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City of Ann Arbor Old Fourth Ward Historic District Survey Report—Final

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September 2, 2024



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Executive Summary

The Old Fourth Ward Historic District Survey was originally published in September 1982. The original local historic district report highlighted 130 buildings. Since the Old Fourth Ward Historic District was designated, the standards for a local historic district report have changed, requiring more information on the resources (including designation of contributing or noncontributing status), the development of historic contexts, and significance statements for each building. This survey is intended to document the existing conditions of the buildings within the district and as a boundary evaluation to take into consideration resources of modern construction and vacant parcels.

The survey of the historic district focused on architectural significance and the history of each resource within the existing boundary. This is the first time that each resource within the historic district has been fully documented, researched, and evaluated under the National Register of Historic Places (NRHP) Criteria for Evaluation and within the greater context of Ann Arbor's history. Chronicle Heritage identified several resources that are no longer extant within the original boundary. These are concentrated near Glen Avenue and in the noncontiguous section of the District at Cornwell Place. Many multifamily housing properties in the District have been determined to have been constructed outside the period of significance, 1829–1932.

Chronicle Heritage surveyed a 34.98 hectares (86.44 acres) within the Old Fourth Ward Historic District in Ann Arbor, Michigan. The Ann Arbor Central Fire Station at 219 East Huron Street and the First Unitarian Church at 100 North State Street are individually listed on the NRHP. NRHP eligibility recommendations for the 364 resources include 334 (92%) contributing resources and 30 (8%) noncontributing. One noncontributing resource, the University Reformed Church/Harvest Mission Community Church at 1001 East Huron Street, is recommended individually eligible for listing in the NRHP for significance in architecture.

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1 Qualifications of Project Personnel

Chronicle Heritage dedicated two staff members to the Old Fourth Ward Historic District Survey report and several others contributed to the final report. Jamie Sisty and Sarah Reyes completed the field survey. Sarah Reyes, Jamie Sisty, Meredith McCulley, Jordan R. Cleveland, and John Schuttler served as lead authors of the report. Identification forms were completed by Sarah Reyes, Jamie Sisty, Laura DeMatteo, Emily Ford, Holly Baker, Lillian Hutzell, Haylee Glasel, Kyle Gentry, and Megan Funk.

1.1 Sarah Reyes, Architectural Historian

Sarah Reyes serves as an architectural historian for Chronicle Heritage. She has surveyed linear corridors, downtown districts, and residential neighborhoods encompassing hundreds of resources and has evaluated individual properties and cultural landscapes for National Register of Historic Places (NRHP) eligibility. She has conducted background research and developed historical contexts for properties in Michigan and Kentucky. She has experience with Section 106 review, historic landscapes, research using the Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) databases as well as using register of deeds, assessor's offices, and archives for research purposes. Reyes has worked at several small southeastern Michigan museums including the Ypsilanti Historical Society where she spent time managing the house museum as well as researching and assisting in the achieves.

1.2 Jamie Sisty, Architectural Historian

Jamie Sisty serves as an architectural historian for Chronicle Heritage. She has surveyed and photographed linear corridors encompassing hundreds of resources, residential neighborhoods, and built and cultural landscapes. She has conducted background research and developed historical contexts for properties in Minnesota and contributed to historical contexts in Michigan. She has experience with Section 106 review and using HABS/HAER databases, register of deeds and assessor's offices, and historical archives for research purposes. She has also participated in archaeological field surveying and site monitoring. Sisty has previously worked for a city office in Ohio, the City of Toledo Department of Neighborhoods, where she spent time conducting field work and environmental assessments for determinations of eligibility and researching historic properties for grant-funded projects.

1.3 Meredith McCulley, Architectural Historian

Meredith McCulley serves as an architectural historian for Chronicle Heritage. She has surveyed individual properties and historic districts in rural areas, suburban neighborhoods, and downtown districts and has evaluated individual properties for NRHP eligibility. She has conducted background research and developed historic contexts for properties in Delaware, Florida, Michigan, New York, and Virginia. She has experience conducting research at courthouses, libraries, historical societies, and archives. Prior to Chronicle Heritage, Meredith worked as an architectural historian for two engineering companies where she conducted research and surveys up and down the East Coast for federal, state, and local agencies and for the telecommunications, transportation, and private sectors.

1.4 Jordan R. Cleveland, Historian

Jordan R. Cleveland serves as an historian for Chronicle Heritage and meets the federal Professional Qualification Standards in History. He holds an M.A. in History from Central Michigan University and is a Ph.D. candidate in History at the University of Mississippi. He is as an adjunct Assistant Professor working with incarcerated students, a graduate teaching instructor, and has considerable teaching experience in several states across the country. Cleveland is an active historian having conducted archival research on two continents working on several large projects in both traditional academia and for Chronicle Heritage. As a researcher and writer, Cleveland focuses on finding connections between sociopolitical movements and individual actors. His dissertation focuses on the role of Swiss neutrality as part of the emergence of international security culture following the Napoleonic Wars. At Chronicle Heritage, Cleveland has completed fieldwork, architectural descriptions, and report writing.

1.5 John Schuttler, Senior Architectural Historian

John Schuttler meets the federal Professional Qualification Standards in Architectural History (36 Code of Federal Regulations [CFR] Part 61) and received an M.A. in History from the University of Montana in 1991. He has led projects for government agencies, private businesses, and nonprofit organizations. Schuttler has experience conducting reconnaissance and intensive-level architectural surveys in rural and urban districts and preparing NRHP nominations, grant fund applications, federal tax credit certifications, and preservations plans. He has evaluated a range of resource types including residential, commercial, educational, transportation, industrial, and military at individual and district levels.

1.6 Laura DeMatteo, Architectural Historian

Laura DeMatteo meets the federal Professional Qualifications Standards in Architectural History (36 CFR Part 61) and attained an M.A. in Historic Preservation from the University of Delaware's Joseph R. Biden, Jr., School of Public Policy and Administration in 2014. Her coursework included documentation of historic structures, historic preservation theory, and theory and practice of historic preservation planning. Since earning her degree, DeMatteo has worked with the City of Philadelphia's Department of Parks and Recreation as an Architectural Surveyor, with the Delaware County Planning Department as a Preservation Planner, and with the Chester County Planning Commission as a Heritage Preservation Coordinator. DeMatteo's professional experience includes architectural field surveys, photo documentation, and archival research, and she has successfully completed projects with the private and public sectors. As an Associate Architectural Historian at Chronicle Heritage's West Chester, Pennsylvania, office, DeMatteo assists with desktop and field surveys, analysis, and reporting and works with management to complete projects on time and within budget.

1.7 Emily Ford, Architectural Historian

Emily Ford serves as an architectural historian for Chronicle Heritage. She has surveyed and photographed historic resources including historic structures and cultural landscapes. Ford has 15 years' experience conducting archival and historical research, specializing in historic cemetery preservation. She has experience with Section 106 review, cultural resource assessments, and outreach to stakeholders of historic landscapes. Prior to Chronicle Heritage, Ford worked for

municipal and private historic cemetery authorities in Louisiana, Mississippi, Georgia, and South Carolina.

1.8 Holly Baker, Architectural Historian

Holly Baker is an architectural historian with Chronicle Heritage. She has surveyed linear corridors, downtown districts, and residential neighborhoods encompassing hundreds of resources and has evaluated individual properties and cultural landscapes for NRHP eligibility. She has conducted background research and developed historic contexts for properties in Florida, Oregon, Idaho, Michigan, and Mississippi. She has experience conducting research at libraries, historical societies, and archives. Prior to joining Chronicle Heritage, she was the Archivist at the Library of Florida History.

1.9 Lillian Hutzell, Architectural Historian

Lillian Hutzell is a Qualified Professional Architectural Historian with four years of experience in NEPA and Section 106 compliance for a range of transportation and infrastructure projects throughout the southeast including Kentucky, Ohio, Tennessee, Illinois, Indiana, Virginia, and Michigan. Lillian is experienced in Section 106 reconnaissance investigation and documentation, historic property reports, deed and archival research, effects determination, public involvement and coordination, and historic bridge documentation. While at Clark Dietz, a civil engineering company, Lillian contributed to the NEPA process through Red Flag Investigations, early coordination, Categorical Exclusions (Levels PCE to 4), commitments documentation, and public involvement for a range of agencies including the Federal Highway Administration, U.S. Department of Agriculture, and local governments.

1.10 Haylee Glasel, Architectural Historian

Haylee Glasel serves as an architectural historian for Chronicle Heritage. She has surveyed and photographed linear corridors encompassing hundreds of resources, residential neighborhoods, and built and cultural landscapes. She has conducted background research and developed historical contexts for properties in Florida and Michigan. She has experience with writing NRHP registration forms, Section 106 review as well as using HABS/HAER databases, register of deeds and assessor's offices, and historical archives for research purposes. Glasel previously worked for the Florida State Parks, in the Bureau of Natural and Cultural Resources, where she spent time documenting historic resources, determining NRHP eligibility, assisting in the archives, grant writing, and liaising with the State Historic Preservation Office (SHPO) on Section 106 reviews.

1.11 Kyle Gentry, Architectural Historian

Kyle Gentry serves as an architectural historian and archaeological field technician for Chronicle Heritage. He has surveyed and photographed historic resources and residential neighborhoods in Michigan. He has experience with Section 106 review and using HABS/HAER databases, register of deeds and assessor's offices, and historical archives for research purposes. Gentry has participated in Phase I and Phase II archaeological field surveys in the Midwest and southern regions of the United States. Previously, he worked at the National Historic Landmark, the Ford Piquette Plant Museum in Detroit, Michigan, as a museum assistant. In this role, he assisted with managing archives and collections and conducting historical research for the museum.

1.12 Megan Funk, Architectural Historian

Megan Funk is an architectural historian with Chronicle Heritage. She has extensive experience completing Section 106 compliance for a range of transportation and infrastructure projects throughout the Southeast and Midwest including interstate improvement projects, bus rapid-transit routes, and solar farm developments. Through these and other project types, she has experience surveying and evaluating individual resources such as dwellings, schools, churches, railroad corridors, lighthouses, and commercial and industrial buildings as well as rural and urban corridors and historic districts. Funk also has experience conducting background research, developing historical contexts, and producing archival photo documentation packages. Funk has worked with clients ranging from small local governments to large cities, architecture and engineering firms, state historic preservation offices and departments of transportation, and federal agencies including the Federal Transit Administration, the Federal Emergency Management Agency, and the General Services Administration.

2 Objectives and Methodology

The 86.44-acre (ac) Old Fourth Ward Historic District (District) in Ann Arbor, Michigan, was last surveyed in 1972, and 214 properties in the District have never been researched, photographed, or inventoried. Chronicle Heritage conducted an up-to-date survey of buildings, structures, objects, and cultural landscapes in the Old Fourth Ward. The survey provides accurate documentation for each property in the district including current characteristics and conditions for each property and the district. This information will help guide the Historic District Commission's (HDC) decisions and provide invaluable historical information to residents of the District, the City of Ann Arbor, and the public. Each resource, and the district, were analyzed under the NRHP Criteria for Evaluation, which are discussed below.

Chronicle Heritage conducted background research to develop a historic context that begins with the Native American inhabitants whose presence in the Huron River Valley predated European settlement and continues through the development of the area that became the District to the present day. Background research included a review of published literature, newspaper clippings, photographs, and aerial images. Online sources were also used including the National Archives and the Newspapers database hosted by Ancestry (Newspapers.com). Documents on file at the City of Ann Arbor, the Bentley Historical Library, and the Ann Arbor District Library were also collected. Background research was used to develop the narrative history of the Old Fourth Ward, to determine how it evolved over time, and to evaluate its historic significance under the NRHP Criteria for Evaluation. For the preparation of the report, Chronicle Heritage followed the writing and formatting requirements in the *Michigan State Historic Preservation Office Style Guide* and the *Chicago Manual of Style*, 17th edition, for topics not covered in the SHPO style guide.¹

¹ Michigan State Historic Preservation Office, "Michigan State Historic Preservation Office Style Guide," last modified May 24, 2021, <https://www.miplace.org/49cdf3/globalassets/documents/shpo/programs-and-services/national-register-of-historic-places/guidance-and-instructions/michigan-state-historic-preservation-office-style-guide.pdf>; The University of Chicago Press Editorial Staff, *Chicago Manual of Style*, 17th ed. (Chicago: University of Chicago Press, 2017).

2.1 National Register Criteria for Evaluation

The National Historic Preservation Act (NHPA) of 1966, as amended, created a means of protecting the cultural resources of the United States. The Act included several key components:

- Establishing a federal-state and federal-tribal partnership
- Establishing the National Register of Historic Places (NRHP) and the National Historic Landmarks (NHL) Programs
- Mandating the selection of qualified State Historic Preservation Officers
- Establishing the Advisory Council on Historic Preservation
- Charging federal agencies with responsible stewardship
- And establishing the role of Certified Local Governments in the States

To determine if a property is historic, the Criteria for Evaluation established in support of the NRHP are applied (36 CFR 60.4). To be eligible for listing or to become listed, a resource must typically be over 50 years old and meet one of four criteria:

- Criterion A: Association with events that have made a significant contribution to the broad patterns of history
- Criterion B: Association with the lives of persons significant in the past
- Criterion C: Embodiment of distinctive characteristics of a type, period, or method of construction; representative of the work of a master; possession of high artistic values; or representation of a significant and distinguishable entity whose components may lack individual distinction
- Criterion D: Ability to yield information important in prehistory or history

Cemeteries, birthplaces of or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historical buildings, properties primarily commemorative in nature, and properties that have achieved significance within the last 50 years are not ordinarily considered eligible for the NRHP. However, properties under 50 years of age may also qualify for listing in the NRHP if they meet at least one of the above Criteria for Evaluation and also fall within one or more of the following Criteria Considerations:

- Criteria Consideration a. A religious property deriving primary significance from architectural or artistic distinction or historical importance
- Criteria Consideration b. A building or structure removed from its original location, but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event
- Criteria Consideration c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life
- Criteria Consideration d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events

- Criteria Consideration e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived
- Criteria Consideration f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance
- Criteria Consideration g. A property achieving significance within the past 50 years if it is of exceptional importance

In part, NRHP eligibility is also based on the current level of historic integrity. The NRHP Criteria for Evaluation direct that the property must possess integrity of location, design, setting, materials, workmanship, feeling, and association in addition to meeting one or more of the major points of evaluation. Historic properties either retain integrity and convey their historic significance or they do not. It is important not to confuse integrity with condition. For example, a Queen Anne house with original cladding and all its ornamental details intact but no paint has a higher level of integrity than a similar building with the ornament removed to make way for replacement windows and vinyl siding. In the first example, the house retains integrity of design, materials, and workmanship; the house in the second example has lost integrity in the same areas.

2.2 Data Location

Survey data will be retained on file at the City of Ann Arbor Planning and Development Department, 301 East Huron Street, Ann Arbor; the Michigan State Historic Preservation Office, 300 North Washington Square, Lansing, Michigan, and other repositories that may be interested in the completed survey report.

2.3 Evaluation Results Summary

Chronicle Heritage completed the reconnaissance-level survey of the District in October and November 2023. Evaluation of resources was made using the Period of Significance, 1824–1944, and degree of integrity as determining factors in relation to Criterion C. Outbuildings were evaluated similarly without regard to whether the architectural style matched that of the primary resource or it was constructed at the same time as the primary resource. In total, Chronicle Heritage evaluated 364 resources, several of which had associated outbuildings, with 334 resources determined contributing to the District’s significance. Of the 30 resources determined noncontributing, only 1 is a historic resource; the other 29 resources were constructed outside the Period of Significance. The one noncontributing historic resource had experienced loss of integrity because of recent structural additions or alterations in materials that greatly diminished each resource’s integrity of design, setting, materials, workmanship, feeling, or association; the resource has been demolished since the field survey.

Only one resource, the University Reformed Church/Harvest Mission Community Church at 1001 East Huron Street, is recommended individually eligible for listing in the NRHP for significance in architecture, though it was not determined a contributing resource to the District because of its construction in 1962, outside the Period of Significance. The University Reformed Church/Harvest Mission Community Church is determined individually eligible for its unique Brutalist style and the international recognition it received when designed. The design, which was conceived by University of Michigan professors Gunnar Birkets and Frank Straub, who later established a firm in Birmingham, Michigan, was chosen by *Progressive Architecture* magazine as one of three

outstanding international designs. The National Joint Conference on Church Architecture included the design on its annual list of noteworthy new churches in 1962. Its stark design distinguishes itself from neighboring resources in the District, but that does not diminish its eligibility or the need to apply for its inclusion in the NRHP.

The Thematic Narratives section of this report includes inventories of all resources, contributing and noncontributing, separated by theme and, in the case of the Community Development theme, subdivided periods of development as detailed in the Historic Context section. Individual Michigan SHPO Identification Forms, which are appended in separate volumes, provide greater detail.

2.4 Preservation Measures for Consideration

Since 2008, the City of Ann Arbor has had regulations in place requiring permits be obtained before exterior work can be performed on any historic resource within a designated historic district. The strength of those regulations has greatly assisted efforts to preserve the city's historic resources, but threats remain (see below). The strength of those regulations is dependent on a community of property owners kept well informed of the regulations and their obligations to those.

Given the threat posed by the possible expansion of the University of Michigan (University) campus into the Old Fourth Ward District (see below), Chronicle Heritage recommends that the HDC engage with University planners to review their master plan and to create a dialogue allowing for consultation before action. Part of that dialogue should focus on mitigation measures allowing time for deeper investigation and recordation of historic resources prior to alteration or demolition. The HDC should advocate for regular consultation with University planners including, at a minimum, an annual review of pending plans. The University should be encouraged to provide the HDC with annual and future funding requests for capital expenditures to assess their impact on historic resources.

The history of Black residency and influence in the Old Fourth Ward Historic District should be developed further through public presentations, educational programming, and signage.

The HDC should consider a resurvey of the two historic districts—Ann Street and Division Street—which are within the boundary of the Old Fourth Ward Historic District, either for inclusion in the Old Fourth Ward District or to take advantage of the research and findings that contributed to this report. The same could be said for the Fourth/Ann District, which borders the old Fourth Ward.

Most importantly, the HDC should continue its advocacy for preservation amongst the current owners and residents of the Old Fourth Ward Historic District.

2.5 Preservation Issues and Threats

A major threat to the District is the demolition of contributing properties, most of which is the result of pressures from the expanding University, including the medical campus, and the need for student housing. The University has demolished contributing resources it owned along East Huron Street and Cornwell Place. Pressure for more student housing near those areas may induce private-property owners to follow suit with demolition. Historic resources on the Northern side of East Huron near Glen Avenue and nearer to the District's western boundary at North Fifth Avenue are slowly disappearing as is the historic integrity of those resources with regard to feeling and association as new buildings differ radically in style and scale. Similar pressures exist throughout the District; perhaps most notably at the North western corner of Glen Avenue and East Huron Street, where a private hotel is being constructed, and Cornwell Place, where three historic resources are no longer extant and construction fencing encloses the area. One of those resources

was lost prior to 2015 and the other two were demolished more recently. So long as the University's enrollment continues to grow, the District's historic resources will be under threat of demolition as property owners consider ways to increase housing density.

Additional preservation issues include the alteration of historic resources primarily through the construction of large additions that significantly alter the scale, massing, and proportions of a resource. The City of Ann Arbor rewrote and readopted its historic preservation ordinance, defined in Chapter 103 of the city's charter, in 2008, strengthening permitting requirements, minimizing, if not eliminating altogether, the occurrence of inappropriate additions and alterations. Prior to 2008, the HDC could not review alterations beyond 15 feet (ft) of the front façade. The city's "Historic District Design Guidelines" support Chapter 103 and providing specific guidance for the HDC and property owners. The replacement of historic materials with synthetic materials, such as vinyl and aluminum siding installed before the District was created, also compromised the integrity of materials and workmanship of many of the historic buildings. However, despite these alterations, many buildings in the District retain original wood siding and windows. Additionally, many of those that have been altered still retain character-defining features that help preserve their overall integrity and allow them to contribute to the overall integrity of the District.

Location Maps

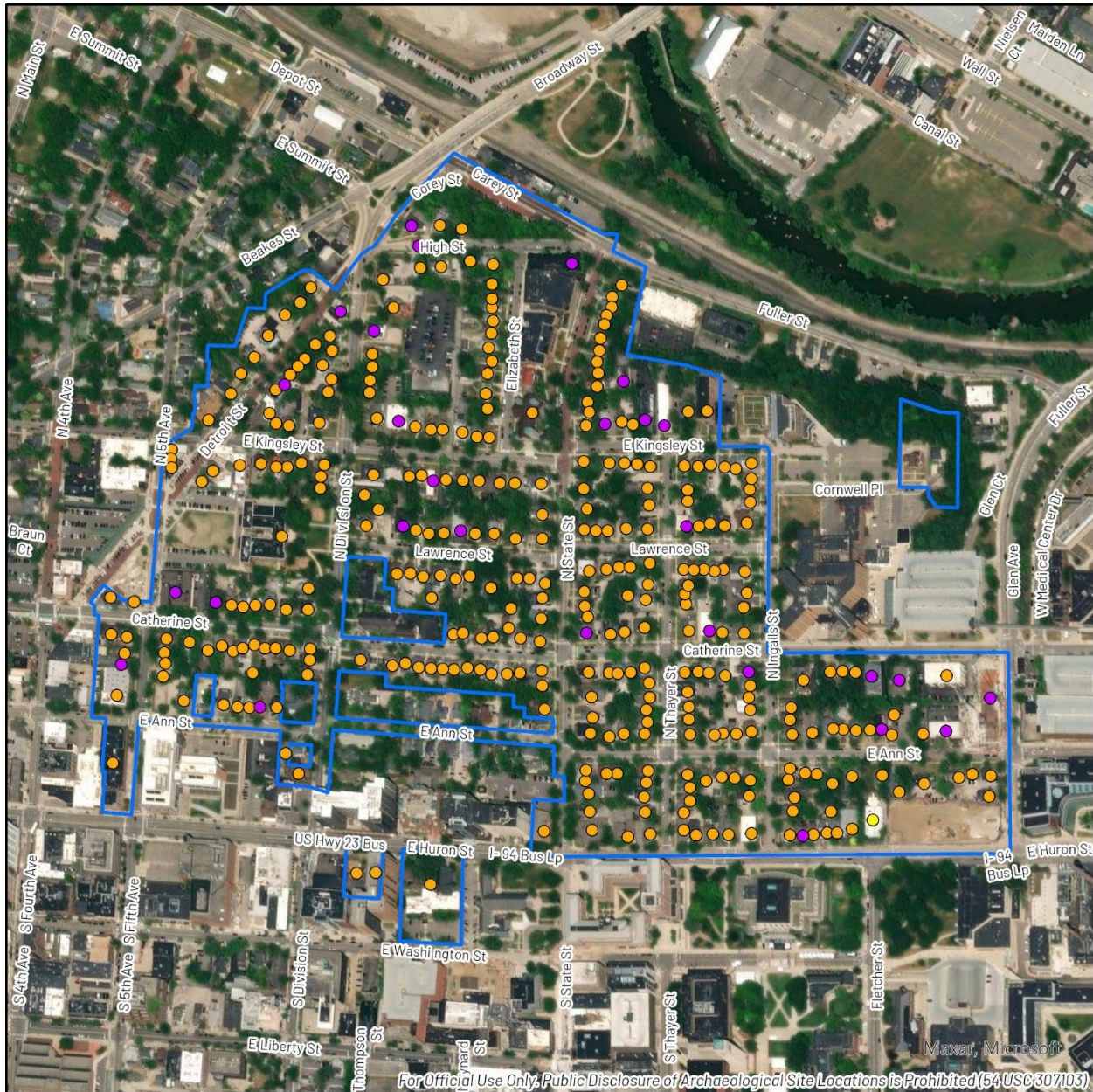
Chronicle Heritage created a set of maps—one for each resource—that are appended to the SHPO Architectural Identification Forms created for each resource. Each map uses the same aerial photograph as background and shows the District boundary, location dots for all resources, indication of the resource's location in the district, and an inset map providing a close-up view of the resource. Resources are identified by unique map number with OFW (Old Fourth Ware) prefix. The map number, street address, U.S. Geological Survey quadrangle map name, and UTM zone are provided in the legend along with color codes denoting contributing and noncontributing resources. Figure 2-1 depicts all historic resources in the District.


2.6 Inventory Forms

Chronicle Heritage will provide a Michigan SHPO Identification Form for each surveyed resource. Forms to be completed include the Architectural District of Complex Identification Form, Architectural Properties Identification Form, and Cultural Landscape Identification Form, as appropriate.


2.7 Survey Photos

Photographs of each resource in the Old Fourth Ward are provided at the end of this report. One photograph per resource will be provided, at minimum, for each building, structure, object, or landscape. Additional photos for an individual resource will be provided to better show the resource, as needed.





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Project Location

Above Ground Resources Overview


USGS 7.5' Quadrangle:
Ann Arbor East (1983)

City of Ann Arbor
Washtenaw County, MI
UTM Zone 17N, NAD 83

■ Old Fourth Ward Historic District

Eligibility Recommendation

- Recommended Contributing to an Eligible District
- Recommended Individually Eligible/Eligible District
- Recommended Non-contributing to an Eligible District



0 feet 500

0 meters 100

1:6,500

Figure 2-1. Map displaying each resource surveyed in the Old Fourth Ward Historic District

3 Descriptive Overview

The Old Fourth Ward Historic District in Ann Arbor, Michigan is positioned south of the Huron River and the Amtrak railroad tracks. The District is roughly bound by High Street to the North, East Huron Street to the south, North Ingalls Street and Glen Avenue to the east, and Detroit Street and North Fifth Avenue to the west. The University encroaches at the east end of the southern boundary, and the eastern boundary of the District. The Old Fourth Ward includes three noncontiguous sections including the east end of Cornwell Place, the two houses at 412 East Huron Street, the Silas Douglass House at 502 East Huron, and the First Baptist Church of Ann Arbor at 512 East Huron Street. The District excludes most of the resources on East Ann and East Huron Streets between North Division and State Streets, as well as St Andrew's Episcopal Church at 306 North Division Street, 121 and 205 North Division Street, and 305 East Ann Street. Each of these resources are part of other designated historic districts: the Ann Street Historic District extending west from North State Street and the Division Street Historic District between E. Huron Street and Lawrence Street. Both districts are represented by blank/uncolored spaces in Figure 3-1.

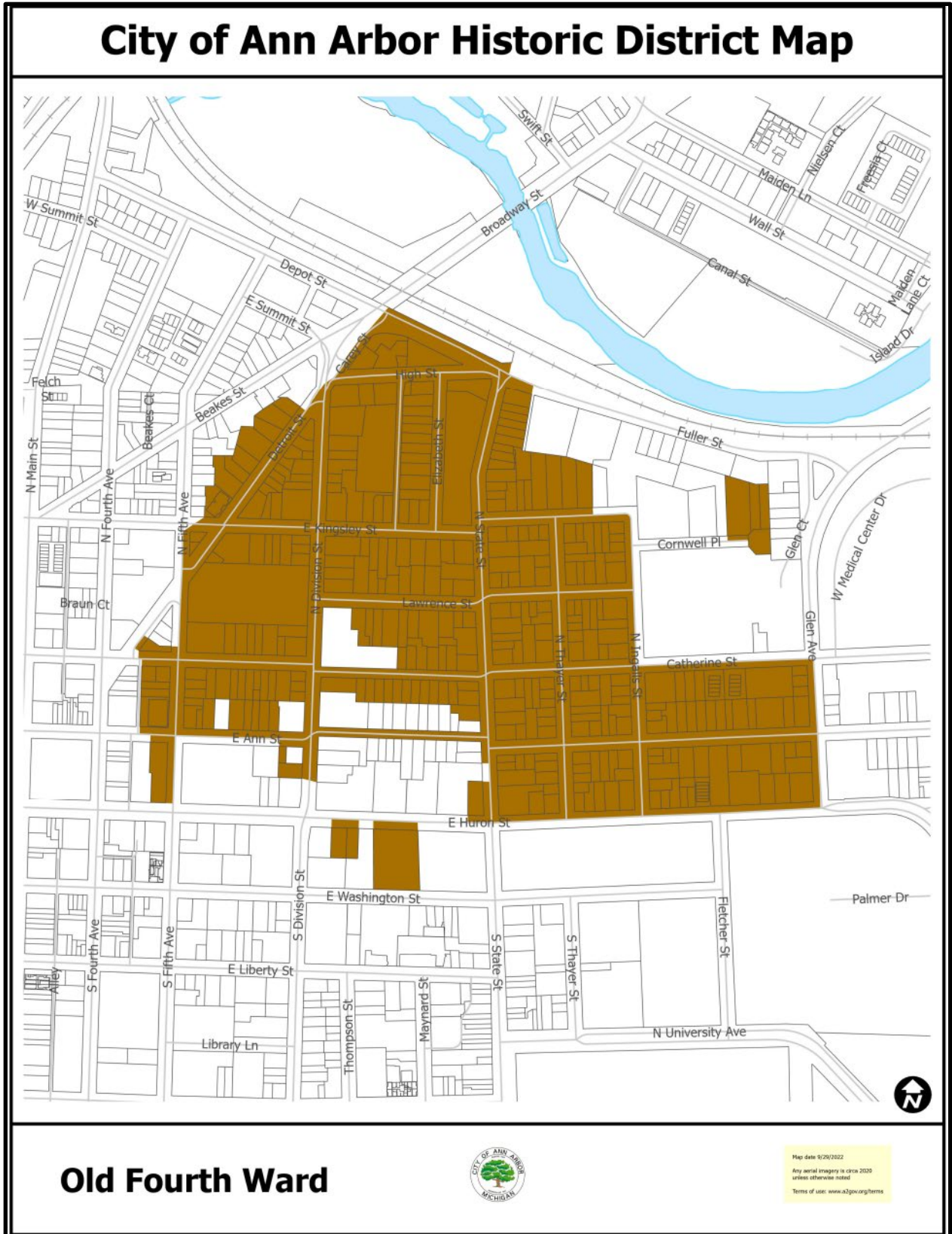


Figure 3-1. Old Fourth Ward Historic District Boundaries.

The streets are laid out in a North–south and east–west grid except for Detroit Street in the North western corner of the District, which runs diagonally North east–southwest. This section of Detroit Street, which spans from the intersection of Catherine Street and North Fourth Avenue (just outside the District) to the intersection of North Division and High streets is paved with brick. A segment of North State Street that runs from East Kinglsey Street North to Depot/Fuller Street is also paved with brick. Main routes of entry to the District include Main Street, which is accessed from US-23/M-14 and from I-94 via Ann Arbor–Saline Road; State Street; and Jackson Avenue/Huron Street. The Ann Arbor Amtrak Train Station and the Greyhound Bus Station are immediately North of the District.

The topography is generally flat but rises to the east along High Street and from High Street to the south along Elizabeth and State streets. It is a densely populated area featuring mostly residential houses constructed between the early nineteenth century and the mid-twentieth century. The District also includes 11 commercial buildings, 5 schools, 7 churches, 2 municipal buildings, and 20 apartment buildings. Architectural styles include Greek Revival, Gothic Revival, Italianate, Queen Anne, Richardsonian Romanesque, Colonial Revival, and Craftsman.

