

Ann Arbor, Michigan

**Preservation
for
Cobblestone Farm**

**Report
of
the
Cobblestone Farm
Historic District Study
Committee**

January, 1982

TABLE OF CONTENTS

	Introduction	vi
I	THE HISTORY OF COBBLESTONE FARM	1-38
	The Land, The People, and The Farm	1
	Beginnings: The Maynard and Ticknor Families, 1824-1860	1
	The Booth Family Tenure: 1860-1880	5
	Brief Interlude: Burke to Chandler, 1880	7
	Three Generations of Campbells: 1881-1973	7
	The Architectural Significance	15
	The Exterior of the Cobblestone House	15
	The Interior of the Cobblestone House	19
	Nature of the Structure	21
	The Exterior of the Wooden Kitchen Ell	21
	The Interior of the Wooden Kitchen Ell	23
	The Cobblestone Farm Association	25
	The Condition of the House and Land When Acquired in 1973	25
	Beginnings of the Cobblestone Farm Assn.	25
	Achievements of the Cobblestone Farm Assn.	27
	Noteworthy Achievements	29
	On-Going Activities	37
II	PRESERVATION OF THE FARM	39-73
	Goals and Objectives	39
	Preservation Guidelines for the Site	41
	Introduction	41
	The Cobblestone Farm and Its Neighborhood	41
	The Future Needs of the City and the Cobblestone Farm	45
	Major Design Issues	45
	Conceptual Site Plan	49
	Site Plan Specifics	51
	Conclusion	53
	Preservation Standards for the House	53
	Introduction	53
	The Exterior	54
	The Interior	55
	Implementation	63
	Administration	63
	Financing	63
	Future Plans	65
	APPENDIX A	67
	APPENDIX B	77
	APPENDIX C	79
	BIBLIOGRAPHY	83

LIST OF ILLUSTRATIONS

Cover: Sarah Campbell at the east front gate with a family dog, early spring 1899.
The picture was taken by her brother, Robert Clair Campbell, the family photographer.

<u>Illustration No.</u>		<u>Page</u>
1	The Cobblestone farmhouse, 1972	vi
2	Carrie Reade Campbell on the front lawn, 1903	viii
3	1856 County Map showing Ticknor holdings	2
4	1874 County Atlas showing Booth holdings	4
5	1895 County Atlas showing Campbell holdings	5
6	William Campbell with pet dairy cows, 1900	6
7	Campbell family portrait, 1889	8
8	Howling family and hired man Alexander Noble, 1900	9
9	Sarah Campbell in the kitchen, 1899	10
10	Around the kitchen stove, 1899	11
11	Alexander Noble with the farm horses, 1900	12
12	Historic outbuilding locations	14
13	East facade, winter, 1973-74	16
14	South (front) facade, 1972	18
15	First and second floor plans	20
16	The wooden kitchen ell, mid-1930s	22
17	The west piazza, winter, 1974	24
18	The archaeological dig, summer, 1975	30
19	Spring Festival, 1978	32
20	Cicarelli drawing	38
21	1980 aerial photograph of the Farm	40
22	Existing conditions	42
23	Design issues: historic outbuilding locations and existing conditions	46
24	Concept plan	48
25	Master site plan	50



ILLUSTRATION 1

The cobblestone farmhouse at the time of the City's purchase, in the winter of 1972-73. Photo by Herb Pfabe.

INTRODUCTION

In 1976 the Cobblestone Farm Association began the task of writing a Preservation Plan for the restoration of the Cobblestone Farm. After two years of examining goals and objectives, and collecting relevant research and data, a draft plan was completed.

At about the same time, the Historic District Commission and the Cobblestone Farm Association came to the conclusion that the site should be protected as a historic district under the City of Ann Arbor Historic District Ordinance. Designating Cobblestone Farm as a historic district will provide continuity in the operation of the Farm through changes in leadership in the Association, the Commission, and the City.

The Cobblestone Farm Association and the Historic District Commission felt that the Preservation Plan and the report to be prepared for the historic district ordinance could be combined into one document. Therefore, on January 22, 1979, both groups requested that the Ann Arbor City Council appoint a Study Committee to complete the Preservation Plan and prepare a draft ordinance.

