

Individual Historic Properties
Historic District Study Committee

FINAL REPORT

September 8, 1994

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Recommended Individual Historic Properties

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I. Introduction

In March 1988, on the recommendation of the Landmarks Study Committee, the Ann Arbor City Council created the Individual Historic Properties Historic District containing 47 separate properties. Two years later, Council created the Individual Historic Properties Historic District Study Committee as a standing Committee to research and periodically recommend the designation of additional individual properties that meet the criteria contained in the Historic District Code. In October 1993, the Kellogg/Warden House at 500 North Main Street, was added to the district. This report recommends an additional 73 properties be included in the district. The current members of the Study Committee are:

John Barrie, Rosemarion Blake, Mary Culver, Alex DeParry, H. Mark Hildebrandt, Marshall McLennan, Norman Tyler, Lori Ward, and Susan Wineberg who serves as Chair.

II. Designation Criteria

Section 8:408 of the Ann Arbor Historic District Code sets forth the following criteria:

"Any structure, property, or area that meets one or more of these criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration:

- (a) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or country;
- (b) Its location as a site of significant local, county, state, or national event;
- (c) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or country;
- (d) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
- (e) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or country;
- (f) Its embodiment of elements of design, detailing, materials, or craftsmanship that

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render it architecturally significant;

- (g) Its embodiment of design elements that make it structurally or architecturally innovative;
- (h) Its unique location or singular physical characteristics that make it an established or familiar visual feature;
- (i) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance;
- (j) Its suitability for preservation or restoration."

Initially, the Committee developed a list of over 300 potentially eligible properties, including selections made by the previous Landmarks Study Committee, the Washtenaw Hill Historic District Study Committee, and the Ann Arbor Historical Foundation's Publications Committee. That list has been carefully refined to the present recommendation of 73 properties significant in one or more of five categories: architecture, history, industry and commerce, schools, and unique structures. This comprehensive group of buildings reflects a century of Ann Arbor's growth and development from the 1830s to 1930. Though the Committee has considered several significant modern buildings, they are reserving them for a later group nomination. Buildings which are significant as examples of an unusual type of construction are also being studied for future recommendations.

Most of the buildings in this nomination are residential, though a few important commercial buildings, as well as churches, schools, and industrial buildings, are included. Geographically, they are located from Washtenaw and Geddes on the east, to Dexter and Miller on the west, from Pontiac Trail on the north, to Granger on the south. The main concentrations are on the edges of downtown and on the north side.



1029 Pontiac, circa 1900

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Hildene Manor, 2220 Washtenaw

III. Architectural Significance

Forty-eight properties were chosen as examples of architectural styles or detailing significant to the character and historical development of the community. They include:

- Thirty-seven single family houses from 1832 to 1917
- One two-family house from 1853
- Four 1920s apartment buildings
- Four commercial structures varying widely in age and style
- One former fraternity house
- One church

Nearly all have retained the same, or similar, use for which they were built. Of the 37 structures that were built as single family houses, 27 remain so, and 20 are still owner occupied. Seven are still residential but have been divided into apartments. Two of the houses are now used as offices, and one was converted to the First Unitarian Universalist Church in 1956. The former fraternity building is now owned by the U-M and used as the William Monroe Trotter House, an African-American student cultural center. The apartment houses are still as elegant as their names imply: the Planada, the Anberay, Observatory Lodge, and Hildene Manor. One of the commercial structures, built as a gas station, is now a flower shop. Two other structures remain as commercial retail businesses, while the fourth still retains its original owner and occupant, the Michigan Bell Telephone Company.

The most prevalent style in the architectural significance category is Greek Revival. This style represents buildings from the earliest decades of the village's development up through the 1850s. Often tiny, but always elegant and simple, they reflect the aspirations of an ambitious and educated community. Two other styles are well represented: Italianate from the 1860s and 1870s, and Queen Anne from the 1890s. Each of these styles represents a period of substantial prosperity and expansion in the city.

