

**Ann Arbor, Michigan**

**Preservation  
for  
Cobblestone Farm**

**Report  
of  
the  
Cobblestone Farm  
Historic District Study  
Committee**

**January, 1982**

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Cover: Sarah Campbell at the east front gate with a family dog, early spring 1899.  
The picture was taken by her brother, Robert Clair Campbell, the family photographer.

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**ILLUSTRATION 1**

The cobblestone farmhouse at the time of the City's purchase, in the winter of 1972-73. Photo by Herb Pfabe.

## INTRODUCTION

In 1976 the Cobblestone Farm Association began the task of writing a Preservation Plan for the restoration of the Cobblestone Farm. After two years of examining goals and objectives, and collecting relevant research and data, a draft plan was completed.

At about the same time, the Historic District Commission and the Cobblestone Farm Association came to the conclusion that the site should be protected as a historic district under the City of Ann Arbor Historic District Ordinance. Designating Cobblestone Farm as a historic district will provide continuity in the operation of the Farm through changes in leadership in the Association, the Commission, and the City.

The Cobblestone Farm Association and the Historic District Commission felt that the Preservation Plan and the report to be prepared for the historic district ordinance could be combined into one document. Therefore, on January 22, 1979, both groups requested that the Ann Arbor City Council appoint a Study Committee to complete the Preservation Plan and prepare a draft ordinance.

The Preservation Plan is the work of the following committee members:

Howard Bond	Frances Lyman
Jacquelyne Greenhut	Adrienne Malley
Nan Hodges	Raleigh Morgan
Douglas Koepsell	Richard Neumann
Peter Pollack	

The Study Committee gratefully acknowledges the help of the following people whose special knowledge of the Ticknor-Campbell house contributed to the report: George and Mary Campbell, grandchildren of William Campbell and last private owners of the house; Jean Stanger and Margaret Saxon, who did the research for and prepared the interior decorating standards; and Steven Hamp, caretaker of the Cobblestone Farm, 1976-1981, and author of "The Ticknor-Campbell House: The Campbell tenure," an unpublished study of the Campbell family's farming operation.

A special word of thanks is owed the Parks Department of the City of Ann Arbor. Throughout all phases of the restoration since 1974, the Parks Department has been the willing partner of the Cobblestone Farm Association by providing financial resources, planning, and maintenance for the Farm.

The preservation plan is intended to be a flexible document. The research contained within it is not exhaustive. There is still much to be learned about the Farm, its people, and the part that it played in the history of Ann Arbor. As new research is completed and new concepts are formed, the plan will be altered. We believe that the plan is strong enough to withstand major change, but that it must evolve just as the Farm itself has changed with each generation.



**ILLUSTRATION 2**

Carrie Read Campbell on the front lawn with her baby, William Read Campbell, and a guest in 1903. Photo by her husband, R.C. Campbell.

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## THE HISTORY OF COBBLESTONE FARM

### THE LAND, THE PEOPLE, AND THE FARM

#### Beginnings: The Maynard and Ticknor Families, 1824-1860

The history of the Ticknor-Campbell Farm properly begins in June, 1824, when Ezra Maynard, an early settler in the Ann Arbor area, and his son Charles began to clear and work a 240-acre farm in Section 3 of Pittsfield Township. The acreage extended along the north side of Packard Road from Platt Road on the east to Colony Road on the west.\* Maynard's name appears in the territorial tract records as the first settler to own this site. He began the farm by planting the first forty acres cleared in potatoes, turnips, a vegetable garden, and wheat.

Ezra Maynard's family lived first in a square log house on Mallet's Creek. Sometime later, perhaps after Charles Maynard became owner of the farm in 1826, a small frame house was built for the family. In 1835, Charles Maynard, desiring to follow the frontier westward in Michigan, sold the farm for \$1500 to Heman Ticknor who was acting on behalf of his brother Benajah, a surgeon serving in the United States Navy.

When in 1840, Dr. Ticknor found his brother Heman, his wife Eliza and their seven children crowded into the small frame house, he may have begun to think of a larger house and extensive outbuildings for the farm. Construction of the cobblestone house was under way in 1844, and in August of that year Dr. Benajah Ticknor was an occupant of the first home that he had ever owned, sharing the house with his brother Heman and his family. Sometime during the construction period in 1844-45, the small house was moved to and placed against the rear fieldstone wall of the stone house. A kitchen, pantry, milk room, indoor-outdoor privies, washroom and woodshed were added on the ground floor with a spacious hired men's dormitory on the second floor. The east and west sides of this extended wooden kitchen ell were completed with columned porches or "piazzas."

While Benajah Ticknor was at sea or on duty in various naval hospitals, Heman Ticknor and his family farmed the land. Almost at once Heman became active in local political and agricultural affairs. At various times from 1835-1850, he served as Pittsfield Township Supervisor, Treasurer, and Justice of the Peace, and one of three Superintendents of the Poor in Washtenaw County. During the 1840s he was both judge and prizewinner in fairs sponsored by the Washtenaw County Agricultural Society. By the time Dr. Benajah Ticknor became a permanent resident in Ann Arbor, his brother Heman was recognized as a successful farmer and Whig politician.

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\*Packard, Platt and Colony did not exist until much later. We will use the names here, however, to enable the present day reader to visualize the extent of the early land holdings.

