



# The Ann Street Historic Block

Ann Arbor, Michigan

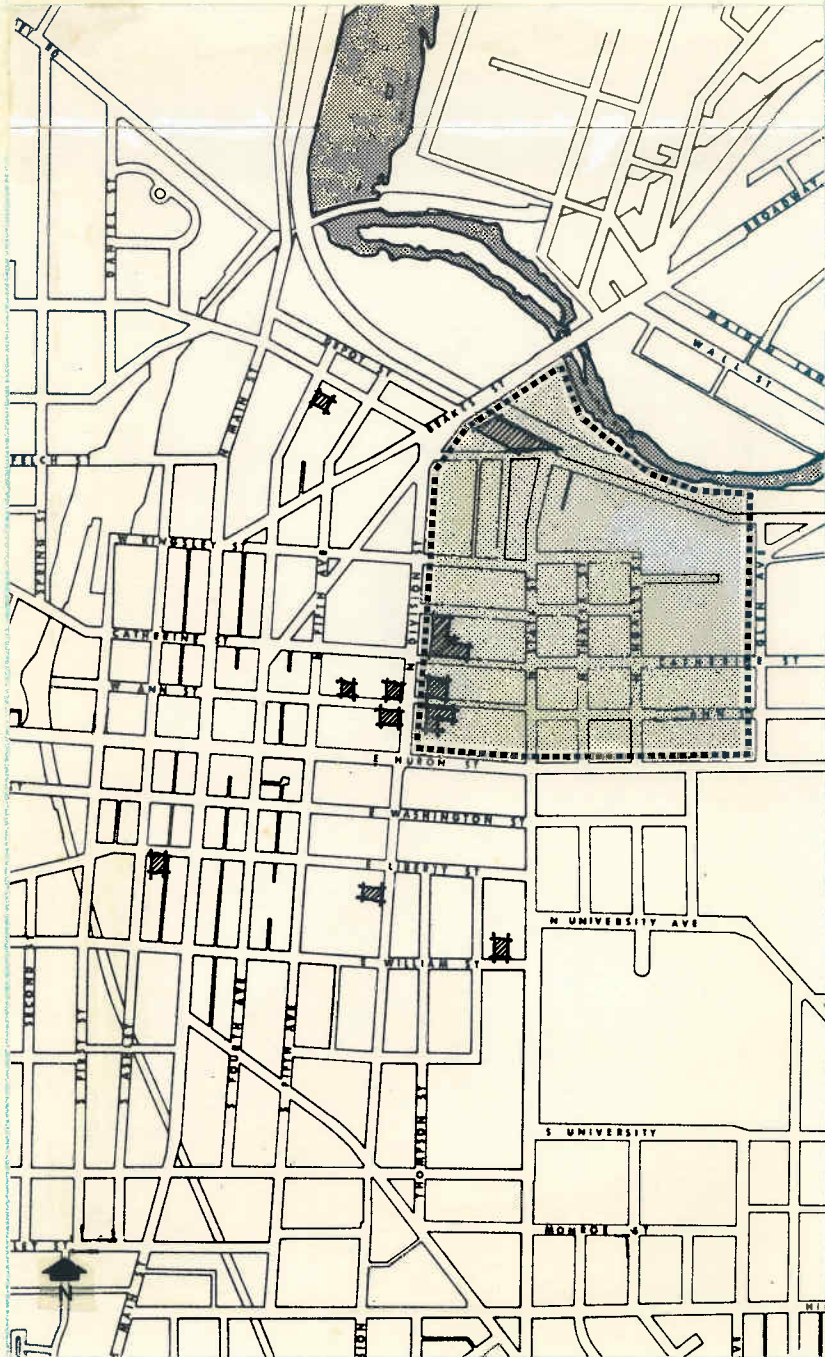
Division Street Historic District  
Study Committee  
March, 1979

FRONT COVER

# Contents

Background.....	1
The Ann Street Historic Block.....	2
Preservation Standards.....	4
Restoration Recommendations.....	5
New Construction Standards.....	6
The Houses in the Historic Block.....	7
Appendix: Draft Ordinance.....	30





## Background

In March of 1977 several property owners and residents of the Near Northeast Neighborhood petitioned the Historic District Commission to explore the feasibility of designating certain areas and structures as historic landmarks. They recognized that their neighborhood has a special quality derived from the architectural character of its buildings, the scale of its streetscapes, and the continuity of residential use, all of which had evolved from the time of Ann Arbor's beginnings. In July, 1977, City Council responded by appointing the Division Street Historic District Study Committee and charged it with determining the feasibility of extending the present Division Street Historic District to include the 500-600 block of East Ann Street as well as other adjacent areas.

Careful consideration of the entire study area led the Committee to see the 500-600 block of East Ann Street as a single unit, unique in its historic value. Within a broader area of historic merit and adjacent to the Division Street Historic District are structures of outstanding historic significance that require more time for a complete evaluation. This consideration has prompted a two part study. This Report is Part One of the recommendations of the Division Street Historic District Study Committee and pertains to the 500-600 block of East Ann Street and 123, 127 and 203 North State Street. The Committee is continuing its review of the larger study area and will, at a future date, submit Part Two of its report covering the entire area.

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

## Division Street Historic District Study Committee

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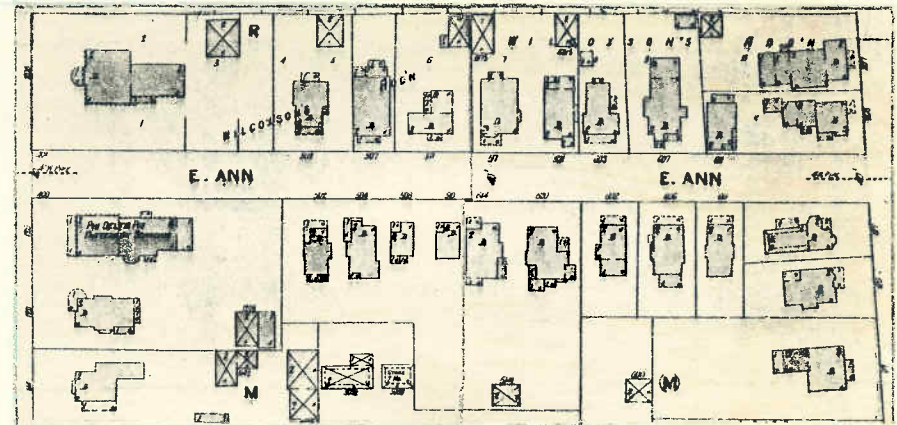


