

INDUSTRY/COMMERCE

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 313 BRAUN CT

Historic Name: Braun Court
Date Built: 1916

Category of Significance: INDUST/COMM

Architectural Style: Vernacular

Number of Stories: 2

Building Material: Stucco

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

Plan Shape: Rectangular

Roof Shape: Front Gable
Roof Material: Asphalt
Dormer Type: Gabled

Porch Type: Enclosed
Porch Posts: Square, short
Porch Railings: stucco

Historic Use: Residential/SF/owner occ
Current Use: Food Processing/Agricultural

Special Features: Unique milieu - "mews" setting of narrow court running between main street and alley. Houses face court and were all alike.

First Map: 1916 SB
First City Directory: 1916
Architect: -0-
Builder: Samuel Braun
Notes: Inexpensive rental housing in a traditionally industrial area. Large Foundry on site 1853/4, a Lock Factory by 1870, gone by 1880. All 8 original buildings built within 2 years - 7 houses + carpenter shop (now gone). All converted to restaurant/commercial use 1980's.

Photo Date: 06/27/94 Roll: 3 Frame: 1 By: Nakata



Statement of Significance

313 - 327 Braun Court

From 1916 to 1918, carpenter Samuel Braun built one of Ann Arbor's most unique examples of a worker housing complex. On a large, formerly industrial lot on North Fourth Avenue, he built seven identical stucco houses with the front porches and multiple windows typical of the period. The unique factor of the development was the placement of the houses facing each other across a central open space, thereby creating a self-contained "mews." Braun's carpenter shop, on the eighth lot next to the alley, was demolished in the 1970s and the lot remains vacant. In the 1980s, the court was converted to commercial uses, primarily ethnic restaurants.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 315 BRAUN CT

Historic Name: Braun Court
Date Built: 1916

Category of Significance: INDUST/COMM

Architectural Style: Vernacular

Number of Stories: 2

Building Material: Stucco

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

Plan Shape: Rectangular

Roof Shape: Front Gable
Roof Material: Asphalt
Dormer Type: Gabled

Porch Type: Enclosed
Porch Posts: Square, short
Porch Railings: stucco

Historic Use: Residential/SF/owner occ
Current Use: Food Processing/Agricultural

Special Features: See #313

First Map: 1916 SB
First City Directory: 1916
Architect: -0-
Builder: Samuel Braun
Notes: See #313

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



INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 317 BRAUN CT

Historic Name: Braun Court
Date Built: 1917

Category of Significance: INDUST/COMM

Architectural Style: Vernacular

Number of Stories: 2

Building Material: Stucco

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

Plan Shape: Rectangular

Roof Shape: Front Gable
Roof Material: Asphalt
Dormer Type: Gabled

Porch Type: Enclosed
Porch Posts: Square, short
Porch Railings: stucco

Historic Use: Residential/SF/owner occ
Current Use: Food Processing/Agricultural

Special Features: See #313

First City First Map: 1916 SB
Directory: 1916
Architect: -0-
Builder: Samuel Braun
Notes: See #313