4 Historical Context

The historical context that defined the development of Ann Arbor’s Old Fourth Ward is based primarily around distinct patterns of population growth. In turn, these patterns of growth and the composition of the population required the construction, repurposing, and development of residences, places of worship, government infrastructure buildings, and commercial properties. Yet, the area was one long inhabited by Indigenous Americans with a history of its own that was disrupted by the arrival of European Americans in the seventeenth century. From those early days to the present, there have been three distinct periods of development and population growth, and each era brought with it new waves of construction to meet the growing demands of the community. This section provides sketches of the Indigenous community before the initial arrival of Europeans in the region during the seventeenth and eighteenth centuries, the rise of Michigan as a state and the arrival of the University to Ann Arbor in the nineteenth century, and finally the substantial population booms of the twentieth century. These historical periods provide a glimpse into the community of the Old Fourth Ward, their settlement patterns, the groups who came to inhabit the Ward, and the important developments that fueled growth.

4.1 Native American Settlements and Their Displacement After the Arrival of Europeans

The Old Fourth Ward, as we know it today, was once home to a large Native American civilization that occupied the Great Lakes region.² Their name was Anishinabe (ᐱᐢᐸᐢᐢᐢᐢᐢᐢ) who “had well-established communities with distinct languages, values, governance, and spirituality” before contact with Europeans.³ By the eighth century, three unique ethnic identities emerged amongst

² Charles C. Chapman & Co., *History of Washtenaw County Michigan* (Chicago, Illinois: Blakely, Brown, & Marsh, 1881), 116.

³ There are several latinized spellings of ᐱᐢᐸᐢᐢᐢᐢᐢᐢ. American English tends to prefer *Anishinaabe*; however, the Ziibiwing Center—an Indigenous outreach organization and “the Midwest’s Premier American Indian Museum” in Isabella County—prefers *Anishinabe*. This project will standardize the Indigenous preference of *Anishinabe* (“Educator Program,” Ziibiwing Center of Anishinabe Culture and Lifeways, accessed July 08, 2024,

the Anishinabek: the Ojibwa, Odawa, and Potawatomi.⁴ Together they established the Council of Three Fires in 796 A.D. Each group held a specific function within their society and together promoted trade and matters of war and peace. Together, they maintained a relatively peaceful existence.

Another Indigenous group, the Iroquois, may have conducted trade without permanent settlements throughout what would become Washtenaw County region. The boundaries of Iroquois territory did not neatly correspond to contemporary borders, and their migration patterns fluctuated over time. The Anishinabe seemingly recognized the borders of the Iroquois who were traditionally allied and traded with the British. The Anishinabe, however, were trading with French explorers, traders, and settlers by 1632, specifically with French explorer Father Segard. This was followed by Father Marquette in 1673 and Robert de La Salle in 1679.⁵ The distinct relationships with the French and English would eventually fracture the Indigenous population, disrupting relatively stable relationships despite the fluctuation of Iroquois' territory.⁶ By the end of the seventeenth century and well into the eighteenth century, the Iroquois held considerable power in the region with a considerable trading post in Detroit settled by 1701. This settlement brought more European fur traders and missionaries to traverse the Huron River valley, the area that constitutes today's Washtenaw County.⁷ The Anishinabe participated in the fur trade and served as guides for European explorers, but the eighteenth century brought violence to the region.

As a theater in the Seven Years' War, the French and Indian War (1754–1763) saw the Iroquois and Anishinabe on opposite sides of the conflict. Following the French and Indian War, which saw the French and Anishinabe cede land, a new regional conflict emerged with Pontiac's War (1763–1766). As a disparate band of Indigenous tribes without a centralized political authority, the war resulted in the Native population's capitulation to British control over the Great Lakes region in 1766. The relationship between the Anishinabe and the British began to resemble that of the one they maintained with the French before the French were expelled. During the American Revolution, the Anishinabe allied with the British, sending warriors to fight alongside the British. After the Revolution, the Anishinabe sought terms with the new United States, but tensions over settler encroachment lingered.⁸

The Territory of Michigan was formed in 1805.⁹ At the time of the formation of the territory, its population was around 4,000, and "eighty per cent [sic] of these were French."¹⁰ While many

https://www.sagchip.org/ziibiwing/planyourvisit/educators/pdf/2023/2023_Ziibiwing%20Educator%20Program%20Guide.pdf

⁴ These groups (Ojibwe, Odawa, and Potawatomi) were Anishinabe. Alternative spellings for Potawatomi include Pottawatomi and Pottawatomie ("Indigenous People of Washtenaw County: WCC Land Acknowledgement," Washtenaw Community College Richard W. Bailey Library and Learning Commons, accessed July 8, 2024, <https://libguides.wccnet.edu/indigenouspeople>).

⁵ The discrepancy in dates is rooted in conflicting evidence between the archaeological record and written sources. Archeological evidence shows the Iroquois had contact with Europeans before 1632 with "archeological sites in western New York from 1550-1575 show[ing] small amounts of European trade goods, which may have come secondhand from the Atlantic or St. Lawrence." Thus, the exact date of contact between European and Indigenous Americans of the Great Lakes region is contested (Milwaukee Public Museum; see also: Roger M. Carpenter, *"Times are altered with us": American Indians from first contact to the New Republic*. Chester, West Sussex, UK: Wiley Blackwell, 2015; and Bruce G. Trigger, *The Children of Aataentsic: A History of the Huron People to 1660*. Kingston: McGill-Queen's University Press, 1987).

⁶ W.B. Hinsdale, *The First People of Michigan*, (Ann Arbor, Michigan: George Wahr, 1930), 8-10, 13-14, and 19.

⁷ Hinsdale, *The First People*, 13.

⁸ Daniel P. Barr, *Unconquered: The Iroquois League at War in Colonial America*, (Bloomsbury Academic, 2006).

⁹ Chapman, *History of Washtenaw County Michigan*, 116.

¹⁰ Chapman, *History of Washtenaw County Michigan*, 116.

European traders had previously traversed the region, the first permanent European settlement in what is today Washtenaw County was a trading post opened by French traders Gabriel Godfrey, Francis Pepin, and Louis Le Shambre in 1809 in present-day Ypsilanti.¹¹ Godfrey's on the Pottawatomie Trail (along the western bank of the Huron River) generated business for and with the Indigenous American tribes who used their well-established trails throughout the region to move goods, but the settlement did not last long.¹²

While Euro-American settlers came and went from the region, the Shawnee chief Tecumseh began to promote resistance against the expansion of the United States into the Great Lakes region. The forced removal of the Indigenous population and expansion of the United States in the region was a gradual occurrence and arguably began when a patented land claim of 2,500 ac in 1811 under the seal of President Madison and sealed by Congress was provided to Solomon Sibley.¹³ This land claim pushed Indigenous Americans from the area bordering Godfrey's further to the west, adding one more piece to Native removal. That same year, Tecumseh sought to further consolidate regional Native tribes to join his cause. A year later, British forces from Ontario joined soldiers from Tecumseh's coalition to invade and capture Detroit and Fort Mackinac in what became known as the War of 1812. During the war, the British purposefully sought to instigate tensions between the Anishinabek and the Americans. The Ojibwe and Potawatomi tribes fought alongside the British having faced the brunt of American expansion since the end of the Revolution. The "Battle of the Raisin" and death of Tecumseh during the war resulted in a declaration of peace on December 24, 1814.¹⁴ This and two treaties eliminated Native American land claims south of the Grand River and triggered a series of government land surveys.¹⁵ After the war, the forced removal of Indigenous communities from the area that would become Washtenaw County accelerated. The newly taken land soon was made available for purchase and permanent settlement by Euro-Americans.¹⁶

Prior to 1815, the population of ethnic Europeans in the Great Lakes region was (relatively) low compared with the ensuing years. An 1816 land survey of the Territory of Michigan (the first of its kind) brought about the first substantial wave of Euro-Americans to the region that would become Washtenaw County. By 1818, plotted parcels were available for purchase.¹⁷ By 1820, the population of Euro-Americans in the territory had doubled from its "4,000 souls" in 1805. In response to this population boom, Governor Lewis Cass oversaw the delineation of new borders and the establishment of Washtenaw County in 1822.¹⁸

¹¹ Chapman, *History of Washtenaw County Michigan*, 117.

¹² Chapman, *History of Washtenaw County Michigan*, 117.

¹³ Detroit Historical Society, "Deed, signed by President James Madison" (1811), 1948.050.001, <https://detroithistorical.pastperfectonline.com/archive/03E1658A-DF98-4694-9BB4-061812943572>; Chapman, *History of Washtenaw County Michigan*, 117.

¹⁴ Chapman, *History of Washtenaw County Michigan*, 117.

¹⁵ Chapman, *History of Washtenaw County Michigan*, 117.

¹⁶ Further treaties saw the Natives lose more land. For example, in 1908 the Chippewa, Ottawa, Potawatomi and Wyandot Tribes signed the Treaty of Detroit which marked the surrender of their titles to the counties of Monroe, Lenawee, Wayne, Washtenaw, Macomb, Oakland, Livingston, St. Clair, Lapeer, Genesee, and portions of Jackson, Ingham, Shiawassee, Tuscola, and Sanilac counties. Despite the Chippewa, Ottawa, Potawatomi, and the Wyandot tribes ceding claims to the land, they did not relinquish the possession of it. This was the last treaty that involved Washtenaw County Land (Hinsdale, *The First People*, 13-19; Chapman, *History of Washtenaw County Michigan*, 117).

¹⁷ Chapman, *History of Washtenaw County Michigan*, 117.

¹⁸ Major Benjamin Woodruff purchased 160 acres of land southeast of present-day Ypsilanti in 1823 along with fellow pioneers, Robert M. Stitts, John Thayer, and David Beverly which formed the first permanent settlement in

With the removal of the Indigenous land claims, the delineation of Washtenaw County, and the availability of land for purchase to Euro-Americans, John Allen and Elisha W. Rumsey purchased a piece of land on February 12, 1824. The land they purchased eventually became the present-day City of Ann Arbor and was a bur-oak forest in Section 29, Township 2 South, Range 6 East, south of the Huron River and west of Allen Creek. Rumsey's wife, Mary Ann, accompanied the men on their journey, and together they pitched a tent and built an arbor at the foot of a hill east of Allen's Creek. Documents show that the settlers originally called the area "Annarbour" in reference to the wives of Rumsey and Allen (whose wife's name was also Ann), and the bur oak trees abundant in the area. Before long, the trio built a log house in the same location, what is today southwest of the Huron and First Street intersection. The Rumsey's operated The Washtenaw Coffee House from the house and accommodated land seekers as they passed through the vicinity moving west.¹⁹ The group constructed a hotel at the North western corner of the same intersection for Allen, his family, and weary travelers. The hotel was painted red, resulting in the intersection being called "Bloody Corners." The rooms were divided by blankets instead of walls, and at one point housed 20 families.²⁰ On May 25, 1824, the land east of Allen's Creek, west of Division Street, and North of Jefferson Street to four blocks North of Huron Street (present day High Street) was platted and acknowledged as the original town plat of Ann Arbor (Figure 4-1).²¹ Ann Arbor was the second settlement in Washtenaw County after "Woodruff's Grove," and over the next two years the community began to expand. In 1825, nine small houses and a post office were present in Ann Arbor. These community resources were the building blocks on which the community expanded over the next few years.²²

Washtenaw County. The settlement was named "Woodruff's Grove," (Washtenaw County Historical Society, *History of Washtenaw County*, (Ann Arbor, Michigan: Washtenaw County Historical Society, n.d); Chapman, *History of Washtenaw County Michigan*, 117-123).

¹⁹ Byron A. Finey, ed., "Historic Michigan Land of the Great Lakes," (National Historical Association, Inc., 1924), 39.; Chapman, *History of Washtenaw County Michigan*, 883-884.

²⁰ Chapman, *History of Washtenaw County Michigan*, 884.

²¹ Chapman, *History of Washtenaw County Michigan*, 881.

²² Chapman, *History of Washtenaw County Michigan*, 884, 889.

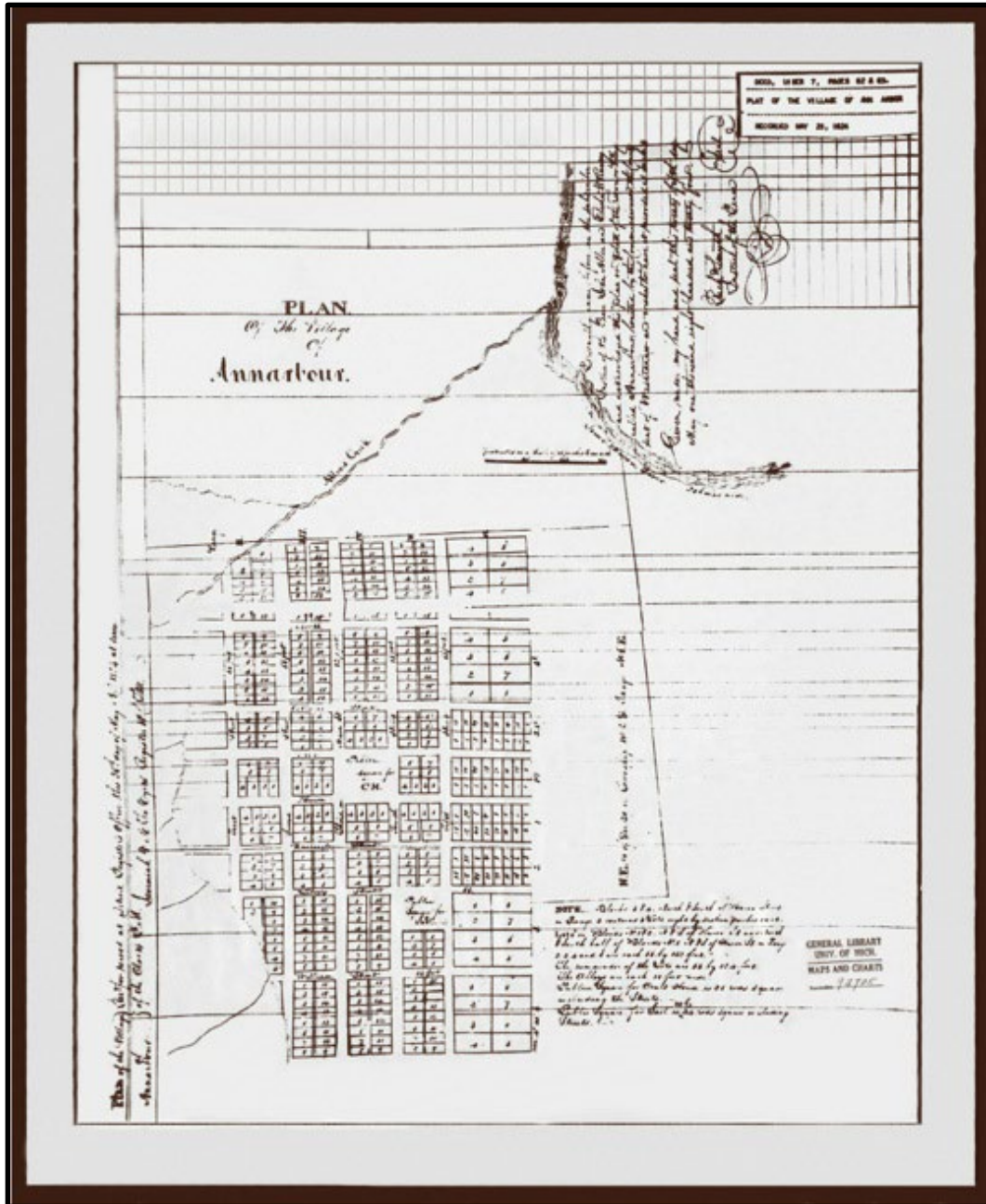


Figure 4-1. Plan of the Village of Annarbour 1824, Ann Arbor Michigan Historic Maps.

Ann Arbor was designated the county seat of Washtenaw County on December 31, 1826 (Figure 4-2).²³ This designation prompted the number of residents, houses, businesses, schools, and churches to increase dramatically. The area that would become the Fourth Ward grew as well, reflecting the overall changes in the region.²⁴ The houses were inhabited by a wide range of residents all with their own needs, occupations, and values and spurred the construction of

²³ In 1827, the county was divided into three townships: Ypsilanti, Ann Arbor (the county seat), and Dexter. The county was further divided until reaching the twenty townships present today (Chapman, *History of Washtenaw County Michigan 1881*, 124).

²⁴ Chapman, *History of Washtenaw County Michigan*, 873.

nonresidential buildings as well. The growth did not go unrecognized, and soon residents felt the need to incorporate their community, forming a local government and establishing wards. In 1827, the town was composed of three well-supplied stores, three taverns in addition to Rumsey's Washtenaw Coffee House, a public house, and four hotels.²⁵ The first addition was North of the Huron River and was made by Anson Brown and Edward L. Fuller in June 1832.²⁶ The same year, there was a small, stone, grist-mill near a dam previously constructed on the Huron River as well as a cemetery west of the present-day intersection of East Huron and Fletcher streets.²⁷ All this constituted the traditional makings of a growing community, and on April 23, 1833, the village was incorporated by proprietors John Allen and Elisha W. Rumsey.

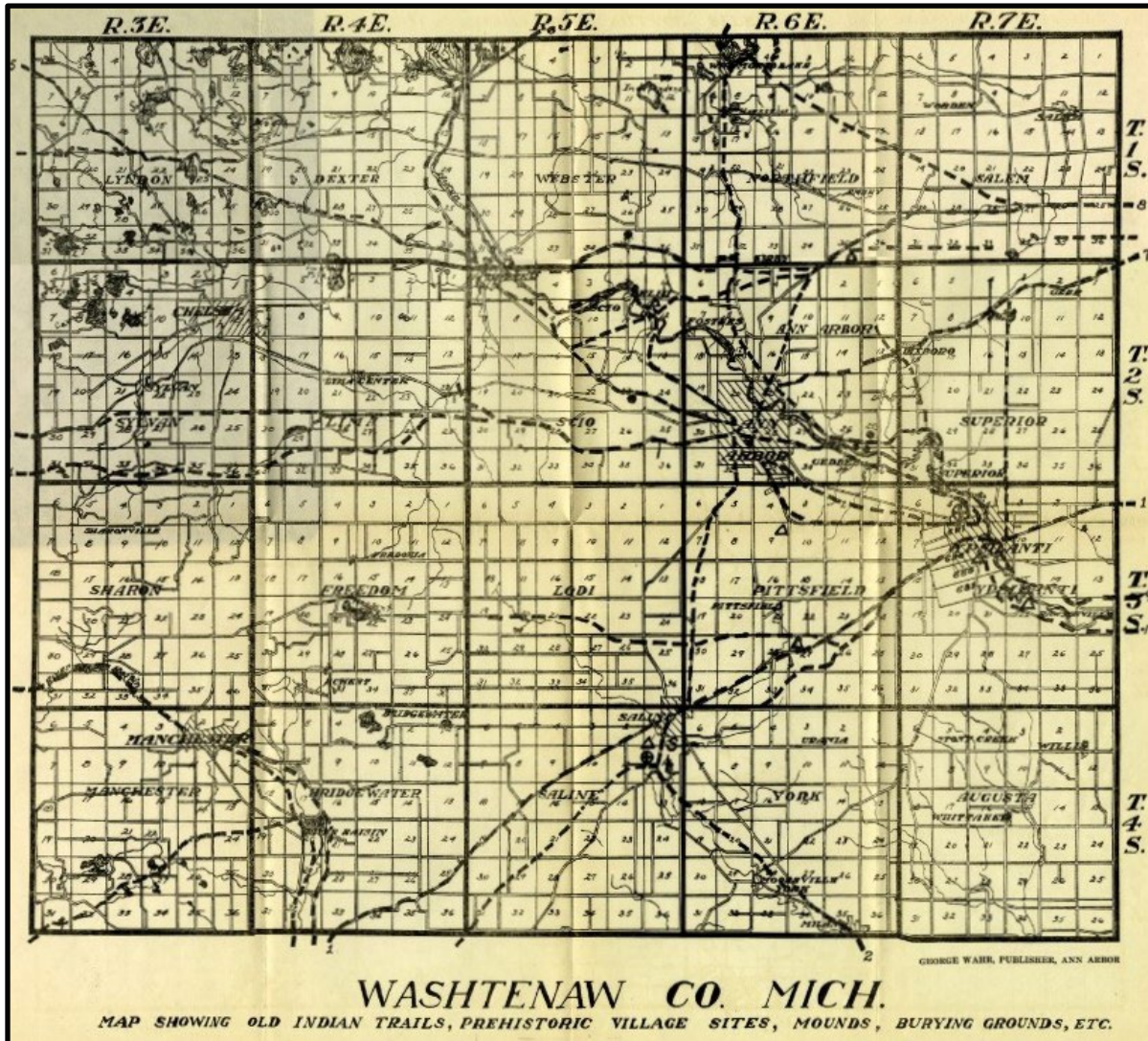


Figure 4-2. Washtenaw County Michigan Map of Native American trails, village sites, mounds, and burying grounds (George Wahr, Washtenaw County Michigan Map Showing Old Indian Trails, Prehistoric Village Sites, Mounds, Bury Grounds, etc.)

²⁵ Chapman, *History of Washtenaw County Michigan*, 887
²⁶ Chapman, *History of Washtenaw County Michigan*, 881.
²⁷ Chapman, *History of Washtenaw County Michigan*, 887.

Rapid community resource development occurred in the 1830s after the formal establishment of Western political institutions in Ann Arbor, Washtenaw County, and the Michigan territory more broadly. Some of the earliest community resources constructed were primary schools. For example, the first private school in Washtenaw County opened in 1829 followed by a flurry of private schools, seminaries, and academies established in Ann Arbor throughout the 1830s.²⁸ Specifically, Misses Clark's school for girls opened in what would become the Fourth Ward circa 1838.²⁹ During the same period, the first public schools opened between 1831 and 1833, and in April 1833, the community incorporated the village and held its first elections for president, recorder, and six trustees. Nathan Thayer and Anson Brown were chosen to be Judges of Election and Edward Clark as Clerk by the 55 ballots cast. At the council's first meeting they added a fourth section to the act of incorporation, designating election of a treasurer, marshal, and two assessors annually. At the second meeting, in August 1833, the council voted to raise \$300 in taxes: \$200 from landowners west of the Huron River and \$100 from those to the east. The following council meeting resulted in several ordinances presumably for a cleaner, safer village including the regulation of loose swine; running horses; exhibiting cattle, hogs and other animals; shooting in the village limits; selling alcohol; and carelessness with fire. Council meetings were frequent for the three years after the village was incorporated as there was much business to address. After 1836, council meetings were held less frequently as the village stabilized and demanded less attention from the council, signifying a major change from the previous era of the region, which centered on the removal of the Indigenous population.³⁰

Like every territory in the United States, the first waves of population growth and expansion in Ann Arbor and the area that became the Fourth Ward rested on the displacement of Native American tribes. It is important to acknowledge the issue of displacement. The University acknowledges this on their own website, stating, "The University of Michigan is located on the territory of the Anishinaabe people [...] [w]e acknowledge the history of native displacement that allowed the University of Michigan to be founded. Today we affirm contemporary and ancestral Anishinaabek ties and their profound contributions to this institution."³¹ The displacement of Indigenous Americans must underscore any narrative of Ann Arbor history because the long-held and often optimistic narrative of brave pioneers valiantly forging a nation ignores the centuries of suffering inflicted on an entire population. The cruelty is intrinsically tied to European and pioneer settlement, and to separate the two narratives results in misunderstanding the fundamental origin of Ann Arbor and the Fourth Ward. The displacement, however, preceded nearly two centuries of a new and different type of economic, educational, and population growth. Very few, if any, structures remain from this period. However, the increased population and the political factors associated with the creation of state structures fostered an environment wherein new growth was possible. The overall climate in the middle of the nineteenth century rested on the ability of Ann Arbor to maintain its population growth by expanding institutions and territory and moving past their history of displacing the Anishinabe people.

For the Anishinabe, the United States government would spend the remainder of the century establishing reservations throughout the state and country. In the educational resources provided by the Ziibiwing Center of Anishinabe Culture and Lifeways, their community recalls from their own histories "the last treaties we signed with the United States in 1855 and 1864, established the Isabella Indian Reservation. Totalling over 130,000 acres, this land was divided into privately-owned allotments establishing a permanent home for our tribal membership [...] of the more than 1,500 allotments issued

²⁸ Byron A. Finey, ed., *A Third Volume Devoted to Washtenaw County*, (Dayton, OH: National Historical Association, 1924), 90-100.

²⁹ Finey, *A Third Volume [...]*, 96.

³⁰ Chapman, *History of Washtenaw County Michigan*, 904

³¹ "History," The University of Michigan, accessed June 28, 2024, <https://campusinfo.umich.edu/article/history>.

to our ancestors in the late 1800s, only a handful of these were owned by tribal members” merely seventy years later.³² An unfortunate pattern often repeated.

4.2 Growth of the City

The mid- to late-nineteenth century was a period of substantial growth for Ann Arbor and saw the formal creation of the Fourth Ward as a distinct, bordered area. The years 1837 and 1851 contained four specific developments that forever shaped the history of the city. In 1837, Michigan achieved statehood and the University Michigan moved from Detroit to Ann Arbor, and, in 1851, Ann Arbor’s population growth resulted in a change from the state’s designation of the community as a village to a city resulting in the establishment of wards. Arguably, these four events defined not only the trajectory of the city but also of the state and region more broadly. The University brought new waves of individuals to the city. This new population needed primary and secondary schools, businesses, and places of worship to meet the growing demands of the public. As more people arrived, the new flagship university secured an impressive yet steady pattern of growth in Ann Arbor—in population, structures, and achievements.

The population growth in the Michigan Territory leading up to 1835 prompted the federal government to consider statehood. The initial petition for statehood was received by Congress in 1835, but the territorial dispute over the Toledo Strip with Ohio delayed Michigan’s accession. The minor conflict ended when the Toledo Strip was granted to Ohio and Michigan was provided the Upper Peninsula in compensation. On January 26, 1837, Michigan joined the Union as the 26th state. In response, the residents of Ann Arbor sought to draw attention to the area and to assert its influence within the new state.³³ The political leaders of Ann Arbor were determined to have the city become Michigan’s capital but ultimately lost the bid to Lansing. This loss prompted them to pivot and make a new bid to bring the University of Michigan to the city.³⁴ Having set aside 10 ac of land intended for the capital, the city instead offered the land to the University. The bid to bring the University to Ann Arbor was, however, not as easy as placing a single bid and winning such contest but rather was a complex series of strategic decisions made across several institutions.

The relocation of the University from Detroit to neighboring Washtenaw County was a move brought about by a series of land offers from the city and from the Ann Arbor Land Company. A combined effort of businessmen and politicians from Ann Arbor offered to cede two land parcels to the University. The University Regents voted to accept the original 10 ac intended for the capital and an additional 30 ac from the Ann Arbor Land Company comprising a 40-ac plot along State Street. The University officially moved to Ann Arbor in 1837. Combined, the land offered by the Ann Arbor Land Company (Figure 4-3) and the land intended for the capitol became the central grounds of the University.³⁵ During the same period, the area that would become the Fourth Ward grew its primary public education institutions with construction of the North District Public School in 1846.³⁶

³² “History of the Tribe,” Ziibiwing Center of Anishinabe Culture and Lifeways, accessed July 9, 2024, <https://www.sagchip.org/ziibiwing/aboutus/history.htm>.

³³ Kim Clarke, *The Gift of Vision*, accessed February 5, 2024, <https://heritage.umich.edu/stories/the-gift-of-vision/>.

³⁴ Originally founded in 1817 in Dearborn, the University of Michigan was placed at the head of the educational system of the Michigan Territory in 1821. A month after the University was founded, three native tribes granted 1,920 acres of land to the University in the Detroit area. The Indigenous Americans granted the land hoping to support the University with the education of their children in mind. The University’s trustees sold off some of this land in parcels between 1826 and 1832 to pay off debts and to support a small school located on Bates Street in Detroit (“History,” University of Michigan; Chapman, *History of Washtenaw County Michigan*, 290-292).

³⁵ Chapman, *History of Washtenaw County Michigan*, 89, 881.

³⁶ “North District Public School, 1846,” Ann Arbor District Library, accessed February 7, 2024, <https://aadl.org/node/236200>.

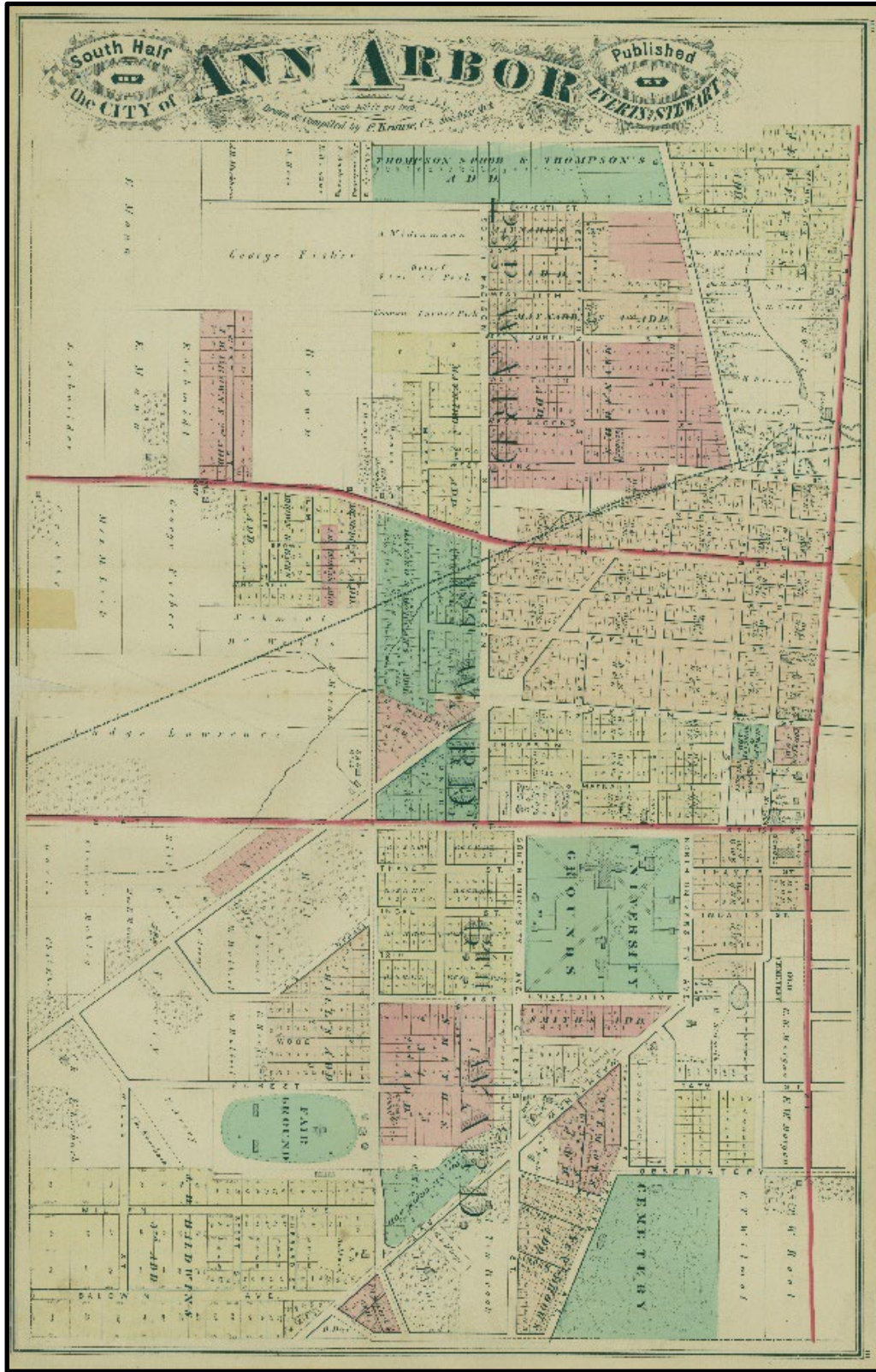


Figure 4-3. Washtenaw County Michigan Map of Native American trails, village sites, mounds, and burying grounds (George Wahr, Washtenaw County Michigan Map Showing Old Indian Trails, Prehistoric Village Sites, Mounds, Bury Grounds, etc.)

