

Request for Certificates of Appropriateness
for
Historic Albert Terry House
1081 W. Auburn Rd., Rochester Hills, MI 48309

In order to restore and maintain the structural integrity of this historic home, and to make the property ready for use as tea rooms and gardens which would welcome the public, a request for Certificates of Appropriateness are being requested for the following:

- 1) Request Certificate of Appropriateness for change of use of 1081 W. Auburn Rd. from single family dwelling to tea rooms and gardens and special events. The tea rooms and gardens restaurant to be open from 11:00 am to 4:00 pm, Monday through Saturday, 12:00 to 5:00 pm Sundays from May 1st to October 30th, and 11:00 am to 4:00 pm, Thursday through Saturday, 12:00 to 5:00 pm Sundays from November 1st to April 30th with special events by appointment, but not to last beyond 10:00 pm.
- 2) Removal/replacement of the current central brick chimney – this chimney was recently added to the home to service the two natural wood burning fireplaces that were added. Unfortunately, no bricking or support structure was put in place to support the enormous weight of the brick chimney that was placed on the exterior. Because of this, the mass has pushed the roof down at the peak, causing a serious sway-back dip as well as a bulge, and because of the lack of trusses, the brick walls have been and continue to be pushed out. Also, a gap has formed on the 4 x 5 foot chimney platform between the seals for the chase and the lowered top of the platform (a sinking of about 3 inches). This has allowed water to flow into the attic with each rain or snow melt. Because there is no way to add support for this exterior chimney without damaging the structure of the building, it should be removed. Natural gas fireplaces would replace the natural wood burning ones with a much smaller and lighter weight chimney being added on the exterior. In addition, it would be placed so as to fully restore the symmetrical look of true Greek Revival architecture. Also, a style and color that more closely matches the brick of the home will be selected and used to cover the original chimney on the west wing as well for aesthetic appeal and a more historically accurate appearance. If a Certificate of Appropriateness is awarded for the removal of this chimney, the current holes would be covered and shingled over. Then, at a future meeting of the HDC, the possible choices of materials and colors for a replacement would be brought forward for consideration. This is the most serious issue for the integrity of the entire structure. Therefore, a request is being made to have a Certificate of Appropriateness for the chimney's removal as soon as possible.
- 3) Addition of parking – in order to serve the public and offer ease of access to this historic house, parking needs to be added. Therefore, a request is being made to add parking both along the first 187 feet of the west property line immediately west of the current driveway (11 spaces), and also near the 103 feet along the north property line between the east side of the home and the east property line (10 spaces).
- 4) Removal of fencing – much of the fencing that is currently in the middle of the property not only divides the yard awkwardly, but also it is potentially a hazard as it is broken and rusty in many places, and the posts have or are rotting at the base. Planned gardens would have a much better

flow if the fencing were removed. Therefore, a request is being made to remove it where necessary.

- 5) Addition of various gardens – in order to add more interest, and create more relaxing and separated seating areas in the yard, intentional “garden rooms” will need to be added throughout the property. Therefore, a request is being made to add such spaces.

Respectfully submitted,

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