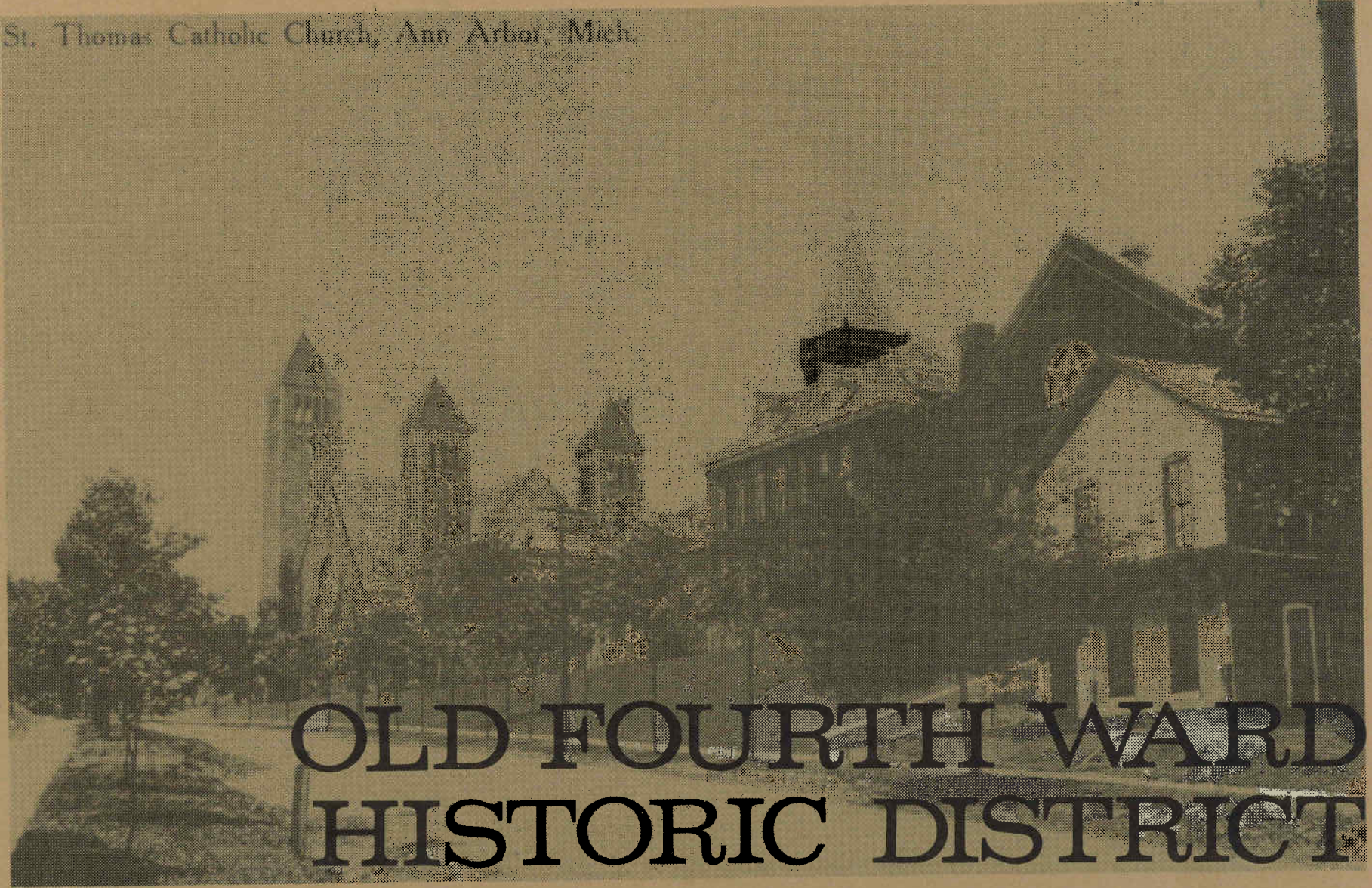


Staff Copy

St. Thomas Catholic Church, Ann Arbor, Mich.



OLD FOURTH WARD HISTORIC DISTRICT

ANN ARBOR HISTORIC DISTRICT COMMISSION

SEPTEMBER 1982

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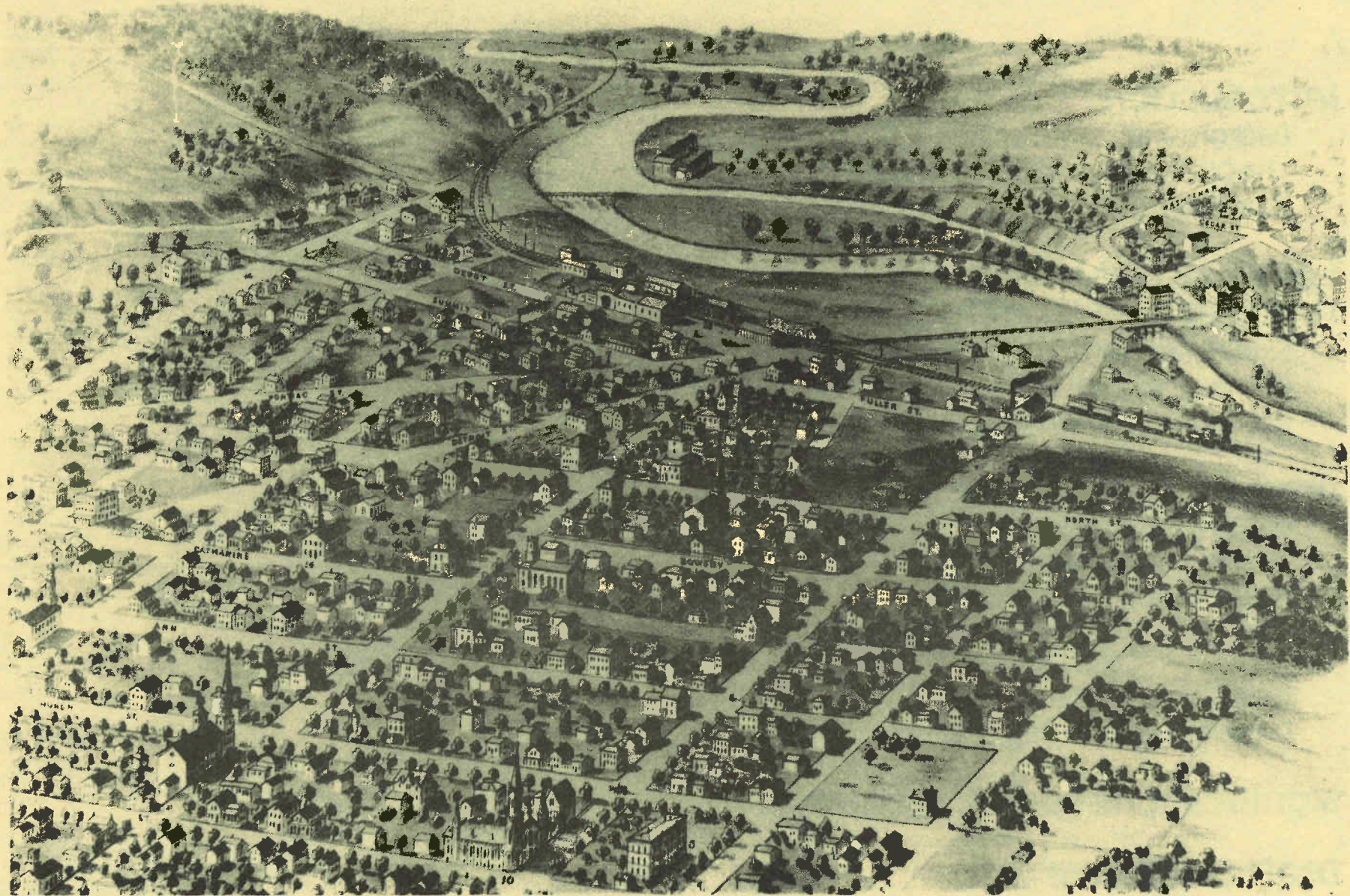
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1866

INTRODUCTION

BACKGROUND

The purpose of this report is to provide a comprehensive overview of the current state of the art in the field of artificial intelligence. This report is intended for researchers and practitioners in the field of artificial intelligence who are interested in the current state of the art and the challenges that remain to be solved.

The report is organized into several sections. The first section provides a general overview of the field of artificial intelligence. The second section discusses the current state of the art in the field of artificial intelligence. The third section discusses the challenges that remain to be solved in the field of artificial intelligence. The fourth section discusses the future of the field of artificial intelligence.

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- 1. Introduction
- 2. Background
- 3. Current State of the Art
- 4. Challenges
- 5. Future

- 6. Conclusion
- 7. References
- 8. Appendix
- 9. Index
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INTRODUCTION

INTRODUCTION

BACKGROUND

In March of 1977, several property owners and residents of the Near Northeast Neighborhood petitioned the Historic District Commission to explore the possibility of designating certain areas and structures as historic landmarks. They recognized that their neighborhood has a special quality derived from the architectural character of its buildings, the scale of its streetscapes and the continuity of residential use, all of which have evolved from the time of Ann Arbor's beginnings. In July, 1977, City Council responded by appointing the Division Street Historic District Study Committee and charged it with determining the feasibility of extending the present Division Street Historic District to include adjacent areas.

In early meetings the Committee identified a study area of special historic interest enclosed roughly by Huron on the south, Fifth Avenue and Detroit Street on the west, the river and railroad on the north, and Glen on the east. Within this area every major structure was evaluated on the basis of its architectural and historical significance and the importance of its location and condition. One hundred and twenty-eight buildings were found to be architecturally significant and many of these were identified as being of outstanding importance in the preservation of Ann Arbor's architectural and historic heritage.

On the basis of the initial recommendations of the Study Committee, the City Council approved an ordinance in April, 1979 designating the unique streetscape of the 500 and 600 block of East Ann Street as the Ann Street Historic Block.

Now, after more than five years of preparation, and having contacted all property owners and residents in the neighborhood, the Study Committee recommends that the major part of the remaining study area be designated an Historic District.

Accompanied by the proposed "Old Fourth Ward" Historic District Ordinance, this Report explains the recommendations of the Study Committee for the preservation of this historic residential environment. It is the understanding of the Committee that this Report will be used whenever it is necessary to clarify the intent of the Ordinance, and to assist the residents and property owners of the district in understanding the provisions and intentions of the Ordinance.

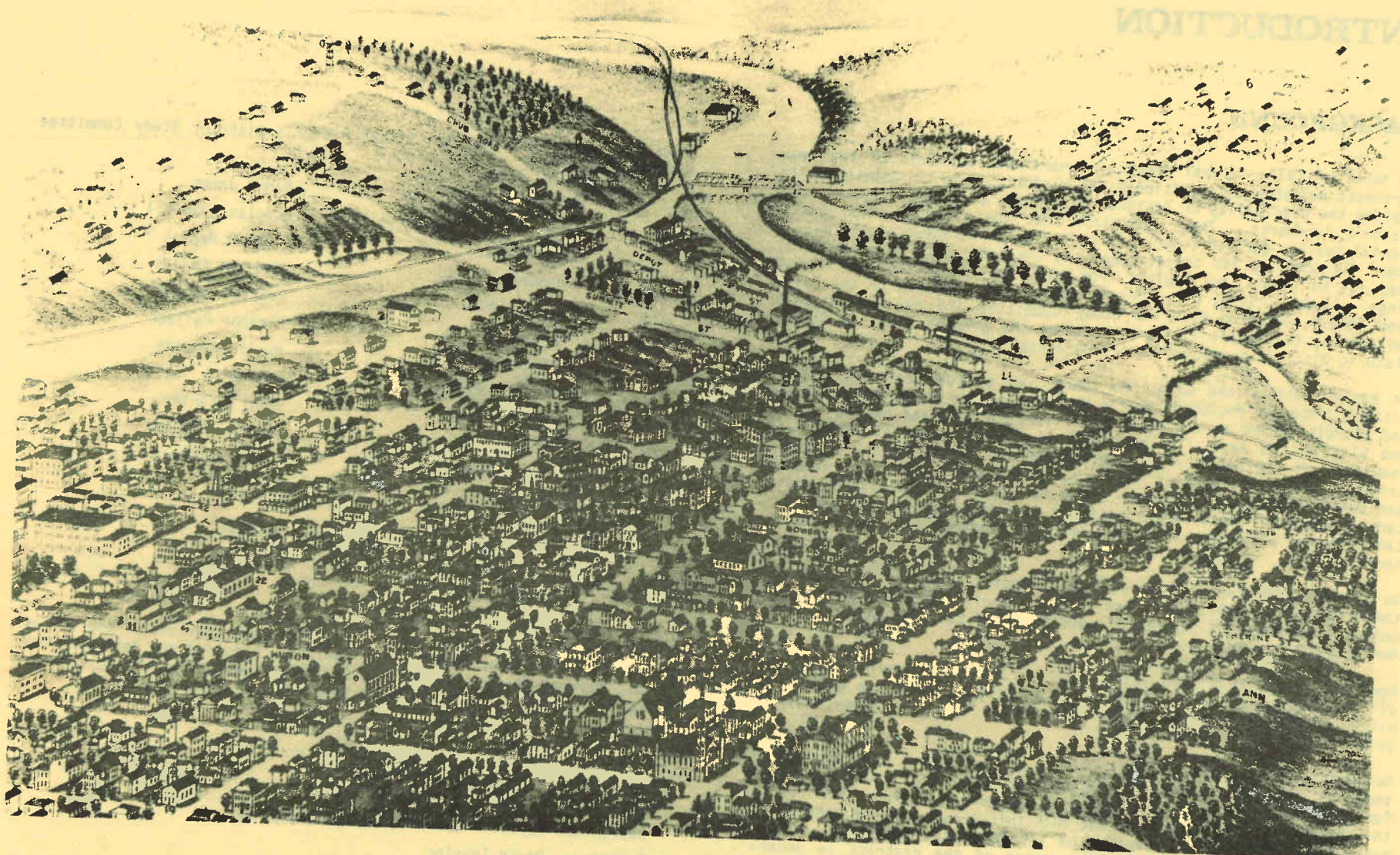
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In memory of William Heldreth

The Committee gratefully acknowledges the contributions of the following: Tony Argiero, Buckheim and Rowland, Christine and Jeffrey Crockett, Raymond Detter, Mary Franklin, Naomi James, Myra Jones, Richard Macias, Pauline Rothmeyer, Wilma Stekete, and Frederick Sumner.

Research: Susan Wineberg
Design and Layout: Resource Design Group, Inc.
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1880

THE OLD FOURTH WARD HISTORIC DISTRICT

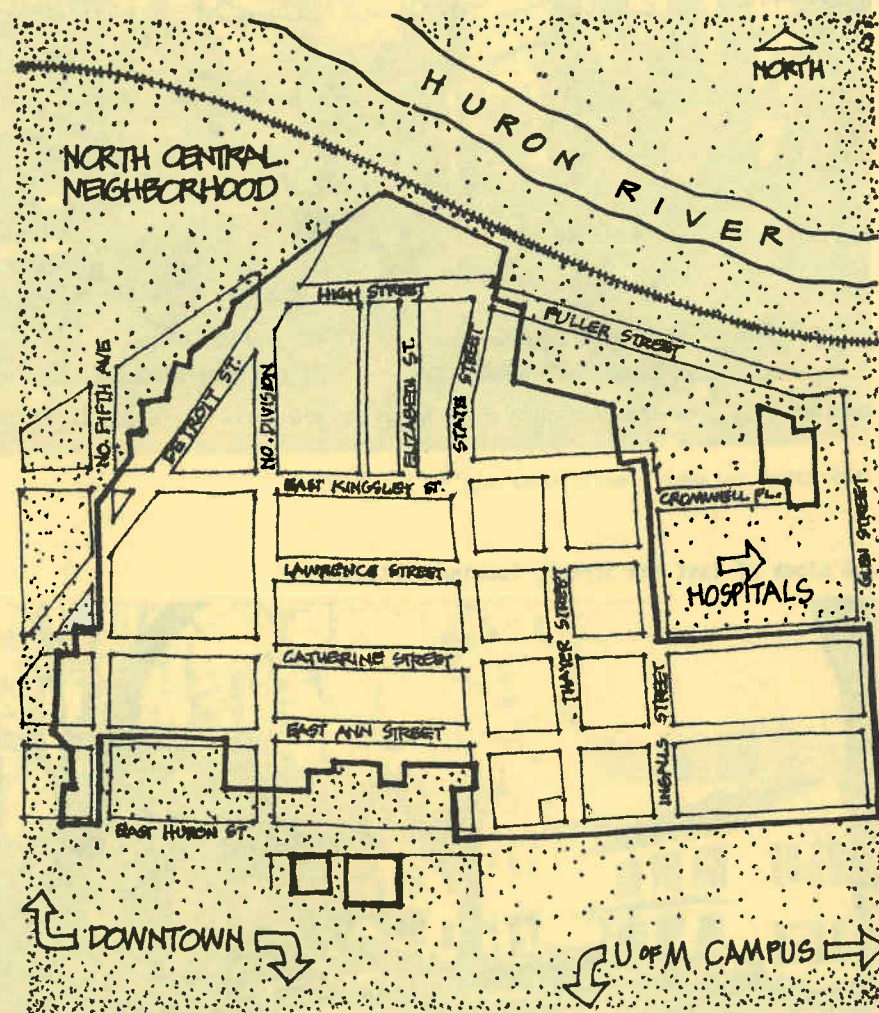
This Report relates to the area bounded approximately by Huron Street on the south, Fifth Avenue and Detroit Street on the west, the railroad on the north, the old St. Joseph's Hospital and Glen Street on the east, and recommends that the area be designated the "Old Fourth Ward Historic District".

The "Old Fourth Ward Historic District" is a special place, rich in historic associations and containing some of the finest old homes and churches in Ann Arbor. Cut off by the river on the north, the hospitals on the east, the campus and downtown on the south and west, the district is one of the oldest residential enclaves in this city. Adjoining the existing Division Street Historic District as well as the Ann Street District, its maintenance and restoration are essential to the preservation of Ann Arbor's heritage.

When John Allen and Elisha Rumsey platted the village of Ann Arbor in 1824, they divided the land so that Allen had all the real estate north of Huron Street and Rumsey had all that to the south. The proposed district comprises the northeast quarter of the original plat as well as the land eastward to the Glen Street ravine--all land first owned by John Allen. Many of the large number of burr oaks remaining in the district were encountered by Allen and Rumsey when they first arrived to found the village. The name of both of their wives--Ann--became the first part of our town's unique name, as well as the name for Ann Street. The "Arbor" is thought to describe the large grove of oaks that surrounded the present site of St. Andrew's Church. It was here, on what was long known as the "Grove property," that the first Fourth of July celebration in the new village was held in 1825.

The land was purchased by pioneer settlers and quickly became known as the center of fine homes inhabited by the town's leading citizens. Names prominent in Ann Arbor's history--John Allen, Silas Douglass, Judges Kingsley, Wilson and Lawrence, the Maynards, Cornwells and the Kempfs--are associated with its sites. The neighborhood provided homes for bankers, lawyers, judges, doctors, merchants, and city officials--including the residences of seven mayors.

From the city's first charter in 1851 until 1955, this area was Ann Arbor's Fourth Ward. Despite several subsequent changes in the city's political organization, the neighborhood has continued to be known as the "Old Fourth". This area was fondly remembered as the first acquaintance with Ann Arbor for visitors who were transported in carriages up the steep hills of State or Division from the railroad station. They passed the first sorority and fraternity houses in Ann Arbor, established in the late nineteenth century around the same time the neighborhood became a popular boarding house area for professors and students--many of whom achieved national as well as local prominence in the course of their careers.





Looking east from the corner of East Kingsley and North Division Streets.



5-600 block of Lawrence Street, looking southeast.

300 block of East Ann Street, looking northeast.

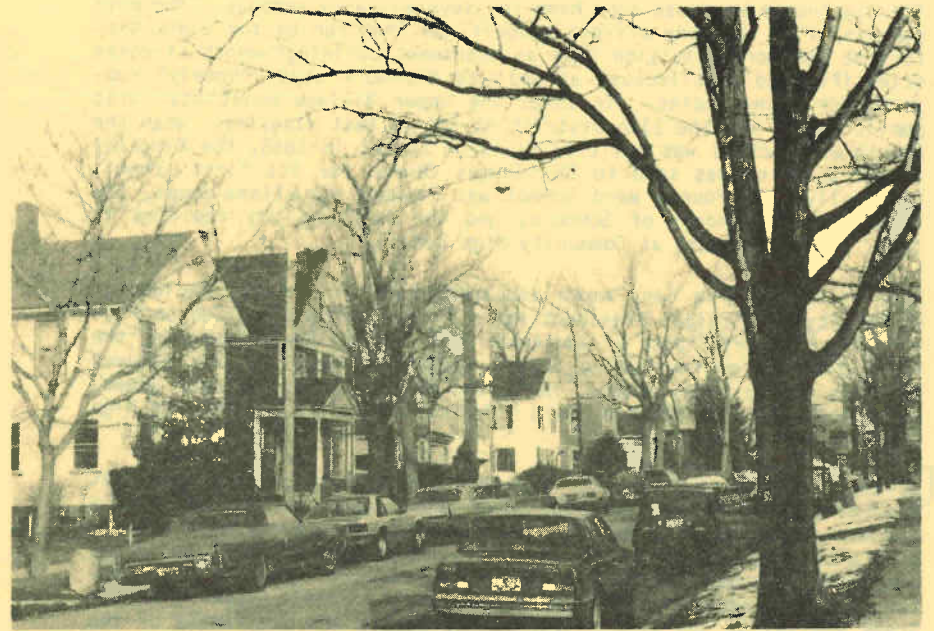


Ann Street Historic Block, looking due west.





Looking northeast from the corner of Detroit and East Kingsley Streets.



5-600 block of Lawrence Street, looking northeast.

The Old Fourth Ward was also home for several early schools. The most successful of the many private schools was that run by the Clark sisters at 505 North Division (now an apartment building) which stressed scientific and intellectual as well as the more usual "homely" subjects for young ladies. In 1846, the Upper Village built its first public school for the 11th District at 324-26 East Kingsley. When the Fourth Ward School was built on Division Street in 1858, the Kingsley Street building was sold to St. Thomas Church for its first school. Eventually, the Fourth Ward School was renamed for Elisha Jones, the second Superintendent of Schools, and the building was replaced in 1922. It is now used as Community High School.

Many of Ann Arbor's best known educators have lived here, including: University of Michigan President Henry Frieze; Albert and Judson Pat-tengill, both principals of Ann Arbor High School; Edwin Lawrence, the first Director of the Public School System; as well as such beloved teachers as the Ladd, whedon, Hunt, and Page sisters, Gertrude Breed, Horatio Chute, Anna Clinton, Sara O'Brien, and Nellie Loving, the High School's first librarian.

Of the more than 400 structures within the proposed district, almost one-third date from before 1900; 60 of these appear on the 1880 Bird's Eye map of Ann Arbor. Most of the remaining structures were erected soon after the turn of the century. Although many of these buildings have been altered, outstanding examples remain of all the architectural styles representative of Ann Arbor's historic past--from the Greek Revival of the 1830's-1850's, the Gothic and Italianate of the 1860's-1870's, the Queen Anne and Shingle of the 1880's-1890's, to the varied revival styles of the twentieth century. Grace Bible Church, built in 1882, is one of the State's finest examples of Richardsonian Romanesque style. Like St. Andrews, the First Baptist Church, St. Thomas, and the Railroad Station, it was built of glacial stone carried from Georgian Bay to this area in the ice age.

In addition to including some of Ann Arbor's finest old churches and mansions, the Firehouse, Harris Hall and the Armory, the proposed district contains the city's oldest apartment house, its second oldest surviving public schoolhouse, the first university cooperative housing in America, the city's first synagogue, first home for the elderly, the town's only surviving brick livery barn, and the building that once housed one of the most prominent private schools in the Midwest. Some of the streets contain the city's first gas mains installed in the 1850's, still covered by bricks installed by city planners to improve upon nineteenth-century transportation in our city.

This report proposes specific Preservation Standards and Restoration Recommendations designed to promote proper maintenance, encourage restoration and prevent deterioration for all properties within the Old Fourth Ward Historic District. The intent of Preservation Standards and Restoration Recommendations is to preserve for the community the architectural and spatial elements which give this district its identity and, where needed, to guide the owners of these properties in making improvements and in restoring altered or missing elements in a way that is consistent with the historic qualities of their properties.

The Study Committee recognizes that within the district there are distinct levels of historic and architectural value. The proposed ordinance defines these levels and provides Preservation Requirements appropriate to each. Other more general standards for sites, buildings, structures, or objects within the district are provided to insure that fences and stone walls, fire escapes, signs, trees, and brick streets are maintained or designed on a uniform basis.

The proposal of Guidelines For New Construction in the Old Fourth Ward Historic District is to insure that, should a structure be removed for any reason, a new structure in harmony with the architectural character of the nearby buildings and the streetscapes will be constructed on the site.