# The Ann Street Historic Block

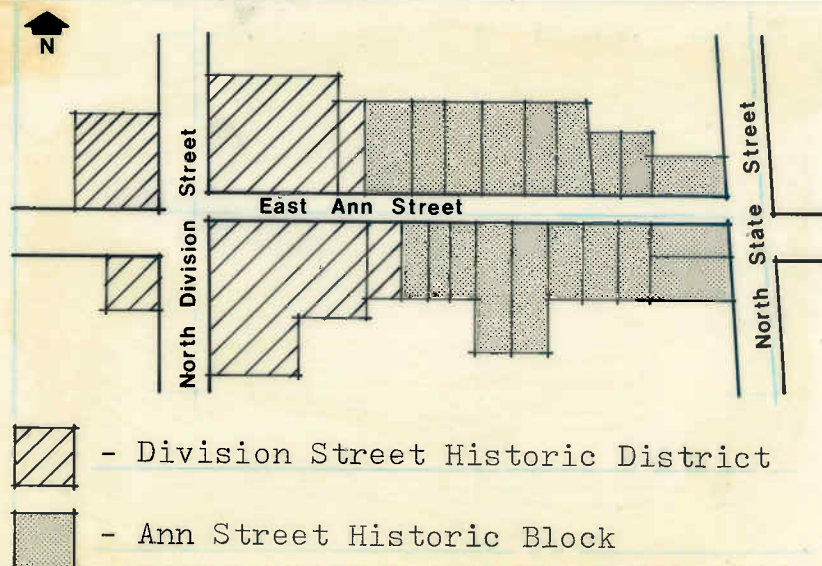
This Report specifically relates to the 500 and 600 block of East Ann Street and 123, 127 and 203 North State Street and recommends that the houses on this block be designated a landmark as the "Ann Street Historic Block".

Throughout the Study Committee's examination of the near northeast neighborhood, nineteen houses have stood out as a single, special unit--unique in its historic association, its architectural value, and the character of its streetscape. Together with the adjacent landmarks of the Division Street Historic District, these nineteen structures form the most compact and intact unit of historic and architectural distinction within one of the oldest residential enclaves in this city. Preservation of the Ann Street Historic Block is essential to the maintenance and restoration of the surrounding neighborhood.

Running eastward from the intersection of Ann and Division, the Ann Street Historic Block forms a logical extension of the core properties of the Division Street Historic District. The intersection, with landmark buildings on all four corners, acts as an impressive gateway to the narrow street beyond. At the other end of the block, Ann Street jogs sharply around a large 1920's apartment building before widening and continuing eastward to the hospital complex. Set off by these definite visual boundaries at its



1908 Sanborn Insurance Map



ends, this densely spaced, small scale block of nineteenth-century houses is in strong contrast to the large commercial structures and parking lots on Huron to the south and the less compact, more diverse character of Catherine Street to the north. While the City Hall and parking lots have altered the residential quality of Ann Street to the west, the Ann Street Historic Block has retained most of its original houses and has remained essentially unchanged for over seventy years. Its spatial character is unique due to the rhythm, setback, scale, height, material, and texture of the buildings which combine to form the streetscape. Its variety of architectural styles creates a sense of locality and character. The "Ann Street Historic Block" is a 'special' place.

Ann Street was platted in 1824 and, like the city, was named after Ann Allen. She was the wife of John Allen, one of the founders of Ann Arbor. The street originally extended from First Street to Division Street. The north portion of the section east of Division, first owned by John Allen, was later purchased by George A. Sedgwick, the first mayor of Ann Arbor when it became a city in 1851. Mayor Sedgwick resided in a house then located on what became the northeast corner of Division and Ann. The property to the south was owned until 1850 by Judge Robert S. Wilson, who built the large Greek Revival house on Ann and Division in 1843. In 1857 this area, then owned by William S. Maynard and Henry W. Welles, was surveyed and Ann Street was continued to State Street along a cowpath between their properties.



The houses at 511 East Ann and 127 and 203 North State are visible on the 1866 bird's-eye map of Ann Arbor. All but one of the homes on Ann Street between Division and State date from before 1900.

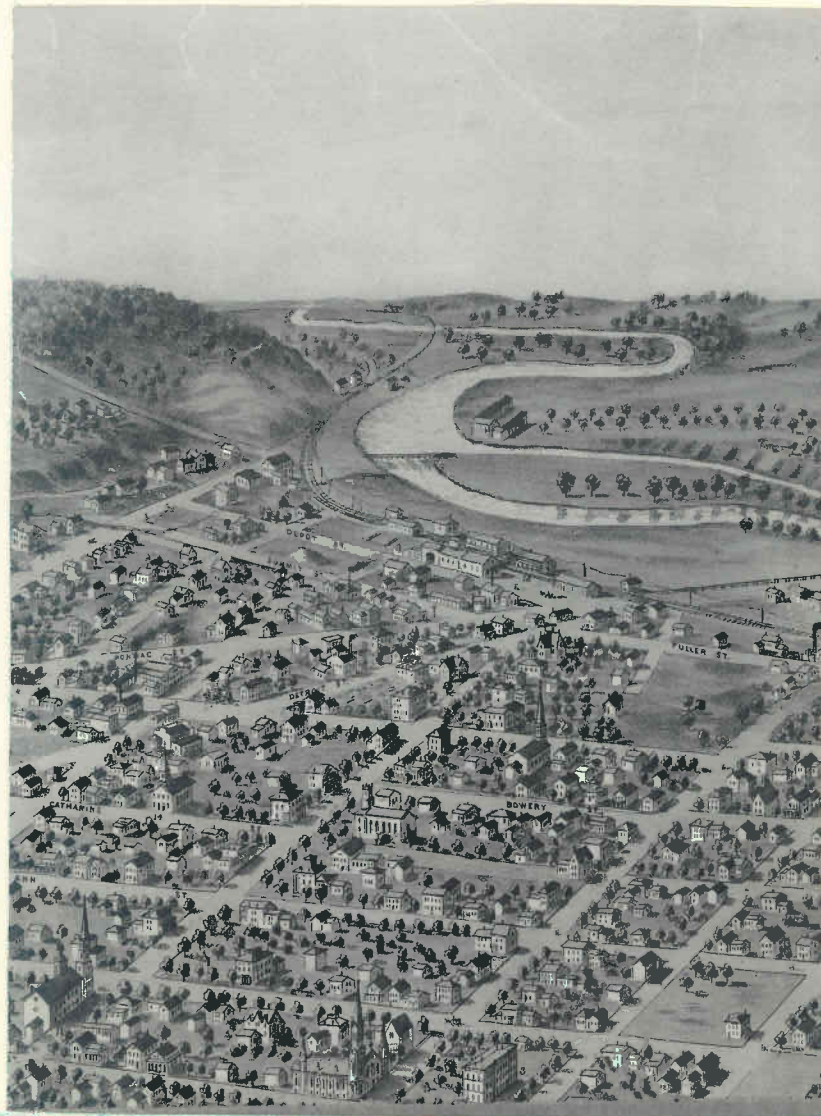
This relatively short time span, however, contains a variety of architectural styles ranging from Greek Revival and Italianate to Queen Anne and colonial revival, all of which reflect the aesthetic ideals of their period. This reflection is due, in part, to the fact that many prominent citizens built their homes along Ann Street, following the lead taken by an older generation of city notables who built their homes at the corners of Ann and Division Streets. Doctors, lawyers, businessmen, clergymen and members of city government, including four mayors, built their homes here and through the years these buildings have continued to be occupied as residences. This consistency and stability of use has, in turn, helped to maintain and preserve the original character of the block.