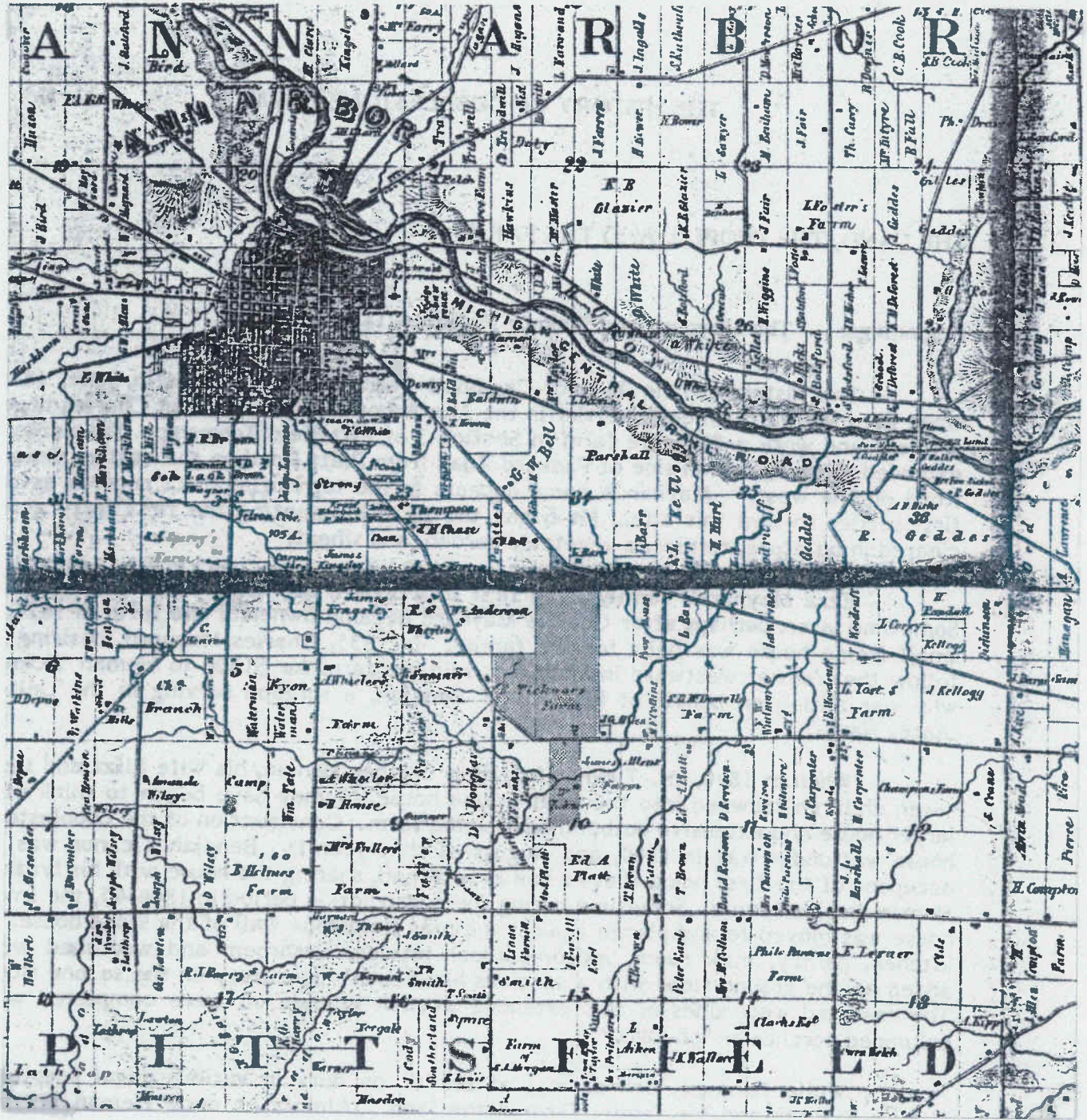


ILLUSTRATION 3

1856 County Map showing the Ticknor land holdings.



Benajah Ticknor, originally from Salisbury, Connecticut, and his wife Gesie Bostwick Ticknor, a New Englander whom he had met and married in Canfield, Ohio, lived on the farm for short periods in 1844-45, 1848, and 1851-52 between assignments to the naval hospital in Boston and a voyage to Japan. Upon his retirement from the Navy in 1854, Dr. Ticknor lived on the farm until his death in 1858. During these years he participated in the social, religious, and intellectual life of Ann Arbor and acted as a much-sought-after medical consultant because of his world-wide experience. He was also a fascinating self-taught classical scholar, a mathematician, a philosopher, and a diarist who recorded his thoughts and experiences in a journal which he kept faithfully from 1818 until shortly before his death in 1858. A copy of this journal is in the Bentley Historical Library on the North Campus of the University of Michigan, the original being at Yale University.

The Ticknor farm was expanded in 1846 by the purchase of an additional 80-acre section of land which extended to the western border of Section 3, Pittsfield Township, including the original Stone School plot. Also during this year additional outbuildings which Dr. Ticknor had ordered to be constructed before leaving for the Far East in 1845 were completed. A large barn, existing from the Maynard tenure, formed the eastern boundary of the farmyard. The Ticknor additions included a sheep barn or three-sided enclosure open to the south, a horse barn, a corn crib, a chicken house, an ice house, a smoke house, and a wind mill.

Benajah Ticknor, in his relatively brief residency at the farm, took an active interest in agriculture. He observed the latest and most improved types of mechanized farm equipment and purchased for his brother the best strains of rust-resistant Mediterranean wheat. His brother Heman, however, managed the farm until 1859.

Wheat, buckwheat, clover seed, hay, corn, and oats were the principal crops. Dairy cattle, pigs, sheep, chickens and bees were bred and raised. An orchard was planted west of the house extending as far west as Stone School Road. The view of this orchard, the garden, and the distant fields from the west piazza of the kitchen wing was one which Benajah Ticknor noted with pleasure in his diary in June, 1852.

### **The Booth Family Tenure: 1860-1880**

In 1860, Gesie Ticknor, who had inherited the farm from her late husband Benajah, sold it to Horace Booth. The Booth family retained the property for twenty years, adding to the farm acreage and to the farm buildings. In 1859, a portion of the farm south of Packard Road in Section 10, comprising fifty acres, was separated and sold to Heman Ticknor. On this land directly opposite the cobblestone house, Heman built his family a smaller wooden replica of the stone house.

When Nelson Booth obtained the farm from his father, he owned the land east of the Ticknor farm extending as far as Platt Road and the eastern boundary of Section 3 of Pittsfield Township. He later acquired twenty acres on the south side of Packard Road. These lands were added to the original Ticknor holdings, the total farm area then probably amounting to some 400 acres or approximately 5/8 of Section 3 of the Township.



