

**HISTORIC LANDMARK COMMISSION**  
**APPLICATION FOR A PERMIT WITHIN A NATIONAL REGISTER HISTORIC DISTRICT**  
**SEPTEMBER 23, 2019**  
**NRD-2019-0055**  
**PERRY ESTATE**  
**710 E. 41<sup>ST</sup> STREET**

**PROPOSAL**

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Install a new swimming pool and pathways in the southwest corner of the property. This section of the property is not within the boundaries of the historic zoning tract, but is within the Perry Estate National Register Historic District. As with other projects within National Register Historic Districts, review of this project will be advisory.

**PROJECT SPECIFICATIONS**

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The applicant is proposing the installation of an oval-shaped swimming pool in the southwest corner of the principal tract of the mansion property. The swimming pool will be linked to the remainder of the property with new pathways. The pool will be constructed in a low-lying section of the tract in an effort to keep it from being visually intrusive on the remainder of the property. The proposed pool will have a stone border, but will otherwise be surrounded by grass. The new pathway to the pool will be constructed in cast-in-place concrete paving. The pool will have a fence, a cut stone retaining wall, and new plantings surrounding the pool to further screen it from view of the mansion and from the street. The pool will be 4 feet deep and 42 feet wide at its largest point of the oval.

**STANDARDS FOR REVIEW**

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The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects on historic landmarks and within National Register Historic Districts. The following standards apply to the proposed project:

- 1) *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Evaluation: The location of the proposed pool detracts from the spatial relationship of the landmarked mansion to the south elevation as well as the formal design of the front lawns and gardens of the mansion.

- 2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Evaluation: The historic character of the property will be impugned with the location of the proposed pool.

- 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 will 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.*

Evaluation: The proposed pool will impugn the integrity of the front lawns of the mansion as well as the spatial relationships between the mansion and the street.

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

Evaluation: The proposed pool could be removed at some point in the future.

The project does not meet the applicable standards.

#### **COMMITTEE RECOMMENDATIONS**

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

The Committee recommended that the pool be located in a different spot on the grounds so as to not interfere with the historic context and spatial relationship of the mansion with the 41<sup>st</sup> Street side of the property. The Committee also recommended that the size of the pool needs to be reduced and its location needs to be less intrusive in the formal design of the front of the mansion.

#### **STAFF RECOMMENDATION**

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Staff recognizes that the hotel on this property needs a pool, and appreciates the efforts that the applicant has taken in making the pool as unobtrusive as possible on the property; however, the pool is still in front of the mansion and a long walk from the hotel section of the property, seemingly incongruous with its use and enjoyment by hotel guests, and perhaps intrusive upon functions occurring on the main south lawn of the mansion, such as weddings. Staff recommends the exploration of additional locations for the pool closer to the hotel as this location violates the Secretary of the Interior's Standards. Because the authority of the Commission is limited to advisory comments, staff further recommends that the applicant prepare an agreement that no other buildings, such as cabanas, restroom facilities, and the like, will be constructed here in the future.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: C14H-2013-0002  
 LOCATION: 710 E 41ST STREET (PERRY ESTATE)



1" = 333'

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