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



INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 319 BRAUN CT

Historic Name: Braun court
Date Built: 1918

Category of Significance: INDUST/COMM

Architectural Style: Vernacular

Number of Stories: 2

Building Material: Stucco

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

Plan Shape: Rectangular

Roof Shape: Front Gable
Roof Material: Asphalt
Dormer Type: Gabled

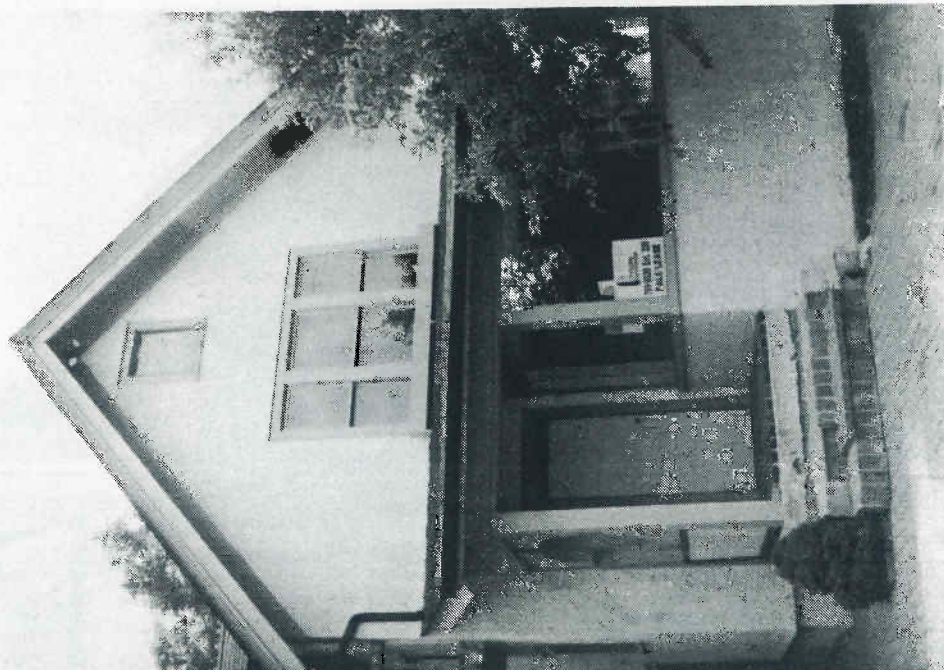
Porch Type: Enclosed
Porch Posts: Square, short
Porch Railings: stucco

Historic Use: Residential/SF/owner occ
Current Use: Food Processing/Agricultural

Special Features: See #313

First Map: 1925 SB
First City Directory: 1918
Architect: unknown
Builder: Samuel Braun
Notes: See #313

Photo Date: 06/27/94 Roll: 3 Frame: 4 By: Nakata



INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 321 BRAUN CT

Historic Name: Braun Court
Date Built: 1917

Category of Significance: INDUST/COMM

Architectural Style: -0-

Number of Stories: -0-

Building Material: -0-

Window Type: -0-
Window Panes: -0-

Plan Shape: -0-

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

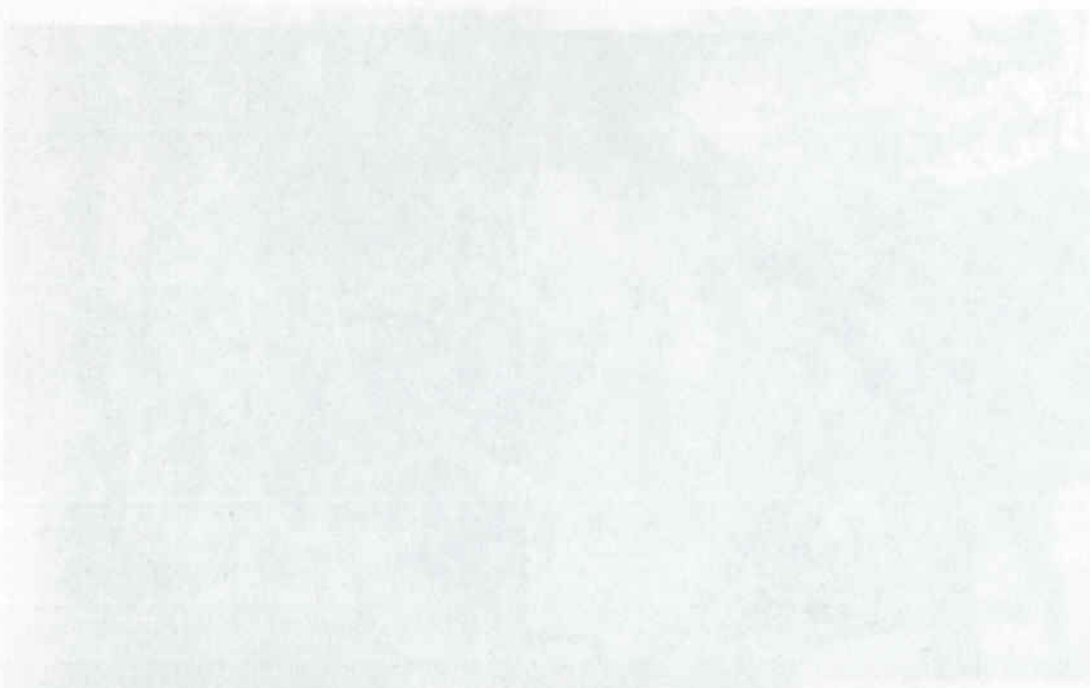
Porch Type: -0-
Porch Posts: -0-
Porch Railings: -0-