On April 4, 1851, the Legislature of the State of Michigan repealed Ann Arbor's village charter and approved an act that incorporated the City of Ann Arbor.³⁷ The new charter divided the city into four separate wards. The original First Ward included "all the portion of city lying south of Huron street; Second Ward, all that portion lying south of Huron and west of Main street; Third Ward, all that portion lying North of Huron and west of Fourth street; Fourth Ward, all that portion lying North of Huron and east of Fourth street."³⁸ These borders would go unchanged for a decade until 1861 when the charter was amended to extend and incorporate more territory to meet the growing population needs.

With the local government's commitment to order, represented in part by establishment of wards, and the University fully operational, the population of Ann Arbor began to grow. This growth reflected changes in the State. In 1805, the population of the State of Michigan was roughly 4,000; in 1820 that number had doubled; and by the time the city was divided into wards, the population of Michigan was 397,654.³⁹ This growth was also reflected in Ann Arbor. The first census of Ann Arbor, taken in 1803, six years after Rumsey and Allen set up their camp, counted a population of 973 with a dramatic increase in 1845 to 3,030 persons and 3,339 in 1854.⁴⁰ Much of this growth was a response to the University presence. The University had seven students enrolled in 1841 with two faculty members, but over the course of the next two decades the University population grew from the original seven to over 1,000 students in 1865.⁴¹ Alongside the growth of the student population, the construction of schools, churches, and commercial enterprises reflected the growing needs of the people of the Fourth Ward.

The increased population led to the development of medical facilities and primary schools, which drove the city to seek more organization and so the city expanded the ward system again. The expansion of medical facilities forced the creation of a Fifth Ward, reconfiguring the preexisting. The Fourth Ward was redrawn to include all areas "North of Huron street and south of River Huron, and east of Fourth street." The 1861 charter also included a mechanism for the council to make alterations to the boundaries when necessary "for the public good."⁴² In 1867, the council would make such alterations when they increased the number of wards to six, and an additional half-block add to the Fourth Ward's borders east of State Street extended North to Fuller Street (Figure 4-4 and Figure 4-5 show the change over a brief time.)).⁴³ This new border development coincided with the construction of the public Fourth Ward School west of North Division and Lawrence streets.⁴⁴ Similarly, the St. Thomas Parochial and High School was founded in 1868 in a house at 515 North Division Street, but increasing enrollment forced relocation to a new purpose-built school between Elizabeth and North State streets in 1886.⁴⁵

³⁷ Chapman *History of Washtenaw County Michigan*, 907.

³⁸ Chapman *History of Washtenaw County Michigan*, 907.

³⁹ Michigan Population Trends," Citizens Research Council of Michigan, accessed July 9, 2024, "https://crcmich.org/almanac/population/michigan-population-trends.

⁴⁰ "Pictorial History of Ann Arbor 1824-1859: Government and Growth," Ann Arbor District Library, accessed July 9, 2024, https://web.archive.org/web/20140221201558/http://moaa.aadl.org/moaa/pictorial_history/1824-1859pg6/

⁴¹ Tammy Bimer, "The Michigan Almanac: Regents of the University of Michigan," 2023, https://obp.umich.edu/wp-content/uploads/pubdata/almanac/Almanac%20(4-2-24).pdf, 3.

⁴² Chapman *History of Washtenaw County Michigan*, 907.

⁴³ Chapman *History of Washtenaw County Michigan*, 908.

⁴⁴ Finney, *A Third Volume [...]*, 97.

⁴⁵ Finney, *A Third Volume [...]*, 100; "North District Public School, 1846," Ann Arbor District Library; "Complex of St. Thomas the Apostle 1822, 1902, 1911, 1929," Ann Arbor District Library, accessed February 7, 2024, https://aadl.org/buildings_hhaa030.

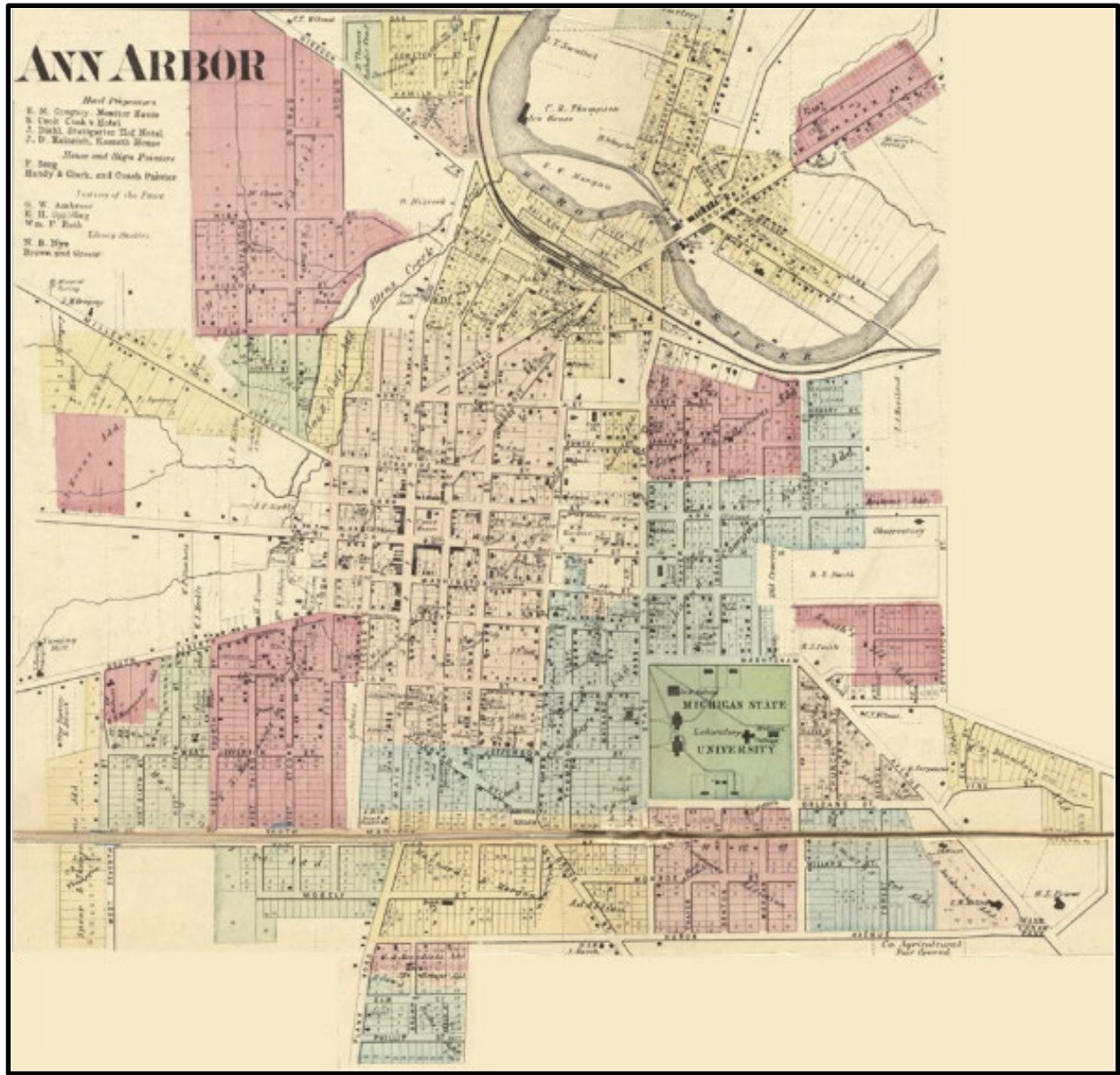


Figure 4-4. Ann Arbor plat additions, circa 1864.

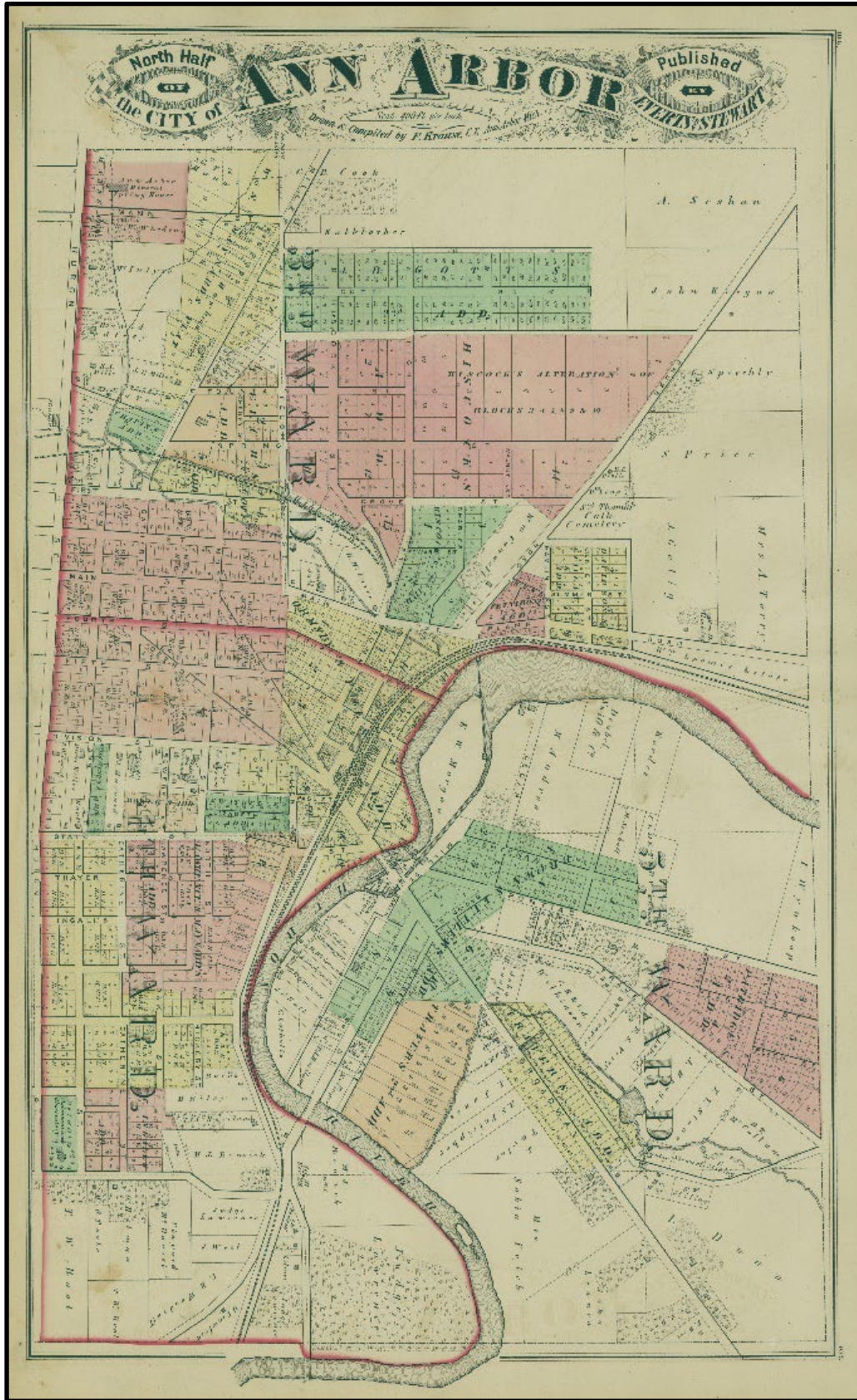


Figure 4-5. Map of Third, Fourth, and Fifth Wards, circa 1874.

It was clear that the hospital was not large enough to serve the rapidly growing population. In 1875 the State Legislature granted \$8,000 for the construction and equipping of a hospital in Ann Arbor provided the city raised \$4,000 for the same purpose. That year, two pavilions were erected connecting the existing building and what became known as the Campus Pavilion Hospital.⁵⁰ The need to develop new facilities for health care and education reflected the growing needs of the community but also changes in medical advancement and the community's focus on educational excellence.

The City of Ann Arbor experienced a steady growth with a wide range of new residents arriving. Historically, the City of Ann Arbor had a homogenous population of first- and second-generation Euro-American immigrants. The 1860 Census recorded 5,097 residents in Ann Arbor composed of 97.9 percent white and 2.1 percent, or 106, Black residents. Following the Civil War (1861-1865), the Black population rose to 3.2 percent in 1870 and 3.5 percent in 1880 before dropping to 2.5 percent in 1900. The population growth of the Fourth Ward and the increasing number of residential properties were owned by white residents; however, a seemingly progressive attitude toward race in the Fourth Ward established it as a foothold for Blacks in Ann Arbor.

The history of minority groups in Ann Arbor provides a glimpse into the slow liberalization of the city, most noticeably at the University. Though perhaps unintentionally, the University admitted its first Black student in 1853. Samuel Codes Watson, born in South Carolina in 1832, was of mixed race, and because of his light skin was able to pass for white.⁵¹ The second and third Black students to enroll at the school, with the administration's knowledge of their heritage, were Alpheus Tucker and John Rapier, Jr., in 1863. Their enrollment in the medical school was attributed, at least partially, to the devastation of the Civil War and the need for more medical professionals. Like Watson, Rapier was mixed race, and though he was from Alabama, he applied as a Jamaican international student since he at one point had worked there. Nonetheless, he only attended the school for one year before transferring to Iowa and obtaining a degree there. In contrast, Tucker quickly experienced racial discrimination and was removed from the roster early in the semester. He also went on to obtain a degree from Iowa. In 1872, William Henry Fitzbutler became the first Black person to graduate from the University's medical school.⁵² At the time, the experiences of these Black students were the rule not the exception, and despite their immense accomplishments at both Iowa and Michigan, it would be decades before the University began to see growth in the Black student population. The University admitted its first woman, Alice Boise Wood, to attend Greek studies in 1866, but her status was unofficial, and she was an unregistered student.⁵³ However, in 1870, the University Regents adopted a formal resolution permitting the admission of women—a significant decision to increase student enrollment.⁵⁴ That year, the university admitted Madelon Louisa Stockwell as its first official female student.⁵⁵ The University

⁵⁰ Chapman, *History of Washtenaw County Michigan*, 314.; Donnelly, Walter A., Wilfred B. Shaw, and Ruth W. Gjelsness, eds., *The University of Michigan: An Encyclopedic Survey*, (Ann Arbor, Michigan: University of Michigan Press, 1958) 954.

⁵¹ Watson went on to obtain an M.D. from Cleveland Medical College and became the first Black person elected as a city official in Detroit ("Diversity in Student Life," University of Michigan Library, accessed May 7, 2024, <https://apps.lib.umich.edu/online-exhibits/exhibits/show/history-of-race-at-um/diversity-in-student-life>).

⁵² "Pioneers and pathbreakers: Black History milestones at Michigan Medicine," Michigan Medicine, accessed May 7, 2024, <https://www.michiganmedicine.org/news-release/pioneers-and-pathbreakers-black-history-milestones-michigan-medicine>.

⁵³ "First Minority Graduates and Attendees," University of Michigan Bentley Historical Library, accessed May 7, 2024, <https://diversity.umich.edu/wp-content/uploads/2017/04/First-Minority-Graduates-and-Attendees.pdf>.

⁵⁴ "Campus Information: History," University of Michigan, accessed June 25, 2024, <https://campusinfo.umich.edu/article/history>.

⁵⁵ "History," University of Michigan; and "First Minority Graduates and Attendees," Bentley Historical Library.

admitted its first Asian student, Saiske Tagai, in 1872; its first Black female student, Mary Henrietta Graham, in 1876; and its first Puerto Rican student, José Celso Barbosa, in 1877.⁵⁶ Despite these concessions, the University's student body remained predominantly white. This trend was on par with the overall population of the city and state, which was slow to attract nonwhite residents in the late-nineteenth and early twentieth centuries. Also of note was the absence of any documented Indigenous American students at the school until the early 1900s.⁵⁷

The overall increase in student population required housing. The most reasonable price for room and board at the time was \$2.50 per week.⁵⁸ Many boarding houses arose in the Fourth Ward neighborhood and were occupied by both professors and students.⁵⁹ University President, Henry Frieze, who served from 1869 until 1871, also resided in the neighborhood, bringing attention to the area as a growing residential neighborhood with a close connection to the University.⁶⁰ Homeowners, particularly widows, in the Fourth Ward took in lodgers if they had extra rooms, and other dwellings were built specifically as rental properties (e.g., 210 North Thayer Street). Ellen Morse and her mother Hanorah were responsible for the construction of larger rooming houses in the late 1800s (e.g., 301 and 307 North State Street) According to the Ann Arbor HDC, the first sorority and fraternity houses in Ann Arbor were established in the Fourth Ward in the late nineteenth century. Some of the sorority and fraternity houses were converted from single-family residences or former boarding houses (e.g., 315 North Thayer Street), and others were purpose built (e.g., 407 North Ingalls Street). The house at 126 North Division Street was constructed in 1858 and was listed as the Alpha Phi Sorority on the 1899 Sanborn Fire Insurance Map. Phi Delta Phi Fraternity boarding house was constructed southeast of North Division and East Ann streets and the Psi Omega Sorority Boarding house was built south of Jones School west of Lawrence Street circa 1900 (both no longer extant).⁶² Alpha Kappa Kappa and Phi Rho Sigma were constructed adjacent to each other on East Huron Street at the termination of present-day Fletcher Street (both are no longer extant).

By the turn of the century, the region had radically changed from the previous century. In 1800, Michigan was not yet a state, Indigenous people heavily populated the region, the City of Ann Arbor and the University were two decades away, and the population was comprised primarily of French traders and settlers. In 1900, the world was dramatically different, and Ann Arbor reflected those changes. Sanborn Fire Insurance maps covering portions of the Fourth Ward in 1888 showed development in areas extending North of East Huron Street, between Fifth and North Division Streets, and at the intersection of East Huron and State streets, with smaller pockets of structures along Elizabeth and North State streets extending to East Kingsley Street. Most of the parcels had buildings on them.

More areas of the ward were mapped on the 1899 Sanborn map (Figure 4-6, revealing dwellings extending further North and east of those recorded on the 1888 map. Nearly the entirety of the Fourth Ward was mapped by 1908 and at that time, several one-time single-family homes had been converted to boarding houses, sororities, and fraternities (Figure 4-7 and Figure 4-8).

⁵⁶ "Diversity in Student Life," University of Michigan Library.

⁵⁷ This was despite the original, generous donation of land by Native American tribes to the University for their Dearborn campus (Claudia Capos, "From indigenous student to endowed professor," *Michigan Today*, November 18, 2022, <https://michigantoday.umich.edu/2022/11/18/from-indigenous-student-to-endowed-professor>).

⁵⁸ "History," University of Michigan.

⁵⁹ Ann Arbor Historic District Commission, *Old Fourth Ward Historic District*, September 1982, 3.

⁶⁰ Ann Arbor Historic District Commission, *Old Fourth Ward Historic District*, 6.

⁶¹ "Hanorah and Ellen Morse House, 1882," Ann Arbor District Library, https://aadl.org/buildings_hhaa098

⁶² Sanborn Fire Insurance Map, Ann Arbor, 4.

The residents of the Fourth Ward reflected both the growth of the region and the city. At the turn of the century, the mostly Euro-American residents of the Fourth Ward ranged from craftsmen and educators to blue-collar laborers and students as well as government officials and professionals, and in the twentieth century, a growing portion of the Black community began to call the Fourth Ward home.

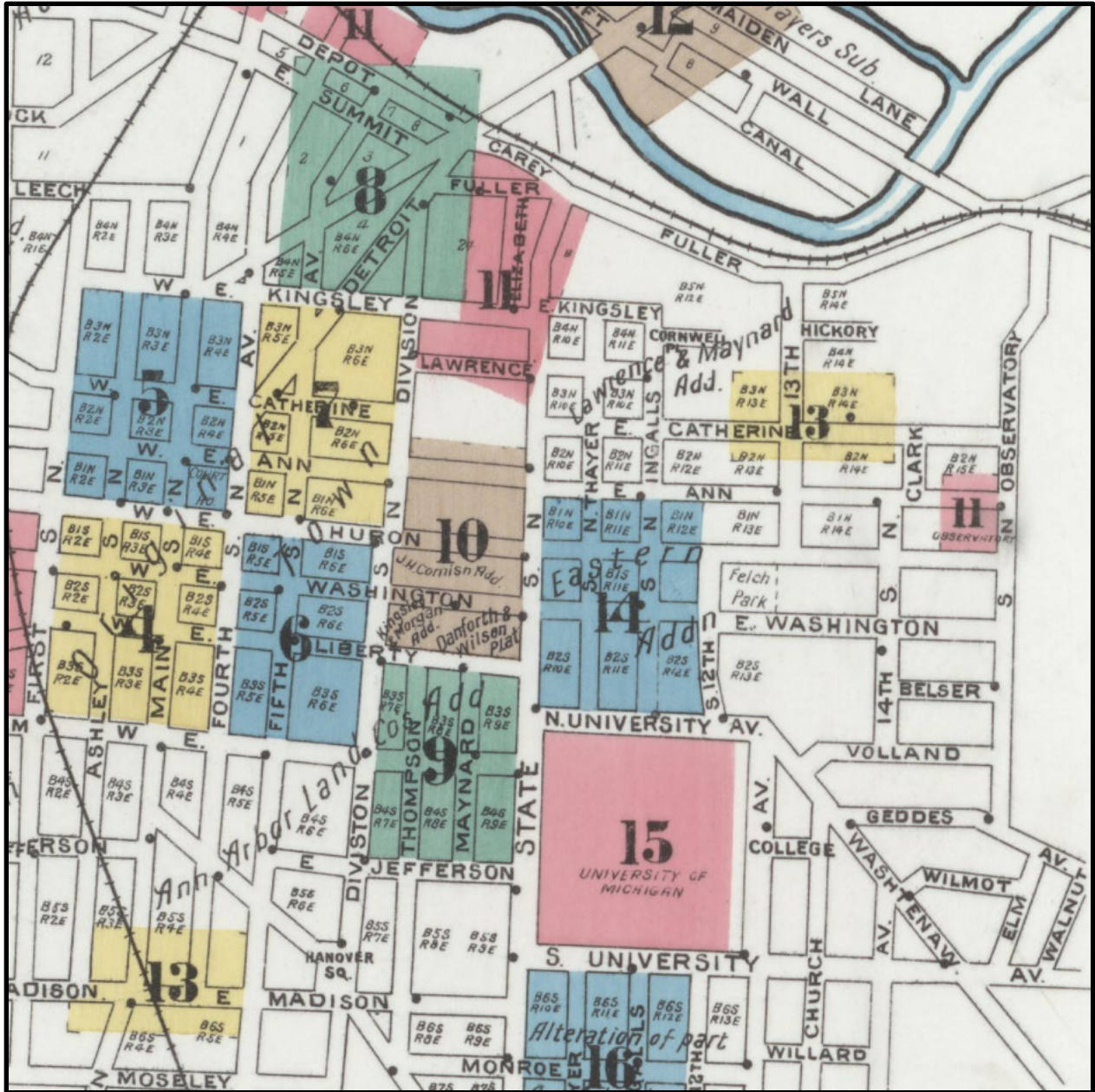


Figure 4-6. Fourth Ward Sanborn Fire Insurance Map, August 1899.

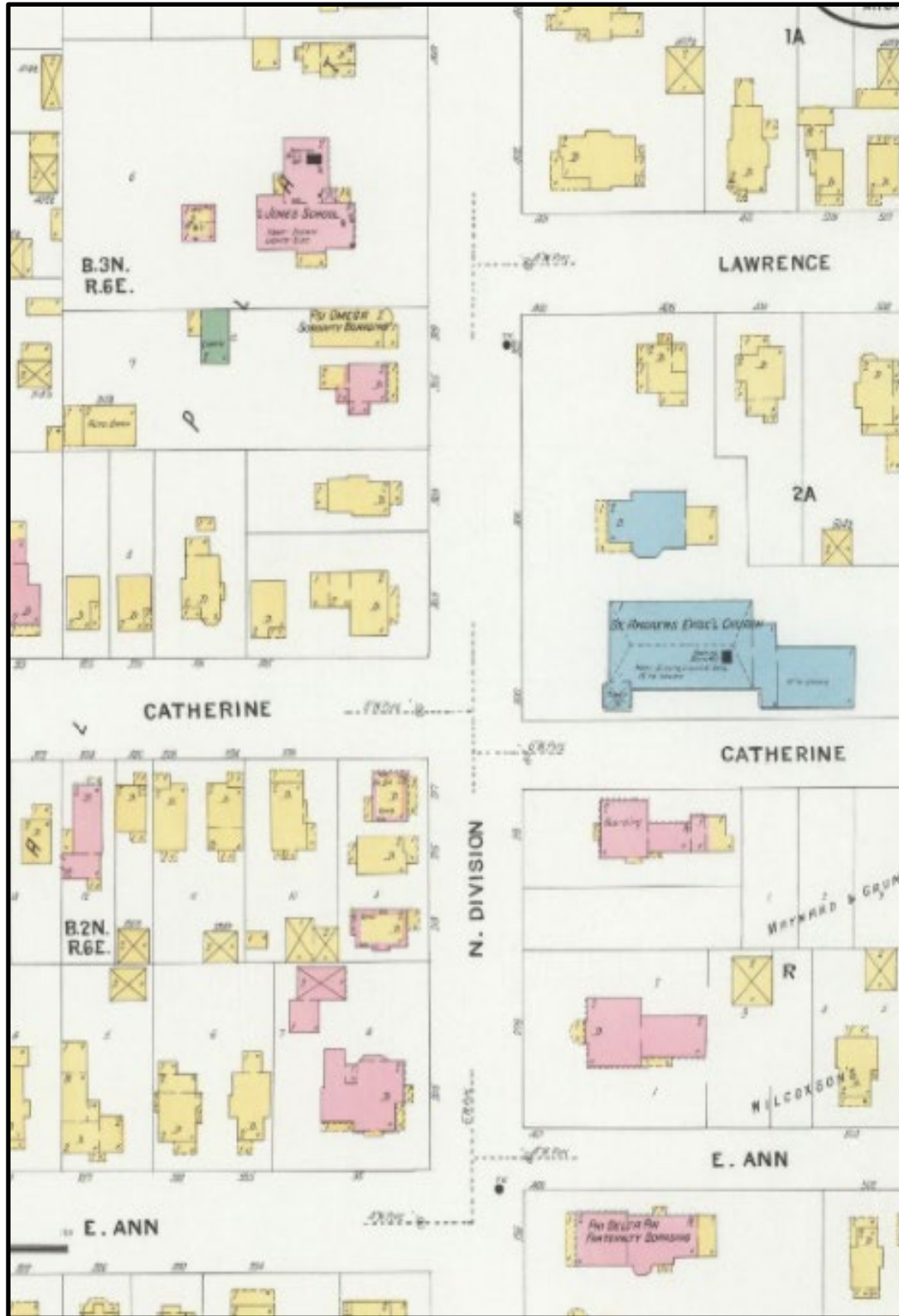


Figure 4-7. Excerpt from the 1908 Sanborn Fire Insurance Map showing three boarding houses on North Division Street including Psi Omega Sorority and the Phi Delta Phi Fraternity and the newly constructed St. Andrews Church that displaced a brick house.

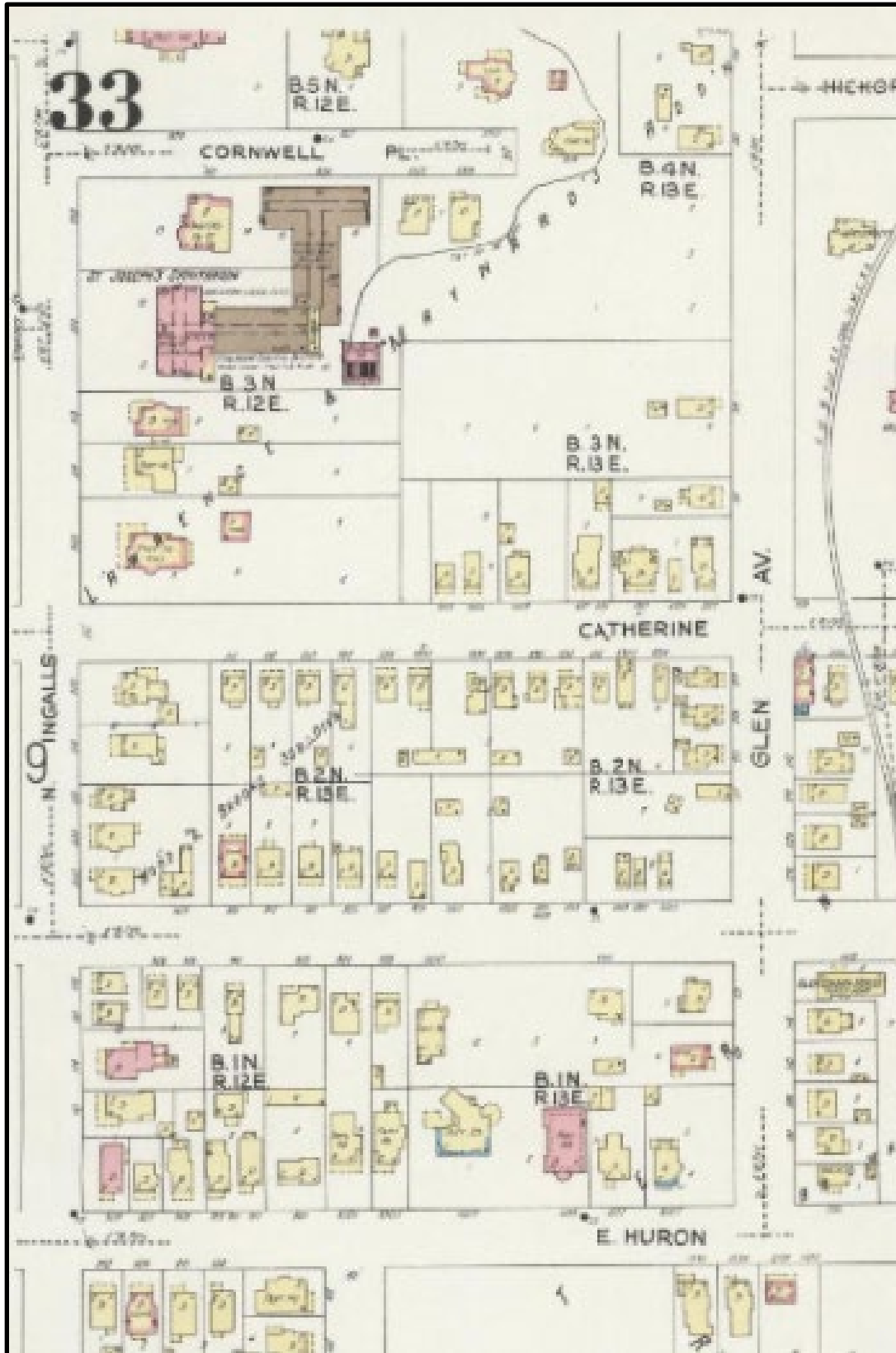


Figure 4-8. Excerpt from the 1908 Sanborn Fire Insurance Map showing seven boarding houses in the Old Fourth Ward Historic District.

4.3 The Fourth Ward

The population growth of the Fourth Ward that began in the nineteenth century continued into the twentieth century. That growth intersected several major historic events, movements, and developments. The link between the University and the Fourth Ward also continued to strengthen, providing opportunity for the ward's residents; however, new and thriving businesses separate from the University also began as Black Americans settled in the Fourth Ward and opened commercial ventures to meet the needs of their community. Despite being subject to redlining and persistent prejudices, the Fourth Ward Black community contributed to a thriving commercial district outside the ward but within walking distance.

