

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 1310 Hill Street, Application Number HDC15-250

**DISTRICT:** Washtenaw Hill Historic District

**REPORT DATE:** December 10, 2015

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** December 7, 2015

<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> Dan Pampreen	Robert Burroughs
<b>Address:</b> 1608 Shadford Ann Arbor, MI 48104	OX Studio Inc. 302B South State Street Ann Arbor, MI 48104
<b>Phone:</b> (734) 891-2970	(734) 929-9000

**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.

In December, 2015 an application for work already in progress (installation of two egress doors, removal of windows and wall blocks, and installation of mini-splits and line sets) was denied by the Historic District Commission. The work was ordered reversed.

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

**APPLICATION:** The applicant seeks HDC approval to install an egress door below a re-installed original window, in a new drywell with a steep terrace leading up to grade. The door would be recessed 1'-2' into the basement.

#### **APPLICABLE REGULATIONS:**

**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.

### **District or Neighborhood Setting**

*Not Recommended*: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

### **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.

### **STAFF FINDINGS:**

1. The owner's architect has been working with planning and building staff to facilitate the work that was ordered reversed by the HDC. This application appears similar at first glance to the previous one, but has three substantial differences. The dry well is significantly smaller, the door is recessed, and most importantly, the original window is reinstalled and the stone foundation wall restored above grade.
2. Reinstallation of the cut stone foundation wall and the wood three-lite window was previously ordered by the HDC and is appropriate. As presented, the work is below grade and does not compromise the house's craftsmanship above grade. Staff has concerns about the size and depth of the dry well, and whether it impacts the historic setting and landscape features of the site.
3. The area of the drywell will be entirely fenced. This is a code requirement, to keep people from accidentally falling into the well. Self-closing gates may be required.
4. Staff has requested clarifying information and will make a recommendation to the HDC at the meeting. Staff's main concerns are the depth and diameter of the well, and whether the design will encourage regular ingress and egress use of the door, which would have a larger impact on the historic structure, or discourage its use except for emergency egress.

**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 install an egress door below a re-installed original window, in a new drywell with a steep terrace leading up to grade, 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, neighborhood setting, and building site; and the *Ann Arbor Historic District Design Guidelines* for safety codes.

**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, drawings

1310 Hill Street, May 2008



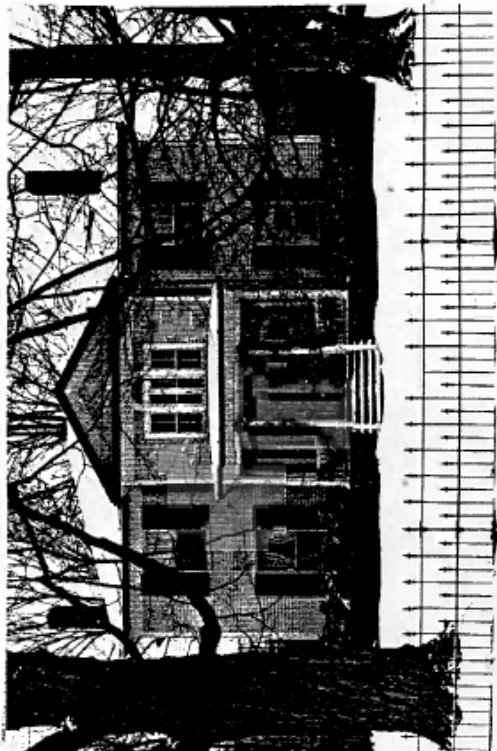
office in Troy, Ohio, in 1886, then moved to Columbus in 1888. In 1890-1 he helped organize the Ohio State Law School where he became Secretary and Professor of Elementary Law. In 1895 he came to Ann Arbor to become Professor of Law, Corporations and Torts. He was married in 1886 to Flora Bell Ewing 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


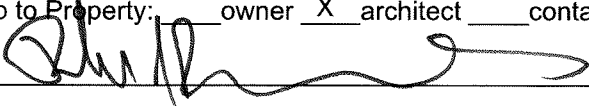




**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**

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**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>
Address of Property: <u>1310 HILL STREET</u>
Historic District: <u>WASHTENAW / HILL</u>
Name of Property Owner (If different than the applicant): <u>DAN PAMPREEN</u>
Address of Property Owner: <u>1608 SHADFORD ANN ARBOR, MI 48104</u>
Daytime Phone and E-mail of Property Owner: <u>(734) 891-2970</u>
Signature of Property Owner:  Date: <u>12/23/2015</u>
<b>Section 2: Applicant Information</b>
Name of Applicant: <u>ROBERT BURROUGHS / OX STUDIO INC.</u>
Address of Applicant: <u>302B SOUTH STATE STREET ANN ARBOR, MI 48104</u>
Daytime Phone: <u>(734 ) 929-9000</u> Fax: <u>(734 ) 929-9001</u>
E-mail: <u>ROBB@OXSTUDIOINC.COM</u>
Applicant's Relationship to Property: <u>owner</u> <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other
Signature of applicant:  Date: <u>12/23/2015</u>
<b>Section 3: Building Use (check all that apply)</b>
<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental
<input type="checkbox"/> Commercial <input type="checkbox"/> Institutional
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )
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 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>RJB</u>