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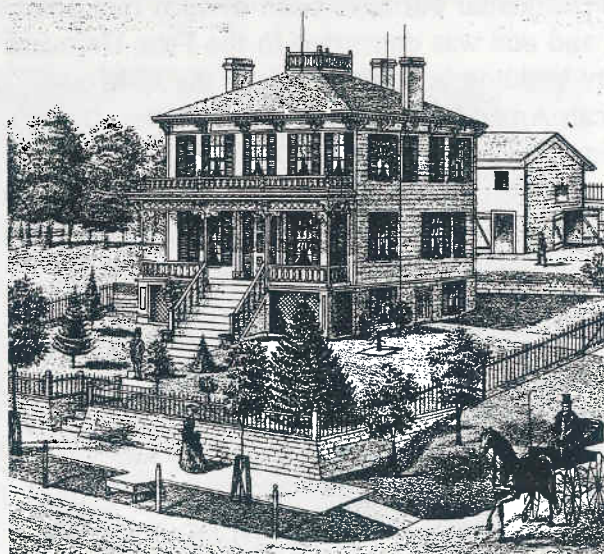
George Wahr House, 445 South Fourth Avenue

IV. Historical Significance

Eight properties were chosen primarily for their significance as part of the historical and cultural development of the community. They include:

- the oldest African-American church still in use as a church
- the oldest school structure, now part of a house
- a neighborhood market with two adjacent houses built from the bricks of the 1837 County Jail
- five houses associated with people significant in the city's history

All but one of the houses considered significant because of their history are from the 19th century. Though they have been altered in ways that may compromise their architectural distinction, they still speak eloquently of our early history and the people who were a part of it. The one exception, though undistinguished in its own right, is the only remaining location where Raoul Wallenberg, internationally known for his humanitarian efforts during World War II, lived while a student at the University.



Waite-Kellogg House from the 1874 Atlas, 723 Moore

V. Industrial/Commercial Significance

Eight properties were chosen for their significance to the industrial or commercial heritage of the community. They include:

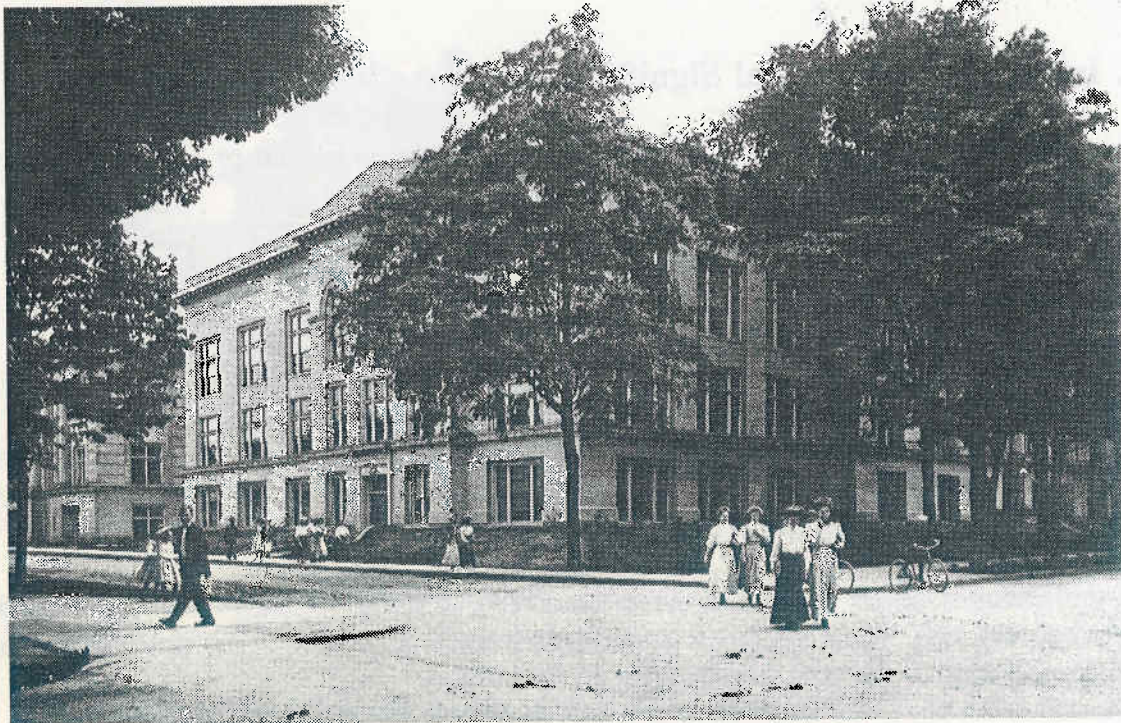
- an organ factory and an agricultural hall, both now converted to office use
- an early Michigan Central Railroad Depot, now a house
- two Detroit Edison buildings still owned and used by them
- a former Edison relay station, now converted to an architectural office
- a lumber yard complex where the main building is now a restaurant
- Braun Court, a mews of seven inexpensive rental houses now converted to restaurants, and the site of builder/developer Samuel Braun's carpenter shop (these are counted as one property though there are eight lots in the complex)

