



**ANNUAL REPORT OF THE
ANN ARBOR
HISTORIC DISTRICT COMMISSION
TO THE ANN ARBOR CITY COUNCIL
FOR THE CALENDAR YEAR 2017**

Introduction

In accordance with the bylaws of the Ann Arbor Historic District Commission, an annual report is to be prepared by staff, approved by the Commission, and presented to City Council each year outlining the activities of the Historic District Commission for the previous year.

Annual Retreat

A Historic District Commissioner retreat was held March 25, 2017. The retreat agenda included review and discussion of:

- Review of projects built in the last year
- Annual by-law review
- Procedures Refresh: representing the HDC in public; Deny or postpone?
- Chapter 103 Historic Preservation: Roles of the Commission
- Annual by-law review

Statistics

A total of 215 applications were received by the Commission in 2013. This is down 7% from the 231 applications received in 2012.

The Historic District Commission has delegated a number of minor activities to staff to approve on their behalf, and 173 of the 215 (or 80%) of the applications submitted for staff approval received staff Certificates of Appropriateness. Generally speaking, these are routine work activities that do not affect historic materials on a structure, like replacing a non-historic roof with the same. Other examples of some of the thirty-six kinds of work that may be approved by staff, if the work is appropriate, include:

- Replacement of non-original windows, doors, or garage doors
- Installation of external lighting on signs
- Reconstruction of existing porches
- New or replacement fences
- Replacement of walkways
- Installation of skylights on non-character defining roofs
- Installation of solar panels on non-character defining roofs
- Installation of windows and doors in new openings on non-contributing buildings
- Installation of new residential patios located at the rear of the building
- Installation of new metal chimneys that do not compromise architectural roof features

The Commission held hearings on the other 42 applications during their regular monthly meetings. Of those applications, 23 (or 55%) received Certificates of Appropriateness and five applications (or 5%) were denied. Fourteen (14) applications (33%) were partially denied, with

some portion of the application not being approved while other aspects of the application received Certificates of Appropriateness. All of the sites were visited prior to their hearing by the HDC Review Committee, which is made up of two Commissioners and staff.

The denied applications included:

- ❑ A request to replace wood windows with vinyl.
- ❑ Signage.
- ❑ Installation of screens on side porch.

Historic Preservation Awards

Each year, the Historic District Commission presents Historic Preservation Awards to property owners who have shown dedication to preservation by rehabilitating or maintaining their historic property. The Ann Arbor Historic District Commission's 2013 awards were presented by Mayor **John Hieftje** during the June 3, 2013 City Council meeting. A reception for award recipients was held at the Judge Robert S. Wilson House following the ceremony at City Hall.

Rehabilitation Awards

Rehabilitation Awards recognize substantial work which returns a property to a state of utility through repair or alteration in accordance with good preservation practice as established by the US Department of the Interior. The work facilitates contemporary needs but respects the features of the property which are significant to its historic and architectural values.



Awarded to: The Shaffran Companies, dba 420 W. Huron LLC.

For: 420 W. Huron - Free Methodist Church

Built in 1921 as the Free Methodist Church, this building served as the Washtenaw County Shelter for the Homeless for 30 years, from 1984-2004. The building was restored using archival photos by Ed Shaffran (420 W. Huron Associates, LLC) in 2005 and is now the Ann Arbor School of Yoga.

Preservation Awards

Preservation awards are given to owners who have undertaken superior maintenance and repair of a significant property to preserve its essential historical, cultural or architectural value for a period of 10 years or more.



Awarded to: Lottie Van Curler

For: 120 Packard - William W. Wines house

Built ca. 1848 by William W. Wines, an early pioneer from Connecticut, this house has been home to many important people in Ann Arbor's history. One family in the 1880s was that of Sedgewick Dean, whose daughter Elizabeth willed \$2 million to Ann Arbor to take special care of its trees in 1964. Since 1965 it has been home to Lottie Van Curler who has

maintained it in excellent condition. This site is a former Individual Historic Property Historic District.



