



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

Historic Districts Commission (HDC) New Construction/ Demolition Application

Project Information

Name 1431 Washington, The Stoll Residence	
Requesting approval for <i>(check all that apply)</i>	
<input type="checkbox"/> New Building	<input type="checkbox"/> Building Relocation
<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Exterior Alteration	
<input type="checkbox"/> Other <i>(please describe)</i>	
Type of Use	
<input 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> Circa 1850 + multiple additions since	
Description of Proposed Project and Use(s) Phase 1: Replace 1st and 2nd floor windows @ Westerly side of home, Replace 2 doors on the North facade, and Replace vinyl siding on Easterly and Westerly portions of home. Phase 2: Renovate kitchen, renovate 2nd floor bathroom by adding to 2nd floor, install new siding and windows + replace roof. Phase 3: Replace existing ground floor addition on the South side of house with new "Modern" addition, and renovate the terrace off the backside of the house.	
History of site, structure(s), and building(s) Unknown to architect but presumed to be one of the original homesteads in the area. Original structure, burried deep behind multiple additions and altertions, etc, appears to date from 1850-1880.	

Property Information

Street Address 1431 Washington	
Parcel Identification Number 15-01-201-020	Property Dimensions Width at Road Frontage: 310 Depth: 306
Land Area (acres) 2.6	# of Lots/Units <i>(if applicable)</i> 1
Current Use(s) Single Family House	Current Zoning RE (Residential Estate)
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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Construction/
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Applicant Information

Name Joel Schmidt, DMET		
Address 832 W 11 Mile Road		
City Royal Oak	State MI	Zip 48067
Phone 248-850-7548	Email dmetdesign@gmail.com	
Applicant's Legal Interest in Property Architect		

Property Owner Information Check here if same as above

Name Kimberly Stoll		
Address 1341 Washington		
City Rochester Hills	State MI	Zip 48306
Phone 248-990-8890	Email kimberly.stoll@gmail.com	

Applicant's/Property Owner's Signature

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.

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.

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.

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-Halc single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531. (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 (we) will notify the Department of Planning & Economic Development upon completion of the approved work.

Applicant's Signature <i>Joel Schmidt</i>	Applicant's Printed Name Joel Schmidt	Date 11/21/24
Property Owner's Signature <i>Kimberly Stoll</i>	Property Owner's Printed Name Kimberly Stoll	Date 11/21/24

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.** Completed applications include the following.
 - 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. Plans and elevations of the structure drawn to scale (minimum scale of 1/4 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

2. **Application Process.** You may submit all required documents online. [Click here](#) to apply for a Planning, Zoning or Engineering Process online.

3. **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.

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. 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.

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.

1. **Fees.** Established fees as follows must be provided before the application can be processed. Checks should be made payable to the City of Rochester Hills.

1. Permit applications requiring Historic District Commission review: \$80
2. Modifications to decrease the size of a designated historic district or removal of a property from a designated historic district.
 - a. The applicant shall be charged a review fee corresponding to the cost of consultant investigation and review.
 - b. There shall be charges for an escrow deposit made at the time of application to pay for the cost of city-retained consultants for investigation and plan review services and city administration costs shall be as follows:

For a parcel 2 acres in size or less	\$500 per parcel
For a parcel 2 to 5 acres in size	\$1,000 per parcel
For a parcel greater than 5 acres in size	\$1,500 per parcel
PLUS	Administrative cost equal to 20% of the total consultant charges or \$100, whichever is greater

2. **Questions or Clarifications.** Please contact the Department of Planning and Economic Development at the contact information above for questions or clarifications.