original mill building. The building has a gambrel roof shape with a color scheme that matches the original mill. The detailing of the siding and trim, although like the mill building are intentionally varied so as not to be confused with the original. The wood siding and detailing are also similar but slightly varied so that they are compatible but not a direct copy of the original building.

The interior of the Storage Building has 3 primary areas. The main floor has a section of equipment storage and a bathroom. The primary area of the main floor is a large, refrigerated room for apple bin stacks in the fall. A smaller area is dedicated to a freezer room. The upper attic area (what would have been a barn loft) is dry storage for mill supplies, packaging, etc.

By providing a building for enclosure of the modern requirements of the mill's operation we enhance the historical character and charm of this campus and remove what can be a nuisance

visually during the entire year, but especially during the busy fall season when the refrigerated trailers are required.

Thank you for your review and consideration of this request for our client.

Sincerely,

Robert G. Clarke, AIA, NCARB

President