Awarded to: John Mouat and Lisa Mouat Snapp.
For: 719 W. Washington - David F. Allmendinger House

This simple Queen Anne home was built by Allmendinger who founded the Ann Arbor Organ Company (first Organ Works, then Allmendinger Organ)

in 1874. Starting from two houses at Washington and First, Allmendinger built four brick buildings that stand today at 120-130 S. First. He built this home in 1890 and had an elaborate garden in the rear with ponds and a gazebo—a little Belle Isle to one reporter. He raised his 13 children here and a descendant lived here until 1992. John and Lisa purchased it from the original owners and updated it with preservation in mind. Historic aspects of the interior were kept. They also did significant landscaping including the reintroduction of a spring fed pond. This property is part of the Old West Side Historic District.



**Awarded to: Jayne Haas and Marie Coppa
For: 711 W. Washington - William H. and Julia Murray House**

Judge Murray married Julia Allmendinger and built his Tudor house next door. He was the developer of both Murray and Mulholland Streets in the early 20th century. This house has been lived in by Jayne Haas and later Marie Coppa since the 1970s. It was on the Old West Side Homes Tour in 1977 and 1985. This site is part of the Old West Side Historic District.



**Awarded to: Susan Fisher
For: 212 Third - Katherine Staeb House**

This Queen Anne style home with many decorative bands of wood and shingling and an open front porch showcases some of the defining features for Old West Side houses. It was built by Staeb, the widow of J. George Staeb, who lived here until the 1930s. It has been well maintained by Susan Fisher since 1987 and has just been painted in vivid contrasting colors making the original designs pop out. It is one of the few houses on the OWS with its original porch and spindles. Many OWS Houses altered the porches in the early 20th

century so this original one is very special. This property is part of the Old West Side Historic District.



**Awarded to: Chris Stier and Tom Fricke
For: 222 N. Seventh - Julius Niehaus house**

Julius Niehaus, a machinist, and his wife lived here from 1918 (the house is listed as 'vacant' in the 1917 city directory) until the 1930s. This lovely arts and crafts house has been maintained in super condition by current owners Tom Fricke and Chris Stier since 1992.



**Awarded to: Zeta Tau Alpha Sorority
For: 1550 Washtenaw - Phi Kappa Psi Fraternity**

This grand Tudor nestled in a deep setback off Washtenaw near “the Rock” was built in 1921 by the Phi Kappa Psi fraternity. Three pairs of brick pillars line the driveway feature the Greek Letters of the fraternity and the initials of law Professor Jerome C Knowlton who lived next door. It was purchased in 1971 by the Zeta Tau Alpha Sorority who has maintained it with loving care and touts it in their website. This property is part of the Washtenaw-Hill Historic District.



**Awarded to: John and Christa Williams
For: 1115 Woodlawn - Christian Eberbach House**

Christian Eberbach, an immigrant from Germany who trained as a pharmacist before coming to the US in 1838, built this house in what was then the country to provide a healthful atmosphere for his children. In 1842 he founded the Eberbach & Company to manufacture equipment used by pharmacists and the company is still in business today. This Italianate Villa style house was originally named “Woodlawn” (hence the name of the street) and faced

Packard Road when it was a stagecoach route. The building was constructed in the popular Italianate villa style with an L-shape and large tower. Workers from Germany were imported to build it.

It has been the home of Christa and John Williams since 1987. They have maintained it in excellent condition, updating the kitchen and bathrooms and building a garage and converted a mud room into a sun room while keeping the same design elements. The Williams have also aided architecture and design students who have written papers about the house. This property was a former Individual Historic Property District.



**Awarded to: Martha and Gene Burnstein
For: 2505 Geddes- Crozier Farmhouse**

This 1887 Queen Anne farmhouse is a hidden gem, set far back from Geddes making it almost invisible in the summer. It was home to the Sleator Family for many generations and old photos of it exist. It has been the home of Gene and Martha Burnstein since 1973 and they have kept it in wonderful condition with many historical elements preserved and enhanced. Especially notable is the lattice work on the porch, probably from the early 20th century, and their preservation of the old outhouse with 3 seats.