The residents of the Fourth Ward represented a diverse collection of occupations, ethnicities, and family size. Occupations of male residents ranged from aldermen, janitors, salesmen, printmakers, clerks and grocers, nurses, pharmacists, mail carriers, architects, shop owners, housekeepers, university staff and administration as well as faculty, physicians, and lawyers. The overall population of Ann Arbor rose 184 percent in a 40-year period between 1860 and 1900—from 5,097 to 14,500, which drove the construction of residential spaces in the Fourth Ward. By 1920, Ann Arbor's population was 19,516. That upward trend in population growth, fueled by increasing enrollment at the University, induced widows to rent rooms to generate some income while alleviating the situation. The first boarding houses catering to Black residents were established during this time. Renting rooms or running a boarding house foreshadowed a trend that would expand in the next 100 years as single-family homes were transformed into multi-residential units. The 1908 Sanborn Fire Insurance Map showed seven boarding houses in the Fourth Ward (see Figure 4-6, Figure 4-7, and Figure 4-8). Between 1914 and the 1918, the First World War made its impact felt in the Fourth Ward. Though many families in Ann Arbor, including the Fourth Ward, traced their roots to Germany, anti-German sentiment led the University of Michigan to discharge six professors in its German Department suspected of disloyalty. Once America entered the war, however, the community's German American population supported the American war effort.⁶³

Ann Arbor's Company I of the 31st Michigan Voluntary Infantry was called-up and elevated into the Army in August 1917, along with the Michigan National Guard, and was reorganized into Company E of the 126th Infantry under the command of Fourth Ward resident Captain Arthur G. Volland (443 North Fifth Avenue). Company E arrived in France on March 4, 1918, and fought at Château-Thierry in Alsace and in the Meuse-Argonne. When the armistice fell across the continent, the company remained until April 1919 as part of the Allied Occupation. Three Fourth Ward residents, Carl Sweet (515 Detroit Street), Ross Stoflett (501 Detroit Street), and Harris Russel (605 Thayer Street) were all wounded in combat while abroad and eventually returned home to the Fourth Ward. The wartime "agitation and mobilization for all-out war had strained but did not break Ann Arbor's sense of community." and in November 1918 the war ended.⁶⁴

⁶³ The six professors dismissed by the University of Michigan were Professor(s) Carl Eggert, Richard O. Ficken, Hermann J. Wiegand, John Dieterle, Warren W. Florer, Ewald A. Boucke (Justus D. Doenecke, *Nothing Less Than War: A New History of America's Entry into World War I*. (Lexington-Fayette, KY; University of Kentucky Press, 2014), 217-249; "The University of Michigan and the Great War: War Preparedness Debates, "Michigan in the World; and Clifford Wilcox, "World War I and the Attack on Professors of German at the University of Michigan," *History of Education Quarterly* 33, no. 1 (1993): 59-84, p., 59-60).

⁶⁴ Ann Arbor District Library, "The Impact of World War I;" Michigan in the World, "The University of Michigan and the Great War: Changing Campus." <https://michiganintheworld.history.lsa.umich.edu/greatwar/exhibits/show/military/readying-for-a-fight/changing-campus>; Reynolds, Cynthia Furlong, "Washtenaw in WWI;" Ann Arbor Observer, Nov. 29, 2014,

After the First World War, the Fourth Ward residents were part of a city-wide push to place the University at the center of Ann Arbor's economy, infrastructure, and culture. The decision was a response to the University's large expenditures in the 1920s for capital improvements, which pushed the cost of living in the city to new highs and also "hindering the establishment of additional manufacturing enterprises."⁶⁵ The state's investment in building acknowledged rising enrollment and served to induce even more students to enroll at the University. The student population passed 10,000 students by the end of the 1920s, which strained the limited housing resources and further raising the value of residential properties. The demolition of housing to accommodate new University buildings only exacerbated the situation. For example, the founding of a new law school led "the University [...] to destroy much of old fraternity row along (South) State Street to construct the new Law School."⁶⁶

Increased enrollment and overall population meant the city needed to provide better means of access in hopes of bringing attention to the city as "a residential community for higher income groups who could afford to live in, or near, the city."⁶⁷ At the beginning of the decade, Ann Arbor's only physical contact with the outside world was by interurban, train, or a bumpy ride by horse or car over dirt roads. In 1921 the first paved road was laid and "at the end of the decade (Ann Arbor) had intercity buses, frequent train services, and a fledgling airport which entitled it to airmail service."⁶⁸ In 1921, 15 miles of road were covered in pavement and many residential houses built after this period "had a special house for its automobile, and many occupants of older homes replaced the high stable with a rectangular garage." The focus of the city to not only improve roads for automobile use, but also to approve the construction of several petrol stations demonstrated the growing importance of the automobile in the movement of both people and goods, demonstrating that residential life in Ann Arbor was modern and allowed residents the freedom of movement. By the end of the 1920s, Ann Arbor was connected by hard-surface roads to Jackson, Ypsilanti, Detroit, and Chicago.⁶⁹

Likewise, in 1922, the city began to pass comprehensive zoning laws based on the 1922 Olmstead Report. The Olmstead Brothers were a New York-based Planning firm who sought to increase the attractiveness of Ann Arbor as a desirable residential city. The plan sought to balance industrial and residential areas within the town and was successful in organizing the city for the twentieth century. In response to the Olmstead Report, a city-wide initiative sought to improve infrastructure. The improvements the city planned as a response to the Olmstead Report ultimately sought to attract affluent newcomers, "many of whom were associated with the prosperous Detroit automobile industry."⁷⁰ Similarly, a program to construct sidewalks across main shopping areas sought to increase the desirability of living in Ann Arbor. These city-wide projects expanded Ann Arbor outward beyond its original sphere, prompting "more affluent individuals who worked elsewhere" to move into the area at "an increased" rate both "numerically and

<https://annarborobserver.com/washtenaw-in-wwi/>; 1917 Polk's Ann Arbor City Directory. For more history on specific Ann Arbor residents fighting in Europe see articles "Life on the Front: Soldiering" and "Life on the Front: Aiding the Wounded" through The University of Michigan and the Great War series).

⁶⁵ "A Plan for the City," Ann Arbor District Library, accessed July 10, 2024, https://aadl.org/moaa/pictorial_history/1920-1929pg1

⁶⁶ "A Plan for the City," Ann Arbor District Library.

⁶⁷ "A Plan for the City," Ann Arbor District Library.

⁶⁸ "The Automobile is King," Ann Arbor District Library, accessed July 10, 2024, https://aadl.org/moaa/pictorial_history/1920-1929pg4.

⁶⁹ "The Automobile is King," Ann Arbor District Library, accessed July 10, 2024, https://aadl.org/moaa/pictorial_history/1920-1929pg4.

⁷⁰ "Development Brings Diversity," Ann Arbor District Library, accessed July 12, 2024, https://aadl.org/moaa/pictorial_history/1920-1929pg5.

proportionally.⁷¹ Some of these newcomers commuted to Detroit from Ann Arbor, and these high-income earners brought even more development to the city, thus changing the demographics of the city more generally.

Between 1900 and 1920, Ann Arbor saw the population of the city rise substantially from around 14,000 in 1900 to 19,516 in 1920. Among the new arrivals were many immigrants, with the greatest number coming from Russia, along with groups from Greece, Italy, Poland, and Germany. According to the 1920 census, roughly 13 percent of the city's population was foreign born.⁷² Furthermore, the African American community grew from 359 residents in 1900 to 580 residents in 1920 (a 61% increase).⁷³ The university's enrollment also grew during the period. In 1900, enrollment was around 4,000 students; by 1920 it was nearing 10,000 (up nearly 150%).⁷⁴ The rapid growth in population outpaced available housing, leading to a decade where older residential homes were razed or altered to make room for larger homes, rental spaces, and apartment buildings (Figure 4-9) That trend held true in the Fourth Ward, where residents pivoted to provide accommodations to faculty, students, administrators, and laborers employed by the University. Part of the response involved the construction of the first large apartment buildings in the ward.

⁷¹ "The Automobile is King," Ann Arbor District Library, accessed July 19, 2024, https://aadl.org/moaa/pictorial_history/1920-1929pg4.

⁷² "Population and Economic Growth," Ann Arbor District Library, accessed May 6, 2024, https://aadl.org/moaa/pictorial_history/1900-1919pg1.

⁷³ Sanborn Map, 1900; Ann Arbor District Library (AADL), *Population and Economic Growth*. The Sanborn map notes the population of Ann Arbor in 1900 as 11,000; while the Ann Arbor District Library places the population at 14,500 in 1900.

⁷⁴ "U-M Statistical Reference Book," University of Michigan Office of the Registrar (1966).

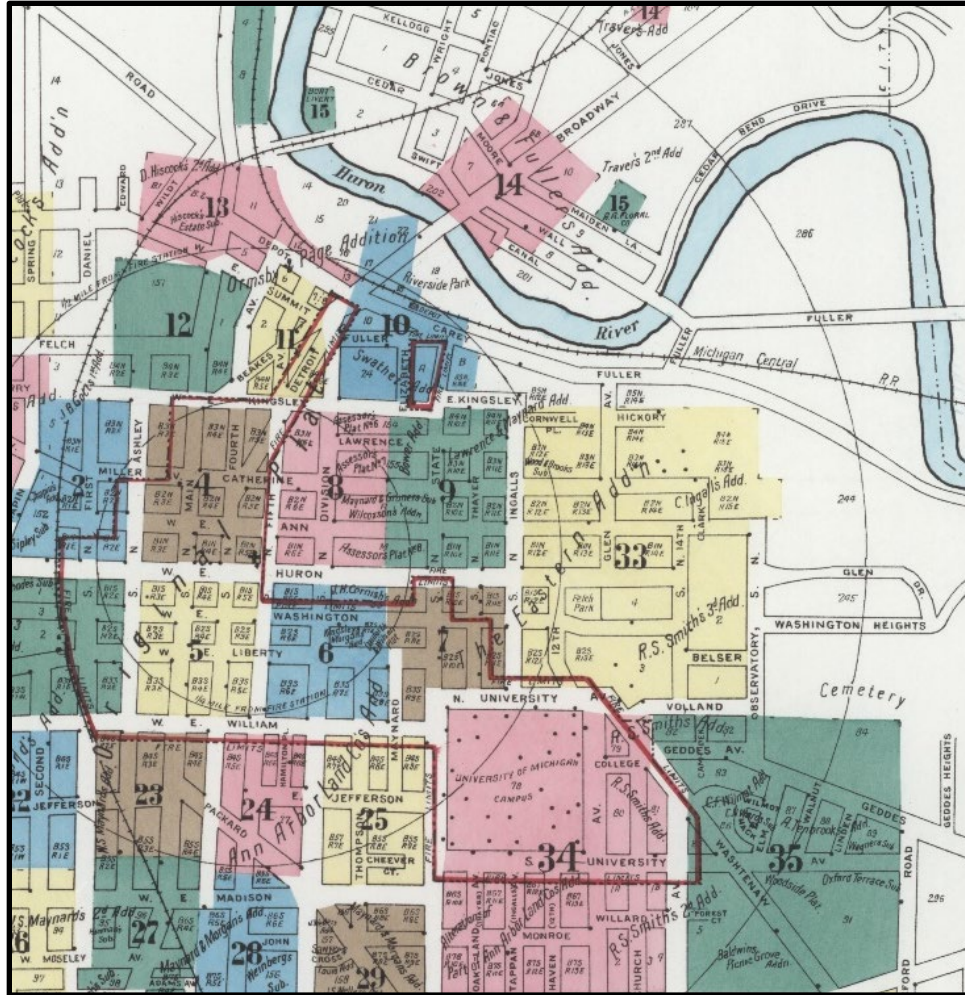


Figure 4-9. Changes to the district showing loss of older residences, construction of new ones, and community buildings, 1925.

On October 24, 1929, the American stock market crashed and precipitated a near decade of economic depression. The Great Depression (1929–1939) affected nearly every major economy in the Western world, and the dire economic situation put the city-wide growth into question. When the effects of the Depression were finally felt in Ann Arbor, many residents believed they could weather the storm. “The rapid expansion of Ann Arbor and the University was not immediately halted by the October 1929 stock market crash,” but by December, “the unprecedented dimensions of the depression were becoming apparent.”⁷⁵ In particular, corporations and industries related to the automotive industry, such as American Broach, King Seeley, and Hoover Ball & Bearing (all in Ann Arbor), saw mass layoffs of factory workers. Some companies left the city or the state all together, and others merged with more stable firms. Similarly, “retail establishments, which accounted for a substantial amount of the city’s income, suffered a fifty per cent drop in sales. Although few businesses declared bankruptcy, most were plagued by unpaid bills and increasing debt.”⁷⁶ No sector went untouched including agriculture, which also saw major disruptions in

⁷⁵ “Ann Arbor and the Great Depression,” Ann Arbor District Library, accessed July 18, 2024, https://aadl.org/moaa/pictorial_history/1930-1939pg1.

⁷⁶ “Ann Arbor and the Great Depression,” Ann Arbor District Library.

production and employment. For Ann Arbor and residents living in the Fourth Ward, the University provided a source of stability and hope for the future. Several building improvements and new construction projects on campus provided residents with income, and federal funds helped those fortunate enough to continue their collegiate careers, bringing some financial relief to a struggling community. Yet some within the community felt not only the pressures of the Depression, but also racial discrimination.

Redlining was a discriminatory housing policy that affected communities throughout the United States in the 1930s, including Ann Arbor.⁷⁷ The practice began with the federal government's Home Owners' Loan Corporation, which "limited access to homeownership and wealth creation among racial minorities, contributing to a host of adverse social outcomes, including high unemployment, poverty, and residential vacancy, that persist today."⁷⁸ In the early decades of the twentieth century, Ann Arbor's Black community, which in 1910 was around 515 residents, were concentrated in the Fourth Ward neighborhood.⁷⁹ The restrictions and policies related to redlining meant that "lenders and real estate agencies, and unofficial agreements and customs prevented African Americans from living, owning property, or renting in many parts" of Ann Arbor.⁸⁰ City lots that eventually saw the construction of Michigan Stadium (Figure 4-10) "were covered by racially restrictive covenants that specified 'nor shall this lot nor any building thereon, be sold or leased to or occupied by any colored person or any club, society, or corporation of which colored persons are members.'"⁸¹

⁷⁷ For more on Redlining, see: Rothstein, Richard, *The Color of Law: A Forgotten History of How Our Government Segregated America*, (Liveright, New York) 2017.

⁷⁸ D.H. Locker, Hall, B., Grove, J.M. *et al.* "Residential housing segregation and urban tree canopy in 37 US cities". *Urban Sustain* 1, no. 15 (2021), 1.

⁷⁹ See Figure 4-11; the blue outlined area delineates the area of the Old Fourth Ward wherein the African American community was concentrated.

⁸⁰ "A Mixed Welcome," University of Michigan Bentley Historical Library, accessed February 16, 2024, <https://exhibits.bentley.umich.edu/s/willisward/page/a-mixed-welcome>.

⁸¹ "A Mixed Welcome," University of Michigan Bentley Historical Library.

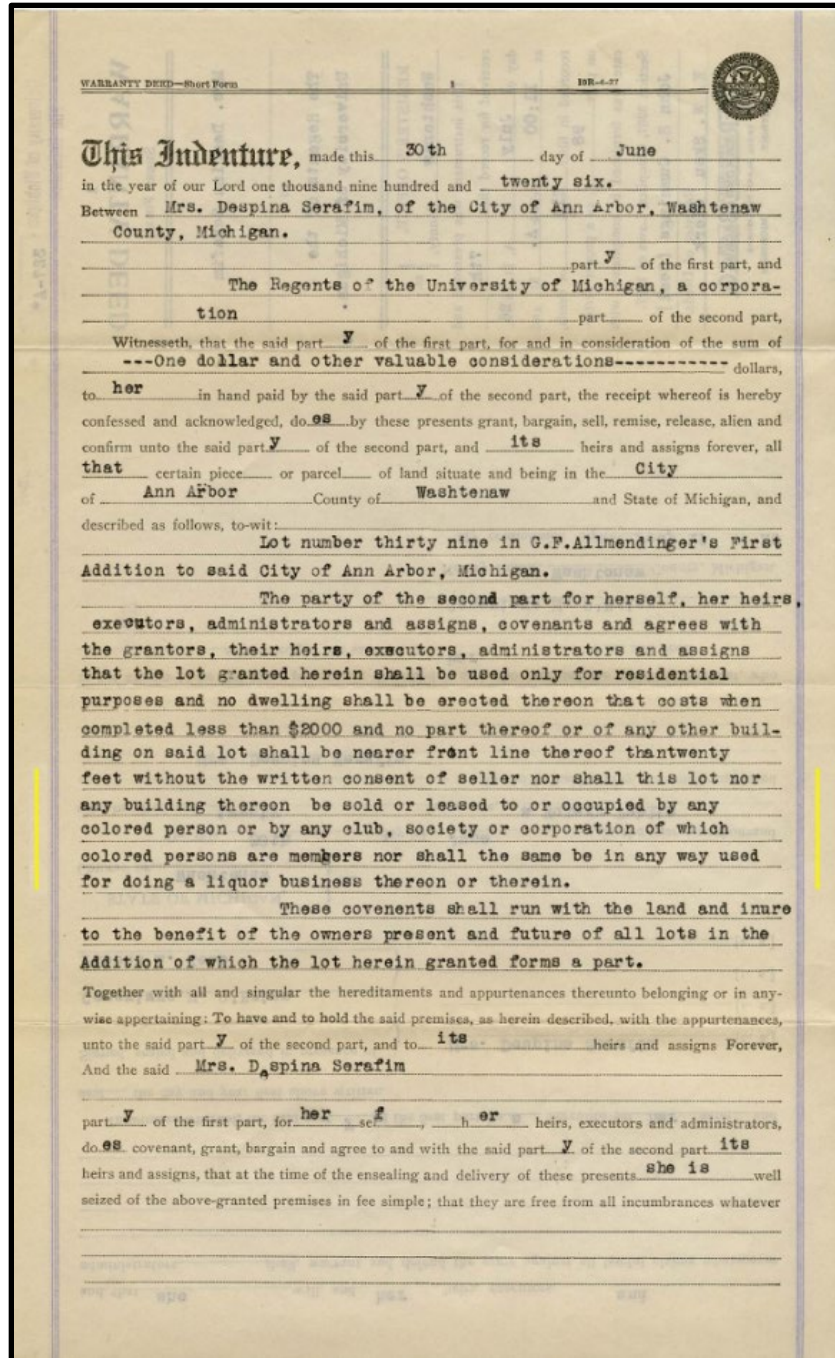


Figure 4-10. Michigan Stadium Deed, 1924 (Bentley Historical Library).

These redlining policies affected all of Ann Arbor, but the Fourth Ward was one of the few areas where Black Americans could purchase and rent houses without racial restrictions (Figure 4-11). Most realtors would not show houses to Black families outside the North-central area of the city, and with limited affordable renting options within the core village of Ann Arbor, a high percentage of Black Americans resided in the Fourth Ward.⁸²

⁸² Anglin, *Ann Arbor and the Ann Arbor Public Schools: A Cultural Geography*, 67; and Ann Arbor District Library, "Jones School," accessed February 16, 2024, <https://aadl.org/jonesschool>.

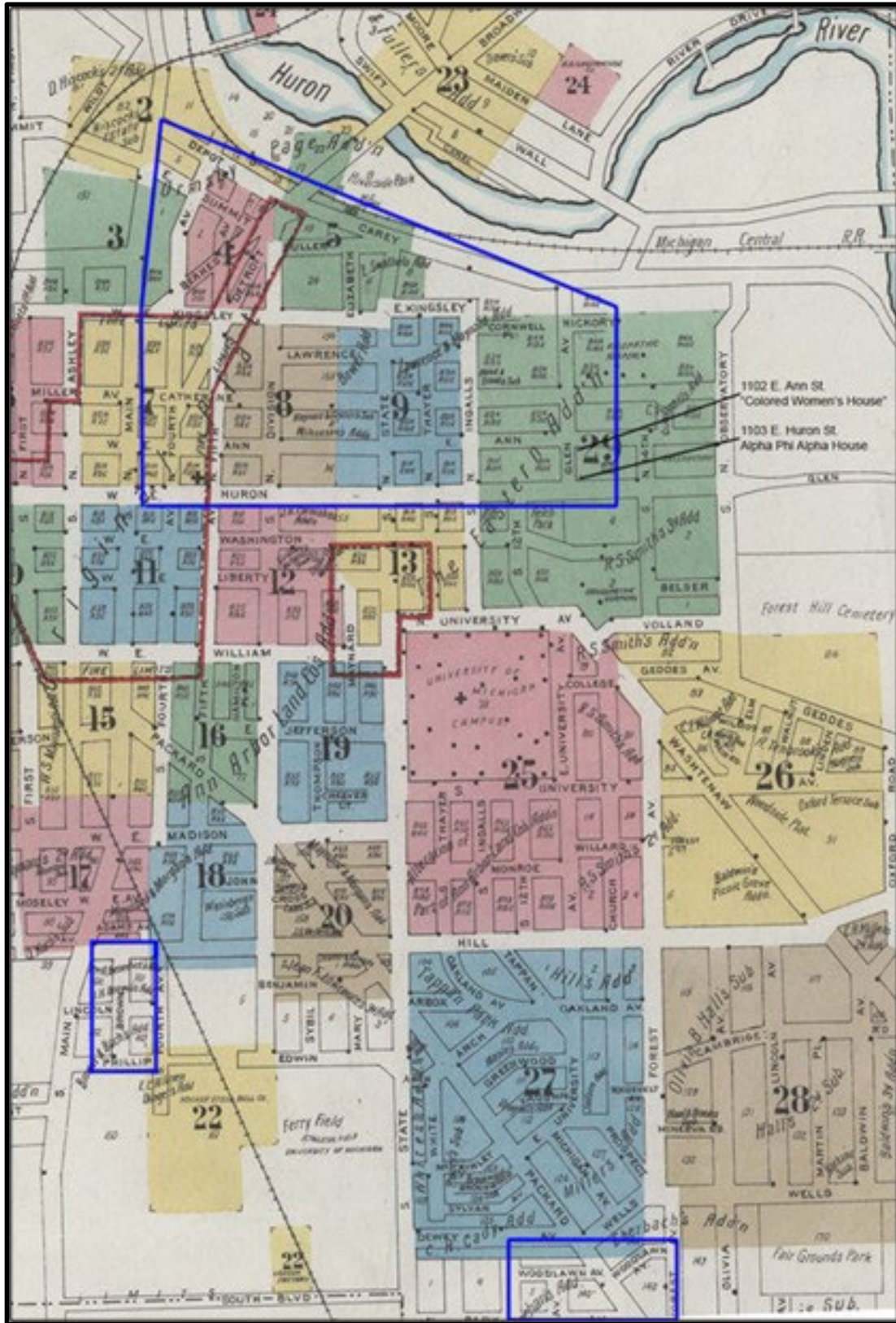


Figure 4-11. The 1925 Sanborn Map with Primary Areas of Black Residency Outlined in Blue (Bently Historical Library)

The number of Black and other minority students at the university remained low in the early years of the twentieth century but slowly increased as the school grew, forcing the University to confront its discrimination in housing. The University had no housing for men of any race until the West Quad dormitory was built in the late 1930s, but even then, Black men were largely excluded from the dorms. The Epsilon chapter of Alpha Phi Alpha fraternity provided one refuge to Black men in terms of housing and was in the Fourth Ward at 1103 East Huron Street (no longer extant).⁸³ However, there was still a general lack of housing for Black students whose enrollment comprised about 50 students in 1935, with roughly 90 percent of those men. As a result, Black Ann Arbor residents rented extra rooms in their own houses or ran boarding houses that catered to Black students. These houses were found throughout the Fourth Ward, notably on Glen Avenue and Kingsley, Catherine, and Ann streets.⁸⁴ Most of the boarding houses catered to Black men, while housing for Black women continued to be a difficult task to make equal.

Black women were equally affected by discriminatory policies and largely excluded from University-supported housing. In 1930, the University established and ran a house for “colored girls” at 1102 East Anne Street (no longer extant).⁸⁵ In 1934, Jean Blackwell, a Black student, was rejected from living on campus and recalled University Dean of Women Alice Lloyd pretending “to be concerned about Negro students and wrote kind letters to parents, but she stood firm in holding the line [against integration of the dorms].”⁸⁶ This sentiment was well documented, leaving Black female students with their only options for housing in the Fourth Ward. The 1102 East Ann Street house operated well into the 1940s, and all Black female students were encouraged to live there. The Office for the Dean of Women maintained a list of other approved off-campus houses, which included many where Black students were welcome. There was no change in these policies until the end of the 1940s and 1950s.

A year after Adolf Hitler invaded Poland in 1939, Ann Arbor boasted a population of 30,000 individuals, not including an additional 12,000 students at the University. Despite the hardships wrought by the Depression, the community had continued to grow. When the United States officially entered the Second World War, the University became a hub for scientific research that contributed to the war effort and brought new waves of individuals to the city and to the Fourth Ward, increasing the demand for housing. The Second World War transformed Ann Arbor and the University into a hub for “twentieth century experts in the hard sciences [... and] made demands on the city’s industries that would eventually make Ann Arbor a center of space-age technology.”⁸⁷ There was massive citizen participation in the war effort, which brought noncollege-affiliated workers to the city to help maintain industrial production as men left to fight. The “need for labor remained high” throughout the war with local classified ads carrying “four and one-half columns of help wanted ads.”⁸⁸ In the final years of the war, change was on the horizon once again for the city.

Enrollment and population skyrocketed after the war (Figure 4-12). The number of students enrolled at the University increased roughly 60 percent from 11,800 students in 1945 to 19,000 in 1946. In fewer than 80 years, the number of enrolled students increased by nearly 1,600 percent

⁸³ “A Mixed Welcome,” University of Michigan Bentley Historical Library.

⁸⁴ “A Mixed Welcome,” University of Michigan Bentley Historical Library; “African-American U-M Student Residences, 1853-1973,” accessed 8.6.2024, <https://africanamericanstudentproject.bentley.umich.edu>.

⁸⁵ This house was built on the east side of the street and not part of the Old Fourth Ward, however the west side of the street is the eastern most edge of the Ward. The dwelling has since been demolished.

⁸⁶ Brian Williams, “An Unwritten Law,” University of Michigan: History of U-M, accessed 07.23.2024, <https://historyofum.umich.edu/an-unwritten-law/>.

⁸⁷ “The War Hits Home,” Ann Arbor District Library, accessed July 14, 2024, https://aadl.org/moaa/pictorial_history/1940-1974pg1.

⁸⁸ “The War Hits Home,” Ann Arbor District Library.

from 1,145 in 1865 to 19,000 in 1946; it would grow to 30,000 students by 1965. Similarly, the population of the city also grew. Between 1940 and 1950, the population increased from 30,000 to 48,000, and between 1950 and 1960 another 20,000 people moved to Ann Arbor, making the population 67,340. Growing exponentially in size, Ann Arbor's need for housing outpaced its supply without an end in sight. Enrollment of Black students increased to near 300 students, split almost equally between men and women, by 1950, but those numbers decreased during the rest of the decade, falling to less than 100 by 1960, and those students continued to face discriminatory housing practices. In 1946, the East Ann house, reserved for Black female students, was razed "to make way for the new Food Service Building to serve the expanding dormitories." Black female students were directed to 1136 East Catherine, but the property was razed in 1954 to make room for new University buildings.⁸⁹ The University continued racial discrimination in allocating roommates well into the 1950s, and it would not be until the abolition of the Office of Dean of Women in 1962 that "the liberalization of housing policies [...]" started to improve.⁹⁰ The growth of the University and housing integration coincided with the razing of houses in the Fourth Ward in favor of larger apartment buildings. The scientific research and production that drove Ann Arbor during the war continued well into the 1950s and beyond, requiring still more housing options. In 1958, Parke Davis built a large laboratory on the North ern edge of town, and they were soon followed by the Bendix Corporation, Conductron, Federal-Mogul, and Climax Molybdenum among others. A research park on the southern side of the city was inaugurated in 1963.⁹¹ The arrival of these industries prompted the Ann Arbor Chamber of Commerce to adopt the slogan "Research Center of the Midwest." These changes brought more and more residents to the city and the need for housing continued to rise. Despite the U.S. Supreme Court's ruling in *Shelley v. Kramer* in 1948 that redlining was unconstitutional, many communities, including Ann Arbor, continued to struggle with its relationship with its Black residents well into the later-twentieth century.⁹²

⁸⁹ Williams, "An Unwritten Law;" and "African-American U-M Student Residences, 1853-1973," accessed 8.6.2024, <https://africanamericanstudentproject.bentley.umich.edu>.

⁹⁰ Williams, "An Unwritten Law."

⁹¹ "Post-war Boom and Prosperity," Ann Arbor District Library, accessed July 14, 2024, https://aadl.org/moaa/pictorial_history/1940-1974pg2.

⁹² "A Mixed Welcome," University of Michigan Bentley Historical Library.

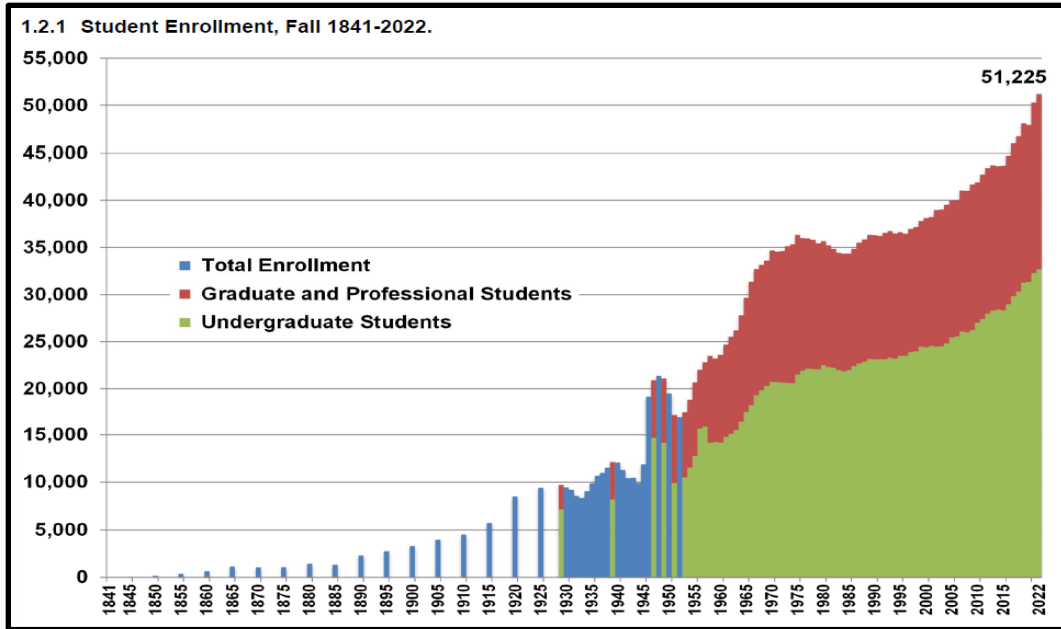


Figure 4-12. University of Michigan enrollment since 1841 (Tammy Bimer, *The Michigan Almanac: Regents of the University of Michigan, 2023*, [https://obp.umich.edu/wp-content/uploads/pubdata/almanac/Almanac%20\(4-2-24\).pdf](https://obp.umich.edu/wp-content/uploads/pubdata/almanac/Almanac%20(4-2-24).pdf), 4).

