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**Washtenaw-Hill Historic District, Phase III**

**Ann Arbor, Michigan**

**Historic District Study Committee**

**Final Report**

**February 2003**

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# Washtenaw-Hill Historic District, Phase III

## Introduction

The proposed Phase III of the Washtenaw-Hill Historic District is an outgrowth of two earlier processes that culminated in the designation of the current Washtenaw-Hill Historic District. Phases I and II were passed by City Council in 1980 and 1986. Justification and designation of historic districts in Ann Arbor has become an important facet of the city's cultural heritage. The Ann Arbor Historic District Commission was established by City Council in 1971, following the adoption in 1970 of Michigan Public Act 169. This act is the state's enabling legislation providing for the establishment of historic district commissions by local governments. The Ann Arbor Historic District Commission's duties and responsibilities are defined in Chapter 103 of the City Code. As described in this code, the purpose of historic preservation in Ann Arbor is to: "safeguard the heritage of the city by preserving historic districts as well as individual buildings, structures, sites and objects within the districts of the city which reflect elements of the city's cultural, social, economic, political or architectural history." The Ann Arbor Historic District Commission is the tool by which these are achieved.

In 1999, the Study Committee was revived and additional members were appointed. This committee reviewed the study area as last outlined and again revised the potential boundaries of the study area to more clearly focus on the important Washtenaw and Hill corridors. The proposed boundaries of Phase III now encompasses 167 structures and nine vacant lots, for a total of 176 parcels.—The proposed district now stretches along Hill Street from Oakland to Berkshire; Washtenaw from South University to Devonshire; Olivia and Lincoln from Hill to Cambridge; and Cambridge from Wellington Court to Hill (approximately; see map in appendix B). The desire to focus on the entry corridors determined the proposed boundaries.

The area encompassed in Phase III reflects a crucial era in the growth of the city, and its importance to the city's heritage should be recognized. This area, south and east of the University of Michigan's Central Campus, is linked to the university by providing a primary residential zone for university students, faculty and staff. The history and character of this area is reflected in the structures themselves. Most of the sororities and fraternities associated with the university are housed in architecturally significant structures located in this district. The area is also significant for the number of houses associated with university faculty and administrators. These dwellings reflect the surge in growth of the university in the early part of the twentieth century. They also reflect the widespread use of popular early-twentieth-century architectural styles, including Tudor Revival, Colonial Revival, and Craftsman.

All these factors make Washtenaw-Hill unique among Ann Arbor's historic districts, and afford the area an important place in the city's heritage.

The members of the Washtenaw/Hill Historic District, Phase III, Study Committee are as follows: (For a complete description of each member's credentials, please see Appendix F.)

Susan Contratto  
Jan Fisher  
H. Mark Hildebrandt  
Carol Mull  
Peter K. Pleitner  
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Karen Coulter  
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James Jensen  
Louisa Pieper  
Ellen Ramsburgh, Chair  
Julie Truettner

### **General Description**

Phase III of the Washtenaw-Hill Historic District proposes to expand the current boundaries of the district primarily to the east, west, and southeast (map: appendix B). This area includes fraternity and sorority houses, single-family and multi-family dwellings, and churches. It is unique among Ann Arbor's fourteen historic districts in that it is primarily an area of twentieth-century development. This is quite unlike the other districts, which reflect Ann Arbor's earlier history, both in terms of residential settlement and commercial growth. Although there are nineteenth-century elements in the Washtenaw-Hill area, it is not this early history that is represented in the current landscape. Rather, this district is a product of the explosion of growth in residential development experienced by the city between 1890-1930. At the turn of the twenty-first century, the Washtenaw-Hill area reflects early twentieth-century building practices that define much of America today.

Washtenaw Avenue provides the axis for the proposed district as the primary entry corridor into Ann Arbor. Beginning at the intersection of Devonshire and Washtenaw, the streetscape is characterized by imposing single-family homes, churches, and Greek chapter houses on large, wooded lots. Setbacks are generally deep with mature trees and plantings. The topography is generally flat except for a long slope as Washtenaw approaches its intersection with Hill. The proposed district ends with the grand fraternity houses at South University Street where the beginning of a commercial area and university buildings begin to alter the character of the streetscape.

The intersection of Washtenaw Avenue and Hill Street may be considered the center or heart of the proposed district. The wooded triangular lot at the northwest corner, referred to as J. D. Baldwin's Picnic Grove, defines the intersection. An island at the tip of this triangle forms George Washington Park, which houses a local landmark, "The Rock," a huge boulder (continuously covered with graffiti) that commemorates the 200<sup>th</sup> birthday of George Washington. From this point the district spreads north and south along Washtenaw Avenue and east and west along Hill Street, including the adjacent streets of Cambridge, Oxford, Baldwin, Lincoln, and Olivia.

The northwestern boundary of the proposed district is defined by the University of Michigan Central Campus along Hill Street, the east-west corridor that separates the campus area from a large residential area. Fraternity and sorority houses and churches provide a dramatic streetscape along Hill. Many houses have been converted into student apartments, though they began as single-family dwellings. As Hill Street continues east of Washtenaw, it curves and rises to its peak at Berkshire, where the proposed district ends. The Hill Street streetscape east of Washtenaw is also comprised of Greek chapter houses mixed with substantial single-family homes.

South of Hill Street, the proposed district follows Olivia Street to Cambridge, turning east and continuing along Cambridge, parallel to Hill Street, as it curves and crosses Washtenaw. The terrain is generally flat and the streets follow a grid pattern, except for Cambridge, which follows the course of an old creek bed. This area was platted in 1891 as Olivia B. Hall's Addition. The area features single-family dwellings that complement each other in massing, style, and materials, as well as several large fraternity houses. Included in this area are the 900 blocks of Olivia, Lincoln, and Baldwin streets. At the intersection of Cambridge and Washtenaw, Douglas Park forms a large, grassy triangle bounded by Cambridge, Baldwin, and Washtenaw.

As Cambridge crosses Washtenaw Avenue, the area becomes hilly, and the street curves east and north to end at Hill Street. This section of the area contains large single-family dwellings on substantial wooded lots. Oxford Road is included in the curve of Cambridge and features imposing fraternity houses along its streetscape. Several original plats are contained in this area, Millen's Second Addition of 1871, Hall's Subdivision of 1891, and Hall's Second Addition of 1896.

Washtenaw-Hill, Phase III contains 167 primary structures, including those in the previously designated district, most of which are either single-family dwellings or multiple residential units. The latter includes fraternities, sororities and cooperative houses, as well as apartment buildings. More than 110 (65%) of the structures were built between 1900 and 1930, 83 (48%) of which fall between 1910-1930. (Appendix A shows a complete list of the Washtenaw-Hill buildings by address, with date of construction, architectural style, category of significance, name and occupation of first occupant.) There are also nine vacant lots and two city parks included.

For study purposes only, all structures in the Washtenaw-Hill area were studied and divided into three categories, defined as follows:

- 1) Significant - a structure which contributes to the unique character of the district; which retains basic architectural design, materials, and workmanship; and/or which is associated with important persons or events, or is the work of a noted architect.
- 2) Complementary - structures which contribute to the overall historic character of the district by providing the essential appropriate setting. Individually these structures may not be significant, but they are consistent and harmonious with others in their streetscape in terms of age, materials, scale, mass and repetition of architectural details.

- 3) Non-contributing - structures which contain a much lesser degree of architecturally defining features, or have been altered so that their historic architectural integrity has been lessened or lost; structures which do not contribute to the district in any way.

Most significant buildings have been classified as such due to architectural merit. These structures are generally easy to recognize by their size, style, shape, and use of materials. There are 105 (62%) such examples in Washtenaw-Hill. These include the large fraternities and sororities on Washtenaw Avenue and Hill Street, as well as noteworthy homes along Cambridge, Hill, and Washtenaw. Although these architecturally significant buildings are more noticeable, the importance of the complementary buildings cannot be understated. These often smaller, vernacular buildings help define the era of the neighborhood and provide the cohesive binding. Some areas are defined primarily by this type of structure, which when paired with significant properties, gives the neighborhood its unique and charming character. Together, the significant and complementary structures are classified as the contributing resources in the district.

