Staff Copy

Individual Historic Properties

Historic District Study Committee

APPENDIX A

Documentation of Individual Historic Properties

In Alphabetical Order by Address, Grouped by Category of Significance

September 8, 1994

ARCHITECTURE

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 214 216 W ANN
****

Historic Name: David & Sabina McCollum House
Date Built: by 1853

Category of Significance: architecture

Architectural Style: Vernacular

Number of Stories: 2

Building Material: Clapboard

Window Type: Double-hung
Window Panes: two-over-two

Plan Shape: Rectangular

Roof Shape: Side Gable
Roof Material: Asphalt
Dormer Type: None

Porch Type: Half Front
Porch Posts: Square, full height
Porch Railings: flat railing, square spindles

Historic Use: Residential/multi-family
Current Use: Residential/multi-family

Special Features: Very early duplex, saltbox rear wing, I-house form with Greek details

First Map: 1853
First City Directory: 1894
Architect: unknown
Builder: unknown
Notes: Deed research shows lots sold to David A. McCollum by John Allen. Sold by him to John Rose 1872 for $600. David McCollum ran for Reg. of Deeds 1836 - lost to Edw. Clark and David T. McCollum. Extensive information on David T., pioneer 1832, lived on Pontiac Trail in "Sinclair House." D.1880 @ 81.

Photo Date: 11/01/93 Roll: slide Frame: -0 By: Pieper

Statement of Significance

214-216 West Ann Street

This house is an example of Ann Arbor's earliest period of development. In form it is an "I" house (ridge parallel to the street, one room deep, two stories tall, and two or more rooms wide) with a "salt box" wing across the back. The low-pitched, side-gabled roof with returns is typical of the Greek Revival style. The duplex form is very unusual for this early period.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 1127 E ANN
****

Historic Name: Planada Apartments
Date Built: 1929

Category of Significance: Architecture

Architectural Style: Spanish Eclectic

Number of Stories: 4

Building Material: Brick Veneer

Window Type: Casement, steel
Window Panes: Multi-paned

Plan Shape: Rectangular

Roof Shape: Flat
Roof Material: N/A
Dormer Type: N/A

Porch Type: Recessed Front
Porch Posts: N/A
Porch Railings: N/A

Historic Use: Residential/multi-family
Current Use: Residential/multi-family

Special Features: variety of window casements, twisted columns, copper roof over bay, tile roof trim, lobby tiles

First Map: 1931 SB
First City Directory: 1929
Architect: Unknown
Builder: Unknown
Notes: See Historic Buildings page 13

Photo Date: 06/27/94 Roll: 3 Frame: 24 By: Nakata

Statement of Significance

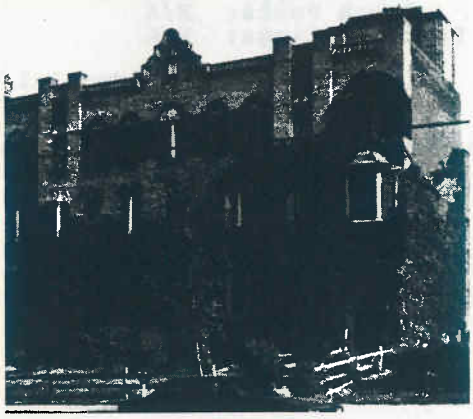
1127 East Ann Street

Planada Apartments

9

1929

After World War I, student enrollments at the University of Michigan increased dramatically, putting a strain on available rental housing. In addition, with the completion of the new University Hospital in 1925, more housing units were needed nearby for the personnel associated with this huge enterprise. As a result, a type of apartment building more commonly associated with larger urban areas such as Detroit and Chicago was constructed in Ann Arbor.



Kip Miller

Like the others in the area, the Planada is in one of the revival styles popular in the 1920s. As the name suggests, the yellow-brick building has a Spanish Revival flavor, from the red clay roof tiles decorating the front roof line with a shaped stone pediment in the center, the wrought iron balconies, twisted stone columns and various pointed window arches, to the small colored tiles in the entry foyer and the charming set of murals on the ceiling depicting various rustic scenes in pastels of pinks and greens. It is almost a pastiche of its period, with every window having a different hood shape, material and form. Like all apartment buildings of this era, it used steel casement windows with many panes of glass. Similarities between this building and buildings in Detroit's Palmer Park suggest it might have been designed by a Detroit architect.

The first occupants were predictably professionals associated with the hospital: teachers, nurses and bacteriologists. Others were students, insurance agents and small business managers. All were taking advantage of the latest in interior design, which usually included Pullman or Murphy kitchens and sometimes Murphy beds.

Many fondly remember this building and make an effort to drive by it on their visits to Ann Arbor. It was one of the many buildings owned by the Lueck family (see 153) which meant it was kept in good repair and rented at a reasonable price.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 1027 BROADWAY
****

Historic Name: August Herz Building
Date Built: 1870s

Category of Significance: architecture

Architectural Style: Italianate

Number of Stories: 2

Building Material: Solid Brick

Window Type: Double-hung
Window Panes: four-over-four

Plan Shape: Rectangular

Roof Shape: Flat
Roof Material: N/A
Dormer Type: N/A

Porch Type: N/A
Porch Posts: N/A
Porch Railings: N/A

Historic Use: Commercial/owner occupied
Current Use: Commercial/owner occupied

Special Features: Triple arched windows; original cast-iron storefront columns, cornice, brackets, and stoop

First Map: 1880 BE
First City Directory: 1868
Architect: Unknown
Builder: Unknown
Notes: Augustus Herz - 1868: Groceries and Provisions @17 Broadway, lives @ 12 Wall. 1872: Herz & Ortmann, grocers, Frank and Henry Ortmann board with Herz. Structure on 1870 map not shown as brick. Photos in Old Ann Arbor Town II, pp 44 & 45.

Photo Date: 06/27/94 Roll: 1 Frame: 0 By: Nakata

Statement of Significance

1027 Broadway

Ann Arbor has very few remaining two-story Italianate Commercial buildings. This one is distinguished not only by the original quality of its design, but by how little it has been altered. The upper story is complete with its original full bracketed cornice and round arched windows with their original, triple-arched, four-over-four sash. The lower cornice is partially intact. The cast iron posts beside the center entrance are also original. The original storefront windows have been removed, but the owner has them in storage.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 1418 BROADWAY
****

Historic Name: Mary Ann Tuttle House
Date Built: 1853

Category of Significance: architecture

Architectural Style: Greek Revival

Number of Stories: 1.5

Building Material: Clapboard

Window Type: Double-hung
Window Panes: six-over-six

Plan Shape: Rectangular

Roof Shape: Front Gable with returns
Roof Material: Asphalt
Dormer Type: None

Porch Type: Entrance
Porch Posts: Square, full height
Porch Railings: None

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/Owner occupied

Special Features: entry with sidelights, frieze windows

First Map: 1853
First City Directory: 1860
Architect: Unknown
Builder: Unknown
Notes: Deeds: patent to Geo. Noyes 1825, died 1827, son James to Wilcoxson, deed lost; Wilcoxson to Traver 1830 $1,000; Traver's add'n 1837; deed resolved by Noyes's widow 1848; Traver to Tuttle 1853 $75; Tuttles to Patrick Murray 1856 $400; Murray to Frederick Alber, blacksmith, 1859 $500 includes backlot

Photo Date: 10/01/86 Roll: slide Frame: -0 By: Pieper

Statement of Significance

1418 Broadway

A classic Greek Revival cottage set well back on a large lot, this small house features gable returns, frieze windows, and a classical entry with sidelights. In its simple form and elegant style, it is typical of houses from the middle of the 19th century as the village grew into a small city. The large lot is also typical of older properties on the southeast side of the Broadway hill.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 1520 BROADWAY
****

Historic Name: J. C. Taylor House
Date Built: 1862

Category of Significance: architecture

Architectural Style: Italianate

Number of Stories: 2.5

Building Material: Solid Brick

Window Type: Double-hung
Window Panes: six-over-six

Plan Shape: Rectangular

Roof Shape: Hipped
Roof Material: Asphalt
Dormer Type: -0-

Porch Type: Half Front
Porch Posts: Round, short
Porch Railings: -0-

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/Owner occupied

Special Features: Cornice with double brackets; arched windows; blind window; cupola; porch enclosure later

First Map: 1866 BE
First City Directory: 1868
Architect: Unknown
Builder: Unknown
Notes: J. C. Taylor Sr. b 1820; emigrated to MI 1831; AA 1840; homeopathic physician; m Harriet McCollum (See 214 E. Ann). J.C. Jr. b 1857 in earlier house on site; successful comic actor; all were fruit farmers. Emily Taylor Allen musician & teacher. (Chapman p 1048; J.C. Jr obituary 8/16/1952)

Photo Date: 06/27/94 Roll: 1 Frame: 7 By: Nakata

Statement of Significance

1520 Broadway

This elegant large Italianate brick house replaced an earlier farmhouse on the property. Original details include the double bracketed cornice and round arched upper windows. The Colonial Revival front porch and enclosed vestibule are a later addition. The Taylor family was well-known in the city and, like many others on Broadway hill, used their large property for fruit farming.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 1660 BROADWAY
****

Historic Name: Samuel & Ophelia House House
Date Built: 1862

Category of Significance: architecture

Architectural Style: Greek Revival

Number of Stories: 2

Building Material: Clapboard

Window Type: Double-hung
Window Panes: Small Panes Surround Sash

Plan Shape: Upright & Wing

Roof Shape: Front Gable
Roof Material: Asphalt
Dormer Type: None

Porch Type: None
Porch Posts: N/A
Porch Railings: N/A

Historic Use: Residential/SF/owner occ
Current Use: Residential/multi-family

Special Features: Sidelights & transom, corner pilasters; Queen Anne remodeling: colored panes, large windows; hoods

First Map: 1874 Atlas
First City Directory: 1868
Architect: Unknown
Builder: Unknown
Notes: Samuel House was a fruit farmer. (Chapman p. 1007) Next owner, 1871, Charles Manly, Reg. of Deeds, lives in house off and on, added wing in 1890's.

Photo Date: 02/01/94 Roll: slide Frame: -0 By: Pieper

Statement of Significance

1660 Broadway

After living across the street for some time, Samuel and Ophelia House built this imposing full two-story Greek Revival home on a large lot on the south east side of Broadway near the top of the hill. With its corner pilasters and classical entry complete with transom and sidelights, the house represented their increased prosperity in farming. The next owner, Charles Manly, was active in county government. He used the property primarily as a tenant farm until the 1890's when he lived there and added the large southwest wing with its Queen Anne windows.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 2961 DEXTER
****

Historic Name: Frederick Kuehnle House
Date Built: 1832-6

Category of Significance: architecture

Architectural Style: Greek Revival

Number of Stories: 1.5

Building Material: Clapboard

Window Type: Double-hung
Window Panes: six-over-six

Plan Shape: Rectangular

Roof Shape: Hipped
Roof Material: Asphalt
Dormer Type: None

Porch Type: None
Porch Posts: N/A
Porch Railings: N/A

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/Owner occupied

Special Features: Entry with sidelights, pilasters, and entablature, frieze windows, real shutters. Photographed for HABS by Emil Lorch.

First Map: 1856 platt map
First City Directory: 1878 WC
Architect: Unknown
Builder: Unknown
Notes: Possibly built by Jacob Steffey Sr., owner of 40 acre lot purchased for $115 in 1832, sold in 1836 for $1,000. Sold again in 1837 for $900 to Frederick Kuehnle. Remained in family till 1927. Son Israel Kuehnle (Chapman 825-6) active in Scio Grange, vintner & wine merchant. Bethlehem Church goers.

Photo Date: 06/27/94 Roll: 3 Frame: 13 By: Nakata

Statement of Significance

2961 Dexter Avenue

This is an extremely old and rare example of a Greek Revival home with a hipped rather than gabled roof. It features a full frieze with windows. The first floor six-over-six sash are original as is the classical entry with sidelights framed by pilasters and a full entablature. One of the few remaining 1830's houses, it remained in the Kuehnle family for over 90 years.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 303 S DIVISION
****

Historic Name: Emmanuel Mann House
Date Built: 1853

Category of Significance: architecture

Architectural Style: Greek Revival

Number of Stories: 2

Building Material: Stucco on Brick

Window Type: Double-hung
Window Panes: one-over-one

Plan Shape: -0-

Roof Shape: Front Gable
Roof Material: -0-
Dormer Type: -0-

Porch Type: Full Front
Porch Posts: Square, full height
Porch Railings: flat railing, square spindles

Historic Use: Residential/SF/owner occ
Current Use: Residential/multi-family

Special Features: Entry with sidelghts and transom, scored stucco, full frieze molding,

First Map: 1853
First City Directory: 1860
Architect: Unknown
Builder: Unknown
Notes: Historic Buildings page 42

Photo Date: 06/27/94 Roll: 2 Frame: 3 By: Nakata

Statement of Significance

37

303 South Division Street

Emanuel Mann House

1853

Emanuel E. Mann came to Ann Arbor in 1830 with his parents, Jonathan and Louise Mann, at the age of 16. He learned the tanner's trade under his father's direction and opened the first steam tannery in Ann Arbor. After the tannery was destroyed by fire, Mann went into business with Christian Eberbach under the firm name of Eberbach and Company, manufacturing pharmaceuticals and medical apparatus. Some years later he purchased a drug store on Main Street. His sons, Albert and Eugene, were proprietors of the Mann Brothers Drug Store well knto the 1900s.