In 1957, the Human Relations Commission (HRC) of Ann Arbor was established. Its purpose was to research and address discrimination in employment, education, and housing. The HRC worked diligently to bring awareness and change to the restrictive housing options for African Americans in the community despite the Supreme Court ruling in 1948. The commission produced a “Summary of the Effect of Integration on Property Values” in the early 1960s. Its goal was to dispel myths related to integration and encourage the city council to promote open housing. This also affected school enrollment trends in relation to student demographic patterns within the school district and the segregated student enrollment model.⁹³ During the early 1960s, the Black community grew increasingly frustrated with the difficulty in obtaining housing outside the Fourth Ward and Lower Town. Unfair housing covenants, limited access to certain schools, and discriminatory hiring practices throughout the district led to an insistence on change.⁹⁴ During this time, many Black Americans moved out of census tract one (the area near the core of downtown Ann Arbor and the University’s main campus) in search of more affordable housing further from the city’s core.

Urban renewal and gentrification became prevalent in the 1960s displacing a portion of the Black community. The University of Michigan expanded the medical campus to the North and North east of the campus as part of their “Millennium Project” in the 1960s with areas within the Fourth Ward targeted for the development of a series of new university buildings. The University began to acquire land and construct new facilities in the Fourth Ward at this time, with additional developments in Lower Town during the following decades.⁹⁵ The desire of students to remain close to the expanding campus and the loss of several residential properties drove property values, and thus taxes, higher in the Fourth Ward. Low-income residents of the ward, many of whom were Black, could not afford increased taxes or rent and were forced to move. The Fair

⁹³ Anglin, *Ann Arbor and the Ann Arbor Public Schools: A Cultural Geography*, 102-103.

⁹⁴ Anglin, 104.

⁹⁵ Anglin, 99.

Housing Act of 1968 removed redlining restrictions across the city, opening new possibilities, but the problem of higher taxes and rents was a city-wide problem. Even as the city recognized the need for low-income housing, city leaders designated the construction of such residences primarily on the North side of the city (Figure 4-13). As Black residents moved, businesses and churches that had served them in the Fourth Ward and adjacent neighborhoods closed, slowly dismantling the heart of Ann Arbor’s Black community. The displacement of Black residents from the Fourth Ward occurred at the same time Ann Arbor was named an All-American City in 1967, reflecting an irony of extremes in the lived experiences of Black and white Ann Arbor residents and reminiscent of earlier displacements in the nineteenth century. By 1970, there were 1,302 Black residents living in and around the Fourth Ward.⁹⁶ Black and other minority populations grew at a slow pace and only for a brief time. City-wide, the Black population reached its height around 1980 when the census recorded it at 9.3 percent, about 9,500 people in a city, then over 100,000. Over the next few decades, the number of Blacks dropped, reaching 6.6 percent—about 8,000 people—of the city’s population in 2020 as the city grew beyond 120,000 total inhabitants.⁹⁷ The removal of restrictive barriers and the encroachment of the University into and adjacent to the Fourth Ward changed its demographics as the need for more housing as enrollment at the University reached 50,000 students.

⁹⁶ Anglin, 98-102, 121.

⁹⁷ Michigan-Race and Hispanic Origin for Selected Large Cities and Other Places: Earliest Census to 1990. Electronic document, <https://web.archive.org/web/20190202175334/https://www.census.gov/population/www/documentation/twps0076/Mltab.pdf>, accessed May 1, 2024.; United States Census Bureau, “Hispanic or Latino, and Not Hispanic or Latino by

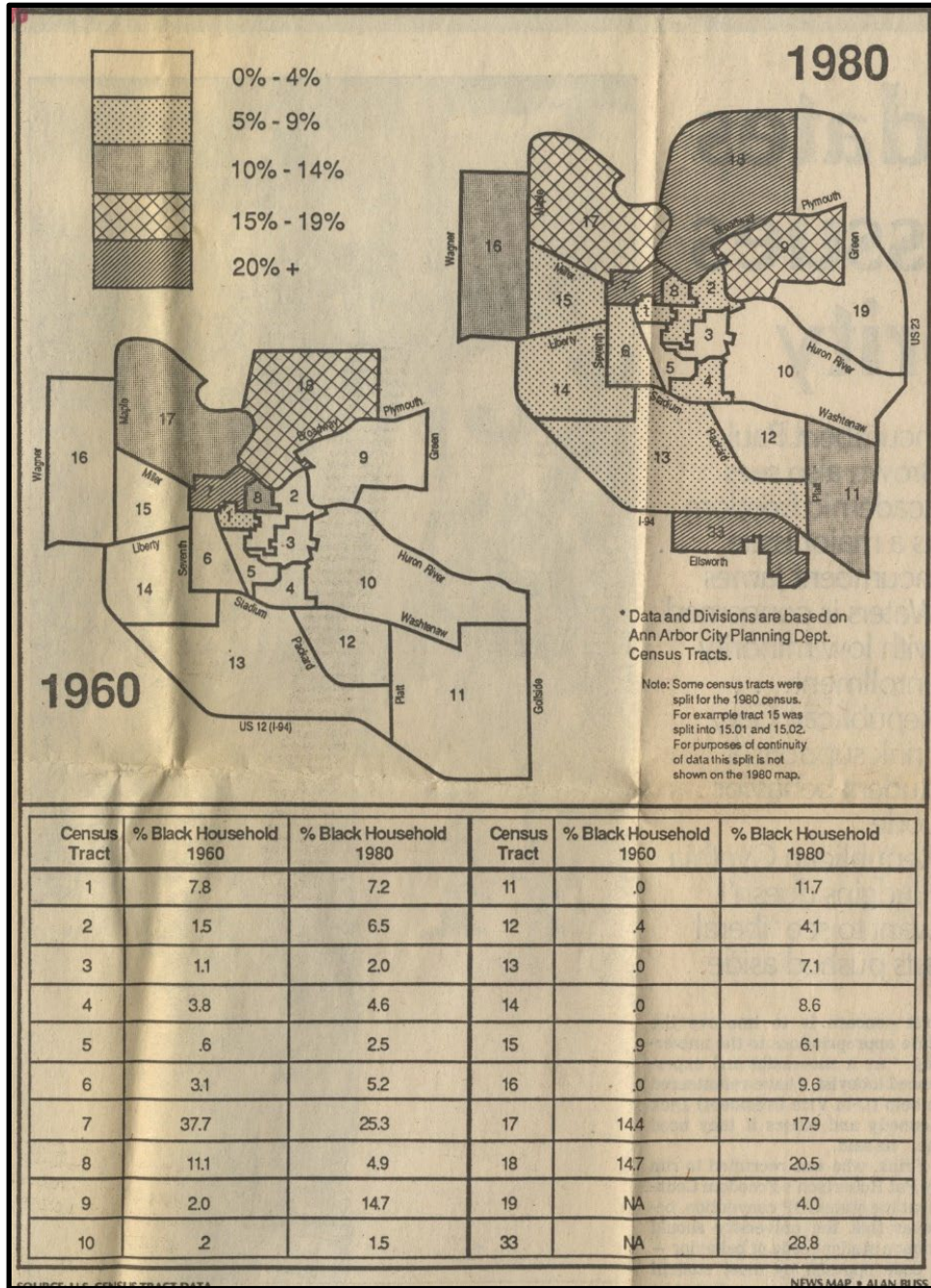


Figure 4-13. Percentage of Black residents in Ann Arbor Census Tracts, 1960 and 1980 (compared), "City's Black Neighborhoods Disappearing," Keith Owens, Ann Arbor News, October 20, 1986.

In the last half of the twentieth century, the long-running transition from dwellings owned and occupied by families reached a point where rental properties and spaces outnumbered those occupied by their owners. Students had lived in the Fourth Ward since 1900, but housing needs in areas closest to the University, such as the Fourth Ward, drove the transition, especially as real estate values and taxes proved too much for families to afford. City building records confirmed the shift, listing a large portion of residential properties in the Fourth Ward as owned by limited liability

companies, associations, trusts, or the University, indicating they are no longer single-family homes but rather rental properties.⁹⁸

The shift was noticed by those in the community concerned that absentee owners and their renters would be less willing to preserve the historic character of their properties. The Ann Arbor HDC led a petition drive in 1977 to preserve the Fourth Ward. The petition was drafted and submitted by residents and property owners from the area who argued that the “district” was critically important to Ann Arbor’s history and heritage, and that its resources should be preserved. As one of the oldest areas in Ann Arbor, the Fourth Ward contained “Ann Arbor’s most impressive collection of 19th- and early 20th-century residential buildings.”⁹⁹ In July 1977, in response to the petition, the Ann Arbor City Council charged the Division Street Historic District Study Committee with “determining the feasibility of extending the present Division Street Historic District to include adjacent areas” potentially including areas of the Fourth Ward.¹⁰⁰ Given the existing district’s close proximity to the Fourth Ward, it appears that rather than create a whole new district, the city attempted to expand an existing district to include the homes from the Old Fourth Ward.¹⁰¹ However, the Committee determined the area constituted its own district. This decision led to an initial recommendation “designating the unique streetscape of the 500 block of East Ann Street as the Ann Street Historic Block.”¹⁰² However, a final decision on the historic designation of the Old Fourth Ward remained undetermined until 1982.

Five years after the petition was submitted, the completed study by the Division Street Historic District Study Committee recommended the designation of the “Old Fourth Ward” as an historic district. The report found that “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.”¹⁰³ They noted the historic residential buildings as “representative of Ann Arbor’s historic past” and included many of “Ann Arbor’s finest old churches and mansions, the Firehouse, Harris Hall, and the Armory,” and drew attention to “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” as all part of this new Old Fourth Ward Historic District.¹⁰⁴ The borders were designated and included 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” as the Old Fourth Ward Historic District in 1982 (Figure 4-14).¹⁰⁵ The 1982 survey also laid the foundations for preservation goals and the draft of a city ordinance with amendments added in 1984 and 1989 to protect the new district.

⁹⁸ “City of Ann Arbor, Washtenaw County, Michigan, Property Search,” BS&A Software Inc., accessed May 2, 2024, <https://bsaonline.com/?uid=283>.

⁹⁹ Ann Arbor Historic District Commission, *Old Fourth Ward Historic District*, p. 1.

¹⁰⁰ Ann Arbor Historic District Commission, *Old Fourth Ward Historic District*, p. 1.

¹⁰¹ “Historic Preservation: Historic District Survey Reports,” City of Ann Arbor, accessed, 06.28.2024, <https://www.a2gov.org/departments/planning/historic-preservation/Pages/Surveys-and-Reports.aspx>.

¹⁰² Presently this district has been divided amongst the Ann Street Historic District and Fourth/Ann Historic District. Ann Arbor Historic District Commission, *Old Fourth Ward Historic District*, p. 1; and City of Ann Arbor, *Historic Preservation*, <https://www.a2gov.org/departments/planning/historic-preservation/Pages/Historic-District-Maps.aspx>

¹⁰³ Ann Arbor Historic District Commission, *Old Fourth Ward Historic District*, p. 6.

¹⁰⁴ Ann Arbor Historic District Commission, *Old Fourth Ward Historic District*, p. 6.

¹⁰⁵ Wineberg and McCauley, *Historic Ann Arbor*, 152; and Ann Arbor Historic District Commission, *Old Fourth Ward Historic District*, p. 3.

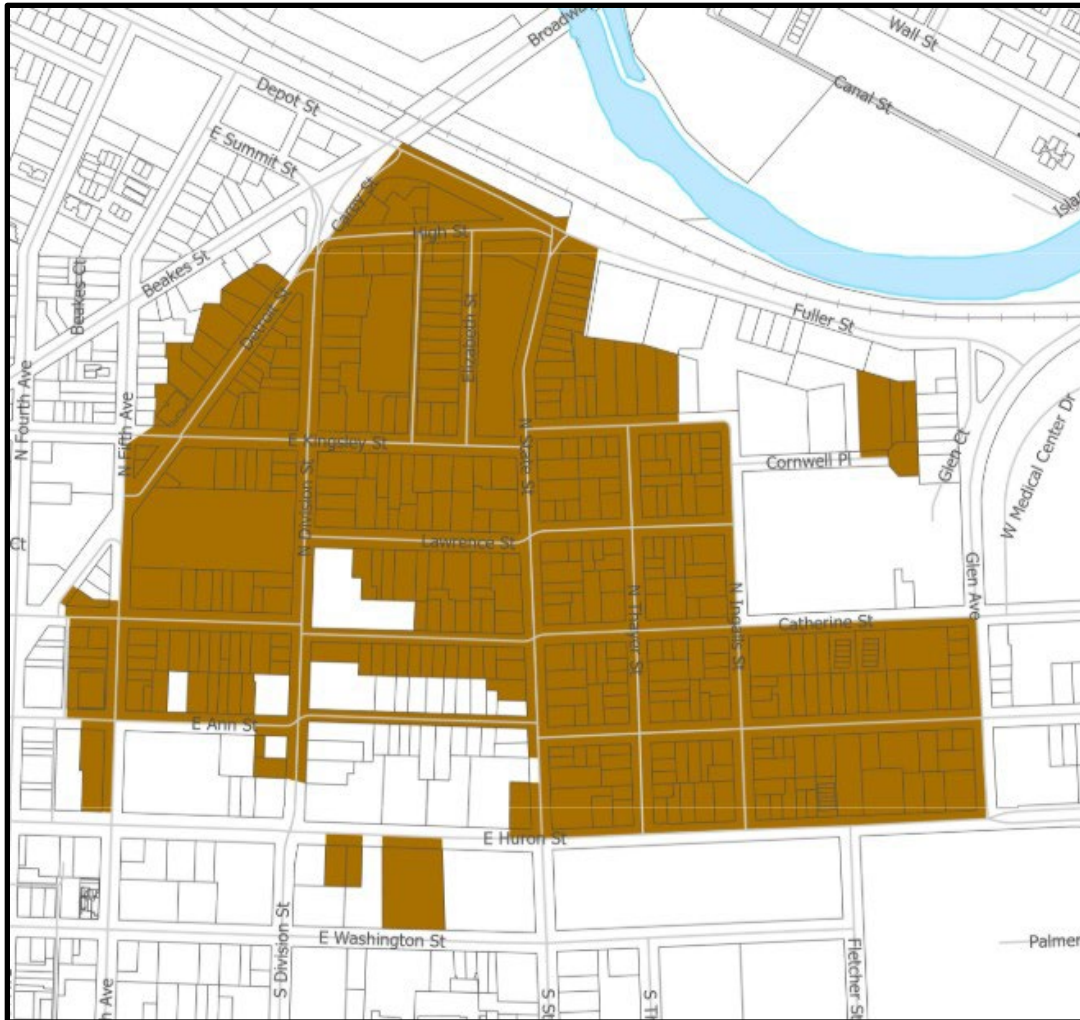


Figure 4-14. Borders of the Old Fourth Ward Historic District. Source: Ann Arbor Planning Department, 2024

No new surveys were conducted between 1982 and 2021, but in 2022 the City of Ann Arbor secured a grant from the Michigan SHPO to fund a survey of the Old Fourth Ward as a response to recent private development pressures.¹⁰⁶ As a result of recent municipal zoning changes, taller buildings were constructed in Ann Arbor. With few exceptions, they had previously not been permitted to build these types of structures. However, there has been a philosophical shift amongst city leaders toward the concept of “walkable urbanism” to expand Ann Arbor’s population and commerce by linking dense downtown development to viable commercial activity.¹⁰⁷ Thus, the goal of the city in seeking this grant and the survey it produces is to catalog the condition of the historic buildings within the district. At the time of survey, the resources at 1009 and 1014 Cornwell Place had been recently demolished because of the growth of the University’s campus and medical complex. These resources were in the eastern-most, noncontiguous portion of the district, which no longer has any historic resources extant.

¹⁰⁶ Michael Keegan, “Ann Arbor secures competitive grant for historic preservation,” *WEMU*: July 29, 2022, <https://www.wemu.org/wemu-news/2022-07-29/ann-arbor-secures-competitive-grant-for-historic-preservation>.

¹⁰⁷ Jeff Mortimer, “A2 on the (high) rise,” *Michigan Today*, July 29, 2013, <https://michigantoday.umich.edu/2013/07/29/a8668/>.

4.4 Summary

Ann Arbor is an internationally renowned city with a strong community. Ann Arbor's main strength is its community and their ability to face challenges together. The recorded population of Ann Arbor, according to the 2020 census, was 123,851. In the 200 years since 1824, when the Rumsey and Allen families built the first Euro-American settlement, the population rose 3,096,175 percent and the average yearly growth rate per year was 5 percent.¹⁰⁸ From the movement of Indigenous tribes in and out of the area, to European settlements and Michigan statehood, the founding of Ann Arbor, and the international reputation of the University, Ann Arbor has grown to international prominence fueled by a love of education; and over the city's history, the development of railways, paved roads, and the automobile further connected the city to other urban centers in the region.

The impressive growth rate of Ann Arbor was reflected in the development and growth of the Fourth Ward as a unique and important part of the city as waves of new residents arrived in Ann Arbor. The residents of the Fourth Ward were also diverse in their employment, their economic status, and ethnic background; professors, administrators, and professionals lived in the same neighborhood with soldiers, plumbers, and teachers. Many of the first Black students at the University lived in the Fourth Ward, and a robust community of nonstudent Black Ann Arbor residents resided there as well.

Over nearly a century and three-quarters since Ann Arbor was designated a city in 1851, the Fourth Ward has been integral to the development and growth of the community. When aging populations with large homes began renting out rooms, younger generations moved in to fill a variety of needs for the homeowner and the community. Over time, national developments, such as the Great Depression or the American entry into the World Wars, tested the strength of a community to pull together for a common cause. Charging into the mid-twentieth century, the University brought international recognition to the city as a hub for industry and science, bringing tens of thousands of new residents to the city along with new construction projects for residential and commercial properties and projects vital for a modern infrastructure. Social, legal, and political movements like Redlining and anti-German sentiments during the First World War challenged the cohesion of the community. Yet, the freedom for Black residents to reside in the Fourth Ward contributed to its unique history and served as a lesson for the city and its residents when it comes to considering how best to address long-standing biases and discrimination.

The establishment of the Old Fourth Ward Historic District in the late 1980s raised public awareness about the relationship between the neighborhood's significant history and debates over the value of historic preservation—not only in the Old Fourth Ward but across the city. The contextual history of the Old Fourth Ward, the movement of peoples to and from the area, and the historic resources present within the ward are representative of the city's growth and ability to adapt to and face the ever-changing circumstances as a community.

¹⁰⁸ This is a straight line-percentage growth determined using the following equation: $(PR = (V \text{ present} - V \text{ Past}) \div VPast \times 100)$. Where PR=Percent Rate; V Present=Present or Future Value; V Past= Past or Present Value. The 5% yearly growth number is merely an average and not determined based on actual yearly growth since (as previously demonstrated) the population increased in phases and was not necessarily a straight-line percentage growth. The equation used to determine percentage growth over time was: $r = (x(t) \div x0)^{1 \div t} - 1$. Where x(t) is the final; x0 is the initial value; and t is time in years. To calculate growth rate, divide the final value by the initial value, raise the result to the power of 1 over the time period, then subtract 1.

5 Thematic Narratives

The Old Fourth Ward Historic District is eligible for the NRHP under Criterion C: Embodiment of distinctive characteristics of a type, period, or method of construction; representative of the work of a master; possession of high artistic values; or representation of a significant and distinguishable entity whose components may lack individual distinction.

Individually, the resources do not represent the work of a master or possess high artistic values, in most instances, but they do embody distinctive characteristics of several architectural types and time periods, collectively. With a Period of Significance covering 120 years from 1824 through 1944, the District's residents constructed homes, businesses, schools, and places of worship exhibiting popular trends in architectural styles during several eras. Each of those styles is represented by outstanding examples with similar, but less complete examples extant. The differences between the highest forms of each style, and those exhibiting fewer features, but still conveying the same association, might be said to represent the unique composition of the District's inhabitants who ranged from wealthy merchants and professionals to middle-class educators and government officials to lower-middle-class and lower-class tradesmen. Members of each strata built according to their means with the same goal to project their appreciation of a style befitting the era in which it was built.

The District's diverse range of resources presenting so many styles and variations within each style is unique among residential historic districts. Resources in most districts are associated with a much narrower Period Of Significance and, thus, a narrower range of architectural styles. In many instances, only one style and its variations are represented. The Old Fourth Ward Historic District affords a glimpse at nearly every style imagined and constructed, nationally, during its Period of Significance, and the variation within respective styles affords a glimpse into the diversity of the people who resided in the District.

The Narrative Themes distinguish historic resources in the Old Fourth Ward Historic District by their type or association. The resources associated with each theme are evaluated as contributing to the eligibility of the District by their relation to the historic context and to Criterion C. Each thematic narrative is followed by a list of properties associated with it. The narrative themes relevant to the Old Fourth Ward include the following:

- Community and Residential Development
- Commerce
- Education
- Religion
- Government

5.1 Community and Residential Development

The earliest residential properties in the District were scattered across its several blocks with 8 of the 12 platted additions covering the District were subdivided and offered for sale between 1824 and 1867. Residents had the choice of many locations. With the establishment of the Fourth Ward in 1851, a pattern of growth emerged that continued for almost 70 years. At first, new residences hung close to the western and southern boundaries of the new ward with access to businesses along North Division and State streets and the University across East Huron Street. As those

areas filled by 1870, the corner of North Division and East Huron streets could be seen as a fulcrum, with new residences fanning out toward the North east filling in empty parcels over the next 50 years. As older dwellings fell into disrepair, newer houses were built to replace them, resulting in situations like that found in the 300 block of East Kingsley Street where the oldest extant dwelling in the District, a smallish Vernacular-Style home (335 East Kingsley Street) built in 1829 sits across the street from a Craftsman-style home (346 East Kingsley Street) built in 1916.

The pace of growth of the residential component of the District followed that of the City of Ann Arbor's steady increase in population and influence with most resources in the District constructed by 1916. As Ann Arbor continued to expand, usually to support growth in enrollment at the University, the character of the residential properties changed to meet the housing needs of students and faculty. Dozens of resources underwent interior subdivisions, creating multiple apartment units from formerly single-family dwellings. Despite changes to interior spaces, owners largely maintained the historic footprints, materials, and appearances of their properties. In so doing, the history of architectural styles in the Period of Significance can be traced, revealing pockets of styles evocative of one era along one block with the next block containing houses designed in styles from a different era. The 100 block of North Thayer Street provides a representative example with houses on the western side built between 1890 and 1897 exemplifying the predominant style—Queen Anne—of that era with the eastern side of the block with houses built in 1904 and 1905 in the Dutch Colonial style prominent at that time. In simply crossing the street, the advance of the neighborhood and evolution in design over a 10-year period can be seen. That scenario reflects the progressive awareness of builders and homeowners seeking the latest architectural style. For that reason, this narrative theme separates resources and dwellings chronologically by periods of activity that coincide with "style eras" representing the most prominent styles of those eras. Occasionally, an individual resource's style might transcend its respective "style era," but styles, for the most part, held to the eras in which they were most popular, fostering a mosaic of styles across the District that resulted from its unique pattern of development. Present in every era were simpler homes lacking either any discernable style or borrowing elements from several styles; in both instances, the resources are regarded as Vernacular. Those resources comprise roughly one-sixth (17%) of the resources in the District.

5.1.1 Establishment of Ann Arbor and the Fourth Ward, 1829–1855

The earliest extant property in the District was built in 1829. The years immediately following the state of Michigan's designation of Ann Arbor as a "city" in 1851 and the acceptance of a charter for the city's administration witnessed a flurry of house building with more than half the dwellings built during this era constructed after 1851. Most residences were scattered throughout the District rather than the cluster seen in the 600 block of Lawrence Street (Figure 5-1).

The predominant styles in architecture constructed during this time sought to revive or reproduce features and elements of Greek and Roman architecture: columns, pediments or tympanums; lower pitched gabled roofs; elaborate cornices alongside clapboard siding; multipaned windows; and prevailing roofing materials (Table 5-1).

Table 5-1. Historic Residential Resources Built 1829–1855

Construction Date	Address	Eligibility Status	Architectural Style
1829	335 E. Kingsley Street	Contributing	Vernacular
1830	412 N. Division Street	Contributing	Vernacular
1837	303 N. Division Street	Contributing	Classical Revival
1837	222 N. Thayer Street	Contributing	Colonial Revival
1844	218 N. Division Street	Contributing	Classical Revival
1844	220 N. Fifth Avenue	Contributing	Classical Revival
1845	338 E. Kingsley Street	Contributing	Vernacular
1846	324 E. Kingsley Street	Contributing	Greek Revival
1848	502 E. Huron Street	Contributing	Gothic Revival
1850	543 Detroit Street	Contributing	Greek Revival
1850	415 North Ingalls Street	Contributing	Classical Revival
1851	712 E. Ann Street	Contributing	Classical Revival
1851	410 N. State Street	Contributing	Italianate
1853	412 E. Huron Street	Contributing	Classical Revival
1853	511 Lawrence Street	Contributing	Greek Revival
1853	519 Lawrence Street	Contributing	Vernacular
1853	610 Lawrences Street	Contributing	Italianate
1853	602 Lawrence Street	Contributing	Colonial Revival
1853	609 Lawrences Street	Contributing	Greek Revival
1853	204 N. State Street	Contributing	Classical Revival
1854	504 High Street	Contributing	Classical Revival
1855	418 N. State Street	Contributing	Greek Revival
1858	903 E. Huron Street	Contributing	Greek Revival
1858	406 N. State Street	Contributing	Italianate



Figure 5-1. Overview figure: Residential resources built 1829-1855.

5.1.2 Slow Growth, 1856–1879

No extant residential resources were constructed between 1856 and 1863, even though two additions were subdivided into lots during that time. Ann Arbor’s population grew very little during those years, perhaps as the community settled into a period of uncertainty that consumed the attentions of most of the country as divided politics and the Civil War dominated the era. Beginning in 1864, construction in the District resumed on a small scale with new construction averaging three residences a year until 1871, after which, only three extant residences were built in the next seven years. Three more extant homes were built in 1878 and none in 1879. Though difficult to ascertain, the slowdown in the 1870s could be attributed to a national financial crisis that dominated that decade (Figure 5-2).

The most prominent architectural style of this era was the Italianate, which typically featured a low-hipped roof, pediments, elaborate cornice and frieze features, quoins at the house corners, Ionic columns, and a porch or piazza. Nearly one-third of the dwellings built during this era in the District exhibited variations of the Italianate style with examples scattered across the District. Houses considered Vernacular dominated, though, perhaps reflecting the financial uncertainties of the era. The first extant Queen Anne-style houses, which would become extremely popular in the next era, were built during this period. The first extant dwellings on East Ann, Catherine, and North Thayer streets were built during this era, though the pattern remained the same as the previous era where new houses were built randomly across the District (Table 5-2).

Table 5-2. Historic residential resources built 1856–1879

Construction Date	Address	Eligibility Status	Architectural Style
1864	510 Lawrence Street	Contributing	Italianate
1864	800 Lawrence Street	Contributing	Vernacular
1865	418 N. Division Street	Contributing	Italianate
1865	505 N. Division Street	Contributing	Vernacular
1865	533 Elizabeth Street	Contributing	Vernacular
1866	311 E. Ann Street	Contributing	Italianate
1866	920 E. Ann Street	Contributing	Vernacular
1866	530 N. Division Street	Noncontributing	Vernacular
1866	815 Lawrence Street	Contributing	Vernacular
1866	506 N. State Street	Contributing	Italianate
1867	812 E. Kingsley Street	Contributing	Vernacular
1868	318 Catherine Street	Contributing	Vernacular
1869	216 Catherine Street	Contributing	Vernacular
1869	713 Catherine Street	Contributing	Vernacular
ca. 1869	801 Catherine Street	Contributing	Vernacular
1870	820 E. Ann Street	Contributing	Italianate
1870	324 Catherine Street	Contributing	Italianate

Construction Date	Address	Eligibility Status	Architectural Style
1870	521 Elizabeth Street	Contributing	Italianate
1870	541 Elizabeth Street	Contributing	Vernacular
1870	412 N. Thayer Street	Contributing	Queen Anne
1872	537 Elizabeth Street	Contributing	Italianate
1872	514 Lawrence Street	Contributing	Vernacular
1874	315 N. State Street	Contributing	Gothic Revival
1875	912 E. Ann Street	Contributing	Vernacular
ca. 1875	543 Elizabeth Street	Contributing	Vernacular
ca. 1875	547 Elizabeth Street	Contributing	Queen Anne
1878	321 E. Ann Street	Contributing	Italianate
1878	403 N. State Street	Contributing	Queen Anne

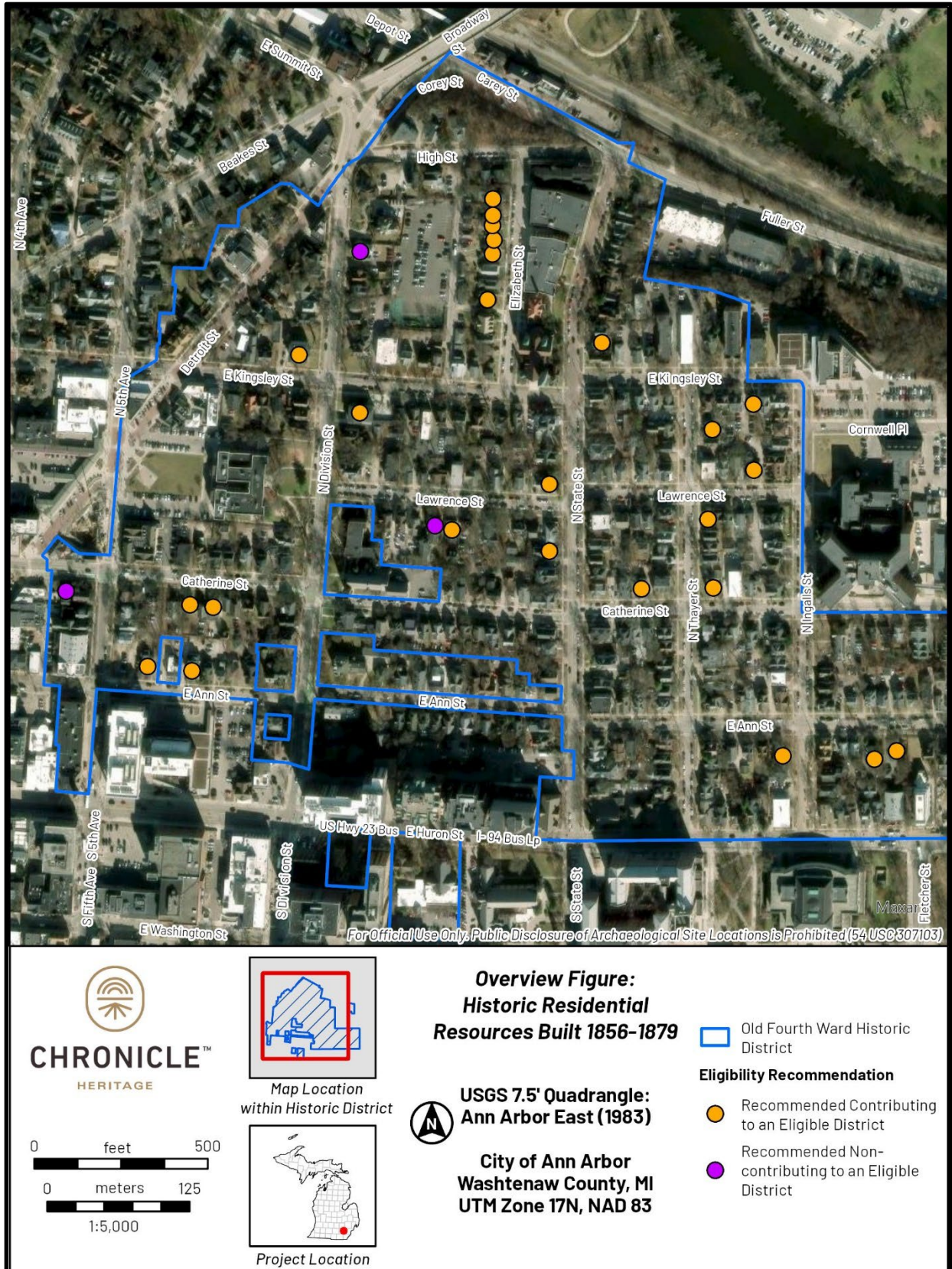


Figure 5-2. Overview figure: Historical residential resources built 1856-1879.

