Individual Historic Properties

Historic District Study Committee

FINAL REPORT

September 8, 1994
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FINAL REPORT

Recommended Individual Historic Properties

September 8, 1994

I. Introduction

In March 1988, on the recommendation of the Landmarks Study Committee, the Ann Arbor City Council created the Individual Historic Properties Historic District containing 47 separate properties. Two years later, Council created the Individual Historic Properties Historic District Study Committee as a standing Committee to research and periodically recommend the designation of additional individual properties that meet the criteria contained in the Historic District Code. In October 1993, the Kellogg/Warden House at 500 North Main Street, was added to the district. This report recommends an additional 73 properties be included in the district. The current members of the Study Committee are:

John Barrie, Rosemarion Blake, Mary Culver, Alex DePary, H. Mark Hildebrandt, Marshall McLennan, Norman Tyler, Lori Ward, and Susan Wineberg who serves as Chair.

II. Designation Criteria

Section 8:408 of the Ann Arbor Historic District Code sets forth the following criteria:

"Any structure, property, or area that meets one or more of these criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration:

(a) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or country;

(b) Its location as a site of significant local, county, state, or national event;

(c) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or country;

(d) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

(e) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or country;

(f) Its embodiment of elements of design, detailing, materials, or craftsmanship that
render it architecturally significant;

(g) Its embodiment of design elements that make it structurally or architecturally innovative;

(h) Its unique location or singular physical characteristics that make it an established or familiar visual feature;

(i) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance;

(j) Its suitability for preservation or restoration."

Initially, the Committee developed a list of over 300 potentially eligible properties, including selections made by the previous Landmarks Study Committee, the Washtenaw Hill Historic District Study Committee, and the Ann Arbor Historical Foundation’s Publications Committee. That list has been carefully refined to the present recommendation of 73 properties significant in one or more of five categories: architecture, history, industry and commerce, schools, and unique structures. This comprehensive group of buildings reflects a century of Ann Arbor’s growth and development from the 1830s to 1930. Though the Committee has considered several significant modern buildings, they are reserving them for a later group nomination. Buildings which are significant as examples of an unusual type of construction are also being studied for future recommendations.

Most of the buildings in this nomination are residential, though a few important commercial buildings, as well as churches, schools, and industrial buildings, are included. Geographically, they are located from Washtenaw and Geddes on the east, to Dexter and Miller on the west, from Pontiac Trail on the north, to Granger on the south. The main concentrations are on the edges of downtown and on the north side.
III. Architectural Significance

Forty-eight properties were chosen as examples of architectural styles or detailing significant to the character and historical development of the community. They include:

- Thirty-seven single family houses from 1832 to 1917
- One two-family house from 1853
- Four 1920s apartment buildings
- Four commercial structures varying widely in age and style
- One former fraternity house
- One church

Nearly all have retained the same, or similar, use for which they were built. Of the 37 structures that were built as single family houses, 27 remain so, and 20 are still owner occupied. Seven are still residential but have been divided into apartments. Two of the houses are now used as offices, and one was converted to the First Unitarian Universalist Church in 1956. The former fraternity building is now owned by the U-M and used as the William Monroe Trotter House, an African-American student cultural center. The apartment houses are still as elegant as their names imply: the Planada, the Anberay, Observatory Lodge, and Hildene Manor. One of the commercial structures, built as a gas station, is now a flower shop. Two other structures remain as commercial retail businesses, while the fourth still retains its original owner and occupant, the Michigan Bell Telephone Company.

The most prevalent style in the architectural significance category is Greek Revival. This style represents buildings from the earliest decades of the village's development up through the 1850s. Often tiny, but always elegant and simple, they reflect the aspirations of an ambitious and educated community. Two other styles are well represented: Italianate from the 1860s and 1870s, and Queen Anne from the 1890s. Each of these styles represents a period of substantial prosperity and expansion in the city.
IV. Historical Significance

Eight properties were chosen primarily for their significance as part of the historical and cultural development of the community. They include:

- the oldest African-American church still in use as a church
- the oldest school structure, now part of a house
- a neighborhood market with two adjacent houses built from the bricks of the 1837 County Jail
- five houses associated with people significant in the city’s history

All but one of the houses considered significant because of their history are from the 19th century. Though they have been altered in ways that may compromise their architectural distinction, they still speak eloquently of our early history and the people who were a part of it. The one exception, though undistinguished in its own right, is the only remaining location where Raoul Wallenberg, internationally known for his humanitarian efforts during World War II, lived while a student at the University.
V. Industrial/Commercial Significance