Kip Miller

A successful and much esteemed man, active in politics, Emanuel was vice president of the organizational meeting of the Republican Party "under the oaks" at Jackson, Michigan, on July 6, 1854. His office at Eberbach and Company was a meeting place for politicians of his day and a rendezvous for prominent early settlers. His sister, Louise, became the wife of Frederick Schmid, the first Lutheran minister in Michigan and the organizer of many German Lutheran churches in the state. Emanuel served on the school board and as an alderman, and for a time represented his district in the state senate.

In 1850 he purchased this lot on the corner of Liberty and Division to build a home for his wife Anna (Niethamer) and their children. Mann sold the house in 1868 when he moved to a nearby farm.

Although its appearance has suffered from use and neglect, the structure is notable for its clean Greek Revival silhouette, the classical doorway with sidelights, and the stucco veneer over its brick surface, scored to resemble large blocks of stone. This aesthetic device, which was practical as it made a dry, snug house, and was characteristic of early local building, once earned Ann Arbor the nickname "little stucco village." Ownership has changed frequently and the house has been adapted for many different residential and commercial uses.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 530 S DIVISION
****

Historic Name: John G. Koch House
Date Built: 1874

Category of Significance: architecture

Architectural Style: Italianate

Number of Stories: 2.5

Building Material: Solid Brick

Window Type: Segmented Arches
Window Panes: one-over-one

Plan Shape: Rectangular

Roof Shape: Hipped
Roof Material: Asphalt
Dormer Type: None

Porch Type: Half Front
Porch Posts: Square with brackets
Porch Railings: None

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/Owner occupied

Special Features: Cornice with paired brackets, frieze windows, segmented arches on paired upper windows, brick segmented arch hoods, brackets lower bay blends into porch

First Map: 1880 Birdseye
First City Directory: 1878
Architect: Unknown
Builder: Unknown
Notes: Historic Buildings page 47

Photo Date: 06/27/94 Roll: 2 Frame: 5 By: Nakata

Statement of Significance

530 South Division

John George Koch House

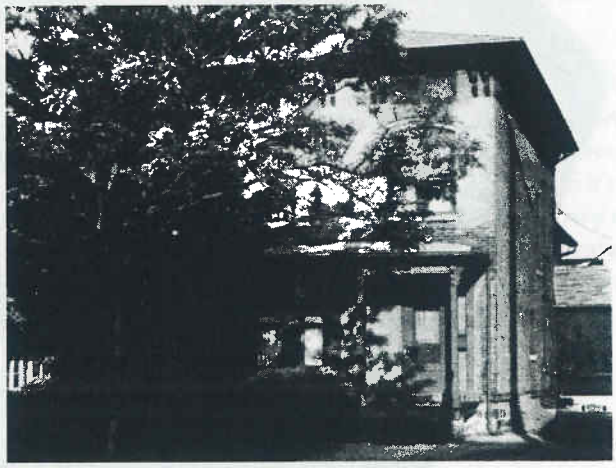
41

1874

Showcased by its high-profile location next to Hanover Square at the intersection of Division, Packard, and Madison Streets, this brick Italianate "cube" was built in 1874 for John George Koch. Koch was a local furniture maker who had originally apprenticed in Germany. Like many other Germans in Ann Arbor, Koch immigrated from Wurttemberg in 1866. Also like many men of this era, he worked and traveled through many parts of the country including New Haven, Connecticut; Columbus, Ohio; and Dexter, Michigan before finally settling in Ann Arbor in 1872. For seven years he was a stockholder and assistant superintendent of the Keck Furniture Company. In 1880 Koch attempted to go into business on his own but soon teamed up with Jacob Haller in the firm of Koch and Haller, furniture dealers.

Koch sold the house in 1888 to Sarah and William Rice, a wealthy farmer descended from pioneer families of Washtenaw County, who had retired to Ann Arbor that year. A 1906 biography of him states that "he removed to the city of Ann Arbor and there his wife purchased a residence which he made his home until the time of his death, enjoying in well earned ease the fruits of his former toil." The house remained in the Rice family until about the time of World War I, after which it was rented and its tenants changed every decade.

In the late 1940s, it was purchased by the present owner who has maintained the seven room house in pristine condition, preserving original brackets and the heavy brick arches over the windows. The woodwork in the two downstairs parlors has been refinished after seven layers of paint were removed. Recognizing that these efforts were a contribution to the entire community of Ann Arbor, the Ann Arbor Historic District Commission awarded the owner a Preservation Award in 1988 for keeping this "gem" in top-notch condition.



Kip Miller

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 1111 FAIR OAKS
****

Historic Name: James Petrie House
Date Built: 1916

Category of Significance: ARCHITECTURE

Architectural Style: Classic Revival

Number of Stories: 2

Building Material: Stucco

Window Type: Double-hung
Window Panes: six-over-six

Plan Shape: Unique

Roof Shape: Hipped
Roof Material: Asphalt
Dormer Type: None

Porch Type: Portico (as high as building)
Porch Posts: Doric
Porch Railings: None

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/Owner occupied

Special Features: 6/9 lower windows, semi-circular vestibule with balcony above in portico, wedge massing, site

First Map: 1931 Sanborn
First City Directory: 1917
Architect: Fiske Kimball
Builder: Unknown
Notes: Historic Buildings page 157 - subdivision was platted in 1914, house begun in 1915, completed in 1916 (current owner).

Photo Date: 03/01/92 Roll: -0- Frame: -0 By: Kip Miller Collection

Statement of Significance

1111 Fair Oaks Parkway

James Petrie House

43

Early 1914

In early 1914 developer Charles Spooner planned a subdivision named Scottwood that promised to be: "a group of handsome residences... amid a landscape setting not hitherto attempted...Unlike most additions to the modern city, platted with straight streets and small lots giving scarcely breathing room between the houses, it has winding roads (and) a large garden space... indeed, each house stands on a little knoll, commanding a pleasing view." Such was the setting for the James Petrie home.

Kip Miller

All the houses in Scottwood were designed by Dr. Fiske Kimball, at that time an Assistant Professor of Architecture at the University of Michigan and later nationally famous as the head of the Museum of Art in Philadelphia. Since this lot was at the intersection of Norway and Fair Oaks, Kimball chose to place the house facing the corner, rather than either of the streets. The unique floor plan combines circular rooms in the center of each floor flanked by rectangular wings set at an acute angle to the main axis. The round portico in front with its elegant two-story columns exhibits Kimball's fondness for classical detailing. As stated in the brochure for the development, Kimball's designs were to have the "quiet unobtrusiveness of good taste. Each completely individual, they nevertheless harmonize in charm of design and refinement of detail."

The house was built for James N. Petrie, Esq. and his son Warren, and was described in detail by Fiske Kimball in a 1918 issue of *Architecture*. By 1920, Mrs. Dorothy Sellards and her husband Thomas, both osteopaths, lived here with their two sons. Widowed in 1923, Mrs. Sellards continued to live here, on and off with her sons, until 1940. After World War II, Dr. Norman Maier, Professor of Psychology at the University of Michigan since 1931, moved in with his wife. He lived in the house well into his retirement in the late 1970s.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 605 N FIFTH AVE.
****

Historic Name: Chester & Sabrina Tuttle House
Date Built: 1835

Category of Significance: architecture

Architectural Style: Greek Revival

Number of Stories: 2

Building Material: Solid Brick

Window Type: Double-hung
Window Panes: six-over-six

Plan Shape: Rectangular

Roof Shape: Side Gable with returns
Roof Material: Asphalt
Dormer Type: None

Porch Type: None
Porch Posts: N/A
Porch Railings: N/A

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/Owner occupied

Special Features: entry with sidelights, end chimneys

First Map: 1953
First City Directory: -0-
Architect: Unknown
Builder: Unknown
Notes: Chester and Sabrina Tuttle purchased two lots from John Allen & Wm S Maynard in 1835 for $70, sold to Nelson Imus in 1839 for $600.

Photo Date: 06/27/94 Roll: 5 Frame: 5 By: Nakata

Statement of Significance

605 North Fifth Avenue

Similar to an "I" house in form in that it is one room deep, two-stories tall, has the gables perpendicular to the street and large chimneys at either end, this house is unusual in having only four bays. There are two windows to the left of the entrance and only one to the right. Its classical details in the cornice returns and entry are typical of the earliest period of Ann Arbor's development. It is one of only a handful of brick houses remaining from this early period.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 713 N FIFTH AVE.
****

Historic Name: Pat Foran House
Date Built: 1843

Category of Significance: architecture

Architectural Style: Vernacular

Number of Stories: 2

Building Material: Clapboard

Window Type: Double-hung
Window Panes: six-over-six

Plan Shape: Rectangular

Roof Shape: Side Gable
Roof Material: Asphalt
Dormer Type: None

Porch Type: Half Front
Porch Posts: Chamfered
Porch Railings: None

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/Owner occupied

Special Features: Raking cornice, Italianate porch with fancy brackets, hoods, I-house form with Greek and Italian details

First Map: 1853
First City Directory: 1868
Architect: Unknown
Builder: Unknown
Notes: Deed research: Foran purchased lot from Caleb Ormsby in 1843 for $110. Sold in 1866 to Spencer Crawford, black family which operated a laundry on State St. Crawfords sold for $600 in 1903 to John Mitchell. In their family until 1975.

Photo Date: 06/27/94 Roll: 5 Frame: 2 By: Nakata

Statement of Significance

713 North Fifth Avenue

Situated on a high bluff above the Huron river valley, this charming 1840s cottage displays a combination of different period design elements. In form it is a modified "I" house - side gabled, one room deep, two-stories tall, but with the entrance in the left of the three bays. It has a Greek Revival raking cornice and frieze board. Especially noteworthy is the Italianate porch with delicate columns and fanciful scrolled brackets. Following the Civil War, the owners were part of the city's earliest African-American community who settled in this neighborhood. They remained here until the turn of the century.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 419 S FIFTH AVE.
****

Historic Name: Henry & Mary Mann House
Date Built: 1902

Category of Significance: architecture

Architectural Style: Queen Anne

Number of Stories: 2

Building Material: Clapboard

Window Type: Double-hung
Window Panes: one-over-one

Plan Shape: Irregular

Roof Shape: Stepped Back Gable
Roof Material: Asphalt
Dormer Type: Gabled, returns

Porch Type: Half Front
Porch Posts: Round, short
Porch Railings: carved rail, turned spindles

Historic Use: Residential/SF/owner occ
Current Use: Residential/multi-family

Special Features: Double fans and curved shingles in gables, large front sash, upper spindles, solid brackets, full pediment, and wide steps on porch, round posts have heavy square bases, trim board at second floor

First Map: 1908 SB
First City Directory: 1902
Architect: Unknown
Builder: Unknown
Notes: Henry Mann, bookeeper at Mack and Schmid (name in bold type), manager of the Christian Mack Agency by 1922. According to Cornelia Corselius, (p 21) this house replaced John Gott's house.

Photo Date: 06/27/94 Roll: 2 Frame: 9 By: Nakata

Statement of Significance

419 South Fifth Avenue

This late Queen Anne house exhibits the growing popularity of Colonial Revival design elements. Typically irregular in form, with fancy shingle and fan patterned siding in the gables and brackets and upper spindles on the front porch, the house also features returns in the front gable and a full pediment and plain round doric posts on the porch. The large, single, transom-style windows in the front wing are typical of both styles.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 437 S FIFTH AVE.
****

Historic Name: John McCarthy House
Date Built: 1866

Category of Significance: architecture

Architectural Style: Vernacular Italianate

Number of Stories: 2

Building Material: Clapboard

Window Type: Double-hung
Window Panes: one-over-one

Plan Shape: L-shaped

Roof Shape: Front Gable
Roof Material: Asphalt
Dormer Type: None

Porch Type: Stoop
Porch Posts: N/A
Porch Railings: None

Historic Use: Residential/SF/owner occ
Current Use: Residential/multi-family

Special Features: Window proportion and rhythm, hoods over windows and door, pilasters beside door

First Map: 1870 map
First City Directory: 1878
Architect: Unknown
Builder: Unknown
Notes: Deed research: John McCarthy purchased lot in 1863 for $200. Sold to Thomas & Agnes Taylor in 1870 for $1,050. They sold in 1896. Taylor was listed as a farmer in 1878.

Photo Date: 06/27/94 Roll: 2 Frame: 8 By: Nakata

Statement of Significance

437 South Fifth Avenue

The house is an example of the simplest and most typical form of the Italianate style. It features a plain three-bay facade with the entrance at the right. The door is flanked by pilasters and a modified entablature. With its neighbors, it is a key part of one of the most intact 19th century streetscapes in the downtown area.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 450 S FIFTH AVE.
****

Historic Name: George Boughard House
Date Built: 1830's

Category of Significance: architecture

Architectural Style: Greek Revival

Number of Stories: 1.5

Building Material: Aluminum

Window Type: Double-hung
Window Panes: six-over-six

Plan Shape: Irregular

Roof Shape: Front Gable with returns
Roof Material: Asphalt
Dormer Type: None

Porch Type: Canopy
Porch Posts: None
Porch Railings: None

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/rental

Special Features: Original sash. Front wing there by 1908. Inappropriate siding. Lela Duff describes p 31.