5.1.3 Sustained Growth, 1880–1902

The greatest number of extant residential dwellings constructed in the Period of Significance were built during this era. Steady growth in student enrollment at the University (see Figure 4-12) fostered population increases in the city, which engendered new construction in areas, including the Fourth Ward, nearest the University. The proximity of the University, an increasing number of retail businesses, and local government offices to the Fourth Ward made its many empty lots attractive to new residents and home builders. More than one-third of the historic properties in the District were constructed during this era. As with previous eras, construction was largely random as builders filled empty lots across the District and expanded toward the North east. The last five years of this era saw a significant surge in construction with 53 dwellings built (Figure 5-3).

Nearly a one-third of all homes constructed during this era exhibited the Queen Anne style. This style was a derivation of Victorian styles and was distinguished, most often, by high-pitched roofs with a prominent chimney rising above, rounded turrets or corners of the structure, pedimented gables, complex window treatments (i.e. multipanes over one-pane), and, frequently, a wraparound porch. This era also witnessed construction of two examples each of the Victorian Eclectic and Second Empire styles, which stood in contrast to the predominant styles of this and other eras; the first appearances of the American Foursquare, Dutch Colonial, Tudor Revival, and Bungalow styles, which would become more popular in the next era of development; and the only Stick/Eastlake-styled dwelling in the District (Table 5-3).

Table 5-3. Historic Residential Resources Built 1880–1902

Construction Date	Address	Eligibility Status	Architectural Style
1880	813 E. Ann Street	Contributing	Vernacular
ca. 1880	221 N. Fifth Street	Contributing	Vernacular
1880	415 High Street	Contributing	Vernacular
1880	113 N. Ingalls Street	Contributing	Vernacular
1880	114 N. Ingalls Street	Contributing	Italianate
1880	511 E. Kingsley Street	Contributing	Vernacular
1880	216 N. State Street	Contributing	Second Empire
1880	540 N. State Street	Contributing	Vernacular
1880	315 N. Thayer Streets	Contributing	Queen Anne
1882	301 N. State Street	Contributing	Queen Anne
1882	307 N. State Street	Contributing	Queen Anne
1883	414 Detroit Street	Contributing	Vernacular
1883	525 Elizabeth Street	Contributing	Vernacular
1883	721 E. Huron Street	Contributing	Victorian Eclectic
1883	816 E. Kingsley Street	Contributing	Vernacular
1883	503 Lawrence Street	Contributing	Vernacular
1883	603 Lawrence Street	Contributing	Italianate
1883	809 Lawrence Street	Contributing	Vernacular
1884	110 N. State Street	Contributing	Queen Anne

Construction Date	Address	Eligibility Status	Architectural Style
1885	314 Catherine Street	Contributing	Queen Anne
1885	319 Catherine Street	Contributing	Classical Revival
1885	521 N. Division Street	Contributing	Vernacular
1885	507 E. Kingsley	Contributing	Vernacular
1885	312 N. Thayer Street	Contributing	Vernacular
1886	418 Detroit Street	Contributing	Vernacular
1886	514 E. Kingsley Street	Contributing	Queen Anne
1888	534 Detroit Street	Contributing	Gothic Revival
1888	411 N. Division Street	Contributing	Queen Anne
1888	513 N. Division Street	Contributing	Vernacular
1888	815 E. Huron Street	Contributing	Queen Anne
1888	544 N. State Street	Contributing	Queen Anne
1888	210 N. Thayer Street	Contributing	Queen Anne
1888	410 N. Thayer Street	Contributing	Queen Anne
1889	716 Catherine Street	Contributing	Vernacular
1889	522 N. Division Street	Contributing	Queen Anne
1889	321 N. Ingalls Street	Contributing	Queen Anne
1890	720 Catherine Street	Contributing	Colonial Revival
1890	410 High Street	Contributing	Queen Anne
1890	110 N. Ingalls Street	Contributing	Vernacular
1890	506 E. Kingsley Street	Contributing	Queen Anne
1890	600 E. Kingsley Street	Contributing	Queen Anne
1890	401 Lawrence Street	Contributing	Queen Anne
1890	504 Lawrence Street	Contributing	Vernacular
1890	715 Lawrence Street	Contributing	Vernacular
1890	106 N. Thayer Street (801 E. Huron Street)	Contributing	Vernacular
1890	123 N. Thayer	Contributing	Vernacular
1890	321 N. Thayer Street	Contributing	American Foursquare
1891	514 N. State Street	Contributing	Queen Anne
1892	509 Detroit Street	Contributing	Queen Anne
1892	521 Detroit Street	Contributing	Queen Anne
1892	529 N. Division St./540 Detroit Street	Contributing	Queen Anne
1892	214 N. Fifth Avenue	Contributing	Queen Anne
1892	712 E. Kingsley Street	Contributing	Queen Anne

Construction Date	Address	Eligibility Status	Architectural Style
1892	807 Lawrence Street	Contributing	Queen Anne
1894	710 Catherine Street	Contributing	Queen Anne
1894	711 Catherine Street	Contributing	Second Empire
1894	712 Catherine Street	Contributing	Queen Anne
1894	416 E. Huron Street	Contributing	Queen Anne
1894	809 E. Huron Street	Contributing	Queen Anne
1894	722 E. Kingsley	Contributing	Vernacular
1894	810 Lawrence Street	Contributing	Vernacular
1894	119 N. Thayer Street	Contributing	Queen Anne
1894	310 N. Thayer Street	Contributing	Queen Anne
1895	524 N. Division Street	Contributing	Queen Anne
1895	538 N. Division Street	Contributing	Queen Anne
1895	511 Elizabeth Street	Contributing	Vernacular
1895	418 High Street	Contributing	Vernacular
1895	309 N. Ingalls Street	Contributing	American Foursquare
1895	418 E. Kingsley Street	Contributing	Queen Anne
1895	426 E. Kingsley Street	Contributing	Italianate
1895	716 E. Kingsley Street	Contributing	Vernacular
1895	709 Lawrence Street	Contributing	Queen Anne
ca. 1895	411 N. State Street	Contributing	Victorian
ca. 1895	419 N. State Street	Contributing	Queen Anne
ca. 1895	424 N. State Street	Contributing	Vernacular
ca. 1895	502 N. State Street	Contributing	Victorian
1895	110 N. Thayer Street	Contributing	Vernacular
1895	117 N. Thayer Street	Contributing	Queen Anne
1896	516 Detroit Street	Contributing	Queen Anne
1896	309 N. Division Street	Contributing	Queen Anne
1896	121 Glen Avenue	Contributing	Queen Anne
1896	210 N. Ingalls Street	Contributing	Queen Anne
1896	213 N. Ingalls Street	Contributing	Queen Anne
1896	301 N. Ingalls Street	Contributing	Victorian Eclectic
1896	502 E. Kingsley Street	Contributing	Dutch Colonial
1896	508 Lawrence Street	Contributing	Queen Anne
1897	708 E. Kingsley Street	Contributing	Queen Anne
1897	109 N. Thayer Street	Contributing	Queen Anne

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1898	709 E. Ann Street	Contributing	Queen Anne
1898	334 Catherine Street	Contributing	Victorian
1898	515 Detroit Street	Contributing	Vernacular
1898	537 Detroit Street	Contributing	Victorian
1898	423 High Street	Contributing	Queen Anne
1898	715 E. Huron Street	Contributing	Victorian Eclectic
1898	805 E. Huron Street	Contributing	Queen Anne
1898	909 E. Huron Street	Contributing	Queen Anne
1898	221 N. Ingalls Street	Contributing	Queen Anne
1898	411 N., Ingalls Street	Contributing	Greek Revival
1898	802 E. Kingsley Street	Contributing	Queen Anne
1898	803 E. Kingsley Street	Contributing	Queen Anne
1898	306 N. State Street	Contributing	Queen Anne
1898	314-316 N. State Street	Contributing	Italianate
1899	335 E. Ann Street	Contributing	Queen Anne
1899	710 E. Ann Street	Contributing	Queen Anne
1899	1009 E. Ann Street	Contributing	Bungalow
1899	606 Catherine Street	Contributing	Victorian
1899	503 E. Kingsley Street	Contributing	Vernacular
1899	715 E. Kingsley Street	Contributing	Vernacular
1899	507 Lawrence Street	Contributing	Vernacular
1899	120 N. State Street	Contributing	Queen Anne
1900	815 E. Ann Street	Contributing	Queen Anne
1900	1016 E. Ann Street	Contributing	Vernacular
1900	602 Catherine Street	Contributing	Vernacular
1900	501 Detroit Street	Contributing	Queen Anne
1900	217 N. Fifth Avenue	Contributing	Queen Anne
1900	416 E. Huron Street	Contributing	Queen Anne
1900	311 N. Ingalls Street	Contributing	Victorian
1900	210 N. State Street	Contributing	Colonial Revival
1900	215 N. State Street	Contributing	Vernacular
1901	715 E. Ann Street	Contributing	Queen Anne
1901	811 E. Ann Street	Contributing	Vernacular
1901	906 E. Ann Street	Contributing	Queen Anne
1901	908 E. Ann Street	Contributing	Queen Anne

Construction Date	Address	Eligibility Status	Architectural Style
1901	1000 E. Ann Street	Contributing	Tudor Revival
1901	328 Catherine Street	Contributing	Victorian
1901	331 Catherine Street	Contributing	Vernacular
1901	338 Catherine Street	Contributing	Victorian
1901	510 Catherine Street	Contributing	Victorian
1901	711 Catherine Street	Contributing	Second Empire
1901	812 Catherines Street	Contributing	Stick-Eastlake
1901	515 Detroit Street	Contributing	Vernacular
1901	522 Detroit Street	Contributing	Queen Anne
1901	213 N. Division Street	Contributing	Queen Anne
1901	204 N. Ingalls Street	Contributing	Queen Anne
1901	331 E. Kingsley Street	Contributing	Queen Anne
1901	713 E Kingsley Street	Contributing	Vernacular
1901	806 E. Kingsley Street	Contributing	Colonial Revival
1901	808 E. Kingsley Street	Contributing	Colonial Revival
1901	414 Lawrence Street	Contributing	Colonial Revival
1901	723 Lawrence Street	Contributing	Victorian
1901	812 Lawrence Street	Contributing	Vernacular
1901	118 N. State Street	Contributing	Queen Anne
1901	317 N. Thayer Street	Contributing	Queen Anne
1902	506 Catherine Street	Contributing	Victorian
1902	721 Catherine Street	Contributing	Colonial Revival
1902	215 N. Division Street	Contributing	Queen Anne
1902	109 Glen Avenue	Contributing	Colonial Revival
1902	200 N. Ingalls Street	Contributing	Queen Anne
1902	538 N. State Street	Contributing	Vernacular
1902	213 N. Thayer Street	Contributing	Queen Anne

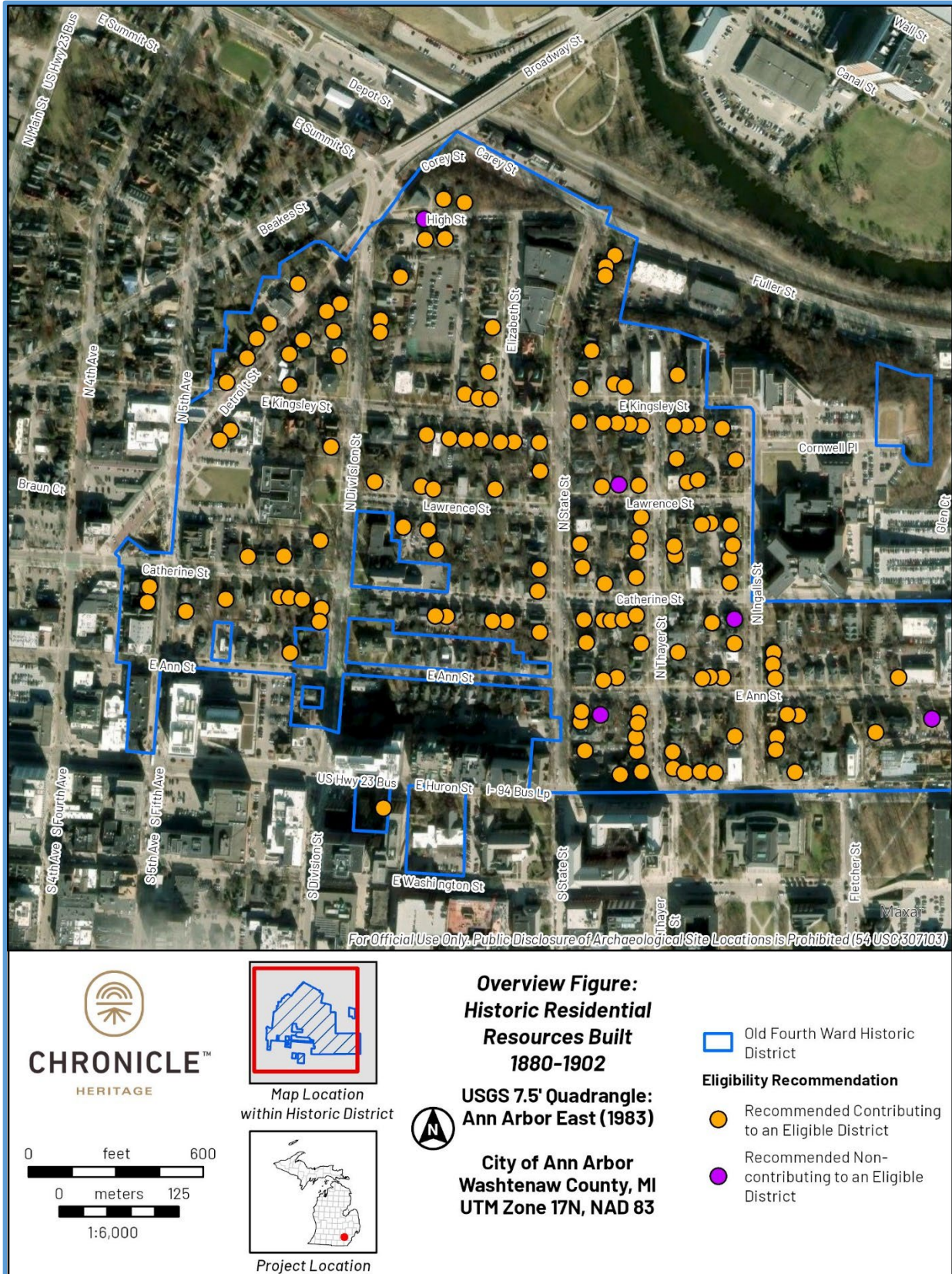


Figure 5-3. Overview figure: Historic residential resources built 1880-1902.

5.1.4 Growing to Meet the Needs of the Community, 1903-1916

The State of Michigan and the City of Ann Arbor recognized the University as the primary driver of the community’s economy and, as such, its stabilizing force during this era. The exponential growth in the state’s automobile industry during this era drove a statewide surge in population and a recognition that higher education would play a key role in sustaining growth. Beginning in 1900, the state devoted more funds to expanding program offerings and the campus footprint—most notably the North Campus area bordering the District. Growth in student enrollment fostered growth in faculty numbers, both of which drove construction of new dwellings in the District. Growth also engendered a change in District residences with several boarding houses evident on Sanborn maps from this period (see Figure 4-7 and Figure 4-8) and city directories listing multiple, seemingly unrelated parties living in the same residence. By the end of this era, nearly every lot in the District was occupied by a structure. Where previous eras witnessed a pattern of construction generally fanning toward the North east from the corner of North Division and East Huron streets, construction in this era occurred on the few remaining empty lots or those with older, derelict structures, which were scattered across the District (Figure 5-4).

As with earlier transitions between eras, dwellings constructed between 1903 and 1916 incorporated the latest architectural styles seen nationally. No one style dominated as in previous eras, though, with nearly equal numbers of the most popular styles—Dutch Colonial, American Foursquare, Bungalow, and Craftsman—constructed during this time. The first two of those styles borrowed from earlier trends, and the Bungalow and Craftsman styles, collectively termed Arts and Crafts, represented something new and different. These structures typically were defined by low gabled roofs, wood shingle siding, grouped windows, and ample porches. Perhaps, the most unique dwelling constructed during this era was a large house exhibiting Mission- and Spanish Revival-style elements at 116 North State Street (Table 5-4).

Table 5-4. Historic residential resources built 1903-1916.

Construction Date	Address	Eligibility Status	Architectural Style
1903	816 E. Ann Street	Contributing	Queen Anne
1903	335 Catherine Street	Contributing	Queen Anne
1903	820 E. Kingsley Street	Contributing	Tudor Revival
1904	526 Detroit Street	Contributing	Vernacular
1904	530 Detroit Street	Contributing	Vernacular
1904	217 N. Division Street	Contributing	Colonial Revival
1904	114 N. Thayer Street	Contributing	Dutch Colonial
1904	118 N. Thayer Street	Contributing	Dutch Colonial
1905	808 E. Ann Street	Contributing	Queen Anne
1905	812 E. Ann Street	Contributing	Queen Anne
1905	308 Catherine Street	Contributing	Colonial Revival
1905	322 Catherine Street	Contributing	Vernacular
1905	811 Catherine Street	Contributing	Vernacular
1905	414 E. Kingsley Street	Contributing	Vernacular
1905	122 N. Thayer Street	Contributing	Queen Anne

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1906	913 E. Huron Street	Contributing	Queen Anne
1907	325 Catherine Street	Contributing	Queen Anne
1907	329 Catherine Street	Contributing	Queen Anne
1908	928 E. Ann Street	Contributing	Craftsman
1908	326.5 Catherine Street	Contributing	Queen Anne
1908	514 Catherine Street	Contributing	Victorian
1908	517 Catherine Street	Contributing	Italianate
1908	212 N. Fifth Avenue	Contributing	Vernacular
1908	216 N. Fifth Avenue	Contributing	Vernacular
1908	917 E. Huron Street	Contributing	Queen Anne
1908	209 N. Ingalls Street	Contributing	Vernacular
1908	707 Lawrence Street	Contributing	Vernacular
1908	534 N. State Street	Contributing	Craftsman
1908	217 N. Thayer Street	Contributing	Colonial Revival
1909	530 N. State Street	Contributing	Dutch Colonial
1910	603 Catherine Street	Contributing	Dutch Colonial
1910	514 N. Division Street	Contributing	Bungalow
1910	518 N. Division Street	Contributing	Bungalow
1910	118 N. Ingalls Street	Contributing	Vernacular
1910	120 N. Ingalls Street	Contributing	Vernacular
1910	217 N. Ingalls	Contributing	American Foursquare
1910	419 N. Ingalls	Contributing	Dutch Colonial
1910	714 Lawrence Street	Contributing	Vernacular
1910	116 N. State Street	Contributing	Mission/Spanish Colonial Revival
1911	515 Catherine Street	Contributing	Queen Anne
1911	517 Elizabeth Street	Contributing	Colonial Revival
1911	203 N. Ingalls Street	Contributing	Bungalow
1911	330 E. Kingsley Street	Contributing	Vernacular/Cottage
1911	205 N. Thayer Street	Contributing	American Foursquare
1912	917 E. Ann Street	Contributing	American Foursquare
1912	921 E. Ann Street	Contributing	Queen Anne
1912	916 Catherine Street	Contributing	Queen Anne
1912	918 Catherine Street	Contributing	Queen Anne
1912	117 N. Division Street	Contributing	Tudor Revival
1912	515 N. Division Street	Contributing	American Foursquare

Construction Date	Address	Eligibility Status	Architectural Style
1912	915 E. Huron Street	Contributing	Dutch Colonial
1912	334 E. Kingsley Street	Contributing	Bungalow/Craftsman
1912	718 Lawrence Street	Contributing	American Foursquare
1912	201 N. Thayer Street	Contributing	American Foursquare
1912	209 N. Thayer Street	Contributing	Vernacular
1913	326 Catherine Street	Contributing	Queen Anne
1913	516 Catherine Street	Contributing	Victorian
1913	601 Catherine Street	Contributing	Victorian
1913	310 N. State Street	Contributing	Vernacular
1914	327 E. Ann Street	Contributing	Dutch Colonial
1914	331 E. Ann Street	Contributing	Dutch Colonial
1914	338 E. Ann Street	Contributing	Dutch Colonial
1914	502 Catherine Street	Contributing	American Foursquare
1914	806 Catherine Street	Contributing	Bungalow/Craftsman
1914	920 Catherine Street	Contributing	Craftsman
1914	418 Lawrence Street	Contributing	Craftsman
1915	925 E. Ann Street	Contributing	Queen Anne
1915	406 N. Division Street	Contributing	Bungalow/Craftsman
1915	528 N. State Street	Contributing	Vernacular
1916	915 E. Ann Street	Contributing	Prairie
1916	500 Catherine Street	Contributing	Bungalow
1916	600 Catherine Street	Contributing	Bungalow
1916	605 Catherine Street	Contributing	Vernacular
1916	607 Catherine Street	Contributing	Vernacular
1916	415 N. Division Street	Contributing	Bungalow
1916	525 N. Division Street	Contributing	Dutch Colonial
1916	346 E. Kingsley Street	Contributing	Craftsman
1916	518 Lawrence Street	Contributing	American Foursquare
1916	612 Lawrence Street	Contributing	Bungalow
1916	710 Lawrence Street	Contributing	Vernacular
1916	804 Lawrence Street	Contributing	Craftsman
1916	808 Lawrence Street	Contributing	Craftsman



Figure 5-4. Overview figure: Historic residential resources built 1903–1916.

5.1.5 Filling the Old Fourth Ward, 1917-1940

The University continued to grow in terms of enrollment and construction of new facilities, despite the impact of the Great Depression in the latter half of the era, but the Fourth Ward had little capacity to accommodate the need for new housing, at least regarding new construction. Very few empty lots existed in the ward, and those would be filled by the end of this era. Some empty or reclaimed lots witnessed the construction of boarding houses, including fraternities and sororities, that eased some housing pressures and the trend of converting previously single-family dwellings to multiple-party dwellings continued (Figure 5-5). The most notable additions to multiple-party dwellings were the construction of three apartment buildings in 1928 and 1929: Kingsley Post Apartments at 809 East Kingsley Street, Wil-Dean Apartments at 200 North State Street, and Duncan Manor Apartments at 322 North State Street. The latter two resources exhibited the Tudor Revival style found in several single-family dwellings built in this era; Kingsley Post Apartments exhibited a mixture of Art Deco and Mediterranean Revival styles (Table 5-5).

Table 5-5. Historic Residential Resources Built 1917-1940

Construction Date	Address	Eligibility Status	Architectural Style
1917	544 N. Division Street	Contributing	Bungalow
1917	502 High Street	Contributing	Vernacular
1918	608 Catherine Street	Contributing	Bungalow
1918	616 Lawrence Street	Contributing	Prairie
1920	504 Catherine Street	Contributing	Bungalow
1920	525 Elizabeth Street	Contributing	Vernacular
1920	207 N. State Street	Contributing	Bungalow
1920	314 N. Thayer Street	Contributing	Bungalow
1921	516 N. State Street	Contributing	Bungalow
1922	611 Catherine Street	Contributing	Dutch Colonial
1922	518 N. State Street	Contributing	Bungalow
1926	1020 E. Ann Street	Contributing	Dutch Colonial
1927	419 E. Kingsley Street	Contributing	Craftsman
1928	407 N. Ingalls Street	Contributing	Tudor Revival
1928	421 E. Kingsley Street	Contributing	Tudor Revival
1928	200 N. State Street	Contributing	Tudor Revival
1928	322 N. State Street	Contributing	Tudor Revival
1928	510 N. State Street	Contributing	Queen Anne
1929	1010 E. Ann Street	Contributing	Tudor Revival
1929	220 N. Ingalls Street	Contributing	Tudor Revival
1929	413 E. Kingsley Street	Contributing	Vernacular
1929	809 E. Kingsley Street	Contributing	Art Deco

Construction Date	Address	Eligibility Status	Architectural Style
1930	217 N. State Street	Contributing	Colonial Revival
1932	801 E. Ann Street	Contributing	Tudor Revival
1932	520 N. State Street	Contributing	Tudor Revival
1940	909 E. Ann Street	Contributing	Colonial Revival



Figure 5-5. Overview figure: Historic residential resources built 1917-1940.

5.1.6 Recent Developments, 1941–Present

This period saw the construction of several new structures replacing older resources in the effort to squeeze more multiparty housing into the neighborhood to serve a trend of population growth at the university that, in turn, contributed to the arrival of science- and medical-based companies either working in consort with the university or awaiting its graduates (Figure 5-6). None of these structures is considered contributing to the significance or eligibility of the Old Fourth Ward Historic District due to their relative recent construction and modern architectural styles out of character and association with the resources comprising the District. Nevertheless, they deserve mention for their presence and as measurement of the long-running conversion of the District from one dominated by single-family dwellings to one largely serving university students in multiparty residences (Table 5-6).

Table 5-6. Noncontributing Structures Built 1941–Present

Construction Date	Address	Function
1950	500 Detroit Street	Commercial
1955	701 Catherine Street	Single-family dwelling
1955	707 E. Kingsley Street	Apartment building
1956	333 E. Ann Street	Apartment building
1958	727 E. Kingsley Street	Apartment building
1960	404 N. Thayer Street	Apartment building
1961	809 Catherine Street	Apartment building
1961	101 N. Ingalls Street	Apartment building
1962	927 E. Ann Street	Apartment building
1963	214 N. Thayer Street	Apartment building
1963	411 High Street	Apartment building
1964	921 E. Huron Street	Single-family dwelling
1964	409 E. Kingsley Street	Apartment building
1965	721 E. Kingsley Street	Apartment building
1965	413 Lawrence Street	Apartment building
1966	315 Catherine Street	Apartment building
1966	422 E. Kingsley Street	Apartment building
1966	515 Lawrences Street	Apartment building
1967	1006 Catherine Street	Apartment building
1978	405 N. Thayer Street	Single-family dwelling
1983	300 N. Fifth Avenue	Commercial
1997	996-1004 Catherine Street	Multifamily housing/Condominium
1997	907 E. Huron Street	Single-family dwelling
2011	520 Detroit Street	Single-family dwelling

Construction Date	Address	Function
2012	215 N. Fifth Avenue	Apartment building
2013	922-930 Catherine Street	Multifamily housing/Condominium
2014	544 Detroit Street	Commercial
2023	201-217 Glen Avenue	Mixed Use - commercial residences

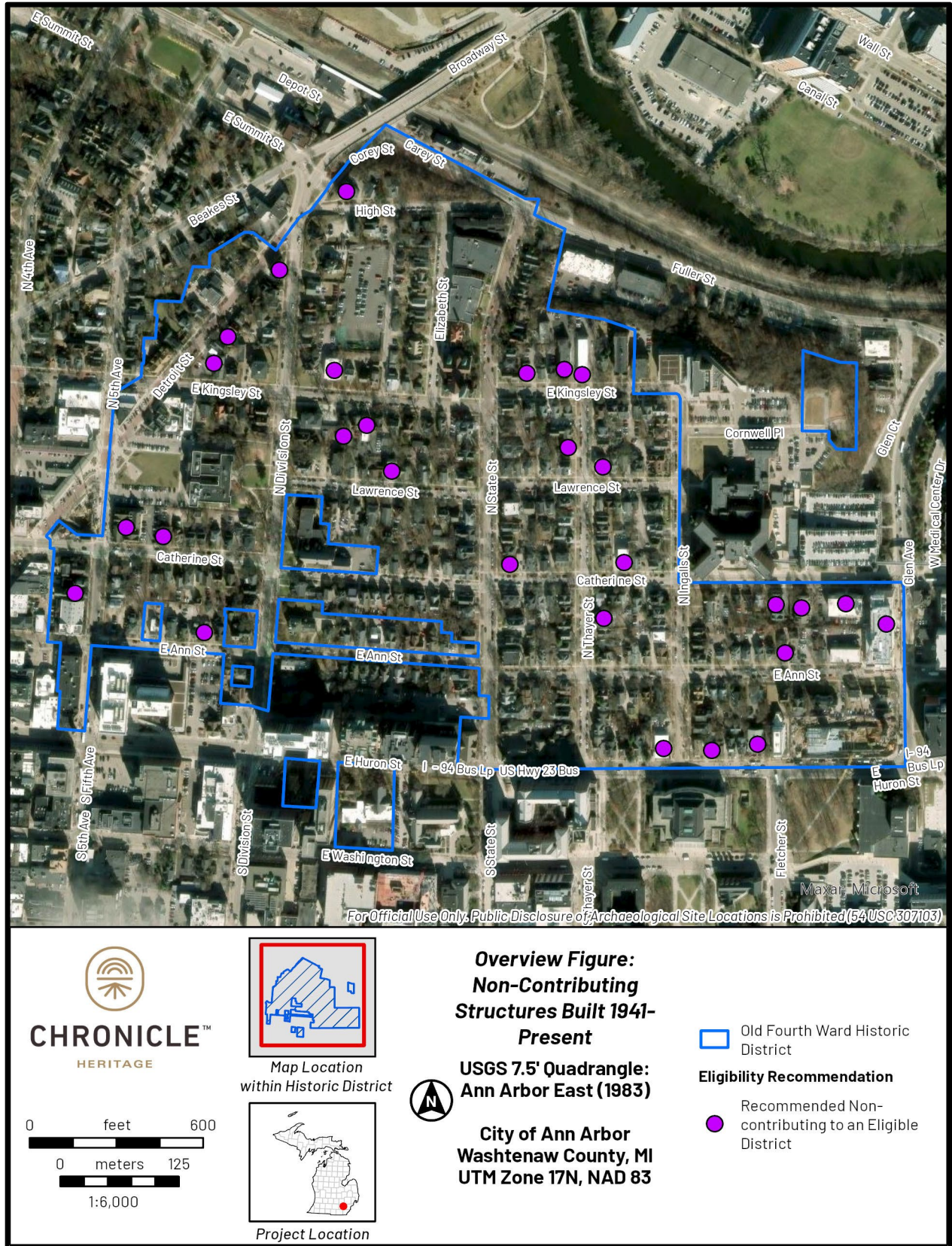


Figure 5-6. Overview figure: Noncontributing structures built 1941–present.

5.2 Commerce

The District has existed predominantly as a residential neighborhood since its first platting and subdivision of lots. Its only extant commercial resources, which total eight, existed on the edge of the District. Six of those resources are grouped along Detroit Street with four resources in the 400 block. A seventh resource is at 301 North Fifth Street, which abuts 300 Detroit Street (Figure 5-7). The oldest of the resources were built between 1866 and 1869 and centered on supporting the manufacture of wagons, carriages, and farm implements. As the automobile replaced horse-drawn wagons, beginning in the early 1900s, the businesses along this corridor saw various new operations attempted for brief periods of time before falling into disuse for much of the twentieth century. More recently, the former shops and mills along Detroit Street have been resurrected as office space and restaurants. The lone resource outside of the Detroit Street corridor sits on the opposite side of the District, at 929 East Ann Street, and dates to 1910 when it opened as a grocery store for many years before going through several different operations (Table 5-7). All extant commercial resources retain sufficient integrity to be considered contributing resources to the Old Fourth Ward Historic District.