Eight properties were chosen for their significance to the industrial or commercial heritage of the community. They include:

- an organ factory and an agricultural hall, both now converted to office use
- an early Michigan Central Railroad Depot, now a house
- two Detroit Edison buildings still owned and used by them
- a former Edison relay station, now converted to an architectural office
- a lumber yard complex where the main building is now a restaurant
- Braun Court, a mews of seven inexpensive rental houses now converted to restaurants, and the site of builder/developer Samuel Braun’s carpenter shop (these are counted as one property though there are eight lots in the complex)

All but two of these properties have been substantially, though creatively, adapted for contemporary uses. Their continued physical presence helps to enrich our sense of the past while still contributing to the economic vitality of the present.
VI. Significant School Buildings

In the early 1920s, the citizens of Ann Arbor responded to serious overcrowding in the public schools by passing a $2,000,000 bond issue. Two of the five schools built with these funds are already designated: Bach School in the Old West Side Historic District and Community High School, built as Jones School, in the Old Fourth Ward Historic District. This recommendation includes the other three:

- Mack School
- Angell School
- Burns Park School, built as Tappan Intermediate

Though they vary in size and site, each of these schools is similar in plan, material, and architectural approach. They are Collegiate Gothic in style, made of red brick trimmed with grey stone, and all have banks of large double-hung windows. All still function as schools though the old section of Mack is now used for offices and community programs.

Two other schools, both now owned by the U-M, are also included:

- Ann Arbor High School, now the Frieze Building
- Perry School, now used primarily for offices
VII. Other Significant Structures

The following four non-habitable structures were chosen for their significance as established visual features and singular physical character:

- the elegant Greek temple at the upstream end of the island in Island Park
- the lovely pergola that forms the entrance to West Park
- the newly restored Band Shell in West Park
- a unique and very old stucco dovecote on the grounds of the historic Jonathan Lund House on Pontiac Trail

Only the dovecote is privately owned. The remaining structures are all City property under the jurisdiction of the Parks and Recreation Department.
### VIII. Recommended Properties