ILLUSTRATION 4

1874 County Atlas showing Booth land holdings.

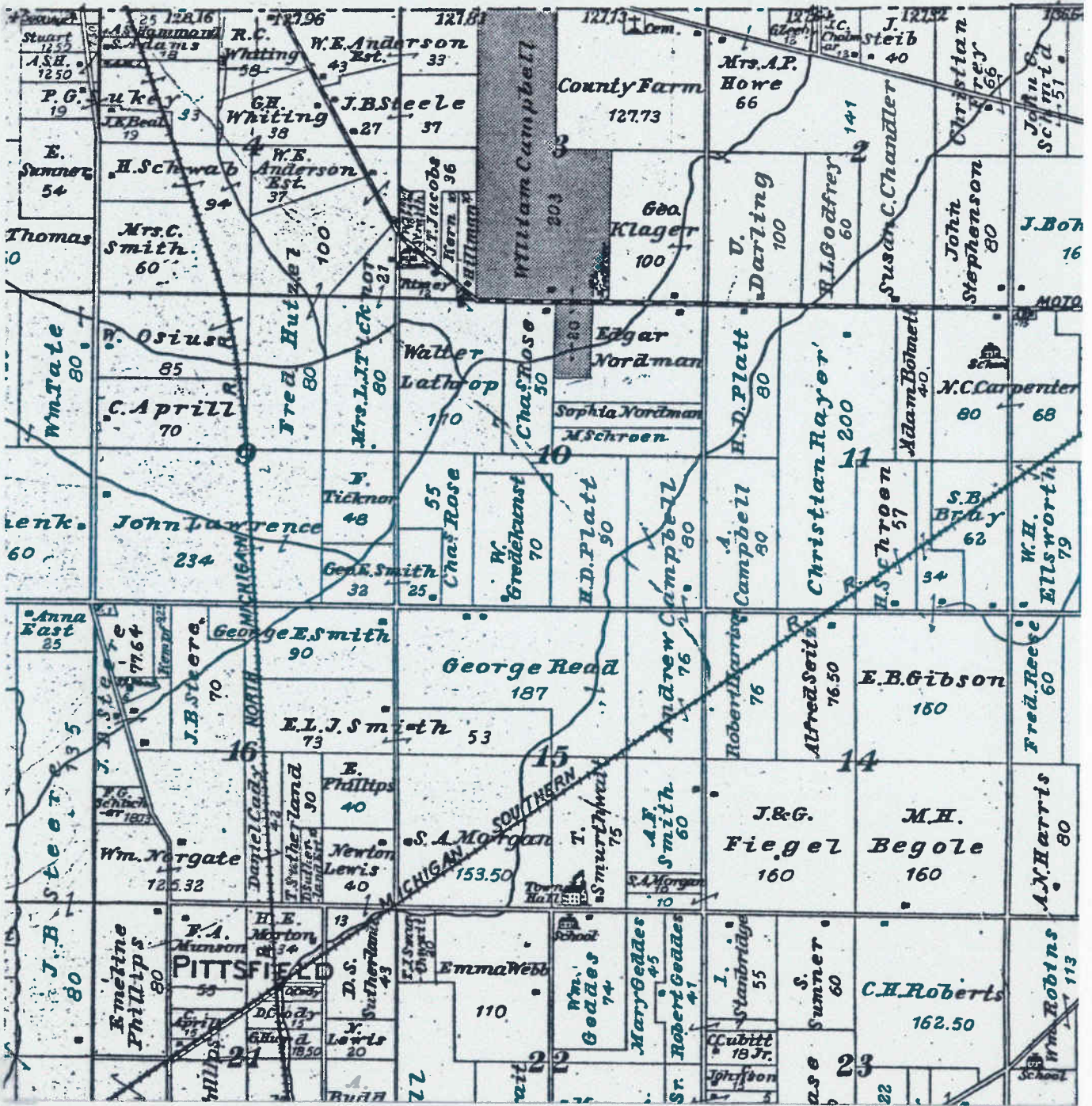
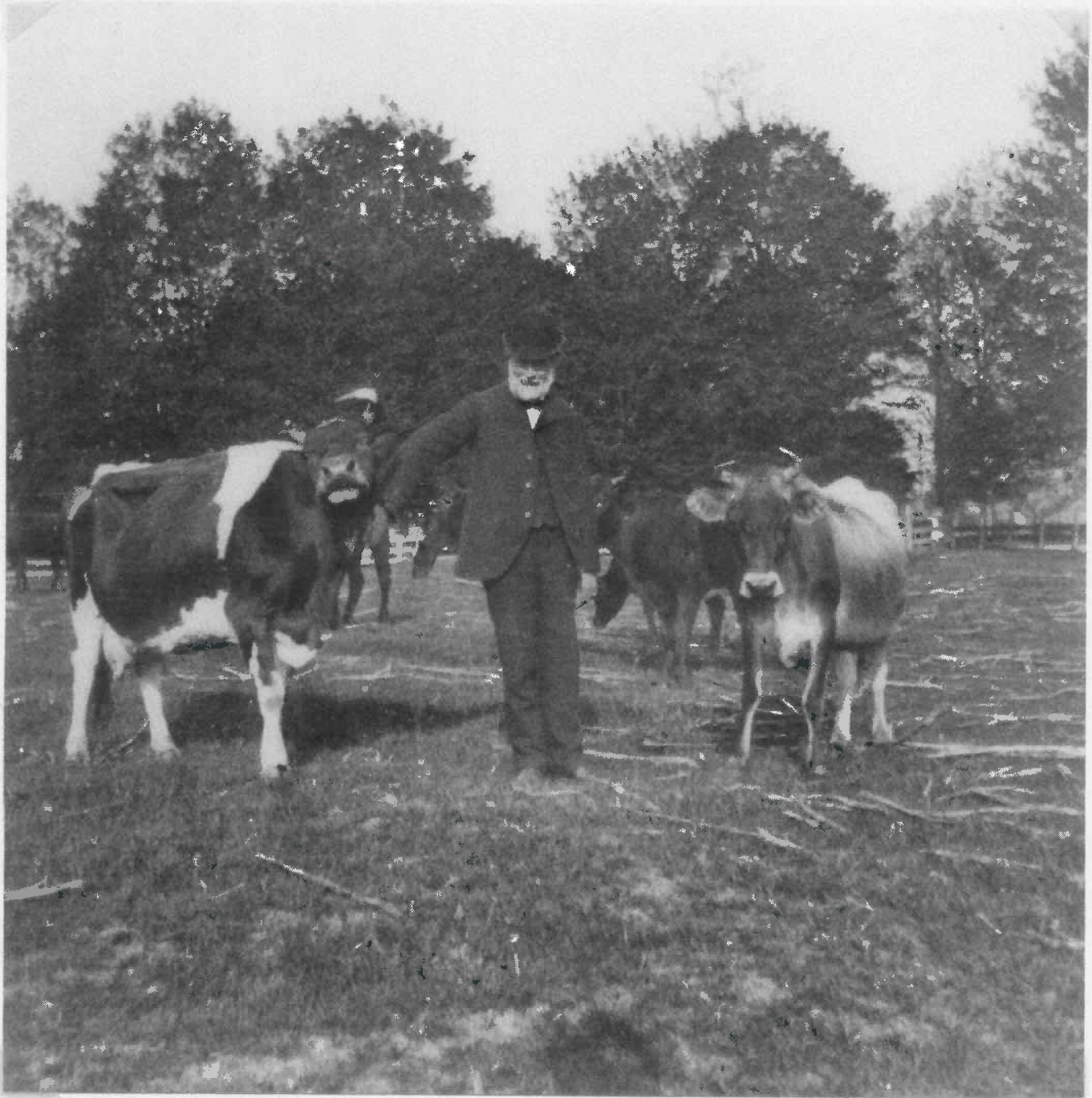


ILLUSTRATION 5

1895 County Atlas showing the Campbell land holdings.

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### ILLUSTRATION 6

Although William Campbell raised Registered Short Horns, the family's supply of milk and butter came from a Holstein and a Jersey, dairy cows shown here with Mr. Campbell in the lot west of the house about 1900. Photo by R.C. Campbell.

Nelson Booth raised and sold nursery stock, and he extended the Ticknor apple orchard by fifteen acres on the land to the north and northwest of the house and the existing orchard. He was also a fancier of thoroughbred racing horses. To accommodate them, he built a large "basement barn" north and slightly west of the assemblage of farmyard outbuildings. This type of barn is typical in Michigan. It features a grade at the main entry which enabled horses and wagons laden with hay or grain to drive directly into the bay on the second story next to the granary and the hayloft. Cows and horses entered the barn on the ground level of the structure. The carriage house and shop were built on the east side of the existing outbuildings in the farmyard.

Additions made by Nelson and Sophia Bassett Booth to the front yard and main entrance of the farmhouse were in keeping with his apparent desire to update the style of the front of the house and to accommodate his horse and carriage as well as those of visitors. An oval carriage drive flanked by trees was built to allow easy access to and from Packard Road. A two-tiered wrought iron fountain, fed by means of a pipe passing under Packard Road and drawing water from a spring some 500 feet to the south, was installed in a central position within the confines of the carriage drive. In addition, a porch in the then popular "Italianate Bracketed" style was built on the south (front) facade.

