

2001-2002 Historic Preservation Awards

Centennial Awards

Awarded to: Plumbers & Pipe Fitters Union 190

For: Plumbers & Pipe Fitters Union 190 – Founded 1900

At the turn of the twentieth century, 15 men gathered to accept the Charter of Local 190. The men had decided to form a union after growing tired of working 60-hour weeks at a rate of \$1.50 a day. In its early days, the union's work focused on Ann Arbor and the University of Michigan, where some of the members were employed by the state, who acted as contractor for most of the buildings at that time.

Many members dropped out of the 190 during the tumultuous years of the teens and '20s. Many other members dropped out during the Great Depression. The union began to experience renewed growth during World War II, when the bomber plant was built at Willow Run. The post-war years brought government wage controls with allowances for fringe benefit programs. In the early 1950s, industrial expansion at the Willow Run site pushed Local 190 into national prominence, as 800 United Association members came here to work on the "Gold Rush Job."

The late 1960s provided a major agreement with the U-M, as the Plant Department became a total union shop. The '70s provided its own changes to the Local, including expansion to northern Ohio, and increased national exposure as many members traveled to the northwest to work on the Alaska Pipeline.

The 1980s was marked with readjustment in the written agreements with the Contractors' Association as the Local prepared to combat the continuing threat of nonunion encroachment, and the '90s ushered in the move to this area by the United Association Instructor training program, a major addition to an already-prestigious national reputation that Local 190 enjoyed.

Entering the new millennium, Local 190 is proud to say they experience abundant work and a growing feeling of hope for the future.

Awarded to: American Association of University Women

For: Ann Arbor Branch of the American Association of University Women, Founded 1902

The Ann Arbor Branch of the American Association of University Women celebrated their centennial on May 16, 2002. Throughout its history, the AAUW has emphasized educational equity for women, lifelong learning, and positive social change. Most people are familiar with the AAUW due to their large and successful book sale, held annually at WCC to raise funds for women's scholarships. AAUW grants scholarships to UM, EMU and the Center for the Education of Women in the local area. The AAUW also takes part

in other programs, such as Sister-to-Sister and Brains Rule, mentoring programs for middle school-aged girls and elementary school children.

The local branch of the AAUW began as the Association of Collegiate Alumnae. In 1952, the local group became a charter member of the new Women's City Club, where the AAUW meets monthly. The sole qualification for membership is a degree from a four-year accredited college, and the group currently has about 300 members.

Awarded to: Goetzcraft Printing
For: Goetzcraft Printing, Founded 1900

Five generations of Goetzes have taken part in the family tradition of printing, from hand-set type to desktop publishing. Adam Goetz, part owner of the Athens Press since 1900 and sole proprietor since 1902, finally built a building just for his own press at 308 N. Main in 1933 – where Eureka Cleaners is located. Goetz was born in Germany and began his printing career in America at age 15. He and three partners formed Athens Press, the name taken from their location in the Athens Theater on North Main Street. Theater renovations in 1906 forced the press to move. Their next home was at 208 N. Main, where the printing press remained until 1933. Adam and his wife, Pauline, had four children. Two of their children, Herbert and Hermina, both worked at the shop at an early age. Eventually, Herbert took over the business and in 1944, changed the name to Goetzcraft. Five years later, he built a new, larger shop across the street at 307 N. Main, adding new machinery and doubling his staff. Herbert's son, John, began working at the press as a young man as well, and focused on learning more about modern printing technology. John's son, Larry, joined the company full time in 1971, after studying printing at Ferris State University. Since 1979, Goetzcraft has been located in the Ann Arbor Industrial Park and the Goetz family members make up half of the company's workforce. Larry, now president, is assisted either full- or part-time by ten family members.

Preservation Awards

Awarded to: Ian & Sally Bund
For: 3215 W. Dobson Place, Arnold & Gertrude Goss House - 1923

This Georgian Colonial Revival home was designed by George D. Mason and built for Arnold and Gertrude Goss in 1923. The home was named Skylodge, and was the focal point of a 600-acre estate for Goss, a well-known industrialist who invested in General Motors, served as a financial assistant to William Durant and founded the Kelvinator Corporation. Goss was also a nationally renowned breeder of Jersey cattle. The Oaklands, Goss' dairy farm on Plymouth Road, is still remembered by some Ann Arbor residents as a place to buy milk and cream.