Nineteen properties are contained in the "Ann Street Historic Block". Individually distinctive in their details, the buildings have certain unifying elements. Situated with narrow setbacks on a street only nineteen and one-half feet in width--the narrowest remaining nineteenth-century Ann Arbor street--they are all frame structures covered in clapboard and shingles and supported by field stone foundations. With the exception of 511, every house has at least one gable facing the street. All are two stories in height, and all have front porches, most of them original. Many of the structures are defined as either "outstanding irreplaceable architectural value," or "the highest local significance," or contributing "to the cultural heritage and visual character of the community" according to the 1973 Historic Architecture Survey of the Downtown Area.

Most of the buildings on the block have retained their original appearance, although some have had trim removed or have been covered with inappropriate siding. This report proposes specific Preservation Standards and Restoration Recommendations designed to promote proper maintenance, encourage restoration, and prevent deterioration for all properties on the block on a uniform basis. The standards are similar to those now in effect for the Division Street Historic District buildings except that standards for the Ann Street Historic Block apply to the exterior front and side facades only.

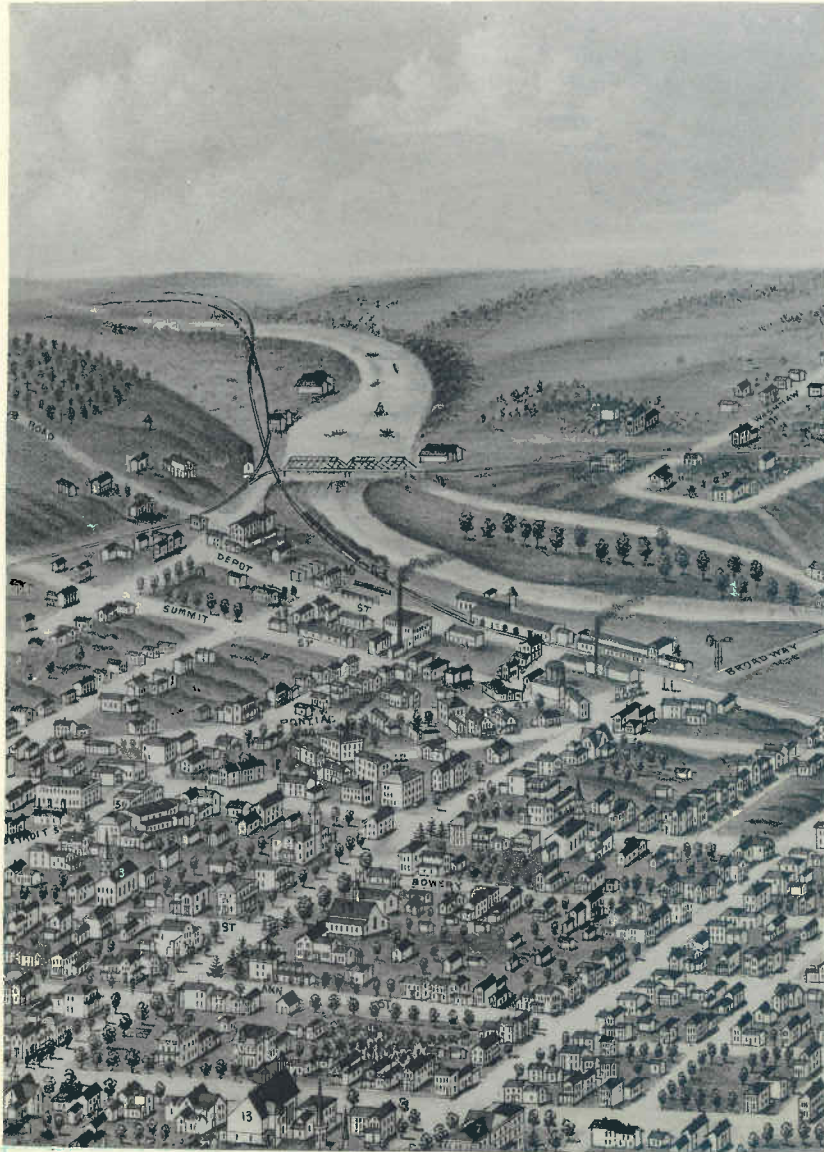
It is not just the individual significance, but the composite value of these buildings which must be stressed. Because of the unusually tight spatial relationships of this small collection of buildings, changes to the exterior of any one structure will have a direct and immediate impact on all the others. Each property contributes toward defining the street space. Loss of a single building or major changes which are not compatible with the character of individual structures or of the streetscape as a whole will detract from the remaining buildings and disrupt the harmony of the block. The special feeling of time and place

1866





1880



created in this block would be damaged. The intent of Preservation Standards and Restoration Recommendations is to preserve for the community the architectural and spatial elements which give this street its identity and, where needed, to guide the owners of these properties in making improvements and in restoring altered or missing elements in a way that is consistent with the historic qualities of their properties.

The proposal of guidelines for new construction in the Ann Street Historic Block is to insure that, should a historic structure be lost through accidental or natural causes, a new structure in harmony with the architectural character of the other buildings and the streetscape will be constructed on the site.

## Preservation Standards

The following Preservation Standards are recommended for the Ann Street Historic Block. Where the approval of the Historic District Commission is specifically required, criteria for such approvals have been included in the proposed ordinance.

### ROOFS

One of the unifying elements of the "Ann Street Historic Block" which contributes to streetscape consistency is the relationship of roof heights and shapes. All are two story buildings. Every structure has a roof pitch of not less than thirty-three degrees with most possessing the steeper roofs of the late Victorian period. While all the buildings except 511 have at least one gable facing the street, many have several. Chimneys are an important decorative detail and contribute to the balance of the houses. Therefore, the existing building heights, roof lines, gables, pitch, and chimneys shall not be changed or modified. Additions of dormers and skylights shall be allowed subject to the approval of the Historic District Commission. Such approval will be based upon dormer designs compatible with the rest of the building in terms of roof pitch, proportion and materials. Skylights may be fixed or operable, but must have glazing which is parallel to the roof surface; bubble or domed skylights will be permitted only on rear-facing and flat roofs. Skylights shall not extend more than six (6) inches above the roof surface.