Table 5-7. Commercial Resources

Construction Date	Address	Original Purpose	Subsequent Operations
1866	415 Detroit Street	Farm implement dealer	Glass warehouse; financial services office
1866	417 Detroit Street	Cooperage/Barrel maker	Farm implement dealer; furniture warehouse; machine shop; art gallery, Ecology Center; storage
1866	419 Detroit Street	Farm implement dealer	Wagon shed; lumber warehouse; auto repair shop; secondhand clothing store; gift shop
1869	525/529 Detroit Street	Wood planning mill/carriage maker	Furniture warehouse; consignment shop
1887	301 N. Fifth Avenue	Marble works	Dairy barn; gas station; grocery store; car dealership and auto body shop; taxicab headquarters and service station; retail store; lounge
1902	422 Detroit Street	Grocery store and confectionary	Delicatessen
1910	929 E. Ann Street	Grocery store	Ann Arbor Uniform Store; nursing organization offices; retail sandwich shop
1925	300 Detroit Street	Marble works (shared space with operations at 301 N. Fifth Ave.)	Gas station; taxicab headquarters; fish market; restaurant



Figure 5-7. Overview figure: Commercial resources in the District.

5.3 Education

Ann Arbor's denizens have prized education nearly since its founding and certainly since the University moved its campus to the community in 1837 (Figure 5-8). Several small private schools opened their doors prior to the university's arrival, but they did not last long. The longest operating private school, Misses Clarks School, administered by two sisters, opened in 1845 and built a permanent home at 505 North Division (Figure 5-9) in 1865, but it appears the school survived less than 20 years more. The only other extant private school in the District is affiliated with St. Thomas the Apostle Catholic Church. Its original home was located at 324 East Kingsley Street (Figure 5-10), which housed one of the earliest public-school buildings in the District before that. St. Thomas outgrew their first home, which was converted to a residential dwelling, and constructed a new building in 1888 near St. Thomas Church at 515 North State Street. That first school building was razed and a new Romanesque-style building, which still stands, was erected in 1922. It remains in use, though a few additions were made over the years. It is alternately listed at 515 North State Street, which is the church's address, and 540 Elizabeth Street because its façade is located along that street.

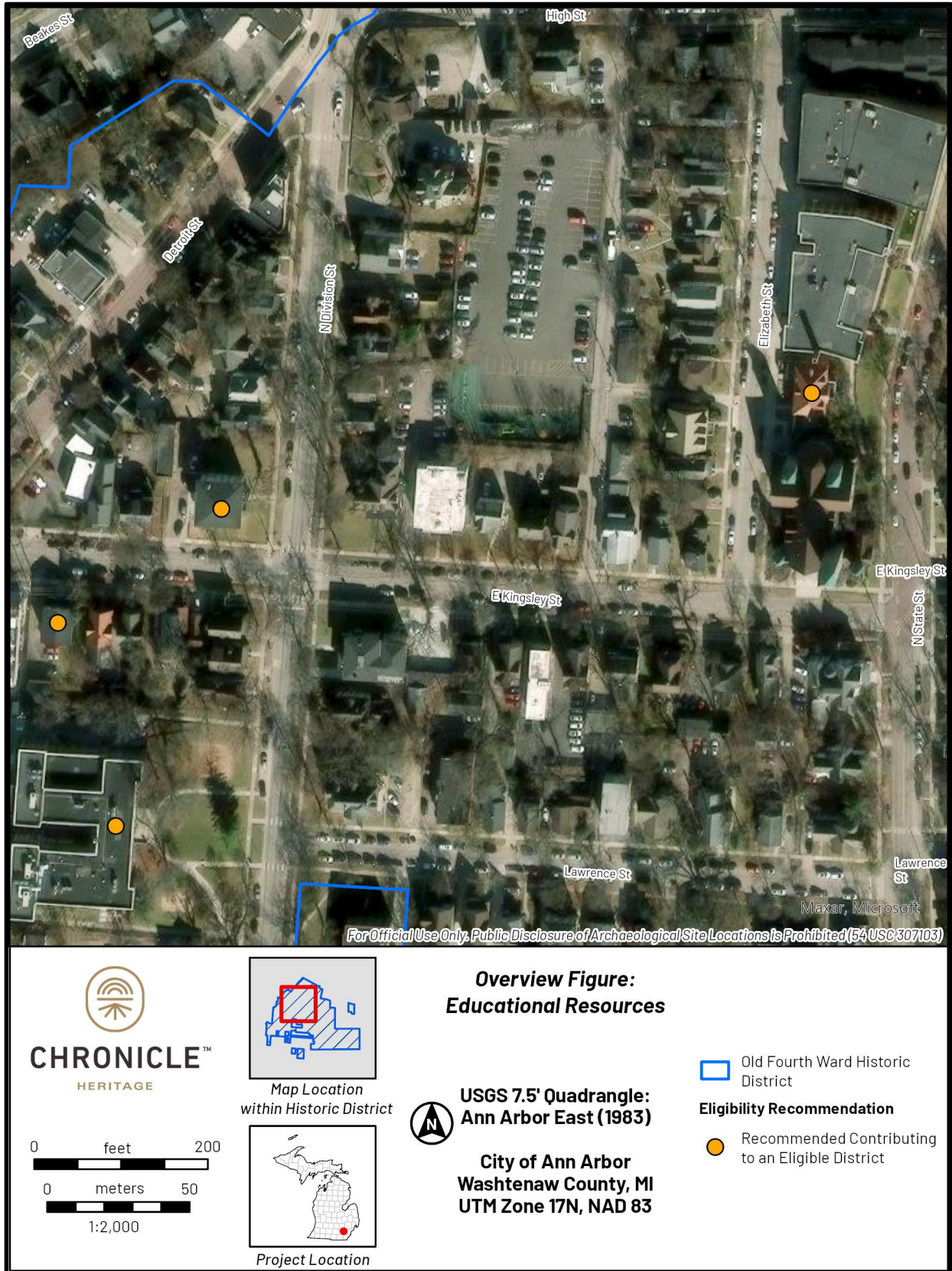


Figure 5-8. Overview figure: Educational resources.



Figure 5-9. 1973 photograph of 505 North Division Street (Misses Clark's Private School).



Figure 5-10. District No. 11 Public School at 324 East Kingsly.

Enrollment at Misses Clarks and other private schools could not keep pace with increasing population in the Fourth Ward and other areas of Ann Arbor. The first public school, District No. 11, in the Fourth Ward opened in 1846 at 324 East Kingsley Street (see Figure 5-10). As the population

in the ward increased, the school board authorized construction of a new school around the corner at 401 North Division Street. It opened in 1868 and the old school building was sold to St. Thomas the Apostle Catholic Church who held classes there until 1886, after which it was converted into a two-family residence that still sits on its original lot and is a contributing resource to the District.

The new school at 401 North Division, known as the Fourth Ward School (Figure 5-11), served grammar school-age children. In 1920, the school board began planning the construction of a larger building to replace the existing school. In 1920 and 1922, voters passed two bond issues to provide building funds for updating the whole school system. The school board began acquiring properties on North Division Street. In 1922, the original building was torn down and the new building opened as Elisha Jones School in honor of an early superintendent.¹⁰⁹ The new building, which cost about \$328,000, was at that time the largest elementary school in the city and served elementary students through ninth grade. It was dedicated on May 3, 1923.¹¹⁰ It was the first of four new schools built to accommodate the rapid population increases of the 1920s.¹¹¹



Figure 5-11. Undated photograph showing the 1867 Fourth Ward School.

From its beginnings, the Jones School was racially mixed, at least in comparison to other Ann Arbor schools, because the Fourth Ward was one of only a few neighborhoods where Blacks could reside. The racial composition of the school and its evolution over the next 40 years highlighted the community's struggle to reconcile so-called liberal ideals with the treatment of their Black neighbors. The questions raised and answers delivered over a long period warrant deeper

¹⁰⁹ Ann Arbor District Library, "Jones School."

¹¹⁰ Ann Arbor District Library, "Jones School."

¹¹¹ Ann Arbor Historic District Commission, Old Fourth Ward Historic District, 46.

consideration of the Jones School's relevance to the history of the Old Fourth Ward District and its significance beyond patterns of growth and architectural styles.

In the 1930s and 1940s, Ann Arbor's black population grew steadily, and as a result, the percentage of black students at the Jones School increased. This was a result of segregated housing in Ann Arbor, as most realtors would not show houses to black families outside the North-central area served by the Jones School.¹¹² The percentage of black students increased dramatically after World War II as discriminatory housing practices continued. During the late 1940s, some white students from nearby Hamburg and Whitmore Lake were bused in, but this integration attempt was short-lived.¹¹³

The 1954 Supreme Court decision in *Brown v. Board of Education* ruled that racial segregation in public schools was unconstitutional, but the ruling did not have an immediate impact on Ann Arbor's schools. Pressure from local Black residents eventually forced the city's Board of Education to evaluate the issue of racial demographics in the city's schools. In September 1963, the board appointed a 12-member citizens' committee to study "racial imbalance" in the city's public schools. Following a nine-month study, the committee's report recommended that the Jones School should be closed and that the students should be bused to other schools.

The report forced the Ann Arbor Board of Education to acknowledge that Jones School was a "de facto" segregated school, having a student body that was more than 75 percent black. The next highest school in terms of percentage in Ann Arbor was Mack at 41 percent; six schools had no black students.¹¹⁴ The Board of Education held a series of public meetings with parents, religious leaders, and civil rights groups. School parents were divided on the issue, some preferring the convenience and community offered by a neighborhood school. By the end of the summer of 1964, the board approved the closure plan outlined by the citizens' committee and began redrawing the school boundaries.¹¹⁵

While students were transferred to other schools, the Ann Arbor Board of Education approved plans to repurpose the building for a new high school within seven years of its closure. Community High School opened in the building in September 1972.¹¹⁶ Community High School (Figure 5-12 and Figure 5-13) is one of the oldest public magnet schools in the country, and since its opening, it has been the public school of choice for students in the Ann Arbor public school system.¹¹⁷ Two additions were constructed on the building's west elevation between 1987 and 2000 (Figure 5-14).¹¹⁸

¹¹² Ann Arbor District Library, "Jones School."

¹¹³ Ann Arbor District Library, "Jones School."

¹¹⁴ Ann Arbor District Library, "Jones School."

¹¹⁵ Ann Arbor District Library, "Jones School."

¹¹⁶ Ann Arbor District Library, "Jones School."

¹¹⁷ Community High School, "About Our School," accessed February 6, 2024, <https://www.a2schools.org/domain/1930>.

¹¹⁸ NETROnline, Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>, accessed January 23, 2024.



Figure 5-12. Community High School, 401 North Division Street, view to the North west, 1935.



Figure 5-13. Community High School, 401 North Division Street, , view to the North east, 2023.



Figure 5-14. Community High School, 401 North Division, view to the south 2023.

The three extant education resources in the District, along with the repurposed District No. 11 School at 324 East Kingsley Street, retain sufficient integrity to be considered as contributing resources to the Old Fourth Ward Historic District (Table 5-8).

Table 5-8. Educational Resources

School Name	Address	Construction Date	In District	Extant
District No. 11 School/St. Thomas the Apostle Catholic School	324-326 East Kingsley Street	1846	Yes	Yes
Fourth Ward School	401 North Division Street	1867	Yes	No
Jones Public School/Community High School	401 North Division Street	1921	Yes	Yes
Misses Clark’s School/Clark Girls School	505 North Division Street	1865	Yes	Yes
St. Thomas the Apostle Catholic School	540 Elizabeth Street	1925–ca. 1960	Yes	Yes

5.4 Religion

Many denominations of Christian churches formed and prospered in Ann Arbor. Several churches were established in the Old Fourth Ward and nearby to serve not only the residents of that area, but students at the University. The first church structure built in Ann Arbor served the First Presbyterian Church and was constructed just outside the southern boundary of the Old Fourth Ward Historic District in 1829. The *History of Washtenaw County* (1881) asserted that “church spires rose in every quarter of the city,” and that “due to the intellectual nature of the community, religious bigotry had been abolished.” Seven religious denominations or communities placed their churches and institutions inside the Fourth Ward. Several others have existed just outside the boundaries of the Old Fourth Ward Historic District, offering its shifting population innumerable options over the years (Table 5-9; Figure 5-15).



Figure 5-15. Overview figure: Religious resources.

5.4.1 First Baptist Church of Ann Arbor: 512 East Huron Street/517 East Washington Street

The First Baptist congregation, which first held services above Anson Brown’s store on Broadway 1832, built a church on the North ern side of Catherine Street between Division Street and Fifth Avenue in 1849 to minister to University students. That building was demolished in 1880 when the present church was built at 517 E. Washington Street, which backs to 512 East Huron Street (Figure 5-16), constituting the only extant resource in the District south of East Huron Street.¹¹⁹ A rectory (facing 502 East Huron Street) was built several years later and sits within the boundary of the District.

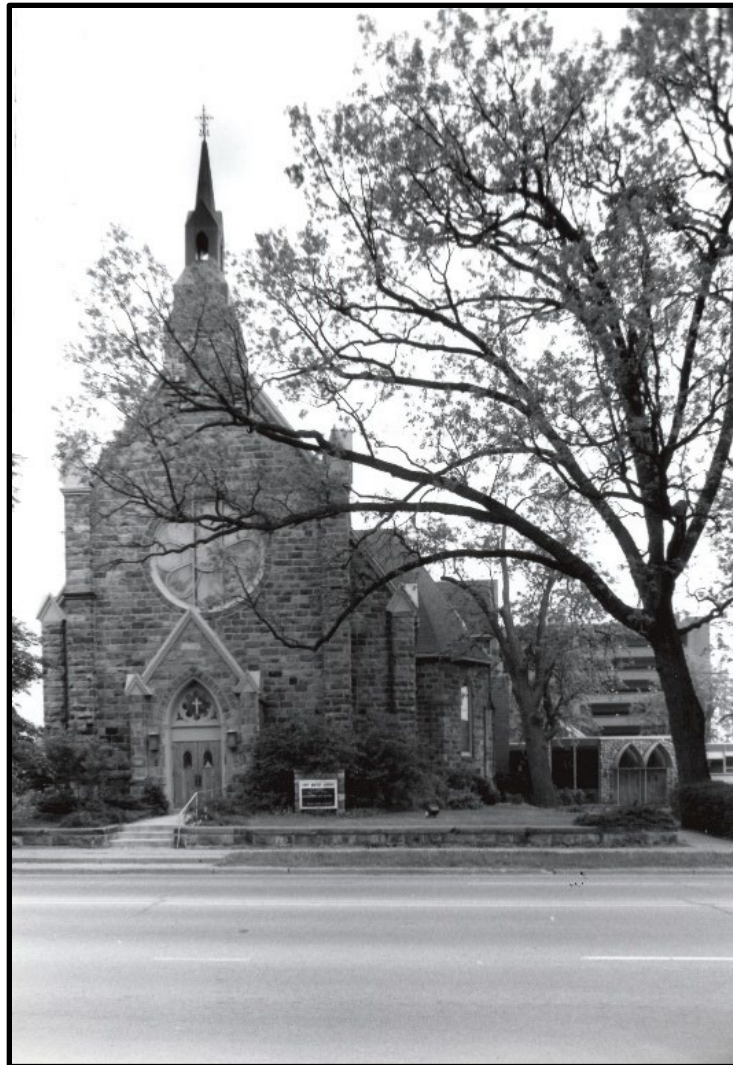


Figure 5-16. First Baptist Church at 512 East Huron Street.

¹¹⁹ Ann Arbor Historic District Commission, *Old Fourth Ward Historic District*, 63; Ann Arbor District Library, “First Baptist Church, 1880,” accessed February 8, 2024, https://aadl.org/buildings_hhaa057.

5.4.2 First Unitarian Universalist Church: 100 North State Street

A Unitarian Universalist congregation has been present in Ann Arbor since 1865.¹²⁰ Designed by the prominent Detroit firm Donaldson & Meier, their extant church was built in 1882 (Figure 5-17).¹²¹ The church featured a reading room and liberal religious library in the paneled west wing. The Northern wing and present kitchen were added in 1916, covering the original Northern windows in the sanctuary.¹²² In 1884, two years after the church was completed, the rectory was built next door.¹²³ In 1946, the congregation relocated to 1917 Washtenaw Avenue, and Grace Bible Church acquired the church, remaining there until 1971. The church was then rented for a few years by the Bible Church of True Holiness, which later moved to Ypsilanti Township.¹²⁴ Grace Bible Church then used the building for a gymnasium and meeting space.¹²⁵ It was listed in the NRHP in 1978. By 1982, however, the building had become vacant and descended into a state of decay. In the spring of 1985, the architectural firm Hobbs+Black purchased the church, rectory, and three adjacent residential structures and restored the entire complex. The church remains the firm's corporate headquarters and its signature project (Figure 5-18).¹²⁶

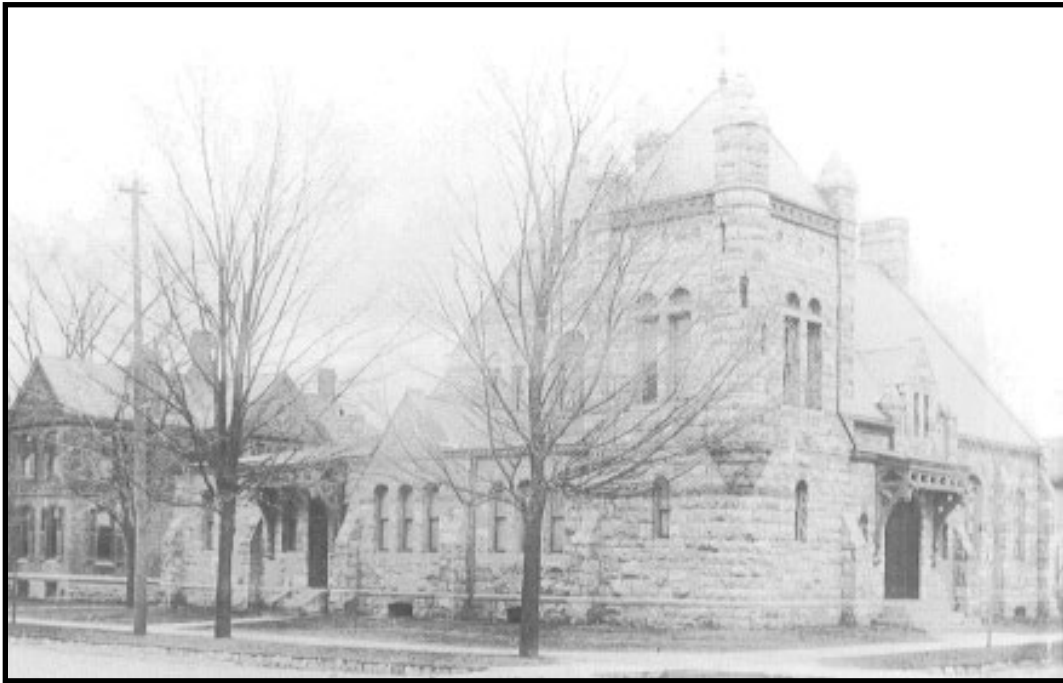


Figure 5-17. First Unitarian Universalist Church and its rectory at 100 North State Street.

¹²⁰ First Unitarian Universalist Congregation of Ann Arbor, "Our History," accessed February 7, 2024, <https://uuaa.org/our-history/>.

¹²¹ Hobbs+Black Architects, "Hobbs+Black History," accessed February 7, 2024, <https://www.hobbs-black.com/culture-history/>; Amy Smith, "Restaurant use planned for landmark church," *Ann Arbor News*, September 8, 1982, accessed February 7, 2024, <https://aadl.org/taxonomy/term/42524>.

¹²² Ann Arbor Historic District Commission, *Old Fourth Ward*, 85.

¹²³ Ann Arbor Historic District Commission, *Old Fourth Ward*, 86.

¹²⁴ Amy Smith, "Restaurant use planned for landmark church," *Ann Arbor News*.

¹²⁵ Ann Arbor Historic District Commission, *Old Fourth Ward*, 85.

¹²⁶ Hobbs+Black Architects, "Hobbs+Black History."



Figure 5-18. First Unitarian Universalist Church at 100 North State Street, 2023.

5.4.3 Harris Hall/St. Andrew's Guild House: 617 East Huron Street

The members of the St. Andrew's Episcopal Church began planning for a student center and parish hall on a site near campus in 1883. Religious activity was vigorous on the University campus, and more traditional churches were concerned by the attendance at the new Unitarian church and social center at State and Huron streets. Architect Gordon W. Lloyd designed a building in the Richardsonian Romanesque style popular at the time. The hall at 617 East Huron Street was finished in 1886 (Figure 5-19). The building was originally named Hobart Hall after the Reverend John Henry Hobart, the first Bishop to officiate in what is now Michigan. However, it was renamed Harris Hall to honor the memory of Bishop Samuel Harris, who initiated the project, upon his death in 1888.¹²⁷ The building contained a large lecture hall, handsome parlors, and a bowling alley where students could gather "under the refining and elevating influence of the Church's social life."¹²⁸

In 1943, parish and student activities were relocated from Harris Hall to Canterbury House on North Division Street. The building was leased to the United Service Organizations (USO) for its work with servicemen training at the University. Following the war, Harris Hall was leased to the University and served as headquarters for band activities, particularly as offices for the Michigan Marching Band. In June 1974, the nondenominational Word of God Community acquired the building from the Episcopal Student Foundation. Ann Arbor advertising agency Buckheim & Rowland purchased the building in 1980 and converted the interior into office space.¹²⁹ It was listed in the NRHP in 1982. The building is currently occupied by a business management consultant (Figure 5-20).

¹²⁷ Ann Arbor District Library, "Harris Hall, 1886," accessed February 7, 2024, <https://aadl.org/node/236224>.

¹²⁸ Ann Arbor District Library, "Harris Hall."

¹²⁹ Ann Arbor District Library, "Harris Hall."



Figure 5-19. Circa 1895 photograph of Harris Hall at 617 East Huron Street.



Figure 5-20. Harris Hall at 617 East Huron Street, view to the North .

5.4.4 St. Thomas the Apostle Catholic Church: 515 North State Street

In 1842, land for a Catholic church was acquired in the Fourth Ward on the southern side of Kingsley Street, halfway between Division and State streets. The new church was finished and

dedicated in the summer of 1845 and officially named for St. Thomas the Apostle. It was the first brick church in Ann Arbor and the largest church in the village at the time. A tall, white spire was added eight years later.¹³⁰ By 1891, the parish needed a larger church. After a fundraising campaign, the Detroit firm of Spier & Rohns was hired to design the Romanesque church building. The Koch Brothers, a local firm, constructed the church of granite fieldstone and Bailey bluestone. The building was dedicated two years later (Figure 5-21).¹³¹ Upon the completion of the new church building, the former church building was used as the parish hall (St. Thomas Hall) until it was integrated into the new school built in 1922.¹³² In 1902, the yellow brick rectory behind the church was constructed (Figure 5-22)¹³³



Figure 5-21. St. Thomas the Apostle Catholic Church at 515 North State Street, view to the North east.

¹³⁰ City directories list the church at this location, but it does not appear on available maps. Lela Duff, "Ann Arbor Yesterdays – The Church of St. Thomas The Apostle," *Ann Arbor News*, March 20, 1961, accessed February https://aadl.org/aa_news_19610320-ann_arbor_yesterdays_st_thomas_the_apostle.

¹³¹ Reade and Wineberg, *Historic Buildings-Ann Arbor*, 48.

¹³² Sanborn Map Company. Insurance Map from Ann Arbor, 1899.

¹³³ Reade and Wineberg, *Historic Buildings-Ann Arbor*, 48.



Figure 5-22. St. Thomas the Apostle Catholic Church rectory at 515 North State Street, view to the North west.

A convent for the Sisters of the Immaculate Heart of Mary at 517 Elizabeth Street, which was also home to the well-known St. Thomas Conservatory of Music, was built in 1911.¹³⁴ The conservatory closed in the early 1930s, but the building continued to be used as a convent until the late 1970s when it became part of the parish religious education and counseling program.¹³⁵

5.4.5 Union Church/Second Baptist Church of Ann Arbor: 504 High Street

At 504 High Street, construction of this small, vernacular Greek Revival-style brick building was completed in 1857.¹³⁶ On December 25, 1987 year, the *Michigan Argus* reported that “The Union Church has been completed by the Colored People of this City and is to be dedicated Sunday by Reverend J.M. Gregory. S.H. Estabrook will officiate.” It continued to be used as a church into the 1870s. By 1871, a split had occurred within the local African American religious community. This split resulted in the formation of two separate congregations: the African Baptist (later known as Second Baptist) and the African Methodist Episcopal (AME) Church.¹³⁷ By 1872, the AME congregation had begun to worship on the eastern side of Fourth Avenue between Summit Street and what is now Beakes Street. The Baptist congregation continued to use the High Street Church until 1881.¹³⁸ Because of the growth of the congregation, it acquired a site at 216 Beakes Street and constructed a new church.¹³⁹

¹³⁴ Reade and Wineberg, *Historic Buildings-Ann Arbor*, 49.; Ann Arbor Historic District Commission, *Old Fourth Ward Historic District*, 52.

¹³⁵ Ann Arbor Historic District Commission, *Old Fourth Ward Historic District*, 52.

¹³⁶ There is some speculation that the actual location of the church may have been further west along High Street.

¹³⁷ Ann Arbor District Library, “Union Church.”

¹³⁸ Ann Arbor District Library, “Union Church.”

¹³⁹ Second Baptist Church of Ann Arbor, “Church History,” accessed February 8, 2024, <https://sbcaa.org/church-history/>.

In 1884, the original church at 504 High Street was sold to Michael Kearns who converted it into a residence. When his widow Mary sold the property in 1907, the residents changed frequently, suggesting it was a rental unit. A large wing was added on the Elizabeth Street side when the house became a daycare center in the 1970s.¹⁴⁰ A front porch was also added at some point. The building remains a residential property (Figure 5-23).¹⁴¹



Figure 5-23. Former Union Church at 504 High Street, view to the southeast.

5.4.6 St. Andrew’s Episcopal Church: 306 North Division Street

At 306 North Division Street, St. Andrew’s is the oldest church building in continuous use in Ann Arbor. The parish was established in 1827 as a mission of St. Paul’s in Detroit. It began in a house in the Fourth Ward neighborhood but eventually grew into the second Episcopal Church in Michigan. A wooden church was constructed on North Division Street from 1836 to 1838. The current nave at 306 North Division Street was built in 1867, and the cornerstone of the current church building was laid in 1868. The church was consecrated the following year. In 1880, a rectory known as Tatlock Hall (now demolished) was constructed. Page Hall was also built that year to serve as a chapel. The Chancel was constructed in 1890, and the Palmer Tower was built in 1903 (Figure 5-24). In 1932, the cloister between the church and the then-extant Tatlock Hall was constructed. Tatlock Hall was demolished in 1947 and was then reconstructed as the current Henry Lewis Hall (the parish hall). It contains a new chapel, classrooms, and the parish offices. A major restoration of the church, inside and out, began in 2008. A new slate roof was installed, and the stained-glass windows were refurbished. The church received a Michigan historical marker in 2020.¹⁴² The church and its associated buildings comprise much of the Division Street Historic District, which is imbedded in

¹⁴⁰ Ann Arbor Historic District Commission, Old Fourth Ward Historic District, 59.

¹⁴¹ Ann Arbor District Library, “Union Church.”

¹⁴² St. Andrew’s Episcopal Church, “Our Historic Building,” accessed February 6, 2024, <https://standrewsaa.org/history.html>.

the Old Fourth Ward Historic District, but the church community and building have been integral to the neighborhood since 1839.¹⁴³

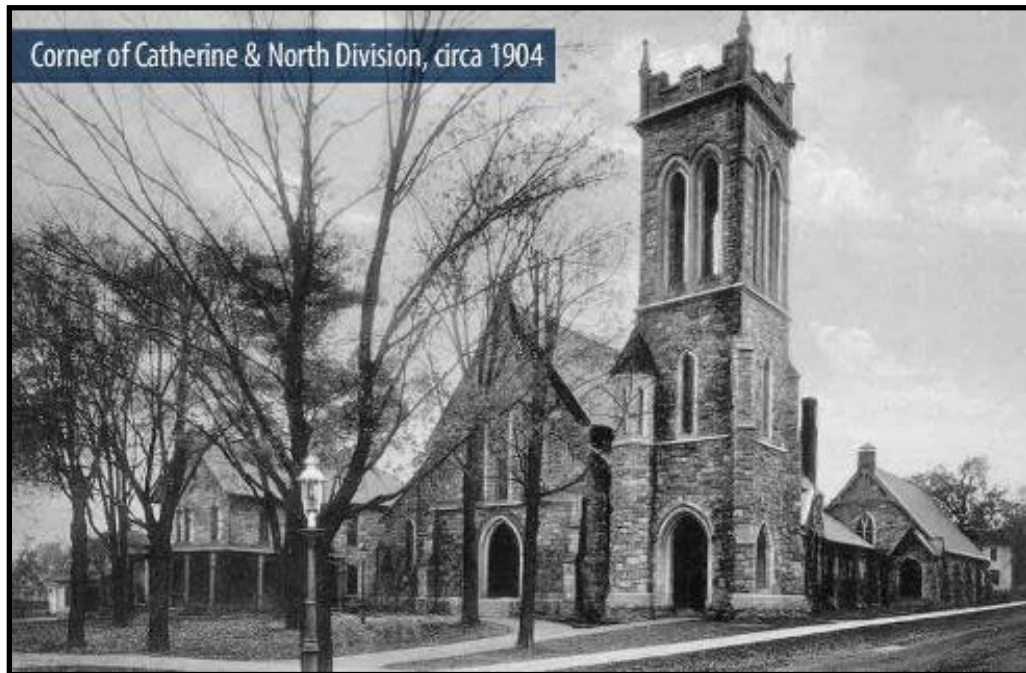


Figure 5-24. St. Andrew's Episcopal Church at 306 North Division Street after the construction of Palmer Tower, circa 1904.

5.4.7 University Reformed Church/Harvest Mission Community Church: 1001 East Huron Street

At 1001 East Huron Street, this building was constructed for the University Reformed Church, which was organized in 1961). It was designed by architect and University of Michigan professor Gunnar Birkerts and Frank Straub. The building attracted worldwide interest due to its unusual design. It was originally chosen by *Progressive Architecture* magazine as one of three outstanding international designs. The design was one of 10 cited by the National Joint Conference on Church Architecture in 1962. The groundbreaking ceremony was held in May 1963, and the building was dedicated in May 1964.¹⁴⁴ The building contained 16 classrooms and a fellowship hall beneath the sanctuary. The first pastor was Reverend Calvin Malefyt, who stated that the parish was trying to deinstitutionalize the concept of the church in design as well as programming.¹⁴⁵ The University Reformed congregation used the building until about 2001.

¹⁴³ Grace Shackman, "St. Andrew's Episcopal Church," from *Ann Arbor Observer*, n.d., accessed February 29, 2024, <https://aadl.org/aaobserver/17845>.

¹⁴⁴ Ann Arbor District Library, "University Reform Church, April 1965," accessed February 7, 2024, <https://aadl.org/taxonomy/term/131545>; "Dedicate Windowless Church," *Detroit Free Press*, May 2, 1964, 5.; Hiley H. Ward, "Architects Boost Unity Movement," *Detroit Free Press*, March 24, 1962, 8.; "This winning design of the University Reformed Church, Ann Arbor," *Detroit Free Press*, June 29, 1963, 9.; Ann Arbor District Library, "Ground-Breaking Ceremony for University Reformed Church on E. Huron St, May 1963," accessed February 7, 2024, <https://aadl.org/taxonomy/term/131545>.