Architect George DeWitt Mason had an illustrious career – either alone or with associates such as Albert Kahn, Mason designed the Grand Hotel on Mackinac Island, the First Presbyterian Church in Detroit, Detroit Opera House, Detroit Yacht Club, Temple Beth El, and the Pontchartrain Hotel, among numerous houses and commercial buildings.

The grounds of the estate were professionally designed by landscape architect Aubrey Tealdi, Director of the University of Michigan Arboretum from 1916-34, and were known to be one of the recognized beauty spots of southeastern Michigan, according to 1938 Ann Arbor News article.

The Bunds have owned the Goss House since 1985 and have maintained it consistently in a manner sensitive to its historic integrity. Along with the purchase of the house, the Bunds also bought adjoining lots, totalling five acres of the once-600-acre estate, to allow the magnificent house to remain in its intended setting.

Awarded to: Mary Palmer

For: 227 Orchard Hills Drive, William & Mary Palmer House - 1952

One of Frank Lloyd Wright's Usonian homes, the Palmer House was designed in 1950 and based on a pattern of triangles. The home was ready for the Palmers and their two children by 1952. The living area is open with repeated panels of glass, which lead the eye to the gardens beyond. Perforated ceramic blocks run the length of the long, low house, adding detail to the exterior. Cantilevered roofs of cedar shingles shelter the house with deep overhangs.

The home was built by local contractor Edwin Niethammer and employed claycraft brick and ceramic block manufactured in Sandusky, Ohio. Wide board-and-batten walls and ceilings are made of red tidewater cypress. The soft reds of the brick and cypress are echoed in the triangles scored into the concrete floor, under which radiant heating was installed. For matters involving maintenance and preservation of the Usonian, the Palmers communicated with the architects at Taleisin, Mr. Wright's studio, throughout their ownership and Mrs. Palmer continues to do so today.

Awarded to: Fred & Edith Bookstein

For: 1547 Washtenaw Ave., Henry Simmons Frieze House - 1860

Professor and Mrs. Frieze chose this site for their country estate of seven acres. They hired skilled stonemasons from Guelph, Ontario, to work with the solid rocks they quarried locally. Few houses in Ann Arbor designed in the Italianate style are articulated in such fine masonry work. The cornices, balconies and porch add elegance, charm, and a dramatic play of shadows to the stately home. The home had a handful of owner over its life, and it was the Shepherd family, who owned the home in the early 1970s, who restored the slate roof

The Booksteins operate a bed and breakfast, The Artful Lodger, out of their home. Throughout their ownership, the home has been maintained in a pristine condition and the Booksteins have been mindful of the home's history and architecture when making additions and repairs.

Awarded to: Peter Pleitner & Cynthia Hayward

For: 2017 Hill St., Clarence S. Yoakum House - 1927

This wonderful Spanish-Colonial Revival house was built in 1927 for Clarence S. Yoakum, the Dean of UM's Graduate School. The house had been converted from a single-family dwelling into a duplex with upper- and lower-level apartments in the 1960s and '70s. Current owners Peter Pleitner and Cynthia Hayward purchased the home in 1983 and have made many improvements during their ownership, including:

- Replacing the one-car garage with a two-car garage/heated workshop to match the style/scale of the house
- Updating the entire house while maintaining original woodwork and trim
- Replacing the slate roof with new slate
- Replacing a small screened porch with a two-story addition (1998), replicating both the exterior and interior details of the existing house
- Providing extensive landscape features.

Rehabilitation Awards

Awarded to: Tom Stulberg & Northside Properties

For: 1202 Traver, Kemfert House - 1890s

Northside Properties, headed by Tom Stulberg and Jeff Hagen, acquired and moved this Victorian home from Maiden Lane in 1999, to save it from demolition when a parking lot was planned on the Maiden Lane site. The house had previously been moved from Broadway sometime in late 1924 or early 1925, according to evidence from Sanborn maps and Polk city directories. The rehabilitation of the home, now part of a duplex on Pontiac Trail, included removing the incongruous siding to reveal clapboard.