LEVELS OF HISTORIC AND ARCHITECTURAL SIGNIFICANCE

Historic significance is determined by the age, association with events, persons or places, or by its architectural, scientific, or artistic value.

SIGNIFICANT HISTORIC CREDENTIALS

A building is considered significant if it is associated with a significant event, person, or place, or if it is an example of a particular architectural style or design.

COMPLEMENTARY HISTORIC

Complementary historic buildings are those that are associated with a significant event, person, or place, but do not themselves have significant architectural or artistic value.

CONTEMPORARY ARCHITECTURE

Contemporary architecture is characterized by its use of modern materials and techniques, and its emphasis on form and function.

LEVELS OF HISTORIC AND ARCHITECTURAL SIGNIFICANCE



LEVELS OF HISTORIC AND ARCHITECTURAL SIGNIFICANCE

Within the Old Fourth Ward Historic District study area, the Committee evaluated every primary structure on the basis of its architectural integrity, historical significance, physical condition, and its relationship to its surroundings. Three levels of historic and architectural significance were defined: Significant Historic Structures, Complementary Historic Structures and Contemporary Structures.

SIGNIFICANT HISTORIC STRUCTURES

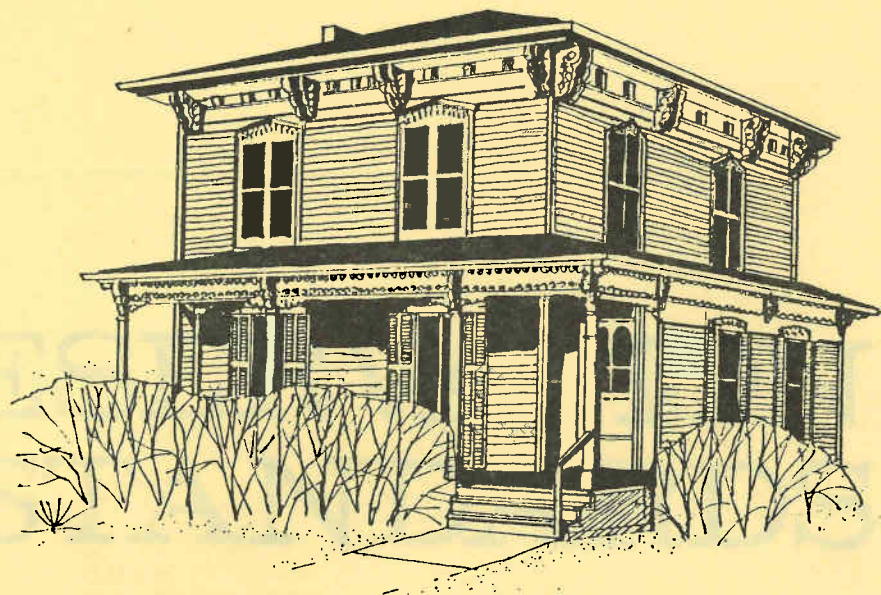
Significant Historic Structures are defined as those buildings which contribute significantly to the character of the district. All these structures retain a basic integrity of architectural design, setting, materials, and workmanship that make them indispensable to the historic district. They include buildings of outstanding, irreplaceable value such as the Firehouse, Harris Hall, the district's three stone churches, and a number of more important residences in the neighborhood. They also include buildings which are unique reminders of the city's past such as the brick barn at Fifth and Catherine and a tiny, 1850's cottage on Thayer. Some of these structures are identified with important persons, events or types of service, others embody the distinguishing characteristics of an architectural specimen, inherently valuable as a representation of a period, style or method of construction. Although a few are in poor condition and may have minor alterations, all are significant in the architectural, political, spiritual, economic, or social history of Ann Arbor. Taken together, they form the nucleus of the neighborhood's cultural and architectural heritage.

COMPLEMENTARY HISTORIC STRUCTURES

Complementary Historic Structures are defined as those buildings which were built before 1931 and which are not designated as Significant. They do contribute to the overall historic character of the district by providing a complementary setting for the more outstanding structures. While individually they are less outstanding and unique than the higher level, taken as a whole they establish the basic neighborhood characteristics of style, scale and mass. In some cases these are noteworthy buildings which are in a very poor state of repair or which have been drastically altered. With appropriate repairs and restoration, such buildings could be designated Significant by the City Council at the request of the owners and on the recommendation of the Historic District Commission.

CONTEMPORARY STRUCTURES

Contemporary structures are defined as all structures built after 1931. According to the Sanborn Insurance maps which document individual buildings throughout the city, no new buildings were built in this neighborhood between 1931 and 1940. After World War II, building styles and technology changed radically. The few structures added to the district since then are thus distinctly different from the majority of their neighbors. In the Committee's judgment, they are also too contemporary for consideration as to their eventual historic or architectural significance.



PRESERVATION STANDARDS*

The National Park Service is pleased to announce the publication of the first volume of the Preservation Standards for Significant Historic Structures. This volume contains the standards for the preservation of historic structures which are listed on the National Register of Historic Places. The standards are intended to provide a guide for the preservation of these structures and to ensure that they are maintained in a manner which is consistent with the National Historic Preservation Act of 1966.

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Notes

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Objectives

The objectives of these standards are to provide a guide for the preservation of historic structures which are listed on the National Register of Historic Places. The standards are intended to provide a guide for the preservation of these structures and to ensure that they are maintained in a manner which is consistent with the National Historic Preservation Act of 1966.

Definitions

The definitions in these standards are intended to provide a guide for the preservation of historic structures which are listed on the National Register of Historic Places. The standards are intended to provide a guide for the preservation of these structures and to ensure that they are maintained in a manner which is consistent with the National Historic Preservation Act of 1966.

PRESERVATION STANDARDS



PRESERVATION STANDARDS*

The outstanding values of Significant Historic structures demand the strongest preservation standards. Those for Complementary Historic structures, however, are much less strict. The general standards apply throughout the district and are designed to preserve its overall character. Standards for new construction ensure that new buildings will be compatible with those existing now.

Nothing in these standards should be construed so as to prevent the restoration and/or replacement of documented original features. None of these standards would be retroactive. Where a building, whatever its level of value, has been changed, the owner will not be required to restore it, though of course he will be encouraged to do so. In cases where judgment is needed to determine the compatibility of a proposed change, Historic District Commission approval is required.

PRESERVATION STANDARDS FOR SIGNIFICANT HISTORIC STRUCTURES

Because these structures retain the greatest degree of historic and architectural integrity, they require the strongest form of protection. All of them should be protected against demolition or incompatible alterations and restoration should be encouraged.

The following preservation standards focus on certain key exterior elements which are the distinctive features of the individual structures. Without the conservation of these elements, both the integrity of the structures and the character of the historic environment could be diminished or lost.

Roofs

Building height, roof lines, pitch, chimneys, dormers, towers, and gables are key elements contributing to the distinctive architectural style of individual buildings and to the historic character of the district. Therefore, these elements should not be changed or modified on Significant Historic Structures. Slate, metal or terra-cotta roofs on all churches within the district should be preserved and maintained. Additions of dormers and skylights should be allowed on roofs not facing the street subject to the approval of the Historic District Commission and based upon dormer designs compatible with the rest of the building in terms of roof pitch, proportion and materials. Skylights may be fixed or operable, but should have glazing which is

parallel to the roof surface. Bubble or domed skylights would be permitted only on rear-facing and flat roofs. The flange of new skylights should not extend more than six (6) inches above the roof surface.

Openings

The location, style and material of window and door openings are integral architectural elements that strongly affect the character and scale of each building and the streetscape. Therefore, these elements, including the number and arrangement of panes, should be retained on the street and side facades of Significant Historic Structures. Additional openings or changes in the size of existing openings on these facades would require the approval of the Historic District Commission, based on the compatibility of the proposed changes with the style and period of the building.

Additions

The setbacks and spatial relationships of the buildings determine the streetscape and affect the character of each building. It is as important to protect the balance between open space and structures as it is to protect the architectural elements of the buildings themselves. The ordinance proposes that no additions be made to the street facades of any Significant Historic Structure. Additions made to other facades should require the approval of the Historic District Commission, based upon the compatibility of such designs in terms of roof pitch, openings, proportion, materials, and design.

Porches, Trim and Ornamentation

Porches, carriage entrances, trim, shutters, and ornamentation adorn many of the Significant Historic Structures in the district. These are elements which create rhythm, add decoration and express the special historic character and style of each building. The loss of these details would seriously detract from the individual buildings as well as the streetscape. The ordinance proposes that there be no changes to such elements on the street and side facades of the building. Replaced or repaired portions including columns, railings, balusters, decks, steps, foundations, and facia should match the original members in scale and material.

* Note: See ordinance for final wording.

PRESERVATION STANDARDS FOR COMPLEMENTARY HISTORIC STRUCTURES

Preservation Standards for Complementary Historic Buildings are designed to control only major alterations to street facades, changes in building height and covering with incompatible materials. The purpose of these standards is to protect the visual character and historic integrity of the overall district.

Additions

Although the architectural styles and visual characteristics of Complementary Historic Structures may be less outstanding and unique than buildings of the higher level, the setbacks and spatial relationships of the buildings nonetheless determine the streetscape and affect the character of the neighborhood. The balance between open space and structures as well as the major architectural elements on the front facades must be protected. The ordinance would require the approval of the Historic District Commission for additions made to the street facades of any Complementary Historic Structure. Approval would be based upon designs being compatible with the building in terms of roof pitch, openings, proportion, materials, and design.

Building Height

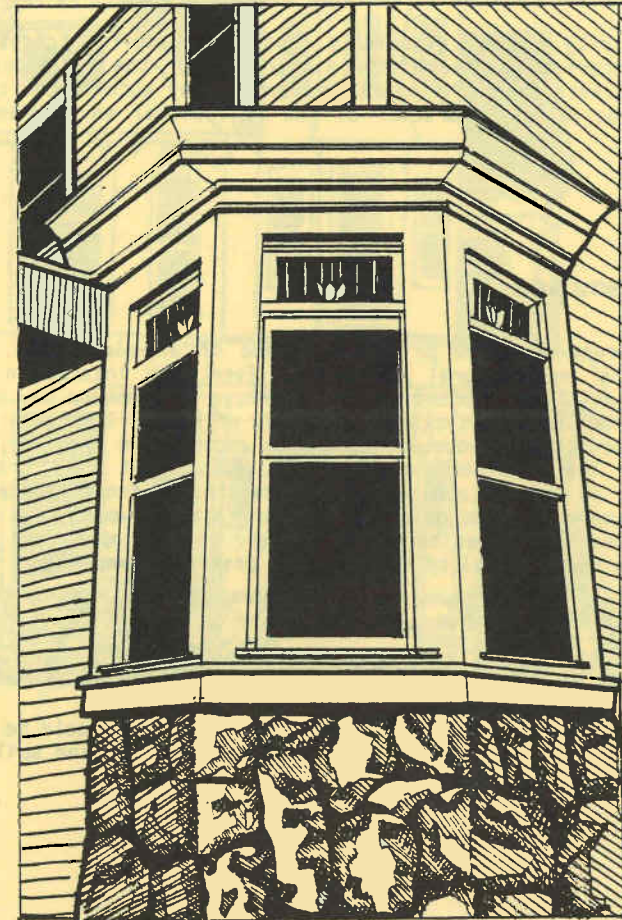
Building height contributes to the distinctive architectural style of individual buildings and to the visual rhythm and historic character of the streetscapes within the district. The Ordinance proposes that the building height of Complementary Historic Structures should not be increased. Dormers and skylights could be added to the roofs of Complementary Structures subject to the approval of the Historic District Commission, based upon dormer designs being compatible with the rest of the building in terms of roof pitch, proportion and materials. Skylights could be bubble or flat, fixed or operable, but the flange should not extend more than six inches above the roof surface.

Materials

Unpainted brick, terra-cotta and stone are textural elements which contribute to the historic as well as the aesthetic character of Complementary Structures as well as to those of the higher two levels. Therefore, these elements should not be painted or covered, and, any repairs, including repointing of defective mortar, should match the original in color, style and texture.

Wooden shingles or clapboard cover much of the original architecture of Complementary Structures within the district. The style and scale of these materials as well as the wood framing around doors, windows, eave lines, and corners should be protected against the harmful addition of asbestos shingles or other materials of a different scale and texture. The original style and detail of the building should remain visible.

Use and retention of original details should be encouraged. While any kind of resurfacing material would be allowed on Complementary Structures, it would have to preserve the scale and texture of any original materials and respect any existing architectural detailing. For example, the width of siding and trim would have to be within one inch of the original, and could not conceal or require the removal of original architectural details.



GENERAL PRESERVATION STANDARDS

Beyond the individual buildings of the district, the following special elements contribute significantly to the overall character of the historic environment. These elements should be controlled as indicated for all properties.

Fences and Stone Walls

The few remaining stone walls and cast iron fences within the proposed historic district contribute to the historic quality of individual buildings and the streetscapes of the neighborhood. Therefore, cast iron fences and stone walls shall be preserved and maintained.

Metal security fences, especially those of chain-link construction, are inappropriate to the historic character of the individual units and the streetscape. The appearance created by such fences conflicts with the neighborly character of the residential environment.

Fire Escapes

A fire escape down the principal facade of an older home severely damages its architectural character. Even when located on a side, where it is still visible from the street, a fire escape may seriously detract from the architectural integrity of the building and the historic streetscape. Where exterior fire escapes are required, preservation of the architecture of the building must take precedence. Therefore, no fire escapes would be permitted on front facades. Fire escapes, where required on side and rear facades, would need to be so designed and located as to minimize their visual impact and would be subject to the approval of the Historic District Commission.

Signs

Any exterior signs on buildings within the district should be compatible with the historic and architectural character of the building and the streetscape.

Trees

The oaks within the district are an important part of its historic character. White oaks grow very slowly. It is thus possible that several of the larger specimens sheltered that first Fourth of July celebration in 1825. The city has recognized the significance of these reminders of its beginnings by making the burr oak the central emblem of the official seal. The ordinance proposes that any oak of 18 inches diameter or greater not be removed unless the City Forester determines it is diseased or threatens the public safety.

Brick Streets

The brick pavement still visible on State Street, Detroit Street and Depot Street is a 1922 artifact which has remained handsome and serviceable; contributing to the historic character of the district. These brick pavements should not be covered, and any repairs should be done with matching bricks.

NEW CONSTRUCTION STANDARDS

While the intent of the Ordinance is to maintain existing structures and the character of the streetscapes within the Old Fourth Ward Historic District, it must also provide guidelines for new construction in the event that a structure within the district is lost. The impact of such a replacement structure on its historic neighbors would be even greater than changes to existing buildings. Guidelines for new construction must therefore provide for buildings in harmony with the architectural and spatial elements characteristic of the other buildings and the streetscapes. Therefore, any plans presented by an applicant to the Building Department for the redevelopment of a site within the Old Fourth Ward Historic District would be referred to the Historic District Commission. No permit could be granted unless all such plans comply with the following standards.

Building-To-Site Relationships

Building-to-site relationships are important elements in creating the balanced streetscapes within the Old Fourth Ward Historic District and major changes may detract from not only the visual character but also the living environment of the surrounding buildings. Therefore:

- A. The minimum required front open space for any new building should be no less than the average of the front open spaces for all adjacent lots within 100 feet either side, but in no case less than ten feet.
- B. The minimum required side open space for any new building other than a single or two-family dwelling should be 12 feet for one side and 26 feet for the total of both sides.
- C. The minimum required side open space for any new single or two-family dwelling should be five feet for one side and ten feet for the total of both sides.

Building Height, Roof Pitch and Elevation

Building height, roof pitch and elevation are important architectural elements that contribute to the rhythmic identity of the Old Fourth Ward Historic District. With only a few exceptions, all are at least two stories in height. None exceed three stories in height. Except for a few modern apartment structures, all have pitched and gabled roofs and are constructed on raised foundations.



PRESERVATION AND RESTORATION RECOMMENDATIONS

Preservation and Restoration Recommendations should be included in the Ordinance to clarify and reinforce its intent but are not legally binding. Preservation and restoration of all historic structures within the Old Fourth Ward Historic District is strongly encouraged. Where maintenance of any detail is not feasible due to excessive deterioration, its replacement with new material which is visually identical to the original is recommended.

Changes in materials covering exterior walls and changes in the form of exterior window and door frames, porches, trim, and ornamentation are encouraged where changes are determined to be in closer conformity to the original style and materials of the building. The uncovering of original wooden shingles, clapboard or board and batten siding is encouraged. It is recommended that all plastic, metal, fiberglass, or stone materials not original to the street and side facades be removed. Where entrances have been added to the street facades, their relocation is encouraged.

Where sections of front and side porches have been enclosed, it is recommended that they be restored to their original design with appropriate ornamentation. It is recommended that concrete stairways, poured or cast, be replaced by wood and that posts and bannisters be of wood where in keeping with the historic and architectural character of the building.

Preservation of original glass in window and door frames is encouraged. Where possible, wooden storm windows and doors should be used in place of aluminum. Where aluminum is already used, it is recommended that it be painted.

Preservation of slate, metal and terra-cotta roofs on residential structures is encouraged.

Location of air conditioners, meter boxes and television antennas where they are not visible from the street is encouraged.

It is recommended that unpainted wood trim, doorways, fireplaces, wainscoting, staircases, and other original paneling and detail in the interior of all historic structures be maintained in their original state.





225 East Arm
April 1968

HISTORIC SIGNIFICANT STRUCTURES

1968



223 East Ann

ANN ARBOR ARMORY

1911

Collegiate Gothic, two-story rectangular red-brown brick armory with smooth stone foundation and quoins detailing the corners and framing the paired, double hung windows. Octagonal towers flank the stone arched central entrance and square towers with stone tops mark the corners of the front wing. The rear of the building is one large arched space.

Built in 1911 by the Koch Brothers, with funds raised by the local militia on land provided by the City, the Armory still serves as a drill station for the Michigan Army National Guard and for a wide variety of community events.

References: 1916 Sanborn

*rehabbed - Ed Shaffron for condos -
early 90s?*



311 East Ann

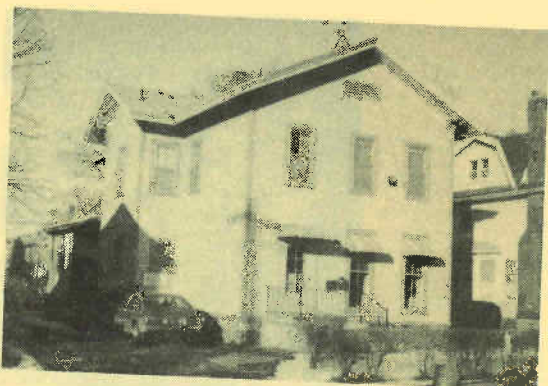
JAMES F. ROYCE

1866

Italianate, two-story cube-shaped frame residence with clapboard siding, paired brackets supporting overhang of hipped roof, elaborately carved gingerbread detailing window hoods and full front porch. Unusual french windows with full length shutters on first floor.

Built in 1866 for James F. Royce, cabinet maker, carriage manufacturer, dry goods clerk, and deputy sheriff, and his wife Rhoda, this was also the home of pioneer Edward F. Olney, U-M mathematics professor and author of nationally used textbooks. Harriet and Electa Knight succeeded the Royces from 1889 to 1919, followed by William and Dora Martin until 1950. The house was converted to four apartments in the 1960's.

References: 1868 City Directory; 1880 Birdseye; Register of Deeds; 1881 History of Washtenaw County (Olney biography, pages 465-66)



321 East Ann

SYLVINA COWLES

1878

Vernacular Italianate, two-story rectangular frame residence with clapboard siding, symmetrical facade with bracketed gabled roof and three double-hung windows. Small unroofed concrete stoop added to the front.

First listed in the 1878 City Directory as the home of Sylvina Cowles, widow of alderman Martin Cowles. This later was used as the parsonage for the First Baptist Church from 1892 until the mid 1920's. Blacksmith Fred Colvin and his family followed until the house was converted to apartments in the late 1930's.

References: 1878 City Directory; 1880 Birdseye



338 East Ann

JENNIE HUTCHINSON

1914

Dutch Colonial Revival, two-story rectangular frame house with clapboard siding, gambrel roof with gables on all four sides, triple double-hung windows on the front facade, full front porch with doric columns and block foundation.

Built on the rear of the Moses Rogers property at 121 North Division, this little house was a popular residence for widows, the first of whom was a Mrs. Jennie Hutchinson.

References: 1914 City Directory; 1916 Sanborn



335 East Ann

RHODA FULLER

1899

Colonial Revival, two-story rectangular frame residence with clapboard siding, gabled front facade with returns, asymmetrical windows and original small porch.

Replacing an earlier house on this site from at least the 1850's, this house and its neighbor (now replaced as well by an apartment block) first appeared on the 1899 Sanborn map. It was not listed in the City Directory until the following year as the home of John F. Lawrence's aunt, Miss Rhoda Fuller, who remained here until 1930. In 1935, this became the John F. Wood Socialist House, the first resident cooperative house in the country.

References: 1899 Sanborn; 1900 City Directory; Inter-Cooperative Council leaflet



712 East Ann

MOSES GUNN

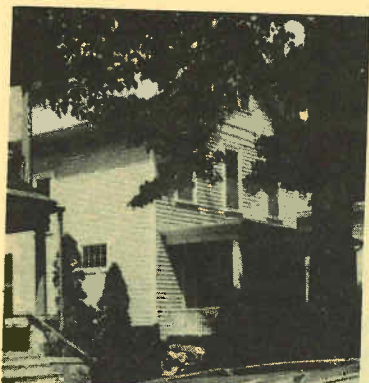
1853

Greek Revival, two-story rectangular frame house with clapboard siding, portico with full pediment supported by two-story, square doric columns and pilasters, "Egyptian" revival trim around the parlor windows and entrance.

Built by Andrew DeForest on the southeast corner of Ann and State facing west, this house was first owned by Jane and Moses Gunn, founder of The University of Michigan's medical school and famous professor of anatomy. The Gunns soon moved to Detroit, selling their home to brewer Richard Hooper and his family. During the 1880's, William Payne, professor and pioneer in the "Science and Art of Teaching", lived here. In 1897, the lot was subdivided and the house moved around the corner to its present location, becoming a rental for the next half-century. The first tenants were Mrs. Caroline Loving and her daughter Nellie, the first librarian at Ann Arbor High School. The present owner has lived here since 1945.

References: 1853 Map; Owner's Abstract; Memorial Sketches of Dr. Moses Gunn By His Wife, Chicago, 1889

Hanna James?
Susan Winberg + Lars Bjorn



715 East Ann

STEPHEN WEBSTER

1853

Originally Italianate, but "modernized" in the early 1900's, two-story rectangular frame house with clapboard siding, gabled roof facing the street, original double-hung second floor windows with architrave framing, full front porch.

First listed in the 1868 City Directory as the home of Senator Stephen Webster, this was later occupied by painter Alphonso Covert and for nearly 40 years by the family of Theodore and Caroline Rohn, owners of the Rohn Electric Shop.

References: 1853 Map; 1866 Birdseye; 1868 City Directory



820 East Ann

JOHN C. MEAD

1870

Italianate, two-story rectangular frame house with front gabled roof, asbestos siding, classic revival doorway, small front porch, simple hoods over original four-over-four double-hung windows.

Listed in the 1878 City Directory as the residence of John C. Mead; by 1883 the house had become the home of Erastus Gilbert, Register of Deeds and grain merchant. The Gilberts rented the house to a series of students during the '90s, moving back by 1901, and Mrs. Gilbert continued to live here until the late 1920's. The house was converted to apartments in the 1930's.

References: 1870 Map; 1878 City Directory; 1880 Birdseye



912 East Ann

JOHN BUTLER

1860

Vernacular, two-story rectangular frame house with clapboard siding, front gabled roof, four-over-four double-hung windows, and full front porch with simple doric columns.

The earliest City Directory lists this as the home of John Butler, carpenter. In 1890, Alphonso Covert, painter and paper hanger, moved here with his family from 715 East Ann, staying for the next 20 years. They were followed by Thomas and Margaret Hannan who lived here through the 1940's.

References: 1860 City Directory; 1866 Birdseye



920 East Ann

TIMOTHY KEATING

1866

Vernacular, one-story L-shaped frame house with clapboard siding, front and side gabled roof with classic revival returns on the side gable, shuttered double-hung windows, and porch with Italianate bracketed trim.

The home of only two families for over 100 years, this is first listed as the residence of mason and builder Timothy Keating in 1860. From 1868 to 1878, it was also the home of John Keating, printer, publisher of the 1872 City Directory and later of the Physican and Surgeon, a national medical journal. By the 1890's, Timothy's widow Jane was sharing the house with blacksmith James Donegan and his wife Dorcas, who remained, succeeded by her daughter (also named Dorcas) until 1971.

