



Department of Planning and Economic Development
 1000 Rochester Hills Dr.
 Rochester Hills, MI 48309
 (248) 656-4660
planning@rochesterhills.org
www.rochesterhills.org

Historic Districts Commission (HDC) New Construction/ Demolition Application

Project Information

| | | |
|--|--|--|
| Name John D. Stoll, Kimberly M. Stoll | | |
| Requesting approval for <i>(check all that apply)</i> | | |
| <input type="checkbox"/> New Building | <input type="checkbox"/> Building Relocation | <input type="checkbox"/> Exterior Alteration |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Other <i>(please describe)</i> |
| Type of Use | | |
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Commercial | <input type="checkbox"/> Other <i>(please describe)</i> |
| Year Home/Structure Built <i>(for an existing home/structure)</i> 1901 (listed date) | | |
| Description of Proposed Project and Use(s) We are putting in a pool on the west side of the lot with the entrance to the pool area located several feet from the existing back porch area. The pool is a classic L-shape and will be surrounded by a ribbon of cement that is surrounded by grass. People enter from the east end of the pool, where there will be a large area for umbrellas, seating and other comforts. Fence is a classic wrought iron design. Pool equipment will be hidden from sight either via a privacy fenced-in area or tasteful shed-like structure. | | |
| History of site, structure(s), and building(s) At least one of the structures on our property, and the barn across the street that now belongs to a resident in Rochester, could date back before the 1870 date that we had been told was when the home was built. The carriage house is clearly built at a later date (Rochester Hills records the date as 1900). The grounds have been gradually cleared and consistently maintained during my ownership and during the time that the couple who occupied the house immediately before us did. The home was bought out of foreclosure in 2010 and hundreds of thousands of dollars has been spent on its remodel and restoration. | | |

Property Information

| | |
|---|---|
| Street Address 1431 Washington Rd. | |
| Parcel Identification Number <i>(can be obtained on the Property Tax Look-Up page on the City's website)</i> 70-15-01-201-020 | Property Dimensions Width at Road Frontage: 310.49 Depth: 297.6 |
| Land Area <i>(acres)</i> 2.66 | # of Lots/Units <i>(if applicable)</i> |
| Current Use(s) Residential | Current Zoning Residential |
| Historic District Location <i>(check one as indicated on the City's Historic Districts Map)</i> | |
| <input checked="" type="checkbox"/> Stoney Creek | <input type="checkbox"/> Winkler Mill Pond <input type="checkbox"/> Non-contiguous |



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Applicant Information

| | | |
|---|--------------------------------|------------------|
| Name John D. Stoll, Kimberly Marie Stoll | | |
| Address 1431 Washington Rd. | | |
| City Rochester Hills | State MI | Zip 48306 |
| Phone 248 229 1327 | Email stoll@oakland.edu | |
| Applicant's Legal Interest in Property | | |

Property Owner Information Check here if same as above

| | | |
|---|--------------------------------|------------------|
| Name John D. Stoll, Kimberly Marie Stoll | | |
| Address 1431 Washington Rd. | | |
| City Rochester Hills | State MI | Zip 48306 |
| Phone 248 229 1327 | Email stoll@oakland.edu | |

Applicant's/Property Owner's Signature

| | | |
|---|-------------------------------|------|
| <p>I (we) do certify that all information contained in this application, accompanying plans and attachments are complete and accurate to the best of my (our) knowledge.</p> <p>I (we) understand that if it is determined that the application is not complete, the City shall immediately identify in writing what is needed to make the application complete.</p> <p>I (we) understand and acknowledge that any work authorized by the Historic Districts Commission is required to be inspected by City Inspectors, and authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.</p> <p>I (we) hereby certify that the property (resource) where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125-1531. <i>(Certification required pursuant to Public Act 65, amended April 20, 2004, an Amendment to Public Act 169 of 1970, Michigan's Local Historic District Act).</i></p> <p>I (we) will notify the Department of Planning & Economic Development upon completion of the approved work.</p> | | |
| Applicant's Signature | Applicant's Printed Name | Date |
| Property Owner's Signature | Property Owner's Printed Name | Date |

OFFICE USE ONLY

| | | |
|------------|--------|----------|
| Date Filed | File # | Escrow # |
|------------|--------|----------|



HDC New Construction/Demolition Application Instructions

For additional information, please refer to the Historical Preservation Ordinance ([Chapter 118 of the Code of Ordinances](#)) which is available on the City's website.

1. **Completed Applications.** Applications must be submitted on the attached completed application with all information typed or printed in ink along with the following.
 - a. 10 copies of a site plan drawn to an appropriate scale, identifying and dimensioning 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. 10 copies of plans and elevations of the structure drawn to scale (minimum scale of ¼ in. = 1 ft. for residential and 1/8 in. = 1 ft. 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 (*if applicable*)
 - c. Any other information which the applicant feels will aid the City in its review including photographs, research materials or other descriptive information
 - d. PDF files of all of the above submitted information

2. **Review Process.** 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 HDC, regardless of whether a building permit is required.

City staff and consultants will review the plans to ensure compliance with City ordinances within 15 days of submittal (10 days for subsequent reviews). If it is determined that one or more applicable item(s) are not included or need to be modified, the applicant will be contacted. Incomplete applications will not be placed on a HDC agenda until all necessary information is submitted and reviewed. When it is determined by City staff that the application is complete and any necessary revisions have been made, the project will be placed on the next scheduled HDC meeting. HDC meetings are generally held the second Thursday of each month at 7:00 P.M.

A person requesting to do any work on a resource within a Historic District that requires a building permit 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 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 and forward their approval/denial onto the HDC.

3. **Fees.** There are no established fees for this application.
4. **Questions or Clarifications.** Please contact the Department of Planning and Economic Development at the contact information above for questions or clarifications.