First Map: 1853
First City Directory: 1860
Architect: Unknown
Builder: Unknown
Notes: Deed research: 1835 lot sold to Paul Minnis for $25, same to George Boughard for $100 in 1836, to David LeSeur for $150 in 1846, and to Uri Bassett for $100 in 1849. He sells to Franklin Wilcox in 1856 for $500. Wilcox to Truesdel for $675 in 1859. Ditz/Dietz buys it in 1860 for $709, there to 1903.

Photo Date: 06/27/94 Roll: 2 Frame: 7 By: Nakata

Statement of Significance

450 South Fifth Avenue

This tiny cottage from Ann Arbor's early settlement period is and example of the Greek Revival style and retains its original six-over-six windows. The one-story wing on the north is a later addition while the Italianate porch is a recent restoration. According to former residents, the original clapboards (now covered by wide aluminum siding) are walnut as are the kitchen walls and cupboards. Long associated with the Dietz family, the house was built by pioneer George Boughard.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 205 N FIRST
****

Historic Name: Sarah M Bronson House
Date Built: 1830's

Category of Significance: architecture

Architectural Style: Greek Revival

Number of Stories: 1.5

Building Material: Clapboard

Window Type: Double-hung
Window Panes: one-over-one

Plan Shape: Upright & Wing

Roof Shape: Front Gable with returns
Roof Material: Asphalt
Dormer Type: Wall Dormer

Porch Type: Full Front
Porch Posts: Chamfered
Porch Railings: None

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/Owner occupied

Special Features: Sidelights, Italianate porch, late example of form, wing is later

First Map: 1853
First City Directory: -0-
Architect: Unknown
Builder: Unknown
Notes: Bronson bought larger lot from John Allen 1825, family there many years but gone by 1860.

Photo Date: 06/27/94 Roll: 5 Frame: 9 By: Nakata

Statement of Significance

205 North First Street

The one-and-a-half-story front-gabled main wing of this house is Greek Revival in style with raking cornice and returns. A one-story wing was added to the north side in the 1870s and then raised to the same height as the main wing after the turn of the century. The full front porch, which wraps around to the side wing, features Italianate posts and brackets and no railing. Sarah Bronson purchased the land only a year after the founding of the village in 1824 and the property remained in her family for some time. The main wing of the house appears on the 1853 map - the first to show buildings - though parts of that wing may date back to the 1820s.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 442 S FOURTH AVE.
****

Historic Name: Gottlieb Wild House
Date Built: 1894

Category of Significance: architecture

Architectural Style: Queen Anne

Number of Stories: 2

Building Material: Clapboard

Window Type: Double-hung
Window Panes: one-over-one

Plan Shape: Irregular

Roof Shape: Stepped Back Gable
Roof Material: Asphalt
Dormer Type: None

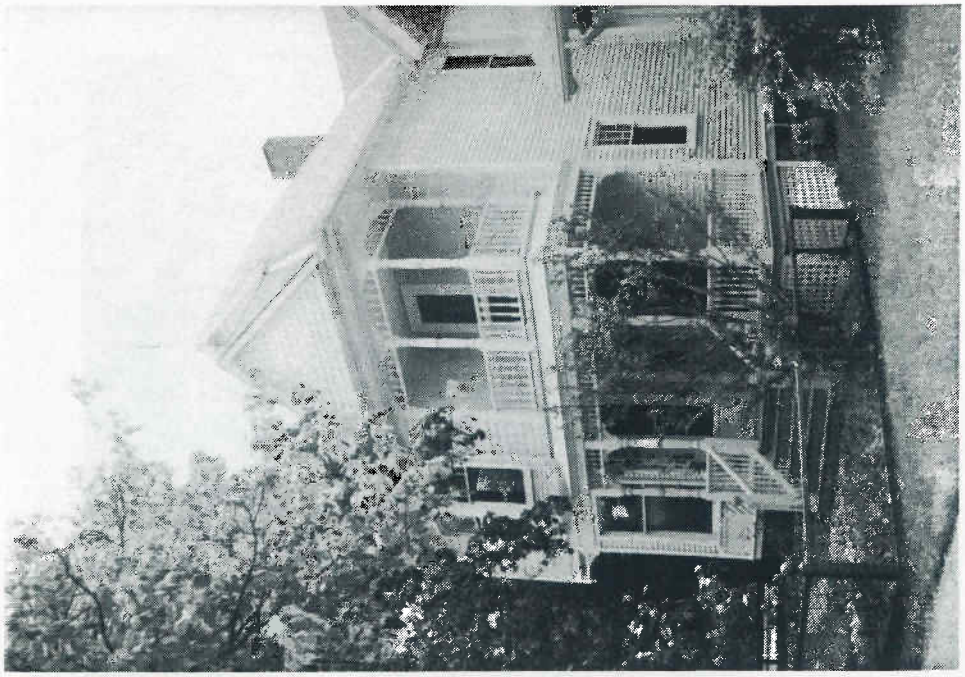
Porch Type: Upper Front
Porch Posts: Turned with brackets
Porch Railings: carved rail, turned spindles

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/rental

Special Features: Decorative siding in gables and upper front, upper spindles on porches, fretwork above cut-away corner, site, fence, double door

First Map: 1908 SB
First City Directory: 1895
Architect: Unknown
Builder: Unknown
Notes: Occupied by Wild family until 1988 (Helen Wild obituary 2/9/1988). Preservation Award 1986.

Photo Date: 06/27/94 Roll: 2 Frame: 13 By: Nakata



Statement of Significance

442 South Fourth Avenue

This well-preserved, elegant Queen Anne house features the irregular plan, wide variety of decorative shingle work in gables and bays, and cut-away corners so typical of this style. The rare two-story front porch is especially elaborate with turned posts and upper and lower spindles. The house remained in the same family from its construction in 1894 until the death of Miss Helen Wild, daughter of the original owner, in 1988. The wrought iron-trimmed wood fence on the front property line is one of the last of its kind remaining in town.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 445 S FOURTH AVE.
****

Historic Name: George Wahr House
Date Built: 1890

Category of Significance: architecture

Architectural Style: Queen Anne

Number of Stories: 2

Building Material: Clapboard

Window Type: Double-hung
Window Panes: one-over-one

Plan Shape: Irregular

Roof Shape: Stepped Back Gable
Roof Material: Asphalt
Dormer Type: Wall Dormer

Porch Type: Half Front
Porch Posts: Fluted Short Round
Porch Railings: large rail, fat balusters

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/Owner occupied

Special Features: Decorative shingles and trim in gables, carved barge boards, fretwork abopve cut-away corners, fan panels below front bay window, carved trim above, rock-faced block piers and wing walls on porch, shingled mansard roof on porch, double door

First Map: 1890 Birdseye
First City Directory: 1890-91
Architect: Unknown
Builder: Unknown
Notes: Historic Buildings page 65

Photo Date: 07/01/92 Roll: -0- Frame: -0 By: Kip Miller Collection

Statement of Significance

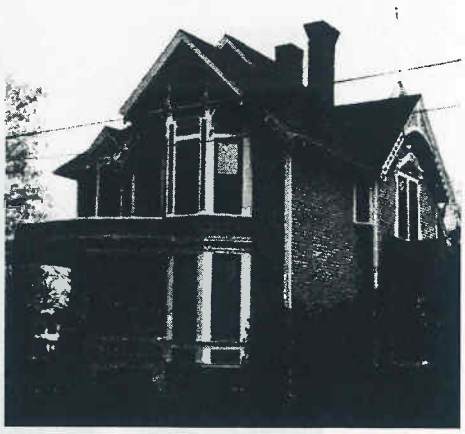
445 South Fourth Avenue

1890 George and Emma Wahr House

Four years before George Wahr constructed a similar high-style Queen Anne house on North Division Street (see 26) next to the Wilson-Wahr House (see 28), he built this house on South Fourth Avenue near the intersection with Packard Street. Embellished with an elaborate display of the woodworker's craft, the house is detailed with carved barge boards, sunbursts, dormers, bays and gables, all blending together in a wonderful example of Victorian excess. It is rumored that Wahr had a feud with his neighbor who hung the wash out on a line to dry. This apparently upset him enough to move to the other side of town! (His increasing prosperity might also have prompted the move to a more exclusive part of town.)

Wahr's bookstore on Main Street became quite successful by the late 1880s when his name appears in bold letters in the City Directory. Four years after he built this house, he opened his second bookstore on State Street. It outlasted his Main Street store by many years, remaining in business until the 1970s. The first occupant after that was Border's Books, then a used and rare book shop.

Wahr sold the property to the Schaffer family who lived here for close to a century, which helps explain its intact condition today. George D. and Elizabeth Schaffer moved into the house in 1894 and by 1900 they had seven children: Anna, Bertha, Carrie, Elizabeth, Ella, George Jr. and William H. By 1915 only Carrie, Anna, and Bertha were still living with their parents and by the mid-1930s only Anna and Bertha were still here. In 1935, their mother Elizabeth, a widow, married the man next door, Mr. Frank Ohlinger, and moved into 451 South Fourth Avenue. In 1965 she was again widowed. In the late 1970s, probably after her mother's death, Bertha moved into 451 and rented out 445.



Kip Miller

After Bertha's death, both properties were sold and the house at 445 was purchased by the William Johnson family in 1981. They did a major overhaul of the house, restoring it to its original splendor. They were recognized by the Historic District Commission in 1988 for their splendid efforts at reviving this glorious structure.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 451 S FOURTH AVE.
****

Historic Name: Ward/Kerr House
Date Built: 1837&'87

Category of Significance: architecture

Architectural Style: Queen Anne

Number of Stories: 2

Building Material: Clapboard

Window Type: Double-hung
Window Panes: one-over-one

Plan Shape: Irregular

Roof Shape: Stepped Back Gable
Roof Material: Asphalt
Dormer Type: None

Porch Type: Half Front
Porch Posts: Round, short
Porch Railings: shingle

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/Owner occupied

Special Features: Beveled glass sidelights, diagonal clapboard below square bay windows, real shutters, evolution from 1837 I house to 1887 Queen Anne

First Map: 1853
First City Directory: 1860
Architect: Unknown
Builder: Unknown
Notes: Deed research: Core I-house by George Ward, bought lot 1837 for $22.50, sold to William Wines 1849 for $400. Traded up until Cornelia Kerr bought in 1887 for $2,000, sold 1897 for $4,000. Present Victorian appearance from this period.

Photo Date: 06/27/94 Roll: 2 Frame: 11 By: Nakata

Statement of Significance

451 South Fourth Avenue

Begun in the late 1830s by George Ward as a typical "I" house, one room deep and two stories tall with the ridge parallel to the street, this house was expanded several times, most notably in 1887 by Cornelia Kerr who added the front-gabled wing with its square bay window giving it its present Queen Anne look. Original windows and shutters remain from this period. The house is one of very few owner occupied residences in this now mostly rental neighborhood .

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 2103 GEDDES
****

Historic Name: Charles & Barbara Conrath Farm
Date Built: 1874

Category of Significance: architecture

Architectural Style: Vernacular Italianate

Number of Stories: 2

Building Material: Clapboard

Window Type: Double-hung
Window Panes: four-over-four

Plan Shape: Upright & Wing

Roof Shape: Front Gable
Roof Material: Asphalt
Dormer Type: None

Porch Type: Entrance
Porch Posts: Square, full height
Porch Railings: flat railing, square spindles

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/Owner occupied

Special Features: Sidelights and transom, 1992 lower addition on east end, porch along front of wing

First Map: 1874 Atlas
First City Directory: 1878 WC
Architect: Unknown
Builder: Unknown
Notes: 1874 Atlas shows house, orchard, small lot labelled "C". 1878 WC Directory lists Charles Conrath, gardener, Sec. 27, 5.25 acres.Barbara listed 1888-99. Andrew F Smith (called "Guinea Pig Smith" - raised them for U-M research). Daughter Kate Smith Inglis - see 2301 Highland.

Photo Date: 06/27/94 Roll: 5 Frame: 13 By: Nakata

Statement of Significance

2103 Geddes Avenue

An Italianate farmhouse in the upright and wing form, this house retains many of its original four-over-four double hung windows and the classical entry with sidelights and transom. Built for fruit farmers Charles and Barbara Conrath, the property was sold in 1901 to Andrew F. Smith of Detroit who subsequently raised animals for U-M medical experiments, giving rise to his nickname of "Guinea Pig Smith." Smith and his wife, the former Kate Inglis, subdivided the rear portion of the farm and sold a large lot to her brother James Inglis who in 1927 built a large mansion, now known as the U-M's Inglis House at 2301 Highland Road.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 627 GOTT
****

Historic Name: George & Ella Clark House
Date Built: 1890

Category of Significance: architecture

Architectural Style: Queen Anne

Number of Stories: 2.5

Building Material: Clapboard

Window Type: Double-hung
Window Panes: Small Panes Surround Sash

Plan Shape: L-shaped

Roof Shape: Front Gable
Roof Material: Asphalt
Dormer Type: None

Porch Type: Upper Front
Porch Posts: Turned with brackets
Porch Railings: None

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/Owner occupied

Special Features: Fan detail in front gable, round shingle band between floors and below front bay, two-story bay on front, paneled barge boards, frieze board, colored small panes surround upper sash on front

First Map: 1925 SB
First City Directory: 1894
Architect: Unknown
Builder: George Clark
Notes: Deed research: platted 1868, no sales till '88 when lot sold to Clark, carpenter and builder. Did not live here but nearby. Rented to John Jenkins in 1894.