References: 1860 City Directory; 1866 Birdseye



928 East Ann

EDNA ALLEN

1908

Colonial Revival, two-story rectangular frame house with gabled roof perpendicular to the street and broad returns at the level of the second story windows, central gabled dormer in front facade with returns and cameo attic window, clapboard siding with shingles in the gables, full front porch with heavy cobblestone base and short paired round doric columns.

First listed as the residence of Mrs. Edna Allen in the 1908 City Directory, this became the home of widow Amy Huesman the following year. She was followed in 1920 by another widow, Marie Balser and her three grown children. For the next 40 years, daughter Amelia, cashier for the Michigan Central Railroad, lived here. The University Reformed Church directly behind on Huron Street has owned the house since 1967.

References: 1908 City Directory; 1908 Sanborn



929 East Ann

ANN STREET GROCERY

1916

Early false-front commercial vernacular style, one-story rectangular frame store with clapboard siding, front gabled roof hidden by stepped gable false front facade, central doorway flanked by full height, plain store windows.

Though first listed at this address in the 1916 City Directory as the Wilbert Draper Grocery Store, the style of this charming little building indicates a much earlier construction date. Its original location, however, has not yet been determined. Run by the Anthony Malis family from the mid 1920's until the 1950's, the store later housed the Ann Arbor Uniform Store and more recently a nurses' organization.

References: 1916 City Directory; 1916 Sanborn



1000 East Ann

PHI BETA PI FRATERNITY

1900

Tudor Revival, two and a half-story rectangular frame house with octagonal three-story tower on the northeast (left front) corner, first two stories half-timbered, shingles above in large front gable and top of tower, triple bay windows on second and attic floors.

Organized at The University of Michigan in 1899, the Phi Beta Pi medical fraternity built this substantial home at the turn of the century in the Queen Anne style. A 1914 Michiganian photograph shows how the building looked before the Tudor detailing was added about 1930, at about the time the fraternity built a second building next door. Phi Alpha Kappa fraternity occupied the house through the 1930's until following their predecessors next door to #1010 in the mid 1940's. The house has been an apartment building since 1949.

References: 1900 City Directory; 1914 Michiganian (page 523)



1010 East Ann

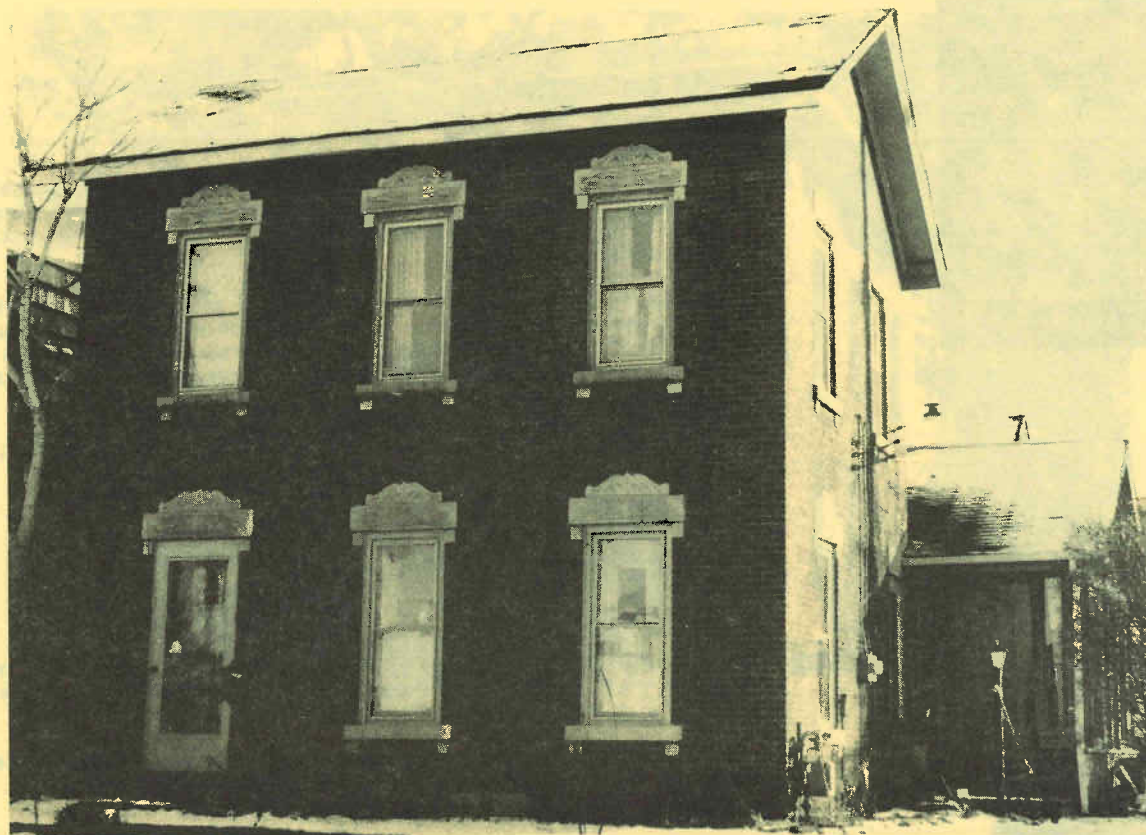
PHI BETA PI FRATERNITY #2

1930

Large Tudor Revival, two and a half-story basically rectangular stone fraternity house, gabled roof with five flat-roofed double dormers along the front, shorter, set-back wing on the west end and two-story half-towers with crenelated tops on either end of the main facade, half-timbered detailing on the upper part of the wing, paired double-hung windows, and arched front entrance in the east tower.

This second and much larger home of medical fraternity Phi Beta Pi was built on the eastern portion of their large lot originally numbered 1000 East Ann. In 1945, Phi Alpha Kappa fraternity, popularly known as "the Dutch Fraternity" moved in from Phi Beta Pi's original home next door.

References: 1930 City Directory; 1930 Ensian (page 409)



216 Catherine

ANTON EISELE

1870

Vernacular, two-story rectangular brick residence with gabled roof perpendicular to the street, double-hung windows with outstanding, rare carved stone lintels and plain sills evenly spaced on the simple front and side facades.

In 1870, shortly after establishing his marble, monument and sidewalk business, Anton Eisele built this home for himself and his bride, Eliza Seabolt Baumgardner, widow of his late partner. Eliza's son, John Baumgardner, took over the business and the house after Eisele's death in 1887. John moved around the corner in 1900 and the next long-term owners were John and Mary Grof, succeeded by their son, Ernest, who lived here until after 1940. The house is now the office and residence of attorney, Pauline Rothmeyer.

References: 1870 Map; 1872 City Directory; 1874 Atlas (engraving); 1881 History of Washtenaw County (Eisele biography, page 984)



314 Catherine

WILLIAM NOBLE

1869

Classic Revival, one and a half-story rectangular frame house with asbestos siding, front gabled roof (pitch has been altered to be much steeper), elegant classic revival doorway with side lights and transom, architraves framing full-length first floor windows, full front porch.

This house, which appears on the 1869 map of Ann Arbor, is first listed in the 1872 City Directory as the residence of William Noble, contractor, builder and owner of a local planing mill at Fifth and Depot. His widow, Delina, lived on here until after 1910, succeeded by janitor Paul Foster, realtor Frank Ryan and widow Emma O'Brien at about 10-year intervals.

References: 1869 Map; 1872 City Directory; Duff (page 94); 1881 History of Washtenaw County (Noble biography, page 1027)



318 Catherine

GEORGE LOOMIS

1868

Vernacular Italianate, two-story rectangular frame house with asphalt siding, front gabled roof, simple pedimented hoods over double-hung windows and front door, full front porch with plain square columns.

Built in 1868 for grocer George Loomis, the house remained in his family until the turn of the century. After a series of short term residents, it became the home of Carl F. Widenman from the mid 1920's until after 1940.

References: 1868 City Directory; 1870 Map; 1880 Birdseye



319 Catherine

1888

Queen Anne, two-story irregular plan brick residence with hipped roof, front gable over arched double window on second floor, other windows are single double-hung with low arches above, original full front porch with four evenly spaced doric columns, classic revival doorway unusual for this period and style.

One of a pair of houses built in the mid 1880's from the bricks of the old First Baptist Church which stood on this site, this house had no long-term residents until the mid 1920's when the Stephen Marsh family moved in, living here and running a taxi business from the house until after Mrs. Marsh's death in the 1950's.

References: 1888 Sanborn; 1890 Birdseye; Mrs. Dorothea Marsh (daughter-in-law)



324 Catherine

W.G. FOSTER

1870

Italianate "cube", two and a half-story brick residence with characteristic low hipped roof, broad eaves overhanging eyebrow windows between pairs of elaborately carved brackets, symmetrical double-hung windows and classic revival doorway with transom and sidelights. The full front porch has no detailing and is either later or has been substantially altered.

For three years, this was the home of lawyer W.G. Foster until his death in 1873. His widow, Mary, then became one of the first women to enter The University of Michigan law school and the first to practice law in Ann Arbor. The house served as both her home and office until her death in 1883.

References: 1870 Map; 1872 City Directory; 1881 History of Washtenaw County (Foster biography, pages 993-94)



331 Catherine

JOHN DELANEY

1880

Vernacular Italianate, two-story L-shaped frame house with gabled front wing, paired double-hung windows above octagonal first floor bay, asbestos siding, porch on front where wings meet.

Built for blacksmith John Delaney, this house remained in the Delaney family until World War I when baker Fred McMahon and his family took over.

References: 1880 Birdseye; 1883 City Directory



338 Catherine

FRANKLIN HOWARD

1878

Vernacular, two-story rectangular frame house with front gabled roof, asphalt siding, classic revival doorway with transom and sidelights, full front porch with balustrade and elaborately carved bracketed capitals above square columns.

Built in 1878 for Franklin Howard, proprietor of the Ann Arbor Agricultural Works at Detroit and Catherine, this house remained in the Howard family until the turn of the century when Jeremiah and Isadore Walsh moved in. Mrs. Walsh was still here in 1940.

References: 1878 City Directory



502 Catherine

JACOB WURSTER

1914

Craftsman, two-story rectangular frame house with typical stuccoed first story, clapboard above, hipped roof with up-turned corners on the overhanging eaves repeated on each dormer, bay window on first floor, full front porch with plain round columns and simple balustrade.

Built in 1914 for Jacob Wurster, a native of Germany who had moved into the City from his dairy farm to run the Wurster Brothers Dairy at the former Eisele (later Baumgardner Marble Works), this house remained in the Wurster family until the mid 1950's.

References: 1914 City Directory; 1916 Sanborn



602 Catherine

Italianate, two-story rectangular frame house with large rear wing, gabled roof perpendicular to the street, symmetrical front facade with large center gable, gothic arched attic window, paired double-hung first and second floor windows with simple hoods, classic revival center doorway, full front porch with concrete block base and short round columns added later.

This unusual house was moved to this address shortly after the street was platted in 1898. Its original location was very likely on the corner facing State Street since a house of this size and shape is shown there until the street is cut through from North Division. The first listing for the State Street address is for three students in the 1869 Paladium, followed in 1878 by postmaster Charles Clark and cigar manufacturer Charles Kayser in 1883. By 1892, widow Mary Osborne and her daughters Frances, Augusta and Grace, who are listed until the turn of the century. The first listing at the new location is for Warren and Sallie Walker, who were soon replaced by Alpha Sigma Fraternity. Widows Ida Whitlark and later Alice Davis lived here later until the house was made into five apartments in the 1930's.

References: 1866 Birdseye; 1869 Paladium; 1892 City Directory; 1900 City Directory



710 Catherine

MRS. CHESTER BOND

1894

Queen Anne, two-story rectangular irregular plan frame house with step-back gable, aluminum clapboard siding with unusual diagonal detailing in gables and around two-story rectangular bay on west side, original wood trim on full front porch and in the peak of front and side gables.

Typical of the residential pattern of this neighborhood, this house has a history of widows with student children for residents. The first was Mrs. Chester Bond in 1894 with her daughter Cecile, followed soon by Mrs. Caroline Colver and her daughter. During the 1920's and 1930's, Mrs. May Bliss lived here with her son Claude and a variety of boarders.

References: 1894 City Directory; 1899 Sanborn

711 Catherine

JULIA AND KATHERINE DECKER

1894

Late Second Empire, three-story irregular plan frame house, mansard roof with single, gabled dormers, asbestos siding, rectangular bay on first floor front with paired, double-hung windows, double entrance door, and wrap-around front porch with original wooden trim.

Home for the usual collection of widows and students beginning in 1894 with the Decker ladies, this residence also briefly housed two different fraternities: Phi Chi in 1898 and Delta Sigma Delta in 1905. Printer John McNaughton lived here with his family from the mid 1920's on with his daughter, Frances, having a day nursery in the house in 1940.

References: 1894 City Directory; 1896 Headlight; 1899 Sanborn





712 Catherine

GEORGE GILBERT

1894

Queen Anne, two-story irregular plan frame house with double gabled front, clapboard siding and shingled gables, large single front windows with rectangular bay on the first floor, double doorway, and original wrap-around porch.

Postal superintendent George Gilbert built this house at the same time as several of his neighbors on this block, but unlike them, he stayed in his new home until after the turn of the century. After that, the City Directory records different residents every few years.

References: 1894 City Directory; 1899 Sanborn



713 Catherine

MRS. ABIGAIL PATTENGILL

1869

Vernacular, two-story rectangular frame house with low front gabled roof, asphalt siding, symmetrical facade with four-over-four double-hung windows.

While this simple building appears on the 1869 map of the City, the first conclusive directory listing is not until 1878 for Mrs. Abigail Pattengill, mother of two principals of Ann Arbor High School: Albert, the first principal in 1868-69 and later a Professor of Greek; and Judson, principal from 1876-1908. For the 20 years after 1895, Bruno St. James, owner of Goodyear and St. James dry goods store, lived here, succeeded by widow Inez Lutkins who remained through the 1930's.

References: 1869 Map; 1878 City Directory



720 Catherine

FRED STIMSON

1890

Colonial Revival, two-story rectangular frame house with clapboard siding, gabled roof perpendicular to the street, symmetrical front facade with high, gabled dormer, triple bay window in center of second floor, large round-arched window beside front door, half-porch with triple doric columns at the corners.

Grocer Fred Stimson is the first resident, listed here in 1890. By the mid 1890's, Solomon Geismer, wife and two student sons took over, succeeded in 1901 by widow Helen Taylor and her student daughter, Fanny. Still another widow, Martha Smurthwaite, lived here from the mid-teens through the 1930's.

References: 1890 City Directory; 1908 Sanborn



721 Catherine

MARTHA LADD

1902

Colonial Revival, two-story rectangular frame house with gabled roof perpendicular to the street, symmetrical facade topped by three pedimented dormers, central doorway flanked by sidelights, half-porch with round doric columns and simple balustrade, wide aluminum clapboard siding.

About 1902, Martha Ladd replaced her family's rambling 1840's home with this house. Martha's father, Thomas Ladd, was one of the City's earliest residents and he is listed here in the first City Directory in 1860. His four famous daughters continued to live here as late as the mid 1920's; Martha was one of the first graduates of the Misses Clarks' School, Eliza was teacher and principal of the Eighth Grade Public School.

References: 1860 City Directory; 1866 Birdseye; Corselius (page 24); Stephenson (page 120)



1009 Cornwell

WIRT CORNWELL

1886

Queen Anne, three-story L-shaped red brick residence, truncated front gable with returns, aluminum clapboard siding, and quadruple attic window overhanging recessed second floor porch and two-story bay window, first floor porch partly recessed and extending out into half-porch with field stone base and square wood columns supporting rounded arches above.

Paper manufacturer, Wirt Cornwell, built this impressive mansion in the mid 1880's around the corner from his wealthy father Harvey Cornwell's house on the site of what later became the "old" St. Joseph's Hospital. The Cornwell family, after whom Cornwell Place is named, lived here nearly 40 years, after which their large house was broken up into apartments.

References: 1886 City Directory; 1890 Birdseye



1014 Cornwell

GEORGE DOCK

1894

Queen Anne, two-story irregular plan frame house with hipped and gabled roof, clapboard, vertical board, and shingle siding in elaborate patterns, half-round two-story bay on north half of front facade topped by full pediment gable and brackets, double door entrance flanked by small, round-arched windows and surmounted by two-story octagonal tower with wrought iron finial, wrap-around porch with turned columns and balusters, small second floor porch on southwest side.

Perched on a steep bluff overlooking the Huron River valley, this house was built in 1894 for medical professor George Dock. From 1908-1914, physician Albert Barrett lived here, followed by a series of changing tenants. Gamma Alpha fraternity occupied the house from 1923 until the 1950's.

References: 1894 City Directory; 1899 Sanborn



414 Detroit

JOHN McCOMB

1883

Italianate, two-story rectangular frame house with gables facing both front and north sides, asbestos siding, paired four-over-four double-hung window in front gable, similar single windows on first floor all with elaborately carved hoods, small gabled roof over front door and concrete stoop.

The first directory listing for this house is as the residence of John McComb, an engineer with the Luick Brothers lumber mill across the street. Earlier maps indicate a structure on this site, but they are inconclusive as to whether this is the same building. McComb was followed in 1886 by laborer Henry Kauffmann, whose daughter Louise, a dressmaker, continued to live here until 1920, sharing the house with piano tuner Stephen Schaible. The present owners have lived here since 1940.

References: 1883 City Directory; 1888 Sanborn



418 Detroit

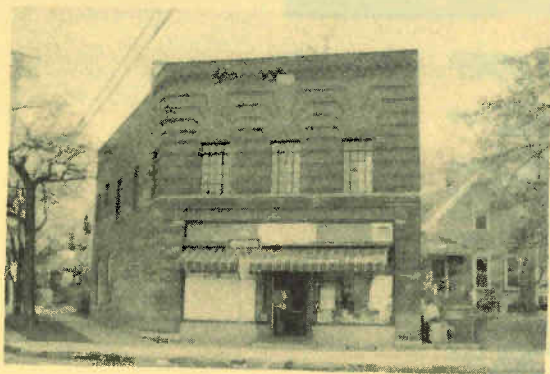
GOTTLÖB HOEFER

1886

Vernacular Italianate, two-story L-shaped frame house with gabled roof, clapboard siding, Italianate hoods over single upper windows on front wing and double window on first floor of side wing, unusual gables forming low dormers over upper windows on side wing, turned wooden trim pieces dropped from each gable peak, main entrance on side porch.

As with its neighbor at #414, it is difficult to determine when this house first appears on the early maps. The first listing is in 1886 for Gottlob Hoefler's bakery, grocery store and residence. By 1900, Arthur and Hannah Perkins are here to remain until after 1940.

References: 1886 City Directory; 1888 Sanborn



422 Detroit

ROCCO DESDERIDE

1899

see research

Commercial Vernacular, two-story rectangular red brick commercial building with flat roof, date stone and corbeled brick cornice, geometric brick work forming bands and arches above second story windows which were replaced by 20-pane steel casements in the mid-twenties, plain storefront with large single windows flanking recessed center doorway.

Though the date stone says 1902, this building appears on the 1899 Sanborn map, perhaps based on the construction plans. A typical corner grocery store, it has been serving the neighborhood ever since, first under the Desderide family and then from 1922 to 1978 under William Diroff.

References: 1899 Sanborn; 1902 City Directory



417 Detroit

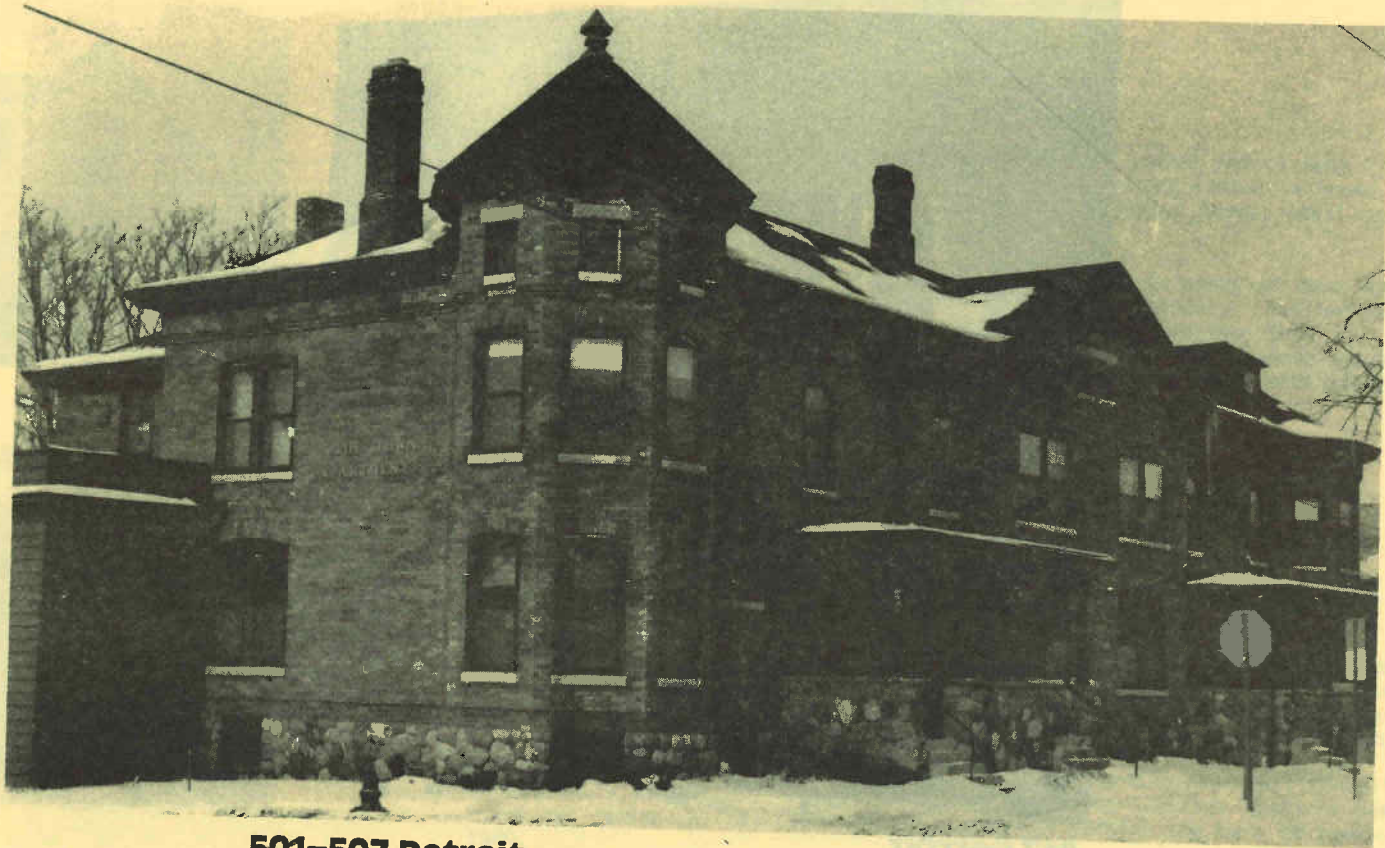
MOSES ROGERS

1866

Italianate, two-story rectangular red brick commercial building, flat roof, symmetrical facade with four-over-four double-hung windows topped by decorative round brick arches on the second floor and segmented arches on the first floor flanking arched double entrance doors in the center, shutters and wrought iron fence added later, as well as one-story stuccoed wing on north side.

Built shortly after the Civil War for Moses Rogers' farm implement business, this handsome little building remained in the family until after the death of his daughter, Katie Rogers, a successful portrait artist who managed the business after her father's death. Used for decades as a furniture warehouse and machine shop, this became the home of the Ecology Center around 1970 with the north wing used as a second-hand clothing shop.

References: 1866 Birdseye; 1868 City Directory



501-507 Detroit

STOFFLET BLOCK

1900

Colonial Revival, two-story basically rectangular red brick apartment building with low hipped roof, octagonal bays at each end of the front facade, terminating in a tower and finial at the south end, wide but shallow full height rectangular bay in center topped by gabled dormer, both single and paired double-hung windows with low arches above and stone sills, two double porches with fieldstone bases and short round wooden columns, one-story south wing and shed dormers added later.

Built in 1900 by news and book dealer Frances Stofflet for two of his children, this was the first apartment building to be built in the City. Sons Harvey at #501 and Elmer at #507 lived here until the mid-twenties with a series of changing tenants in the other two original units. By 1940, the building was divided into eight flats.

References: 1900 City Directory; 1908 Sanborn



509 Detroit

KATHERINE HARTMANN

1892

Queen Anne, two-story rectangular frame house with full height square tower on south side, front gabled roof, variety of elaborate shingle and clapboard detailing single, large double-hung window in upper front facade with small panes of colored glass bordering upper sash, full front porch with fieldstone base and short, squared tapering columns at the corners, steps on the end.

There is nearly as much variety in the early history of this house as in its fanciful siding, beginning with widow Katherine Hartmann and daughter Sophie, a dressmaker, in 1894. The longest term residents were postman Albert Mayer and wife Nellie, from 1910 until the late twenties.