Northside Properties has revitalized the home with a bright paint scheme and contributed to the vitality of the North Side neighborhood by developing an affordable unit in a pre-existing home.

Awarded to: Thomas & Melanie McNicholas

For: 837 Miller, Charles J. Gardner House - 1860s?

This rental unit on the southwest corner of Miller and Seventh was covered in incongruous siding when the owners decided to strip it in 2000(?) and evaluate the condition of the clapboard underneath. Once they uncovered the clapboard, the

seemingly small project grew into an all-out rehabilitation. In addition to repainting the clapboard, the owners also replaced windows. The house is first listed in the 1888-89 City Directory as the home of Charles J. Gardener, a carpenter. The address before 1894 was #71 Miller. The house was likely built at a much earlier time, probably in the 1860s, as indicated by its form and details.

Awarded to: John Swales & Violet Benner
For: 546 S. Fifth St., Guy A. Russell House - 1917

Though this house appears on Fifth Street for the first time in the 1917 City Directory, its architectural features suggest an earlier construction date. The first recorded inhabitants in 1917 were Guy Russell, a conductor on the Ann Arbor Railroad, and his wife, Florence. In 2000, the present owners removed artificial siding, revealing clapboard underneath. The rehabilitation of their home also included restoring/rebuilding the front porch and milling new wood storms for all of their windows. The Italianate window hoods can be clearly seen from Fifth Street and add to the charm of the home. The owners also added a greenhouse addition to the south elevation, most of which is screened by a privacy fence in front of the drive.

Awarded to: The University of Michigan
For: Perry School - 1902

Built in 1902 as an elementary school, the building was acquired by the University of Michigan in 1965. An extensive renovation project, involving some rehabilitation, some restoration, and some adaptive reuse, began in 2000. The interior spaces were rehabilitated and adapted for use as offices (the Institute for Social Research is slowly moving in). The exterior masonry was restored and new windows were made, which replicated the originals. Art glass windows were also restored and a small addition was made to the rear to house an elevator and the mechanical components necessary to run the elevator.

Awarded to: Allen & Kwan Commercial
For: 944 N. Main St., John W. Maynard House - 1844

This two-story, Classic Revival brick home was built for John Maynard, successful grocer, son of pioneer Ezra Maynard and brother of land developer and Mayor William Maynard. It boasts a low gabled roof perpendicular to Division Street and a symmetrical façade with five evenly spaced windows and heavy stone lintels. In 1910, new owners Russell and Jennie Dobson updated the home in the then-fashionable Colonial Revival style. Their modifications included removing the central entry to the south side of the home and adding an entry vestibule in the same location; adding a full Colonial Revival front porch, round, fluted Doric columns and a simple balustrade. From 1942 through 1978, the house served as the Canterbury House, St. Andrew's student ministry

association. After Canterbury House's tenure, the Trailblazers' Organization utilized the house and further divided up the interior for classroom and office space.

Allen and Kwan Commercial purchased the property and in 2002 overhauled the interior to return it to a single-family residence. They relocated the entry back to the center and removed the south elevation entry vestibule. Other modifications included replacing the second-story windows but repairing those on the first story while saving the leaded-glass transoms, and cutting in north elevation windows that had been filled in with brick for decades.

Awarded to: Jeff & Christine Crockett

For: 506 E. Kingsley St., John Schumacher House – 1890s

This classic Queen Anne house was built for John Schumacher, pioneer, tinsmith, and owner of a hardware and stove business on Main Street. Schumacher was living at this address by 1886, though the house does not show up until the 1890 Birdseye map. A twin to this house stands at 934 Olivia.

The Crocketts have owned the home over twenty years and have been active in the Old Fourth Ward Historic District throughout their life in the neighborhood. They have restored much of the home during their residency. In 2002, the Crocketts restored the front porch, adding tulip-designed porch skirting to replace the simple vertical boards, and stripped the house of its asbestos siding to reveal clapboard at the first story and fishscale shingles at the second. They had new shingles milled where replacement was necessary and had their home professionally painted. It is a jewel on Kingsley Street and a prize for the whole neighborhood. In addition, the Crocketts have received the Governor's Award for Historic Preservation Excellence for their rehabilitation job, during the first annual awards presented during National Historic Preservation Week, May 5-11, at the Capitol Rotunda in Lansing.