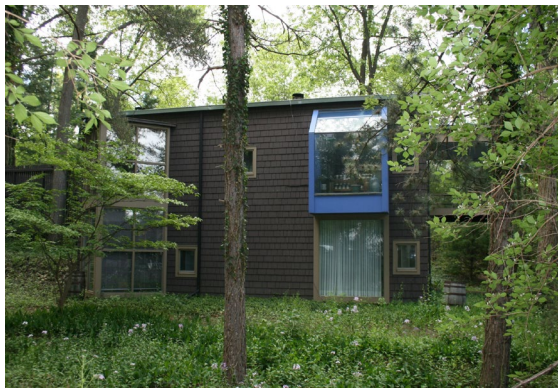


Awarded to: David Steinberg and Bethany Steinberg

For: 1425 Pontiac- Guy Beckley House

Long recognized as an important stop on the Underground Railroad, this house was built by Rev. Guy Beckley, publisher of the Abolitionist newspaper the Signal of Liberty in the 1840s. This New England style Georgian house with center entry and symmetrical façade, also housed U-M architecture professor Ralph Hammett in the 1930s. Hammett restored what was then a run-down house and added the

front portico. It has been lovingly maintained by David Steinberg and Bethany Van Duyne since 1997.



Awarded to: David and Constance Osler

For: 3081 Glazier- David Osler- 1960

Local architect David Osler constructed this house for his own use in 1960 and continues to live here today with his wife Constance. He raised his family here and has altered it only slightly to accommodate his aging in place ideas.

Special Merit Awards



Awarded to: Kristi Gilbert

For: Volunteer for the HDC Awards Committee

Kristi Gilbert has handled the public presentations for this committee for over five years and has added professionalism to our mission to educate the public with beautiful graphic designs for our invitations, power points, and handouts.



Awarded to: George Taylor, Tracey Miller, Jane Carr and H. Scott Diels

For: Cobblestone Farm Association.

These members of the Cobblestone Farm Association Board have dedicated themselves to this city-owned museum for over a decade. Cobblestone Farm is an Individual Historic District.



Awarded to: First Martin Corp.

For: 116 W. Huron- 1940 - Ann Arbor Bus Depot marquee restoration

First Martin Corporation has restored the red and back-lit, blue neon signs and marquee that have graced this Art Deco Bus Depot since 1940. This property is a former Individual Historic District.



Awarded to: Jon Carlson and Greg Lobdell, dba - 2mission design & development

For: 226 S. Main- Cunningham's Drug Store- 1940 - marquee restoration

The winners have restored the 1940 marquee and green color which was part of the Cunningham Drug Store chain's signature color. It is now their new Lena restaurant which, although totally modern on the interior, respected the exterior to preserve the 1940 design. Curtis Commercial of Ann Arbor owns the

building. This property is part of the Main Street Historic District.

Centennial Award



**Awarded to: University of Michigan
For: Hill Auditorium, 825 North
University Ave.**

Hill Auditorium opened in May 1913 and has been in use ever since as a concert venue, graduation space, lecture hall and anti-war protests. It was restored to its original appearance in 2006 and kept its perfect acoustics while upgrading bathrooms, adding air conditioning, and other important infrastructure improvements.

Preservationist of the Year



**Awarded to: Pauline Walters
Washtenaw County Historical Society**

Pauline Walters is being recognized for over 35 years of service to the preservation community. She has served as President and Secretary of the WCHS since the 1980s and has maintained its viability by being there daily since the museum opened in 1999. She has also served as a coordinator for the Washtenaw County Historical Consortium, on the board of the Kempf House and as a director of the Ann Arbor Historical Foundation.

Preservation Project of the Year



**Awarded to: Delta Upsilon Fraternity/
Jeffrey A. Scott Architects
For: 1331 Hill Street- Delta Upsilon
Fraternity**

The members and alumni of DU pulled together after a disastrous fire in 2008 and did a complete restoration of the building over a five-year period. Jeffrey A. Scott Architects and other Michigan craftsmen were hired for the job and paid great attention to repairing, restoring, or reconstructing period details. The restoration has won the prestigious “Building Award” from the

Michigan Historic Preservation Network, a statewide organization that encourages historic preservation.

The building was designed by Albert Kahn, the noted Detroit architect, and is the oldest fraternity in Ann Arbor still using its original building. It re-opened in the fall of 2012 with a public open house, showcasing the wonderful work by many design professionals from Michigan. This property is located in the Washtenaw-Hill Historic District.

For More Information

If you would like more information about the Historic District Commission or its activities, please contact Jill Thacher, Historic Preservation Coordinator, at (734) 794-6265 x42608 or email jthacher@a2gov.org.