The architectural styles in which the Washtenaw-Hill structures are expressed also reflect, in dramatic visual fashion, the time period in which they were constructed. Over 125 (75%) of these structures were built in styles whose popularity peaked between 1900-1930. These include the Colonial Revivals (both Dutch and Georgian), Classical Revival, Spanish Mission, Prairie, Craftsman, and the wildly popular Tudor Revival. An important characteristic of Washtenaw-Hill is that its valued resources are not limited to the built environment. The landscape and vegetation also possess and add intrinsic value to the district that requires that they be noted, described and protected. One of the richest resources in Washtenaw-Hill is its abundance of old growth trees. Always an important part of Ann Arbor, trees have become crucial defining elements for most of the neighborhoods in Washtenaw-Hill. Indeed, there is hardly a block in Washtenaw-Hill in which natural vegetation, particularly old growth trees, is not a marked part of its character. Other natural elements along Washtenaw Avenue are the two manmade parks-- George Washington Park, a small triangle at the northeast corner of Hill and Washtenaw, and Douglas Park, situated on a larger triangle of open space at the convergence of Washtenaw, Cambridge and Baldwin. These parks provide a strong visual reference along the Washtenaw corridor.

## **Methodology**

In 1978 a study committee appointed by the mayor and City Council began to survey and document the historic and architectural significance of properties in the Washtenaw-Hill area. Phases I and II of the Washtenaw-Hill Historic District are the result of this work (see Appendix D, Copy of Phase I/II reports. In 1995 Julie Truettner used the study committee's initial survey of this area as a basis of her thesis for a Master's Degree in Historic Preservation from Eastern Michigan University. Her extensive research of each property provided the present Washtenaw-Hill Study Committee with the foundation of this report (Appendix C, Detailed description of each structure).

Ms. Truettner began her research with a field survey of the properties in the area. She identified each building by address and made notes of its architectural characteristics. She then researched early city directories and other sources for first dates of properties, as well as first occupants and their occupations. In researching the University of Michigan connection to the growth of this area, Ms. Truettner used the *Michigan Alumnus*, and proceedings of the Board of Regents as sources. *Michigan Ensign*, the annual yearbook for students, was used for verification of fraternity and sorority houses. In addition to archival research, she sent survey forms to the owners of properties previously identified as significant with an accompanying letter explaining the nature of her project, to see what they might know regarding the history of their houses. Responses included phone calls, letters, and pamphlets in addition to the completed survey forms.

Slide photographs of all the properties in the proposed district have been made. In addition, black and white photographs were taken of a number of properties in 1987 and 1988, and color photographs were made in 1992 and 1995. The best available photograph was selected for use in Appendix C.

### **History and Significance**

Chapter 103 of the City Code addresses the duties and purposes of the Historic District Commission, and is generally referred to as the *Ann Arbor Register of Historic Places*. The significance of structures in a proposed historic district, as well as the significance of that district to the history of the city, must be described in terms of the factors as set forth here. Ten different criteria for consideration of significance are outlined in Section 8:408(c) of Chapter 103. At least four of these criteria are embodied in the built environment of Washtenaw-Hill, and are described as follows:

- 1) Criterion A - Significant to the development of the community, its culture and heritage;
- 2) Criterion C - Identification with persons who significantly contributed to the development of the community;
- 3) Criterion D - Embodiment of distinguishing characteristics of an architectural style valuable for the study of the period; and
- 4) Criterion E - Identification with the work of a master builder, designer or architect.

As required for historic designation, the significance of Washtenaw-Hill, Phase III, will be discussed in terms of these criteria. The growth of this area, as reflected by the nature of its structures, is primarily linked to the early twentieth century, as has been noted. However, some of the area's earlier history is still evident in many of the buildings. Although less than 5% of the houses existing today were built before 1890, and 20% were built 1890-1899, they nevertheless add to the understanding of the development of this area, and add a depth and richness to its fabric. The above criteria cannot alone provide the impetus necessary for designation. Rather, the process of designation requires that a property also maintain "sufficient integrity of location, design, materials, and workmanship to make [them] worthy of preservation and restoration." The pervasiveness of the architectural forms found in

Washtenaw-Hill give the area its cohesiveness and today continue to provide the integrity necessary for the understanding of its significance.

Within this area less than 8% of the buildings were constructed after 1940. Many of these newer structures and additions to existing buildings add to the integrity of the historic neighborhoods through their use of compatible materials and designs. Integrity of site is crucial for historic district designation, and it is this designation that is crucial for maintaining the historic integrity of these neighborhoods.

*Entry Corridors, Early Twentieth Century Growth of Ann Arbor, and the University of Michigan Connection*

Criteria A and C address the significance of a historic district to the development of the community. Of prime consideration is that Washtenaw Avenue and Hill Street comprise two of the major arteries into and through Ann Arbor. Being the means by which many persons first come to view the city, these streetscapes provide profound visual references by which much of the city may be judged by its visitors. These streets also define the southern boundary between the University of Michigan's Central Campus and the surrounding residential neighborhoods. The areas encompassed by Washtenaw-Hill reflect an extremely important period in the growth of this community. This was the period between 1890-1930 when the University of Michigan experienced an explosion in growth, which directly impacted the areas east and south of the Central Campus, now known as the Washtenaw-Hill district. Research has revealed the strong ties this area had to the university's growth during the early twentieth century. In 1890, the Ann Arbor Electric Railway built a streetcar line from the Michigan Central Depot to Main Street, up William Street, and around the campus area via State Street, Monroe, East University, Hill, Washtenaw and North University. The trolleys ran until 1924 and undoubtedly influenced the development of the residential area of Washtenaw-Hill.

The small percentage of post-1940 structures in Washtenaw-Hill reflects the fact that most residential development in Ann Arbor after 1950 has taken place in other areas of the city. Washtenaw-Hill has been widely preserved as an early-twentieth-century area. It is true, however, that the functions of many of the buildings nearest to campus have changed over the years. Many houses originally constructed for single families have since been remodeled to accommodate separate rooms or apartments for students. Although it is not the intent of a historic district to stop or reverse this trend, it is a primary function to preserve the historic exteriors and settings of the buildings, even while changes may be made to the interior.

Research revealed the extent of the ties between the growth of the university and the growth of development of the areas within Washtenaw-Hill. More than 45% of the homes in this area were built for University of Michigan faculty, administrators and staff. If the large number of fraternities and sororities in this area are added, the total number of buildings associated with the university's growth is almost 60%. A look at the university's development during this boom period aids the understanding of why the area within Washtenaw-Hill was so heavily built up in the early twentieth century. The importance of the university's presence to the successful growth of Ann Arbor need only be recognized to acknowledge that the residential



areas associated with that university have an equal significance to the city. The university and the persons who came to work, teach and study here define much of the culture and local heritage.

In 1871 the University of Michigan was already one of the largest universities in the United States with 35 faculty members and an enrollment of 1,207. By 1909, the faculty numbered nearly 400 and student enrollment was over 5,300. More telling of the university's growth during this period is that the university went from a campus of nine buildings to one of fifty-four buildings. This trend continued to 1919, when enrollment climbed to over 9,000 and faculty numbered over 600. Due to large state appropriations in 1921 and 1923, construction of many new campus buildings was begun. Enrollment ballooned to over 12,000, a number which also reflected the end of World War I and the return of students to campus. By 1929, there were nearly 14,000 students and 3,000 university employees, including almost 800 faculty members. The effect of this growth of the university on the city was dramatic. Housing for students, faculty and staff became a crucial concern, and one that impacted most profoundly the development of the area now described as Washtenaw-Hill.