#### **Brief Interlude: Burke to Chandler, 1880**

William and Catherine Burke purchased the farm in 1880. Later in the year it was sold to Susan Chandler. The Burkes retained the southwestern 80 acres of Section 3 with the exception of the Stone School triangle which had been separated earlier.

#### **Three Generations of Campbells: 1881-1973**

In 1881 a Scottish immigrant, who had been a school teacher and later a merchant in Ypsilanti, purchased the farm from Susan Chandler. At this time the eastern-most portion extending to Platt Road was separated and not included in the sale. The total acreage of William and Mary Aulls Campbell's purchase in 1881 was approximately 225 to 230 acres. This included what is presently Buhr Park to the northern line of Section 3, as well as both flanking pieces of land east and west of the farm house along the north side of Packard Road. The 20-acre parcel south of Packard Road was also included in the Campbell purchase.

Robert Clair Campbell, who inherited the Ticknor-Campbell farm from his father, expanded the farm sometime before 1912 by buying a 50-acre plot south of Packard Road extending as far east as Platt Road. He also purchased a small strip of land a mile north of the house to gain access to Washtenaw Avenue. R.C. Campbell's total holdings were then 275 acres.

With the death of R.C. Campbell in 1945, the farm passed into the ownership of his wife Carrie Read Campbell, his sons William and George, and his daughter Mary. They continued to farm until all of the acreage was sold except the 4.5 acres on which the house stands. A portion was sold in the late 1940s for development, and



### ILLUSTRATION 7

Campbell family portrait taken at the E.B. Lewis Studio, 12 South Main Street, Ann Arbor, January 3, 1889. Clockwise from the upper left are: Sarah Campbell, age 13; William Aulls Campbell, age 29; Robert Clair Campbell, age 18; daughter-in-law, Mattie Ormsby Campbell; Mary Aulls Campbell; her daughter Lois; and husband, William Campbell.



### ILLUSTRATION 8

In the farmyard in the fall of 1900 are William Howling (left) with his wife and daughter Gladys and (right) hired man, Alexander Noble. The buildings seen behind them are from left to right: the side of the corn crib, the large Booth barn, the Ticknor horse barn, the Wonder windmill, the chicken house, and the carriage house and carpentry workshop. The sheep shed is hidden behind the wagon full of barrels of apples. The Howlings lived on the farm at the time, managing it for the Campbells.



**ILLUSTRATION 9**

Sarah Campbell, known to her family as Sadie, is cleaning a lamp chimney in the farm kitchen in early 1899. Photo by R.C. Campbell, her brother.





### ILLUSTRATION 10

From R.C. Campbell's diary, March 12, 1899: "Took a flashlight picture in kitchen in the evening. Anna Campbell visiting. Mother laid up with the grip." Anna, his cousin, is on the left as Sadie holds a piece of cut apple out to the photographer who cleverly managed to include himself in the picture. He is holding a thread off camera which ignites flash powder in a pan timed to coincide with the exposure of the glass negative.

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**ILLUSTRATION 11**

Hired man, Alexander Noble, is shown here with two of the farm horses in the barnyard around 1900. The outbuildings (for descriptions, see illustration 8) were destroyed by fire in 1924.

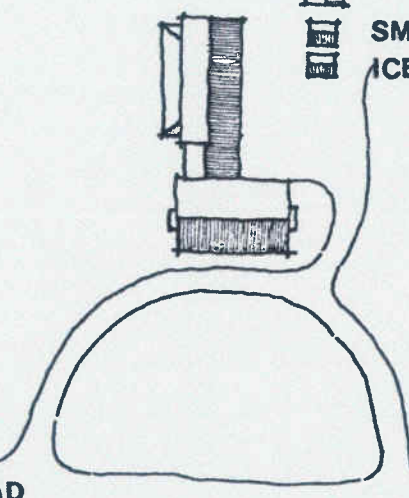
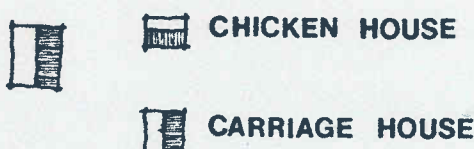
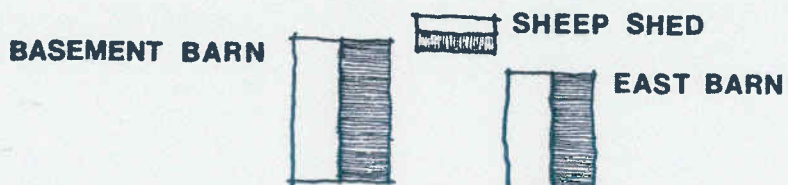
the 39 acres that were to become Buhr Park were sold in the early 1950s. The Buhr Park acreage was bought by the family of Joseph Buhr, Sr., founder of the Buhr Machine Tool Company, and in 1955 given to the City of Ann Arbor for a park to be named in his honor. In February, 1973, Mary and George Campbell sold the house and the last 4.5 acres of land surrounding it to the City of Ann Arbor to complete Buhr Park.

The Campbells maintained a full working farm from 1881 until the land was sold. All three generations of the family farmed, but the most intensive and extensive operation was most probably under William Campbell in the last two decades of the 19th century. Although he always maintained an outside occupation, he farmed the land and raised animals with the help of a small crew of hired men. The Portrait and Biographical Album of Washtenaw County, Michigan noted that William was a "breeder of thoroughbred Durham Cattle, (kept) a good grade of horses, and (raised) a variety of crops." As was typical of the self-sufficient 19th-century farm, chickens and hogs were raised to provide eggs and meat for the family dinner table, the excess being sold for cash income. An 1892 entry in William Campbell's diary records the livestock inventory as being 41 hogs, 48 cattle, and 9 horses. Cattle were raised for sale as breeding stock or milk cows. Later, under R. C. Campbell and his sons, cream and other dairy products became dominant. He raised sheep on the hilly sections of land north of the house. When he acquired a tractor he stopped plowing this section because of the steepness of the grades and, instead, fenced it in as sheep pasture.

Following, very probably, a five-year rotational plan that had been developed by the Ticknor and Booth families, the three generations of Campbells planted a variety of grain and seed crops in such a sequence as to maximize yields and to maintain the highest degree of soil fertility. In the first year the sod was rolled under and corn planted to be harvested in the autumn. In the second year, oats were planted in the spring and harvested in September, after which the ground was plowed and planted with winter wheat. In the third year the wheat planted the previous autumn was harvested in July. That same spring, clover, timothy, or alfalfa were seeded in the fields of emerging wheat. After the wheat harvest, this cover crop grew for cutting the next year. The field was then left in hay production for two or three years and mown periodically until quality declined. The sod was then plowed under and corn was planted the following spring to begin the cycle once again.

The operation usually lasted about five years with corn being harvested the first year, oats the second, wheat the third, and hay for the last several seasons of the cycle. Substitutions in this basic plan included the occasional shift from wheat to rye and from oats to barley. For the hay crop used to feed cattle and horses, William Campbell used both clover and timothy. R. C. Campbell also used both, and sometimes planted alfalfa. This process went on in several fields simultaneously, with three undergoing the same type of planting in any one season.