Photo Date: 02/01/94 Roll: slide Frame: -0 By: Pieper

Statement of Significance

627 Gott Street

An unusual and fine example of the Queen Anne style, this northwest side house was probably built either on speculation or as a rental property since the occupants change frequently, sometimes including the owner. Fancy shingles form a band between stories while a large fan detail fills the gable of the front wing. A small gabled upper porch interrupts the steep slope of the set back main entrance porch on the south side. Two-story shallow square bays with large single windows accent both front and south side wings. It was one of the first of a growing number of houses on the northwest side now being restored.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 1430 GRANGER
****

Historic Name: Arthur & Etta Arnold House
Date Built: 1917

Category of Significance: architecture

Architectural Style: Craftsman

Number of Stories: 2

Building Material: Stucco on Brick

Window Type: Double-hung
Window Panes: nine-over-one

Plan Shape: Rectangular

Roof Shape: Hipped
Roof Material: Tile
Dormer Type: Hipped

Porch Type: Entrance
Porch Posts: Corinthian
Porch Railings: None

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/Owner occupied

Special Features: Double sun porch with small paned windows at east end, oval windows flank entrance, balcony with wrought iron rail above (not original), English bond brick first story with band of vertical headers below stucco upper story, stone sills, exposed beams on all eaves, matching garage

First Map: 1925 Sanborn
First City Directory: 1917
Architect: Unknown
Builder: Unknown
Notes: Arthur H. Arnold, wife Etta H., principle of Arnold & Co. Jewelers along with brothers William Jr. and Emil H. Arnold, all sons of William and Siona Arnold (See Historic Buildings, page 204)

Photo Date: 06/27/94 Roll: 4 Frame: 18 By: Nakata

Statement of Significance

1430 Granger Avenue

This large, beautifully maintained, Craftsman style house balances a symmetrical red tile hipped roof with matching dormers above a similarly symmetrical facade with an added double sun porch at the east end. Typical of the style is the use of brick veneer on the first floor with stucco above and exposed rafter ends. One of five sons of a prosperous local merchant, Arthur Arnold, the original owner, ran the family's jewelry business, a well-known fixture on Main Street for many years.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 1808 HERMITAGE
****

Historic Name: Marvin A Ives House
Date Built: 1914

Category of Significance: ARCHITECTURE

Architectural Style: Georgian Colonial Revival

Number of Stories: 3

Building Material: Stucco

Window Type: Double-hung
Window Panes: one-over-one

Plan Shape: Rectangular

Roof Shape: Flat
Roof Material: N/A
Dormer Type: None

Porch Type: Entrance
Porch Posts: Corinthian
Porch Railings: None

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/Owner occupied

Special Features: Georgian entry with fluted Corinthian columns on pedestals, oval windows flanking, door in arched recess, French windows first floor, brick quoins, balustrade on top (now made of plywood), water table at second floor sill, porte cochere with sun porch above

First Map: 1925 Sanborn
First City Directory: 1915
Architect: Unknown
Builder: Levi D. Wines
Notes: Historic Buildings, page 158

Photo Date: 04/01/92 Roll: -0- Frame: -0 By: Kip Miller Collection

Statement of Significance

1808 Hermitage Road

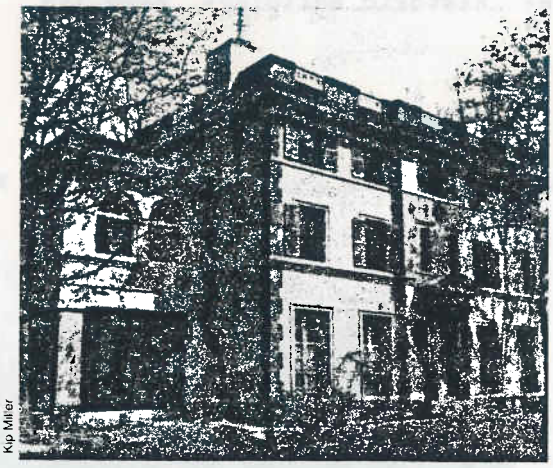
63

Marvin A. Ives House (The Hermitage)

1914

"I built this house about 1914" wrote Levi D. Wines on an old photograph now housed in the Bentley Library. This 28-room structure, set on a hilltop in 10 acres of large trees, exemplified the estate of a country gentleman. The Georgian style house, with its rigid symmetry, its imposing mass, and its arched windows, corner quoins, stucco walls, and pedimented entry, was built for Marvin Ives, a soap manufacturer from Detroit. Ives was born in Detroit in 1859 but his family had long associations with Ann Arbor. His grandfather, Marvin Allen, had been one of the first members of the University of Michigan Board of Regents. His sister Jennie married Edward Campbell (see 66 and 169). Ives moved into 1808 Hermitage in 1915 with his wife, son and daughter, commuting to Detroit to tend his soap business which he eventually sold to Proctor and Gamble. While the family lived here, from 1917 to 1924, the address was on Ferdon.

The 1923 subdivision of Ives Woods, which created 20 lots, paved the way for houses that now surround the Ives mansion. When Ives sold the house to the Hermitage Fraternity after the death of his wife in 1923, the new street took their name. The Hermitage fraternity remained in the house until 1934. The house was home to several fraternities including Phi Sigma Delta from 1949 until it was sold to University of Michigan Professor Jesse Gordon and his wife Anitra in 1970.



Kip Miller

The Gordons attempted to restore the house to some semblance of its former grandeur after its rough years as a fraternity house but the task was unending. In 1981 they put the house up for sale. In 1982, a Designer Showcase, similar to that held for the Hoover Mansion (see 172), was held here to raise money for scholarships for the University of Michigan School of Art. The Gordons rented out the apartment on the third floor to Joseph Brodskey, a celebrated Russian dissident poet who later became poet laureate of the United States.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 300 W HURON
****

Historic Name: Hunter Brothers Gas Station
Date Built: 1927

Category of Significance: architecture

Architectural Style: -0-

Number of Stories: 1
Building Material: Stucco

Window Type: Fixed pane
Window Panes: -0-

Plan Shape: Rectangular

Roof Shape: Front Gable
Roof Material: Asphalt
Dormer Type: None

Porch Type: Portico (as high as building)
Porch Posts: Square, full height
Porch Railings: None

Historic Use: Transportation
Current Use: Commercial/rental

Special Features: Rough stucco finish, open (formerly drive-through) front, diagonal placement on site

First Map: 1931 SB
First City Directory: 1927
Architect: Unknown
Builder: Unknown
Notes: Hunter Bros.' White Star gas station first listed on NW corner in 1927. Very old brick house on site listed as residence until 1926. 1935 News article says house being demolished for new gas station, but 1931 SB shows station there. Does article refer to house that was at 306?

Photo Date: 02/01/92 Roll: slide Frame: -0 By: Pieper

Statement of Significance

300 West Huron Street

This is one of only two remaining gas stations in Ann Arbor from the 1920s. Such fanciful styles were once common in the city when automobiles were considered a novelty and new service stations were designed to reflect the "modern" age. Here the rough stucco finish and Spanish Mission arches evoke the southwest.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 1309 JONES
****

Historic Name: David Lesure House
Date Built: 1830's

Category of Significance: architecture

Architectural Style: Greek Revival

Number of Stories: 1.5

Building Material: Clapboard

Window Type: Double-hung
Window Panes: one-over-one

Plan Shape: Rectangular

Roof Shape: Side Gable with returns
Roof Material: Asphalt
Dormer Type: None

Porch Type: None
Porch Posts: N/A
Porch Railings: N/A

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/Owner occupied

Special Features: sidelights, pilasters, and architrave; frieze windows

First Map: 1853
First City Directory: 1860
Architect: Unknown
Builder: Unknown
Notes: Lot 6 of Traver's Addition, platted 1837, sold by Traver to David Lesure in 1840 for $450 when similar single lots sold for $100. Original address 5 Mill St. Sold 1856 with neighboring lots to Thomas Wilkinson, physician, listed here through 1878.

Photo Date: 06/27/94 Roll: 1 Frame: 10 By: Nakata

Statement of Significance

1309 Jones Drive

This charming one-and-a-half-story Greek Revival cottage, sited on a bluff above Traver Creek, is a rare and remarkably intact example of an 1830s Michigan house. The ridge line parallel to the street, the frieze windows, and the elegant entrance with sidelights framed by pilasters are typical features of this early period.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 1444 W LIBERTY
****

Historic Name: Jacob Beck House
Date Built: 1864

Category of Significance: architecture

Architectural Style: Greek Revival

Number of Stories: 1.5

Building Material: Solid Brick

Window Type: Double-hung
Window Panes: four-over-four

Plan Shape: Rectangular

Roof Shape: Front Gable with returns
Roof Material: Asphalt
Dormer Type: None

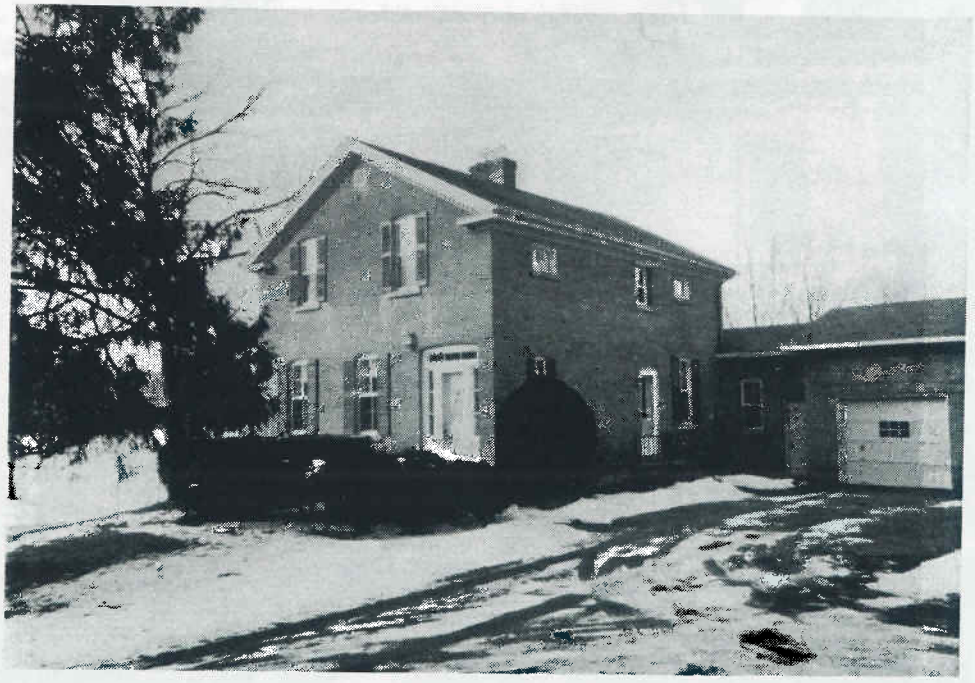
Porch Type: None
Porch Posts: N/A
Porch Railings: N/A

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/Owner occupied

Special Features: Sidelights and transom, frieze windows, dentils in eaves,site, second floor has been raised (note color change in brick)

First Map: 1874 Atlas p 56
First City Directory: 1878 WC
Architect: Unknown
Builder: Jacob Beck
Notes: Historic Buildings page 212

Photo Date: 02/01/92 Roll: slide Frame: -0 By: Pieper



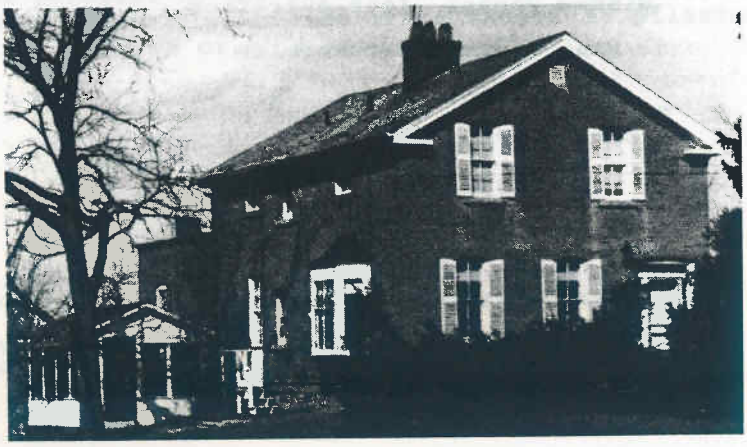
Statement of Significance

111

1444 West Liberty Street

Jacob Beck House

1864



Lester Fader

Jacob Beck built this Greek Revival house in 1864 on twenty acres he had purchased from Eber White, a pioneer farmer in Ann Arbor Township. Beck had been a farmer himself for many years in Scio Township, where his family had settled in 1832. This was his retirement home, and he and his wife spent their last years here. "While residing in Ann Arbor he had no business cares, but enjoyed the rest which he had truly earned and richly deserved," a biographer wrote in 1906.