The Preservation Plan is the work of the following committee members:

Howard Bond	Frances Lyman
Jacquelyne Greenhut	Adrienne Malley
Nan Hodges	Raleigh Morgan
Douglas Koepsell	Richard Neumann
Peter Pollack	

The Study Committee gratefully acknowledges the help of the following people whose special knowledge of the Ticknor-Campbell house contributed to the report: George and Mary Campbell, grandchildren of William Campbell and last private owners of the house; Jean Stanger and Margaret Saxon, who did the research for and prepared the interior decorating standards; and Steven Hamp, caretaker of the Cobblestone Farm, 1976-1981, and author of "The Ticknor-Campbell House: The Campbell tenure," an unpublished study of the Campbell family's farming operation.

A special word of thanks is owed the Parks Department of the City of Ann Arbor. Throughout all phases of the restoration since 1974, the Parks Department has been the willing partner of the Cobblestone Farm Association by providing financial resources, planning, and maintenance for the Farm.

The preservation plan is intended to be a flexible document. The research contained within it is not exhaustive. There is still much to be learned about the Farm, its people, and the part that it played in the history of Ann Arbor. As new research is completed and new concepts are formed, the plan will be altered. We believe that the plan is strong enough to withstand major change, but that it must evolve just as the Farm itself has changed with each generation.



ILLUSTRATION 2

Carrie Read Campbell on the front lawn with her baby, William Read Campbell, and a guest in 1903. Photo by her husband, R.C. Campbell.

THE HISTORY OF COBBLESTONE FARM

THE LAND, THE PEOPLE, AND THE FARM

Beginnings: The Maynard and Ticknor Families, 1824-1860

The history of the Ticknor-Campbell Farm properly begins in June, 1824, when Ezra Maynard, an early settler in the Ann Arbor area, and his son Charles began to clear and work a 240-acre farm in Section 3 of Pittsfield Township. The acreage extended along the north side of Packard Road from Platt Road on the east to Colony Road on the west.* Maynard's name appears in the territorial tract records as the first settler to own this site. He began the farm by planting the first forty acres cleared in potatoes, turnips, a vegetable garden, and wheat.

Ezra Maynard's family lived first in a square log house on Mallet's Creek. Sometime later, perhaps after Charles Maynard became owner of the farm in 1826, a small frame house was built for the family. In 1835, Charles Maynard, desiring to follow the frontier westward in Michigan, sold the farm for \$1500 to Heman Ticknor who was acting on behalf of his brother Benajah, a surgeon serving in the United States Navy.

When in 1840, Dr. Ticknor found his brother Heman, his wife Eliza and their seven children crowded into the small frame house, he may have begun to think of a larger house and extensive outbuildings for the farm. Construction of the cobblestone house was under way in 1844, and in August of that year Dr. Benajah Ticknor was an occupant of the first home that he had ever owned, sharing the house with his brother Heman and his family. Sometime during the construction period in 1844-45, the small house was moved to and placed against the rear fieldstone wall of the stone house. A kitchen, pantry, milk room, indoor-outdoor privies, washroom and woodshed were added on the ground floor with a spacious hired men's dormitory on the second floor. The east and west sides of this extended wooden kitchen ell were completed with columned porches or "piazzas."

While Benajah Ticknor was at sea or on duty in various naval hospitals, Heman Ticknor and his family farmed the land. Almost at once Heman became active in local political and agricultural affairs. At various times from 1835-1850, he served as Pittsfield Township Supervisor, Treasurer, and Justice of the Peace, and one of three Superintendents of the Poor in Washtenaw County. During the 1840s he was both judge and prizewinner in fairs sponsored by the Washtenaw County Agricultural Society. By the time Dr. Benajah Ticknor became a permanent resident in Ann Arbor, his brother Heman was recognized as a successful farmer and Whig politician.

*Packard, Platt and Colony did not exist until much later. We will use the names here, however, to enable the present day reader to visualize the extent of the early land holdings.