### OPENINGS

The location, style, and material of window and door openings are integral architectural elements that strongly affect the character and scale of each building as well as the whole streetscape. Therefore, the location, style, and material of window and door openings shall be retained on



the front and side facades of the buildings. Additional openings, or changes in the size of existing openings shall not be made, unless approved by the Historic District Commission. Such approval will be based upon the compatibility of the proposed changes with the style and period of the building.

### ADDITIONS

The setbacks and spatial relationships of the buildings determine the streetscape. It is as important to protect the balance between open space and structures as it is to protect the architectural elements of the buildings themselves. Additions made well to the rear of a building, however, will not seriously affect the streetscape, although they will change the particular building. Therefore, no additions are permitted within fifty (50) feet of the front lot line and additions made to the rear of that distance shall require the approval of the Historic District Commission. Such approval shall be based upon compatibility with the building in terms of roof pitch, proportion, window and door openings, and materials.

### PORCHES AND TRIM

Late nineteenth-century porches, trim and ornamentation adorn most of the buildings on the street and are important features of this block. These are the elements which create rhythm, add decoration and intensify the sense of place. The loss of details would seriously detract from the entire streetscape. Therefore, there should be no changes in the existing porches, trim and ornamentation. Any replaced or repaired portions of such porches that are visible and above grade, including but not limited to columns, railings, balusters, decks, steps, foundations and facia, shall match the original members in scale and material.

### MATERIALS

Unpainted brick and stone are textural and natural elements which contribute to the historic as well as the aesthetic character of each building. Unpainted brick or unpainted stone shall not be painted or covered.

Clapboard is a characteristic wall surface of the original architecture. When covered with asbestos shingles or wider clapboard, the texture of the wall changes and becomes incompatible with the original scale of the structure. In addition, much of the interest of the original architecture is derived from the wood framing around doors, windows, and at eave lines and corners. Stopping any resurfacing material short of these details allows the original detail of the building to remain visible. Use and retention of original materials should be encouraged. While any kind of resurfacing material should be allowed, it must, however,

preserve the scale and texture of any original materials and must respect any existing architectural detailing. Therefore, new materials of any kind may be applied to existing wall surfaces provided that:

- A. for any resurfacing material applied to exterior walls which were surfaced with clapboard or shingles in the house's original state, the exposed vertical dimensions of the new material shall be within one (1) inch of the original. Materials covering such original surfaces may be removed.
- B. resurfacing materials applied to the exterior of any existing building shall not conceal nor require the removal of any original architectural detail associated with exterior window and door frames, eave and barge boards, corner boards, ornamented gables, brackets or other similar features.

### FENCES AND AWNINGS

Metal security fences, especially those of chain-link construction, as well as metal or fiberglass awnings, are inappropriate to the character of the architecture. The appearance created by such fences conflicts with the neighborly character of the historic residential environment. Therefore, chain-link or similar security-type wire fences are prohibited on corner lots and within fifty (50) feet of the front lot line on all other properties. Metal or fiberglass awnings are prohibited on street and side facades of structures.

### FIRE ESCAPES

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

## **Restoration Recommendations**

Preservation and Restoration Recommendations should be added to the Ordinance to clarify and reinforce its intent but are not legally binding. Alterations have occurred to certain structures within the "Ann Street Historic Block". It is recommended that the owners of these properties be



encouraged to restore or alter their buildings to be more suitable to the original design and the block character. Restoration of all the existing buildings in the "Ann Street Historic Block" is strongly encouraged. Where maintenance of any detail is not feasible due to excessive deterioration, its replacement with new material visually identical to the original is recommended. Changes in materials covering exterior walls and changes in the form of exterior window and door frames, porches, trim and ornamentation are encouraged where changes are determined to be in closer conformity to the original style and materials of the building. The uncovering of original wooden shingles, clapboard, or board and batten siding is encouraged. Where possible, wooden storm windows and doors should be used in place of aluminum. Where aluminum is used, it is recommended that it be anodized or painted.

## New Construction Standards

While the intent of the Ordinance is to maintain existing structures and the character of the streetscape on the Ann Street Historic Block, it must also provide guidelines for new construction in the event that an historic structure is lost through accidental or natural causes. The impact of such a replacement structure on its historic neighbors would be even greater than changes to existing buildings. Guidelines for new construction must therefore provide for buildings in harmony with the architectural and spatial elements characteristic of the other buildings and the streetscape.

### BUILDING-TO-SITE RELATIONSHIPS

Building to site relationships are major elements in creating the harmonious enclosure that exists on the Ann Street Historic Block. Each primary structure sits on a single or half lot with a narrow front setback and narrow side open spaces. Therefore:

- A. No new building may be constructed on more than a single lot.
- B. The required front open space for any new dwelling on the North side of Ann Street shall be:
  1. No more than fifteen (15) feet and no less than eleven (11) feet for houses facing Ann Street.
  2. No more than twenty (20) feet and no less than fifteen (15) feet for houses facing State Street.
- C. The required front open space for any new dwelling on the South side of Ann Street shall be:
  1. No more than twenty-four (24) feet and no less than twenty (20) feet for houses facing Ann Street.
  2. No more than thirty-two (32) feet and no less than thirty (30) feet for houses facing State Street.
- D. The required side open space for any new dwelling constructed on either the north or south corners of State

and Ann shall be no more than twenty (20) feet and no less than fifteen (15) feet on the Ann Street side and no more than twenty-three (23) feet for the total of both sides.

- E. The minimum required side open space for any new dwelling, except those on either the north or south corners of State and Ann Streets, shall be three (3) feet for one side and ten (10) feet for the total of both sides.

### BUILDING HEIGHT, ROOF PITCH, AND ELEVATION

Building height, roof pitch and elevation are important architectural elements that give this block its rhythmic identity. With the exception of 511, the oldest building on the block, every house has at least one gable facing the street. All are two stories in height. Every house has a roof pitch of not less than thirty-three degrees. All houses except 511 are constructed on raised foundations. Therefore:

- A. The minimum pitch for the roof of any dwelling shall be thirty-three (33) degrees. "Roof" is defined herein as the covering of the dominant masses of a building and shall not apply to any covering over porches, sheds, or lower wings.
- B. The main gable end of the roof shall face the street.
- C. Any new building must have two stories.
- D. No new building may be higher than thirty (30) feet or lower than twenty-five (25) feet.
- E. The first floor elevation of any new building shall be no more than three and one-half (3½) feet or less than two and one-half (2½) feet.

### OPENINGS, PORCHES, TRIM, AND MATERIALS

Although architects and builders should be encouraged to provide designs that harmonize well with the historic character of the other structures on the block, no specific guidelines shall be detailed for openings, porches, trim and stone foundations. However, the clapboard or shingles characteristic of all the structures on the block are textural, architectural elements essential to preserving the identity of the streetscape. Therefore:

- A. The wall surfaces of any new building shall be covered with wood siding and/or wood shingles (not shakes) installed in a horizontal pattern. The exposed vertical dimension of such material shall be no more than five (5) inches.



