



Department of Planning and Development

Staff Report to the Historic Districts Commission

June 1, 2021

1005 Runyon Road – New In-Ground Pool	
REQUEST	Certificate of Appropriateness for construction of a new in-ground pool
APPLICANT	Louis and Elizabeth Fischetti
FILE NO.	HDC # 21-015
PARCEL NO.	70-15-01-352-018
ZONING	R-4 – Single family residential
HISTORIC DISTRICT	Stoney Creek
STAFF	Kristine Kidorf, Kidorf Preservation Consulting

In this Report:

Request	1
Historical Information.....	2
Review Considerations.....	2
Summary	2
Potential Motion.....	2

Request

This is an application for the installation of a new in-ground swimming pool. The property contains a house constructed c. 1835 and a carriage house/garage constructed at an unknown date. According to the 2002 *Rochester Hills Historic Districts Survey* the property was determined non-contributing to the Stoney Creek Historic District presumably due to the number of alterations to the house (the alterations were approved by the HDC).

The subject property is located on the north side of Runyon Road opposite the east end of the Van Hoosen Farm property. The property is in the village section of the Stoney Creek Historic District. The applicant is proposing to install a 28’ long by 14’ wide rectangular in-ground swimming pool surrounded by a 4’ wide concrete deck in the center of the rear yard of the house. The pool equipment will be installed behind an existing attached garage. A safety cover will be installed on the pool and no fencing will be installed.

Historical Information

The subject property is located in the Stoney Creek Historic District. The 2002 *Rochester Hills Historic Districts Survey* describes the district as containing the unincorporated village of Stony Creek and Van Hoosen Farm. The northern boundary generally follows Stony Creek and extends northward along Washington Road including Cornerstone, Mallon Court and Mill Race Roads. The district is almost wholly residential in character, with houses dating from the 1830s to the 1990s. The Stony Creek settlement was established in 1823 and developed in the 1830s. The district has thirty-seven contributing resources, seventy-one non-contributing resources, and one that requires more research to determine its status. Some of the most significant properties in the district include the Van Hoosen Farm; the Greek revival house at 1046 East Tienken Road; the Stoney Creek School; and the Sign of the Black and White Cow.

This parcel is in the heart of the historic village and although this house was built during the period of significance (c. 1835) the alterations to the original house have rendered it non-contributing to the district. The existing rear yard is primarily grassy with trees along the edges.

Review Considerations

The proposed pool is an in-ground concrete or steel walled pool that is rectangular in shape. It will be 28 feet long and 14' wide and will be surrounded on four sides by a 4' wide concrete pool deck. The pool equipment will be placed behind the attached garage. No trees will be removed for the pool or equipment installation.

The applicant has indicated that the following materials will be used for the project:

1. Concrete or steel walled pool and concrete deck with safety cover for the pool.

Summary

1. The property is in the village portion of the Stoney Creek Historic District. The property has a non-contributing house constructed c. 1835 and a carriage house/garage constructed at an unknown date.
2. The applicant is requesting a Certificate of Appropriateness to install a rectangular 14' by 28' concrete or steel wall in-ground pool with a 4' wide concrete deck. The pool equipment will be placed behind an existing garage.
3. Staff offers the following comments on the proposed pool. The proposed pool and deck are minimal in size and proposed to be centered in the rear yard of the property. Note that the provided site plan is not to scale, and the pool will be smaller than it appears on the site plan. The pool and deck as proposed are compatible with the district and will not destroy any historic materials or features. The proposal meets The Secretary of the Interior's Standards for Rehabilitation.
4. It is unknown if the applicant has submitted the proposed plans to the City's Building Department for a formal review. Any work performed in connection with this project will be required to meet all zoning and building codes, rules and regulations.

Potential Motions

(Subject to adjustment based on Commission discussion)

MOTION, in the matter of File No. HDC 21-015, that the Historic Districts Commission **APPROVES/DENIES/POSTPONES** the request for a Certificate of Appropriateness for the installation of a new in-ground swimming pool, pool deck, and equipment as proposed at 1005 Runyon Road in the Stoney Creek Historic District, Parcel Identification Number **70-15-01-352-018**, with the following Findings and Conditions:

- 1) The proposed pool, deck, and equipment is in the Stoney Creek Historic District and **is/is not** compatible in massing, size, scale and materials with the district;
- 2) The proposed pool and deck construction **is/is not** in keeping with the Secretary of the Interior's Standards for Rehabilitation and Guidelines, in particular standard numbers 9 and 10 as follows:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.