<table>
<thead>
<tr>
<th>Architectural Significance</th>
<th>Properties</th>
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<tbody>
<tr>
<td>1127 East Ann Street</td>
<td>The Planada Apartments</td>
</tr>
<tr>
<td>214 216 West Ann Street</td>
<td>David &amp; Sabina McCollum House</td>
</tr>
<tr>
<td>1027 Broadway</td>
<td>August Herz Building</td>
</tr>
<tr>
<td>1418 Broadway</td>
<td>Mary Ann Tuttle House</td>
</tr>
<tr>
<td>1520 Broadway</td>
<td>J. C. Taylor House</td>
</tr>
<tr>
<td>1660 Broadway</td>
<td>Samuel &amp; Ophelia House House</td>
</tr>
<tr>
<td>2961 Dexter Avenue</td>
<td>Frederick Kuehnle House</td>
</tr>
<tr>
<td>303 South Division Street</td>
<td>Emmanuel Mann House</td>
</tr>
<tr>
<td>530 South Division Street</td>
<td>John G. Koch House</td>
</tr>
<tr>
<td>1111 Fair Oaks Parkway</td>
<td>James Petrie House</td>
</tr>
<tr>
<td>605 North Fifth Avenue</td>
<td>Chester &amp; Sabrina Tuttle House</td>
</tr>
<tr>
<td>713 North Fifth Avenue</td>
<td>Pat Foran House</td>
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<tr>
<td>419-421 South Fifth Avenue</td>
<td>Henry &amp; Mary Mann House</td>
</tr>
<tr>
<td>437 South Fifth Avenue</td>
<td>John McCarthy House</td>
</tr>
<tr>
<td>450 South Fifth Avenue</td>
<td>George Boughard House</td>
</tr>
<tr>
<td>205 North First Street</td>
<td>Sarah M. Bronson House</td>
</tr>
<tr>
<td>442 South Fourth Avenue</td>
<td>Gottlieb Wild House</td>
</tr>
<tr>
<td>445 South Fourth Avenue</td>
<td>George Wahr House</td>
</tr>
<tr>
<td>451 South Fourth Avenue</td>
<td>Ward/Kerr House</td>
</tr>
<tr>
<td>2103 Geddes Avenue</td>
<td>Charles &amp; Barbara Conrath Farm</td>
</tr>
<tr>
<td>627 Gott Street</td>
<td>George &amp; Ella Clark House</td>
</tr>
<tr>
<td>1430 Granger Avenue</td>
<td>Arthur &amp; Etta Arnold House</td>
</tr>
<tr>
<td>1808 Hermitage Road</td>
<td>Marvin A. Ives House</td>
</tr>
<tr>
<td>300 West Huron Street</td>
<td>Hunter Brothers Gas Station</td>
</tr>
<tr>
<td>1309 Jones Drive</td>
<td>David Leslie House</td>
</tr>
<tr>
<td>1444 West Liberty Street</td>
<td>Jacob Beck House</td>
</tr>
<tr>
<td>940 Maiden Lane</td>
<td>Nathan Burnham House (947 Wall)</td>
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<tr>
<td>219-223 North Main Street</td>
<td>First and Second Pardon Blocks</td>
</tr>
<tr>
<td>707 Miller Avenue</td>
<td>Fred and Mary Brown House</td>
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<td>1884 Miller Avenue</td>
<td>John Bird House</td>
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<tr>
<td>915 Oakland Avenue</td>
<td>Alviso Stevens House</td>
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<tr>
<td>120 Packard Street</td>
<td>William Wallace Wines House</td>
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<td>126 Packard Street</td>
<td>Daniel Wines House</td>
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<td>1029 Pontiac Street</td>
<td>Anson and Desire Brown House</td>
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<td>1317 Pontiac Street</td>
<td>William R. Perry House</td>
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<tr>
<td>1416 Pontiac Street</td>
<td>Christian Schmid House</td>
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<tr>
<td>625 Spring Street</td>
<td>Henry Paul House</td>
</tr>
<tr>
<td>331 Thompson Street</td>
<td>St. Mary's Student Chapel</td>
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<tr>
<td>619 East University Avenue</td>
<td>Anberay Apartments</td>
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<tr>
<td>936 Wall Street</td>
<td>Summer Hicks House</td>
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<tr>
<td>323 East Washington Street</td>
<td>Michigan Bell Telephone Company</td>
</tr>
<tr>
<td>411-413 East Washington Street</td>
<td>Albert Polhemus House</td>
</tr>
<tr>
<td>606 East Washington Street</td>
<td>Zenas Burd House</td>
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1402 Washington Heights
1443 Washtenaw Avenue
1850 Washtenaw Avenue
1917 Washtenaw Avenue
2220 Washtenaw Avenue
Observatory Lodge
Phi Kappa Sigma Fraternity
Edward L. Adams House
Dean Meyers House/Unitarian Church
Hildene Manor

**Historical Significance**

1300 Broadway
1324 Broadway
632 North Fourth Avenue
308 East Madison Street
723 Moore Street
611, 613, 615 North Main Street
1709 Pontiac Street
1202 Traver Street
Absalom Traver House
Zerah Pulcifier House
AME Church
Vernon Willey (Raoul Wallenberg) House
Waite/Kellogg House
Robinson Houses/Sinelli's Market
Josiah Beckley House
District School

**Industrial/Commercial Significance**

313-327 Braun Court
982 Broadway
987 Broadway
201 Catherine Street
304 Depot Street
530 North Fifth Avenue
120-130 South First Street
916 Fuller Street
Braun Court
Detroit Edison Building
Argo Substation
Agricultural Hall
Wood and Perrin
Michigan Central Railroad Depot
Almendinger Organ Factory
Washtenaw Light and Power Building

**Significant School Buildings**

920 Miller Avenue
330 Packard Street
105 South State Street
1608 South University Avenue
1414 Wells Street
Christian Mack School
W. S. Perry School
Ann Arbor High School
James Angell School
Tappan Intermediate School

**Significant Structures**

1450 Island Park Drive
627 Miller Avenue
627 Miller Avenue
1324 Pontiac Street
Island Park Shelter
West Park Entrance
West Park Band Shell
Lund Dovecote
SUMMARY MAP
INDIVIDUAL HISTORIC PROPERTIES
Proposed September 8, 1994
For Detailed Maps, See Appendix C
NORTH
BIBLIOGRAPHY

Books


**Articles**


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——. _Ann Arbor, Michigan 1890_. Milwaukee, Wisconsin: C. J. Pauli, 1890.

Pettibone, D. A. _Washtenaw County Plat Map_. City of Ann Arbor, Washtenaw County, Michigan: D. A. Pettibone, 1854


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_Selected papers from the Michigan Historical Collections at the Bentley Historical Library._