The  
HOUSES  
IN THE  
ANN STREET  
HIST. BL

**The  
Houses  
in the  
Ann Street  
Historic Block**

Probable Date  
of Construction: 1858

First in  
City Directory: 1930

Earliest Map  
of Ann Arbor: 1866

Present Owner:  
H. Lueck



This early Italianate structure is the original carriage house for the Wells-Babcock house next door on the NE corner of Division and Ann Streets. In keeping with the 1850's style of the main house, the carriage house exhibits features of the Italianate style in its widow's walk, elaborate brackets and overall symmetry and proportion.

The classical revival porch with its Ionic columns and full pediment were added in the early part of the 20th century when both buildings were remodeled into apartments. In 1930, the carriage house was moved forward to face Ann Street in order to accommodate the newly constructed automobile garages. The house is already part of the Division Street Historic District.



503  
503



Probable Date  
of Construction: 1890

First in  
City Directory: 1886

Earliest Map  
of Ann Arbor: 1890

Present Owner:  
A. Kuhn

The first occupant of this house was Charles C. Warner, owner of Warner and Sons, a well-known grocery then located further west on Ann Street, between Fifth and Fourth Avenues. Mr. Warner, according to the City Directories, lived here until 1905. For the next twenty years it was occupied by a series of widows--Sarah Perkins, Mary Pardon and Emma Miller--until it was purchased by the husband of the present owner and occupant, Mrs. Paul Kuhn.

The elaborate carved design at the gable ends of the roof is repeated on the sides of the house and is the clearest indication of the Queen Anne influences in the original design of the house. The multi-paned windows on the front, the bay window (hidden by trees), the Doric columned porch with its field stone foundation, and the roof pitch are

the more salient features of early 20th century remodelings.

Probable Date  
of Construction: 1880

First in  
City Directory: 1886

Earliest Map  
of Ann Arbor: 1890

Present Owner:  
J. Weldon



This building is a fairly simple example of Italianate style with its elaborate window hoods and the symmetrical arrangement of windows and doors. The Queen Anne style porch and elaborate bay window are not visible on the 1890 bird's eye map and were added sometime before the turn of the century. The unusual number of windows (33 full size and 6 dormer) and their careful arrangement in rows suggests an institutional purpose in the original construction.

The first occupant was Rev. John W. Crippen who may have used this house as a dormitory for the Methodist Episcopal Church. A Rev. Elliot M. Crippen, who may have been John's father, was the pastor of this church in 1843. The Rev. John Crippen occupied this house until 1908, and his

daughter Hattie continued to live here until the 1950's when it was converted into apartments. Miss Crippen seems to have rented rooms prior to this conversion since the City Directories list many others at this address. Today it still contains nine apartments and the asbestos siding has recently been painted.



511



Probable Date  
of Construction: 1860's

First in  
City Directory: 1872

Earliest Map  
of Ann Arbor: 1866

Present Owner:  
M./W. Schmidt

This house represents the only remaining intact example of the three Greek Revival style houses shown on the north side of Ann Street on the 1866 bird's eye map. The roof pitch parallel to the street, the six-over-six arrangement of window panes, the side lights around the front door and the overall simplicity of the design are features typical of the 1830's-1860's.

The 1866, 1880 and 1890 bird's eye maps of Ann Arbor show a large, apparently Greek Revival house next door. The 1908 Sanborn Map shows two quite different houses (517 and 521) at that location, and a wing added to the rear of 511. Since the style and detailing of that rear wing matches the Greek Revival style of the front, we conjecture that the front part of the building shown on the earlier maps.

Good information about either the builder of this house or the early tenants was not available, a common problem associated with houses this old. From 1872 to 1885, the house was owned and occupied by Richard and Emory W. Snell, an insurance agent; then by William Stevens until 1906. Harry Bell, a well known employee of the Ann Arbor Post Office, lived here with his wife until the late 1960's after which the house was boarded up and fell into almost complete ruin. The present owners purchased it in 1976 and are in the process of restoring it.

Probable Date  
of Construction: 1906

First in  
City Directory: 1906

Earliest Map  
of Ann Arbor: 1908  
Sanborn

Present Owner:  
B. Janiszewski



Varying window sizes, projecting bay windows, star-shaped mullions in the upper halves of the windows, and the combination of shingle and clapboard siding were all features popular around the turn of the century, as was the porch with its Doric columns on a fieldstone foundation. The rather simple exterior of this house belies an elaborate entry foyer of wood and glass, almost all of which remains intact and in excellent condition.

John W. Morton, a physician who lived at 521 East Ann until he built this house in 1906, built this home to be "the showplace of Ann Arbor," but by 1918, it was being used as an Episcopal Dormitory\*. By 1938, it served as a girls co-op; and from 1947 until the early 1970's, it was owned and occupied by another doctor, Ralph Kraker, an osteopath,

who used it as a residence and an office. Dr. Kraker explained that this house was constructed by Dr. Morton after a fire destroyed the house formerly on the site. Steps leading into the basement indicate the foundations of the original structure.

\*City Directory, 1918.



521  
521



Probable Date  
of Construction: 1894

First in  
City Directory: 1894

Earliest Map  
of Ann Arbor: 1908  
Sanborn

Present Owner:  
R./S. Harary

John W. Morton, a physician, built this as his first home after moving from his offices then located on Huron Street. He lived here for ten years before building the house next door (517), after fire destroyed the previous building on the site. (See comment above.) In 1928 this house was purchased by Anna Clinton who made it her home for the next 45 years. Miss Clinton, a well known school teacher after whom the Clinton School was named then sold it to the present owners and occupants.

The shape and arrangement of the windows--note the vertical stacking and reduction of size--the prominence of colored and beveled glass, and the elaborate and unique double porch are all typical features of the Queen Anne style. Note too the similarity in plan with the house at

508 East Ann, also built in the same period. On the interior, an elaborate entry hall with a spindle-and-ball screen overhang, a mock railing around three walls of the upper floor and an unusual triangle shaped window have been maintained in their original condition. This house is the only house on the block to retain in tact its original barn in the rear. The front porch has just recently been restored.

Probable Date  
of Construction: 1860's

First in  
City Directory: 1883

Earliest Map  
of Ann Arbor: 1866

Present Owner:  
R./S. Harary



This building may be one of the oldest houses on the street. A smaller building with gables perpendicular to the street appears on the 1866 and 1880 bird's eye maps. The 1890 bird's eye shows a two story building with the same orientation as that in the earlier bird's eyes and as the present house. Mrs. Catherine Walsh, a widow, is listed in the City Directories at this address from 1883 to 1908. If Mrs. Walsh built a new house in 1883 to replace the earlier structure, it seems likely she would have had it designed in the fashionable Queen Anne style with a steep gable facing Ann Street. The floor plan, orientation, and side windows of this house, however, are typical of the 1850's-1860's rather than the 1880's, leading us to conclude that the earlier structure was remodeled to its present shape after 1880. The porch and gable in

the center front were probably added sometime after 1890 (see bird's eye of 1890 and 1908 Sanborn Insurance Map), and the front windows facing Ann Street were changed. In 1938, the house is listed as containing several apartments. The brick additions on the east and north sides were added sometime in the 1950's. Today the house has six rental units.