References: 1892 Sanborn; 1895 City Directory



516 Detroit

WILLIAM GIFFORD

1896

Queen Anne, two-story square frame house with front gabled roof and formerly flat roofed, two-story wing on the southwest corner, clapboard siding with elaborate fanned detailing in the gable above triple window, wrap-around porch with turned columns.

First listed in 1896 as the home of William Gifford, this became the residence of physician Henry Pearson and wife Jennie the following year. From 1920 on, the tenants change frequently.

References: 1896 City Directory; 1899 Sanborn



521 Detroit

HERMAN KRAPP

1892

Queen Anne, two-story shallow T-shaped brick residence with front and side gables, arched double-hung windows with the left ones larger and surrounded by small colored glass panes in the upper sash, double door entrance, wrap-around porch greatly altered.

This address was closely associated with the sash factory next door as far back as 1853. The 1888 and 1892 Sanborn maps, however, indicate that the original house was substantially changed or completely replaced. Herman Krapp, an Ann Arbor native, lived on this site and ran the mill next door from 1878 until his death in the mid-teens. After that, machinist James Elliot and Daniel Mahler successively spent about a decade in the house.

References: 1874 Atlas of Washtenaw County (page 59); 1892 Sanborn; 1878 City Directory



522 Detroit

ADAM MEUTH

1895

Queen Anne, two-story rectangular frame house with front gabled roof and full height square tower on south side, clapboard siding, elaborately detailed shingle and clapboard gable decoration and unusual carving on barge boards, full front porch with plain square columns, simple balustrade.

Moved to this address in 1930, this house originally stood on the point where Detroit Division Streets join. Butcher Adam Meuth moved there from quarters over his shop in 400 block of Detroit Street in 1895. His widow, Louisa, remained in the house until she was moved.

References: 1895 City Directory; 1908 Sanborn; 1931 Sanborn



529 Detroit

MILLER AND REYER'S PLANING MILL

1853

Italianate, two-story brick industrial building with flat roof, heavy brick segmental arches above six-over-six double-hung windows--two of which have been replaced by a large plate glass storefront. Original doorways on both first and second floor altered with upper one bricked in and lower one replaced by standard door.

Although this building appears on the 1853 City map, it is first listed as John Miller's bending, turning and planing factory in 1868. A drawing in the 1874 Cow Atlas shows the building's original appearance. Four years later, Herman Krapf purchased the property, which was then producing window sash, blinds and doors. The 1908 Sanborn indicates that the building was used for storage. Later uses include a machine shop and a furniture store. In 1963, the Treasure Mart opened up to become one of Ann Arbor's most popular institutions.

References: 1853 Map; 1866 Birdseye; 1868 City Directory; 1874 Atlas



117 North Division

CHARLES H. DAWSON

1912

Tudor Revival, two-story rectangular red brick and stucco residence with gabled roof perpendicular to the street, long, low shed dormer with two sets of three diamond paned casement windows, upper stories half-timbered, symmetrical front facade with paired double-hung windows flanking center half-porch with steep gabled roof, brick columns and base, one-story sun room wing on south end with balustraded porch above.

Briefly the home of druggist Charles H. Dawson in 1912, this was soon occupied by physician Robert G. Mackenzie and his family. In 1917, Jane MacIntyre moved in to keep house for her famous brothers; Donald, manager of the Whitney Theater, and Frank, a nationally known actor. They lived here until 1960 when Catholic Social Services purchased the house for its outreach program.

References: 1912 City Directory; Crandall (page 246)



215 North Division

WOODSON WILLS

1902

Colonial Revival, two-story rectangular frame house with front gabled roof, clapboard siding, complex front facade with bracketed and shingled gable, brackets above diocletian attic window and below large single second floor window which projects over first floor triple bay window, half-porch with small center pediment, short, round doric columns and clapboard balustrade.

By 1902, when this address is first listed, many of the district's homes had become rental property. The first tenant here was Woodson Wills, an agent for the Ann Arbor Railroad, followed by coal merchant Edward Stretch, three grown daughters and one student son. Katherine Hanlin, George Hanlon and Robert Martin successively spent about a decade apiece living here.

References: 1902 City Directory; 1908 Sanborn



218 North Division

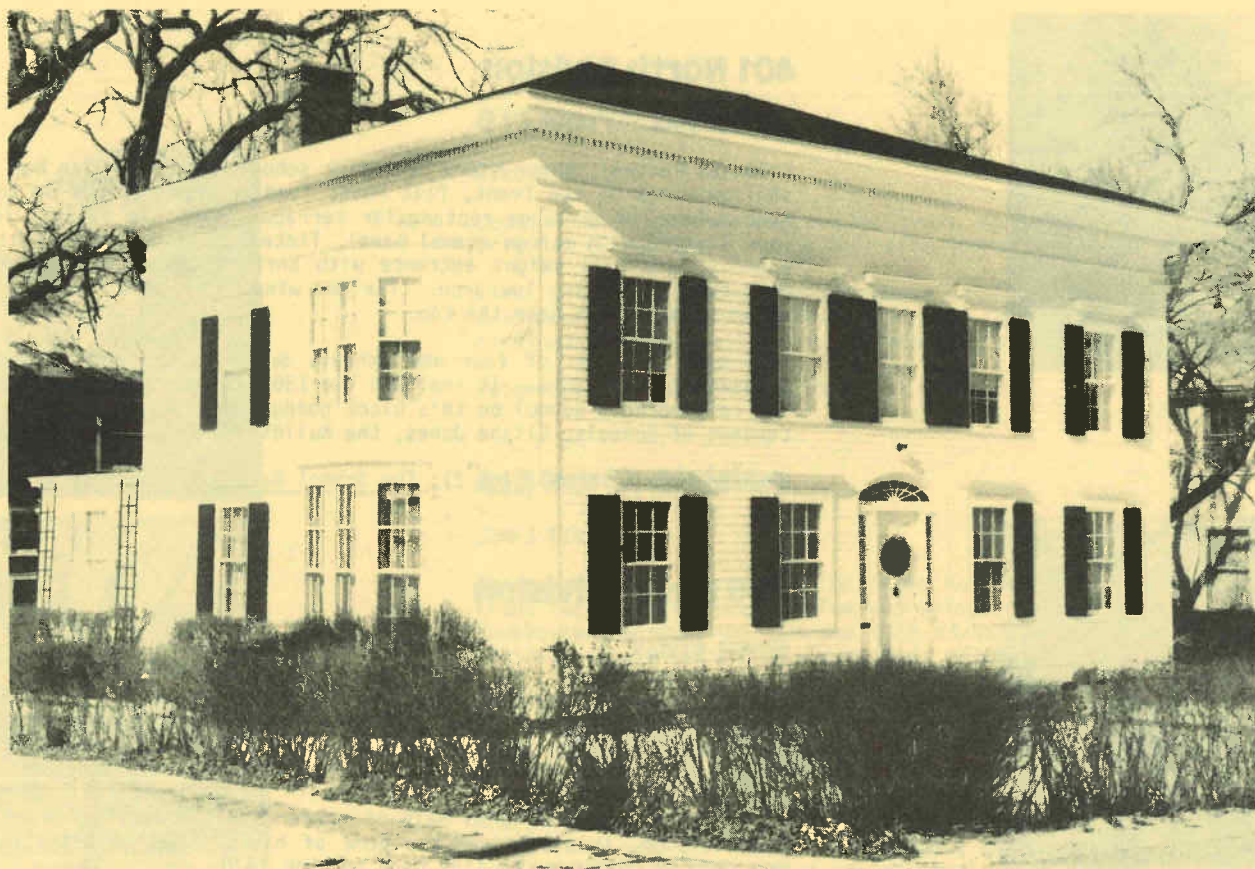
JOHN MAYNARD HOUSE

1844

Classic Revival, two-story rectangular brick residence with several rear wings, low gabled roof perpendicular to Division Street, entrance in one-story wing on the south end, symmetrical facade with five evenly spaced double-hung windows with heavy stone lintels. 1902 alternatives include wide center window (possibly in place of original entrance) and beveled glass upper sash on first floor and a full Colonial Revival front porch including a second story in the center with full pediment, fluted round doric columns and simple balustrade.

John W. Maynard, successful grocer, son of pioneer Ezra Maynard and brother of land developer and Mayor William Maynard, built this state ly home in 1844. After the death of his widow, Mary, in 1902, the ne owners were Russell and Jennie Dobson who updated the old house in th then fashionable colonial style around 1910. From 1942 until 1978 this was known as Canterbury House, part of neighboring St. Andrew' Episcopal Church's outreach program. The 500/600 block of Catherin Street was cut through the north side yard of the property in 1898.

References: 1853 Map; 1866 Birdseye; Corselius (page 14); Ten Broo (pages 173-174)



303 North Division

ANDREW DeFOREST

1837

Classic Revival, two-story rectangular frame house with low hipped roof, dentils and architrave below broad overhanging eaves, clapboard siding with pilasters at the corners, symmetrical facade with six-over-six double-hung windows, shutters, and center doorway complete with sidelights and fanlight above.

Deed records indicate that Andrew DeForest built this house for himself and his family in 1837. Though oral tradition holds that the building once had a full portico facing Catherine Street (similar to the house DeForest built now at 712 East Ann), there is no internal structural evidence to indicate a change in the present roof shape and orientation of the entrance. Druggist Henry J. Brown's family owned the house from 1883 through the 1930's, adding the upper story to the south bay window and a New England style colonial front entry. Following the Browns, the J.T. Horner family ran an antique shop here, and briefly, the Colonial Inn tea room. The present owners removed asbestos siding and the colonial entry in 1979.

References: 1853 Map; 1866 Birdseye; 1868 City Directory; Register of Deeds



401 North Division

JONES SCHOOL

1922

Colonial Revival, three-story red brick school, H-shaped plan has deep wings in the rear, shallow wings on the front, flat roof, land in front graded up to meet main entrance on second level with large rectangular terrace, limestone details include dentiled cornice (now covered with maroon enamel band), lintels joining large eight-over-eight double-hung windows, and full height entrance with three recessed windows above double doors with pilasters supporting low arch. The end wings have no windows in the front, but rectangular stone panels near the top.

This was the first of four new schools built to accommodate the rapid population increases of the 1920's. It replaced the 1868 ward school and perpetuated the tradition of the neighborhood school on this block going back to 1846. Named for the second Superintendent of Schools, Elisha Jones, the building became Community High in the early 1970's.

References: Clinton (page 2); The School Building Programs, 1922



406 North Division

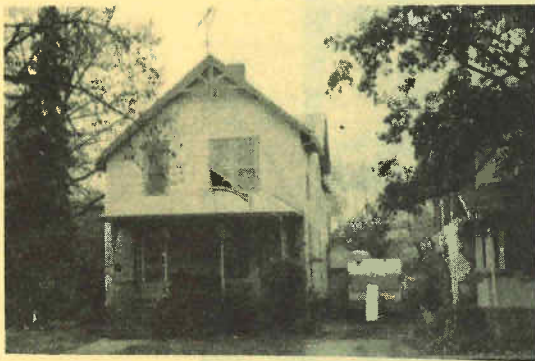
GEORGE RINSEY

1915

Bungalow, two-story rectangular stuccoed frame house with low gabled roof perpendicular to the street and extending down over full open front porch supported by four, broad round doric columns, wide shed dormer above, center doorway with side lights flanked by paired double-hung windows, small open pergola on south side.

Built in 1915 on the north half of grocer David Rinsey's lot at the corner of Lawrence and Division, this remained the home of his son George until his death in the 1940's. Mrs. Rinsey continued to live here through 1970.

References: 1915 City Directory; 1916 Sanborn



411 North Division

WILLIAM H. FOX

1888

Queen Anne, two-story rectangular frame house with front gabled roof, asphalt siding, original turned wood trim on full front porch and in peak of gable.

First listed in 1895 as the residence of salesman William Fox, this became the home of dressmaker Hannah Ryan by 1901. Marrying carpenter Thomas Taylor soon afterwards, Hannah continued to live here until the late 1920's.

References: 1888 Sanborn; 1895 City Directory



412 North Division

JAMES KINGSLEY

1835 (moved and remodeled, 1890)

Queen Anne, two-story L-shaped frame house with front gabled roof, clapboard siding, front facade with elaborate fan and shingle detailing in the gable, single one-over-one double-hung windows and doorway with classic revival sidelights, full front porch with fieldstone base and short, round doric columns added between 1908 and 1916.

According to Cornelia Corselius, this house was built by pioneer James Kingsley in 1835 on the corner of Lawrence and Division. "When Mr. Rinsey purchased the place," she says, which occurred in 1890, "he moved the best part of the old house to the north end of his lot on Division Street, fitted it up into a good modern house and built his own fine residence on the corner". The Birdseye maps all show a rectangular building with hipped roof, first on the corner, then on this site in 1890. Though the architectural details are similar to those on the Rinsey House at 401 Lawrence, the shape of the windows, the doorway and the steep stairs are evidence of the building's early origins. The longest term residents at the new location were John and Emma Gutekunst from 1910 through the 1950's.

References: 1866, 1880 and 1890 Birdseyes; Corselius (page 4)

See Abstract.

David DeForest

1860 - \$600

dies 1868

sold by
executor

Harry Bennett

for \$7,000



1860 CD - DeForest there #35; not there in 1860.

418 North Division

OSCAR AND PUTNAM STODDARD

1866

Italianate, three-story rectangular frame residence with low, hipped roof and broad overhanging eaves, asbestos siding, symmetrical facade with paired, long, narrow double-hung windows topped by elaborately carved round arches on the second floor and rectangular architraves on the first floor, center classic revival doorway with transom and sidelights, full front porch with fluted ionic columns and simple balustrade.

First listed in 1868 as the residence of Oscar and Putnam Stoddard, owners of the short-lived Stoddard Brothers shoe store, this grand house has a long history of short-term residents. Grocer Goetz, Jr. and his father, a retired tavern keeper, moved here farther up the block in the 1870's before moving on to the west side. In the mid-90's, dentist Henry J. Burke spent a few years here. Photographs of the house as Xi Psi Phi fraternity in 1907 and as Alpha Gamma in 1914 attest to its size and elegance, dimmed not conversion to apartments around 1930. *owned by McLeod since 1920*

References: 1866 Birdseye; 1868 City Directory



505 North Division

MISSIS CLARKS' SCHOOL

1865

Colonial Revival, three-story square brick apartment building with low, hipped roof and broad overhanging raftered eaves, symmetrical facade with paired nine-over-one double-hung windows flanking three-story unpainted red brick porch, center doorway with sidelights.

Built in 1865 as the permanent home of the famous Misses Clarks' School, the longest lasting and most important of the City's early private schools, this building was converted to residential use by 1900. First called the Oakwood Apartments in the teens, it was further subdivided into eight units and renamed for its owner/resident, Donald McLean in the mid 1920's.

References: 1866 Birdseye; Clinton (page 5)

Warren D - grandfather. Then Walter E, now Warren D (1990s)



513 North Division

GEORGE M. HAWES

1898

Queen Anne, one-story irregular plan red brick house, low hipped roof and front gabled wing with arched triple window above rectangular, clapboard framed bay, side front porch with round doric columns and simple balustrade.

First listed in 1898 as the home of George Hawes, former proprietor of the Arlington Hotel at Fourth Avenue and Ann Street, this elegant and unusual little house was later the residence of Nora and Ann Boyle from 1905 until the mid 1920's.

References: 1898 City Directory; 1908 Sanborn



521 North Division

DAVID DeFOREST

1860

Italianate, two-story T-shaped frame house with gabled roof, asphalt siding, double-hung windows with elaborately carved hoods, classic revival doorway with sidelights and carved hood.

Listed in the earliest directory in 1860 as the residence of lumber mill owner David DeForest, brother of builder Andrew DeForest, this house remained in the family for 35 years. Realtor George Clarcken followed until 1900, after which the residents changed every few years. By 1916, the listings indicate the building had been divided into three apartments.

References: 1860 City Directory; 1866 Birdseye



524 North Division

CHARLES RASH

1895

Queen Anne, two-story L-shaped frame house with front gabled roof, asphalt siding over all but original and highly unusual shingles in the gable, full front porch wrapping around to meet side wing with turned columns, balusters and trim, laticed foundation.

Built by 1895 for ice dealer Charles Rash, this was later the home of printer Alfred Schairer from 1905 until the mid 1920's.

References: 1895 City Directory; 1899 Sanborn



538 North Division

HENRY CORNWELL

1895

Colonial Revival, two and a half-story basically square red brick residence, hipped roof with large center gabled dormer, fan shell detailing, flanked by single, round-topped dormers, two-story, flat roofed round tower on south front corner, full porch with round ionic columns and simple balustrade.

Henry Cornwell established a paper mill on the Huron River west of town with his brothers Harvey and Cornelius around 1840. Listed at this address by 1868, he replaced his earlier Italianate home with this palatial residence in 1895. His son Frank established his own coal business and lived here with his family until 1920. After several years of vacancy, the house became Beth Israel Synagogue in 1928. St. Thomas Catholic Church bought it in 1950 for a youth recreation center, followed by the Word of God bookstore offices in the 1970's. Since 1978, it has been in the process of being restored to residential use, including an attic apartment.

References: 1891 County Atlas (page 453); 1868 City Directory; 1890 Birdseye, 1891 Portrait & Biographical Album; 1896 Headlight



517 Elizabeth

ST. THOMAS CONSERVATORY OF MUSIC-1912

Colonial Revival, two and a half-story rectangular red brick residence, gabled roof perpendicular to the street with rare, flat green tiles, three pedimented and shingled dormers, eight-over-one double-hung windows with large stone keystones in flat brick arches above, plain stone sills below, half-porch with fieldstone base, short round doric columns, flat roof and star patterned balustrade above.

St. Thomas' Catholic parish built this handsome building in 1912 as the new home for both the well-known Conservatory of Music and the Sisters of the Immaculate Heart of Mary who ran the parish school across the street. The Conservatory closed in the early 1930's but the building continued in convent use until the late 1970's when it became part of the parish religious education and counseling program.

References: 1912 City Directory; 1916 Sanborn

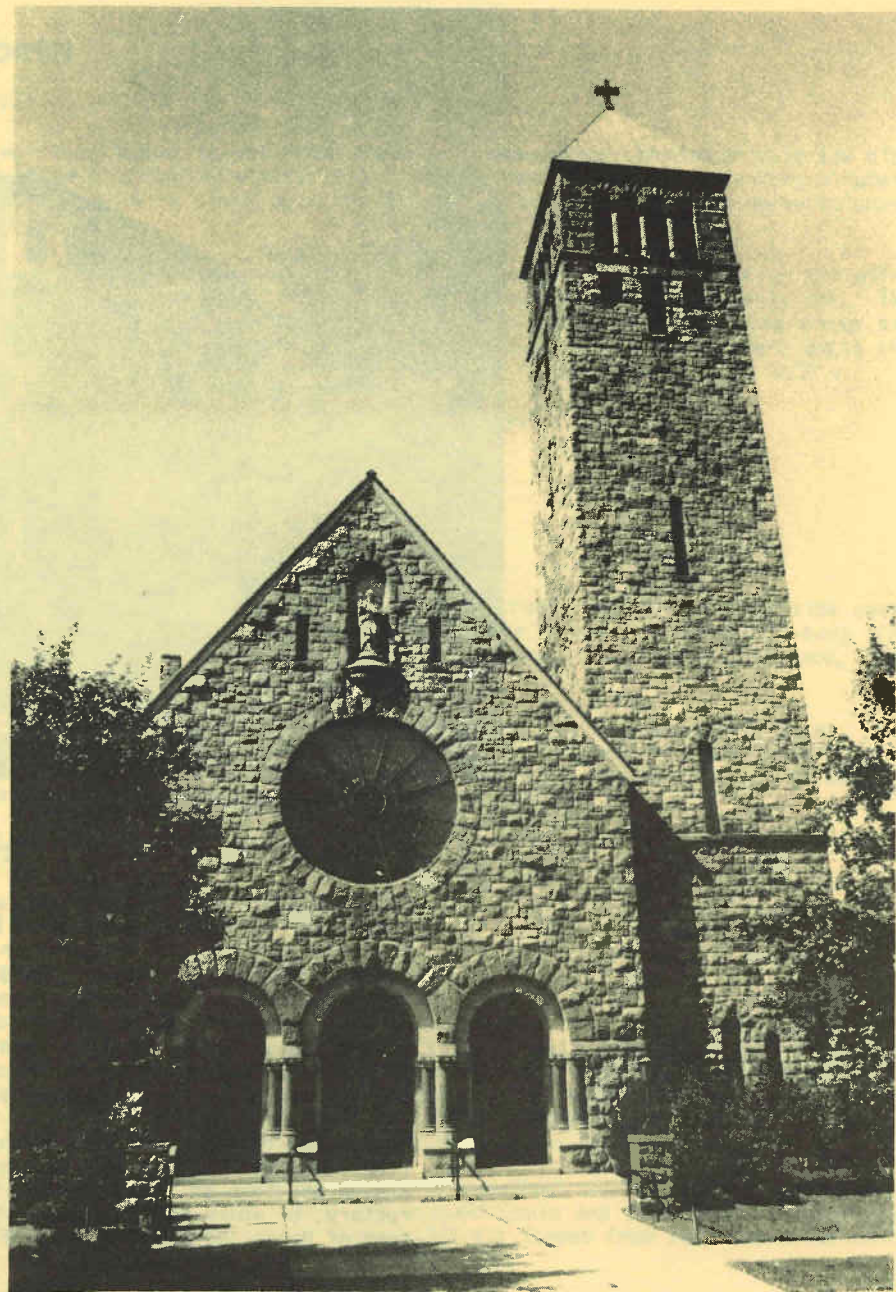
520 Elizabeth (Church)

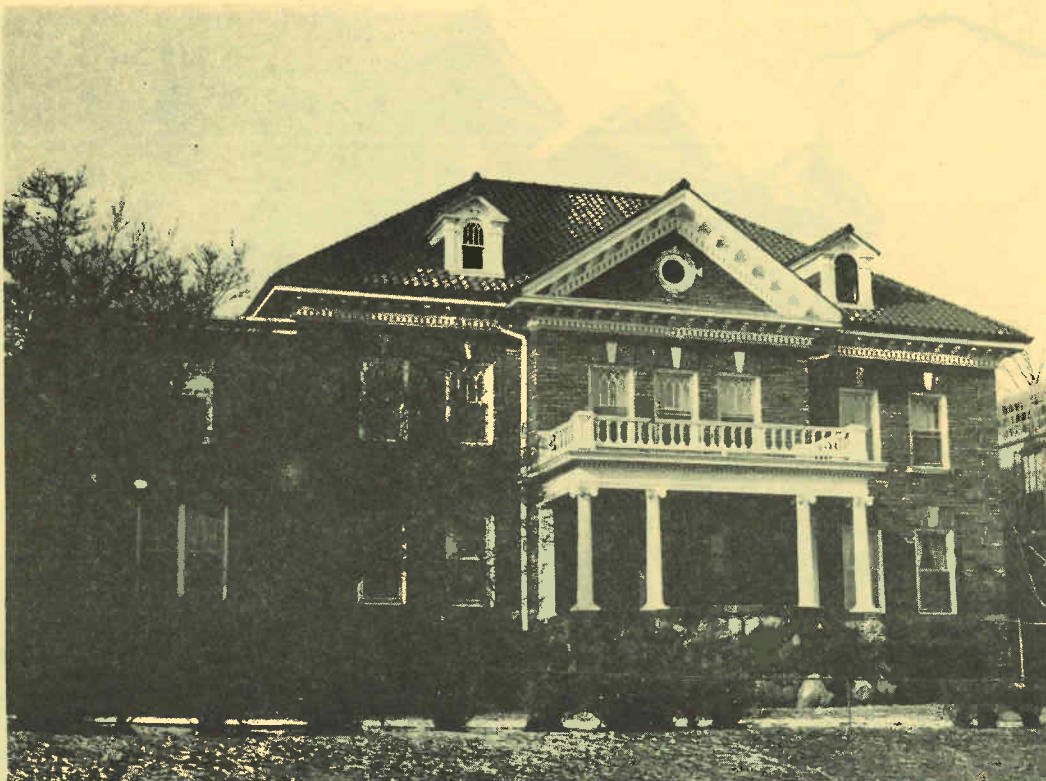
ST. THOMAS' CATHOLIC CHURCH 1899

Romanesque Revival fieldstone church, traditional cruciform plan with long rectangular nave and shallow transepts, large semi-circular apse at the north end, 125-foot tall square bell tower on southeast corner, main facade features large rose window above three round arches supported by short round marble byzantine pillars and filled by wooden double doors with quatrefoil carvings in the tympani, dark tile gabled roof, metal roofs on towers.

St. Thomas is the oldest Roman Catholic parish in the City and was established in the 1830's by middle-class Irish immigrants, primarily farmers moving in from Northfield Township. This is the second church building, replacing an 1840's brick structure across Kingsley Street. Designed by Detroit architects Spier and Rohn, and built by Ann Arbor's Koch Brothers, it was completed at the turn of the century.