That the majority of these properties are associated with University of Michigan persons and related functions adds to the general significance of this district, when described in terms of the connection between the growth of the university and that of Washtenaw-Hill. However, many of these properties achieve a special significance due to their association with specific persons who may be considered to be vital to the university's growth. It is no coincidence that many of these properties also achieve significance due solely to their architectural merit. Among the properties classified as significant, we find the homes associated at one time with university deans, department chairs, and others considered to be important contributors to the university's history. This association alone can endow a property with historic significance, regardless of whether or not it is considered a building to have architectural merit.

A look at some of these important University of Michigan persons will demonstrate how their homes meet significance through criterion C, which identifies buildings associated with persons who contributed significantly to the development of their community. In this instance, community is taken to mean both their residential neighborhood, as well as the academic community of the university. Several men who became deans of university colleges had their homes in Washtenaw-Hill, as did many who became department chairmen. (Historical notes on these and other important persons can be found in Appendix A under their house address, as well as in Appendix C.) Some may be mentioned here as having played important roles in the growth of their departments, schools or colleges. Many names are easily recognized, as university buildings were later named for them. Dean of the Law School, Henry Bates, built his home at 1921 Cambridge. Other University of Michigan professors who were made dean while in their Washtenaw-Hill home or later, include George G. Brown, Dean of the College of Engineering (1910 Hill); Julius Schlotterbeck, Dean of Pharmacy (1907 Washtenaw); Neville Hoff, Dean of the College of Dental Surgery (1905 Cambridge); Karl E. Guthe, Dean of the Graduate Department [later, the Graduate School] (1930 Cambridge); Clarence Yoakum, Dean of the Graduate School (2017 Hill); and Joseph Bursley, first Dean of Students (2107

Hill). 2031 Hill was home to two deans - in 1921, Hugh Cabot, Dean of the Medical School; and in 1931, Samuel T. Dana, Dean of the School of Forestry and Conservation.

Many departmental chairmen are represented by homes in Washtenaw-Hill. These include Louis Strauss, English (1601 Cambridge); Max Winkler, German (1520 Cambridge); T. H. Hildebrandt, Mathematics (1930 Cambridge); Thomas Trueblood, Speech (1024 Hill); Malcolm Soule, Bacteriology (2110 Hill); David M. Cowie, Pediatrics (1617 Cambridge); and Moses Gomberg, Chemistry (725 Oxford). Other persons whose contributions to University of Michigan's history are considered quite important include University Secretary and noted historian Wilfred Shaw (2026 Hill); Jacob Reighard, Director of the Zoological Museum (1502 Cambridge); Edson Sunderland, Director of Legal Research Institute and Supervising Manager of the Board in Control of Student Publications (1510 Cambridge); J. Playfair McMurrich, Director of the Anatomical Lab (1701 Hill); and Albert Stanley, Director of the Musical Society, Choral Union and School of Music ( 700 and 810 Oxford).

It is through the presence of university personalities such as these, and many more, that the neighborhoods of Washtenaw/Hill gain a marked level of significance. However, several important Ann Arborites not connected with the university also made their homes in this district and add to its significance. Notable among these Ann Arbor persons are Charles Andrews, Chief of the Fire Department (912 Baldwin); and Otto Haisley, Superintendent of Schools (616 Oswego).

### Fraternities & Sororities

Closely linked to the University of Michigan's growth are the number of fraternities and sororities associated with it. In the university's earlier years, these fraternities and sororities were more likely to be found located along the South State Street area. However, in the late 1890s and especially into the 1920s, the trend for establishing fraternity and sorority houses along the Washtenaw and Hill corridors greatly changed the distribution of these organizations relative to campus. Many significant structures in Washtenaw-Hill were built for fraternities and sororities, and others that began as single-family homes were later purchased by fraternities and sororities. The growth of student enrollment in the early twentieth century led to continued problems of housing. Many of the houses in Washtenaw-Hill are tied to this need for student housing. One form that this took was in the building of new and often larger fraternity and sorority houses. These organizations have been an integral part of university life since 1845, when the first two fraternities were chartered at the University of Michigan. In 1879, the first sorority appeared. The number of fraternities and sororities steadily increased and experienced their greatest growth in the 1920s.

What is significant about this growth in the number of fraternities and sororities is that the majority of these organizations were housed in structures in the Washtenaw-Hill area by the 1920s. Many had built their own houses, of which 24 out of 30 (80%) in Phase III are considered significant structures. Other fraternities and sororities rented or purchased houses previously occupied by families. The significant fraternity and sorority houses in Washtenaw-Hill have an important influence on many of the streetscapes in the district, especially on

Washtenaw, Hill, and Oxford. Today, 10 of 15 sororities with houses are located in Washtenaw-Hill, as are 20 out of the 27 fraternities with houses.

### Architectural Styles & Merit

Washtenaw-Hill, Phase III, also gains significance through criterion D, which describes how the architectural styles present in a district reflect the period in which the area was developed and provide a tangible link to that time. A survey of house styles represented in Washtenaw-Hill dramatically illustrates how much this area is truly a collection of twentieth-century neighborhoods. The majority of the structures were built in the styles popular between 1900 and 1930. These styles help define the neighborhoods. In this district certain styles are found to be more popular than others, for example the large number of Colonial Revival houses versus the scarcity of those in the Prairie style. Yet the representative styles speak clearly of their twentieth-century roots. Certain architectural styles were also found to best express particular building usages. In Washtenaw-Hill the Tudor Revival and Colonial Revival styles were found to be particularly suited for fraternities and sororities. In addition, the Gothic Revival, sometimes called Collegiate Gothic, was preferred for churches and school buildings.

Among single-family dwellings, the Tudor Revival was an especially popular choice, as were the Colonial Revivals, including Georgian and Dutch. The more modest homes often found expression in the Craftsman and Bungalow styles, although vernacular or "dressed-down" versions of the Colonial Revivals were also widely built. It should be noted that although many of the buildings in Washtenaw-Hill attain significance for other reasons, most of those classified as significant were done so due to architectural merit. Fine examples of the most popular styles can be mentioned here.

The most widely used style in Washtenaw-Hill was Tudor Revival. Not confined to stately dwellings, characteristics of this style can be found incorporated in even the most modest houses. Popular in this country from 1890-1940, this style reached its peak between 1920-1935, especially in the Midwest. At least 35 examples are found in Washtenaw-Hill. Outstanding ones can be seen at 1000 Hill, 1012 Hill, 1415 Cambridge, 2122 Hill, and 707 Oxford. The "rolled down" roof of the house at 1817 Washtenaw mimics a thatch roof in what may be called a Cotswold adaptation of Tudor. Another style widely expressed in Washtenaw-Hill is the Colonial Revival style, which was especially popular between 1900-1930. These Colonial Revival styles, including Dutch and Georgian, are found expressed in nearly one-fourth of the houses in Washtenaw/Hill. Some fine examples of the Colonial Revival are at 1205 Hill, 1437 Washtenaw, and the quadruplex at 1118-1124 Hill, an especially fine example in a multiple dwelling format. Dutch Revivals are located at 1919 Wayne and 1024 Hill, with beautiful Georgians at 2101 and 2110 Hill, 1520 and 1710 Cambridge.

The Craftsman style and its associated Bungalow style were also quite popular during this time, especially between 1905-1920. Both styles found widespread use in smaller, modest homes, although the Craftsman style was also quite suitable for large dwellings. Notable examples of the Craftsman style can be found at 2030 Hill, 4 Fair Oaks, and the striking twin houses at 1930 and 1942 Cambridge. In many ways the Prairie style, popular between 1900-

1920 and considered the most organic of styles, reflects characteristics of the Arts and Crafts movement. This is especially true of houses expressed in a more cube-like or rectangular form with a low or almost flat roof. However, most houses classified as Prairie are done so due to their association with an architectural style developed by Frank Lloyd Wright. Emphasizing the horizontal, these low buildings use wide overhanging eaves to make them appear to hug the earth. The Prairie style was not common in Ann Arbor, and those buildings which reflect this form are each notable examples, as well as often being designed by noted architects. A fine Prairie example in this district is the large former fraternity house at 1443 Washtenaw.

