

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 1310 Hill Street, Application Number HDC15-227

DISTRICT: Washtenaw Hill Historic District

REPORT DATE: December 10, 2015

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: December 7, 2015

	OWNER	APPLICANT
Name:	Dan Pampreen	Same
Address:	1608 Shadford Ann Arbor, MI 48104	
Phone:	(734) 891-2970	

BACKGROUND: This 1890 Georgian Revival house was first occupied by Edward deMille Campbell, a professor of analytical chemistry and metallurgy, and his family. The front façade's symmetry is notable, particularly the pedimented front gable, window placement, and chimneys at both ends. See the attached study committee report for more information.

In 2009 an application was approved to build a rear addition. That work was never undertaken, and the certificate of appropriateness has expired.

Dan Pampreen bought the property in June of 2015. In August, 2015 complaints were received by the city about excavation work being done without permits. Enforcement action was taken, and the owner obtained a permit to lower the basement floor two feet and do other interior basement work (though the southeast corner of the building had presumably already been excavated and the wall removed to allow equipment to be brought in, per the application). In late October of 2015, the owner requested a revision to the existing building permit to add exterior double-doors through the basement foundation. Staff spoke to the owner, who said he had already installed one single and one pair of double doors through the basement foundation, and had started constructing retaining walls. He said his intent was to let students hold parties in the basement, and he wanted them to be able to egress the "party room" safely in an emergency. He also said he had removed the staircase between the ground floor and the basement to protect the privacy of the individuals living upstairs from parties going on downstairs. HDC staff informed the owner that per zoning he could not create a "party room" that is by definition a second unit in the house, and must therefore put



the interior staircase back. HDC staff visited the site in early November and found that indeed much of the exterior work had been done, and that major excavation of the back yard had taken place. There were large piles of excavated earth under the three landmark sugar maple trees and no tree protection. The city's land development coordinator then visited the site and directed the owner to apply for a grading permit, and the building official posted a stop work order on the site for all exterior work.

HDC staff also observed air conditioning mini-splits placed on the walkways on both sides of the house and connected to the house with flexible black tubing (line-sets) snaking up the exterior walls and through holes drilled through the exterior wood siding and into the second floor. A mechanical permit was issued on September 29, 2015 for this work, without HDC review.

LOCATION: The site is on the south side of Hill Street, between South Forest Avenue and Olivia Avenue.

APPLICATION: The applicant seeks after-the-fact HDC approval to excavate the rear basement wall in two places and remove the cut-stone wall to install one double patio door and one single full-light door. The double door is in the center of the rear elevation, and has a 6' wide by 14' long staircase leading down to it, with Keystone Compac Hewnstone block retaining walls up on both sides holding back excavation approximately 7' deep. The single door is on the angled southeast corner of the house below a ground-floor window. It has also been excavated to a depth of around 7', and one Keystone retaining wall has been installed. The other wall is proposed to be a combination of Keystone and boulders. Three mini-split systems, two on the east side and one on the west, have also been installed, with line-sets across both side and the rear elevations, and a radon exhaust pipe has been installed on the west side elevation.

APPLICABLE REGULATIONS:

Ann Arbor City Code Chapter 103 § 8:421(3)

When work has been done upon a resource without a permit, and the commission finds that the work does not qualify for a certificate of appropriateness, the commission may require an owner to restore the resource to the condition the resource was in before the inappropriate work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the commission may request for the city to seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the commission may request for the city to enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner, and may be levied by the city as a special assessment against the property. When acting pursuant to an order of the circuit court, the city may enter a property for purposes of this section.

From the Secretary of the Interior's Standards for Rehabilitation:

- (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.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Entrances and Porches

Recommended: Designing and installing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

Not Recommended: Introducing a new entrance or porch that is incompatible in size, scale, material, and color.

Health and Safety

Recommended: Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

Not Recommended: Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

Making changes to historic buildings without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to historic spaces, features, and finishes.

Building Site

Recommended: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Not Recommended: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

Mechanical Systems

Recommended: Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building material.

Providing adequate structural support for new mechanical equipment. Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

From the Ann Arbor Historic District Design Guidelines (other guidelines may apply):

Safety Codes

Appropriate: Complying with barrier free and safety codes in a manner that ensures the preservation of character-defining features.

Mechanical Equipment

Appropriate: Installing mechanical equipment and wiring in a location so it is not visible from a public right-of-way.

Installing new air conditioning units and related mechanical equipment in such a manner that historic materials and features are not damaged or obscured.

Using screening such as vegetation and fencing around mechanical equipment.

Painting mechanical equipment to blend with the house or landscape.