All but two of these properties have been substantially, though creatively, adapted for contemporary uses. Their continued physical presence helps to enrich our sense of the past while still contributing to the economic vitality of the present.



Agricultural Hall, 201 Catherine

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Ann Arbor High School soon after rebuilding

VI. Significant School Buildings

In the early 1920s, the citizens of Ann Arbor responded to serious overcrowding in the public schools by passing a \$2,000,000 bond issue. Two of the five schools built with these funds are already designated: Bach School in the Old West Side Historic District and Community High School, built as Jones School, in the Old Fourth Ward Historic District. This recommendation includes the other three:

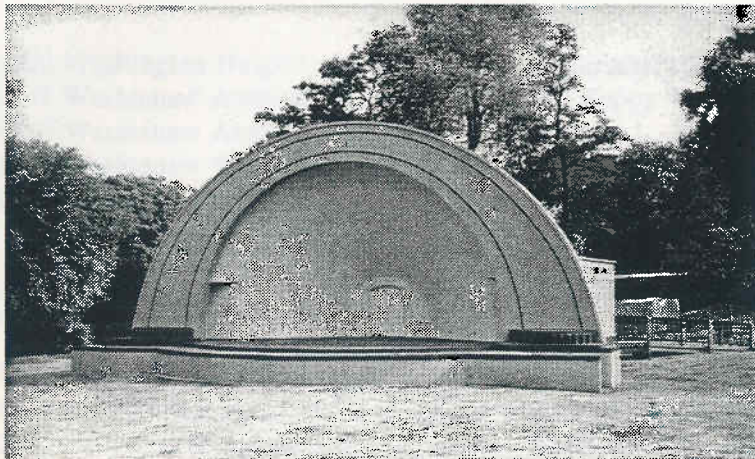
- Mack School
- Angell School
- Burns Park School, built as Tappan Intermediate

Though they vary in size and site, each of these schools is similar in plan, material, and architectural approach. They are Collegiate Gothic in style, made of red brick trimmed with grey stone, and all have banks of large double-hung windows. All still function as schools though the old section of Mack is now used for offices and community programs.

Two other schools, both now owned by the U-M, are also included:

- Ann Arbor High School, now the Frieze Building
- Perry School, now used primarily for offices

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West Park Band Shell

VII. Other Significant Structures

The following four non-habitable structures were chosen for their significance as established visual features and singular physical character:

- the elegant Greek temple at the upstream end of the island in Island Park
- the lovely pergola that forms the entrance to West Park
- the newly restored Band Shell in West Park
- a unique and very old stucco dovecote on the grounds of the historic Jonathan Lund House on Pontiac Trail

Only the dovecote is privately owned. The remaining structures are all City property under the jurisdiction of the Parks and Recreation Department.