Interior living space was gained when the roof of the house was raised to permit the addition of the upper story. The bay window on the west is a recent embellishment. Well preserved after more than a century on its hill, the Beck house remains a private residence.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 940 MAIDEN LANE
****

Historic Name: Nathan Burnham House (947 Wall)
Date Built: 1836

Category of Significance: architecture

Architectural Style: Greek Revival

Number of Stories: 2

Building Material: Solid Brick

Window Type: Double-hung
Window Panes: two-over-two

Plan Shape: Rectangular

Roof Shape: Side Gable with returns
Roof Material: Asphalt
Dormer Type: None

Porch Type: Entrance
Porch Posts: Ionic
Porch Railings: None

Historic Use: Residential/SF/owner occ
Current Use: Health Care

Special Features: Recycled historic entry with sidelights and pilasters, porch 1960 copy with fluted columns, water table, original triple window upper center, walnut lintels and sills, panes 1890, cobblestone smokehouse, lower windows longer than upper

First Map: 1853
First City Directory: 1860
Architect: Unknown
Builder: Unknown
Notes: Historic Buildings page 151

Photo Date: 07/01/92 Roll: -0- Frame: -0 By: Kip Miller Collection

Statement of Significance

947 Wall Street

Nathan Burnham House

1837

In 1834, Anson Brown, his wife Desire, and her brother Edward Fuller began selling land just north of the Huron River. Brown planned to have a new commercial center develop in this area known as "Ann Arbor on the Huron". He would have made a "killing" selling real estate lots to settlers pouring into the area had he not died in the cholera epidemic of 1834. Brown's widow soon married Caleb Ormsby and by 1836 the firm, now Ormsby and Fuller, continued selling house lots to settlers at a brisk pace. Nathan Burnham purchased lots 10 and 11 from Fuller and Ormsby in June of 1837 for $600. When he sold the property back to them two years later, he received $1000, indicating that the house had probably been built in the interval. Burnham built the house in an old "New England" style with a high brick foundation, two fireplaces at each end, four rooms on each floor, a central hallway, and an unusual three-part window on the second floor.

The entry is a beautiful example of the carpenter's craft with its finely carved pilasters and intricately mullioned side lights.

Kip Miller

When Dr. Mark Hildebrandt purchased the house in 1969, he removed a more modern door and late 19th century porch and installed this entry which he had salvaged from a house of the same period being demolished. He hired an architect to design the new portico, put in fire stairs and a new entrance off the parking lot in the rear, changing the official address to 940 Maiden Lane. Patients who visited his office enjoyed the unique cobblestone smokehouse with brick quoins that Hildebrandt preserved in its original location in the rear of the house. While renovating the house, he noted that it was constructed with oak beams and pegs, and that the trim was tulip poplar, a wood commonly used in the early settlement period. The house still serves as a doctor's office, now for Dr. Edward Pierce, a former Mayor of Ann Arbor and well-known political and health activist.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 219 223 N MAIN
****

Historic Name: First and Second Pardon Blocks
Date Built: 1894-99

Category of Significance: architecture

Architectural Style: Romanesque Revival

Number of Stories: 3

Building Material: Solid Brick

Window Type: Round topped, double hung
Window Panes: one-over-one

Plan Shape: Rectangular

Roof Shape: Flat
Roof Material: N/A
Dormer Type: N/A

Porch Type: N/A
Porch Posts: N/A
Porch Railings: N/A

Historic Use: Commercial/owner occupied
Current Use: Commercial/owner occupied

Special Features: Limestone lintels, arches, sills, trim, semi-circular name and date stones, brick corbels, pediments, and pilasters topped by short square turrets

First Map: 1899 Sanborn
First City Directory: 1895
Architect: Unknown
Builder: Unknown
Notes: Historic Buildings page 96-7

Photo Date: 07/01/92 Roll: -0- Frame: -0 By: Kip Miller Collection

Statement of Significance

219-223 North Main Street

112

Pardon Blocks

1894/1899

An Ann Arbor booster publication entitled *Ann Arbor Industrial Edition* wrote in September of 1900: "Charles F. Pardon, Dealer in meats, provisions and groceries, 221-223 North Main Street. This business was established 7 years ago as a meat market and in 1898 Mr. Pardon bought the grocery stock of J. H. Miller and added it to this business. He afterwards bought the Eberhart Bakery, which he sold to his brother [Frank]. He also conducted a meat market at South Lyons for 6 years which has given him ample experience in his line. His stock embraces both staple and fancy groceries, meats and provisions, which he sells at prices which cannot be undersold in the city." It appears the family were quite active in the grocery business, for the same publication lists W. E. Pardon as a dealer in groceries and meats at 123 East Liberty.

Charles built his block in three stages, although the casual observer would think it one building. The first and northernmost part, at 223 North Main Street, has a date stone of 1894 in the pediment. The second portion, his brother Frank's bakery at 219 North Main Street, has a date stone of 1899 in the pediment, while the center portion of the building has a slightly higher pediment and a stone which simply reads, "Pardon Block." Though this section is rumored to have been finished last, the Sanborn Insurance Map from 1899 labels the central and southern sections "to be bakery" and "to be grocery," so perhaps they were built simultaneously. By 1916, after Charles Pardon had retired, G. W. Wagner's Meats was located in the corner store.

Charles Pardon was born in Ann Arbor in 1862 to parents who had emigrated from Germany a few years earlier. A 1906 biographer claimed: "no event of special importance occurred to vary the routine of life for Charles F. Pardon who like most boys of the middle class divided his time between play and work." Pardon apprenticed to a butcher and, after working in South Lyon for six years, eventually opened a market in his new building. His addition of groceries to his line of meats allowed him to expand to the second storefront in 1899. "As he has prospered in his undertakings he has wisely placed his savings in property and now owns considerable real estate in Ann Arbor — the safest of all investments," wrote the same biographer.

The Pardon Block (or Blocks) were built of red brick and stone in a Queen Anne commercial style with arcades of round-topped windows on the second floor, square windows on the third floor, and iron cresting on the roof. Remodelings in the past had covered the stone detailing and brick walls with red paint and altered the original shop windows to suit the commercial styles of the 1950s and 60s.

CONTINUED on next page

Statement of Significance

Pardon Blocks *CONTINUED*

In 1988, new owners Quinn/Evans Architects, specialists in historic preservation, rehabilitated the southernmost building demonstrating proper preservation on this highly visible street. Evans noted that when the building was painted the contrast between the brick and the stone disappeared. "We removed the paint and the stone popped right out." The Historic District Commission presented a restoration award to Quinn/Evans that year for their fine work.

One year later, Duane Renken of Renken and Co., a real estate and development firm which now makes this building its headquarters began rehabilitating the northern two sections. When the renovation was completed, the company invited Frank Pardon Jr., who was born 86 years earlier above his father's bakery, to come and have a look. "It looks real nice," he said. The Historic District Commission agreed and awarded Renken a preservation award in 1989.

Bakeries and groceries have operated out of these storefronts for most of the 20th century, but today the two northern sections support a restaurant while the southern section is for rent. With the recent restoration of the Old Post Office across the street, and the new Johnson, Johnson and Roy building around the corner, this edge of town is beginning to enjoy a renaissance. The Pardon Block has been one of the major catalysts for the revival of this area.

Kip Miller

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 707 MILLER
****

Historic Name: Fred and Mary Brown House
Date Built: 1895

Category of Significance: architecture

Architectural Style: Queen Anne

Number of Stories: 2

Building Material: Clapboard

Window Type: Double-hung
Window Panes: one-over-one

Plan Shape: Irregular

Roof Shape: Stepped Back Gable
Roof Material: Asphalt
Dormer Type: None

Porch Type: Full Front
Porch Posts: Turned with brackets
Porch Railings: bevelled rail, square spindles

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/rental

Special Features: Front gable with twiple attic window and fancy shingle work, wide front windows, double side porch on east, all porches have upper spindles, turned spindles on upper porch railing

owned by Parks Dept in 40's West Park caretaker William Brewer (Lydia) Sally Frederick Smith's grandfather - has photo of WB on front porch mother lived there

First Map: 1916 SB
First City Directory: 1895
Architect: Unknown
Builder: Unknown
Notes: Platted 1839, replatted by Assessor 1932. Address first appears as #47 in 1895. Brown had fine wine/liquor/cigar store @ 111 N Main beginning in 1895. Mary Brown listed until 1963. Former large barn in back gone by 1993.

Photo Date: 06/27/94 Roll: 3 Frame: 22 By: Nakata

Statement of Significance

707 Miller Avenue

This handsome example of the Queen Anne style was recently restored by the present owner, who removed modern siding and repaired the elaborate upper and lower spindle work and brackets on the front porch as well as the unusual two-story side porch. The house represents a period of growth and prosperity in the City when merchants were able to afford larger homes in the latest styles. Brown built the house the same year he began his fine wine, liquor, and cigar shop on North Main Street.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 1884 MILLER
****

Historic Name: John Bird House
Date Built: 1869

Category of Significance: architecture

Architectural Style: Italianate

Number of Stories: 2

Building Material: Clapboard

Window Type: Double-hung
Window Panes: four-over-four

Plan Shape: Rectangular

Roof Shape: Hipped
Roof Material: Asphalt
Dormer Type: None

Porch Type: Wrap Around Front
Porch Posts: Chamfered
Porch Railings: None

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/Owner occupied

Special Features: Sidelights and transom, double brackets, paired windows, 4/1 with elaborate carved hoods on second floor, see similar details on 311 E Ann.

First Map: 1874 Atlas
First City Directory: 1878 WC
Architect: Unknown
Builder: Unknown
Notes: Peach Hill Farm, first commercial peach orchard in area. John a Justice of the Peace. Property still in family 1967. (Huron Valley Advisor 12/17/67). Daughter married Earl Martin active in early Farm Bureau & County Fair.

Photo Date: 06/27/94 Roll: 3 Frame: 21 By: Nakata

Statement of Significance

1884 Miller Avenue

Peach Hill Farm must have been quite successful since its owner, John Bird, was able to build an outstanding example of the Italianate style for his home. It features a classical entry with sidelights and transom, typical double windows surrounded by elaborately carved hoods, wide eaves with dentils and paired brackets, and a full front porch with slender composite columns and no railings. Bird's role as Justice of the Peace is evidence of the esteem in which he was held by his neighbors. The land of this farm was later subdivided to form much of this part of the City.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 915 OAKLAND
****

Historic Name: Alviso Stevens House
Date Built: 1893

Category of Significance: architecture

Architectural Style: Queen Anne

Number of Stories: 2

Building Material: Solid Brick

Window Type: Double-hung
Window Panes: one-over-one

Plan Shape: Irregular

Roof Shape: Other
Roof Material: Asphalt
Dormer Type: Shed

Porch Type: Terrace
Porch Posts: None
Porch Railings: None

Historic Use: Residential/SF/owner occ
Current Use: Residential/multi-family

Special Features: Paired doors, round tower with turret top, square second floor bays with Gothic lancet windows, elaborate chimney, stone arches over windows and door, fieldstone base to terrace, wide flaring concrete steps with low side walls

First Map: 1916 SB
First City Directory: 1894
Architect: Unknown
Builder: Unknown
Notes: Stevens, Professor of Pharmacy, came to AA after 1887. Lived here with wife Amaretta until c. 1910. House used as Sigma Nu Frat. 1910, Kappa Beta Psi 1920, Delta Phi 1930. Albert & Rose Zimmer listed in 1940. Large front porch, missing for many years, replaced in 1994.

Photo Date: 06/27/94 Roll: 4 Frame: 23 By: Nakata

Statement of Significance

915 Oakland Avenue

This elaborate brick Queen Anne residence features unusual Gothic Revival lancet windows in its square upper bays. More typical of the style are the paired front doors, round corner tower with turret top, and the large chimney. The recently restored front porch with upper balcony and wide stone front steps complete the eclectic package. The history of the building's occupants is also typical of larger homes in this area. It was built by a U-M Professor, and then converted first for fraternity use, and later to apartments.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 120 PACKARD
****

Historic Name: William Wallace Wines House
Date Built: 1848

Category of Significance: architecture

Architectural Style: Vernacular
Number of Stories: 2
Building Material: Clapboard

Window Type: Double-hung
Window Panes: one-over-one

Plan Shape: Rectangular

Roof Shape: Side Gable
Roof Material: Asphalt
Dormer Type: None

Porch Type: Entrance
Porch Posts: Clustered
Porch Railings: None

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/Owner occupied

Special Features: Double entry doors, square parlor window bay with multipaned upper sash, scalloped trim on eaves, porch on east end, Greek form with Gothic porch and trim, Italianate bay on west side, later Queen Anne window and entry

First Map: 1853 map
First City Directory: 1860
Architect: Unknwon
Builder: William W. Wines
Notes: Historic Buildings page 111

Photo Date: 03/01/92 Roll: -0- Frame: -0 By: Kip Miller Collection

Statement of Significance

120 Packard Road

William W. Wines House (Dean House)

127

Circa 1848

William Wallace Wines and his brother Daniel E. Wines, natives of Connecticut, married two sisters and took them West, to the new frontier of the Michigan Territory. Daniel arrived in Washtenaw County in 1837 followed by William in 1841 and together they operated a lumber mill in Ypsilanti. William moved to Ann Arbor in 1848 and built this charming vernacular cottage, reminiscent of houses common "back East." Daniel came to Ann Arbor two years later and built himself a house next door at 126 Packard. He then entered the sash, door and blind business, and became a contractor and builder while his brother William co-founded a clothing business known as Wines and Worden.

Biographies of Daniel stress his importance as an early local builder, ranging from comments that he "has erected many of the best business houses and private residences in Ann Arbor" to Fiske Kimball's comment that "two fine old residences out Washtenaw Avenue, built by Daniel Wines" were "much appreciated by their owners of the faculty" and were "masonry covered with warm stucco."

This house, which may have been built by Daniel for his brother William, is a simple clapboard structure with a center entry and its long side facing the street — features common in New England. It is probably an I-house, a folk form two stories high and one room deep, though it has quite a large addition on the rear which may be original to the house. The scallop edging is an unusual touch — perhaps new designs made possible by machinery just beginning to make its appearance, perhaps a later embellishment. Old-fashioned construction details include brick nogging found in the walls, a primitive form of insulation (see 116), and wooden pegs for the framing.