Other styles reflective of the early twentieth century are also found in Washtenaw-Hill, but not in the large numbers as are the Colonial Revivals, Tudor or Craftsman. Yet all these styles add to the ambiance of the neighborhoods and give to most of them clear proof of their twentieth-century origins. Some of the other styles can be found expressed in significant buildings in Washtenaw-Hill. A fine example of the French Eclectic is at 715 Hill; and of the Spanish Mission or Spanish Eclectic at 1606 and 1921 Cambridge.

There are still among the Washtenaw-Hill buildings many that hark back to the earlier days of the district's development. An especially popular style reflective of the period between 1890 and 1910 is Queen Anne. Although rarely expressed here in "high style" form, it was widely used in more vernacular adaptations. Generally noted for its asymmetrical massing, multiple gables and use of decorative patterned shingles, often these buildings also sported towers and bay windows. Roughly a dozen examples of the Queen Anne style are found in Washtenaw-Hill, and among the significant buildings, fine ones can be seen at 1408 Washtenaw, 911 and 934 Olivia. The Shingle style was another popular turn-of-the-century mode, and although not widely used in Washtenaw-Hill, interesting examples can be found at 810 Oxford, 1722 Cambridge, and 2026 Hill.

This brief look at architectural styles found in Washtenaw-Hill serves to identify how the physical aspects of the district define its period in history. The collection of notable early-twentieth-century buildings combined with dozens of vernacular structures, clearly speaks of the place that this area holds in the city's history, and as such are a visual reminder of that piece of the city's heritage.

### Noted Architects

The area encompassed by Washtenaw-Hill, Phase III, contains many examples of buildings designed by noted architects. This makes Washtenaw-Hill unique among Ann Arbor's historic districts, in that architect-designed homes did not begin to appear in large numbers until well after the turn of the twentieth century. This association of many houses with master architects endows Washtenaw-Hill with yet another level of significance, identified earlier as criterion E.

The designs of at least six architects considered significant to Ann Arbor or Michigan can be found in Washtenaw-Hill. One architect whose works are embodied in this district was a man who attained international renown--Albert Kahn of Detroit. A practicing architect from 1884 to 1942, Kahn became famous for his industrial and commercial designs. Especially noted for

his revolutionary work in automobile assembly plants, Kahn also designed many residences. In Ann Arbor, Kahn is best known for the many landmark buildings he designed at the University of Michigan. Within Washtenaw-Hill, at least six Kahn-designed houses have been identified. These include the Psi Upsilon fraternity house at 1000 Hill, an exquisite example of Tudor Revival. Other Kahn-designed houses are at 1601 Cambridge, 1331 & 2101 Hill, 1555 & 1501 Washtenaw.

Samuel M. Stanton was an architect of high repute at the local level. Practicing in Ann Arbor for forty years from the turn of the twentieth century, Stanton was responsible for innumerable buildings of note in Ann Arbor, including the university's Homeopathic Hospital in 1900 (now known as North Hall). Six houses of Stanton's design are known in Washtenaw-Hill, and many others are perhaps yet to be identified. Stanton's houses are at 1710 Cambridge, 1705 Washtenaw, 810 Oxford, 1705 Hill, 800 Oxford, and 1850 Washtenaw.

Another architect well known to Ann Arborites was Irving Pond. Natives of the city, Irving and his brother Allen established an architectural firm in Chicago. Pond and Pond Architects gained local fame for their designs of the Michigan Union (1919), the Michigan League (1929), and the Student Publications Building (1932). At least three houses in Washtenaw-Hill are known to be of Irving Pond's design. These are 1410, 1416-1420 and 1701 Hill.

Joseph J. A. Rousseau (who went by Albert J.) was a professor of architecture at the University of Michigan from 1915 until his untimely death in 1931, and was also a practicing architect, who was responsible for the designs of several landmark buildings in Ann Arbor. These included the Masonic Temple (1926; demolished 1975), the Anberay Apartments (1923), and St. Mary's Student Chapel (1925), all unusual examples of the Art Deco style, which he designed with fellow architecture professor George McConkey. In Washtenaw-Hill, Rousseau was the architect for the Phi Kappa Sigma fraternity house at 1443 Washtenaw (1924, now called the Trotter House).

Emil Lorch led the architecture program from 1906 to 1937 as professor, director, and dean. Lorch designed at least four houses in the proposed Washtenaw-Hill expansion: 1930 and 1942 Cambridge, 725 Oxford, and 1910 Hill. Lorch Hall on the University of Michigan's central campus is named for him.

The works of other well-known local architects can also be found in Washtenaw-Hill, such as George McConkey, George Scott and George Brigham. The architects mentioned above may be considered to have had a substantial impact on the built environment of Washtenaw-Hill, and contribute much to the significance of this district. Many of the works of these men can stand on their own merits, but when brought together within the boundaries of this historic district, they imbue it with another level of significance and add to the depth of the cultural heritage found in Washtenaw-Hill.

## **General Description of Historic District Boundaries**

(see draft ordinance in Appendix E, section 6:2)

The proposed Washtenaw-Hill Historic district shall include

- all properties on both sides of Hill Street from the four corners of Hill and Oakland to Tappan Street, continuing on the south side of Hill to Church; all properties on both sides of Hill from Church Street to Berkshire Road, excluding Oxford University Housing and Ruthven Place, and the southwest corner of Hill and Berkshire;
- all properties on both sides of Olivia, Lincoln, and Baldwin between Hill and Cambridge, on both sides of Oxford; and both sides of Cambridge between Olivia and Hill;
- all properties on both sides of Washtenaw Avenue from South University (including 1345 and 1351 Washtenaw Avenue) to Devonshire Road, excluding the building on the southwest corner of Washtenaw and Austin.

The intent of these boundaries is to include only those properties that have a direct visual impact on the two main arteries as well as on Cambridge Road and the short blocks between. The only exclusions are either large blocks of university buildings (most of which are fairly recent) and the small 1950 subdivision of Ruthven Place. One non-contributing modern house at the east end of the Hill Street corridor has also been excluded.

## **Preservation Standards**

The preservation standards for the Washtenaw-Hill Historic District shall be as follows:

Any proposal to demolish or move a structure will require Historic District Commission approval (see Chapter 103, §8:409). Any changes to the exterior appearance of a structure that may be visible from a public right-of-way (8:409), excluding alleys, shall be reviewed using the Secretary of Interior's Standards for Rehabilitation (1995) and the documentation found in Appendix C as guidelines. Specific Preservation standards for Washtenaw-Hill may be found in the ordinance for the district, number 6:2, and the Secretary of Interior's Standards for Rehabilitation are located in Appendix E.

## **Conclusion**

Washtenaw-Hill, Phase III, demonstrates historic significance on many levels. Unlike the other designated historic districts in Ann Arbor, Washtenaw-Hill reflects the growth of the city in the early part of the twentieth century. Its important link to the growth of the University of Michigan during this period is also evident. The period of its development is embodied in the built environment, through the architectural styles used. The high instance of architecturally significant structures also contributes to the significance of the district, as do the complementary buildings, which provide the cohesiveness so visible in the neighborhood.

Washtenaw-Hill also demonstrates significance by the association of many of its structures to persons considered important to the history of the community, especially the university community. In addition, the number of houses designed by noted architects that are found within this district, add further to its historic significance. All of these factors or criteria of significance show that Washtenaw-Hill, Phase III, is more than the sum of its physical parts. Architecture alone is not necessarily the only gauge of significance. The people associated with the structures, as well as the district's place in the city's history, serve to define what makes Washtenaw-Hill, Phase III, an area worthy of designation and preservation.