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

1. Provide a brief summary of proposed changes. \_\_\_\_\_

RESTORATION OF PREVIOUS WORK DONE ON THE SITE AND ADDITION OF NEW EGRESS DOOR AND WINDOW WELL FOR EGRESSING PURPOSES. THE EXISTING BASEMENT WINDOW WILL BE REINSTALLED (OR REPLACED IN KIND IF DAMAGES OR IRREPERABLE) AND EXISTING CUT STONE EXPOSED FOUNDATION WILL BE REINSTALLED TO BRING VISIBLE BACK TO ORIGINAL STATE.

2. Provide a description of existing conditions. \_\_\_\_\_

WINDOW WAS REMOVED ALONG WITH CUT STONE AND COBBLE FOUNDATION WALL. A CONTEMPORARY EGRESS IS PRESENTLY INSTALLED IN PLACE OF EXISTING COBBLE FOUNDATION SYSTEM. AREA HAS BEEN ROUGH GRADED TO EXTENTS OF LOWER LEVEL AND PORTIONS OF A CONTEMPORARY RETAINING WALL SYSTEM INSTALLED.

3. What are the reasons for the proposed changes? \_\_\_\_\_

TO RESTORE CONDITIONS BACK TO ORIGINAL STATE AND TO LIKewise PROVIDE A SECONDARY MEANS OF EGRESS FROM THE BASEMENT LEVEL. NEW WORK SHALL BE APPROPRIATELY SCREENED BELOW GRADE AND VIA A PROPOSED WOOD FENCE.

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

ELEVATION OF PROPOSED INSTALLATION ALONG WITH A PROPOSED OVERALL SITE PLAN ARE ATTACHED FOR REFERENCE.

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: \_\_\_\_\_

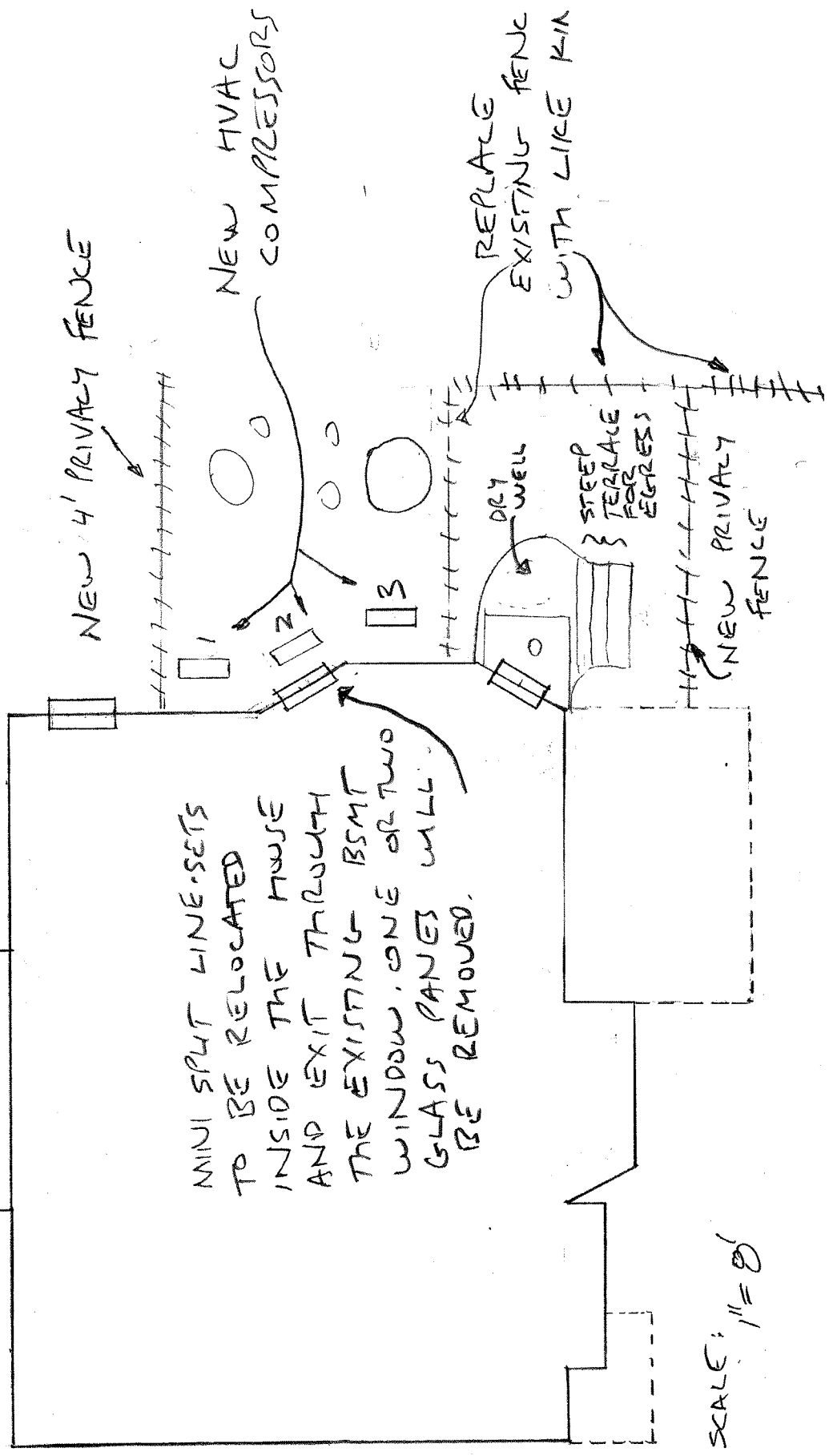
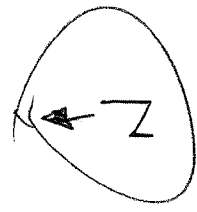
Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

