



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:

1081 W. Auburn
(Street Address)
Rochester Hills, MI 48309
(City) (State) (Zip)

Location of Site:

South side of Auburn just west of Livernois

Sidwell Number:

70-15-33-200-013

Requesting Approval For: (Check all that apply)

- New Building Residential
- Addition Commercial
- Exterior Alteration Other
- Building Relocation
- Demolition

Historic District Location: (Check one)

- Stoney Creek
- Winkler Mill Pond
- Non-contiguous

For an Existing Home/Structure:

Year Built: 1840

History of site, structure(s), and building(s): Albert Terry came to MA
from MA in April 1839 and purchased the northeast quarter
of sec. 33. He added 132 acres to his first purchase and
in 1877 had a 192 acre farm described as one of the best in
the township. Terry was township supervisor from 1862 to 1876.
The house is an excellent example of a brick variation of the Greek
Revival style (from Intensive Land Survey p. 126)

Description of Proposed Work: Allow the house to be used
for tea rooms restaurant and gardens (beginning
with three "garden rooms," the designs of which will
be brought forward later for approval). after meeting
all city, county, and state requirements for such with
no change to the exterior or property without HDC approval.

NOTE:

Applicants are required to provide the following information to the Historic District 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.

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the township. Terry was township supervisor from 1862 to 1876
the house is an excellent example of a brick variation of the Gable
Revival style (from Intensive Land Survey p.126)

Description of Proposed Work: Add 24 parking spaces to the
rear of the home with appropriate connecting drive
plus one handicap parking space near rear west
door and a sidewalk from the drive to an access
ramp on the front walkway

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History of site, structure(s), and building(s): Albert Terry came to ME
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in 1877 had a 192 acre farm described as one of the best in
the township. Terry was township supervisor from 1862 to 1876.
The house is an excellent example of a brick variation of the Greek
Revival style (from Intensive Land Survey p. 126)

Description of Proposed Work: remove evergreen shrubs
from the front of the house - replace with
low growing roses, hastas, or similar plants

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Description of Proposed Work: install removable handicap
access ramp to front entrance

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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, 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 photographic 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 I 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.