The Study Committee finds that the Washtenaw-Hill Historic District, Phase III, is significant under three of the four criteria as described by the U.S. Secretary of the Interior necessary for listing on the National Register of Historic Places. In addition to these criteria, the Study Committee finds that the Washtenaw-Hill Historic District, Phase III, and its historic resources have sufficient integrity of location, design, materials, and workmanship to make the district and its resources worthy of preservation. The National Register criteria under which Washtenaw-Hill Historic District, Phase III, is significant are as follows:

1. Criterion A - properties that are associated with events that have made a significant contribution to the broad patterns of our history.
  - \* *Washtenaw/Hill is associated with certain events and trends significant to the development of the community, its culture and heritage (areas of significance - social history, settlement, transportation, education). Washtenaw Avenue and Hill Street are two of the major entry corridors into and through Ann Arbor; the area embodies the explosion in growth of the university and the city in the early twentieth century; and the area is reflective of the city's close association with the University of Michigan, as well as the social importance of fraternities & sororities.*
2. Criterion B - properties that are associated with the lives of persons significant in our past.
  - \* *Washtenaw/Hill is identified with persons who significantly contributed to the development of the community (areas of significance - social history, education). Many homes in Washtenaw/Hill are associated with persons significant to the growth of the community, in particular the university community, and include deans, department chairs, and museum directors.*
3. Criterion C - properties that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic value.
  - \* *The embodiment among the resources of distinguishing characteristics of an architectural style valuable for the study of the period (area of significance - architecture). The predominance in Washtenaw/Hill of architectural styles popular in the early twentieth century speaks to their significance in terms of this particular period*

in the city's history. The outstanding architecture of the many fraternities and sororities located in this area also add to its visual identity and significance.

- \* *The identification of many resources with the work of a master builder, designer or architect (area of significance - architecture).* The works of several noted architects are represented in large numbers in Washtenaw/Hill, and include Albert Kahn, Irving Pond, Samuel Stanton, Emil Lorch, and Albert Rousseau.

### **Recommendation**

The Study Committee recommends that the Ann Arbor City Council adopt an ordinance designating the Washtenaw-Hill Historic District, Phase III, as an Ann Arbor Historic District under the jurisdiction of the Ann Arbor Historic District Commission. The Study Committee further recommends that as Washtenaw-Hill, Phase III, is an expansion of a previously designated historic district, the ordinance so adopted will incorporate and supercede the ordinances, which had created the Washtenaw-Hill Historic District, Phase I (1980) and the Washtenaw-Hill Historic District, Phase II (1986). The Washtenaw-Hill Historic District, Phase III, shall include all the properties in the area delineated in the "Description of Historic District Boundaries" (above), and as listed by address (appendix A, and depicted on the map incorporated with this report in appendix B). [The Study Committee did not reach a unanimous decision; the vote was 11 for recommendation, 2 against.]



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S-C-N-V = Significant/Complementary/Non-Contributing/Vacant

Number	Street	S-C-N-V	Date	Style	First Occupant	Occupation
1925	Austin	N	1950	Modern	Adda C. Sherwood	unknown
902	Baldwin	C	1899	Colonial Revival	James H. & Frances Brewster	Prof. Of Coveyancing
910-912	Baldwin	S	1928	Tudor Revival	In 910 - Samuel W. & Stella Trick In 912 - Charles J. & Alice R. Andrews	(no occupation given) Chief of Fire Department
920	Baldwin	C	1915	Georgian Revival	Charles Vernon	Major
924	Baldwin	C	1901	Tudor Revival	Aldred S. Warthin	Asst. Prof. Pathology
1323-1325	Cambridge	N	1951	Modern	Dorcas Stephenson & Alice L. Mikulich	Dorcas Stephenson - receptionist at UM; Alice Mikulich, clerk at Ford in Ypsi
1404	Cambridge	S	1911	Bungalow	Arthur W. Schurtz	Dentist
1412	Cambridge	C	1911	Vernacular	Harold P. Breitenbach	UM Instructor in Rhetoric
1415	Cambridge	S	1929	Tudor Revival	Alpha Tau Alpha	Fraternity
1420	Cambridge	N	1951	Modern	Myra C. Hornbuckle & Helen Moon	Myra Hornbuckle, widow of Ray; Helen Moon, worker UM
1425	Cambridge	C	1914	Vernacular	Arthur W. Schurz	Dentist
1430	Cambridge	S	1904	Dutch Colonial Rev	Eugene B. & Ella M. Hall	Builder & contractor
1435	Cambridge	C	1915	Dutch Colonial Rev	Wilbur R. Humphreys	Prof. English; Asst. Dean in 1920s
1502	Cambridge	S	1902	Vernacular Colonial Rev	Jacob E. & Katherine Reighard	Prof. Zoology & Director UM Zoological Museum
1503	Cambridge	S	1902	Georgian Revival	Daniel P. Zimmerman	McOmber & Zimmerman Loan Agents
1510	Cambridge	S	1915	Tudor Revival	Edson R. & Dell Sunderland	Prof. Law; Director Legal Research Institute; and Supervising Manager of Board in Control of Student Publications
1515	Cambridge	S	1923	Craftsman	Clyde & Maude E. Keppel	Salesman
1520	Cambridge	S	1912	Georgian Revival	Max & Clemence Winkler	Prof. German and Chair of the Dept. Germanic Languages & Literature
1601	Cambridge	S	1912	Craftsman	Louis A. & Elsa Strauss	Prof. English; and Chair of Dept. of English Language & Lit 1920s-1930s
1601-v	Cambridge	V		Vacant		Vacant interior lot (north of 1601 Cambridge) split off from 1530 Hill and sold to owner of 1601 Cambridge (parcel ID# 09-09-33-102-022).
1606	Cambridge	S	1909	Spanish Col. Mission	J. Karl & Clara I. Malcolin	Proprietor, Consumer's Clothing
1609	Cambridge	S	1924	Craftsman	Richard R. & Jessie B. Gedney	(no occupation given)
1609-v	Cambridge	V		Vacant		Vacant interior lot (north of 1609 Cambridge) split off from 1530 Hill and sold to owner of 1609 Cambridge (parcel ID# 09-09-33-102-023).
1617	Cambridge	S	1917	Craftsman	David Murray Cowie	Prof. Pediatrics & Chairman of Dept. Pediatrics
1619	Cambridge	S	1909	Craftsman	Charles J. & Katherine M. Tilden	Prof. Engineering Mechanics
1620	Cambridge	S	1906	Tudor Revival	Henry W. & Mabelle L. Douglas	Manager, Washtenaw Gas Co.
1706	Cambridge	S	1908	Vernacular Colonial Rev	William H. & Clara H. Wait	Assoc. Prof. Modern Languages
1710	Cambridge	S	1916	Georgian Revival	Clement W. & Alice T. Gill	C. W. Gill Lumber Co.
1722	Cambridge	S	1904	Shingle	Caroline Crocker	widow of Daniel
1817	Cambridge	S	1926	Colonial Revival	Alice C. Crocker	unknown (aunt of Alice Lloyd, Dean of Women)