Lund Dovecote, 1324 Pontiac

VIII. Recommended Properties

Architectural Significance

1127 East Ann Street	The Planada Apartments
214 216 West Ann Street	David & Sabina McCollum House
1027 Broadway	August Herz Building
1418 Broadway	Mary Ann Tuttle House
1520 Broadway	J. C. Taylor House
1660 Broadway	Samuel & Ophelia House House
2961 Dexter Avenue	Frederick Kuehnle House
303 South Division Street	Emmanuel Mann House
530 South Division Street	John G. Koch House
1111 Fair Oaks Parkway	James Petrie House
605 North Fifth Avenue	Chester & Sabrina Tuttle House
713 North Fifth Avenue	Pat Foran House
419-421 South Fifth Avenue	Henry & Mary Mann House
437 South Fifth Avenue	John McCarthy House
450 South Fifth Avenue	George Boughard House
205 North First Street	Sarah M. Bronson House
442 South Fourth Avenue	Gottlieb Wild House
445 South Fourth Avenue	George Wahr House
451 South Fourth Avenue	Ward/Kerr House
2103 Geddes Avenue	Charles & Barbara Conrath Farm
627 Gott Street	George & Ella Clark House
1430 Granger Avenue	Arthur & Etta Arnold House
1808 Hermitage Road	Marvin A. Ives House
300 West Huron Street	Hunter Brothers Gas Station
1309 Jones Drive	David Lesure House
1444 West Liberty Street	Jacob Beck House
940 Maiden Lane	Nathan Burnham House (947 Wall)
219-223 North Main Street	First and Second Pardon Blocks
707 Miller Avenue	Fred and Mary Brown House
1884 Miller Avenue	John Bird House
915 Oakland Avenue	Alviso Stevens House
120 Packard Street	William Wallace Wines House
126 Packard Street	Daniel Wines House
1029 Pontiac Street	Anson and Desire Brown House
1317 Pontiac Street	William R. Perry House
1416 Pontiac Street	Christian Schmid House
625 Spring Street	Henry Paul House
331 Thompson Street	St. Mary's Student Chapel
619 East University Avenue	Anberay Apartments
936 Wall Street	Sumner Hicks House
323 East Washington Street	Michigan Bell Telephone Company
411-413 East Washington Street	Albert Polhemus House
606 East Washington Street	Zenas Burd House

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1402 Washington Heights
1443 Washtenaw Avenue
1850 Washtenaw Avenue
1917 Washtenaw Avenue
2220 Washtenaw Avenue

Observatory Lodge
Phi Kappa Sigma Fraternity
Edward L. Adams House
Dean Meyers House/Unitarian Church
Hildene Manor

Historical Significance

1300 Broadway
1324 Broadway
632 North Fourth Avenue
308 East Madison Street
723 Moore Street
611, 613, 615 North Main Street
1709 Pontiac Street
1202 Traver Street

Absalom Traver House
Zerah Pulcipher House
AME Church
Vernon Willey (Raoul Wallenberg) House
Waite/Kellogg House
Robinson Houses/Sinelli's Market
Josiah Beckley House
District School

Industrial/Commercial Significance

313-327 Braun Court
982 Broadway
987 Broadway
201 Catherine Street
304 Depot Street
530 North Fifth Avenue
120-130 South First Street
916 Fuller Street

Braun Court
Detroit Edison Building
Argo Substation
Agricultural Hall
Wood and Perrin
Michigan Central Railroad Depot
Almendinger Organ Factory
Washtenaw Light and Power Building