¹⁴⁵ "Dedicate Windowless Church," DFP, 5.

Harvest Mission Community Church, which had been organized in 1996, moved into the former University Reformed Church sometime after 2001.¹⁴⁶ Its initial focus was to reach college students, but its ministry has expanded over the years to include people from various walks of life.¹⁴⁷ The building is positioned near the southeast corner of the Old Fourth Ward Historic District where the University encroachment continues to threaten the District’s resources (Figure 5-25 and Figure 5-26).



Figure 5-25. 1981 Photograph of the University Reformed Church.

¹⁴⁶ Harvest Mission Community Church, “History,” accessed February 6, 2024, <https://tangerang.hmcc.net/about/history/>.

¹⁴⁷ Harvest Mission Community Church, “About,” accessed February 6, 2024, <https://annarbor.hmcc.net/about/who-we-are/>.



Figure 5-26. University Reformed Church/Harvest Mission Community Church Rectory at 1001 East Huron Street, view from the southeast.

Although the building was constructed outside of the District’s Period of Significance, the exterior displays a unique, award-winning design that lends itself to individual eligibility pending assessment of the interior of the building and additional historical research outside the scope of this survey.

Other than University Reformed/Harvest Mission Community Church, all other religion-related resources are considered contributing to the eligibility of the Old Fourth Ward Historic District.

Table 5-9. Religious resources.

Church Name	Address	Construction Date	In District	Extant
First Baptist Church of Ann Arbor	512 East Huron Street	1880	Yes	Yes
First Unitarian Universalist Church	100 North State Street	1882	Yes	Yes
Harris Hall/St. Andrew’s Guild House	617 East Huron Street	1886	Yes	Yes
St. Andrew’s Episcopal Church	306 North Division Street	1868	Yes	Yes
St. Thomas the Apostle Catholic Church	530 Elizabeth Street	1897	Yes	Yes
St. Thomas the Apostle Catholic Church Convent	517 Elizabeth Street	1911	Yes	Yes
St. Thomas the Apostle Catholic Church Rectory	520 Elizabeth Street	1902	Yes	Yes
Union Church/Second Baptist Church of Ann Arbor	504 High Street	1857	Yes	Yes
University Reformed Church/Harvest Mission Community Church	1001 East Huron Street	1963	Yes	Yes

5.5 Government

The large presence of residential properties from the earliest development of parcels in the Old Fourth Ward appears to have precluded the presence of resources associated with government functions, but two such resources are found on the southern edge of the District (Table 5-10; Figure 5-27).



Figure 5-27. Overview figure: Government resources.

5.5.1 Ann Arbor Armory: 223 East Ann Street

Following the passage of a new state law in 1910 that enabled local communities to house military units, Ann Arbor residents interested in military affairs quickly organized a fundraising drive to build an armory there.¹⁴⁸ That year, it was announced that the state military board had authorized funding for the construction of armories in Ann Arbor and Pontiac. The cities would provide the sites and equip the buildings.¹⁴⁹ The city donated the lot at the corner of East Ann Street and North Fifth Avenue. The building was constructed by the Koch Brothers and completed in 1911 at a cost of \$25,000 (Figure 5-28). It contained a drill room of 80 ft², a reading room, a billiard room, the captain's office, orderly rooms, locker rooms, an indoor shooting range, and a kitchen in the basement.



Figure 5-28. A 1917 Postcard showing the "New Armory" at 223 East Ann Street.

The armory served as more than just a military staging area over the years. Weddings, dances, and gospel revivals have been held in its large drill room. As of 1992, it housed the Company D 156 Signal Battalion, which had a membership of 500, down from a high of 1,000 men and women. At that time, the National Guard was planning to move to the new Washtenaw Armory complex.¹⁵⁰ In the summer of 1996, developer Ed Shaffran acquired the armory from the state of Michigan for around \$405,000 hoping to convert it into 14 apartments. Realizing there was more interest in condominiums, he and Mike Corby of Grand Rapids-based Integrated Architecture drafted a concept. The site plans were approved in January 1997 and the building remains in use as condominiums (Figure 5-29).¹⁵¹

¹⁴⁸ Ann Arbor District Library, "Ann Arbor Armory, 1911," accessed February 7, 2024, https://aadl.org/buildings_hhaa003.

¹⁴⁹ "Lansing," *Detroit Free Press*, April 29, 1910, 6.

¹⁵⁰ Ann Arbor District Library, "Ann Arbor Armory."

¹⁵¹ Matt Durr, "How the Armory became condos in downtown Ann Arbor," *MLive*, published November 12, 2015, accessed February 7, 2024, https://www.mlive.com/business/ann-arbor/2015/11/developer_looks_back_on_how_th.html.; The Bouma Group Realtors, "The Armory," accessed February 7, 2024, <https://www.bouma.com/condo/the-armory-ann-arbor>.



Figure 5-29. Ann Arbor Armory, 233 East Ann Street, view from the North .

5.5.2 Fire Department: 219 East Huron Street

After the original fire house burned in 1875, the city's volunteer firemen formed a lobbying group to convince city council to make desired expenditures after major fires. The construction of the 1882 firehouse was their greatest and final success (Figure 5-30).¹⁵² At the time of its construction, there were 105 volunteer firemen in four companies. Each group had its own room in the firehouse which it was responsible for outfitting at its own expense. Only the Protection and Vigilant Companies (which operated the town's only steam-powered pumper) stored their equipment at the new firehouse.¹⁵³

When the firehouse was built, a large cistern was constructed outside the firehouse to collect up to 300 barrels of rainwater for firefighting. The city's first piped water system was installed in 1885. It included 100 fire hydrants and mostly solved the water shortage that had hindered firefighting efforts since the founding of the city.

¹⁵² Grace Shackman, "The 1882 Firehouse," from the *Ann Arbor Observer*, November 1996, 47-51, accessed February 9, 2024, <https://aadl.org/aaobserver/18336>.

¹⁵³ Grace Shackman, "The 1882 Firehouse," from the *Ann Arbor Observer*.



Figure 5-30. A circa 1920 photograph of the engine house.

Ann Arbor hired its first full-time firefighters in 1888, and the department owned five horses: three to pull the steam engine and two to pull the hook and ladder wagon. The following year, city council authorized a 60-day trial period for a completely professional department. The large upstairs room of the firehouse was divided into two dormitories and a recreation area. The city had eight full-time firemen and five more on call by 1893.¹⁵⁴

In 1915, the department acquired a self-propelled fire engine and used a combination of horse-drawn and motorized engines for some time. When horses were no longer used, the stable behind the firehouse was converted to a workshop where firemen painted signs for the city between fires. It was later converted to a garage, which was initially used by the public works department to store their grader and dump truck and later by the fire department for the chief's car.¹⁵⁵

By 1916, a small, one-story, iron-clad frame addition had been constructed on the eastern elevation near its North eastern corner and the addition on its western elevation had been expanded. The equipment inventory had increased and modernized significantly since 1908. The department now had 19 fully paid firemen and two watchmen, an American LaFrance auto hose and pumper, an American LaFrance auto hook and ladder truck, a three-horse hitch hook and ladder truck, a hose and chemical wagon, a hose wagon in reserve, and one reserve horse.¹⁵⁶

The hall was listed in the NRHP in 1972. The original building was used daily until 1977 when the city built the new fire station at the North ern end of the building. In 1982, Engine House No. 1/Central Fire Station opened as the Ann Arbor Hands-On Museum. The building is at the extreme

¹⁵⁴ Grace Shackman, "The 1882 Firehouse," from the Ann Arbor Observer.

¹⁵⁵ Grace Shackman, "The 1882 Firehouse," from the Ann Arbor Observer.

¹⁵⁶ Sanborn Map Company. Insurance Map from Ann Arbor, 1916.

southwestern corner of the Old Fourth Ward Historic District. The former armory and Engine House No. 1 are recommended as contributing resources to the Old Fourth Ward Historic District.

Table 5-10. Government Resources

Building Name	Address	Construction Date	In District	Extant
Ann Arbor Armory	223 East Ann Street	1911	Yes	Yes
Engine House No. 1/Central Fire Station	219 East Huron Street	1882	Yes	Yes

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7 Index List of Surveyed Properties

The following index presents a list of surveyed properties in the Old Fourth Ward Historic District. The index includes each resource's street and numerical address, resource name or type, resource construction date, recommended contributing or noncontributing status, and thumbnail photo. The Resource Number corresponds to the location maps appended to each resource's SHPO Architectural Properties Identification Form.




Table 7-1. Index List of Surveyed Properties

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW1	223 East Ann Street	Ann Arbor Armory	1913, 1930	Contributing	
OFW2	311 East Ann Street	House	1866	Contributing	
OFW3	321 East Ann Street	House	1878	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW4	327 East Ann Street	House	1914	Contributing	
OFW5	331 East Ann Street	House	1914	Contributing	
OFW6	333 East Ann Street	Multifamily housing	1956	Noncontributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW7	335 East Ann Street	House	1899	Contributing	
OFW8	338 East Ann Street	House	1914	Contributing	
OFW9	709 East Ann Street	House	1898	Contributing	

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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW10	710 East Ann Street	House	ca. 1899	Contributing	
OFW11	712 East Ann Street	House	1851	Contributing	
OFW12	715 East Ann Street	House	1901	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW13	801 East Ann Street	House	1932	Contributing	
OFW14	808 East Ann Street	House	1905	Contributing	
OFW15	811 East Ann Street	House	1901	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW16	812 East Ann Street	House	1905	Contributing	
OFW17	813 East Ann Street	House	1880	Contributing	
OFW18	815 East Ann Street	House	1900	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW19	816 East Ann Street	House	1903	Contributing	
OFW20	820 East Ann Street	House	1870	Contributing	
OFW21	906 East Ann Street	House	1901	Contributing	

City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW22	908 East Ann Street	House	1901	Contributing	
OFW23	909 East Ann Street	House	1940	Contributing	
OFW24	912 East Ann Street	House	1875	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW25	915 East Ann Street	House	1916	Contributing	
OFW26	917 East Ann Street	House	1912	Contributing	
OFW27	920 East Ann Street	House	1866	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW28	921 East Ann Street	House	1912	Contributing	
OFW29	925 East Ann Street	House	1915	Contributing	
OFW30	927 East Ann Street	Apartment Building	1962	Noncontributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW31 364	928 East Ann Street	House	1908	Contributing	
OFW32	929 East Ann Street	Commercial	1916	Contributing	
OFW33	931 East Ann Street	House		Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW34	1000 East Ann Street	House	1901	Contributing	
OFW35	1009 East Ann Street	House	1899	Contributing	
OFW36	1010 East Ann Street	House	1929	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW37	1015 East Ann Street	Apartment Building	1963	Noncontributing	
OFW38	1016 East Ann Street	House	ca. 1900	Contributing	
OFW39	1020 East Ann Street	House	1926	Contributing	

City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW40	216 Catherine Street	House	1869	Contributing	
OFW41	308 Catherine Street	House	ca. 1905	Contributing	
OFW42	314 Catherine Street	House	ca. 1885	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW43	315 Catherine Street	Apartment Building	1966	Noncontributing	
OFW44	318 Catherine Street	House	1868	Contributing	
OFW45	319 Catherine Street	House	ca. 1885	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW46	322 Catherine Street	House	ca. 1905	Contributing	
OFW47	324 Catherine Street	House	1870	Contributing	
OFW48	325 Catherine Street	House	1907	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW49	326 Catherine Street	House	1913	Contributing	
OFW50	326.5 Catherine Street	House	1908	Contributing	
OFW51	328 Catherine Street	House	1901	Contributing	

City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW52	329 Catherine Street	House	1907	Contributing	
OFW53	331 Catherine Street	House	1901	Contributing	
OFW54	334 Catherine Street	House	1892-1898	Contributing	

City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW55	335 Catherine Street	House	1903	Contributing	
OFW56	338 Catherine Street	House	1901	Contributing	
OFW57	500 Catherine Street	House	1916	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW58	502 Catherine Street	House	1914	Contributing	
OFW59	504 Catherine Street	House	1920	Contributing	
OFW60	506 Catherine Street	House	1902	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW61	510 Catherine Street	House	1901	Contributing	
OFW62	514 Catherine Street	House	1908	Contributing	
OFW63	515 Catherine Street	House	1911	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW64	516 Catherine Street	House	1913	Contributing	
OFW65	517 Catherine Street	House	1908	Contributing	
OFW66	600 Catherine Street	House	1916	Contributing	


City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW67	601 Catherine Street	House	1913	Contributing	
OFW68	602 Catherine Street	House	ca. 1900	Contributing	
OFW69	603 Catherine Street	House	1910	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW70	605 Catherine Street	House	1916	Contributing	
OFW71	606 Catherine Street	House	1899	Contributing	
OFW72	607 Catherine Street	House	1916	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW73	608 Catherine Street	House	1918	Contributing	
OFW74	611 Catherine Street	House	1922	Contributing	
OFW75	701 Catherine Street	House	1955	Noncontributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW76	710 Catherine Street	House	1910	Contributing	
OFW77	711 Catherine Street	House	1901	Contributing	
OFW78	712 Catherine Street	House	1901	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW79	713 Catherine Street	House	ca. 1869	Contributing	
OFW80	715 Catherine Street	House	1901	Contributing	
OFW81	716 Catherine Street	House	ca. 1889	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW82	720 Catherine Street	House	1890	Contributing	
OFW83	721 Catherine Street	House	1901	Contributing	
OFW84	801 Catherine Street	Residential	ca. 1869	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW85	806 Catherine Street	Residential	1914	Contributing	
OFW86	808 Catherine Street	Residential	1910	Contributing	
OFW87	809 Catherine Street	Residential	1960-1961	Noncontributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW88	811 Catherine Street	Residential	ca. 1905	Contributing	
OFW89	812 Catherine Street	Residential	1901	Contributing	
OFW90	916 Catherine Street	House	ca. 1912	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW91	918 Catherine Street	House	ca. 1912	Contributing	
OFW92	920 Catherine Street	House	ca. 1914	Contributing	
OFW93	922-930 Catherine Street	Multifamily housing	2013	Noncontributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW94	996-1004 Catherine Street	Multifamily housing	1997	Noncontributing	
OFW95	1006 Catherine Street	Apartment Building	1967	Noncontributing	
OFW96	300 Detroit Street	Commercial	1925	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW97	414 Detroit Street	House	1883	Contributing	
OFW98	415 Detroit Street	Commercial	1901	Contributing	
OFW99	417 Detroit Street	Commercial	1864	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW100	418 Detroit Street	Residential	1886	Contributing	
OFW101	419 Detroit Street	Commercial	1868	Contributing	
OFW102	422 Detroit Street	Commercial	1902	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW103	500 Detroit Street	Commercial	1950	Noncontributing	
OFW104	501 Detroit Street	House	1900	Contributing	
OFW105	509 Detroit Street	House	1892	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW106	515 Detroit Street	House	1901	Contributing	
OFW107	516 Detroit Street	House	1896	Contributing	
OFW108	520 Detroit Street	House	2011	Noncontributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW109	521 Detroit Street	House	1892	Contributing	
OFW110	522 Detroit Street	House	1901	Contributing	
OFW111	525 Detroit Street	Commercial	1920	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW112	526 Detroit Street	House	1904	Contributing	
OFW113	530 Detroit Street (no building?)	House	1904	Contributing	
OFW114	534-536 Detroit Street	House	1888	Contributing	

City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW115	537 Detroit Street	House	1901	Contributing	
OFW116	543 Detroit Street	House	ca. 1850	Contributing	
OFW117	544 Detroit Street	Commercial	2014	Noncontributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW118	547-549 Detroit Street	House	1901	Contributing	
OFW119	117 North Division	House	1912	Contributing	
OFW120	213 North Division	House	1901	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW121	215 North Division	House	1902	Contributing	
OFW122	217 North Division Street	House	1904	Contributing	
OFW123	218 North Division Street	House	1844	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW124	303 North Division Street	House	1837	Contributing	
OFW125	309 North Division Street	House	1896	Contributing	
OFW126	401 North Division Street	Community High School	1921	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW127	406 North Division Street	House	1915	Contributing	
OFW128	411 North Division Street	House	1901	Contributing	
OFW129	412 North Division Street	House	ca. 1830	Contributing	


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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW130	415 North Division Street	House	1916	Contributing	
OFW131	418 North Division Street	House	ca. 1865	Contributing	
OFW132	505 North Division Street	Misses Clark's School/ Clark Girls School	1865	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW133	513 North Division Street	House	ca. 1888	Contributing	
OFW135	514 North Division Street	House	1910	Contributing	
OFW135	515 North Division Street	House	1912	Contributing	

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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW136	518 North Division Street	House	1910	Contributing	
OFW137	521 North Division Street	House	1885	Contributing	
OFW138	522 North Division Street	House	1901	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW139	524 North Division Street	House	1895	Contributing	
OFW140	525 North Division Street	House	1916	Contributing	
OFW141	529 North Division Street/540 Detroit Street	House	1892	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW142	530 North Division Street	House	1866;1888	Noncontributing	
OFW143	538 North Division Street	House	1895	Contributing	
OFW144	544 North Division Street	House	1917	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW145	511 Elizabeth Street	House	1901	Contributing	
OFW146	517 Elizabeth Street	St. Thomas the Apostle Catholic Church Convent	1912	Contributing	
	520 Elizabeth Street (515 North State Street)	St. Thomas the Apostle Catholic Church Rectory	1902	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW147	521 Elizabeth Street	House	1870	Contributing	
OFW148	525 Elizabeth Street	House	1920	Contributing	
OFW149	529 Elizabeth Street	House	1901	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW375	530 Elizabeth Street (515 North State Street)	St. Thomas the Apostle Catholic Church	1897	Contributing	
OFW150	533 Elizabeth Street	House	1901	Contributing	
OFW151	537 Elizabeth Street	House	1872	Contributing	

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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW374	540 Elizabeth Street (515 North State Street)	St. Thomas the Apostle Catholic School	1925-1955	Contributing	
OFW152	541 Elizabeth Street	House	1901	Contributing	
OFW153	543 Elizabeth Street	House	1901	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW154	547 Elizabeth Street	House	1901	Contributing	
OFW155	212 North Fifth Avenue	House	1908	Contributing	
OFW156	214 North Fifth Avenue	House	1892	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW157	215 North Fifth Avenue	Apartment Building	2012	Noncontributing	
OFW158	216 North Fifth Avenue	House	1908	Contributing	
OFW159	217 North Fifth Avenue	House	1900	Contributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW160	220 North Fifth Avenue	House	1844	Contributing	
OFW161	221 North Fifth Avenue	House	1880	Contributing	
OFW162	300 North Fifth Avenue	Commercial	1983	Noncontributing	




City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW163	301 North Fifth Avenue	Commercial	1887	Contributing	
OFW164	109 Glen Avenue	House	1902	Contributing	
OFW165	121 Glen Avenue	House	1896	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW166	201-217 Glen Avenue	Mixed use	2023	Noncontributing	
OFW170	410 High Street	House	1901	Contributing	
OFW171	411 High Street	Apartment Building	1963	Noncontributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW170.1	415 High Street	House	1880	Contributing	
OFW173	418 High Street	House	1901	Contributing	
OFW174	423 High Street	House	1898	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW175	502 High Street	House	1917	Contributing	
OFW176	504 High Street	Union Church/Second Baptist Church of Ann Arbor	1910	Contributing	
OFW177	219 East Huron Street	Engine House No.1/Central Fire Station	1882	Contributing	

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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW178	412 East Huron Street	House	1850	Contributing	
OFW179	416 East Huron Street	House	1900	Contributing	
OFW365	502 East Huron Street	First Baptist Church of Ann Arbor Rectory	1880	Contributing	



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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW180	512 East Huron Street	First Baptist Church of Ann Arbor	1880	Contributing	
OFW181	617 East Huron Street	Harris Hall/St. Andrew's Guild House	1886	Contributing	
OFW182	715 East Huron Street	Educational	1898	Contributing	

City of Ann Arbor Old Fourth Ward Historic District: Survey Report—Final

Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW183	721 East Huron Street	House	1883	Contributing	
OFW184	805 East Huron Street	House	1898	Contributing	
OFW185	809 East Huron Street	House	1894	Contributing	

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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW186	815 East Huron Street	House	1888	Contributing	
OFW187	903 East Huron Street	House	1858	Contributing	
OFW188	907 East Huron Street	House	1997	Noncontributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW189	909 East Huron Street	House	1898	Contributing	
OFW190	913 East Huron Street	House	1906	Contributing	
OFW191	915 East Huron Street	House	1912	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW192	917 East Huron Street	House	1908	Contributing	
OFW193	921 East Huron Street	House	1964	Noncontributing	
OFW194	1001 East Huron Street	University Reformed Church/Harvest Mission Community Church	1964	Noncontributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW194	1001 East Huron Street (Front on East Ann Street)	Residential	1901	Contributing	
OFW195	101 North Ingalls Street	Apartment building	1961	Noncontributing	
OFW196	110 North Ingalls Street	House	1901	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW197	113 North Ingalls Street	House	1901	Contributing	
OFW198	114 North Ingalls Street	House	1901	Contributing	
OFW199	118 North Ingalls Street	House	1910	Contributing	

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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW200	120 North Ingalls Street	House	1910	Contributing	
OFW201	200 North Ingalls Street	House	1902	Contributing	
OFW202	203 North Ingalls Street	House	1911	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW203	204 North Ingalls Street	House	1901	Contributing	
OFW204	209 North Ingalls Street	Multiple-dwelling	1923	Contributing	
OFW205	210 North Ingalls Street	House	1896	Contributing	

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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW206	213 North Ingalls Street	House	1896	Contributing	
OFW207	217 North Ingalls Street	House	1910	Contributing	
OFW208	220 North Ingalls Street	House	1901	Contributing	

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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW209	221 North Ingalls Street	House	1898	Contributing	
OFW210	301 North Ingalls Street	House	1896	Contributing	
OFW211	309 North Ingalls Street	House	ca. 1895	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW212	311 North Ingalls Street	House	1900	Contributing	
OFW213	321 North Ingalls Street	House	1889	Contributing	
OFW214	407 North Ingalls Street	House	1928	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW215	411 North Ingalls Street	House	1900	Contributing	
OFW216	415 North Ingalls Street	House	1850	Contributing	
OFW217	419 North Ingalls Street	House	1910	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW218	324 East Kingsley Street	District No. 11 School/St. Thomas the Apostle Catholic School	1846	Contributing	
OFW219	330 East Kingsley Street	House	1911	Contributing	
OFW220	331 East Kingsley Street	House	1901	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW221	334 East Kingsley Street	House	1912	Contributing	
OFW222	335 East Kingsley Street	House	1829	Contributing	
OFW223	338 East Kingsley Street	House	ca. 1845	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW224	346 East Kingsley Street	House	1916	Contributing	
OFW225	407 East Kingsley Street	House	1901	Contributing	
OFW226	409 East Kingsley Street	Apartment Building	1964	Noncontributing	


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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW227	413 East Kingsley Street	House	1929	Contributing	
OFW228	414 East Kingsley Street	House	1905	Contributing	
OFW229	418 East Kingsley Street	House	1895	Contributing	



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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW230	419 East Kingsley Street	House	1927	Contributing	
OFW231	421 East Kingsley Street	House	1928	Contributing	
OFW232	422 East Kingsley Street	Apartment Building	1966	Noncontributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW233	426 East Kingsley Street	House	1895	Contributing	
OFW234	502 East Kingsley Street	House	1896	Contributing	
OFW235	503 East Kingsley Street	House	1899	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW236	506 East Kingsley Street	House	ca. 1890	Contributing	
OFW237	507 East Kingsley Street	House	1885	Contributing	
OFW238	511 East Kingsley Street	House	1880	Contributing	


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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW239	514 East Kingsley Street	House	1886	Contributing	
OFW240	600 East Kingsley Street	House	1890	Contributing	
OFW241	707 East Kingsley Street	Apartment Building	1955	Noncontributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW242	708 East Kingsley Street	House	ca. 1897	Contributing	
OFW243	711 East Kingsley Street	Apartment Building	1962	Noncontributing	
OFW244	712 East Kingsley Street	House	ca. 1892	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW245	713 East Kingsley Street	House	1901	Contributing	
OFW246	715 East Kingsley Street	House	1899	Contributing	
OFW247	716 East Kingsley Street	House	1895	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW248	721 East Kingsley Street	Apartment Building	1965	Noncontributing	
OFW249	722 East Kingsley Street	House	1894	Contributing	
OFW250	727 East Kingsley Street	Apartment Building	1958	Noncontributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW251	802 East Kingsley Street	House	1898	Contributing	
OFW252	803 East Kingsley Street	House	1898	Contributing	
OFW253	806 East Kingsley Street	House	1901	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW254	808 East Kingsley Street	House	1901	Contributing	
OFW255	809 East Kingsley Street	Apartment Building	1929	Contributing	
OFW256	812 East Kingsley Street	House	1867	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW257	816 East Kingsley Street	House	1883	Contributing	
OFW258	820 East Kingsley Street	House	1903	Contributing	
OFW259	401 Lawrence Street	House	1890	Contributing	


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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW376	413 Lawrence Street	Apartment Building	1965	Noncontributing	
OFW269	414 Lawrence Street	House	1901	Contributing	
OFW262	418 Lawrence Street	House	1914	Contributing	

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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW263	503 Lawrence Street	House	1883	Contributing	
OFW264	504 Lawrence Street	House	1890	Contributing	
OFW265	507 Lawrence Street	House	1899	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW266	508 Lawrence Street	House	1896	Contributing	
OFW267	510 Lawrence Street	House	1864	Contributing	
OFW268	511 Lawrence Street	House	1853	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW269	514 Lawrence Street	House	1872	Contributing	
OFW270	515 Lawrence Street	Apartment Building	1966	Noncontributing	
OFW271	518 Lawrence Street	House	1914-1916	Contributing	


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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW272	519 Lawrence Street	House	1901	Contributing	
OFW273	602 Lawrence Street	House	1853	Contributing	
OFW274	603 Lawrence Street	House	1883	Contributing	



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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW275	609 Lawrence Street	House	1853	Contributing	
OFW276	610 Lawrence Street	House	1901	Contributing	
OFW277	612 Lawrence Street	House	1916	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW278	616 Lawrence Street	House	1918	Contributing	
OFW279	707 Lawrence Street	House	1908	Contributing	
OFW280	709 Lawrence Street	House	1895	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW281	710 Lawrence Street	House	1916	Contributing	
OFW282	714 Lawrence Street	House	1910	Contributing	
OFW283	715 Lawrence Street	House	1890	Contributing	



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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW284	718 Lawrence Street	House	1912	Contributing	
OFW285	723 Lawrence Street	House	1901	Contributing	
OFW286	800 Lawrence Street	House	1864	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW287	804 Lawrence Street	House	1916	Contributing	
OFW288	807 Lawrence Street	House	1892	Contributing	
OFW289	808 Lawrence Street	House	1916	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW290	809 Lawrence Street	House	1883	Contributing	
OFW291	810 Lawrence Street	House	1894	Contributing	
OFW292	812 Lawrence Street	House	1901	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW293	815 Lawrence Street	House	1866	Contributing	
OFW294	100 North State Street	Church;Residential	1882	Contributing	
OFW295	110 North State Street	House	1884	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW296	116 North State Street	House	1910	Contributing	
OFW297	118 North State Street	House	1901	Contributing	
OFW298	120 North State Street	House	1899	Contributing	



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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW299	200 North State Street	Apartment Building	1928	Contributing	
OFW300	204 North State Street	House	1901	Contributing	
OFW301	207 North State Street	House	1920	Contributing	


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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW302	210 North State Street	House	1900	Contributing	
OFW303	215 North State Street	House	ca. 1900	Contributing	
OFW304	216 North State Street	House	1880	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW305	217 North State Street	House	ca. 1930	Contributing	
OFW306	301 North State Street	House	1882	Contributing	
OFW307	306 North State Street	House	1898	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW308	307 North State Street	House	1882	Contributing	
OFW309	310 North State Street	House	1913	Contributing	
OFW311	315 North State Street	House	1874	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW310	316 North State Street	House		Contributing	
OFW312	322 North State Street	House	1928	Contributing	
OFW313	403 North State Street	House	1878	Contributing	

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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW314	406 North State Street	House	1858	Contributing	
OFW315	410 North State Street	House	1928	Contributing	
OFW316	411 North State Street	House	1878	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW317	418 North State Street	House	1858	Contributing	
OFW318	419 North State Street	House	1892-1898	Contributing	
OFW319	424 North State Street	House	1892-1898	Contributing	

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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW320	502 North State Street	House	1892-1898	Contributing	
OFW321	506 North State Street	House	1866	Contributing	
OFW322	510 North State Street	House	1928	Contributing	

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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW323	514 North State Street	House	1891	Contributing	
OFW324	515 North State Street	Church, rectory	1899, 1902, ca. 1929	Contributing	
OFW325	516 North State Street	House	1921	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW326	518 North State Street	House	1922	Contributing	
OFW327	520 North State Street	House	1932	Contributing	
OFW328	528 North State Street	House	1915	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW329	530 North State Street	House	1909	Contributing	
OFW330	534 North State Street	House	1908	Contributing	
OFW331	538 North State Street	House	1901	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW332	540 North State Street	House	1880	Contributing	
OFW333	544 North State Street	House	1888	Contributing	
OFW334	545 North State Street	Apartment Building	1965	Noncontributing	



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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW335	106 North Thayer Street/801 East Huron Street	House	1890	Contributing	
OFW336	109 North Thayer Street	House	1897	Contributing	
OFW337	110 North Thayer Street	House	1895	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW338	114 North Thayer Street	House	1904	Contributing	
OFW339	117 North Thayer Street	House	1895	Contributing	
OFW340	118 North Thayer Street	House	1904	Contributing	

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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW341	119 North Thayer Street	House	1894	Contributing	
OFW342	122 North Thayer Street	House	1905	Contributing	
OFW343	123 North Thayer Street	House	ca. 1890	Contributing	

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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW344	201 North Thayer Street	House	1912	Contributing	
OFW345	205 North Thayer Street	House	1911	Contributing	
OFW346	206 North Thayer Street	House	1853	Contributing	

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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW347	209 North Thayer Street	House	1912	Contributing	
OFW348	210 North Thayer Street	House	1888	Contributing	
OFW349	213 North Thayer Street	House	1902	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW350	214 North Thayer Street	Apartment Building	1962	Noncontributing	
OFW351	217 North Thayer Street	House	1908	Contributing	
OFW352	222 North Thayer Street	House	1837	Contributing	




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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW353	310 North Thayer Street	House	1894	Contributing	
OFW354	312 North Thayer Street	House	1885	Contributing	
OFW355	314 North Thayer Street	House	1920	Contributing	



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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW356	315 North Thayer Street	House	ca. 1880	Contributing	
OFW357	317 North Thayer Street	House	1901	Contributing	
OFW358	321 North Thayer Street	House	1890	Contributing	

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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW359	404 North Thayer Street	Apartment Building	1960	Noncontributing	
OFW360	405 North Thayer Street	House	1978	Contributing	
OFW361	410 North Thayer Street	House	1888	Contributing	

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Resource No.	Street Address	Resource Name/Type	Construction Date	Eligibility Recommendation	Thumbnail Photo
OFW362	412 North Thayer Street	House	1870	Contributing	
OFW363	415 North Thayer Street	House	1902	Contributing	



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