S-C-N-V = Significant/Complementary/Non-Contributing/Vacant

Number	Street	S-C-N-V	Date	Style	First Occupant	Occupation
1835	Cambridge	S	1913	Craftsman	Albion W. Hewlett	Prof. Internal Medicine & Director of Clinical Labs
1841	Cambridge	C	1924	Tudor Revival	Anna Burt	widow
1842	Cambridge	C	1939	Vernacular	Mrs. Mary H. Church	Fund Director UM; widow of George
1905	Cambridge	C	1913	Craftsman	Neville Hoff	Prof. Dentistry; Prof. Prosthetic Dentistry; Dean of College of Dental Surgery
1910	Cambridge	S	1914	Craftsman	Herbert S. & Elmie W. Mallory	Asst. Prof. Rhetoric & Journalism
1916	Cambridge	S	1916	Craftsman	John R. Brumm	Asst. Prof. Journalism
1921	Cambridge	S	1914	Spanish Col. Mission	Henry M. & Clara B. Bates	Prof. Law; Dean of Law School
1925	Cambridge	N	1955	Modern	Albert J. & Charlotte Washtenaw. Hall	Dentist
1930	Cambridge	S	1908	Craftsman	Karl E. & Belle W. Guthe	Prof. Physics
1935	Cambridge	N	1955	Modern	Bruce J. & Emily Miles	Rep., Culligan Soft Water
1942	Cambridge	S	1908	Craftsman	Claud H. & Isabel Van Tyne	Prof. American History
1945	Cambridge	S	1911	Vernacular	John P. S. & Marjorie Tatlock	Prof. English
2010	Devonshire	S	1929	Tudor Revival	Chester & Margaret Powell	President, Powell & Co. (real estate, investments, insurance)
4	Fair Oaks	S	1913	Craftsman	Fred T. & Jessie N. McOmber	Partner, McOmber & Miner Insurance
1015	Ferdon	S	1911	Tudor Revival	Morris & Mabel Tilley	Prof. English
801	S. Forest (1304 Hill)*	C	1953	Modern	Lord of Light Lutheran Church	Church
715	Hill	S	1930	French Eclectic	Xi Psi Phi	Fraternity
806	Hill	S	1901	Queen Anne	John & Marie Burg	Boot & Shoe Salesman
809	Hill	S	1914	Tudor Revival	Misses Orel F., Ethel M. & Frances L. Seeley	Orel was with Christian Science; Ethel and Frances were music teachers
814	Hill	C	1905	Dutch Colonial Rev	Charles A. Vernon	rents
816	Hill	S	1905	Dutch Colonial Rev	Arthur E. & Henrietta Shaw	Traveling Salesman
820	Hill	S	1904	Georgian Revival	J. J. & Leila B. Goodyear	Physician, Goodyear Drug Co.
914	Hill	C	1932	Vernacular	Kappa Delta Rho	Sorority
1000	Hill	S	1926	Tudor Revival	Psi Upsilon	Fraternity
1012	Hill	S	1910	Tudor Revival	Arthur & Cora Brown	Sec-Treas, Washtenaw Abstract Co.; and Lawyer
1024	Hill	S	1898	Dutch Colonial Rev	Thomas C. & Caroline H. Trueblood	Prof. Public Speaking; chair of department; founder and coach of UM Golf Team
1100	Hill	S	1913	Tudor Revival	Amariah Freeman	Lawyer, Freeman & Newman
1108	Hill	S	1914	Spanish Colonial Rev	Mrs. Julia Conklin	widow
1118-24	Hill	S	1911	Colonial Revival	In 1118 - Harry McGill	Instructor in History, UM
1130	Hill	C	1908	Vernacular	Richard Judson	Builder
1204	Hill	S	1914	Dutch Colonial Rev	Kappa Kappa Gamma	Sorority
1205	Hill	S	1912	Colonial Revival	Delta Gamma	Sorority
1212	Hill	S	1912	Tudor Revival	Edwin C. & Lillian R. Goddard	Prof. Law; secretary of Law faculty
1215-17	Hill	S	1916	Tudor Revival	Apartments - Kate Forsythe, Nellie Perkins, Orma Butler, Mrs. Sumner, Mrs. Feige	(no occupations given)
1223	Hill	C	1916	Tudor Revival	Phi Alpha Delta	Fraternity

S-C-N-V = Significant/Complementary/Non-Contributing/Vacant

Number	Street	S-C-N-V	Date	Style	First Occupant	Occupation
1310	Hill*	S	1890	Colonial Revival	Edwin deMille Campbell	Prof. Chemistry & Metallurgy
1315	Hill*	V		Vacant		Landmark 1908 house on site, originally home of locally noted attorney Amariah Freeman, gutted by fire 1994, and demolished 1999.
1316-22	Hill*	C	1894+	Tudor Revival	1316 built 1909 for Jay Goodyear 1322 built 1894 for Eleazer Calkins	Druggist & physician Pharmacist
1330	Hill*	S	1892	Vernacular Colonial Rev	Oscar & Elizabeth Robinson	Cigar Wholesaler
1331	Hill*	S	1903	Tudor Revival	Delta Upsilon	Fraternity
1335	Hill*	S	1894	Queen Anne	Farwell & Ann Wilson	Lumber dealer
1402	Hill*	S	1898	Vernacular	Floyd & Jessie Mechem	Prof. Law
1405	Hill*	S	1896	Dutch Colonial Rev	Albert Patengill	Prof. Greek
1410	Hill*	S	1898	Queen Anne	Freer-Shearer	P. C. & Agnes Freer, Prof. Chemistry. Then Chauncey & Deshler Shearer, in insurance
1416-1420	Hill*	S	1901	Colonial Revival	Rolf-Peterson	John Rolf first, occupation unknown. Then Reuben & Josephine Peterson, UM Prof. OB/GYN.
1421	Hill*	V		Vacant		Significant 1894 house on this site, originally the home of Professor and founder of the Economics Department Henry Carter Adams and his wife Bertha, and later the site of the popular Ark Coffeehouse, was demolished in 1986 by new owner shortly before the historic district was expanded to include this block. (Part of same parcel with 1432 Washtenaw.)
1429	Hill*	C	1988	Modern	Hillel	Social/Religious
1502	Hill*	S	1931	Georgian	Delta Sigma Delta	Fraternity
1508-10	Hill*	S	1892	Queen Anne	Thomas & Alice Bogle	Prof. Law
1520-22	Hill*	S	1897	Queen Anne	John & Fannie Cutting	President, Cutting, Reyer & Co. clothiers
1530	Hill*	S	1848	Classical Revival	Baldwin-Hall	J. D. Baldwin first, fruit & berry farmer. Then Louis Hall, Prof. Dentistry
1701	Hill	S	1899	Colonial Revival	J. Playfair & Katherine McMurrich	Prof. Anatomy, and Director of the Anatomical Lab
1702	Hill	C	1910	Craftsman	Herman & Louise Reichert	Travelling Salesman
1705	Hill	S	1915	Tudor Revival	William & Sara Hobbs	Prof. Geology
1803	Hill	C	1910	Colonial Revival	Campbell Bonner	Jr. Prof. Greek, and Director of University Inst. Of Archaeological Research
1809	Hill	C	1910	Colonial Revival	Theodore Koch	Librarian, UM
1819	Hill	C	1923	Vernacular	Warren Forsythe	Prof. Hygiene & Public Health, and Director of Health Service (1917-55)
1820	Hill	V		Vacant		
1825	Hill	C	1895	Vernacular	Lawrence O'Toole	Fruit grower
1830	Hill	S	1925	Tudor Revival	Alpha Phi	Sorority