Significant School Buildings

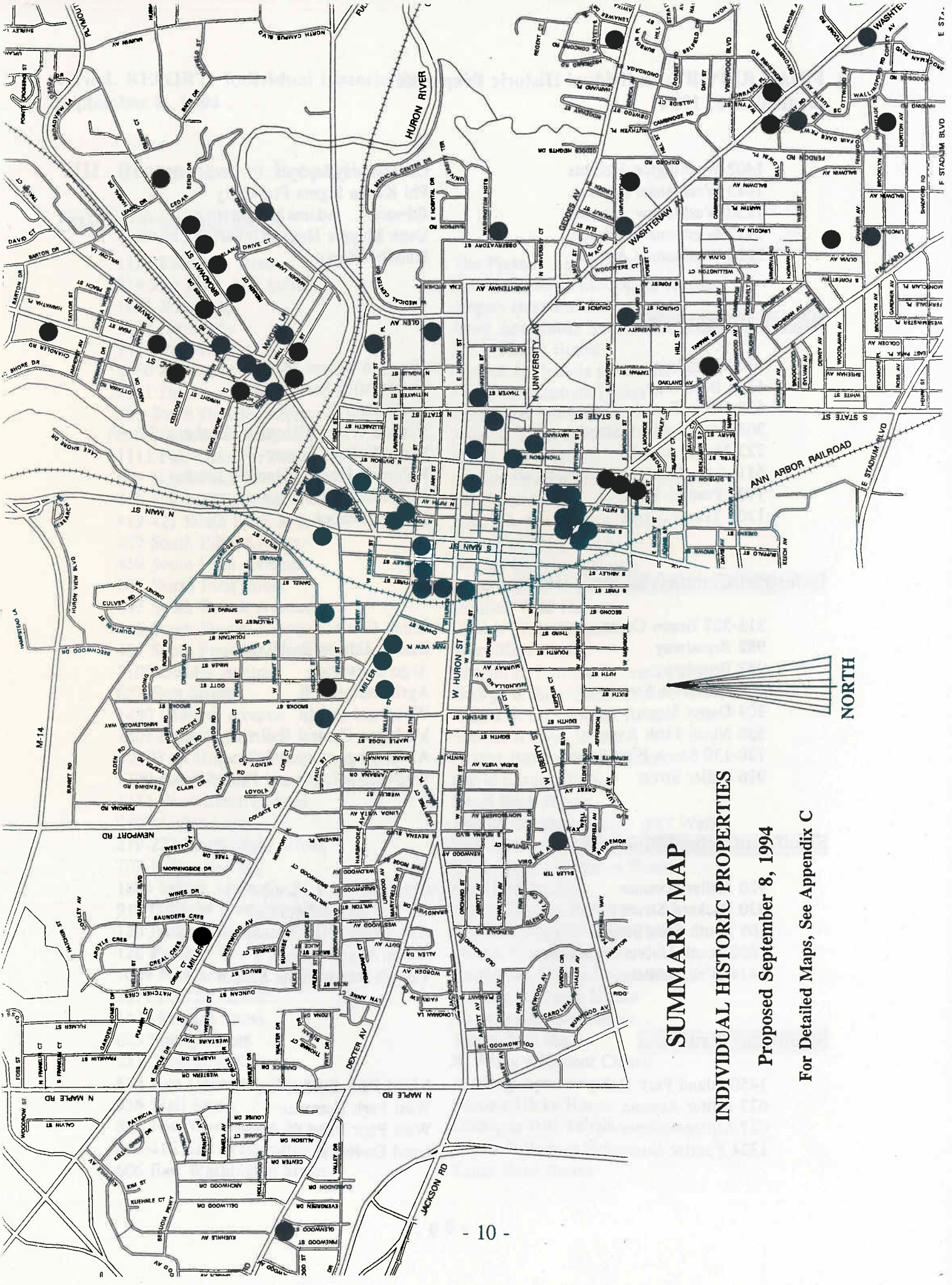
920 Miller Avenue
330 Packard Street
105 South State Street
1608 South University Avenue
1414 Wells Street

Christian Mack School
W. S. Perry School
Ann Arbor High School
James Angell School
Tappan Intermediate School

Significant Structures

1450 Island Park Drive
627 Miller Avenue
627 Miller Avenue
1324 Pontiac Street

Island Park Shelter
West Park Entrance
West Park Band Shell
Lund Dovecote



SUMMARY MAP
INDIVIDUAL HISTORIC PROPERTIES
 Proposed September 8, 1994
 For Detailed Maps, See Appendix C

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