Historic Use: Commercial/owner occupied
Current Use: Vacant

Special Features: Vacant lot.

First City First Map: 1916 SB
Directory: 1917
Architect: -0-
Builder: Samuel Braun
Notes: Braun's carpenter shop built at the same time as the 7 houses. Demolished in late 1970's.

Photo Date: -0- Roll: -0- Frame: -0 By: -0-



INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 323 BRAUN CT

Historic Name: Braun Court
Date Built: 1915

Category of Significance: INDUST/COMM

Architectural Style: Vernacular

Number of Stories: 2

Building Material: Stucco

Window Type: Double-hung
Window Panes: -0-

Plan Shape: Rectangular

Roof Shape: Front Gable
Roof Material: Asphalt
Dormer Type: Gabled

Porch Type: Enclosed
Porch Posts: Square, short
Porch Railings: stucco

Historic Use: Commercial/owner occupied
Current Use: Vacant

Special Features: See #313

First Map: 1916 SB
First City Directory: 1916
Architect: -0-
Builder: Samuel Braun
Notes: See #313

Photo Date: 06/27/94 Roll: 3 Frame: 5 By: Nakata



INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 325 BRAUN CT

Historic Name: Braun court
Date Built: 1915

Category of Significance: INDUST/COMM

Architectural Style: Vernacular

Number of Stories: 2

Building Material: Stucco

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

Plan Shape: Rectangular

Roof Shape: Front Gable
Roof Material: Asphalt
Dormer Type: Gabled

Porch Type: Enclosed
Porch Posts: Square, short
Porch Railings: stucco

Historic Use: Residential/SF/owner occ
Current Use: Food Processing/Agricultural

Special Features: See #313

First Map: 1916 SB
First City Directory: 1915
Architect: -0-
Builder: Samuel Braun
Notes: See #313

Photo Date: 06/27/94 Roll: 3 Frame: 6 By: Nakata



INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 327 BRAUN CT

Historic Name: Braun Court
Date Built: 1914

Category of Significance: INDUST/COMM

Architectural Style: Vernacular

Number of Stories: 2

Building Material: Stucco

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

Plan Shape: Rectangular

Roof Shape: Front Gable
Roof Material: Asphalt
Dormer Type: Gabled

Porch Type: Enclosed
Porch Posts: Square, short
Porch Railings: stucco

Historic Use: Residential/SF/owner occ
Current Use: Food Processing/Agricultural

Special Features: See #313

First City Directory: 1916 SB
1914
Architect: -0-
Builder: Samuel Braun
Notes: See #313

Photo Date: 06/27/94 Roll: 3 Frame: 7 By: Nakata



INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 982 BROADWAY

Historic Name: Edison Building
Date Built: 1928

Category of Significance: INDUST/COMM

Architectural Style: International/Bauhaus

Number of Stories: 2

Building Material: Solid Brick

Window Type: Casement, steel
Window Panes: -0-

Plan Shape: Rectangular

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

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

Historic Use: Industrial/Engineering
Current Use: Industrial/Engineering

Special Features: Tan stone trim in wide frieze and beltcourse above upper windows, stone sills, stone tops of wide pilasters, door surround; lanterns beside door; copper band above frieze;

First Map: 1931 SB
First City Directory: 1925
Architect: Unknown
Builder: Unknown
Notes:

Equipment storage and locker rooms; replaced old mill buildings which Edison began using in 1925 before building this one. Site is above former head race. Ann Arbor Daily News 5/19/36

Photo Date: 07/01/93 Roll: slide Frame: -0 By: Pieper



Statement of Significance

982 Broadway

In 1925, the Detroit Edison Company bought a former foundry and mill complex next to the north side of the Broadway Bridge. Three years later, the company replaced the old structures with a large brick building, handsomely detailed for its utilitarian function. Limestone, terra cotta and copper accents soften the industrial steel-framed awning windows. This historic industrial site is above the original mill race.



INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 987 BROADWAY

Historic Name: Argo Substation
Date Built: 1905

Category of Significance: INDUST/COMM

Architectural Style: Industrial

Number of Stories: 1

Building Material: Solid Brick

Window Type: Casement, steel
Window Panes: -0-

Plan Shape: Rectangular

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

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

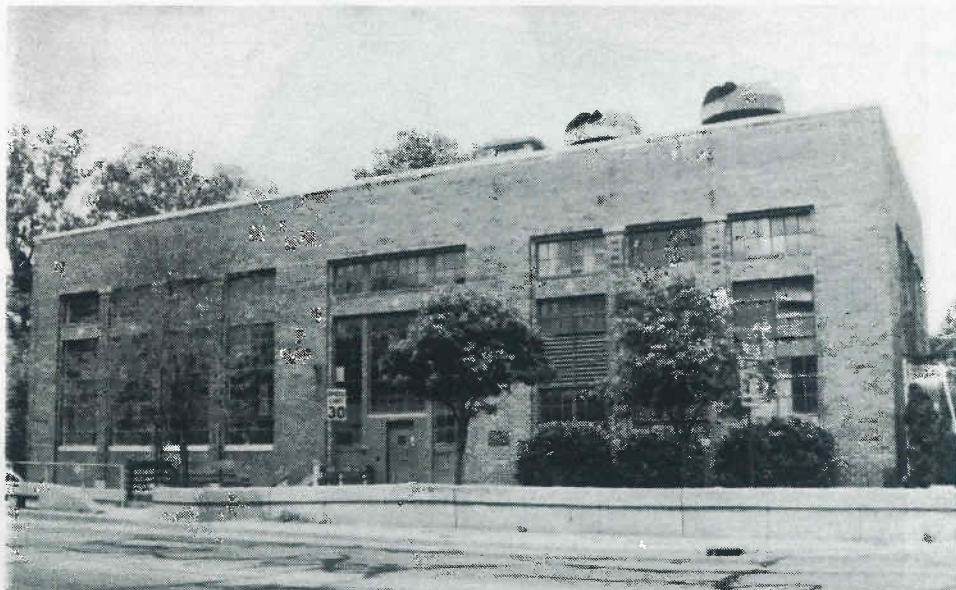
Historic Use: Industrial/Engineering
Current Use: Industrial/Engineering

Special Features: Industrial steel sash, stone accent triangles, sills, capitals, and plinths; pilasters between windows with black accent brick; tapestry brick panels below windows

First Map: 1908 SB
First City Directory: 1906
Architect: Emil Lorch
Builder: -0-
Notes:

Plaque beside door gives date of 1905; 1908 SB shows brick building, southern part remaining in 1931 map. Stephenson, p.232: bulding built by Eastern Michigan Edison Co. to replace Argo Power Plant (1904) which replaced Sinclair Mill burned Feb 1903. Photos in Gardner William's papers Box 1

Photo Date: 06/27/94 Roll: 1 Frame: 21 By: Nakata



Statement of Significance

987 Broadway

This site, at the head of the Argo Dam mill race, has a long industrial history going back to the first dam across the Huron and the grist-mill built by Anson Brown in 1829-30. In 1903, after the last mill on the site burned, a power plant was built to supply power for remaining mills in the area. According to Ann Arbor the First Hundred Years, new owners, the Eastern Michigan Edison Company, a forerunner of Detroit Edison, soon replaced that first plant. The architect, Emil Lorch, was a professor at the University who later supervised the Historic American Buildings Survey for the area. The simple industrial structure is built close to the street on its restricted site. The facade and north wall are distinguished by huge steel sash windows that take up most of the wall space.