The house was purchased by another pioneer, Nelson Strong, in the early 1870s after William built himself a grand brick Italianate house on the corner of Packard and Main Streets. (It was demolished in the 1960s and is now the site of Baker Commons). Shortly thereafter, Strong sold it to his son-in-law Sedgewick Dean. Dean ran a grocery store on Main Street, but the family's name has been perpetuated by his daughter Elizabeth, who willed the City of Ann Arbor over a million dollars in 1964 for the special care of the city's trees. The Elizabeth Dean Fund perpetuates the memory of this fine lady who astonished the town with her generous bequest.

Elizabeth Dean had left this house long before she died, but her earliest years were spent here. A scene from her daily life is revealed in the diary of visiting nurse Emily Hollister, who wrote in July of 1890: "I come to Mr. Sedwick (sic)

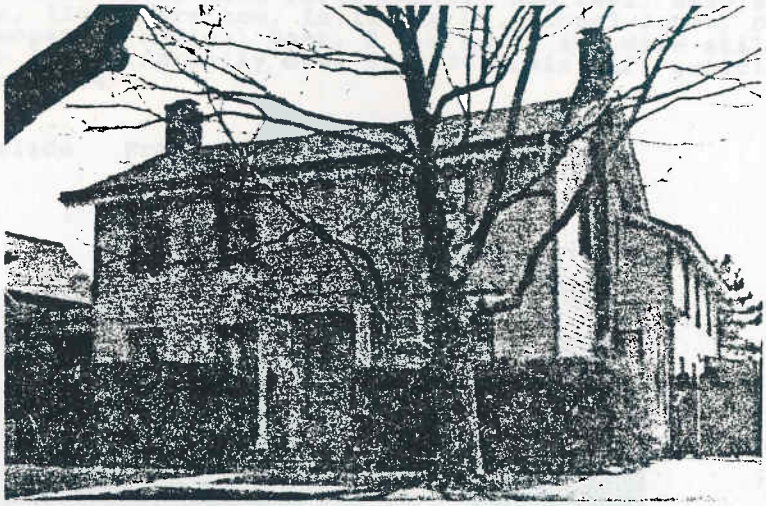
CONTINUED on next page

Statement of Significance

William W. Wines House (Dean House) *CONTINUED*

Dean's place to nurse Mrs. Stebbins' (Elizabeth's aunt) daughter Emily who is sick with typhoid fever. She is a lovely girl — The family is very pleasant. Clara Dean is 14 years old — very interesting. Miss Elizabeth is 5 years old. Her mother has been dead for 5 years and Mrs. Stebbins has been with the family. Mrs. Stebbins is a daughter of Dr. Strong."

Elizabeth eventually sold the house after World War I to Reverend E. C. Stellhorn, a Lutheran minister. Stellhorn altered the interior considerably and probably changed the window to the right of the doorway so he and his wife could enjoy a more modern lifestyle. They occupied this house for almost half a century. After their deaths, the house was purchased by Donald Van Curler, a local architect and developer. He had originally intended to demolish the house and build an apartment building, but was so enchanted when he toured the interior and noted the high ceilings, chandeliers, and marble washstands, that he changed his mind and moved in instead!



Kip Miller

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 126 PACKARD
****

Historic Name: Daniel Wines House
Date Built: 1850

Category of Significance: architecture

Architectural Style: Victorian Eclectic

Number of Stories: 2

Building Material: Clapboard

Window Type: Double-hung
Window Panes: one-over-one

Plan Shape: Irregular

Roof Shape: Front Gable
Roof Material: Asphalt
Dormer Type: None

Porch Type: Half Front
Porch Posts: Round, full height
Porch Railings: flat railing, square spindles

Historic Use: Residential/SF/owner occ
Current Use: Residential/multi-family

Special Features: Double house, stick style window trim, paired windows, side porch with turned posts

First Map: 1853
First City Directory: 1860
Architect: Unknown
Builder: Daniel Wines
Notes: Wines built 3 houses: 120 Packard, 451 S 4th Ave and this one where he lived with large family. Son Levi, also a builder, lived here too. In 1880's Dr. Samuel Jones, Dean of Homeopathic Medical Dept. @ U-M moved in. Wife still here in 1936. (AA Daily News 5/19/36) Lela Duff article + photo c. 1964

Photo Date: 11/01/86 Roll: slide Frame: -0 By: Pieper

Statement of Significance

126 Packard Street

This large Victorian Eclectic double house was built by pioneer builder Daniel Wines for his own family. It features a complicated floor plan (the result of various additions though the years) and unusual stick style window trim around the double windows. Daniel's son, Levi, also a well-known local builder and later Superintendent of Schools, lived in the other half of the house. Later owner Dr. Samuel Jones was Dean of the Homeopathic Medical Department and noted for his hospitality.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 1029 PONTIAC
****

Historic Name: Anson and Desire Brown House
Date Built: 1830's

Category of Significance: architecture

Architectural Style: Greek Revival

Number of Stories: 2

Building Material: Clapboard

Window Type: Double-hung
Window Panes: six-over-six

Plan Shape: Rectangular

Roof Shape: Front Gable with returns
Roof Material: Asphalt
Dormer Type: None

Porch Type: None
Porch Posts: N/A
Porch Railings: N/A

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/rental

Special Features: Sidelights and transom

First Map: 1853
First City Directory: 1874
Architect: Unknown
Builder: Unknown
Notes: Current owner's research: Anson Brown built house on hill above mill and store; died 1834. Widow, Desire Fuller Brown married Caleb Ormsby. House stood facing Swift. Later sold to Eli Moore. House was moved to N end of property c. 1920. Formerly had long 1-story side wing. Photo in orig. location.

Photo Date: 02/01/92 Roll: slide Frame: -0 By: Pieper

Statement of Significance

1029 Pontiac Street

This stately Greek Revival house is the larger portion of an upright and wing house that originally stood further south on the lot overlooking the river valley. (See historic photograph, page 2 of the Report.) The front entrance is distinguished by sidelights and transom crowned by a peaked molding. The present owner believes it to have been built by pioneer Anson Brown the founder of "Lower Town". With his partner and brother-in-law, Edward Fuller, Brown built the first dam across the Huron River and the second mill in the village. They then platted Wall Street, Maiden Lane, and Broadway where Brown built a large brick commercial block on the corner of what is now Swift Street. After his untimely death from cholera in 1834, his widow Desire married Dr. Caleb Ormsby and they continued to live in the house. County histories give an account of watching the arrival of the first train on the Michigan Central Railroad from the Ormsby's house on the hill above the river in 1840.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 1317 PONTIAC
****

Historic Name: William R. Perry House
Date Built: 1836

Category of Significance: architecture

Architectural Style: Greek Revival

Number of Stories: 2

Building Material: Clapboard

Window Type: Double-hung
Window Panes: six-over-six

Plan Shape: L-shaped

Roof Shape: Side Gable with returns
Roof Material: Asphalt
Dormer Type: None

Porch Type: Half Front
Porch Posts: Square, full height
Porch Railings: None

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/Owner occupied

Special Features: Barn, site

First Map: 1853
First City Directory: 1890-91
Architect: Unknown
Builder: William Perry
Notes: Perry was a bookseller and farmer. Bought land from Josiah Beckley, advertised bookstore in "Signal of Liberty." House suspected of being station on Underground Railway. Went bankrupt 1842. Painter & paper hanger Fred Bowen there 1890-98.

Photo Date: 06/27/94 Roll: 1 Frame: 17 By: Nakata

Statement of Significance

1317 Pontiac Street

An intact and typical example of the early Greek Revival farmhouse, this house has a ridge line parallel to the street, side gables with returns, and its original six-over-six double-hung windows. The facade has three bays with a simple entrance in the center. The original owner's business connections with the abolitionist Beckley family, as well as the north side location on the main road out of town, have led to speculation that it was a station on the Underground Railway. Like many property owners in the area, William Perry seems to have been a gentleman farmer with a business in town. An old barn remains on the property.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 1416 PONTIAC
****

Historic Name: Christian Schmid House
Date Built: 1870s

Category of Significance: architecture

Architectural Style: Italianate

Number of Stories: 2

Building Material: Clapboard

Window Type: Double-hung
Window Panes: four-over-four

Plan Shape: Rectangular

Roof Shape: Side Gable
Roof Material: Asphalt
Dormer Type: None

Porch Type: Entrance
Porch Posts: Square, full height
Porch Railings: None

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/rental

Special Features: Sidelights and transom, window hoods, dentils on porch eaves

First Map: 1880 BE
First City Directory: 1868
Architect: Unknown
Builder: Unknown
Notes: Originally at 217 S First. Moved to make way for new parking structure (AA News photo 11/14/1947). Schmid owned lumber/sash/door/blind factory on E Liberty (Chapman p 1038). Small house on earliest maps, larger front wing (present house) by 1880. Deed research: Schmid purchased lot in 1870 for $500.

Photo Date: 04/01/89 Roll: 7 Frame: 8 By: Pieper

Statement of Significance

1416 Pontiac Street

This simple but elegant example of the Vernacular Italianate style features a classical entrance with sidelights and transom, and four-over-four double-hung windows. Those on the lower floor have simple peaked hoods, while the tops of the second floor windows abut the wide frieze board. The asymmetrical facade has an extra bay on the right side. The house was moved to the north side from downtown to save it from demolition in 1947. In the 1870s, lumber yard owner Christian Schmid added this larger, more fashionable wing to the front of an 1836 small Greek Revival house already on his lot on South First Street. This older part was moved to the corner of Pontiac and Kellogg.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 625 SPRING
****

Historic Name: Henry Paul House
Date Built: 1866

Category of Significance: architecture

Architectural Style: Greek Revival

Number of Stories: 2

Building Material: Solid Brick

Window Type: Double-hung
Window Panes: six-over-six

Plan Shape: Rectangular

Roof Shape: Front Gable with returns
Roof Material: Asphalt
Dormer Type: None

Porch Type: Full Front
Porch Posts: Round, full height
Porch Railings: wrought iron

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/rental

Special Features: Sidelights and transom, frieze molding, gable returns boxed in, heavy brick window hoods, triangular gable vent

First Map: 1866 Birdseye
First City Directory: 1868
Architect: Unknown
Builder: Unknown
Notes: Originally #29. Henry Paul, clerk, listed 1868-74. 1878 lists C T Henion farm, but not listed in 1883. Hiscock Addition.

Photo Date: 06/27/94 Roll: 4 Frame: 1 By: Nakata

Statement of Significance

625 Spring Street

This is an unusual blend of style elements. The shallow roof pitch, gable returns and frieze moldings, and the triangular attic window are characteristic of the Greek Revival, while the heavy brick segmented arches above the windows are typical of the Italianate style. The full front porch is much later and in the Colonial Revival style. This is one of the original farmhouses in the area and reflects the post-Civil War prosperity if Ann Arbor at the time.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 331 THOMPSON
****

Historic Name: St. Mary's Student Chapel
Date Built: 1924-5

Category of Significance: architecture

Architectural Style: Gothic Revival

Number of Stories: 1

Building Material: Brick Veneer

Window Type: Fixed pane
Window Panes: Stained Glass

Plan Shape: T-shaped

Roof Shape: Front Gable
Roof Material: More info needed
Dormer Type: N/A

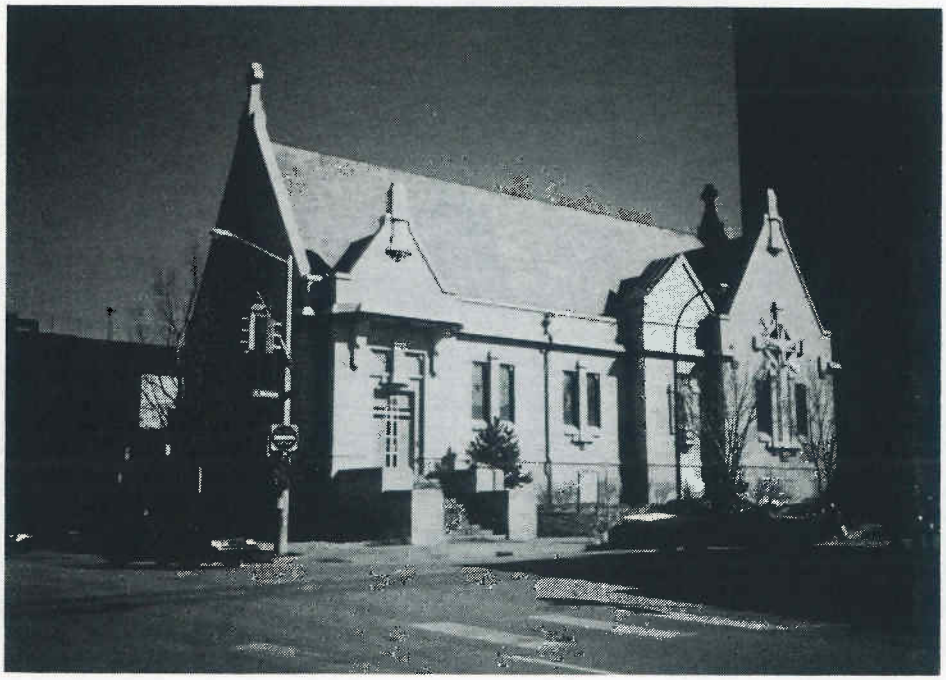
Porch Type: None
Porch Posts: N/A
Porch Railings: N/A

Historic Use: Religious
Current Use: Religious

Special Features: Gothic form with Art Deco detailing, crosses, sculptures

First Map: 1925 Sanborn
First City Directory: 1925
Architect: Joseph Albert Rousseau
Builder: Unknown
Notes: See Historic Buildings page 126

Photo Date: -0- Roll: -0- Frame: -0 By: St. Mary's Church



Statement of Significance

151

331-339 Thompson Street

St. Mary's Student Chapel

1924-25

The building was designed in 1924 by Albert J. Rousseau, professor of architecture at the University of Michigan from 1917 to 1931. Rousseau was trained in his native city of Quebec and at the Ecole Nationale et Speciale des Beaux Arts in Paris. Basically an innovator, Rousseau made no attempt to camouflage with fake buttresses and arches the modern construction methods used in the chapel. The half-story basement contains rooms for social and recreational use, while the main floor houses a plain auditorium. The present fittings of the chapel are not original. The exterior has a strong Art Deco flavor, note particularly the large stone crosses and windows. Rousseau was also the architect of the facade of the Land Title Building at 106 North Fourth Avenue (see 52), as well as one of the architects of Ann Arbor's Art Deco Masonic Temple, demolished in 1975, which had similar brick work and decoration.