S-C-N-V = Significant/Complementary/Non-Contributing/Vacant

Number	Street	S-C-N-V	Date	Style	First Occupant	Occupation
1910	Hill	S	1912	Craftsman	Ulrich B. & Lucie Phillips	Prof. American History. Later - George G. Brown, Prof. Chemical Engineering; Chairman of Dept. Chemistry & Metallurgical Engineering; Dean of College of Engineering
2000	Hill	C	1924	Colonial Revival	Edward C. Pardon	Superintendent of Buildings, UM
2017	Hill	S	1927	Spanish Colonial Rev	Clarence S. Yoakum	Prof. Personnel management; Dean of Graduate School; Director of Bureau of University Research; VP in charge of Educational Investigations
2021	Hill	V		Vacant		Vacant lot between 2000 and 2022 Hill (parcel ID# 09-09-28-404-010).
2022	Hill	C	1926	Tudor Revival	Howard P. Faust	Faust-Kennedy Co., dealers in building supplies
2025	Hill	C	1921	Craftsman	Sallie Welsh	widow
2026	Hill	S	1929	Shingle	Wilfred B. & Marion D. Shaw	Secretary of the UM; also Sec, then Director of Alumni Association
2027	Hill	N	1949	Modern	Samuel T. & Ruth M. Dana	Dean, UM School of Forestry & Conservation
2030	Hill	S	1921	Craftsman	Max M. & Grace Peet	Prof. Neurosurgery
2031	Hill	S	1914	Craftsman	John & Ella Dieterle	Asst. Prof. German. 2nd occupant (1921) - Hugh Cabot, Dean of Medical School; and 3rd occupant (1931) - Samuel T. Dana, Dean of Forestry & Conservation
2100	Hill	S	1928	Tudor Revival	Harry M. & Katherine Hawley	Asst. Cashier, First National Bank
2100-v	Hill	V		Vacant		Vacant lot south of 2100 Hill and facing Dorset; currently owned by 2100 Hill (parcel ID# 09-09-28-416-002).
2101	Hill	S	1914	Georgian Revival	George W. & Merib Patterson	Prof. Physics & Electrical Engineering; later president of First National Bank
2107	Hill	S	1919	Tudor Revival	Joseph A. & Marguerite Bursley	Prof. Mechanical Engineering; Director of Housing Bureau at UM; first Dean of Students (1921-47)
2110	Hill	S	1939	Georgian Revival	Malcolm H. & Alma Soule	Prof. Bacteriology & Chair of the Dept.
2122	Hill	S	1921	Tudor Revival	William & Helen Sellow	Civil Engineer
800	Lincoln (1430 Hill)*	N		Vacant - New Construction (2002)		Modern, non-contributing fraternity house burned and was demolished in 2000/ <del>new building</del> 2002
818	Lincoln	C	1923	Dutch Colonial Rev	Hoyt Pierce	Pierce's Cash Stores, groceries
900	Lincoln	C	1902	Vernacular	Louis Strauss	Asst. Prof. English; later chairman of English Dept.
903	Lincoln	C	1902	Craftsman	Joseph Drake	Jr. Prof. Law
904	Lincoln	C	1894	Vernacular	John R. Bowdish	Bowdish & Matheson, Gents' Fine Shoes, Furnishing Goods, Hats & Mackintoshes
907	Lincoln	C	1964	Modern	Sigma Phi	Fraternity
908	Lincoln	C	1897	Colonial Revival	Laura Whitait	widow of Charles
914	Lincoln	C	1895	Craftsman	Ezra C. & Mary E. Robinson	(no occupation given)
920	Lincoln	C	1914	Craftsman	Morris Mackoy	Dentist
733	Oakland	C	by 1894	Classical Revival	Frances A. Hill	widow of George
802	Oakland	C	by 1894	Queen Anne	Horace P. & Emma Danforth	(no occupation given)



S-C-N-V = Significant/Complementary/Non-Contributing/Vacant

Number	Street	S-C-N-V	Date	Style	First Occupant	Occupation
904	Olivia	C	by 1894	Queen Anne	Charles K. McGee	Asst. in General Chemistry
905	Olivia	C	by 1894	Vernacular	Harriet J. Phillips	widow of William
910	Olivia	S	1899	Queen Anne	Eugene & Anna B. Mutschel	Clerk, E. F. Mills & Co.
911	Olivia	S	by 1894	Queen Anne	Arthur E. & Henrietta Shaw	Travel Agent
916	Olivia	C	1899	Vernacular	Thomas Smurthwaite	Farmer
917	Olivia	S	1912	Georgian Revival	Philip E. & Flora Bursley	Asst. Prof. French & Romance Languages
922	Olivia	C	1898	Georgian Revival	David M. Lichty	Instructor in Chemistry
923	Olivia	S	by 1894	Dutch Colonial Rev	Fred P. Jordan	Asst. in General Library, UM, in charge of catalogue
928	Olivia	C	by 1894	Queen Anne	A. Judson Ladd	student
929	Olivia	C	by 1894	Vernacular	Alonzo S. Berry	Carpenter
934	Olivia	S	1893	Queen Anne	Burt F. & Anna Schumacher	Hardware, Stoves, House Furnishings
1004	Olivia	S	1919	Georgian Revival	Alpha Chi Omega	Sorority
615	Oswego	C	1927	Georgian Revival	Edwin Huntington	Sales Manager, Abbott Gasoline Co.
616	Oswego	C	1926	Tudor Revival	Otto Haisley	Superintendent of Schools
700	Oxford	S	1911	Tudor Revival	Albert Lockwood	Prof., School of Music
707	Oxford	S	1903	Tudor Revival	Willard & Emma Hutchings	First Asst. in Surgery, UM Dept. Medicine
725	Oxford	S	1909	Tudor Revival	Moses Gomborg	Prof. Organic Chemistry; Director of Chemical Lab; Chairman of Dept. of Chemistry (1927-1936)
800	Oxford	C	1910	Colonial Revival	Samuel & Angelina Lockwood	Director, UM Symphony Orchestra
805	Oxford	S	1896	Dutch Colonial Rev	Warren P. & Caroline Lombard	Prof. Physiology
809	Oxford	C	1941	Modern	Paul R. & Edith S. Kempf	Secretary, Staebler-Kempf Oil Co. Inc.
810	Oxford	S	1910	Shingle	Albert A. & Emma Stanley	Prof. Music, School of Music; Director of Musical Society; Conductor of Choral Union; Director of School of Music; inaugurator of May Festival
820	Oxford	C	1910	Shingle	William Hobbs	Prof. Geology
730-734	Tappan	S	1891	Shingle	Memorial Christian Church	religious
1345	Washtenaw	S	1930	Classical Revival	Theta Xi	Fraternity
1351	Washtenaw	S	1930	Tudor Revival	Theta Chi	Fraternity
1408	Washtenaw	S	by 1894	Queen Anne	Bullis-Higgins	George W. Bullis, president of Ann Arbor Manufacturing Co. Also residing in house, Nora B. & Shelley E. Higgins, traveling salesman.
1414	Washtenaw	S	by 1894	Classical Revival	Burke A. & Mary A. Hinsdale	Prof. Of Science & the Arts of Teaching
1432	Washtenaw	S	1937	Gothic Revival	First Presbyterian Church	religious
1437	Washtenaw	S	1904	Colonial Revival	Phi Delta Theta	Fraternity
1443	Washtenaw	S	1924	Prairie	Phi Kappa Sigma	Fraternity
1501	Washtenaw	S	1911	Dutch Colonial Rev	Collegiate Sorosis	Sorority
1507	Washtenaw	N	1951	Modern	Collegiate Sorosis Annex	Sorority; later (1970s & 1980s) Lemmy Bruce Co-op; then from 1991-current - Sojourner Truth Co-op
1511-1521	Washtenaw	C	1949	Gothic Revival	University Lutheran Chapel	religious
1525	Washtenaw	C	1950	Modern (Georgian)	Chi Omega	Sorority