Special Merit Awards

Awarded to: Mark Hodesh & Margaret Parker

For: Hertler Brothers/ Downtown Home & Garden – 1899/1912

In the mid- to late-nineteenth century, South Ashley Street was lined with blacksmith shops, livery stables, and feed barns. Farmers driving into town on Saturday could leave their hungry horses at a feed barn like Hertler Brothers, for 10 cents a day, which included feed and water. The Hertler Brothers bought the Mann and Zeeb feed elevator and farm machinery business from George Mann in 1906. Soon they added the horse barn to the south of it. They ran the store until 1975 when they sold it to Mark Hodesh who now runs it as Downtown Home & Garden.

Downtown Home & Garden has been doing business in the Hertler Bros. location since 1997. The exterior of the building has been maintained sensitively with virtually no alterations. Inside you can see the wooden chutes and the original motor from the grain elevator. There are also pull chain lights that replaced gas fixtures, a rolling trolley ladder, the last horse stalls in downtown Ann Arbor, and a creaky floor made of virgin maple, logged and milled in Bay City.

In 2000 the owners transformed their flat, dusty asphalt parking lot at the corner of Ashley and Liberty into an urban oasis. They removed the deteriorated paving on the retaining wall along Liberty Street and replaced it with a veneer of cultured Michigan fieldstone. A simple, custom-made wrought iron fence on top of the wall provides security for merchandise left out at night as well as adding a sense of distance from the hubbub of street traffic. Just inside the fence, in raised beds, are twenty-eight European hornbeam trees that have been trained and pleached to create an aerial hedge above the fence. The piece de resistance is a sixteen-by-twenty-four-foot greenhouse. The urban garden created by the trees, garden beds, and greenhouse provides an unexpected respite not only for patrons of the business, it also softens the impact of a very busy intersection and influences the mood of the pedestrian experience on the whole block.

On almost any day, Lewis the store cat can be seen lolling around in a patch of sun or strolling through the garden greeting guests.

Awarded to: Matthew Banks & Jean Henry
For: Jefferson Market - 1920

Jefferson Market owners Matthew Banks and Jean Henry moved back to Ann Arbor from California in 2000, and revamped the market with a 1930s' interior. Built in 1920 by Ernest Schneeberger, Sr., the small neighborhood grocery was run by he and his wife, Elizabeth. Schneeberger's brother, Adolf, joined the business and the family ran the grocery until 1940. The market has been a family-run grocery by a handful of other proprietors until 1999. Matthew and Jean have kept as much original fabric as possible in their building revitalization, as evidenced in the floor, walls, and ceiling. All reproductions and new features have been carefully selected to fit into the 1930s-style market. The market offers fresh meals to eat in or to go, and a variety of grocery items and small toys. Matthew and Jean are being granted a Special Merit Award for their sensitivity in rehabilitating the interior space. Because of the market's revitalization, Matthew and Jean have positively contributed to the neighborhood by allowing an old neighborhood grocery to serve the community in the same way it has done for decades.

Awarded to: The Wesley Foundation
For: First United Methodist Church – 1938-39

The First United Methodist Church, located on the northeast corner of Washington and State Streets, was designed by the local firm of Fry & Kasurin, with consultation by Smith, Hinchman and Grylls of Detroit. The elegant Gothic structure was built of stone and dedicated on October 6, 1940. The church has expanded several times to suit the needs of a growing congregation. An addition was designed by Fry & Kasurin was constructed to the north in 1951 to serve as space for weddings and other events, and an addition designed by Colvin, Robinson & Associates was built to the south in 1954.

In 2000, a new entrance was built at the rear of the church to accommodate passenger drop-off and serve as a beautiful entry to the original church building. Though it is clearly an addition, the space blends well with the existing building and was sensitively designed to complement the stone church. Although it is situated at the proper rear of the church, it can be seen from Washington Street and truly enhances the church.

Awarded to: Leon & Delphine Tupper
For: 304 S. State Street - 1901

This two-story, brick commercial building on South State Street is like many others in the downtown retail area. It has simple pairs of double-hung windows occupying the upper floor façade and display windows at the street level, drawing customers in to what is now Ben & Jerry's Ice Cream & Frozen Yogurt. The building is located in the State Street Historic District.

