



Department of Planning and Development
Staff Report to the Historic Districts Commission

July 30, 2020

1431 Washington – New In-Ground Pool	
REQUEST	Certificate of Appropriateness for construction of a new in-ground pool
APPLICANT	John and Kimberly Stoll
FILE NO.	HDC # 20-018
PARCEL NO.	70-15-01-201-020
ZONING	R-E – Single family residential
HISTORIC DISTRICT	Stoney Creek
STAFF	Kristine Kidorf, Kidorf Preservation Consulting

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Request

This is an application for the installation of a new in-ground swimming pool. The property contains a house constructed c. 1870 and a carriage house/garage constructed at an unknown date. According to the 2002 *Rochester Hills Historic Districts Survey* the property was determined as non-contributing to the Stoney Creek Historic District due to the number of alterations to the house.

The subject property is located on the west side of Washington Road just south of Mill Race Road. The property is in the northern section of the Stoney Creek Historic District, all of the surrounding properties are considered non-contributing. The property has many trees and bushes, and is surrounded by newer houses. The applicant is proposing to install an L-shaped in-ground swimming pool surrounded by a concrete deck in the rear yard of the house. The east end of the concrete will be wide enough for tables with umbrellas and chairs. The pool area will be surrounded by a 4' tall aluminum picket fence with gates. The pool equipment will be installed on a concrete pad near the southeast corner of the pool and will be surrounded by screening hedges.

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 on Washington Road sits well north of the portion of the district containing the village, school, and Van Hoosen Farm. Although this house was built during the period of significance (c. 1870) the alterations to the original house have rendered it non-contributing to the district. This northern part of the district is surrounded by subdivisions and newer houses. The non-contributing houses in this portion of the district are generally one- to two-stories tall, have gable roofs, attached garages and are clad in brick with asphalt shingle roofs. The houses are generally on large lots and are extensively landscaped.

Review Considerations

The proposed pool is an in-ground steel walled pool that is L-shaped. It will be 40 feet long and 20' wide at the west end and 26' wide at the east end. It will be surrounded on four sides by a concrete pool deck. The concrete will be 3' wide along the north, south, and west sides, and 9' wide at the east end. A 4' tall aluminum picket style fence will surround the concrete deck. A 54" tall gate will be installed in one side of the fence. The pool equipment will be placed on a concrete pad near the southeast corner of the pool. It will be surrounded by a tall hedge to conceal the equipment. No trees will be removed for the pool or equipment installation. An existing fire pit may need to be removed or moved.

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

1. Steel walled pool, concrete deck and equipment pad, aluminum fence and gate, hedges.

Summary

1. The property is in the north end of the Stoney Creek Historic District. The property has a non-contributing house constructed c. 1870 and a carriage house/garage constructed at an unknown date. This part of the district has newer houses and was recommended for removal in the 2002 *Rochester Hills Historic Districts Survey*.
2. The applicant is requesting a Certificate of Appropriateness to install an L-shaped 26/20' by 40' steel wall inground pool with a concrete deck and an aluminum 4' tall fence. The pool equipment will be placed on a concrete pad and concealed with a tall hedge.
3. Staff offers the following comments on the proposed pool. This portion of the district is primarily newer houses and is heavily landscaped. The installation of an in-ground pool, concrete deck, aluminum fence and gate, and equipment pad and hedge as proposed is in the rear yard of a non-contributing property. The pool and related construction 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. 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 20-018, 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, equipment pad and fencing as proposed at 1431 Washington Road in the Stoney Creek Historic District, Parcel Identification Number **70-15-01-201-020**, with the following Findings and Conditions:

- 1) The proposed pool, fence, and equipment is in the Stoney Creek Historic District and **is/is not** compatible in massing, size, scale and materials with this part of the district;
- 2) The proposed pool, deck and fence 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.*