607



Probable Date  
of Construction: 1860's  
&80's

First in  
City Directory: 1890

Earliest Map  
of Ann Arbor: 1880

Present Owner: R./S. Harary

The sunbursts under the roof gables, the elaborate sawtooth and diagonal panels forming stacked layers of varying motifs and materials, and the diversity in window shape and arrangement are all excellent examples of Queen Anne features popular in the late 1880's and early 1890's. Equally typical of this period is the window treatment on the front doors and window just above. The latter's upper half is ringed with small squares of colored glass, while the entry doors each contain a central glass panel flanked by 16 smaller panes of stenciled glass.

Behind this formal entrance, however, is another set of double doors which are clearly earlier than those described above. This fact coupled with the existence of a house on this site in 1880 (and perhaps on the 1866 map as well) and a rear portion of the house which in shape appears to be a simple Greek Revival style building, all lead to speculation that parts of this building may date to the early 1860's. Since no porch is visible on the 1890 bird's eye, we suggest that the Queen Anne motifs, the porch, the elaborate entry and the alteration of the windows on some parts of the house were all added sometime in the 1890's. This is certainly in keeping with other architectural events documented for this section of Ann Street.

This building was converted into apartments after 1938; seven apartments are still listed today.

Probable Date  
of Construction: 1880's

First in  
City Directory: 1888

Earliest Map  
of Ann Arbor: 1880?

Present Owner:  
R. Hightower



In its window treatment, roof slope, floor plan and wrap around porch, this house appears to be typical of 19th century vintage. The divided windows suggest the 1880's. The building which appears on the 1880 and 1890 bird's eye maps, however, does not resemble this building very much. Furthermore, this address shifts from 611 to 609 in 1928, suggesting the may have been moved here. Miss Carrie Norton, a schoolteacher, is the occupant in 1888.

Since the early history of this house still remains in doubt, we cannot state much about the early occupants with any certainty. Some moving around between this house and the house next door on the corner (NW corner of State and Ann) is evident from the City Directory and this does fit well with the fact that the two houses form a single par-

cel of property (see Sanborn Insurance Map of 1908). From the 1930's through the 1970's, this house was occupied by Robert Britten and Finnis Thomas, men who worked as custodians for the University of Michigan. At present it is rented as two apartments.





Probable Date  
of Construction: 1850's  
& 70's

First in  
City Directory: 1868?

Earliest Map  
of Ann Arbor: 1853

Present Owner: R. Hightower

The window hoods of the upper story (compare with 127 N. State on the opposite corner of Ann), eave brackets on the bay windows, the general symmetry of plan, as well as the Greek Revival doorway facing Ann Street (entrance to 615 E. Ann), all attest to both the Italianate and Greek Revival influences popular in the 1850's-1860's. Classical elements such as the pediment over the State St. entry and the square window panes were added later, probably near the end of the century. The siding and two story "shutters" are contemporary additions.

On the 1866 bird's eye map, there is a small, one story building at this corner. The 1868 City Directory lists 9 N. State, the address by which this house was known for much of the 19th century, as the home of George Wheeler and Charles Rider, owners of Noble, Rider and Wheeler, dealers in boots and shoes. 5 N. State St. (now 127 N. State), the home of Alfred Hunt, had been changed to 7 N. State; and, in 1868, 7 N. State was occupied by Patrick O. Hearn, a grocer who is living elsewhere by 1872. The builder of what became 203 is problematic, but he is likely to have been one of the people occupying one of these addresses.

The 1880 bird's eye shows a larger, fancier house: probably the earlier portion shown on the 1866 map remained and the two story building visible today was constructed in front of it sometime in the 1870's

Probable Date  
of Construction: 1885

First in  
City Directory: 1885

Earliest Map  
of Ann Arbor: 1890

Present Owner: R./A. Cross

The turret, bay window, circular half window and use of several different siding materials all create an excellent and well-preserved example of the Queen Anne style. This house has been cited as one of the most important structures in the Historic Architecture Survey of the Downtown Area, published in 1973. It received a plaque for its architectural importance during the Ann Arbor Sesquicentennial in 1974. It is also documented in the recent (1977) publication Historic Buildings, Ann Arbor, Michigan. Its inclusion within this historic block is thus well supported.

The house was built by Arthur Brown, founder of the Washtenaw Abstract Company and mayor of Ann Arbor from 1903-1905. He lived here from 1885 to 1906, after which it became the Methodist parsonage under the leadership of Reverend and Mrs. Arthur Stalker. In 1941, it was converted into apartments and today contains five apartments.







Probable Date  
of Construction: 1860's

First in  
City Directory: 1868

Earliest Map  
of Ann Arbor: 1866

Present Owner: M. Snedecor

This building is an outstanding example of Italianate architecture. Notice especially the elaborate band-sawn "gingerbread" on the window hoods and barge boards. The bay at the corner facing Ann Street encloses a beautiful winding stairway which is still in its original condition. The side porch running along the Ann Street side of the house with its "Chinese Chippendale" railings and mansard roof was added in the 1880's, giving additional charm to the house.

This property can be traced back to John Allen, one of the founders of Ann Arbor in 1824. After passing through many hands, the property was sold to Robert Wilson sometime before 1850. Wilson, a Probate Judge, owned the entire south side of what is now Ann Street. He is famous for building the highly acclaimed Greek Revival structure still standing at the SE corner of Ann and Division Streets (then the west end of his property). In 1850, the property was sold to John A. Welles, who died ten years later. The City Directory in 1868 lists his widow, his daughter Sarah, and her husband Alfred H. Hunt at 5 (later 7) North State Street. The Hunt and Welles families jointly owned a thriving hardware store business in downtown Ann Arbor. Along with their cousins, the children of Silas Douglas who lived a block away at 502 East Huron, the Welles children participated in "society" both in Ann Arbor and in the East, and even



traveled to Europe. This home undoubtedly served as a social center through the last half of the 19th century.

Following the death of Sarah Welles Hunt in May of 1892, the house became a boarding house run by Mrs. Wilfred Eames, widow of W. B. Eames, a pump manufacturer. In 1898 the house was purchased by H. Wirt Newkirk, a Judge of Probate Court and Mayor of Ann Arbor from 1931-1933. Mary Snedecor, the present owner and tenant for almost 40 years, has preserved much of the original pine and butternut trim in the downstairs rooms. Although converted into apartments after World War II, the house retains much of its original character.