1310 HILL STREET

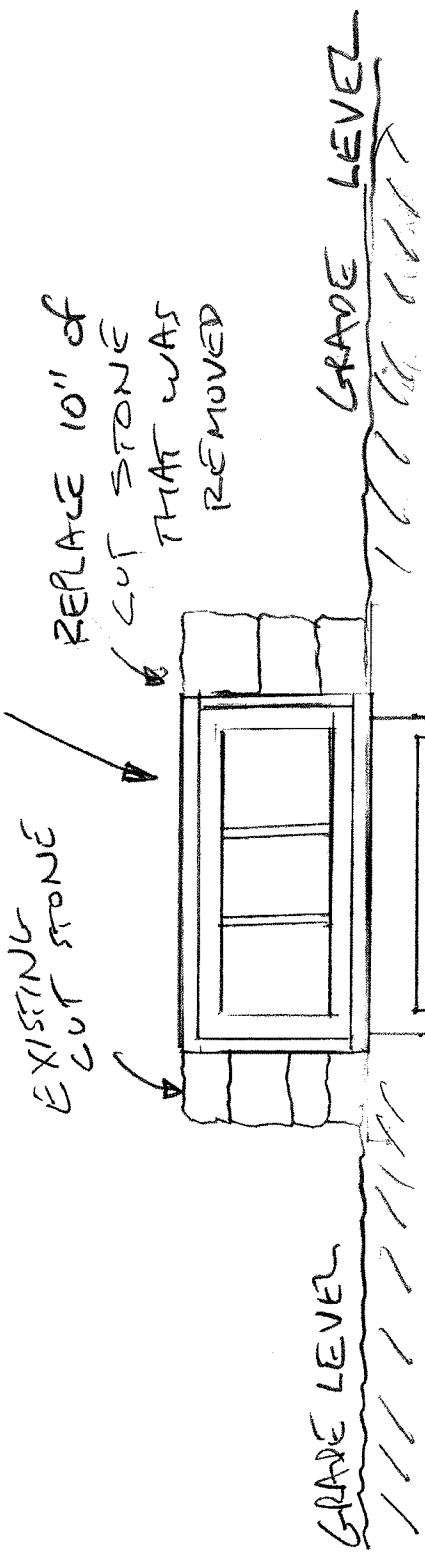


SCALE: 1" = 8'



# 1310 HILL - SOUTH EAST CORNER

REPLACE BASEMENT WINDOW THAT WAS REMOVED



## PROPOSED:

BELOW GRADE EGRESS DOOR, RECESSED INTO THE BASEMENT APPROX 1-2 FEET. OPENS TO EGRESS LANDING AND DRYWELL AREA FOR WATER RETENTION.

SCALE:  
1" = 2'