[Faint, mirrored text bleed-through from the reverse side of the page, including phrases like "Special features" and "Please provide..."]

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 201 CATHERINE

Historic Name: Agricultural Hall
Date Built: 1856

Category of Significance: INDUST/COMM

Architectural Style: None

Number of Stories: 3

Building Material: Solid Brick

Window Type: Modern
Window Panes: one-over-one

Plan Shape: Square

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/rental

Special Features: Brick string course above 3rd floor, wide frieze,
parapet; stone sills; fieldstone foundation

First Map: 1866 BE
First City Directory: 1860
Architect: Unknown
Builder: Unknown
Notes: Historic Buildings page 18-19

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



Statement of Significance

15

201 Catherine Street

Davis Block-Agricultural Hall

1856



Kip Miller

“The excavation is being made at the junction of Detroit and Fourth Streets preparatory to the erection of a fine brick block to be used as an agricultural implements warehouse. It will be a fine improvement.” This small announcement appeared in the September 19, 1856 *Michigan Gazetteer*. The undertaking must have been too much for the builders, Davis and Greenman, as they dissolved their partnership a year later. Three years later, in March of 1860, the *Michigan Argus* noted: “Moses Rogers has sold out on Washington Street and purchased the Davis Block and will soon have an extensive agricultural implement manufactory in his new quarters.”

Rogers arrived in Ann Arbor from New York State in 1831 and operated agricultural implement factories from several locations prior to this purchase. While he owned the Davis Block, Rogers was also instrumental in establishing the Soldiers’ Aid Society for Civil War Relief. As one local historian noted “...The Society sponsored a continuous flow of socials and contests, both as money-making projects to finance their work and as a means of bolstering the morale of the home folk.... Moses Rogers repeatedly gave the use of his large hall.” In the spring of 1865, a “glorious” party was planned for the celebration

CONTINUED on next page

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 304 DEPOT

Historic Name: Wood and Perrin
Date Built: 1872

Category of Significance: INDUST/COMM

Architectural Style: Commercial Vernacular

Number of Stories: 1

Building Material: Solid Brick

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

Plan Shape: Rectangular

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

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

Historic Use: Commercial/owner occupied
Current Use: Food Processing/Agricultural

Special Features: Complex of wooden sheds attached to rear of building.
Shallow brick cornice below top of main building.
Segmented arches above windows. Stone foundation.
Entablature above and around entrance.

First Map: 1880 BE
First City Directory: 1872
Architect: Unknown
Builder: Unknown

Notes: Begun as fruit and commission business, Selick Wood took over company by 1878 and turned to lumber. He remained owner until 1916 when it became Washtenaw Lumber Co. Turned into Casey's restaurant in early 1980's. Sheds and barn remain. Early ad in Daily Times News 9/16/18.

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



Statement of Significance

304 Depot Street

Depot Street has long been an area of industrial activity associated with the railroad. This small, simple brick building is the oldest industrial structure remaining in the immediate area. The building served for over a century as the main offices of a lumber company, one of many in the neighborhood and the last to survive. In the 1980s it was converted to a restaurant which capitalized on the wood floor and heavy beams for its interior decor. The complex of rough wooden barns and sheds left over from the lumber yard operation still form an appropriate background for the brick building at the front of the lot.

INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 530 N FIFTH AVE.

Historic Name: Michigan Central Railroad Depot
Date Built: 1860's

Category of Significance: INDUST/COMM

Architectural Style: Italianate

Number of Stories: 2

Building Material: Clapboard

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

Plan Shape: Square

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

Porch Type: Full Front
Porch Posts: Square, short
Porch Railings: stucco

Historic Use: Transportation
Current Use: Residential/SF/Owner occupied

Special Features: Original 6/6 sash upstairs, paired 4/4 downstairs.
Lean-to rear wing with steeply gabled porch.

