

Individual Historic Properties
Historic District Study Committee

FINAL REPORT

September 8, 1994

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Recommended Individual Historic Properties

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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 DeParry, 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

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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.



1029 Pontiac, circa 1900

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Hildene Manor, 2220 Washtenaw

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.

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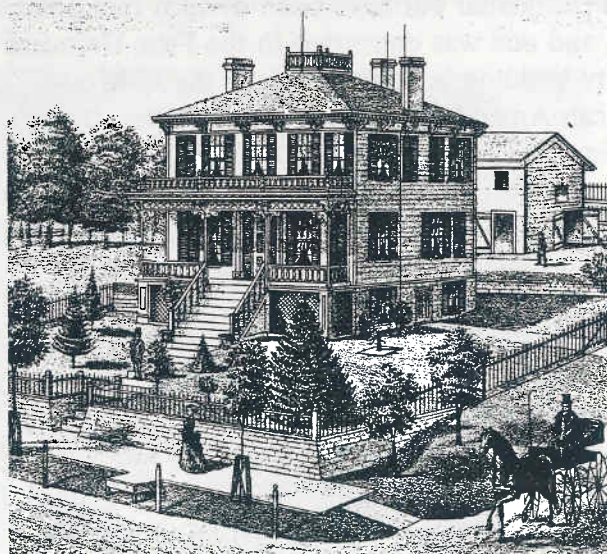
George Wahr House, 445 South Fourth Avenue

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.



Waite-Kellogg House from the 1874 Atlas, 723 Moore