The Student Chapel was established for students and faculty in 1919 under the direction of the Reverend Michael Bourke, who was also chaplain of St. Joseph's Mercy Hospital. The first chapel, which was independent of the St. Thomas parish, was in a home on South State Street where the University of Michigan Administration Building now stands. When Father Bourke sold the old chapel to the University and bought the property at 331 Thompson, he had the building designed and the contract let. The day before construction was to begin, Father Bourke learned of a diocesan plan to block the plans. He hurriedly got out contractor Pipp at 11 o'clock at night, had him move a big shovel to the lot and dig out a shovel full of dirt. The next day, Father Bourke attended the diocesan meeting and informed the members that construction had begun. In 1928 St. Thomas and the Student Chapel were consolidated under Father Carey. In 1940 St. Mary's again became a separate parish for Catholic students attending the University.

Sturg's collection

INDIVIDUAL HISTORIC PROPERTY DOCUMENTAT

Address: 619 E UNIVERSITY
****

Historic Name: Anberay Apartments
Date Built: 1923

Category of Significance: ARCHITECTURE

Architectural Style: Eclectic Mission

Number of Stories: 03

Building Material: Solid Brick

Window Type: Double-hung
Window Panes: three-over-one

Plan Shape: U-shaped

Roof Shape: Flat
Roof Material: N/A
Dormer Type: N/A

Porch Type: Upper Front
Porch Posts: Square, full height
Porch Railings: brick

Historic Use: Residential/multi-family
Current Use: Residential/multi-family

Special Features: Banded brick on first floor and lower porch posts, vigas, brick cornice band with stone accents and brick details in front false gables, courtyard with brick wall

First Map: 1925 Sanborn
First City Directory: 1923
Architect: Joseph Albert Rousseau
Builder: Unknown
Notes: Historic Buildings page 177

Photo Date: 05/01/92 Roll: -0- Frame: -0 By: Kip Miller Collection

Statement of Significance

619 East University Avenue

Anberay Apartments

1923

Kip Miller

When the student population dramatically increased after World War I, there was a boom in the construction of apartment buildings. In 1923 the Anberay was the first to be completed.

Built in a style referred to as "Chicago," perhaps because its U-shape is similar to many apartment buildings built in Chicago during this period, it is a simple, straightforward building of yellow brick with stone trim decoration. Its U-shape plan forms a central courtyard, with two gateways that flank a wall with the name "Anberay" carved in stone. Each of the 21 units has its own balcony with stone and brick balustrades, each with a slightly different design. The number of vertical units in the balustrude decrease in number as one moves from the top floor down to the ground. This rhythmical design is further accented by the stepped-in pattern of each of the two sides of the "U" giving the whole a feeling of movement and energy.

The earliest tenants of the Anberay were definitely from the better set in Ann Arbor. They included the Athletic Director of the University of Michigan, Elizabeth Dean (see 127) and Dr. A. C. Furstenberg, as well as University of Michigan Professors Palmer Christian, DeWitt Parker, Ermine Case, and Frances Kelsey. Many tenants spent their entire lives here, even after retirement. Often they came as new faculty and never left the comfortable, spacious, modern units.

After the collapse of the stock market in 1929, many builders could not meet their mortgage payments. For the price of back taxes, buildings were bought very cheaply, often by well-known landlords Rosa and Harold Lueck. Rosa started their apartment building empire in the early 1930s with the purchase of this building. She had come from Germany almost penniless and worked as a washerwoman, scrimping and saving until she had enough to buy buildings such as this. Harold did the plumbing and general handy work, even years later when they were millionaires. The building is still owned by their son who lives in Seattle and maintains an interest in the properties.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 936 WALL
****

Historic Name: Sumner Hicks House
Date Built: 1846

Category of Significance: architecture

Architectural Style: Greek Revival

Number of Stories: 1.5

Building Material: Clapboard

Window Type: Double-hung
Window Panes: one-over-one

Plan Shape: Upright & Wing

Roof Shape: Front Gable with returns
Roof Material: Asphalt
Dormer Type: None

Porch Type: Wrap Around Front
Porch Posts: Round, full height
Porch Railings: carved rail, turned spindles

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/Owner occupied

Special Features: Sidelights, frieze boards

First Map: 1853
First City Directory: 1868
Architect: Unknown
Builder: Unknown
Notes: Deed research: Hicks bought land 1846 for $150. Listed as a miller with the Ann Arbor City Mills in 1860. Sold property to William Campbell in 1871. Campbell lived here during 1870's, rented to Storms family, partners in woolen mill, then sold to James babcock in 1894. Preservation Award 1989.

Photo Date: 04/01/89 Roll: 6 Frame: 30 By: Pieper

Statement of Significance

936 Wall Street

This Greek Revival house is a half-story shorter than most upright-and-wing houses. Though the first floor windows and the elegant entry with its sidelights form a perfect three-bay facade, the upper windows are not at all symmetrical. This is the last remaining house on the south side of Wall Street, one of the oldest streets on the north side and one which once was lined with houses from the 1830s and 1840s. Many people involved in river-oriented businesses lived in the area and Sumner Hicks, a miller, was no exception. Many millers as well as tanners and foundry workers lived nearby along Wall Street and lower Broadway.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 323 E WASHINGTON
****

Historic Name: Michigan Bell Telephone Co
Date Built: 1925

Category of Significance: architecture

Architectural Style: Renaissance Revival

Number of Stories: 3

Building Material: Brick Veneer

Window Type: Double-hung
Window Panes: six-over-six

Plan Shape: Rectangular

Roof Shape: Flat
Roof Material: N/A
Dormer Type: None

Porch Type: N/A
Porch Posts: N/A
Porch Railings: N/A

Historic Use: Commercial/owner occupied
Current Use: Commercial/owner occupied

Special Features: Extensive terra cotta trim in arches, medallions, window surrounds, heavy cornice, tapestry brick, limestone door surround

First Map: 1925 Sanborn
First City Directory: 1925
Architect: William Kapp
Builder: Unknown
Notes: Historic Buildings page 130. 1925 Sanborn says built 1924. 1931 corrected Sanborn says 1925 for 1st and 2nd stories of east wing, 1946 for 3rd story, no date for west wing, and 1970 for north wing. See Stephenson pp 345-6 for history of telephones in city. First exchange 1/1/1881 with 24 customers.

Photo Date: 06/27/94 Roll: 3 Frame: 0 By: Nakata

Statement of Significance

159

315-323 East Washington Street

Michigan Bell Telephone Company 1925

The design of this building is attributed to William Kapp of Smith, Hinchman and Grylls, a Detroit firm of architects which has designed several buildings for Michigan Bell. A graduate of the University of Pennsylvania, trained in the Beaux Arts tradition, Kapp incorporated in his design many of the characteristics of that style. Notable is the use of terra cotta tiles instead of carved stone (a relatively new technique at the time), outstanding capitals and arches, and bricks curved at the windows. The molds for the terra cotta tiles were designed by Mr. Kapp.

William Kapp's other buildings include the University Club and Players Club in Detroit, the Country Club in Grosse Pointe, Meadowbrook Hall, and the Rackham School on the University of Michigan campus.

Kip Miller

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 411 413 E WASHINGTON
****

Historic Name: Albert Polhemus House
Date Built: 1848

Category of Significance: architecture

Architectural Style: Greek Revival

Number of Stories: 2

Building Material: Solid Brick

Window Type: Double-hung
Window Panes: six-over-one

Plan Shape: Upright & Wing

Roof Shape: Front Gable
Roof Material: Asphalt
Dormer Type: None

Porch Type: Entrance
Porch Posts: Clustered
Porch Railings: None

Historic Use: Residential/SF/owner occ
Current Use: Commercial/rental

Special Features: Sidelights with pilasters,

First Map: 1853
First City Directory: 1868
Architect: UNknown
Builder: Unknown
Notes: Historic Buildings page 133

Photo Date: 07/01/92 Roll: -0- Frame: -0 By: Kip Miller Collection

Statement of Significance

411-413 East Washington Street

162

1848

Albert Polhemus House

This well-built Greek Revival house has a characteristic classic entry with sidelights. The elegantly restrained porches are later additions. The house was built in 1848 for Albert and Leah Polhemus and their family of six, who had come to Ann Arbor from the state of New York.

Kip Miller

The Reverend Maltby Gelston, Jr. family moved into the house in 1861. Mr. Gelston and his brother, Mills B. Gelston, were "supply" ministers for small churches in lower Michigan. Maltby's son, Joseph Mills Gelston, was pastor of the First Presbyterian Church of Ann Arbor from 1888 to 1909. After Maltby Gelston's death in 1893, his daughter Sarah converted the house into apartments, which at the time were reserved for single or widowed ladies. It has now been converted into offices.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 606 E WASHINGTON
****

Historic Name: Zenas Burd House
Date Built: 1866

Category of Significance: architecture

Architectural Style: Italianate

Number of Stories: 2

Building Material: Clapboard

Window Type: Double-hung
Window Panes: four-over-one

Plan Shape: Rectangular

Roof Shape: Hipped
Roof Material: Asphalt
Dormer Type: None

Porch Type: Canopy
Porch Posts: N/A
Porch Railings: N/A

Historic Use: Residential/SF/owner occ
Current Use: Residential/multi-family

Special Features: Sidelights and transom, wide frieze board, dentils under eaves with remains of paired brackets, rounded upper window panes, hoods with ears, paired front windows, painted glass in entry

First Map: 1866 BE
First City Directory: 1868
Architect: Unknown
Builder: Unknown
Notes: Originally on State Street, second lot from SW corner. Moved back for building of Lane Hall in 1916. Burd a trustee of Methodist Church, on committee supervising building of post-Civil War building (Chapman p 970). House in many early views of church & Swain view of Lane Hall 1917. Not on 1916 SB.

Photo Date: 06/27/94 Roll: 2 Frame: 22 By: Nakata

Statement of Significance

606 East Washington Street

This fine example of the Italianate style originally stood facing State Street on the south end of the lot now occupied by Lane Hall. The house still has dentil trim under the eaves, paired brackets, and the original four-over-four double-hung windows with rare arched upper panes. The paired windows frames on the facade have crossettes (sometimes called "ears") with peaked hoods over the lower windows. The upper windows abut the wide frieze board. The original front door has arched, painted glass panels. When Lane Hall was built in 1917, the house was moved around the corner and reoriented so that its entrance now faces Lane Hall's parking lot instead of the street.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 1402 WASHINGTON HTS.
****

Historic Name: Observatory Lodge
Date Built: 1930

Category of Significance: architecture

Architectural Style: Tudor Revival

Number of Stories: 4.5

Building Material: Solid Brick

Window Type: Casement, wood
Window Panes: Transom

Plan Shape: U-shaped

Roof Shape: Multi-gabled
Roof Material: Slate
Dormer Type: Gabled

Porch Type: None
Porch Posts: N/A
Porch Railings: N/A

Historic Use: Residential/multi-family
Current Use: Residential/multi-family

Special Features: Stone full height round turret with squirrel weathervane, oriel windows, half timbering, carved wood lintels and shutters, short gabled buttresses, variety of materials shapes and details, sign

First Map: 1931 SB
First City Directory: 1930
Architect: Unknown
Builder: Unknown
Notes: Second largest of several apartment houses built in late 20's. Otto Haisley, Super. of Schools, one of first tenants, plus faculty, doctors, nurses, etc.