Not Appropriate: Installing a new mechanical system that changes or destroys character-defining features and materials.

Cutting through architectural character-defining features to install mechanical equipment, antennas, satellite dishes, and related equipment.

STAFF FINDINGS:

1. Secretary of the Interior's Standard number 1 reads: "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." The historic use of the house is as a single-family residence. The current allowed use is the same, with a maximum of four unrelated people allowed to rent the house (despite the fact that there are five bedrooms shown in the owner's plans). Staff believes that lowering the basement floor and cutting in two new doors through cut stone walls, a character-defining feature of the house, with the sole intent of making it into a "party room" is incongruous with Standard 1. Also, replacing the air conditioning unit with three mini-splits and multiple line-sets on the exterior of the

house is not consistent with a new use that requires minimal change.

2. Standard 2 says that “The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.” The removal of the historic cut-stone basement walls and excavation of the rear yard and construction of four 7’ retaining walls to expose the new doors is out of character with the historic appearance of the house and drastically alters the historic landscape characteristics of the back yard. Also, snaking line-sets over three elevations of the house and drilling them through exterior walls is harmful to historic materials, visually disruptive, and the three mini-split compressors are incongruous with landscape features.
3. Standard 5 says that “Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.” The cut stone basement walls are a distinctive feature of the house, as were the three wood, multi-paned basement windows that were removed to allow the doors to be installed.
4. Standard 9 says that “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.” The alterations have destroyed historic materials: cut stone walls, wood windows, and wood lap siding. The new retaining walls are not compatible because of their height, the new door wells are not compatible because of their depth and inappropriate exposure of historically buried basement walls, the line-sets and mini-split compressors are visually disruptive to the historic elevations of the building, and three historic wood windows have already been destroyed.
5. One reason that the Campbell House is an extraordinary example of the Georgian Revival is the attention to detail paid to all four elevations of the house, not just the front facing Hill Street. The rear elevation’s wide board trim, oval window, shutters, glassed in porch with wood lattice skirting, and continued presence of other historic architectural features make this elevation nearly as pristine as the front of the house. The basement walls and wood multi-paned basement windows are character-defining features of the site, as was the previous grade next to the house, which did not feature massive door wells. If the new use of the basement (“party room”) requires these changes to meet health and safety codes, then the new use is incompatible with the historic structure and the Washtenaw Hill Historic District.
6. The mini-splits and line-sets are visually and physically damaging to the historic structure and setting and are inappropriate. The radon exhaust system is only partially installed, and it has not been demonstrated that it could not be located less conspicuously. The owner should work with staff to find appropriate locations and methods of installation for the air conditioning and radon mitigation units.
7. Staff recommends denial of the application and recommends that the HDC order the exterior work to be reversed. The owner may apply to appear on a future HDC agenda for a window that meets code requirements for egress for the basement that he made habitable.

POSSIBLE MOTIONS: (Note that the motion is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 1310 Hill Street, a contributing property in the Washtenaw Hill Historic District, to complete the following work that has already been started: excavate the rear basement wall in two places and remove the cut-stone wall and three wood windows to install one double patio door and one single full-light door; install a 6' wide by 14' long staircase leading down to the double door, with up to 7' block retaining walls on both sides; install another door well with up to 7' retaining walls on the angled southeast corner of the house; install three mini-split systems, two on the east side and one on the west, with line-sets across both sides and the rear elevations; and install a radon exhaust pipe on the west side elevation, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 5, and 9 and the guidelines for entrances, health and safety, additions, and building site; and the *Ann Arbor Historic District Design Guidelines* for safety codes and mechanical equipment.

In addition, if the previous motion does not pass:

I move that because this work was done without permission of the Commission and does not qualify for a certificate of appropriateness, the property owner is ordered to restore the basement walls, basement windows, wood siding, grading, fencing, and landscaping to their prior condition. The restoration work must be completed by January 9, 2016; if weather does not allow completion of the work by this date, the owner must obtain a written extension to a date certain from the Building Official in consultation with the Historic Preservation Coordinator.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 1310 Hill Street in the Washtenaw Hill Historic District