S-C-N-V = Significant/Complementary/Non-Contributing/Vacant

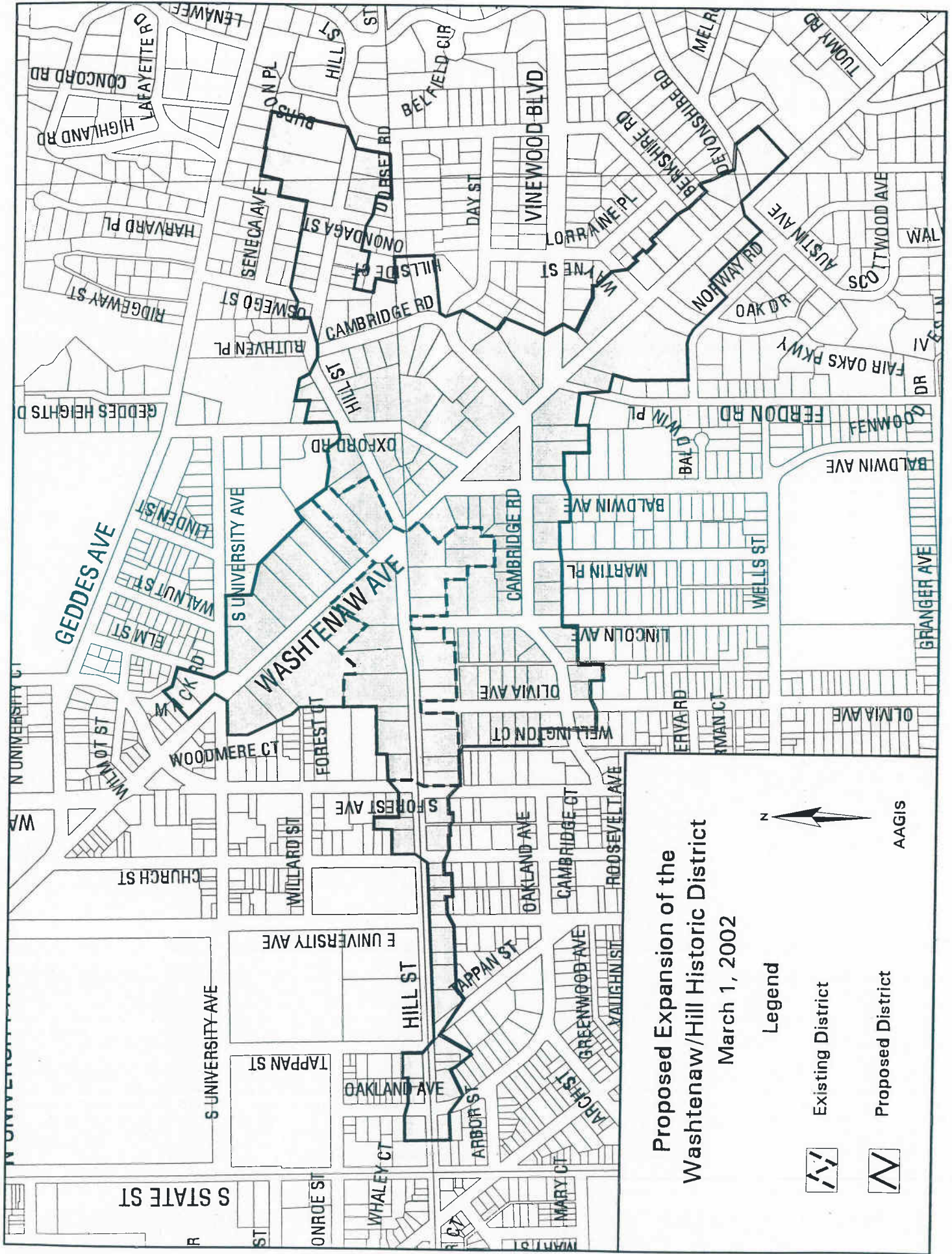
Number	Street	S-C-N-V	Date	Style	First Occupant	Occupation
1530	Washtenaw	S	1928	Tudor Revival	Chi Phi	Fraternity
1541	Washtenaw	C	1928	Tudor Revival	Phi Chi	Fraternity
1547	Washtenaw*	S	1860	Italianate	Henry Simmons Frieze	Prof., acting UM President 1869-71; 1880-82; 1887-88
1550	Washtenaw*	S	1921	Tudor Revival	Phi Kappa Psi	Fraternity
1555	Washtenaw*	S	1899	Georgian Revival	Campbell-Hayes	Edward deMille Campbell was Prof. Of Chemistry. Then Mary Ives & James Griffith Hays, investment counselor
1601	Washtenaw	S	1927	Georgian Revival	Lambda Chi Alpha	Fraternity
1610	Washtenaw	V		Vacant		Significant 1911 house on site, originally home of noted local photographer Alford Lyndon and his wife Julia, was acquired by the university in 1956 and used as the Reading & Learning Skills Center. Sold by the university in 1997, and house demolished by new owner.
1617	Washtenaw	C	1909	Colonial Revival	Trigon Club	Fraternity
1705	Washtenaw	S	1905	Dutch Colonial Rev	James H. & Frances Brewster	Prof. Law & Editor of Michigan Law Review
1735	Washtenaw	N	1960	Modern	Alpha Chi Omega	Sorority
1800	Washtenaw	N	1946	Modern	Edward H. & Frances M. Daseker	Instructor, UM Hospital. In 1957-58 added onto for Delta Gamma Sorority (1958-75); then Evans Scholars 1976-current
1805	Washtenaw	V		Vacant		
1811	Washtenaw	S	1909	Classical Revival	Ella F. Zimmerman	widow of David
1817	Washtenaw	S	1917	Tudor Revival	Waldo & Emily Abbot	Lawyer
1830	Washtenaw	S	886/1917	Craftsman	Scott-Canfield	1886 - Ewart H. & Sarah F. Scott; farmer and President of Ann Arbor Architectural Co. 1917 - Roy Bishop Canfield (who enlarged it) - Prof. Otolaryngology & Clinical Prof. Of Diseases of Ear & Throat; also Head of Dept. of Otolaryngology.
1831-33	Washtenaw	C	1966	Modern	First Church of Christ, Scientist	religious
1850	Washtenaw	S	1917	Georgian Revival	Edward L. & Sarah Adams	Assoc. Prof. French
1901-03	Washtenaw	S	1917	Craftsman	In 1901 - Mrs. Edith Henriekson In 1903 - Charles B. & Arabella F. Gray	widow
1907	Washtenaw	S	1917	Georgian Revival	Julius & Edna Schlotterbeck	(no occupation given) Prof. Pharmacognosy; Dean of College of Pharmacy in 1900s
1917	Washtenaw	S	917/1956	Swiss Chalet	Dean & Eleanor Myers	Prof. Ophthalmology
1930	Washtenaw	C	by 1894	Craftsman	Ewart Scott	President, Ann Arbor Agricultural Association
1938	Washtenaw	C	1906	Vernacular	Austin Scott	Fruit grower
1942	Washtenaw	C	1949	Modern	Ray C. & Bernadine H. Killins	President, Killins Gravel Co.
2001	Washtenaw	S	1923	Craftsman	Elroy E. & Belle Hussey	Janitor, UM
2007	Washtenaw	C	1923	Craftsman	Charles F. Olmsted	Asst. Prof. Engineering Mechanics
2009	Washtenaw	S	1924	Georgian Revival	Frank F. & Mary C. Van Tuyl	Consulting Engineer

S-C-N-V = Significant/Complementary/Non-Contributing/Vacant

Number	Street	S-C-N-V	Date	Style	First Occupant	Occupation
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<sup>176</sup>  
~~177~~ - 104 significant; 54 complementary; 9 non-contributing; 10 vacant lots  
 (of these, 21 are Phase I/II - 16 significant; 1 complementary; 1 non-contributing; 3 vacant)







## Appendix E: Proposed Ordinance

### ANN ARBOR REGISTER OF HISTORIC PLACES

As Amended 11/7/94

#### Title VI. Washtenaw-Hill Historic District

Adopted 4/10/80, amended 7/7/86, 10/2/89, 11/21/2002, 1/24/2003

6:1. Purpose of the District. The Washtenaw-Hill Historic District is established to conserve and preserve the character of the Washtenaw-Hill neighborhood, which exhibits a variety of architectural styles popular in the early twentieth century, an important period of growth for the community and the University of Michigan. Protection of properties in this district extends to the principal structure, some outbuildings and some natural features.

6:2. Description of the District. The Washtenaw-Hill Historic District consists of the property delineated on the official map of Washtenaw-Hill Historic District, which will be kept on file in the office of the City Clerk. Except where the boundaries of the district follow street lines, the boundaries follow property lines according to the maps and records of the City Assessor, as of the date of the adoption of this ordinance. The regulations apply to all parcels appearing on the official map of the Washtenaw-Hill Historic District.

6:3. Preservation Standards for the District. Any proposal to demolish or move a structure will require Historic District Commission approval. Any proposal for change that alters the exterior appearance of structure that may be seen from a public right-of-way, excluding alleys, will require Historic District Commission approval. Proposals will be reviewed using the Secretary of Interior's Standards for Rehabilitation (1995) as guidelines. Nothing in this title will be construed to prevent ordinary maintenance or repair of any building.

#### Secretary of Interior's Standards for Rehabilitation

- (a) *A property will be used as it was historically or given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
- (b) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- (c) *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
- (d) *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- (e) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- (f) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- (g) *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

