



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

June 7, 2017

1461 Mill Race – New In-Ground Pool	
REQUEST	Certificate of Appropriateness for construction of a new in-ground pool
APPLICANT	John & Sara Holcomb
FILE NO.	HDC # 17-016
PARCEL NO.	15-01-201-013
ZONING	R-E – Single family residential
HISTORIC DISTRICT	Stoney Creek
STAFF	Kristine Kidorf, Kidorf Preservation Consulting

In this Report:

Request.....1
 Historical Information.....2
 Review Considerations.....2
 Summary2
 Potential Motion.....3

Request

This is an application for the installation of a new in-ground swimming pool. The property contains a house and garage constructed in 1985, with an HDC approved addition constructed in 2005. It is a non-contributing house and garage within the Stoney Creek Historic District.

The subject property is located on Mill Race Road, west of Washington Road on the very north edge of the district. The Winkler Mill Pond Historic District abuts this property to the north. There are two non-contributing Winkler Mill Pond HD properties between 1461 Mill Race and the contributing property at 6400 Winkler Mill Road. The property is in the northern section of the Stoney Creek Historic District, within the part of the district that was suggested for removal in the 2002 *Rochester Hills Historic Districts Survey*. The property has many trees and bushes, and is surrounded by newer houses. The applicant is proposing to install a 16 foot by 38 foot in-ground swimming pool surrounded by a concrete pool deck in the rear yard of the house. The pool area will be surrounded by a four-foot-tall decorative aluminum fence with gates. A separate 4 foot by 6 foot concrete pool equipment pad will be located behind the existing 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 Stoney Creek and Van Hoosen Farm. The northern boundary generally follows Stoney 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 Stoney 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 Mill Race Road sits well north of the portion of the district containing the village, school, and Van Hoosen Farm. 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 fiberglass pool that is 16 feet wide by 38' long. It will be surrounded on three sides by a 5-foot-wide concrete pool deck. At the south end of the pool the deck will be 21 feet wide. A four-foot-tall decorative aluminum fence will surround the concrete deck. A 4-foot wide gate will be installed in one side of the fence. A separate 4 foot by 6 foot concrete equipment pad will be constructed behind the existing garage. The area proposed for the pool presently contains numerous trees.

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

1. Fiberglass pool, concrete deck, concrete equipment pad, aluminum fence and gate.

Summary

1. The property is in the north end of the Stoney Creek Historic District. The property has a non-contributing house and garage constructed in 1985 with an HDC approved addition constructed in 2005 (shown as an addition and new deck on the submitted site plan). 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 a 16' by 38' fiberglass pool with a concrete deck, concrete equipment pad, and a decorative aluminum fence. Trees will be removed to install the pool and deck.
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 and equipment pad, as well as the aluminum fence as proposed is in the rear yard of a non-contributing property and is in a heavily treed area. Although trees will be removed for the project, the pool and related construction as proposed is 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 17-016, 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 at 1461 Mill Race Road in the Stoney Creek Historic District, Parcel Identification Number 15-01-201-013, with the following Findings and Conditions:

- 1) The proposed pool 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.*