First City First Map: 1888 SB
Directory: 1894
Architect: Unknown
Builder: Unknown
Notes: Built as Michigan Central RR Depot, originally stood north of main line on Depot Street on site of present Amtrak station. (Photo OAAAT II p 117). Moved to present site by 1888 (Sanborn map) and made into a house after new depot built in 1886. Occupants in 1894 are 3 laborers.

Photo Date: 06/27/94 Roll: 5 Frame: 6 By: Nakata



Statement of Significance

530 North Fifth Avenue

The Michigan Central Railroad reached the village by 1839, much to the rejoicing of the local citizenry. By the 1860's, a substantial two-story station building had been built in the Italianate style. After a newer, larger, and more elaborate stone station complex was built to the east in 1886, this building was moved to its present location and converted into apartments. The original six-over-six windows remain on the second floor to remind us of the building's age and important original utilitarian role.

[Faint, mirrored text from the reverse side of the page, including phrases like "Special Features", "Historic Uses", and "Architectural Style".]



INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 120 130 S FIRST

Historic Name: Allmendinger Organ Factory
Date Built: 1888-191

Category of Significance: INDUST/COMM

Architectural Style: Industrial

Number of Stories: 04

Building Material: Solid Brick

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

Plan Shape: L-shaped

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

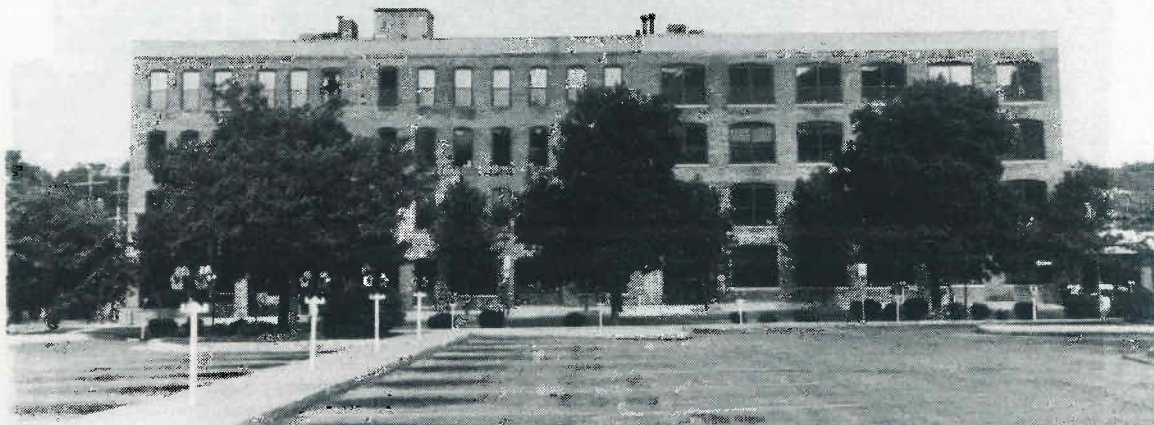
Porch Type: N/A
Porch Posts: N/A
Porch Railings: N/A

Historic Use: Industrial/Engineering
Current Use: Commercial/rental

Special Features: Windows all replaced during rehabilitation, original segmented arches remain.

First Map: 1892 SB
First City Directory: 1888
Architect: Unknown
Builder: Unknown
Notes: See Historic Buildings pp 55-56.