Probable Date  
of Construction: 1899

First in  
City Directory: 1899

Earliest Map  
of Ann Arbor: 1908 Sanborn

Present Owner: Maize and Blue, Inc.

A variety of interesting and unusual elements bear witness to the turn of the century style of this house. Queen Anne elements such as the round windows, multi-paned second story windows and combination of shingle and clapboard siding contrast with the symmetrical plan and Ionic columns more typical of the colonial revival style. This house is still painted in the contrasting colors (here, yellow and green) typical of the Victorian era.

This was the home of Jacob F. Rentschler, a well-known photographer in Ann Arbor around the turn of the century. Mr. Rentschler built this as his residence in 1899 when his office quarters on Huron Street became too small for him and his new bride, Jessie Doane of Dexter. He was a "native son," born in 1868 of German immigrant parents. His father was a well-to-do merchant in town and following in his stead, Jacob became "second to none as representative of the photographic art in this city .... the quality of his work gives him equal rank with photographers throughout the state ..."

Mr. Rentschler continued to live here until 1918. The house then changed hands quite often until 1938 when it was purchased by Herbert Rice. It remained in the Rice family until 1976 when it was purchased by Maize and Blue, Inc. It is currently unoccupied.

\*Past and Present of Washtenaw County, 1906: 499-500.



Probable Date  
of Construction: 1899

First in  
City Directory: 1899

Earliest Map  
of Ann Arbor: 1908 Sanborn

Present Owner: H. Kloss

The half circle window in the attic with its seven varying shapes in panes of glass, the bay window (much of it hidden by bushes and trees), the asymmetrical floor plan, and the wavy spindle posts all are clues to the Queen Anne nature of this building. The dentils in the porch roof and pediment over the porch steps are elements of the colonial revival style which was just emerging at the turn of the century.

The house was built by John A. Schlee, a clerk for the firm of Wahr's Bookstores who was later appointed manager of Wahr's University Bookstore on State Street. Mr. Schlee continued to live in this house until just after World War I. The house was then occupied by various people, changing at least once every decade. Throughout the 20th century, it served as the home of Delta Smith, John Frost, Edwina Frisch and Lawrence Gross. It now has three apartments.







Probable Date  
of Construction: 1886

First in  
City Directory: 1886

Earliest Map  
of Ann Arbor: 1890

Present Owner: K./S. Polakowski  
P./E. Pollack

This is a simple but extremely well preserved and maintained example of the Queen Anne style, most visible in the ornate trim and brackets along the porch roof. The window trim of criss-crossed boards is also a feature of this style and the only such example on this block.

The house was built as the home of Gerhard P. Josenhans, a floorwalker at the Mack and Schmid Department Store, the "largest department store in Ann Arbor". He was also a native son, having been born to German immigrants who arrived in Ann Arbor in 1855. He was the only one of 12 children to remain in Ann Arbor. In 1881 he married Rosena Bross, also an Ann Arbor native, and they had two children. Their house was described in 1906 as "...a beautiful home...noted for its hospitality and for being the center of a cultured society circle..."\*

The house remained in the Josenhans family until 1973. This 90 years of continuous ownership by one family no doubt helped to maintain it in almost pristine condition, a condition which is being continued by the present owners. It is one of the best preserved examples of late 19th century architecture on this block.

\*Past and Present of Washtenaw County, 1906:336-337.

Probable Date  
of Construction: 1886

First in  
City Directory: 1886

Earliest Map  
of Ann Arbor: 1890

Present Owner:  
N. Snook



This lovely house is a fine example of the vintage Queen Anne style. The side porch with Ionic columns and the beveled glass inserts over the front windows, however, reflect an early 20th century remodeling.

The house was constructed as the residence of George H. Pond, editor of the Ann Arbor Courier. A biography of Mr. Pond, which appeared in the 1906 edition of Past and Present of Washtenaw County (pp. 343-344) noted that he was born in Livingston County in 1846 and had entered newspaper work in 1869 when he went to work for the Ann Arbor Argus under the editorship of Elihu Pond, another well known Ann Arbor citizen, possibly a relative. In 1883 he left to work for Junius Beal, editor of the Ann Arbor Courier. In addition to his newspaper work, he served as

City Treasurer for two years, as a member of the City Board of School Examiners for four years, as City Recorder and as Supervisor of the Fourth Ward. In 1898, he was appointed Postmaster of Ann Arbor by President McKinley. He was also active in the Ann Arbor Press Club, a member of St. Andrews Church, and an early director of the YMCA.

Mr. Pond is listed as living at this address until 1910. From 1922-1969 this served as the home of the Ernest Cody family. Ernest's son Lloyd, a retired dentist, reports that the house was built in 1905 as a sorority house. This date probably coincides with the remodeling mentioned above, but conflicts with the information provided by the City Directories concerning the original date of construction.





Probable Date  
of Construction: 1890

First in  
City Directory: 1890

Earliest Map  
of Ann Arbor: 1890

Present Owner: F. Bleicher

This elaborate Queen Anne house still shows many features of its late 19th century style despite asbestos shingles covering the original siding. Most prominent are the colored glass panels framing the upper half of every window and the large arched window on the porch, also framed in small panes of colored glass. Elaborate porch spindles, cut-out designs on the porch foundation, as well as the numerous gables facing the street give this house its special charm.

This was originally the home of Frank A. Howlett, who, like his neighbor at 520 East Ann, was a prominent figure in Ann Arbor politics around the turn of the century. From 1886-1888, he served as the County Clerk and in 1890, he was elected President of the Ann Arbor City Council\*. Mr. Howlett remained at this address until 1915 after which it was occupied by Joseph Staebler (Stabler) (1918-1925), Martha and John Miller (1928-1950's) and Chester Janiszewski (1958). It is well maintained today and rented as a single family dwelling.

Probable Date  
of Construction: 1890's

First in  
City Directory: 1894

Earliest Map  
of Ann Arbor: 1908  
Sanborn

Present Owner:  
L. Strain



The double gabled roof facing the street and the third gable facing west proclaim the Queen Anne style of this house. It is almost identical to the house just to its west, located at 508 East Ann, and both were probably constructed at the same time. The latter has a second story porch but in all other details they are virtually the same.

The first name associated with this address in the City Directories is G. B. Thompson, in 1894. By 1895, the name of Sayler (Seyler) appears, followed by A. A. Pearson in 1899. In 1908, however, Mary, Catherine and Gertrude Audette moved here and remained until 1950. Ruth E. Peters occupied the house until 1976. Today it is still maintained as a single family dwelling.