References: 1908 Sanborn; D011





520 Elizabeth (Rectory)

ST. THOMAS RECTORY

1902

Colonial Revival, two-story rectangular yellow brick residence with hipped roof of rounded red tiles, brackets and dentils outlining overhanging eaves and full pediment in center gable with round cameo attic window, flanked by single gabled dormers with pilasters supporting broken pediments above round-arched double-hung windows, gothic arched muntins in upper sash of dormers and second floor windows, stone keystones and sills, fieldstone foundation carried out into semi-circular terrace in front of center half-porch, topped by short ionic columns, dentilled architrave, and turned balustrade.

Father Edward Kelly, leader of the St. Thomas Catholic Church parish from 1891 until 1919, was responsible for a major building program around the turn of the century which included the present church, the rectory, of which he was the first resident, and the former Conservatory of Music and convent at 517 Elizabeth.

References: 1902 City Directory; 1908 Sanborn; Doll



521 Elizabeth

ANTHONEY LAFFREY

1870

Italianate, two-story "cube" shaped frame house with rear wings, characteristic low hip roof with broad overhanging eaves, long, narrow, four-over-four double-hung windows, classic revival doorway with sidelights, small entrance porch with slender doric columns, asphalt siding.

Miller John T. Swathel platted this land in 1867, naming the new street after his wife, Elizabeth. By 1870, six houses had been built on the west side including this one. The first resident listed is Anthony Laffrey, builder, in 1872. By 1890, the house had become the rectory for St. Thomas Church with Father Edward Kelly living here until the new rectory was built in 1902. The house was converted to apartments in the 1930's.

References: 1870 Map; 1872 City Directory; 1880 Birdseye



537 Elizabeth

MARVIN JONES

1872

Italianate, two-story L-shaped frame house with gabled roof including smaller side gable on wing, asymmetrical facade with both paired and single four-over-four double-hung windows with elaborately carved hoods, small bracketed canopy over front entrance, side porch with carved wood trim.

First listed in the 1872 directory as the home of mason and builder Marvin Jones, this had become the home of blacksmith Thomas Fitchel by 1878, followed by fruit grower Daniel Strickler from 1866 through 1901. John Saul, a fireman at the University, lived here with wife Anna and widowed mother Bridget for the next 30 years.

References: 1872 City Directory; 1880 Birdseye



214 North Fifth Avenue

CHRISTINE GERSTNER

1892

Queen Anne, two-story irregular plan frame house, hipped and gabled roof, clapboard siding, front gable with decorative shingle work, king post detailing, double round-topped attic window, paired double-hung windows on second floor cantilevered over rectangular first floor bay with large single window, wrap-around porch with carved and turned columns and trim, room above porch (added later) topped by square tower at attic level with paired double-hung windows, curved hipped roof and finial.

Built in 1892 for widow Christine Gerstner, this remained the home of her daughters Christine and Katherine until 1943. With her husband Louis and sons Fred and William, Christine ran a bakery and confectionery shop on Detroit Street from 1868 until the turn of the century.

References: 1892 Sanborn; 1893 City Directory



220 North Fifth Avenue

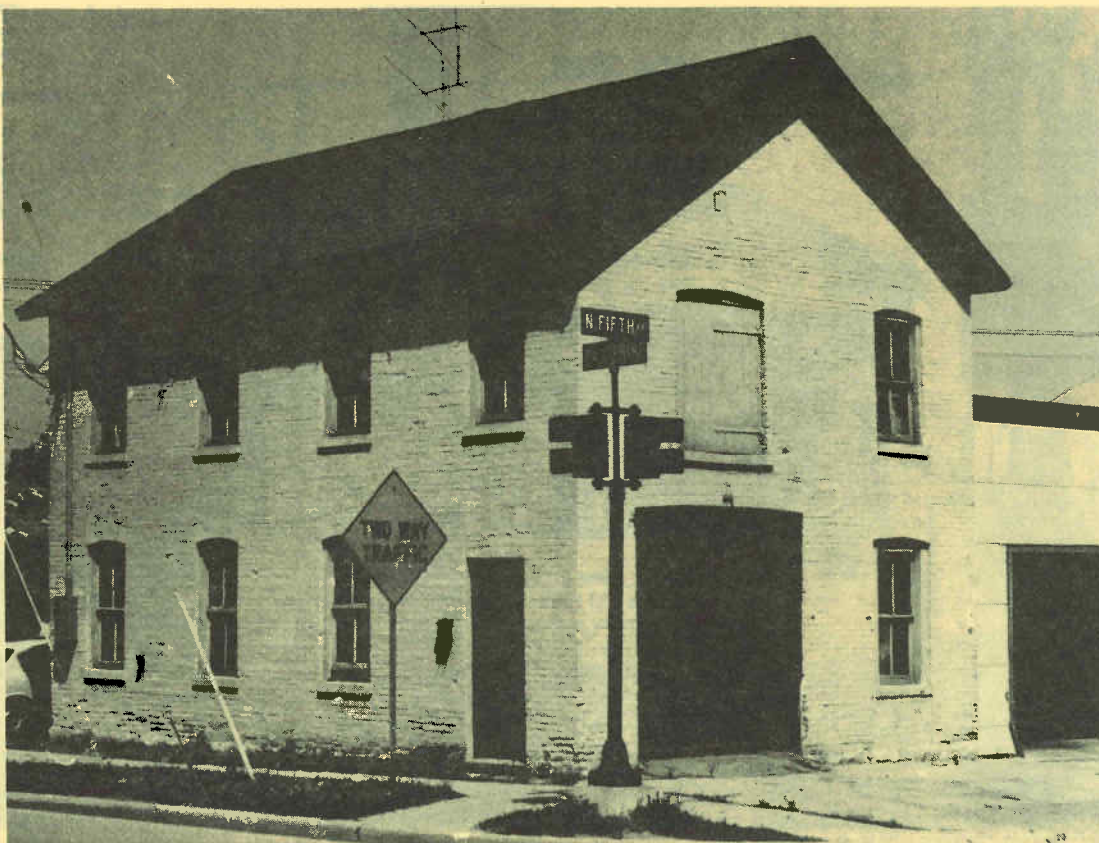
JACOB VANDAWARKER

1844

Classic Revival, two-story rectangular red brick house with gabled roof perpendicular to the street, rear wings, dentils outlining the eaves and gable returns, double-hung windows with plain heavy stone lintels, "blind" window on north end on outside of stair wall, Classic Revival doorway with pilasters and sidelights, full front porch with dentils and bracketed columns.

Boots and shoes manufacturer Jacob Vandawarker built this house in 1844, eight years after coming to Ann Arbor. After Jacob's retirement in 1860, his son Frank continued to live in the home and run the store with his brother Edwin. In the mid-teens, pressman Norman Fitzgerald and wife Rhoda bought the house and lived here until the 1930's. After several decades of neglect, the house was carefully restored and converted to office use in 1978.

References: 1853 Map; 1866 Birdseye; 1860 City Directory; 1881 History of Washtenaw County (Vandawarker biography, page 1050); 1891 Portrait and Biographical Album (page 436); Stephenson (page 229)



301 North Fifth Avenue

BAUMGARDNER'S BARN

1887

Italianate Commercial style, two-story rectangular painted red brick barn, front gabled roof, double-hung windows, two-over-two, with plain stone sills and low brick arches with stone accents, wood hayloft door on second story above rebuilt overnead garage door.

This rare brick barn bears the date of 1887 high in its front gable and is the only remaining structure from John Baumgardner's Marble Works. After many years as the Wurster Brothers Dairy, in the 1930's the other buildings were replaced by a Staebler Oil Company gas station (now Argiero's Italian Restaurant) and the barn became the grocery store for the newly formed Ann Arbor Cooperative Society. The southeast corner and frame of the main door were rebuilt in 1978 after being hit by a car.

References: 1890 Birdseye; 1888 Sanborn



109 Glen

RUSSELL ATCHISON

1902

Colonial Revival, two-story irregular plan red brick house, hipped roof, gables with returns on front and both sides, large double-hung windows with stone sills and shallow brick arches above, side front porch with round doric columns, turned balusters.

The first resident listed here on what was then Thirteenth Street is Russell Atchison, the Superintendent of University Hospital in 1903. After a succession of short-term residents during the teens and twenties, the house was converted to apartments in the 1930's.

References: 1902 City Directory; 1916 Sanborn



121 Glen

NANCY BIGHAM

1896

Queen Anne, two-story irregular plan frame house with hipped roof, clapboard siding that flares slightly at the second floor level, combined octagonal and gabled tower in the center front of the attic level with small six-paned windows, other windows either eight-over-one or four-over-one double-hung, typical Colonial Revival bracketed canopy over center doorway, double window above with scrollwork hood, recessed corner porch with clapboard-covered corner post.

Widow Nancy Bigham is the first resident of this unusual house, living here until 1901 with her student daughter Lillian and son John, philosopher and later physician. For the next three decades, widow Mary Reilly lived here with Anna O'Neill. Anna's husband Benjamin, a postal clerk, lived here as well until his death in 1910.

References: 1896 City Directory; 1916 Sanborn



415 High

GEORGE WAIDELICH

1898

Vernacular, two-story rectangular red brick house, front gabled roof, Classic Revival doorway with transom and sidelights, full front porch which wraps around to rear side wing, turned wooden columns, simple balusters and upper trim.

Saloon keeper George Waidelich moved his residence and business to the north end of Detroit Street from the west side in 1892. Six years later he and his family became the first residents of the north side of High Street (called Fuller until 1930). After George's death in 1906, his widow Mary lived on here with sons Ernest and August who continued to run the family saloon through the late teens. Since the style of the house is more appropriate to 1870 than 1898, it is very possible that it was moved to this site by the Waidelichs.

References: 1898 City Directory; 1899 Sanborn



504 High

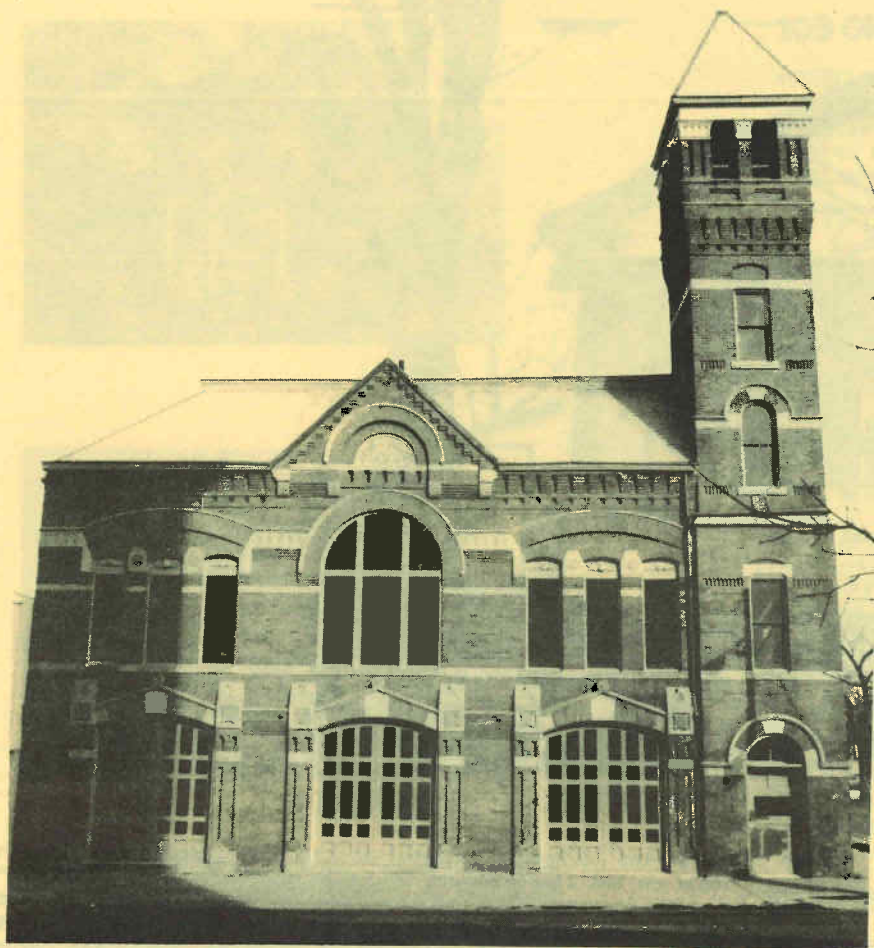
COLORED BAPTIST CHURCH

1854

Classic Revival, one-story rectangular painted brick residence with front gabled roof with returns, double-hung windows with shallow brick arches and stone sills, full front porch added after 1908 with shingled base and short, square columns.

Both the 1868 and 1872 Directories list the "Colored Baptist" church at this location and the 1854 and 1870 maps indicate a "Union Church" here. The 1881 County History mentions a "flourishing African Baptist church with a house of worship in the 4th Ward". By 1888, the first Sanborn map indicates that a new "Colored Baptist" church was being built on North Fifth Avenue at Beakes. The Centennial History of that congregation, the Second Baptist Church, says that a Rev. Lewis organized the first congregation in 1865 in a "frame dwelling". The High Street building, however, is a solid brick structure. Traveling Agent Michael Kearns and wife Mary are listed on this corner from 1883 until 1905, after which the residents changed frequently. A large wing on the Elizabeth Street side was added when the house became a day care center in the 1970's.

References: 1854 Map; 1868 City Directory; 1881 History of Washtenaw County (pages 927-8); Centennial History Second Baptist Church



219
217 East Huron

FIREMEN'S HALL

1882

Italian Villa style, two-story red brick rectangular firehouse with mansard-type roof, corbeled brick cornice, five-story square bell tower on southeast corner, main facade has center gabled dormer with round-arched lunette bearing the date 1882 above large round arched triple window, side bays have three single windows with carved stone lintels all joined by a wide brick arch above, three large doorways at street level are flanked by brick pilasters with carved stone capitals and bases, each door surmounted by wide brick arch with stone key-stones. The tower features alternating rectangular and round arched single windows, with the top story corbeled outward and the open spaces filled with wrought iron fencing. Stone bands accent each floor level of the tower.

Designed by Detroit architect William Scott, our elegant Firemen's Hall was completed in 1883. The large meeting room on the second floor soon became a dormitory to enable firemen to be on duty round the clock. Used daily until the City built the new fire station to the north in 1977, the building opened as the Hands On Museum in 1982.

References: 1888 Sanborn



412 East Huron

TRACY ROOT

1353

Classic Revival, two-story rectangular frame house, gabled roof perpendicular to the street and supported by pairs of carved brackets, double-hung windows, those on the first floor front long and narrow with architraves above, full front porch with round doric columns and simple balustrade. A small center gable added later to the peak of the roof was removed when the house was converted to office use in 1981.

The style of this house indicates a construction date as early as the first subdivision of this block in late 1845. The building appears on the 1853 Map and is listed from 1860 to 1901 as both the home and office of attorney Tracy Root and his wife, Elizabeth. During the teens and the twenties, Mrs. Virginia Besimer lived here. The present owners remodeled the house for office use in 1981.

References: 1853 Map; 1860 City Directory



502 East Huron

SILAS DOUGLAS

1848

Gothic Revival, two-story, T-shaped, painted scored stucco-over-brick house with steep gabled roofs, carved barge boards on main and dormer gables and over bracketed entrance canopy, long, narrow, double-hung windows with shutters both inside and out, triple bay window off parlor on right front, side porch with original carved trim on right wing.

Architect Arthur Marshall designed this house built in 1848 for chemistry professor Silas Douglas. One of the City's most prominent early citizens, Douglas helped found The University of Michigan's Medical School, was twice Mayor, organized the first gas company, and served as a Deacon of St. Andrew's Episcopal Church. The neighboring First Baptist Church acquired the house in 1902.

References: 1853 Map; 1860 City Directory; 1881 History of Washtenaw County (Douglas, pages 981-2)

512 East Huron

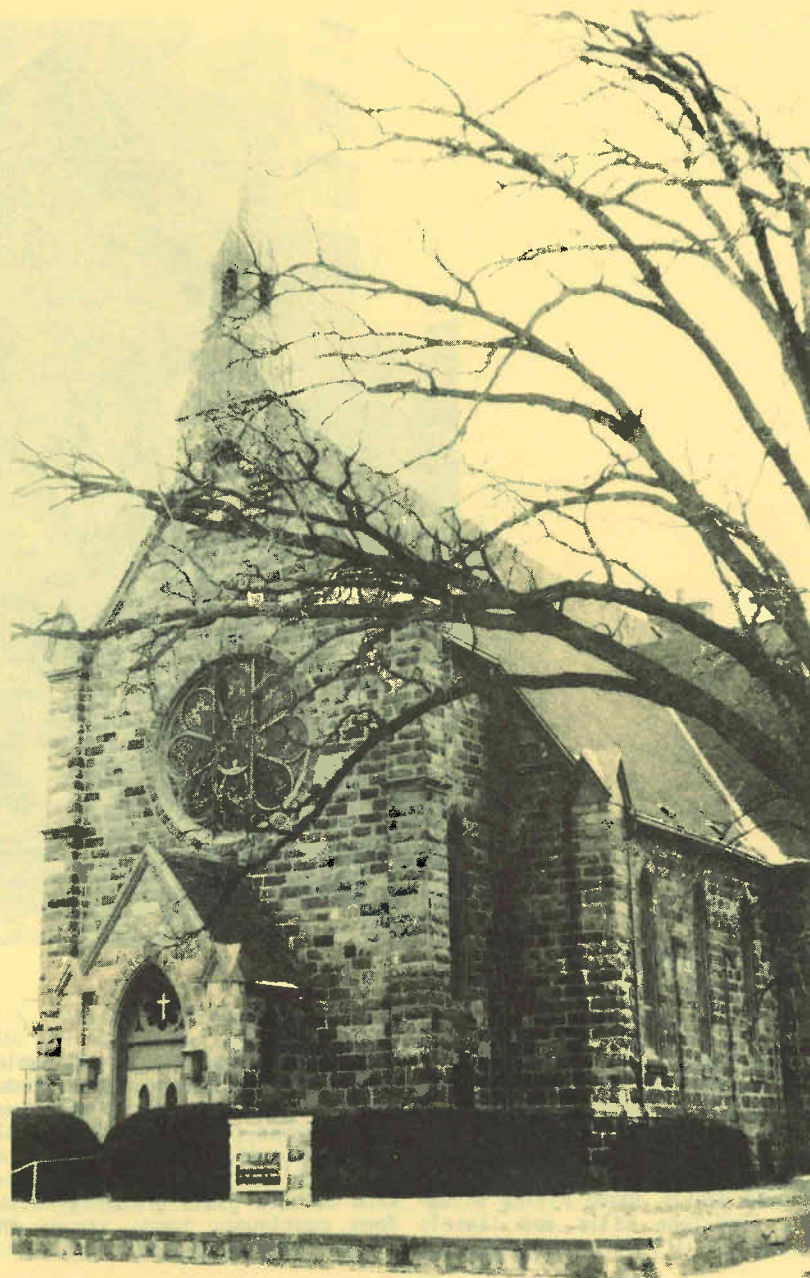
FIRST BAPTIST CHURCH

1880

Gothic Revival, cruciform plan, field stone church with modern short copper bell tower at the peak of the front gabled roof, large rose window above gabled porch with gothic arched entry, corner buttresses have gabled stone caps. The interior features a large U-shaped balcony sweeping down to the altar on either side of the nave.

Built in 1880 under the daily supervision of the congregation and Pastor Samuel Haskel, this is the third home of the First Baptists. It replaced an 1849 brick church which stood on the north side of Catherine between Fifth and Division. Due to the generosity of trustee Edward Olney, who mortgaged his own home to raise funds, the church was dedicated debt-free after only one year.

References: 1880 Birdseye Map; 1883 City Directory; Duff (page 138)





617 East Huron

HARRIS HALL

1886

Queen Anne, two-story rectangular red brick hall with front gabled roof, two large chimneys rising through side gables on east facade, deep entrance porch with gabled roof above round Romanesque arch supported by massive brick piers which have carved stone partial capitals and gabled tops to the buttresses. The name and date of the building are in stone bands in the porch gable. Double-hung windows have round arched panels above filled either with colored glass or terra cotta, the limestone sills and lintels form continuous bands around the building. A similar band tops the field stone foundation.

Bishop Samuel Harris and members of St. Andrew's Episcopal parish began planning a new campus-oriented student center and parish hall in 1883. Designed "economically and of sober design" by architect Gordon Lloyd, the hall was completed in 1886 and named for John Henry Hobart, Michigan's first Episcopal Bishop. When Bishop Harris died two years later, the building was renamed in his memory. In 1943, the parish leased the building to the USO, and after the war to the University Marching Band. Word of God Charismatic Renewal Industries purchased the building for offices and recording studios in 1974, selling in turn to the advertising firm of Buckheim and Rowland who renovated the building in 1980.

References: 1888 Sanborn



903 East Huron

HARVEY BANNISTER

1858

Classic Revival, two-story rectangular red brick house, front gabled roof with returns, double-hung windows with ~~stone~~ ^{wood} sills, "blind" stair window on west facade, classic revival doorway with side lights and transom, half front porch with fluted doric columns and simple balustrade.

This house may have been built by mason Harvey Bannister in 1858. The 1860 Directory lists "Henry" Bannister at Huron and Ingalls and the house is on the 1866 Birdseye Map. By 1868, Mrs. Mary Barber had a boarding house here followed in 1878 by Mrs. Mary Bentley. After another 20 years of changing tenants, high school teacher William Hawkes and family lived here, succeeded by widow Mary Muma from 1910 to 1926. At that time, Mrs. Catherine Meier bought the house living here for the rest of her life with her daughter Joy, who stayed on until the 1970's.

References: 1860 City Directory; 1866 Birdseye



1007 East Huron

CHARLES WHITMAN

1891

Shingle style, two and one-half-story rectangular frame house with main gable perpendicular to the street, broad gambrelled gable on left front, first floor faced with rough field stone on front and sides, clapboard in rear, upper floors covered with shingles, bottom edges on second and third stories accented with saw-tooth shingles as well as band above triple, multi-paned casement attic window in front gable, other windows double-hung with 15 or more panes in upper sash, recessed front porch with two pairs of short, square and round doric

columns, heavy stone base, and curved triple window, round porch on northeast side and rare porte-cochere entrance on west side.

Attorney and State Commissioner of Railroads Charles Whitman built this home for his family in 1891. By 1898, it had become Chi Psi Fraternity which it remained until the mid-teens. By 1920, it was Psi Omega. In the late 30's, The University of Michigan took over the building and has used it for various clinics and research offices ever since.

References: 1892 City Directory; Ann Arbor Headlight (page 21) 1896; 1916 Sanborn Map; Hunt (page 45)



907 East Huron

ALBERT GROVES

1908

Dutch Colonial Revival, two-story rectangular frame house with gambrel roof, gables on all four sides, clapboard siding on the first floor, shingled gables above, front gable extends over full front porch with round ionic columns and turned balustrade, the main gable features a triple double-hung window with diamond panes in the upper sash, a row of short brackets above and two small round-topped single windows on either side.

Built for traveling salesman Albert Groves, who later became City Auditor, this house remained the home of Albert and his wife Emma until the late 1920's.

References: 1908 Sanborn; 1909 City Directory

1015 East Huron

NU SIGMA NU

1908



Georgian Colonial Revival, three-story, basically rectangular red brick fraternity house with low, hipped roof above a mansard third story, symmetrically placed single dormers with full pediments supported by square pilasters; front facade features a large, semi-circular one-story high limestone bay with crenelated top and five double-hung, six-over-six windows, four similar windows on the second floor and three in a central gambrelled gable on the top floor. The limestone foundation extends to the sills of the first floor windows and forms the base of the small, covered entrance porch on the west facade. The same stone is used for quoins at all corners.

Built in 1908 for the Alpha chapter of Nu Sigma Nu medical fraternity, this remained their home until The University of Michigan traded them the former Delta Kappa Epsilon property at the top of Geddes hill in the late 1970's.

References: 1908 City Directory; Nu Sigma Nu, 1882-1937 (page 84), 1916 Sanborn Map; Swain Collection #5224 & 5

1027 East Huron

JOSEPHINE MURFIN

1895



Queen Anne, two-story rectangular frame house with broad overhanging gables facing both front and west sides, very narrow clapboard siding with no corner boards, rough field stone facing front and part of east side of first floor and forming recessed entrance porch on west front with large, round red brick arch. Unusual details include the double hung triple window wrapping around the upper southwest corner and the rounded southeast corner.

This unique residence was first listed as the home of widow Josephine Murfin and her student son, James, who later became a Regent of The University of Michigan. Mrs. Murfin remained here through the teens, succeeded by another widow, Eliza Ash in 1920 and then soft drink salesman, William Seagert from 1926 through the 30's. By 1940, The University of Michigan had taken over the building for its Child Guidance Clinic.