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



Statement of Significance

120-130 South First Street

1888, 1895, 1906, 1911 Allmendinger Organ Factory

49

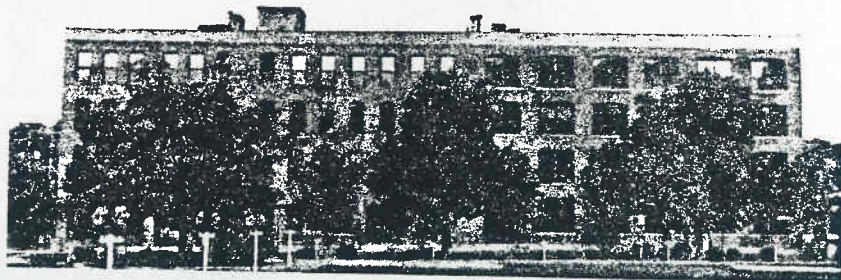
This block-long group of brick buildings was built in four stages as a factory for the Allmendinger Organ Company. The company was founded in 1872 by David F. Allmendinger, who first worked from his frame house which stood on this site. A descendant of one of Ann Arbor's earliest pioneers, Allmendinger was apprenticed to master organ builder Gottlieb Gaertner in 1867. When Gaertner left for Ohio in 1871 to manage another factory, Allmendinger bought his equipment and married his daughter.

Allmendinger began modestly in the back rooms of his home where he hand-carved his earliest organs, sometimes using soup bones for the keys when ivory was unavailable. A conservative businessman, he preferred to peddle his finished organs personally by wagon, often trading them for flour, wood, and farm products. His earliest commissions were for church organs, but eventually he began to specialize in lightweight, affordable reed organs which many farmers proudly displayed (and played) in their parlors.

By 1888 he was successful enough to establish a stock company and build a four-story brick building (later reduced to two stories after a fire) on Washington Street. In 1895 the company began manufacturing Henderson Pianos as well as Ann Arbor Organs. They built a four-story brick building at the corner of Washington and First Streets, moving Allmendinger's house to a lot just beyond the railroad tracks. The company name was changed to the Ann Arbor Organ Company and a salesroom opened on South Main Street (see 121). In 1906 another two story brick section was added along First Street, and in 1911 the final two stories were added.

In 1915 competition from low-cost suppliers such as Sears Roebuck & Co had driven this company and many other small factories out of business. From 1916 to 1926 the buildings housed the Motor Products Company which made windshields for automobiles. By 1930 the buildings were empty and deteriorating.

CONTINUED on next page



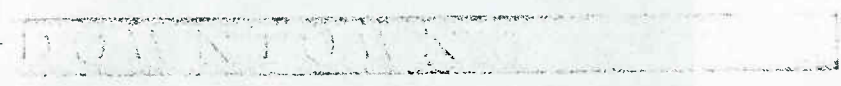
Kip Miller

Statement of Significance

1 Allmendinger Organ Factory *CONTINUED*

Mr. Carroll Benz, a local real estate agent, purchased them around 1935 and remodeled various spaces for rent. In 1947 Benz moved his own real estate office into one of the buildings and for almost 40 years this complex was known simply as the "Benz Building," despite the fact that Benz sold the buildings to the University of Michigan in 1969. The University housed several research institutes here until budget cuts in the recession of the 1980s forced the sale of the buildings in 1984. The purchaser, William Martin, with the expertise of Architects 4, completely renovated the building, replacing original windows and creating a modern entry for the 1895 structure.

Except for these changes, the exterior remains much as it was at the height of its days as an organ factory, a time when 5,000 organs and 600 pianos a year were produced and shipped to every state in the Union and to England, Scotland, Australia, the West Indies, and South Africa. These simple brick structures, imposing in size, remain a fine example of utilitarian factory design, reminding us of the days when workers lived in nearby neighborhoods and walked to and from work. In the new lobby, a visitor will find an original Allmendinger Organ and display panels telling the story of the factory, its owner, and the organs he built.