Approximately ten acres to the west of the house were cultivated. The largest field to the east of the house extending over the Easy Street area was also cultivated together with some acreage to the north of the house in what is now Buhr Park. There were cultivated fields, too, on the holdings south and east of Packard Road. Much of the hilly area north of the house in what is now Buhr Park was increasingly reserved for pasture land. William Campbell usually had all available acreage under the plow. His cultivation was more extensive than his son's because he plowed the land with horses which could negotiate the steeply-graded hills north of



PACKARD ROAD

THE COBBLESTONE FARM  
ANN ARBOR, MICHIGAN

HISTORIC  
OUTBUILDING LOCATIONS

▲  
NORTH  
OCTOBER, 1980

ILLUSTRATION 12

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the farmyard. It was after his son R.C. bought his first Fordson tractor that it was necessary to stop cultivating these fields. From this point on R.C. pastured sheep on this irregular land. By the 1920s, R.C. Campbell had switched from breeding cattle to dairy production. From the late 1930s to 1952 he concentrated on producing grain, cream, and veal calves.

The Campbells enjoyed the orchard planted by Nelson Booth to the north and northwest of the farm (15 acres) until 1914 when the San Jose scale struck the apple trees killing most of them.

Typical of farm families, the Campbells planted a vegetable garden each year. They used the marshy wet area near the north barn and the gravel pits to grow sweet corn, parsnips, and strawberries. The major vegetable garden was located in a different area each year, usually on the end two or three rows of an upland plowed field. This annual garden rotation was done so that the soil would not become exhausted and also so that maggots and other insects would not breed in the garden soil from year to year. The Campbells grew sweet corn, potatoes, parsnips, onions, tomatoes, peas, navy beans, pumpkins, carrots, beets, lettuce, radishes, and cabbage.

As indicated above in the Ticknor and Booth sections of this history, the basic barn and outbuilding arrangements, with one exception, were complete by 1881 when William Campbell purchased the farm. A major addition to the site of the farmyard was made in 1901 when William and his son R.C. moved a large bank barn built by Nelson Booth from its original location on what is now Easy Street to the marshy area north and slightly west of the barnyard and other outbuildings.

William Campbell, at some point in his tenure of the farm, bought thousands of rails according to his granddaughter Mary Campbell. With these he built a split rail fence around the northern and eastern boundaries of his property abutting on the County Farm land. He installed the first wire fence on the western boundary of his land near what is now Colony Road. An 1898 Campbell photograph shows a white picket fence separating the south (front) lawn of the farm house from Packard Road.

From 1881 the barn and outbuilding inventory in the Campell Family farmyard was basically that established by the Ticknors and the Booths until 1924 when a fire burned all of the outbuildings with the exception of the basement barn described above. An 1899 Campbell photograph shows the hired man holding two horses in the center of the farmyard and the 1976 Charles Ciccarelli print also shows the house and outbuildings as they then appeared. The farmyard buildings were located north and slightly east of the end of the kitchen ell. (See illustrations 11,12, and 21.)

## **ARCHITECTURAL SIGNIFICANCE**

### **The Exterior of the Cobblestone House**

The Ticknor-Campbell house is affectionately known as Cobblestone Farm by the people of Ann Arbor. The name itself evokes thoughts of beautiful architecture and life on the farm.



**ILLUSTRATION 13**

The east facade of the cobblestone wing has its windows boarded up after vandals broke into the empty house in early 1973. A temporary roof has already been installed on the kitchen ell at the right.

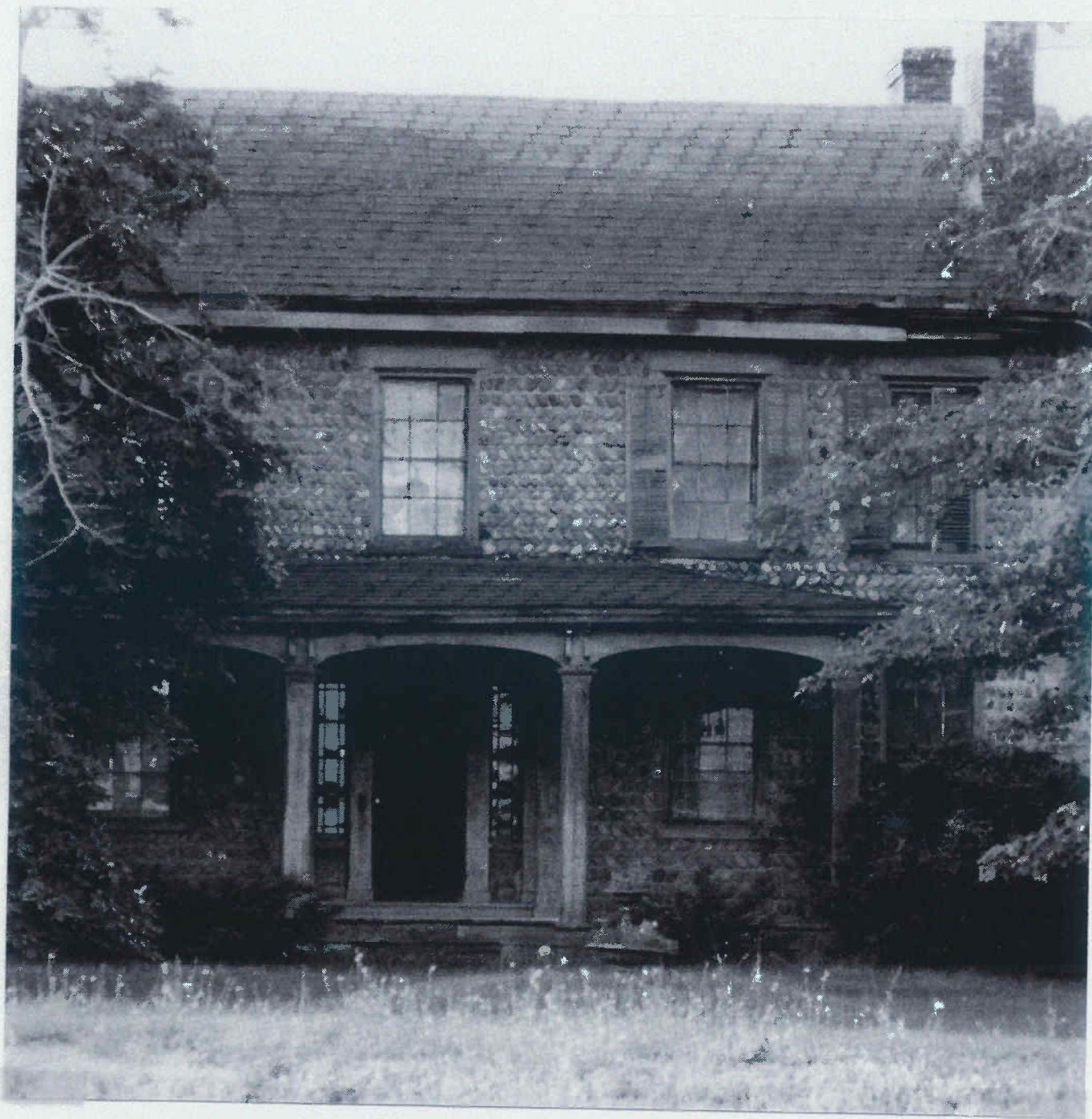
The cobblestone house, built in 1844 in the Classic Revival style, is one of the finest of the few examples of cobblestone construction in Michigan and one of only two remaining in Ann Arbor. Together with the wooden kitchen ell in the rear, it forms an unusually fine example of a pioneer Michigan farm dwelling. Because of the superb cobblestone architecture and the historic significance of its hand-done construction methods, the Ticknor-Campbell house was included in the Historic American Buildings Survey of 1936, at which time drawings of its exterior and interior were placed in the Library of Congress. The home was placed on the National Register of Historic Places in 1972 and on the Michigan Register shortly thereafter.