References: 1895 City Directory; 1916 Sanborn Map



110 North Ingalls

ANN J. WALKER

1890

Vernacular, two-story L-shaped frame house with front and side gables, clapboard siding, long, narrow double-hung single windows, Classic Revival doorway with sidelights and transom (now opaque), small round detail in attic of front gable, full front porch wraps around inside of L with fieldstone base and short, round doric columns.

Though the proportions and detailing indicate a construction date in the 1870's, this house does not appear on the City maps until the 1890 Birdseye view. It may have been moved here in the 1880's. The first definite listing at this address is for widow Ann J. Walker who stayed here until the turn of the century. In 1901, attorney and banker Hartwig Herbst and his wife Georgiana moved here from #114 where they had been living with Georgiana's mother since 1898. After 1910, residents changed frequently except for draftsman Franklin Chapin who was here from 1926 through the 1930's.

References: 1890 Birdseye; 1890 City Directory; 1899 Sanborn Map



113 North Ingalls

ELLA ROBINSON

1880

Italianate, two-story L-shaped frame house, wide, overhanging eaves, front and side gables with small paired brackets, asphalt siding, front wing features paired double-hung window on second floor above rectangular, flat-roofed bay, side porch with modern, plain square columns and wrought iron balustrade. All windows except in front bay have elegant bracketed and carved hoods.

The shape and detailing of this house indicate that it was built in the 1870's, but the first evidence of a building on this site is on the 1880 Birdseye view. The 1890 Birdseye view, however, contradicts that. By the 1899 Sanborn Map, the house is definitely here. Widow Ella Robinson and son Kenneth are the first residents, listed in 1901. Quincy and Etta Turner followed with their daughter Bessie, then another widow, Lillian Perkins and her daughter. By 1920, produce man Philip O'Hara and wife Elizabeth were here, staying into the early 1930's.

References: 1880 Birdseye; 1899 Sanborn Map; 1901 City Directory



204 North Ingalls

CHRISTINA BELKNAP

1902

Colonial Revival, two-story rectangular frame house, shingled front gable with Diocletian attic window overhanging clapboard siding on lower stories, wide triple bay window on second floor right, full front porch with small gable above steps, short doric columns and clapboard covered base.

A rental property from its first appearance in the 1902 City Directory with widow Christina Belknap and her three student sons as the first tenants, this house was part of the Donnelly family's property, settled in the mid-1860's by grocers Joseph and Patrick Donnelly.

References: 1902 City Directory; 1916 Sanborn Map



114 North Ingalls

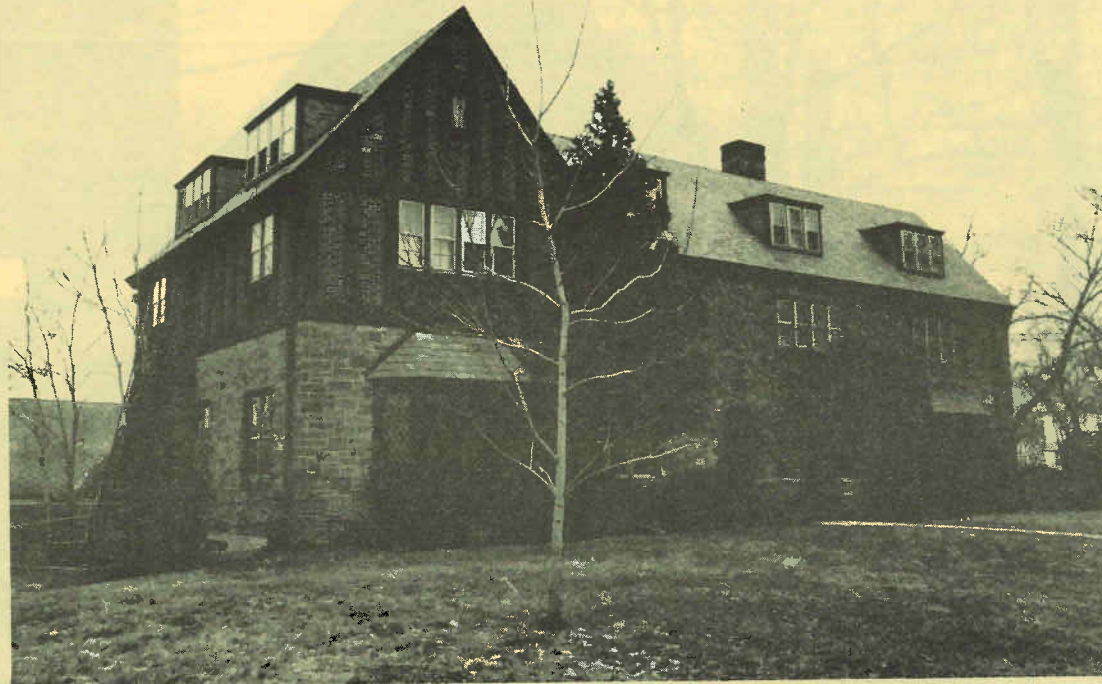
JOHN CARMAN

1880

Italianate, two-story rectangular red brick house with elaborately carved trim at the top of the front gable, dentils and carved brackets below the wide eaves, long, narrow double-hung single windows with stone lintels on second story (replacing original round arches), small, round-arched window in attic gable, full front porch with round doric columns, two-story brick wing on south side added after 1940.

Like its twin at 603 Lawrence, this house was probably built in the late 1870's. By 1883, farmer John Carman was listed here with his son Charles and daughter Georgiana, Principal of the Fourth Ward School. During the mid to late 90's, attorney Nathan Corbin and family were listed, followed in 1898 by John's widow, Electa Carman and Mrs. Georgiana Herbst. From 1901 on, the house has two addresses (#114 and #116) and Georgiana and husband Hartwig Herbst have moved next door to #110. Electa and daughter Mary lived here until 1910 succeeded by Charles and Anna Rankin with four grown children. After a few years as a nurses' home, Mrs. Bertha Edwards lived here in the late 20's with a succession of changing tenants in the other half of the house.

References: 1880 Birdseye; 1883 City Directory; 1899 Sanborn Map



220 North Ingalls

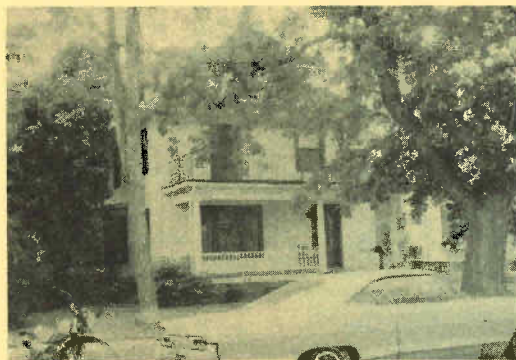
PHI RHO SIGMA

1929

Tudor style, two-story, cut stone, L-shaped fraternity house with gabled slate roofs parallel to the street, evenly spaced shed dormers with groups of three or four double-hung windows, upper half of north wing and south end half-timbered with brick infill and quatrefoil designs below windows, two large oriel windows on first floor with leaded glass casements.

Built in 1929 for the Zeta Chapter of medical fraternity Phi Rho Sigma on the northeast corner of Catherine and Ingalls, this large stone building was moved across Catherine to the southeast corner in 1949 when neighboring St. Joseph's Mercy Hospital "coveted their land" for hospital expansion. The architect was Myron Pugh and the builder, Crowe Construction Co. The Zeta Chapter was organized in Ann Arbor in 1897 by R. Bishop Canfield.

References: The Journal of Phi Rho Sigma, February 1981 (page 6)



309 North Ingalls

c.1910

Craftsman style, two-story square frame house with hipped roof, broad eaves, clapboard siding, large front hipped roof dormer with two double-hung windows, full front porch with round doric columns, turned balustrade, stone foundation.

Shoemaker Clarkson Pack lived at this address as early as 1866. After his death in the late 1880's, his widow, Ann, continued to live here. Sometime between 1908 and 1916, she replaced the old house with the present building. By 1913, son-in-law patent attorney Charles Kintner and his wife Viola were rooming with Mrs. Pack and they remained until 1930.

References: 1866 Birdseye; 1868 City Directory; 1908 and 1916 Sanborn Maps



415 North Ingalls

MARTHA WILDER (1910)

1850's

Classic Revival, two-story rectangular frame house with low hipped roof, corner pilasters supporting a plain entablature below overhanging eaves, regularly spaced double-hung windows, Classic Revival entrance with sidelights and transom, full front porch with turned columns, geometric balusters and elaborately carved upper trim, all repeated in small second floor porch above entrance.

This house cannot be documented on this site before 1910, though its style clearly indicates that it was built in the 1850's, with the porch added as much as 30 years after that. A house of the same shape--rather distinctive--stood nearby on the north side of Kingsley at the head of Ingalls as early as 1853. The first City Directory listing for this address is in 1910 for widow Martha Wilder who moved back and forth between here and 820 Kingsley (on the next corner). By 1926, Mrs. Lula Donegan was listed and she is still there in 1982.

References: 1853 Map; 1866 Birdseye; 1910 City Directory; 1916 Sanborn



330 East Kingsley

WILLIAM MEECH

1914

Bungalow style, two-story rectangular stuccoed frame house with steeply pitched front gabled roof of ribbed red tile and shorter side gables, paired double-hung window in second floor center above recessed full front porch with concrete capped stucco base and short square plain columns spanned by flat pointed arches.

Built in 1914, this was first the home of railroad freight agent William Meech and his family, followed in 1920 by John Tice. From 1926 until the mid-1940's, it was the home of the Rocco Desderide family, proprietors of the neighborhood's grocery store on the corner of Detroit and Kingsley. Rocco's daughter, Rosa Desderide Pastorino, moved from the house next door at #326 after her parents and remained until her death in 1981.

References: 1914 City Directory; 1916 Sanborn Map



321 North Ingalls

REUBEN KEMPF

1889

Queen Anne, two-story, irregular plan, painted brick residence, hipped roof with front gable flanked by large chimney on south and three-story high octagonal tower topped by a finial on the north corner, two-story side-front porch with elaborately turned columns, balusters, and spindle work, large triple windows in front on both floors, stained glass panels above lower front and all tower windows, stepped triple stair landing window has stained glass and large round arch above; brickwork panels, terra cotta and stone detailing, and half-timbered gables are now painted over.

Reuben Kempf, President of the Farmers and Mechanics Bank, built this grand house in 1889. His wife Susanna continued to live here until 1918 when fruit merchant Albert Basso and family bought it. At the end of World War II, Edith Hagerman purchased the house for her surgeon husband George to use for his practice on his return from service overseas. The location across the street from St. Joseph's Hospital proved to be so convenient that the Hagerman's eventually moved into the upstairs apartment.

References: 1890 Birdseye; 1890 City Directory; 1908 Sanborn



324-326 East Kingsley

PUBLIC SCHOOL

1846

Classic Revival, two-story rectangular painted brick residence, front gabled roof with returns, symmetrical facade with paired double-hung windows flanking two separate doors in center of first story, full front porch with solid stuccoed base and short, square plain columns, pitched roof with central gable above steps.

Built in 1846 for the District #11 school in the Upper Village of Ann Arbor, this building was later sold to St. Thomas Parish to become its first school in 1868. At the same time, the City built the first Fourth Ward School around the corner on North Division. When the Parish in turn built a new school on Elizabeth Street in 1884, the old building was sold to John Pfisterer who converted it to a two-family residence. Through the 1890's, painter George Knoll lived here, followed by clerk Ernest Jaeger. By 1915, Joseph and Rose Pastorino had moved in to stay at #326 until after 1940.

References: 1853 Map; 1866 Birdseye; 1881 History of Washtenaw County (pages 933-34); Clinton (pages 2 and 6); Doll (pages 40-42, 78); Duff (page 144)



331 East Kingsley

JOHN A. HOSMER

1899

Queen Anne, two-story rectangular frame house with stepped back front gabled roof and shallow front wing, clapboard siding with large fan details in both gables, large, single double-hung windows in front wing, front half-porch with turned columns and simple balustrade.

Built just before the turn of the century, this house was rented to blacksmith John Hosmer and his wife Ellen for the first few years. In 1910, shoemaker Christian Wichtermann and family moved in to stay until after 1940.

References: 1899 Sanborn Map, 1900 City Directory



334 East Kingsley

GEORGE MUEHLIG

1913

Bungalow style, one and one-half-story rectangular stuccoed frame house with gabled roof of ribbed red tile perpendicular to the street, large, full-height gabled center dormer with paired double-hung window over full front porch with concrete capped stuccoed base which steps up at the corners to support triple short square plain columns spanned by a single broad, shallow arch above.

Built in 1913, the year before a very similar house at #330, this was first the home of physician George Muehlig, followed by City Attorney Frank DeVine. From 1920 on, the residents changed every few years.

References: 1913 City Directory; 1916 Sanborn Map



338 East Kingsley

JOHN LLOYD DAVIDSON

1840's

Classic Revival, two-story rectangular frame house, gabled roof with returns facing Kingsley Street but main, Classic Revival style entrance with sidelights and transom on side facing North Division Street, one-story shed roofed wing all along west side, asbestos siding, long, narrow double-hung windows, full front porch extends across wing and end facade and wraps around to entrance on east side, open-work concrete block base and short square plain columns with open shallow wood arches above, low gable with batten detailing above east half of porch.

Built in the 1840's for mason John Lloyd Davidson, this house originally stood nearer the corner with a Division Street address. In the late 1880's, it was moved to the back of the lot, without being turned, and the address changed to Kingsley. The porch was added in the late 1890's though it has probably been altered since then. Davidson's daughters, Mary and Helen, widow of James Wainwright, continued to live in the house until the mid-teens. William and Mildred Corson occupied the house from 1920 until after 1940.

References: 1853 Map; 1860 City Directory; 1866 Birdseye; 1888 Sanborn Map; 'Corseilius (page 24); Beakes (pages 84-7)



407 East Kingsley

JOHN LAWRENCE

1903

Colonial Revival, two-story, basically rectangular frame house with hipped roof, asphalt siding, three single dormers on front with eight-over-one double-hung windows, gabled full pediments on the two side dormers and a round pediment on the center dormer, rectangular two-story flat-roofed wing on the east side of the front, large fifteen-over-one double-hung windows with entablatures above those on the first story, triple bay window with palladian detailing above center half-porch which has two pairs of round doric columns and no balustrade.

Attorney John F. Lawrence built this large home in 1903, tearing down his pioneer family's old brick house. After his death in 1921, his widow Marie lived here for a few years, followed in the early 30's by University professor William Butts, and then attorney Edward Conlin by 1940.

References: 1860 City Directory; 1866 Birdseye; 1899 Sanborn Map; 1903 City Directory; 1908 Sanborn Map; 1881 History of Washtenaw County (Lawrence biography, page 1015); Corsettus (page 19)



418 East Kingsley

WILLIAM MCGEE

1895

Queen Anne, two-story L-shaped painted brick house with front and side gabled roofs, Diocletian window in front gable, large double-hung single windows one above the other on the east side of the front facade, narrow window on upper west side above entrance, all with segmented brick arches and stone sills which form a belt course on the second story, similar stone belt course above fieldstone foundation, half-porch wraps around front inside the L with turned columns and spindle work.

This is one of three identical houses built by John Pfisterer on the land and from the bricks of the old St. Thomas Catholic church in 1895. The first resident was William F. McGee, superintendent of the Crescent Clasp Works, corset manufacturers. McGee was followed in 1898 by Jeremiah Boyle whose widow, Mary, lived here until the 1930's.

References: 1895 City Directory; 1899 Sanborn Map; Doll (page 78)



506 East Kingsley

JOHN SCHUMACHER

1890's

Queen Anne, two-story L-shaped frame house with hipped roof in front and gabled roof on rear side wing, turret-shaped octagonal dormer with three small windows at front of hipped roof peak, asbestos siding flaring slightly at bottom of second floor, double-hung single windows, larger on the east side of front facade, double door entrance, front half-porch wraps around inside of L with turned columns, elaborate capitals, criss-cross balusters, and small gable over front steps with small second floor porch above, shingled base, posts, arches and gable with returns.

John Schumacher, pioneer, temperance advocate, tinsmith, and owner of a hardware and stove business on Main Street, is listed at this address by 1886. After his death in 1890, his widow Sarah continued to live here. Gas Company clerk Robert Shankland and wife Althea followed the Schumachers in the early teens. Miss Mary O'Hara moved in in the early 1950's to stay until her death in 1980.

References: 1886 City Directory; 1890 Birdseye; 1899 Sanborn Map



712 East Kingsley

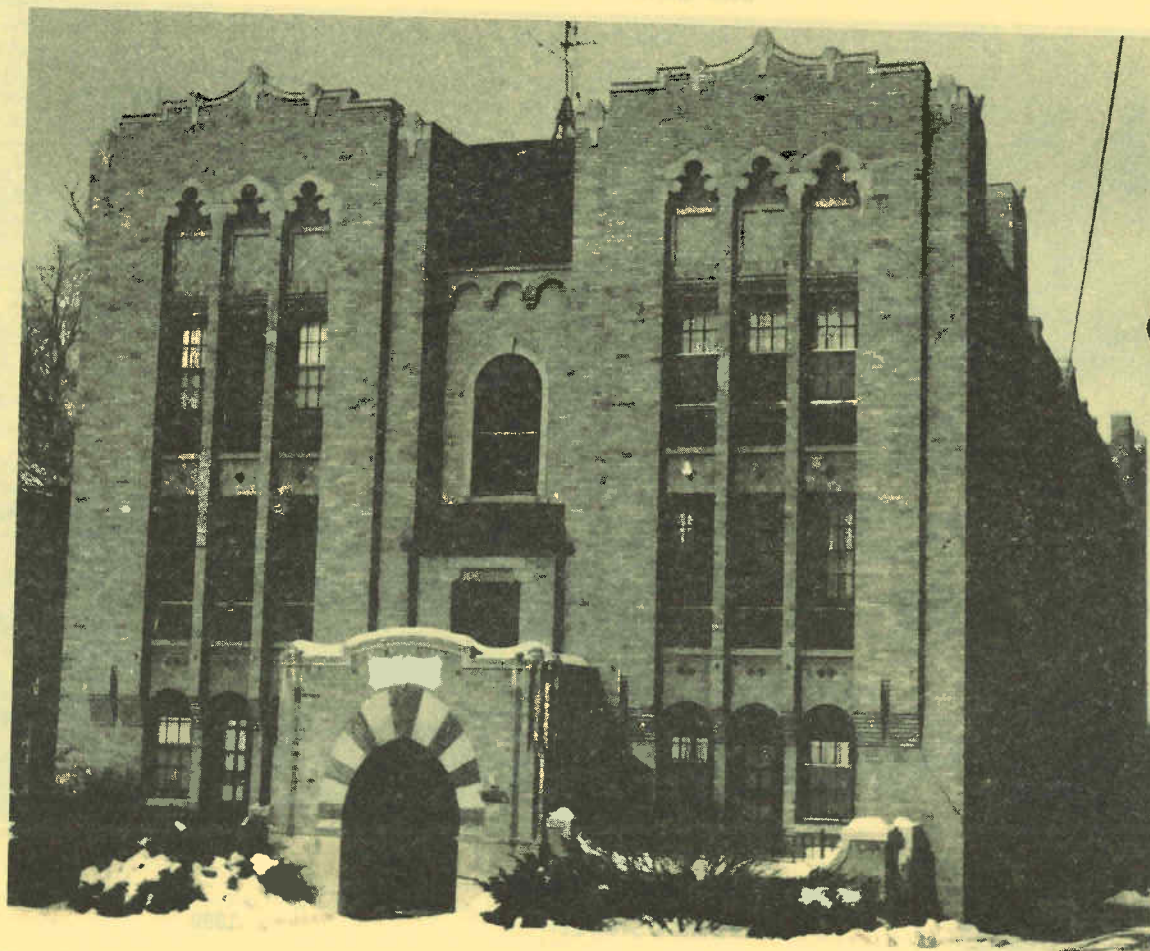
JOHN DWYER

1894

Queen Anne, two story L-shaped frame house, front and side gabled roofs, clapboard siding with fishtail shingles in the gables, large double-hung window in center of second story front with small rectangular attic window above, full front porch wraps around inside of L with turned and bracketed columns, geometric balustrade, small gable over steps, latticed porch foundation.

University of Michigan Law School instructor John Dwyer was the first resident listed at this address in 1894. He was succeeded by William Allen two years later, then Llewellyn Renwick in 1900. Residents continued to change regularly until John and Isabella Stevenson moved in in the early teens, followed by carpenter Louis Wiesmyer from the mid-20's through 1940.

References: 1894 City Directory; 1916 Sanborn Map



sketch:
R.G.
George 1/26

809 East Kingsley

KINGSLEY APARTMENTS

1929

Art Deco, three-story rectangular orange brick apartment building with flat roof, symmetrical front facade featuring central one-story enclosed entrance porch with large Moorish pointed arch of alternating bands of grey stone and rough brick, third floor stair landing window above has round arched top and stone frame, brick corbelled cornice, side bays have triple vertical bands of double-hung six-over-six windows, round-arched tops on the first floor, flat tops and terra cotta panels below on the two upper floors, green and blue glazed tile dia-

mond accents between floors, tapestry brick panels at the top with carved stone triple Moorish arches above that. Terraces on either side of the entrance have wrought iron railings and stone-topped brick corner piers.

Begun in 1929, finished in 1930, this building has 40 apartments. It is now called the Kingsley Post after owner Norris Post. Several very similar apartment buildings were designed and built around the same time in Palmer Park in Detroit by the architectural firm of Weidimaier and Gay.

References: 1929 City Directory; 1931 Sanborn Map; Detroit Free Press, 8/2/82

802 East Kingsley

JOHN SMITH

1898



Queen Anne, two-story rectangular frame house with stepped back gables facing Kingsley Street, full gable facing east, and small gabled dormer with two single windows facing Thayer Street, clapboard siding on first story, fishtail shingles above, Kingsley facade features gable with returns and half-round attic window above single large double hung windows on each floor on west side, narrow single window above entrance on east side, small gabled entrance porch on each street facade with full pediments, turned columns and spindles, plain balustrades.

John and Mary Smith lived here in 1898, followed by attorney Frank Stivers by 1904. Charles Gallup, manager of the Ann Arbor Realty Company, followed from 1910 to the late 20's. By 1940, the house had been divided into three apartments.

References: 1898 City Directory; 1916 Sanborn Map

414 Lawrence

CORNELIA CORSELIUS

c.1900



Colonial Revival, two-story rectangular frame house, front gabled roof with returns, two-story gabled wing on west side, clapboard siding, fishtail shingled gables, double-hung windows paired on both floors to the left of off-center entrance, large single windows in front attic gable and to the right on first floor, two different small rectangular windows above half front porch, slim round short columns with square bases, turned balustrade, shingled full pediment above wide steps.

Mrs. Clementia Corselius, widow of pioneer, newspaperman, and paper manufacturer George Corselius, was listed on this site with her school teacher daughter Cornelia and carpenter son William as early as 1860. Sometime between 1890 and 1908, Cornelia replaced the old home with this "modern" residence. Both Cornelia and her mother were very active in local organizations, especially the Temperance and the Pioneer societies. Detroit Edison operator Wellington Darling and his wife Lutie were here from the mid 1920's on.

References: 1860 City Directory; 1866 and 1890 Birdseye; 1908 Sanborn Map; Beakes (page 469); Duff (page 140)

504 Lawrence

FRANCIS STOFFLET

1890



Vernacular, two-story rectangular frame house with front gabled roof, clapboard siding, one-story triple bay window on lower right front, double window above, single windows upstairs and down on the left of front facade, all long, narrow and double-hung, entrance in one-story shed-roofed wing on east side rear with small porch continuing almost to front of house, plain, square posts, delicate carved brackets, no balustrade. Upper windows on the east side have unusual pointed elaborately carved hoods.

Stationer and newsagent Francis Stofflet and wife Mary built this house in 1890. It was described as: "a fine structure, which is modern in style of architecture and in supply of conveniences. It is well furnished and makes a pleasant home." After Francis' death in 1912, Mary moved to the family's apartment block on the corner of Detroit and Kingsley. The house on Lawrence was rented until the mid-1930's when Ford worker Fred Grant lived here for a decade, followed by plumber Ludwig Scheider.

References: 1886 City Directory; 1890 Birdseye; 1891 Portrait and Biographical Album (pages 398-99); Daily Times News (Ann Arbor, Stofflet obituary, 3/29/12)



401 Lawrence

DAVID RINSEY

1890

Queen Anne, two-story irregular plan frame house with stepped back front gabled roof facing Division Street, two interior brick chimneys with elaborate brickwork, alternating bands of fishtail shingles and clapboard siding, fan details in all gables, rectangular gabled bays on north, west and south sides with brackets supporting the second story on each, half-front porch wraps around southwest corner between bays with plain square columns and balustrade, most windows are double-hung, single with blinds having moveable louvres, long, triple windows in fronts of each bay on lower story, attic gables have short, double windows with small colored glass panes around eaves of upper sash.