In 2000, the business owners wished to rehabilitate the storefront, which had been remodeled during the 1970s. The owners removed the porcelain panels that had obscured Luxfer glass transoms over the display area and restored the Luxfer glass after cleaning and weatherproofing the area. The restoration has not only allowed more light into the storefront, but also brought back the original look of the building to the pedestrian space on State Street.

Awarded to: Michigan Theater Foundation
For: Michigan Theater - 1927

The Michigan Theater Building was constructed in 1927 to house shops, offices and a lavish theater, complete with dressing rooms for performers. When it opened in January 1928, the Michigan was the finest theater in Ann Arbor. The façade's main section, a three-bay-wide entry to the theater flanked by stores on either side, is complemented by seven storefronts, which are more simply constructed. In the mid-'50s, a remodeling scheme modernized the interior. The façade was refaced with black marble and imitation fieldstone trim.

Mid-'70s plans to convert the theater building into a shopping mall alerted concerned citizens to the danger of losing such a marvelous theater. After citizens voted support, the City of Ann Arbor purchased the theater in 1979. Six years later, a campaign to

restore the Michigan Theater raised almost two million dollars. The entire lobby and auditorium portions of the theater were restored in era-appropriate colors. The theater is now a cultural and performing arts center, used by theaters and other groups, the Ann Arbor symphony, and of course, for showing films. The Michigan Theater is receiving a Special Merit Award for removing the inappropriate 1950s-era remodeling elements and applying the 1920s-era paint scheme.

Project of the Year

Awarded to: Peter Bilakos

For: Bank of Washtenaw - 1836

The Bank of Washtenaw, on the northeast corner of Fourth Avenue and East Ann Street, is one of the oldest extant buildings downtown. Built in 1836, the bank soon went under because the US banking system collapsed in the Panic of 1837. After sitting vacant for nearly a decade, the property was sold to local businessman Volney Chapin, who converted it to a residence and lived there with his family for 25 years. The property became the Arlington Hotel, later renamed the Catalpa, in the 1890s, and then served as Joe Parker's Saloon from 1913-20, when Prohibition drove it out of business. Shortly after Joe's Saloon closed, the Ann Arbor Chamber of Commerce bought the building. The Chamber sold the building to Christ Bilakos in 1942, who renamed it Peter's Hotel, after his son. The property today is owned by Peter Bilakos of Peter's Hotel renown.

The building features stucco laid over brick, scored to resemble wide blocks of stone, a common conceit of many Greek Revival homes of the same period. It has been enlarged to the west but in a manner sensitive to the massing of the original block. The building houses a mix of uses, including a used bookstore and hair salon. In late 2001, the roof on the addition collapsed, necessitating emergency repair. During the repairs, the contractors did new foundation work on the wing, restuccoed and scored the building, and added new copper gutters and downspouts. The building is located in the Fourth/Ann Historic District and still contributes positively to the retail area of Fourth And Ann in its prominent corner location.

Awarded to: The University of Michigan

For: Lane Hall – 1917

Opened in 1917, Lane Hall originally served as the home to the Students Christian Association and the University YMCA, until the property was given to the university in 1936 and operated by a unit called the Student Religious Association. In 1956, the function of the SRA was folded into the newly created Office of Religious Affairs and relocated to the Student Activities Building. By 1961 Religious Affairs was no longer using the building, and Lane Hall was made available for various student programs and university units. Lane Hall became the hub of international studies programs, and became a central meeting place for activist students and faculty.

In 1997, the university decided that Lane Hall was the best meeting place for the Institute for Research on Women and Gender and Women's Studies. The hall was in need of additional space, however. Thus, renovation of the 18,000-square-foot building and the construction of a 9,000-square-foot addition began in 1999. The completed project accommodates classroom space, research suites, and offices for two university departments. Quinn Evans Architects of Ann Arbor designed the renovation work and addition. The addition wraps around the original structure to the south and the west, with a formal, barrier-free, cast stone entry facing State Street. Extensive exterior renovation of the terra cotta cornice was undertaken to preserve as much of the original fabric as possible. Addition designs were modified to compliment the existing building, but used modern materials.