

STAFF REPORT: SEPTEMBER 10, 2025 REGULAR MEETING

PREPARED BY: B. SALIE

APPLICATION NUMBER: HDC2025-00527

ADDRESS: 3015 IROQUOIS

HISTORIC DISTRICT: INDIAN VILLAGE

APPLICANT: DONNIE GRACE/CUSTOM INGROUND POOLS

PROPERTY OWNER: JAMES AND APRIL MULROY

DATE OF PROVISIONALLY COMPLETE APPLICATION: 08/15/2025

DATE OF STAFF SITE VISIT: 08/26/2025

SCOPE: INSTALL INGROUND POOL AT REAR YARD

EXISTING CONDITIONS

Built in 1920, the house was designed and built by John Frazer for Byron F. Everitt, co-founder of the E-M-F Company. E-M-F Company produced automobiles from 1909-1912, until it was later absorbed by Studebaker. Located in the Indian Village Historic District, this 0.27-acre parcel sits in the middle of the block between Charlevoix and Goethe Street. Characterized by its red brick veneer and flat front façade, this two-and-a-half story, Neo-Georgian architectural style dwelling has an elaborate front portico with a Juliet balcony. The three-car garage was built in 1921.

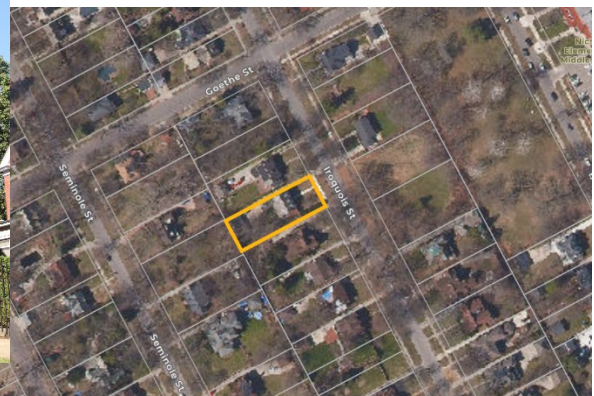


Photo provided by applicant shows the rear of the house and the yard where work is being proposed



3015 Iroquois, photo taken by staff on 08/28/2025

(BELOW) Detroit Parcel Viewer





Photos provided by applicant

PROPOSAL

The scope of work is as follows:

1. Install inground steel panel liner pool (16'-0" x 32'-0") in the rear yard
 - a. With a 6'-0" by 6'-0" tanning shelf
2. Install turf/brick pool deck
3. Install 560 square foot patio with broomed concrete
4. Install perimeter silt fabric fencing
5. Install pool equipment to include the following:
 - a. Sand filter
 - b. Pool and spa heater
 - c. Speed pump





3015 Iroquois Designation Photo

STAFF OBSERVATIONS & RESEARCH

- Indian Village was designated as a historic district in 1971.
- In 2023, the front entrance portico and window trim was painted from white to dark blueish gray. The window shutters were painted black. The violation was cleared as ordinary maintenance, as it also appears to be closely matched to Color Chart C, *B:12 Grayish Green* and *B:19 Black*.
- This was prior to new ownership in 2025.
- The two (2) wood columns on the front porch, and three garage doors were replaced in 1981 with overhead doors. COA issued May 13, 1981
- Reroof dwelling with 240# shingles dark brown color (December 2, 1973)
- Cedar shingle roof and copper flat seam soldered roof deck (May 20,1997)
- The applicant provided further information on the silt fence in the following email, “the silt fence is just a method for soil erosion control to use to protect the adjoining neighbors and sewers while the work is being performed.”
- Upon confirmation and receipt of rear yard photos from the applicant, staff assessed that the location for the pool site, surrounding hardscape and landscape features, and the proposed walkway will have no significant impact on historic aged trees (trees over 50 years old) nor any detrimental impact on historic features.



B:19 Black
MS: N 0.5/



B:12 Grayish Green
MS: 10G 4/2

- It is staff's opinion that this rear lot location, behind major sight lines to and from the front façade and side of the house is an appropriate location for this proposed use of the landscape and suitably fits within the historic spatial organization of the landscape.
- Staff observed that the current fence neighboring 3005 Iroquois and the enclosed side porch, creates an appropriate visual barrier from the street view. The proposed scope of work would not be seen within the context of the historic district.
- The placement of the proposed swimming pool and walking path creates an appropriately unconfined spatial relationship of outdoor activities, surrounded by a privacy enclosure of plantings.
- It is staff's opinion that the proposed swimming pool and walkway are compatible with the historic district context and features of the property and therefore appropriate.

ISSUES

- Inground pools may be required to be enclosed, by other applicable codes outside of HDC jurisdiction/expertise. As such, provision should be made for review of such an enclosure.

RECOMMENDATION(S)

Section 21-2-78, Determination of Historic District Commission

Recommendation 1 of 1 – COA – Install inground pool at rear yard

Staff recommends that the proposed work will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Indian Village Historic District's Elements of Design, with the condition that:

- If required by other codes, the applicant shall provide plans and specs for an enclosed fence around the inground pool, to be reviewed by HDC staff.