The construction of the cobblestone house was probably the work of Stephen Mills, who had learned his trade in western New York state. In the region surrounding Rochester, New York, cobblestone architecture became popular during and after the digging of the Erie Canal. The abundance of glacially-deposited stone available both in western New York and in southern Michigan determined the unusual building material. The Classic Revival architectural form derives from the 18th Century Georgian antecedents of colonial New England and Virginia. It is possible that this architectural form was chosen by the owner, Benajah Ticknor, because of his New England heritage, his family having settled in Salisbury, Connecticut. There are, however, no entries in his voluminous diary to substantiate this. Certainly the overwhelming majority of the cobblestone houses in the Erie Canal region of New York are in the Classic Revival or the Federal styles.

The Classic Revival style of the cobblestone house is reflected in the balance of architectural elements: the use of square "dressed" stone quoins at wall corners; and the use of enclosed columns, pier windows, or sidelights; and a straight lintel spanning the impressive front entry. The exterior of the house is bilaterally symmetrical, divisible into two mirror images matching window for window and chimney for chimney. The desire for exterior visual symmetry is evident in the chimney arrangement below the roof line where an interior offset was used to achieve the exterior effect of absolute balance above the roof. It also features the typical in-turned cornice or fascia under the eaves and louvered shutters flanking the windows.

The historic importance of the cobblestone house, in addition to its architecture and its function as a pioneer farm dwelling, lies in its hand-done construction techniques and the highly-refined treatment of the cobblestone masonry. Cobblestone architecture, which was dependent upon slow, exacting construction around a framework built by the post and beam or mortise and tenon method, fell into disfavor in the middle of the 19th Century with the development of steam-powered saw mills, the consequent availability of cheap wood, and the invention of "balloon" construction. The latter used a light-weight wooden frame, nailed together at the joints which bore the weight of the walls and roof formerly borne by massive hand-hewn timbers.

The Ticknor-Campbell house was built by the earlier construction type of hand-hewn oak members joined by mortise and tenon. The walls and roof are supported by this framework and by the two-foot thick masonry wall of mortared stone rubble. The finishing courses of cobblestones were integrated by veneering onto the rubble-stone inner wall. Four symmetrically-placed chimneys of common red brick were built within the walls on the west and east sides of the house to serve the four fireplaces within. Accordion-split lath and square-cut nails were used throughout. Thus, the cobblestone house with its wooden kitchen ell, represents one



**ILLUSTRATION 14**

A view of the front facade in the summer of 1972 shows the porch still standing and highlights the herringbone pattern of the cobblestones. Photo by G. Thompson.



of the last remaining examples of a completely hand-built house, a portion of which is in the rare cobblestone medium. The house was built during a time when Michigan, like the rest of the country, was rapidly becoming dependent on machine technology and was shifting to new construction methods.

The refinement of the stone work evident in the Ticknor-Campbell cobblestone house represents a mid-point in the development of the techniques of masons who worked in this demanding medium over a quarter of a century. In order to understand why the home is an outstanding example of cobblestone architecture, it is necessary to understand something of the history of that form.

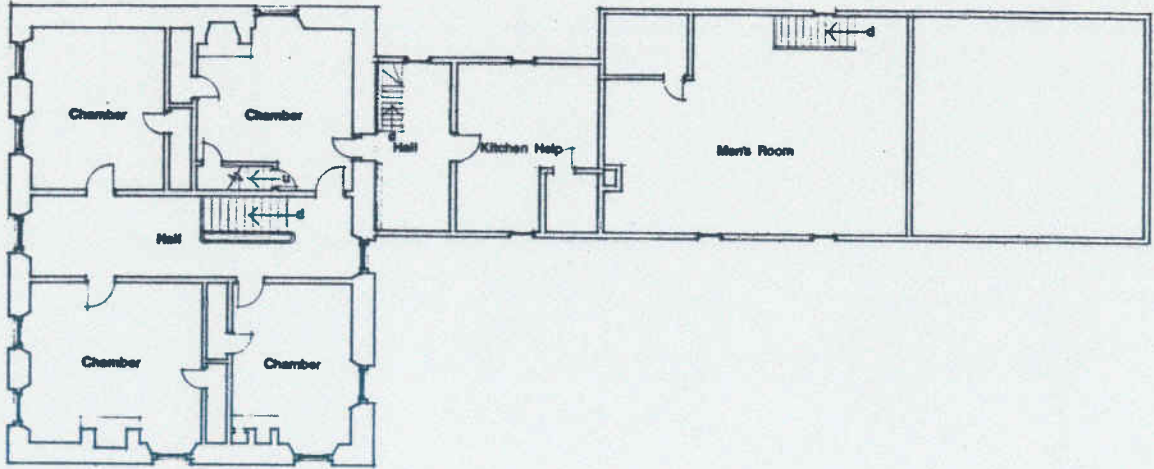
At the beginning of the cobblestone era (1825), masons used irregularly shaped stones and paid no particular attention to the line or the shape of the mortar joint. Corner stones were often only large irregular field stones. As the masons in New York state developed more skill, their stone work became increasingly more sophisticated. During the middle period (1835-45), smaller, more uniform stones matched for color and shape were selected. Toward the end of the era (1845-60), stones as small and nearly as perfect as eggs or potatoes were set in precise horizontal courses, often attached as a veneer on the inner rubble walls.

The Ticknor-Campbell house is more representative of the middle period of cobblestone architecture when the stones themselves, instead of being imbedded deep in the mortar, were allowed to project from the wall and the mortar was drawn out and formed into a v-shape. There is an ever-changing pattern of light and shadow on the stones because of the increased projection and the difference in pattern of laying the stones. The mason used the stylish herringbone pattern of oval stones on the south (front) facade, but set similar stones in horizontal courses on the west and east sides of the house. Thus, the Ticknor-Campbell house is a splendid example of the more refined middle-period of cobblestone architecture imported from New York State. The cut stone quoins at the corners are also in keeping with this refined style. The north (rear) wall having less importance than the front or sides of the structure, was simply done in large irregular field stones.