_____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: WHHD Survey, application, photos, drawings

1310 Hill Street, May 2008



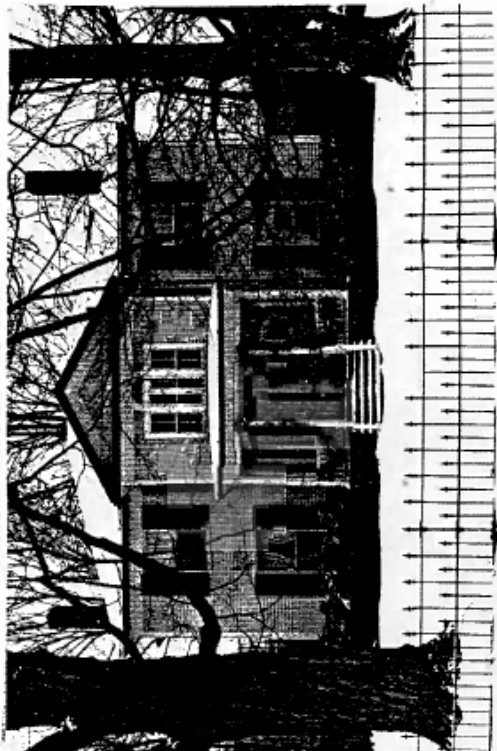
office in Troy, Ohio, in 1886, then moved to Columbus in 1888. In 1890-1 he helped organize the Ohio State Law School where he became Secretary and Professor of Elementary Law. In 1895 he came to Ann Arbor to become Professor of Law, Corporations and Torts. He was married in 1886 to Flora Bell Ewing who died in 1894. In 1897 he married Julia Gay Pomroy. Their daughter, Caroline Gay, married Stanley D. Dodge, Professor of Geography at the University, and that family lived in the home for many years. Title passed to Walter Wilgus in 1963 and in 1969 the home was purchased by the William G. Shepherd family.

William and Theo Shepherd had done extensive restoration, removing partitions and repairing the slate roof. The house is on the National Register of Historic Places.

Date of Construction: 1859-60

First in City Directory: 1868

Present Owner:
William Geoffrey and
Theodora Shepherd



The Edward deMille Campbell House - 1310 Hill

The land on which this house stands (as well as the house at 1410 Hill Street) was once a part of the oldest of the Ann Arbor Fair Grounds. When Olivia Hall created her subdivisions, she purchased the piece of property now known as Burns Park. Arguing that the fair grounds had a "pernicious influence" on the youth of the town and should be moved further out, she convinced the city to make a trade. Thus the Burns Park area was once Ann Arbor's second Fair Grounds and the older fair grounds was opened for subdividing.

The house was first occupied by Edward deMille Campbell and his family. Campbell was a son of one of the oldest families of New York. He was married in 1888 to Jennie M. Ives (of the Detroit Ives family who later bought the land and developed the Ives Woods portion of Ann Arbor). Campbell came to Ann Arbor in 1890 as a Professor of Analytical Chemistry and Metallurgy.

The symmetry and detailing of this Georgian Revival house put it in the Neo-Colonial mode. The interior floor length windows were designed with spools resembling chemical elements for its chemist owner.

Five of the six Campbell children were born in this house and a tree was planted for the birth of each child and named for that child. Two trees - Cornelia and Mary -

still spread their branches in the front yard.

The Campbell family sold the house in 1901 to Margaret Lydecker, a widow newly arrived from the East. She opened a boarding house which, according to memoirs from that period, was famed for its style and elegance and for providing the "best food in Ann Arbor".

Her daughter, Margaret, married Earl Salisbury "Doc" Wolaver, a Professor of Economics, and they raised their family in this home. In 1971, Margaret Wolaver, by then a widow, sold the house to the U of M basketball coach, David Strack. When the Stracks moved to the University of Arizona in 1972, Haskell and Janet Newman purchased the home.

Date of Construction: 1890

Present Owner: Haskell and Janet Newman



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

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ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information	
Address of Property: <u>1310 MILL STREET</u>	
Historic District: <u>WASHTENAW / HILL</u>	
Name of Property Owner (If different than the applicant): _____	
Address of Property Owner: _____	
Daytime Phone and E-mail of Property Owner: _____	
Signature of Property Owner: _____ Date: _____	
Section 2: Applicant Information	
Name of Applicant: <u>DANIEL PAMPREEN</u>	
Address of Applicant: <u>1608 SHADFORD</u>	
Daytime Phone: <u>(734) 891-2970</u> Fax: <u>(734) 527-6076</u>	
E-mail: <u>DAN@DANSHOUSES.COM</u>	
Applicant's Relationship to Property: <input checked="" type="checkbox"/> owner <input type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other	
Signature of applicant: <u>[Signature]</u> Date: <u>11-19-15</u>	
Section 3: Building Use (check all that apply)	
<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input checked="" type="checkbox"/> Rental	
<input type="checkbox"/> Commercial <input type="checkbox"/> Institutional	
Section 4: Stille-DeRossett-Hale Single State Construction Code Act (This item MUST BE INITIALED for your application to be PROCESSED)	
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."	
Please initial here: <u>[Signature]</u>	

