



## Department of Planning and Development

### Staff Report to the Historic Districts Commission

April 14, 2025

6587 Cornerstone Lane	
REQUEST	New 48' by 16' pergola next to pool
APPLICANT	Taylor Calero, contractor
FILE NO.	PHDC2025-0003
PARCEL NO.	70-15-01-326-010
ZONING	R-1 – One Family Residential
HISTORIC DISTRICT	Stoney Creek
STAFF	Kristine Kidorf, Kidorf Preservation Consulting

#### In this Report:

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

#### **Request**

This is an application to construct a pergola next to an existing in-ground pool behind a house constructed in 1991.

The subject site is located on the northeast side of Cornerstone Lane, a cul-de-sac off of Washington Road. The property is in the northern section of the Stoney Creek Historic District. All of the houses on the street are non-historic. The subject house is a two-stories tall with an attached garage.

#### **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 Cornerstone Lane sits well north of the portion of the district containing the village, school, and Van Hoosen Farm. This northern part of the district includes 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, many with pools and other outdoor structures.

## Review Considerations

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The proposed pergola has a 48' wide by 16' deep footprint, one end is angled. It will be 10'8" tall. It will be constructed of metal posts and beams, with aluminum louvers across the top.

The pergola will sit next to the pool, north of the house and 20' west of the existing pool edge on the large concrete deck surrounding the existing pool.

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

1. Black metal posts and beams with light colored louvers for the roof.

## Summary

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1. The property is in the north end of the Stoney Creek Historic District. The property contains a house constructed in 1991 and is not historic. This part of the district has numerous newer houses.
2. The applicant is requesting a Certificate of Appropriateness to construct a pergola to be constructed on the concrete deck next to an existing in-ground swimming pool. The proposed pergola will be 48' by 16' and 10'8" high.
3. Staff offers the following comments on the proposed design. This portion of the district is primarily newer houses that according to aerial views appear to have footprint sizes about the same as the proposed house. The proposed pergola is the rear of the house next to the existing pool. The pergola is appropriate in size, scale, and materials to the house and district.
4. The applicant has submitted the proposed plans to the City's Building Department for a formal review. If approved by the HDC, revised plans addressing the Building Department's comments will be required. Any work performed in connection with this project will be required to meet all zoning and building codes, rules and regulations.

## Potential Motions

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(Subject to adjustment based on Commission discussion)

**MOTION**, in the matter of File No. PHDC2025-003, that the Historic Districts Commission **APPROVES/DENIES/POSTPONES** the request for a Certificate of Appropriateness for the construction of a pergola at 6587 Cornerstone Lane in the Stoney Creek Historic District, Parcel Identification Number 70-15-01-326-010, with the following Findings and Conditions:

- 1) The property is in the Stoney Creek Historic District, the house is non-contributing to the district (non-historic), and the proposed pergola **is/is not** compatible in massing, size, scale and materials with this part of the district;

- 2) The proposed pergola 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.*