Built in 1890 for prosperous grocer David Rinsey of Rinsey and Seabolt on East Washington Street, this house remained in the Rinsey family until the death of David's widow Jeannette in 1937. At that time, it was converted into four apartments with the original entrance being moved around the corner from the Division Street facade to face Lawrence Street instead.

References: 1881 *History of Washtenaw County* (page 1035); 1890 *Birds-eye*; 1892 *City Directory*; 1896 *Headlight* (page 21); 1899 *Sanborn Map*



511 Lawrence

ELISHA MASTEN

1853

Classic Revival, one and one-half story rectangular frame residence, front gabled roof with returns, asphalt siding, one-story wing on east side with porch across front, square corner post with simple brackets and carved trim above, no balustrade, entrances in both east side of house and front of wing, four double-hung windows with blinds in front facade.

Built by the 1850's, this house's first listed resident was teamster/farmer Elisha Masten in 1868. His widow Cynthia continued to live here, succeeded in 1888 by carpenter George Ruthruff. After George's death in the mid-teens, his widow Addie lived here through the early thirties.

References: 1853 Map; 1866 Birdseye; 1868 City Directory; 1899 Sanborn Map



518 Lawrence

EMMA FOGARTY

1916

Craftsman, two-story square frame house with hipped roof curving up slightly at the wide eaves, clapboard siding on second story, stucco on first, rectangular bay in center of front on second floor rising into hipped roof dormer, full front porch with slightly flared short, square, plain corner posts supporting a broad, flat arch, stuccoed base with concrete cap.

In 1916, milliner Emma Fogarty replaced an old house which had been on this lot as far back as 1853 with this handsome "modern" dwelling. Emma and her mason husband John lived in the old house since 1886. Their daughter Honora, also a milliner, was still at this address in 1960.

References: 1853 Map; 1866 Birdseye; 1886 City Directory; 1908 and 1916 Sanborn Maps



519 Lawrence

CHARLES A. CHAPIN

1853

Vernacular, two-story, L-shaped frame house with front gabled roof, clapboard siding, small peaked window in attic, two double-hung two-over-two windows on second floor symmetrically placed above two six-over-six asymmetrically placed windows and a simple doorway on first floor, plain, flat-roofed bracketed canopy over entrance, all windows including attic one have blinds with operable louvres.

This house was built by 1853 for paper manufacturer Charles A. Chapin and his bride Frances Kingsley. After Charles' death in the late 1880's, Frances and her daughters Mary and Lucy, an inveterate chronicler and collector of Ann Arbor history, lived on in this home until 1896 when they built another house on East Kingsley Street. The following year, Martin Anspach, a skirt manufacturer, moved in with his wife Emma. From 1910 to 1926, the house was rented to a series of tenants until professor Robert Carney and wife Frances moved in to stay through 1940.

References: 1853 Map; 1866 Birdseye; 1860 City Directory; 1899 Sanborn Map; Corselius (pages 3, 6-10)



601-603 Lawrence

RUSSELL POPE

1883

Italianate, two-story rectangular red brick residence with steeply pitched front gabled roof, wide eaves with brackets and elaborately carved trim in the peak, symmetrical facade with three long narrow windows, round arched on the second floor and in the attic, original double-hung sash has been replaced by large single panes in two first floor windows, small entrance porch at right of front facade has bevelled square wood columns, bracketed and dentilled flat roof, wrought iron balustrade, side porch at left rear entrance is similar in detail.

An Italianate cube shaped building with a large cupola is shown on

this lot from 1853 through 1870. By the 1880 Birdseye, however, the lot is vacant. The 1883 Directory lists Methodist minister Russell Pope at this address. By 1886, Miss Margaret Kearney is listed here to remain until her death in 1919. Grocer Ambrose Kearney is listed with her the first year, returning to his home around the corner on State Street thereafter. In 1892, Thomas D. Kearney, son of a prosperous farmer in Northfield Township and soon to become the City Attorney is also listed here. The house stood vacant through the 20's and early 30's until Ambrose N. Kearney moved into town from his family farm in Webster Township, staying here until after 1960.

References: 1881 History of Washtenaw County (Ambrose Kearney, page 1011); 1883 City Directory; 1890 Birdseye; 1891 Portrait and Biographical Album (Thomas, Thomas D., Thomas H., and Thomas P. Kearney, pages 380 and 385), 1899 Sanborn Map



602 Lawrence

HUBBELL GREGORY

1853

Classic Revival, two-story rectangular painted stucco over adobe brick house, front gabled roof with returns and dentils under the eaves, low triangular window in attic echoes shape of pediment, all other windows double-hung with stone sills except for three long first floor front windows which have had fixed single panes installed; bungalow style side porches with squat, square stucco columns, base, and broad arches supporting flat roofs with low parapet. The stucco trim extends in a curve over all window frames.

Pennsylvanians Hubbell and Mary Gregory built this house when they moved to Ann Arbor in 1853. After Hubbell's death in 1867, his carpenter son Samuel and unmarried daughter Hannah continued to live in the family home. Samuel moved out for a few years in the 90's, returning with his wife Jennie after Hannah's death in 1901. Widowed by 1906, Jennie remained here until 1914 when printer Horace Prettyman, owner of the Ann Arbor Press, moved in with his wife, another Jennie, to stay through the mid 40's. The house has been known as Vail Coop since 1965.

References: 1853 Map; 1866 Birdseye; 1881 History of Washtenaw County (Hubbell Gregory, pages 1000-1); Register of Deeds



610 Lawrence

JOHANNA CAGNEY

1853

Italianate, two-story rectangular frame house with gabled roof perpendicular to the street, asbestos siding, two symmetrically placed, steeply pitched small gables on front facade above long, narrow double-hung windows with plain hoods, mansard roofed bay with four windows in center of first floor front, entrance on east side from small porch with square columns, carved brackets, no balustrade.

Though a house of similar shape and orientation appears on this lot as early as the 1853 Map, the first listing available is not until 1883 when widow Johanna Cagney and her daughter Mary are here, the latter remaining until the late 20's. Salesman Leo Coyle followed for the next 20 years.

References: 1853 Map; 1866 Birdseye; 1883 City Directory; 1899 Sanborn Map



707 Lawrence

J. FRED MAULBETSCH

1908

Colonial Revival, one and one-half-story rectangular frame house front gabled roof with returns, clapboard siding, small rectangular attic window above triple bay window in center of second floor front, front windows are double-hung with long diamond patterned leaded glass smaller upper sash and large plain lower sash, front door has long oval window in it, full front porch with round doric columns, no balustrade, latticed foundation.

The first tenants listed at this address were bookkeeper J. Fred Maulbetsch and his wife Maud in 1909. After that, tenants changed regularly every few years until the mid-40's when Cornelius Uhlberg moved in to stay until his death in 1981. Uhlberg was the Fourth Ward alderman from 1943-53.

References: 1908 Sanborn Map; 1909 City Directory



723 Lawrence

PHILIP DUFFY

1901

Colonial Revival, two-story, L-shaped red brick veneered frame house, front and side gabled roofs, circular attic window with double-hung center section, upper windows wide and double-hung, bay on west of first floor front with three long narrow double-hung windows, center one has leaded glass in smaller upper sash, front entrance has side light and transom panels, doorway and all windows have low arched tops and stone sills, half front porch wraps around inside of L with turned columns and spindles, plain balustrade, unusual rectangular latticed foundation.

A lack of listings for this address in the late 90's indicates that farmer Philip Duffy built this home in 1901 in place of an older house which had been on this lot since 1866. Philip's widow Mary continued to live here until the late 20's when John Shanahan took over, staying through the 1940's with son John J. and daughter Helen. The house was converted into six apartments in the mid 30's.

References: 1901 City Directory; 1908 Sanborn Map



815 Lawrence

CHARLES S. MILLEN

1866

Vernacular, two-story square frame house with front and side gabled roof, fishtail shingles in the front gable, clapboard siding below, single windows are double-hung with plain Italianate hoods, triple bay windows with scrolled brackets and wide center window are on either side of central front entrance, rectangular bay with four long narrow windows on west side, similar scrolled brackets, three-quarter front porch with plain square columns, spindle work and open straight pointed arches with drop ornament.

A house is shown on this lot as early as 1866. Dry goods store owner Charles S. Millen and wife Eliza are listed here in 1890, and son DeWitt stayed on until after 1940.

References: 1866 Birdseye; 1890 City Directory; 1908 Sanborn Map



120 North State

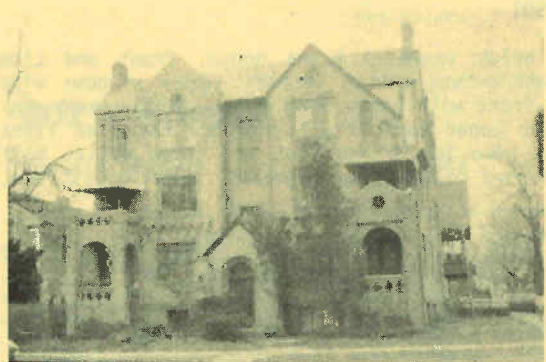
HENRY K. LUM

1899

Queen Anne, two-story square frame house with gabled roof perpendicular to State Street, octagonal hipped roofed tower and bay on southwest corner, enclosed sun porch on second floor left front, clapboard siding, shingled gable with palladian window facing Ann Street, full front porch with plain square columns, simple balustrade.

In the late 1890's, this lot was subdivided and its 1853 house moved around the corner to 712 East Ann. Two nearly identical houses were then built in 1899 where the older house had stood. The first resident of #120 was physician Henry K. Lum in 1899. In 1910, plumber John W. O'Brien and his family moved in. Daughter Sara, a history teacher at Ann Arbor High School stayed here into the 1950's.

References: 1899 City Directory; 1899 Sanborn Map; Register of Deeds



200 North State

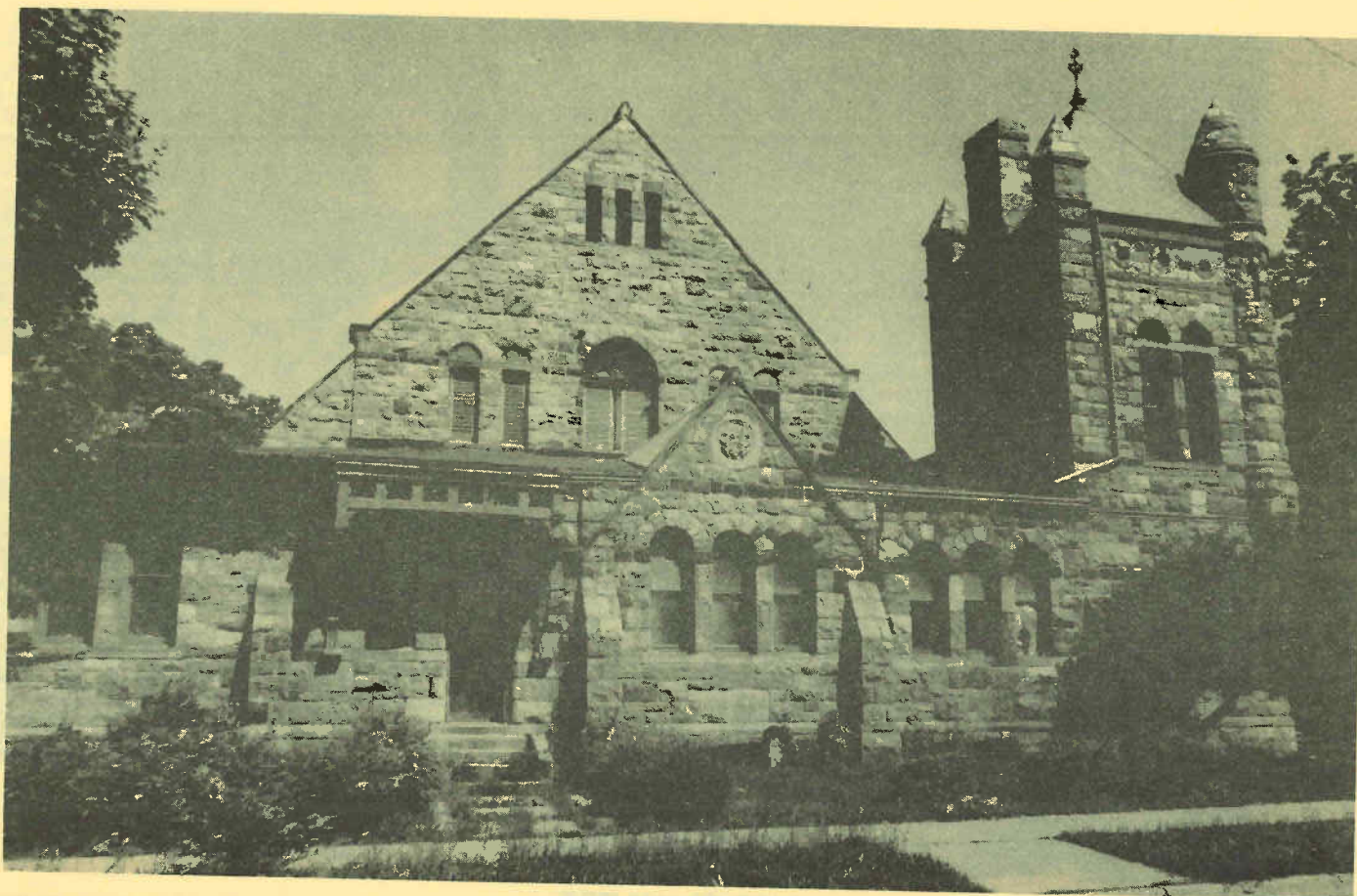
WIL-DEAN APARTMENTS

1930

Art Deco, three-story, rectangular beige brick apartment building, main block is flat roofed, front section facing State Street has gabled slate roof perpendicular to the street, chimneys at each end and a half-timbered gable facing Ann Street, asymmetrical front facade has two different bays on either side of central stairwell, both bays have corbelled brickwork accenting second floor level, arched on one side, peaked on the other, both bays rise to unmatched gables at roof level, two-story porches on each front corner have round brick arches and diamond patterned balustrade openings on first level, unmatched brick balustrades at second level; slate roofed gabled one-story entrance porch in center front has deep round-arched entrance; small paned steel casement windows throughout, tapestry brick panel on side street facade.

This rare apartment block was named the Wil-Dean apartments when it opened in 1930 along with its mirror image at #322. This building replaced a house which had been on this lot as early as 1853. The location proved ideal to the early tenants; four were nurses and five taught at The University of Michigan.

References: 1930 City Directory; 1931 Sanborn Map



100 North State

FIRST UNITARIAN CHURCH

1882

Romanesque Revival rectangular dressed fieldstone church with gabled roof facing State Street, one-story shed roofed wings on west and north sides, two-story square tower on southwest corner with hipped roof and finial, square turrets on three corners and round larger turret on southwest corner; gabled dormers in center of west wing and south facade, large sanctuary windows in south facade have awning panes and tracery tops, other windows are double-hung, deep-set, with round arched tops and in groups of two or three and separated by stone buttresses. Double windows in upper part of tower have transom tops; carved wooden canopies cover entrances on south and west and connect church to rectory on the north.

Built in 1882 under the leadership of Reverend Jabez Sunderland, this handsome church was designed by Detroit architects Donaldson and Meier. It featured a reading room and liberal religious library in the panelled west wing. The north wing and present kitchen were added in 1916 covering up the original north windows in the sanctuary. In 1946, the Unitarians moved to a new church on Washtenaw and sold the property to the Grace Bible Church congregation. They in turn moved to the edge of town in 1975, renting the old church out to the Bible Church of the True Holiness for a few years and then using the building for a gymnasium and meeting space. In 1982, City Council approved the new owners' plan to convert the National Register structure to a restaurant and restore the rectory next door.

References: 1881 History of Washtenaw County (pages 925-6); 1883 City Directory; 1888 Sanborn Map; 1890 Birdseye



110 North State

RECTORY, FIRST UNITARIAN CHURCH 1884

Queen Anne, two-story irregular plan frame house with hipped and front-gabled roof, two interior chimneys with elaborate brickwork, alternating rows of fishtail and plain shingles on upper stories and gables, orange brick veneer on first story with dressed fieldstone outlining windows, gables have full pediments with small round windows in center, all other windows are double-hung, lower story having stone sills, fieldstone foundation is topped by stone basecourse, mansard roofed small entrance porch on northwest corner has plain square columns, carved exposed beam ends, and the remains of an elaborately turned and carved balustrade. A covered breezeway and underground passage connect the rectory to the church on the south side of the house.

Also designed by the Detroit firm of Donaldson and Meier, the Unitarian Church Rectory was built for Reverend Jabez and Eliza Reed Sunderland two years after the new church had been completed next door. Mrs. Sunderland, a graduate of both Mount Holyoke and The University of Michigan, taught history at Ann Arbor High School. The house remained the home of subsequent Unitarian ministers until the congregation sold the property to the Grace Bible Church in 1946. After many years of use as offices and a bookstore, the house has been vacant and badly deteriorating since the late 70's. New owners have received City approval to restore the building for a two-family residence in 1982.

References: 1883 City Directory; 1888 Sanborn Map; 1890 Birdseye; 1891 Portrait and Biographical Album (pages 496 & 499)



204 North State

SAMUEL COCHRAN

1853

Classic Revival, two-story rectangular frame house, front gabled roof with returns, clapboard siding, flat roofed rectangular bay with carved trim on the eaves on south side of lower front, two wide asymmetrically placed double-hung windows on second floor front, steeply gabled rectangular wing on north side above rectangular bay similar to the front bay but one window wider, half front porch wraps around northwest corner from front to side bays with round doric columns, dentils under the eaves and wrought iron balustrade.

By 1860, Reverend Samuel Cochran, minister of the Congregational Church, is listed on the "east side of State near Ann". By 1868, flour miller Roswell Goodale is here, followed by woolens manufacturer Sheldon Tomlinson, whose widow Addie continued to be listed here through the 1880's. By 1892, it was the home of farmer/teamster William Wheeler and wife Elizabeth. Daughter Caroline was still living here in 1954.

References: 1853 Map; 1860 City Directory; 1866 Birdseye; 1899 Sanborn Map



301 North State

JOHN GEDDES

1886

see research

Queen Anne, two-story rectangular frame house with large rear wing, gabled roof with king-post trim perpendicular to State Street, tall gabled rectangular wings in center front and on Catherine Street side, flat roofed wing with wide overhanging eaves on north side, cross-over pattern frames on double-hung windows, which are single except in fronts of each bay, full front porch with plain square columns and simple balustrade.

This house was built in the late 1880's and rented out as rooms or apartments for many years. The first listed resident was mason John Geddes in 1886. The owner, Miss Ellen Morse, ran a rooming house both here and at #307 next door by 1910. By the mid-teens, she had sold both houses. John and Alma Barnett lived here for a decade, succeeded by widow Lucy Agar who was still here in the 1940's.

References: 1886 City Directory; 1890 Birdseye; 1900 City Directory; 1908 Sanborn Map

307 North State

ALLYN GEDDES

1886

see research

Queen Anne, two-story L-shaped frame house with front and side gabled roofs, three-story hipped roof tower on the inside of the L, clapboard siding, cross-over design on the frames of double-hung windows, single, long and narrow except for triple shallow rectangular bay in center, side porch with turned columns and spindles, simple balustrade.

In the mid-1880's, this large boarding house replaced an earlier structure which had been on this site since 1866. The first boarder was clerk Allyn Geddes in 1886. The next listing is in 1894 for the Alpha Epsilon Iota. By 1900, the building was again a boarding house. Miss Ellen Morse lived here and rented furnished rooms just before selling to Alexander and Lena Wallace in 1915. Daughter Minnie continued to live here until the 1950's. The Inter-Cooperative Council purchased the house from her estate and named it after her.

References: 1886 City Directory; 1890 Birdseye; 1908 Sanborn; Register of Deeds





315 North State

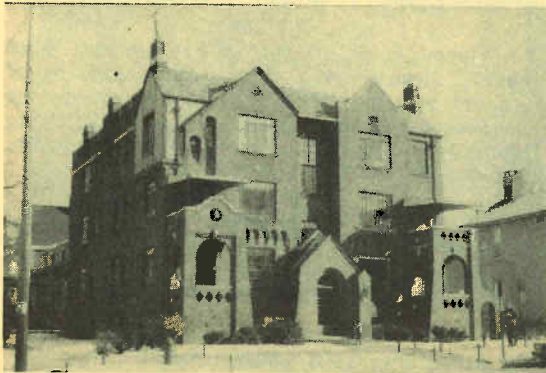
MISS ANN M. ALLEN

1874

Gothic Revival, two-story rectangular frame house with steeply pitched gabled roof perpendicular to the street, wide clapboard hardboard siding (installed 1981) over original narrow clapboard, tall gabled wing in center front with triple pointed arched double-hung window on second floor, other windows long and narrow with architraves and hoods, full front porch with fieldstone base and short plain round columns.

In 1874, Miss Ann Allen, teacher, purchased this property with a large mortgage. Four years later she sold it to Miss Ellen Morse. In 1886, the building was one of three Students' Society Houses and by 1892, it was called Theta Delta Chi House. A changing series of at least three names each year from 1895 on indicates the building's continuing use as a rooming house, occasionally changing tenants with neighboring rooming houses. By 1949, the house had become Michigan Cooperative House.

References: 1878 City Directory; 1880 Birdseye; 1908 Sanborn Map; Register of Deeds



322 North State

DUNCAN MANOR APARTMENTS

1931

For description, see 200 North State. This building is a mirror image in red rather than beige brick. All other details are the same.

With its twin two blocks to the south, this 12 unit apartment building opened in 1931. Six of the original tenants either taught or studied at The University of Michigan. Among the others were a teacher at the high school, a physician, a salesman, and two widows - a typical neighborhood sampling. The house which originally occupied this site was divided in two and the front half moved to 506 North State.

References: 1931 City Directory; 1931 Sanborn Map

403 North State

HANORAH MORSE

1878

Vernacular, two-story L-shaped frame house with front and side gabled roofs, clapboard siding, three-story octagonal tower with hipped roof on north side, paladian windows in both front and south attic gables, east front facade has paired long, narrow double-hung window with simple hood in center of second floor above a four-window, mansard roofed bay, entrances are on the north and south sides of front wing from small porches with plain square columns and horizontal balustrades.

Widow Hanorah Morse is listed here by 1878. From 1883 on, her daughter Ellen is listed with her and the house has an address on Lawrence Street as well as State. The Morses owned many boarding houses in the area. The tower on this house was added between 1899 and 1908 according to the Sanborn maps, and the paladian windows were probably added at the same time. In 1909, Miss Ellen sold the property for an Old Ladies Home. By 1920, the home had moved to #419 as the Anna Botsford Bach Home. Salesman John Leatherman and wife Emma succeeded the old ladies at #403, followed by a series of changing tenants.

References: 1878 City Directory; 1880 Birdseye; 1899 and 1908 Sanborn Maps; 1881 History of Washtenaw County (Leonard Morse, page 1025); Doll (pages 134-5)



406 North State

ENOCH TERHUNE

1866

Italianate, two-story rectangular frame house, hipped roof with broad overhanging eaves, corner pilasters and wide architrave, asphalt siding, long, narrow six-over-six double-hung windows, all single except for pair over central wide entrance on State Street facade. Transom and proportions of doorway suggest a Classical Revival entrance.

This house is presently on the 1866 Birdseye and is first listed in 1868 as the home of building contractor and lumber dealer Enoch Terhune, the man who brought the first planing mill machinery to Ann Arbor. By 1900, grocer Jay Herrick of Herrick and Bohnet had moved in with wife Anna and son Jay, later a dentist. After the Herricks, the house was converted to four apartments in the 1950's.

References: 1866 Birdseye; 1868 City Directory; 1881 History of Washtenaw County (page 1049); 1908 Sanborn Map



1858; Kesiah Terhune #300

1860 CID: No Terhune

Deed: 1051

Robert + Glazier, et al. for Society of Friends.
Sold 1866 to Fred. Horn

410 North State

CHARLES HORN

1868 1866



Italianate, two-story square frame house with hipped roof, clapboard siding, pairs of carved brackets supporting wide overhanging eaves, symmetrical facade with two pairs of long, narrow double-hung two-over-two windows above rectangular bays with bracketed flat roofs, central porch between the bays with concrete base, short, plain, square columns, flat roof and simple balustrade on second floor, single door to upper porch in center, first floor entrance has sidelights flanked by plain pilasters, wide entablature above.

In 1868, tobacconist Charles Horn of Horn and Rowe was at this address, followed in 1872 by cooper Oscar Spafford, and in 1878 by John Sears who stayed through the 1880's. By 1892, farmer Manley Furnam was here, continuing at this address with his wife Mary and a series of other tenants until the late teens. By 1931, the house had been divided into ten apartments.