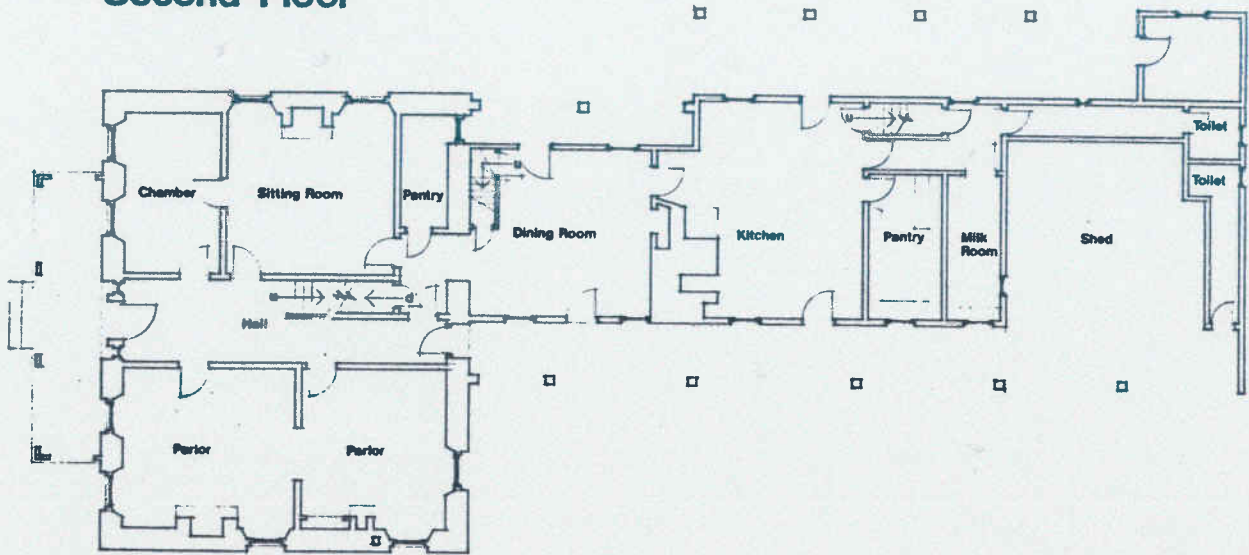
There has been only one alteration to the exterior of the cobblestone house. During the Booth Family tenure (1860-1880), an Italianate-style wooden front porch with bracketed columns was added to the south (front) facade. This porch collapsed during the blizzard of December, 1974, and the pieces are now in storage.

### **The Interior of the Cobblestone House**

The floor plan of the cobblestone house is an asymmetrical four-over-four divided on both stories by a central hallway. There are actually three rooms on the west side of the lower floor; a library, a sitting room, and at the rear, a small pantry; and two rooms on the east side, a parlor and a parlor bedroom. The two parlors have shallow fireplaces evidently built to hold cast-iron fireplace inserts or enclosures to ensure that the maximum amount of heat was thrown outward into the rooms instead of going up the chimney. The mantelpieces are of pine originally painted black. The northeast parlor bedroom fireplace is very small. Because of alteration prior to 1881, it is not known whether this was originally a small "twig" fireplace or a full-sized one similar to the others. Alterations in the floorboards suggest that it was at one time full-sized and later reduced to allow room in the wall adjacent to it for a built-in closet, the only one on the lower floor.



**Second Floor**



**First Floor**

**ILLUSTRATION 15**

**THE COBBLESTONE FARM  
ANN ARBOR, MICHIGAN**

**FLOOR PLANS**

**NORTH**   
**OCTOBER, 1980**

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Decorative wooden molding of tulip wood or "white wood," delicately designed and exemplifying the graceful simplicity of the classical mode, is used throughout the interior. The front rooms of the lower floor are fitted with floor-length openings trimmed in the fluted columnar style topped with squared-off capitals. Beneath the windows, wooden panels fill the space to the floor. The same woodwork is used in the moldings of the entry hall, the front doorway, and the southeast parlor. These rooms constituted the "public" portion of the house where guests were received and entertained. The woodwork was originally painted in a manner suggestive of the deep color and strong patterning of aged hardwoods such as walnut or oak. Called "graining," this was essentially the dressing up of a lesser softwood in the guise of a hardwood and was one of the standard skills of the 19th century painter. The only undated early coat of graining remaining at Cobblestone Farm is that exhibiting a highly abstract representation of wood grain in the northwest bedroom. The exceptionally fine graining in the upper and lower hallways was redone in the first decade of the 20th century by R.C. Campbell and his bride. Another interesting trim detail is the scrollwork decorating the side of the staircase. This same type of scrollwork can be seen on staircases in houses dating from the early part of the 19th century in Savannah, Georgia, and Canfield, Ohio.

A feature distinguishing the "public" rooms and hallway of the lower floor from the "private" or family rooms is the use of narrow, regular, milled pine boards in the flooring. The "private" rooms, the southwest library, and sitting room have, by contrast, oak floor boards of uneven widths.

The original eight rooms and pantry of the cobblestone house have remained virtually unchanged. Alterations include: (1) late Victorian warm air grilles in the lower rooms and hallway to accommodate heat flow from the first furnace installed; (2) a wide archway cut in 1916 in the wall originally separating the southeast (front) parlor from what had been a northern (rear) parlor bedroom; (3) removal of a closet from the northwest corner of the southeast parlor, probably relocated adjacent to the fireplace; (4) electricity which was introduced into the house in the second decade of the 20th century. There was no interior plumbing, except for a water faucet in the basement.

### **Nature of the Structure**

The cobblestone house rests on a full foundation of large field stones intersected by four massive chimney supports of common red brick. The northeast chimney support was partially destroyed when the first furnace was installed by the Campbell family in 1882 and will require rebuilding. The massive 8" by 8" oak framing beams used for internal support throughout the house and the wooden kitchen ell are broad-axed and are joined by mortise and tenon. Two layers of plaster were applied on the interior walls and ceilings over hand-split accordian or "fan" lath. The roof, surmounted by four matching chimneys, was covered with hand-split cedar shake shingles.

### **The Exterior of the Wooden Kitchen Ell**

The wooden kitchen ell extending from and abutting on the north (rear) wall



**ILLUSTRATION 16**

Notice how straight the ridge of the wooden kitchen ell shown here probably in the mid 1930s. The remains of another year's morning glory vines decorate the porch and there seems to be paint on the end of the woodshed. Photographer unknown.

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of the cobblestone house forms, in conjunction with the stone house, one of the few remaining unaltered examples of a complete early pioneer Michigan farm dwelling. It is virtually certain that the two-room, two-story section immediately adjacent to the stone house is the old Maynard home which existed on the property in 1835 when it was purchased by Heman Ticknor on behalf of his brother, Benajah Ticknor. It is most probably the small house mentioned in Benajah Ticknor's diary as housing his brother's family in 1840. Clapboards on the end wall of the structure abutting the cobblestone house and the alignment of two similar but separate timber frames on the opposite wall of the dining room would indicate that this was at one time a free-standing independent structure. Still another indication of the prior existence of this portion of the kitchen ell is to be found in the visible difference in widths and roof heights of the two portions. Further evidence that the small house was moved up to the Cobblestone section was found in an archaeological dig around the foundation of the kitchen ell in November, 1976. The remainder and major part of the two-story ell was almost certainly built in 1845 as an extension of this small house, at which time new kitchen facilities and fireplaces were constructed and the lower room converted to a dining room.