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes. _____
SEE ATTACHED

2. Provide a description of existing conditions. _____
SEE ATTACHED

3. What are the reasons for the proposed changes? _____
SEE ATTACHED

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here. _____
SEE ATTACHED

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

STAFF USE ONLY

Date Submitted: _____ Application to _____ Staff or _____ HDC

Project No.: _____ HDC Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

Comments:

Section 5: Description of Proposed Changes

1. Provide a brief summary of proposed changes.

- Raise the basement ceiling height by lowering the floor.
- Replace the existing furnace and a/c with a ductless mini-split system.
- Install a radon mitigation system.
- Remove non-code compliant interior stairs to basement.
- Provide two exterior entrances to the basement.

2. Provide a description of existing conditions.

- The basement ceiling height was 5' 10" from floor to ceiling.
- The interior stairway to the basement is too narrow (28" wide vs. 36" wide per code) and too short (5' 10" head height vs. 6' 8" head height per code).
- There is an existing exterior basement entrance that has been covered over and is underneath and adjacent to the back porch steps.

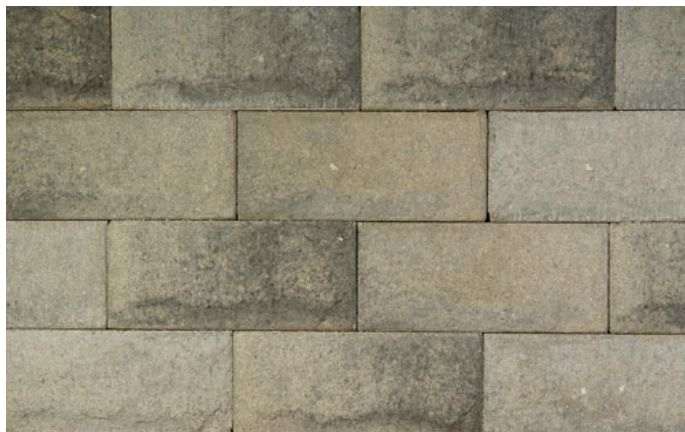
3. What are the reasons for the proposed changes?

- Provide usable space in the basement with proper headroom height.
- Eliminate the interior basement stairway that is too narrow, too steep, and does not have enough headroom.
- Provide two exterior entrances to the basement for emergency exit reasons in case there are large group gatherings.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

- The interior of this historic house is in excellent condition and does not appear to have been "cut up" or remodeled. I want to encourage my tenants to keep their party activities in the basement and not to party in the main floors of the house. I was advised that two exit doors into the basement would provide the appropriate emergency egress.

- The retaining wall sides of both stairways are constructed with Keystone Compac Hewnstone in Limestone Blend. The color and texture of this material reflects, but does not exactly match, the existing cut stone that comprises the exterior basement walls. The east side of the east entranceway will also incorporate boulders in the retaining wall.



- The 5' square entryway at the bottom of the south entrance and the steps and landing of the east entryway is composed of Hydr'eau Pave porous pavers from Oaks Concrete in the colors Silversand and Onyx. The pavers are of mixed dimensions. Again, these products reflect, but do not exactly match, the texture and color of the existing cut stones of the exterior basement walls. There is a base of approximately 12" of crushed limestone below the porous pavers for rainwater drainage.





View of the rear of the house prior to the basement construction.



The south entrance to the basement under development.



A white, Jeld-Wen swinging patio door was installed as the entry door of the south basement entrance.



The exterior cellar door has been built over by the rear porch steps and kitchen addition. It has been covered over with plywood (to the right of the steps).

A handrail will be required for the steps leading down to both entrances. We will use a handrail similar to the existing handrail on the back steps as shown in the picture above.



Mini-split compressor, line set configuration, and radon exhaust located on west side of house.



Mini-split compressors and line-sets on the east side of the house.



Mini-split line-set above the back porch.



Close-up view of the southeast side of the house. The basement window that was being used for the existing furnace's exhaust and intake air ducts was removed. The dirt around this window was removed so that equipment could be brought into the basement. This is now the location of the east entrance.



A Jeld-Wen full light door is being installed at the east entrance.



The east entrance is currently under development. The east side of this entrance will have a lower level Keystone wall along with a boulder retaining wall and landscaping.

We have retained the Head Gardener of the Historic Cranbrook Gardens in Bloomfield Hills to landscape the terraced area of this east entrance after it is completed. <http://housegardens.cranbrook.edu/>