References: 1866 and 1880 Birdseyes; 1868 City Directory; 1908 Sanborn Map

418 North State

NOAH PRUDDEN

1860

owner has Abstract - 1854;
owned lots 3+4



Newton A. - sold to Newton F.
Italianate, two-story cube-shaped stucco over brick house with low hipped roof, wide eaves and frieze board, double-hung single windows evenly spaced across the front facade, three above, two below with a Classic Revival doorway on the right including sidelights and transom, no porch except a small concrete stoop.

In 1860, this house is listed as the home of Noah Prudden, fruit dealer, apiarist and manufacturer of water filters. His son Newton took over both house and business during the 1880's and rented out part of the house to a series of tenants. Teamster Erastus White rented the whole house during the 1890's, followed in 1900 by foreman William Leonard and his large family. Succeeding tenants changed every few years until 1926 when widow Helen Tracy and her daughter Frances, a nurse, moved in. The house was converted into three apartments by 1940.

References: 1860 City Directory; 1866 Birdseye; 1908 Sanborn Map; Chapin Scrapbook

506 North State

LUTHER DODGE

1866



Italianate, two-story cube-shaped frame house with low hipped roof, wide eaves supported by pairs of carved brackets and wide frieze board, clapboard siding, corner pilasters, regularly spaced double-hung, six-over-six single windows, three above and two below with Classic Revival entrance on the right, including sidelights, full height pilasters frame door and first floor windows, full front porch has square doric columns, bracketed frieze and hipped roof detailed to match the body of the house, simple balustrade.

According to historian Louis Doll, a long-term resident of this neighborhood in his youth, this house originally stood on the southeast corner of State and Lawrence and was moved to this site when the apartment house was built in 1930. At its first address it was listed as the home of United States Assistant Assessor Luther Dodge in 1868. By 1872, it had become the home of E.J. Knowlton, inventor and manufacturer of the universal bath. His widow Roxanna stayed here until 1902 after which the tenants changed every few years until 1920 when professor Walter Colby and his widowed mother Sarah moved in.

References: 1866 Birdseye; 1868 City Directory; 1908 Sanborn Map



514 North State

MICHAEL SEERY

1891

Queen Anne, two-story, irregular plan frame house with front gabled roof, gabled wings on front and sides, narrow aluminum clapboard siding, wide double-hung single windows in front wing, each in a shallow rectangular bay with small fishtail shingled roof above, wrap around porch on northwest corner with shed roof, small gable above steps, plain square columns.

Built for Register of Deeds Michael Seery in 1891, this remained his family's home until after 1910. Seery's son William also became Register of Deeds and his grandson Clarence was Deputy Register. The only resident to stay very long after the Seerys was Frank Lemble, owner of the City Produce Co. from the mid-1920's through the early 1930's.

References: 1891 Portrait and Biographical Album (pages 515-6); 1892 City Directory; 1908 Sanborn Map

119 North Thayer

ARTHUR BROWN

1894

Queen Anne, two-story L-shaped frame house, hipped roof with front gable, asphalt siding, wide double-hung single windows in front wing, triple attic window with double-hung center section and bracketed sunburst detail in peak of gable above, carved barge boards, double door entrance, round arched window beside entrance, two-story corner front porch has turned columns, carved arched upper trim, unusual balustrade on smaller upper porch, brick base and mansard style roof on first floor, small steep gable with sunburst above steps.

The 1894 Directory lists attorney Arthur Brown at this address. By 1898, Brown, later to become Mayor, had been succeeded by "occulist and aurist" Ervin Brooks and his wife Gertrude. Frequent double listing from 1910 on indicate that the house was rented as two apartments. Edwin and Minnie Kleinschmidt were listed here from 1926 until 1940 with a series of changing tenants, many of whom were nurses. The house was converted to four units in the early 1960's.

References: 1894 City Directory; 1908 Sanborn Map

210 North Thayer

JACOB REIGHARD

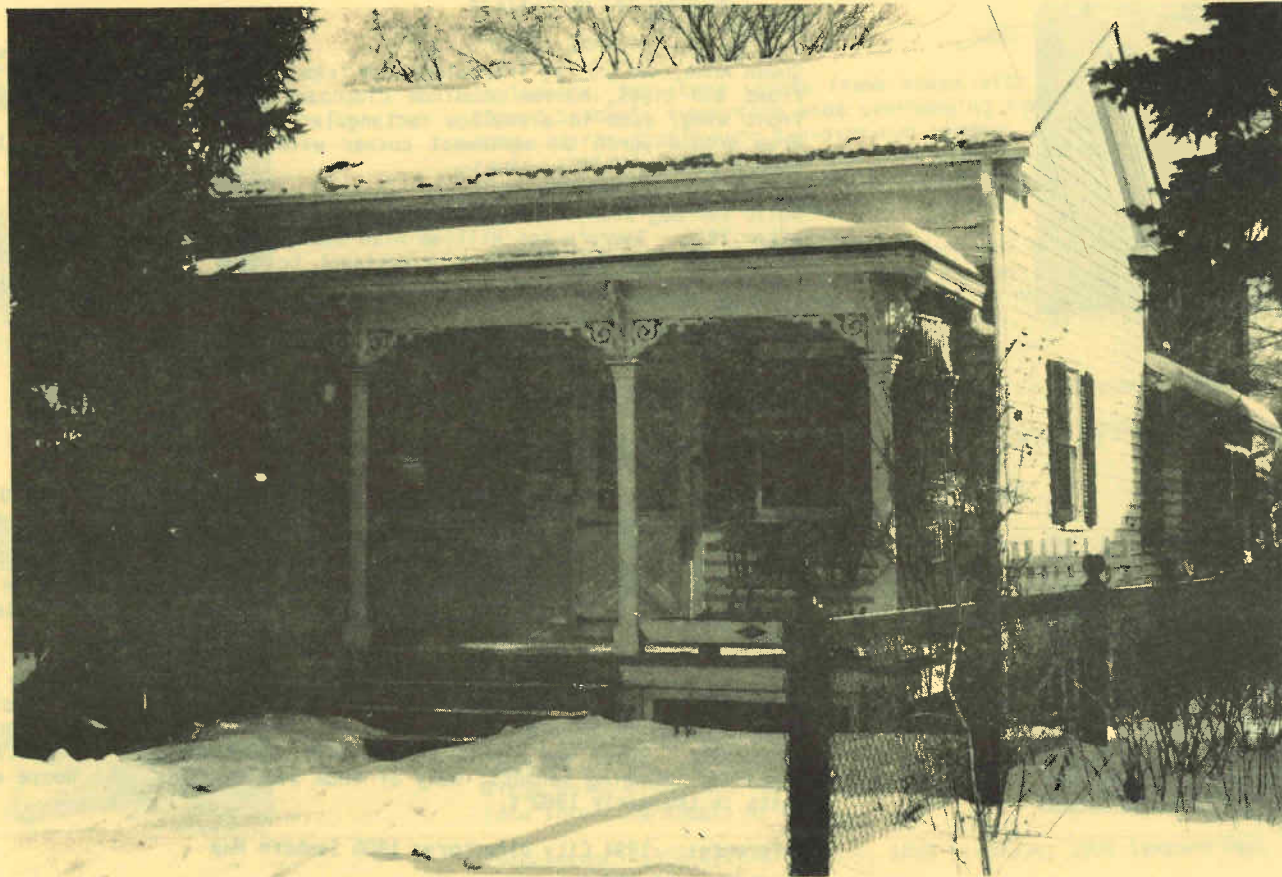
1890

Queen Anne, two-story irregular plan frame house with front gabled roof, clapboard siding with shingled main gable and bands of shingles below the second floor windows, gabled rectangular bay on second floor right with half-timbered detailing above triple double-hung window which has 16 panes in the smaller upper sash, one in the large lower sash, bay below on first floor is cut back at the corners and has large transom center window, double-hung side windows, similar half-timbered detailing above side windows and around bottom of lower bay, wide double-hung single window above entrance has round arched transom top, small entrance porch has turned columns, carved trim above, plain balustrade, half-timbered front gabled roof.

The first resident of this elegantly detailed house was Jacob Reighard, Professor of Zoology and Director of the Zoological Museum. After Reighard moved on in the late 1890's, the house was rented out to a series of changing tenants.

References: 1890 Birdseye; 1890 City Directory; 1908 Sanborn Map





206 North Thayer

P.H. EVANS

1853

Classic Revival, one-story rectangular frame house, gabled roof with returns perpendicular to the street, large rear wing, clapboard siding, double-hung windows with blinds, Italianate full front porch with square columns, elaborately scrolled carved capitals and brackets, no balustrades.

Built by 1853, this small cottage was first listed as the home of P.H. Evans in 1878. By 1885, Patrick O'Hearn had bought the property. Ten

years later he became the City's first assessor. His daughter Mary continued to live here through the teens, keeping house for her sisters Clara Stella, and Mae, principal of Jones School and later a teacher at the high school. By 1920, Anna Clinton, for whom Clinton School was named, moved in with her brothers Joseph and Larry. They were followed by John and Elizabeth Schoenhals in 1931 who lived here with son Clyde until selling to Joseph and Cecelia Hogan in the mid-1950's.

References: 1853 Map; 1866 Birdseye; 1878 City Directory; 1908 Sanborn Map



317 North Thayer

JAMES HENDERSON

1901

Vernacular Colonial Revival, two-story rectangular frame house, front gabled roof with returns, shingles, and round center window with double-hung center section and bracketed band across peak above, clapboard siding on lower stories flaring out at second floor level, two single double-hung windows on second floor front with diamond pattern muntins, flanked by oval cameo windows on either side, full front porch with short round ionic columns, tripled at the corners, doubled beside the steps, and single against the house, supported by wide square clapboard piers, turned balustrade.

Built in 1901, this house was first the home of James Henderson, then manager of the Ann Arbor Organ Company, later to become Mayor. After him, the house had a series of changing tenants until the 1920's when foreman John Schultz and wife Amelia lived here, followed in the 1930's by salesman Johnson Backus.

References: 1901 City Directory; 1908 Sanborn Map



321 North Thayer

ROBERT BUNKER

1901

Vernacular Colonial Revival, two-story rectangular frame house with hipped roof, dormers on front and sides have paired small double-hung windows and shingled gables with returns, lower stories have clapboard siding, long narrow double-hung symmetrically placed single windows, northeast corner of first floor has octagonal bay with three double-hung windows, leaded glass transoms above and heavy fieldstone base, three-quarter front porch has round ionic columns, turned balustrade.

A small house is shown on this site as early as 1853 and the early directories list teamster John O'Keefe and family here from 1868 through 1896. From then on, the tenants change every year or two with a gap in 1901. In 1902, law professor Robert Bunker rented the house with his student children Robert Jr. and Mary, but only stayed for two years. It was not until 1916 that Clara Dauner moved in to remain until the late 1950's.

References: 1890 Birdseye; 1902 City Directory; 1908 Sanborn Map



410 North Thayer

CHARLES MILLEN

1890

Queen Anne, one and one-half story rectangular frame house with front gabled roof, peak of gable shingled in wave pattern above center paired double-hung window with corner brackets, clapboard siding, large transom front window, full front porch with turned columns, crossed rectangular brackets, diagonally braced balustrade.

The first resident listed here was Charles Millen, son and partner of dry goods store owner and later insurance dealer Chauncey Millen. When he built this modest house, Charles was working for D. Fred Schairer. Two years later, he moved around the corner to 815 Lawrence and joined Schairer as a partner. Their sales clerk Maurice Lantz rented the house for a year, followed by Glen Mills, publisher of the city directories. Later tenants included Thomas and Millie Hopwood in 1900, postal clerk Clyde Elliot and wife Amy by 1904, and dentist Ralph Dinrock by 1916.

References: 1890 Birdseye; 1890 City Directory; 1908 Sanborn Map

REFERENCES

MAPS

- | <u>Date</u> | <u>Title</u> | |
|-------------|---|--|
| 1853 | <u>City of Ann Arbor Washtenaw County Michigan 1853.</u> | New York: Henry Hart, 1853. |
| 1854 | <u>City of Ann Arbor Washtenaw County Michigan 1854.</u> | Ann Arbor: D.A. Pettibone, 1854. |
| 1869 | <u>City of Ann Arbor Washtenaw County Michigan 1869.</u> | Ann Arbor: S. Pettibone, 1869. |
| 1870 | <u>City of Ann Arbor Washtenaw County Michigan 1870.</u> | Ann Arbor: S. Pettibone, 1870. |
| 1874 | <u>New Historical Atlas of Washtenaw County Michigan Illustrated.</u> | Chicago: Evarts and Stewart, 1874. |
| | <u>Insurance Maps of Ann Arbor Washtenaw County Michigan.</u> | New York: Sanborn Map Company, June, 1888; July, 1892; August, 1899; December, 1908; June, 1916; August, 1931. |

BIRD'S EYE VIEWS

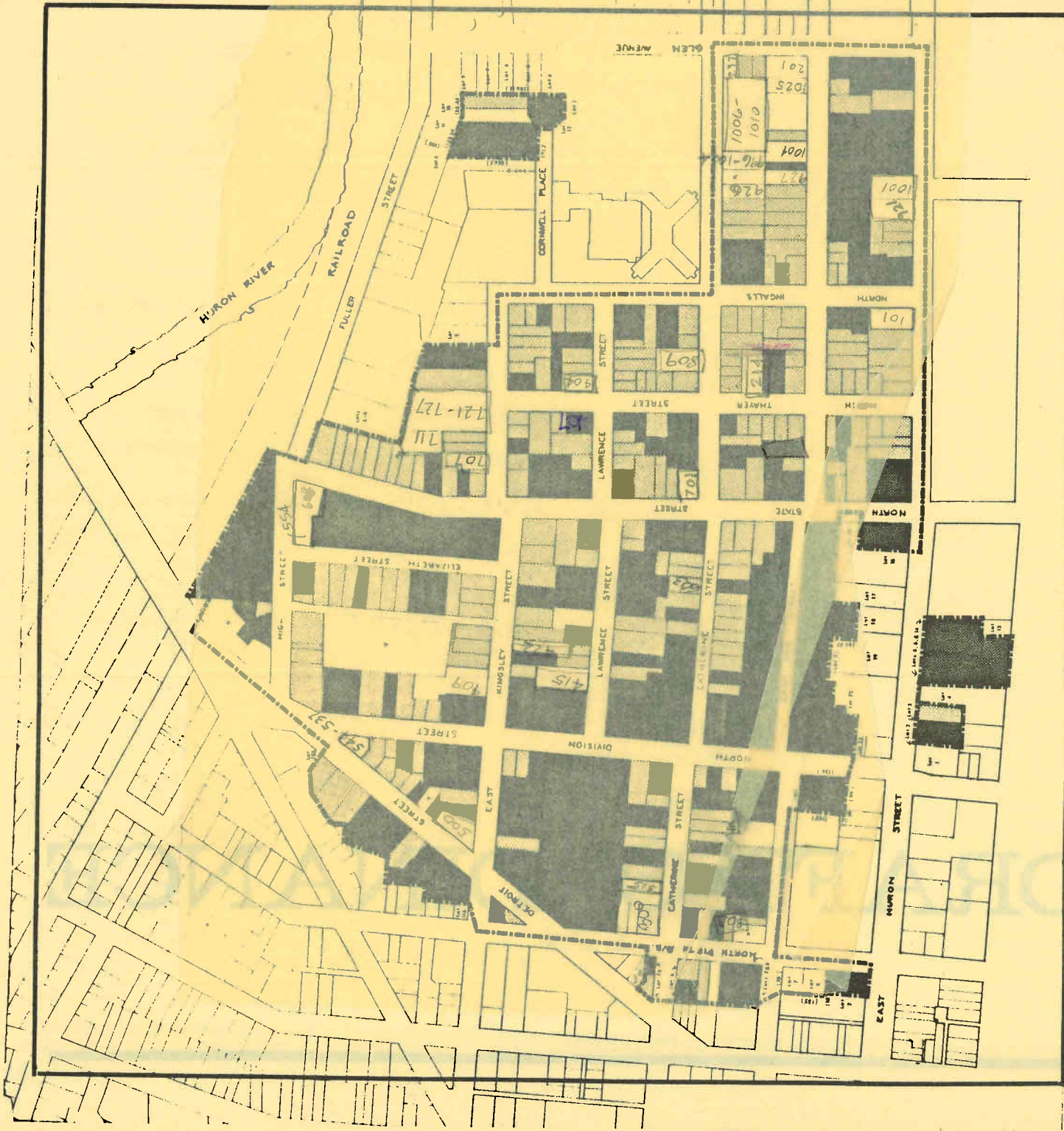
- | <u>Date</u> | <u>Title</u> | |
|-------------|---|---|
| 1866 | <u>Ann Arbor Michigan.</u> | Battle Creek, Michigan: A. Ruger, 1866. |
| 1880 | <u>Panoramic View of the City of Ann Arbor, Washtenaw County Michigan 1880.</u> | Madison, Wisconsin: J.J. Stoner, 1880. |
| 1890 | <u>Ann Arbor, Michigan 1890.</u> | Milwaukee, Wisconsin: C.J. Paul, 1890. |

CITY DIRECTORIES

- | <u>Date</u> | <u>Published By</u> | |
|-------------|---|------------------------------|
| 1860 | Loomis & Talbott, Detroit. | Compiled by George W. Hawes. |
| 1868 | H.H. Chapin, Adrian, Michigan. | |
| 1872 | James M. Cole and John W. Keating, Ann Arbor, Michigan. | |
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| 1886-1901 | R.L. Polk & Co., Detroit, Michigan. | |
| 1892-1905 | Glen V. Mills, Ann Arbor. | |
| 1906-1970 | R.L. Polk & Co., Detroit, Michigan. | |

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OLD FOURTH WARD HISTORIC DISTRICT

ANN ARBOR, MICHIGAN

KEY

- Significant Historic Structure
- Complementary Historic Structure
- Contemporary Structure
- Historic District Boundary
- Vacant Parcel
- Division Street Historic District
- Ann Street Historic Block

Scale: 0 100' 200' 400' 800'

AN ORDINANCE TO ADD A TITLE TO THE HISTORIC DISTRICT CODE, WHICH SHALL BE DESIGNATED TITLE VIII.

The City of Ann Arbor ordains:

Section 1. That the Historic District Code be amended by adding a new title which shall be designated Title VIII, which title shall read as follows:

Title VIII. Old Fourth Ward Historic District

8:1. Description of District. The Old Fourth Ward Historic District consists of the property delineated on the official map of the Old Fourth Ward, which shall 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 December 31, 1982. The regulations for Significant Historic Structures, Complementary Historic Structures, Contemporary Structures, vacant parcels, Division Street Historic District, and Ann Street Historic Block apply to those parcels so designated by the codes on the official map of the Old Fourth Ward Historic District.

8:2. Levels of Historic and Architectural Value. Within the Old Fourth Ward Historic District are structures of three levels of historic and architectural value: (a) Significant Historic Structures, (b) Complementary Historic Structures, and (c) Contemporary Structures.

(a) Significant Historic Structures.

Significant Historic Structures are defined as those buildings which contribute significantly to the character of the district. All these structures retain a basic integrity of architectural design, setting, materials, and workmanship. These structures are identified with important persons, events or types of service, or embody the distinguishing characteristics of an architectural specimen, inherently valuable as a representation of a period, style or method of construction.

(b) Complementary Historic Structures.

Complementary Historic Structures are defined as those buildings which were built before 1931 and which are not designated as Significant. With appropriate repairs and restoration, such buildings may be designated Significant by the City Council at the request of the owners and on the recommendation of the Historic District Commission.

(c) Contemporary Structures.

Contemporary Structures are defined as all structures built after 1931.

8:3. Standards Applicable to All Property in the District. The following regulations apply to all property within the Old Fourth Ward Historic District:

- (a) Fences and Stone Walls. In addition to the regulations of Chapter 104 of the City Code, the following regulations shall be applicable throughout the district: Cast iron fences and stone walls shall be preserved and maintained. Chain link or similar security-type wire fences and fences over four feet in height may not be installed in the front open space or in the side open space which faces the street on a corner lot.
- (b) Fire Escapes. No person shall install a fire escape on the street facade of a building in the district. Fire escapes on side facades may be installed only with the prior approval of the Historic District Commission.
- (c) Trees. No person shall remove or destroy any oak tree in the district which has a diameter greater than 18 inches at four feet, unless the City Administrator or the City Administrator's designee issues a permit for the removal. Such a permit shall be issued only if it appears that the removal is justified because of a disease or dangerous condition.
- (d) Brick Streets. The brick pavements on the 500 block of North State and on the 300, 400 and 500 blocks of Detroit Street shall not be covered. Any permanent repairs to the brick shall be done with matching bricks. Temporary repairs may be made when necessary to maintain a safe condition.

8:4. Preservation Standards for Significant Historic Structures. No person shall make any change to the exterior of the principal structure on a parcel designated as containing a significant historic structure, except as follows:

- (a) Roofs. Except for church roofs made of slate, metal or terra cotta, roofing material may be replaced. With the approval of the Historic District Commission, skylights and dormers may be installed on roofs not facing a street. Except on rear-facing or flat roofs, skylights must have glazing which is parallel to the roof surface. Flanges of skylights shall not extend more than six inches above the roof surface.
- (b) Openings. On rear facades, windows and doors may be altered and new openings added. On the street or side

facades of a building, or all facades on corner lots, alterations to openings and new openings may be made only with the prior approval of the Historic District Commission.

- (c) Additions. Additions may be made to the side and rear facades of a building, but only with the prior approval of the Historic District Commission.
- (d) Porches, Trim and Architectural Features. Porches, trim and architectural features may be altered on rear facades, provided they are not visible from the street.
- (e) Paint. Buildings may be painted or stained, except that unpainted brick, terra cotta or stone shall not be painted or otherwise covered.
- (f) Awnings, Storms and Screens. Cloth awnings may be installed or replaced. Storm and screen windows or doors may be installed, provided that the frames are painted.

8:5. Preservation Standards for Complementary Historic Structures. No person shall alter the exterior of a complementary historic structure in any manner which would violate the following standards:

- (a) Additions: Additions to the front facades of a principal building shall require the prior approval of the Historic District Commission.
- (b) Building Height. Except as provided herein, the alteration shall not result in an increase in the height of a principal building. As used in this subsection, "height" means the vertical distance from the floor of the first story to the highest point of the roof for a flat roof, to the deck line of a mansard roof or to the midpoint elevation between the eaves and the ridge for a gable, hip or gambrel roof. Subject to the prior approval of the Historic District Commission, dormers and skylights may be added, but flanges of skylights shall not extend more than six inches above the roof surface.
- (c) Materials. Unpainted brick, terra cotta or stone shall not be painted or otherwise covered. Otherwise, new materials of any kind may be applied to existing wall surfaces, provided that:
 - (1) The width of all new materials covering wooden, clapboard siding, window and door frames, eaves, fascia, corner and skirt or drip boards shall be within one inch of the original.
 - (2) Resurfacing materials applied to the exterior of any existing building shall not conceal nor require the

removal of any original architectural detail associated with bargeboards, brackets, ornamental shingle work or other similar features.

- 8:6. Repairs and Restorations. Repairs may be made to the exterior of any significant or complementary historic structure if those repairs will not change the appearance and type of materials of any part of the structure. Repointing of defective mortar shall match the original in color, profile and texture. A change in the appearance of such structures by repair or replacement will be permitted if the result is the restoration of the structure to a documented earlier or original condition.
- 8:7. Demolition. No person shall demolish or move a significant or complementary historic structure unless such demolition or moving is authorized pursuant to City Code Section 8:409. In either case, the Historic District Commission may approve demolition or moving if it receives satisfactory evidence that it will be replaced by a structure having a design which is consistent with the historic architecture of the district. Contemporary structures may be demolished, altered or moved without the prior approval of the Historic District Commission.
- 8:8. Administration. No permit shall be issued for the construction, moving, alteration, demolition, or repair work on the exterior of any building in the district unless the Historic District Commission has received a copy of the permit application and the building official has determined that the plans for such work are in compliance with the standards of this Title and have received the necessary approvals. In the case of disagreement between the Historic District Commission and the building official on whether plans are in compliance with this Title, a permit shall not be issued unless approved by the City Administrator. Where the prior approval of the Historic District Commission is required, the Commission shall make its determination following adequate notice and hearing based on the compatibility of the proposed work with the style, materials, period, proportion, design, roof pitch, number and location of openings, scale, color, and texture of the building and based on its impact on adjacent buildings in the historic district.
- 8:9. Variances and Appeals. Persons aggrieved by any decision of the building official, the City Administrator or the Historic District Commission in the enforcement of this Title may appeal that decision to the Zoning Board of Appeals. Applications for variances from the strict application of this Title may be made to the Zoning Board of Appeals. Applications for appeals and variances shall be made in accordance with Section 3:7 of Title III of the Historic District Code.

On November 19, 1984, this ordinance was amended by adding a new section designated as Section 8:5 (d) which reads as follows:

- (d) Porches. Any changes to open front porches and/or open side porches that are integrally connected to a front porch, including repairs that are visible and do not match the original in scale and material, shall require the prior approval of the Historic District Commission.

Section 2. That this ordinance shall take effect ten days after legal publication.