The entire kitchen ell addition was designed in harmony with the cobblestone house in the Classic Revival style with clapboarding, corner trim, and square "Doric" columns supporting the long porches or "piazzas" on the east and west facades.

### **The Interior of the Wooden Kitchen Ell**

The entire kitchen ell forms a long, rambling two-story building one-room wide designed to serve all of the domestic needs of a farm family and its hired hands. The ground floor from south to north is divided into a dining room, a kitchen with a fireplace, a separate brick oven, and a bricked-in copper cauldron, a pantry, a milk room, and at the north end, an indoor-outdoor privy, and a woodshed. Under the kitchen floor and forming a part of the southwest foundation is a large cistern, fed by rainwater. Water for washing was pumped from the cistern into an iron sink installed above. Another cistern, designed to catch rainwater from the east side of the roof, has been located two feet off the angle of the north and east walls of the kitchen ell. The pantry and milk room retain their original shelving, and the pantry contains a floor to ceiling cupboard with a lidded flour bin in its base. Also on the ground floor but accessible only from the west porch is a small washing room.

Upstairs from south to north are: a landing for the stairway from the dining room permitting access to the northwest bedroom of the cobblestone house; the hired girl's room; and a large dormitory for the hired men accessible only by another stairway from the kitchen. Three dormer windows with small panes of glass were set at balanced intervals into the cedar-shingled roof on the west and east to afford light and air.



**ILLUSTRATION 17**

The west piazza, as Dr. Ticknor called it, is shown here in deteriorated condition in the winter of 1974.

## **COBBLESTONE FARM ASSOCIATION**

### **The Condition of the House and Land When Acquired in 1973**

In 1973, George and Mary Campbell, grandchildren of William Campbell, sold the Ticknor-Campbell house and remaining 4.5 acres to the City of Ann Arbor. The City purchased the property to complete Buhr Park and had no real plans for the cobblestone house, as well as no additional funds for restoration. Because of past community interest in preserving the house, a clause restricting its use for historic purposes for twenty years was placed in the deed of sale. The house stood vacant with windows boarded shut for two years and during this period it deteriorated rapidly. Lack of repair over the preceding years meant that the roof leaked and unpainted wood was exposed to the elements. The years of vacancy accelerated the damage.

Roof leaks damaged plaster ceilings and walls. Wooden trim and siding rotted. The framing system in the wooden kitchen ell sagged precariously. Vandals broke in destroying windows, stealing fixtures, and damaging woodwork.

### **Beginnings of the Cobblestone Farm Association**

In October, 1973, five citizens from the Ann Arbor area who were worried about the vandalizing and deterioration of the Ticknor-Campbell house met one evening at the Kempf House to discuss the problem. They were Frank Wilhelme, member of the Ann Arbor Historic District Commission; Professor Kingsbury Marzolf of the University of Michigan School of Architecture; Ethel K. Potts; Lois Otto; and Nan Hodges. Out of their concern was formed a committee called the Cobblestone Farm Committee, whose initial members were joined by: John Hathaway, Eunice Hendrix, Jean Stanger, Jean King, Herbert Bartlett, Richard Neumann, Peter DeLoof, Bret Waller, Wystan Stevens, Judith Kushner, Ruth Pickl, Demaris Cash, John Danovich, Nick Prakken, Robert Warner, Douglas Crary, Herbert Pfabe, Mary Hunt, Mary Schieve-Achenbaum and Sandra Hansen.

The immediate purpose of this committee was to stop the deterioration of the Ticknor-Campbell house and to aid the City in preserving it by raising funds to restore it. It was clear to the committee that the house and its setting were an important part of Ann Arbor's historic heritage. It was also clear that the farm house, although damaged, was a splendid specimen for restoration. It had four qualities necessary for a good museum: the building had outstanding architectural significance; the farm and its people had played an important role in the history of Ann Arbor; the history of the farm was readily available to research --- the Ticknor diaries and the Campbell oral history accessible; and the house had remained almost unaltered for 136 years.

While the house remained stable, the farm grounds had undergone drastic changes over the years. Most of the land had been sold for housing developments and for Buhr Park. On the 4.5 acres surrounding the Ticknor-Campbell house in 1973, only a few old apple trees and the crumbling foundation of the west basement barn were left to suggest the former farm yard.

On February 22, 1974, the Cobblestone Farm Committee at a meeting in the old Stone School on Packard Road opened the organization to the citizens of Ann Arbor, asking for funds and volunteers to restore the Cobblestone Farm. The result was dramatic and \$500 was raised that night. This suggested that the people of Ann Arbor agreed with the Cobblestone Farm Committee that the Ticknor-Campbell house should be preserved.

In order to make a more formal relationship between the private preservation effort and the City of Ann Arbor, a resolution was passed by the Ann Arbor City Council on April 15, 1974. With this resolution the Cobblestone Farm Committee, the Historic District Commission, and the City of Ann Arbor agreed to work together to restore the Ticknor-Campbell house and create a mid-19th century pioneer farm museum. Under the resolution the Historic District Commission was charged with the "responsibility for the complete restoration . . . this responsibility to include reconstruction design, contractor selection, supervision of structural restoration during all phases, development of grounds and ancillary buildings, and authorizing agent for all non-City funds collected for restoration."

In effect and in practice, the Cobblestone Farm Association, a private, non-profit corporation formally established in June, 1974, to replace the Committee, has carried out the fund-raising, the research, the planning, and the supervisory and administrative functions necessary to implement the historic restoration of the Farm. The pattern of volunteer contribution plus cooperation from the City of Ann Arbor, which has so characterized the effort to restore the Cobblestone Farm, can be seen in the achievements of the Association from 1974.

### **Achievements of the Cobblestone Farm Association**

Between February 1974, and December 31, 1980, the Cobblestone Farm Association has raised \$131, 149, and expended \$86,726 on the rebuilding, restoration, and decoration of the cobblestone house, on the exterior, on the wooden kitchen ell, and on the reconstruction of a brick smoke-house on the grounds. The Ann Arbor Area Foundation provided the first and probably the most crucial grant of \$2000 which was used for the new roof of the cobblestone house in 1974. Major grants included \$20,000 total from the U.S. Department of Interior in 1975 and 1976, matched by the same amount from the City of Ann Arbor's Community Development Block Grant. In 1976, the Michigan Bi-Centennial Commission granted the Association \$3000 to match that amount raised from the sale of tickets on the Michigan Heritage Bi-Centennial Quilt designed and created by the "Calico Quilters of Ann Arbor." The remainder of the money was raised through membership, through individual, group and foundation donations to the Association, through sale of the Charles Ciccarella limited edition print of the farm, note-cards depicting the Farm, and through annual fund-raising events and open houses such as the Spring and Fall Festivals and the "Country Christmas" celebrations. At each of these open houses money was raised through voluntary donations requested at the door, sale of the Ciccarella print, note cards, refreshments, and items such as plants, "collectibles," baked goods or handmade Christmas gifts and decorations donated by members of the Association.

The sum of \$ 86,726 expended as of December 31, 1980, directly on the physical restoration and on the interior and exterior painting and decoration of the