INDIVIDUAL HISTORIC PROPERTY DOCUMENTATION FORM 09/12/94

Address: 916 FULLER

Historic Name: Washtenaw Light and Power Building
Date Built: 1902

Category of Significance: INDUST/COMM

Architectural Style: Industrial

Number of Stories: 1

Building Material: Solid Brick

Window Type: N/A
Window Panes: -0-

Plan Shape: Square

Roof Shape: Hipped
Roof Material: Asphalt
Dormer Type: N/A

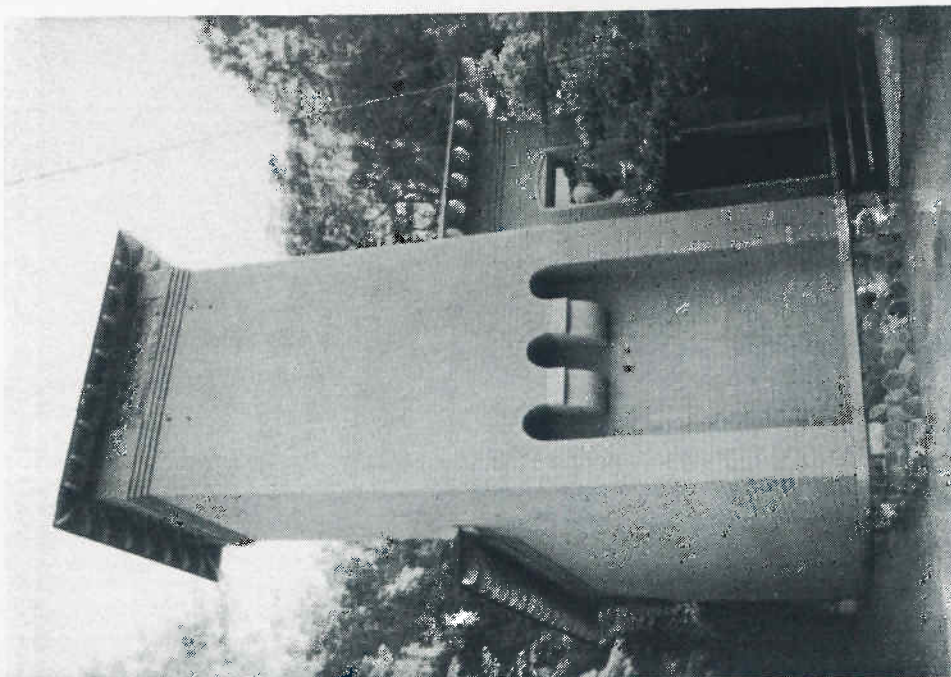
Porch Type: N/A
Porch Posts: N/A
Porch Railings: N/A

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

Special Features: Exposed rafter ends below roof overhang, corbelled brick below roof, deep round-arched corbels at first story front, rough stone foundation, tower shows where wires originally were attached as relay station.

First Map: none
First City Directory: none
Architect: Unknown
Builder: Unknown
Notes: See Historic Buildings p 66. Information from Detroit Edison history.

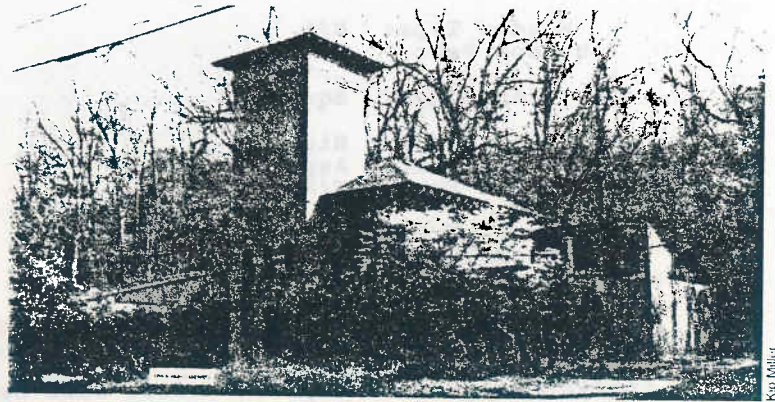
Photo Date: 06/27/94 Roll: 4 Frame: 7 By: Nakata



61

916 Fuller Road Washtenaw Light and Power Building

1902



Passers-by have always been intrigued by this unusual structure. The two-story tower portion was erected in 1902 as a relay station by the Washtenaw Light and Power Company, eventually becoming a sub-station for the Detroit Edison Company until 1949. When architect David Osler bought the empty building in 1961, his lively adaptation of the interior for his office and library maximized the space offered by the brick shell with hip roof. An addition, constructed as a separate building to the rear, is connected by a passage, creating a small atrium between.

66