Photo Date: 06/27/94 Roll: 4 Frame: 4 By: Nakata

Statement of Significance

1402 Washington Heights

At over four stories, this large and complex apartment house is not only an excellent example of the Tudor Revival style, it also the tallest of the apartment houses built at the end of the roaring twenties. Its irregular floor plan, many-gabled slate roofs, half-timbered accents, and casement windows with occasional oriels are all elements typical of the style at its best. The city's professional and educational elite were attracted to the variety of unusual floor plans, large rooms, and rare amenities such as fire places. The famous squirrel weathervane has been a landmark to generations passing by either to the dormitories or the old hospital nearby.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 1443 WASHTENAW
****

Historic Name: Phi Kappa Sigma Fraternity
Date Built: 1924

Category of Significance: ARCHITECTURE

Architectural Style: Prairie

Number of Stories: 2

Building Material: Brick Veneer

Window Type: Double-hung
Window Panes: one-over-one

Plan Shape: Rectangular

Roof Shape: Hipped
Roof Material: More info needed
Dormer Type: None

Porch Type: Full Front
Porch Posts: Square, full height
Porch Railings: brick

Historic Use: Social
Current Use: Social

Special Features: Extra wide eaves, stone shield details between pairs of second floor windows, belt course at second floor with stone above vertical brick band, French windows with transoms open onto porch and terrace, red stone caps on parapets, wide steps, shield detail in arch above entrance

First Map: 1931 Sanborn
First City Directory: 1926
Architect: Joseph Albert Rousseau
Builder: Unknown
Notes: Historic Buildings page 179. Love's article may be in error as 1924 Michiganensian shows another building for fraternity and 1925 Sanborn shows no building on this site.

Photo Date: 06/27/94 Roll: 4 Frame: 15 By: Nakata

Statement of Significance

1443 Washtenaw Avenue

1924

Phi Kappa Sigma Fraternity (Trotter House)

Kip Miller

"The Phi Kappa Sigma house was lavishly built at a cost of $125,000 in 1924," wrote noted writer and University of Michigan alumnus Edmund G. Love in a 1988 article in the *Ann Arbor Observer* on what he called his "depression education." Love also wrote: "By 1932, its members were so financially pressured that I was given a job in the house only after I recruited half a dozen new members." Love was the son of a Flint lumberman whose finances during the Depression forced his son to drop out of college and work at menial jobs. Love was determined to finish college, however, and in 1932 he returned to Ann Arbor and to his former fraternity. "No matter how broke I was, however, I spent the fall in a very posh atmosphere. The Phi Kappa Sigma house... sat on a huge plot of land... on Michigan's fraternity row, and had sweeping lawns, front and rear, with a stand of great trees surrounding it."

This fraternity house, purportedly designed by noted local architect Albert J. Rousseau, is in a style reminiscent of Frank Lloyd Wright and the Chicago School with its wide sweeping porch and low sloping roof. Rousseau also designed a number of other buildings in Ann Arbor including St. Mary's Student Chapel (see 151), the facade for Lawyers Title (see 52), his own home at 2001 Vinewood. The fraternity was and is extremely elegant in its simplicity of design and materials. The site today could still be described in Love's words of 1932.

In the 1970s following the Black Action Movement on campus, the University of Michigan purchased the house for a center where African-American student groups could hold meetings and cultural events. The house was renamed Trotter House after journalist and African-American activist William Monroe Trotter. Born in 1872, Trotter graduated *magna cum laude* from Harvard University after growing up in the white suburbs of Boston, and was the first African-American to receive a Phi Beta Kappa key at Harvard. After earning a master's degree at Harvard, Trotter dedicated his life to battling oppression and to educating other African-Americans on important issues of the day.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 1850 WASHTENAW
****

Historic Name: Edward L. Adams House
Date Built: 1917

Category of Significance: ARCHITECTURE

Architectural Style: Georgian Colonial Revival
Number of Stories: 2
Building Material: Brick Veneer

Window Type: Double-hung
Window Panes: six-over-one

Plan Shape: Rectangular

Roof Shape: Side Gable
Roof Material: Asphalt
Dormer Type: Gabled, returns

Porch Type: Entrance
Porch Posts: Doric
Porch Railings: None

Historic Use: Residential/SF/owner occ
Current Use: Residential/SF/Owner occupied

Special Features: 5-bay center entry, double fluted columns, matching fluted square pilasters, balustrade and bay window above porch, Georgian dormer with half round window, eyebrow dormers, round-topped attic windows in pedimented gable ends, stone jack arches lower windows, end chimneys, site, trees

First Map: 1925 Sanborn
First City Directory: 1918
Architect: Samuel McCoskry Stanton
Builder: Unknown
Notes: Historic Buildings page 183

Photo Date: 05/01/92 Roll: -0- Frame: -0 By: Kip Miller Collection

Statement of Significance

1850 Washtenaw Avenue

170

1917

Edward L. Adams House

This noble Georgian Revival house was built in 1917 for Edward Larrabee Adams, Professor of French in the Romance Languages Department at the University of Michigan. Adams, whose specialty was Old Provencal, joined the faculty in 1904 as an instructor and retired as Professor in 1949. In 1917 Adams hired local architect Samuel McCoskry Stanton to design his house. Stanton created this side-gabled, center-entry brick structure to resemble early 18th century American houses. The balanced design, end chimneys, central roof dormer flanked by eyebrow dormers, and the porticoed entry with Chinese Chippendale railing are all features of this style.

Stanton, the grandson of the first Episcopal bishop of Michigan, was born in Detroit and educated as an architect in Paris and Stuttgart. He came to Ann Arbor around 1900 and had a fairly well-established practice by the time he designed this home. His other well-known local buildings include the University of Michigan Homeopathic Hospital (now known as North Hall), the Hobbs house at the corner of Hill and Oxford Road, and his own family home at 501 Onondaga. He also supervised the construction of the Equitable Building in New York City. He practiced in Ann Arbor for over 40 years and died in 1946.

Professor Adams lived on in the house after his retirement until his death in 1958. A few years later it became the home of his son, Edward L. Adams, Jr., a consulting psychologist, who lived here with his wife until 1986. He and his brother Dwight perpetuate their father's name through an endowment to the Romance Languages and Literatures Department which is used to support the department's alumni newsletter. Due to this long continuity of ownership, the house has remained in almost pristine condition.

Kip Miller

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 1917 WASHTENAW
****

Historic Name: Dean Meyers House/Unitarian Church
Date Built: 1917

Category of Significance: ARCHITECTURE

Architectural Style: Swiss Chalet

Number of Stories: 2.5

Building Material: Field Stone (rough finish)

Window Type: Casement, steel
Window Panes: Multi-paned

Plan Shape: Rectangular

Roof Shape: Front Gable
Roof Material: Asphalt
Dormer Type: None

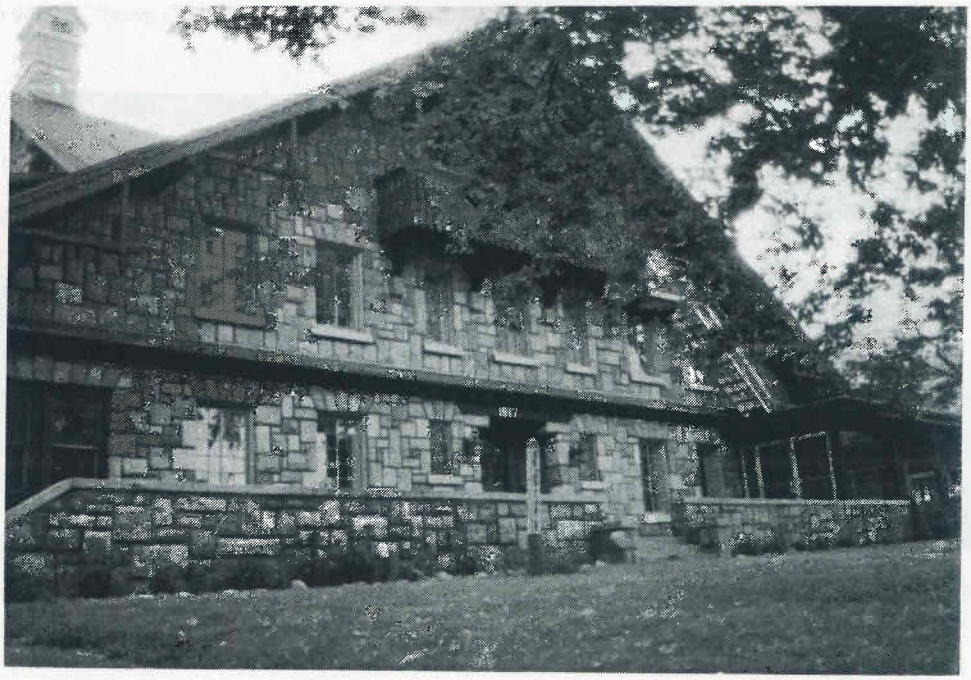
Porch Type: Terrace
Porch Posts: N/A
Porch Railings: stone

Historic Use: Residential/SF/owner occ
Current Use: Religious

Special Features: Stone chimneys, wide doorway with sidelights, third floor balcony, sun porch on west end, 1956 church wing addition by George Brigham

First Map: 1925 Sanborn
First City Directory: 1918
Architect: Unknown
Builder: Weinburg & Kurtz
Notes: Historic Buildings page 184

Photo Date: 06/27/94 Roll: 4 Frame: 11 By: Nakata



171

1917 Washtenaw Avenue

Dean Myers House

(First Unitarian Universalist Church)

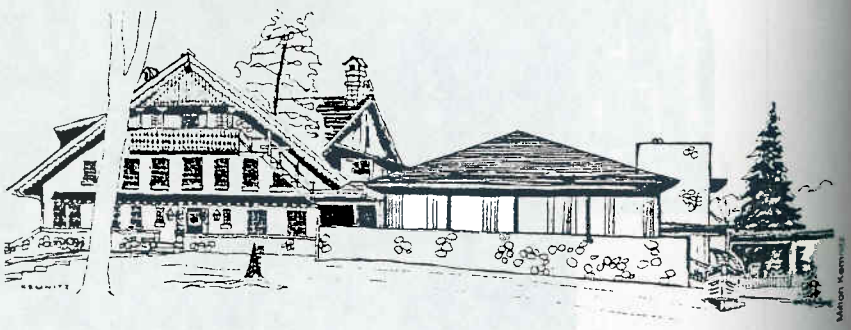
1917/1956

Probably the only Swiss Chalet-style house in Ann Arbor, this cut fieldstone house was built by local contractors Weinberg and Kurtz for Dr. Dean Myers, a prominent eye, ear, nose and throat specialist. The builders were so proud of it that they featured it on their checks for years.

Myers was a 43-year old widower when he moved in and shared the house with his daughter Dorothy and his mother-in-law. In addition to his private practice, he was active in community affairs and served on the Ann Arbor City Council, the school board, and as chair of the Democratic party. After six years in the house, he married Eleanor Sheldon, who had been the first house director at Betsy Barbour dormitory. In 1946 Dr. and Mrs. Myers sold the house and moved out to Hildene Manor (see 174). He died in 1955, and she followed a few years later.

The purchaser of their house was not another couple, but a church. The Unitarian Church had occupied a large building at State and Huron since 1883 (see 137) but seriously declining membership and maintenance problems led them to sell the church and purchase this home in 1946. Ironically, a new pastor spurred church growth to a point where not only did they need to build a parsonage on the rear of the Myers' house in 1948 (expanded in 1955), but a wing for holding services as well.

George Brigham, a well-known local architect of modernist sensibilities, member of the architecture faculty at the University of Michigan, as well as of the church congregation, designed the new sanctuary in 1956. Brigham's design was successful, as each building complements the other and yet stands as a product of its own time. Apparently, even Frank Lloyd Wright was pleased with the results for he declared, "That's good!" in one of his rare expressions of approval.



INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 2220 WASHTENAW
****

Historic Name: Hildene Manor
Date Built: 1926

Category of Significance: architecture

Architectural Style: Tudor Revival

Number of Stories: 2.5

Building Material: Half Timbered and Brick

Window Type: Double-hung
Window Panes: six-over-six

Plan Shape: U-shaped

Roof Shape: Side Gable
Roof Material: Asphalt
Dormer Type: Shed

Porch Type: None
Porch Posts: N/A
Porch Railings: N/A

Historic Use: Residential/multi-family
Current Use: Residential/multi-family

Special Features: Serial windows, 9/9 in lower bays, arched doors with carved limestone frames, coach lanterns, bracketed bays above, simple half-timbering, end chimneys, Pewabic tile fireplace surrounds,site, trees

First Map: 1931 SB
First City Directory: 1927
Architect: Unknown
Builder: Unknown
Notes: See Historic Buildings p 188.

Photo Date: 07/01/92 Roll: -0- Frame: -0 By: Kip Miller Collection

Statement of Significance

174

2220 Washtenaw Avenue

Hildene Manor

1926

Kip Miller

This Tudor Revival style building is actually eight six-room apartments, cooperatively owned. When it was built it was the only cooperatively owned apartment house in Ann Arbor. The large roomy apartments reflect the 1920s when apartment living was chic and largely confined to the wealthy. The builders of this venture, the Group Homes Apartments, chose the Tudor Revival or "Olde English" style as a way of expressing their taste, their refinement, and perhaps their lineage. Half-timbered with stucco on the exterior, it has symmetrical stone arched entries, a steeply pitched roof punctuated by chimneys, and groups of double hung windows with small panes of glass.

The owners of each unit are free to decorate them individually while the group as a whole maintains the grounds and the exterior. Though many such cooperative ventures fail, this one succeeded, "because of the spirit of the people living there."

The apartments adopted the name Hildene Manor in 1927, a year after the building was completed. A newspaper article from that year stated that it acquired a name because it was located outside the city limits, and no number could be given to it for mail delivery, "so the residents decided to name it to avoid confusion." Perhap they also liked the idea of referring to themselves as living in a "manor."

Recognizing that Hildene Manor has never fallen into disrepair and has always been maintained in the high standards with which it was built, the Ann Arbor Historic District Commission gave it a Preservation Award in 1990. Though it has long been part of the city of Ann Arbor, its setting on Washtenaw beneath massive trees still gives the sense of a country estate today.