508



Probable Date  
of Construction: 1890's

First in  
City Directory: 1890

Earliest Map  
of Ann Arbor: 1908 Sanborn

Present Owner: L. Strain

As noted above, this home is almost identical to that just to the east at 510. Unlike 510, however, this home is not covered with 20th century siding and thus gives an idea of the original appearance of both. In addition to the numerous gables (two facing Ann, one facing West), an interesting pattern of wavy boards fills the front gable end. A second story porch shows in its delicate vertical spindles and in the rounded corners where the columns meet the porch roof, the influence of colonial revival styles. Note too the Queen Anne characteristic of separating the first and second floors with a contrasting material (shingle vs. clapboard). This is a fine example of a simple Queen Anne style home.

The house was first occupied by Alice Porter, a Latin teacher at Ann Arbor High School (now the University of Michigan Frieze Building) in 1890. Miss Porter lived here for almost 60 years. Two other women are then listed as tenants, Selma Thomas in 1958 and Bonita Dostal in 1976. Today the house has two apartments and remains in good condition and repair.

Probable Date  
of Construction: 1894

First in  
City Directory: 1894

Earliest Map  
of Ann Arbor: 1908 Sanborn

Present Owner: B. Janiszewski

The use of an elaborate shingle pattern in the front gable, the bay window capped by a sloping shingle roof and the double set of gables facing the street are all variations on the Queen Anne theme. Also typical is the manner in which the front windows are stacked vertically, diminishing in size with each story (compare with 521 E. Ann). The original windows have been replaced and aluminum siding now covers most of the original clapboard and window frames.

The first name in the City Directories associated with this house is C. McCormick, a descendant of one of the first pioneers of Ann Arbor. Mr. and Mrs. McCormick continued to live here until 1916 after which the house was occupied by various tenants. Today it serves as a rental property.





502



Probable Date  
of Construction: 1880's

First in  
City Directory: 1895

Earliest Map  
of Ann Arbor: 1890

Present Owner:  
G. W. Sallade

This is yet another outstanding example of the Queen Anne style and remains one of the few on the block not covered by mid-20th century siding. This allows us to note the combination of materials between various elements of the house especially the shingling under the barge boards and the transition to clapboard on the second story. These contrasts are accentuated by the lovely repetition of flower-shaped cut-outs in the grill work along the porch roof and railing. An unusual feature preserved on this house is the set of steps leading to the side porch from the driveway, probably used originally as a carriage entrance.

Albert Lathrap, a printer for the Ann Arbor Register Company, lived here with his wife and children from 1895 until just after World War I. The original builder and

owner is still not known, but it most likely was built by someone associated with the corner property next door (SE corner of Ann and Division) since both lots have constituted a single parcel of property throughout the 19th and 20th centuries. It is currently a two-family dwelling and is already listed in the Division Street Historic District.

APPENDIX

Appendix

30  
32



# Draft Ordinance

AN ORDINANCE TO ADD A NEW TITLE TO THE HISTORIC DISTRICT CODE WHICH SHALL BE DESIGNATED TITLE V OF THE HISTORIC DISTRICT CODE:

THE CITY OF ANN ARBOR ORDAINS:

That Title V be added to the Historic District Code, which Title shall read as follows:

## 5:1 Description of the Historic Block.

The Ann Street Historic Block consists of the following parcels of land in the City of Ann Arbor:

the East half of Lot 4, all of Lots 5, 6, 7, 8, 9, and the Southwest portion of Lot 10, being the South 30.5 feet of the West 36 feet of Lot 10, and the West portion of Lot 11, being 36 feet on the North line of Lot 11 and 33 feet on Ann Street, as well as the remainder of Lots 10 and 11 except the area of Lots 10 and 11 north of a line extending from a point 2.5 feet South of the Northwest corner of Lot 11 to a point 2.5 feet North of the Southeast corner of Lot 10, Plat of G. Wilcoxson's Land; also, Lots 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Assessor's Plat No. 8, all in the City of Ann Arbor, Washtenaw County, Michigan.

## 5:2 Preservation Standards.

The Historic District Commission shall maintain the following standards for exterior preservation in the Ann Street Historic Block:

### (a) ROOFS:

The existing building height, roof lines, gables, pitch, and chimneys shall not be changed or modified. Additions of dormers and skylights shall be allowed subject to the approval of the Historic District Commission. Such approval will be based upon dormer designs compatible with the rest of the building in terms of roof pitch, proportion and materials. Skylights may be fixed or operable, but must have glazing which is parallel to the roof surface; bubble or domed skylights will be permitted

only on rear-facing and flat roofs. Skylights shall not extend more than six (6) inches above the roof surface.

### (b) OPENINGS:

The location, style and material of window and door openings shall be retained on the front and side facades of the buildings. Additional openings, or changes in the size of existing openings shall not be made, unless approved by the Historic District Commission. Such approval will be based upon the compatibility of the proposed changes with the style and period of the building.

### (c) ADDITIONS:

No additions may be made to any structure within fifty (50) feet of the front lot line. Additions made to the rear of that distance shall require the approval of the Historic District Commission. Such approval will be based upon compatibility with the building in terms of roof pitch, proportion, window and door openings, and materials.

### (d) PORCHES AND TRIM:

There should be no changes in the existing porches, trim and ornamentation on the building. Any replaced or repaired portions of such porches that are visible and above grade, including but not limited to columns, railings, balusters, decks, steps, foundations, and facia, shall match the original members in scale and material.

### (e) MATERIALS:

The unpainted brick or unpainted stone shall not be painted or covered. Otherwise, new materials of any kind may be applied to existing wall surfaces provided that:

- (1) for any resurfacing material applied to exterior walls surfaced with wooden shingles or clapboard, the exposed vertical dimensions of the new material must be within one (1) inch of the original. Materials covering original siding may be removed.
- (2) resurfacing materials applied to the exterior of any existing building shall not conceal nor require the removal of any original architectural detail associated with exterior window and door frames, eave and barge boards, corner boards, ornamented gables, brackets or other similar features as determined by the Historic District Commission.

### (f) FENCES AND AWNINGS:

Chain-link or similar security-type wire fences are prohibited on corner lots and within fifty (50) feet of the front lot line for all other properties. Metal or fiberglass awnings are prohibited

on street and side facades of structures.

(g) FIRE ESCAPES:

No fire escapes will be permitted on the front facades. Fire escapes on the side and rear facades must be so designed and located as to minimize their visual impact and will be subject to the approval of the Historic District Commission.

### 5:3 Restoration Recommendations.

This area is contiguous to and supportive of buildings already identified within the Division Street Historic District as historic landmarks. The destruction or major change of a single building on either side of this block will upset the delicate spatial relationship of the individual units to each other and to the streetscape by eroding the closed sense of the defining wall of continuity that now exists. Restoration of all the existing buildings in the "Ann Street Historic Block" is strongly encouraged. Where maintenance of any detail is not feasible due to excessive deterioration, its replacement with new material visually identical to the original is recommended. Changes in materials covering exterior walls and changes in the form of exterior window and door frames, porches, trim and ornamentation are encouraged where changes are determined to be in closer conformity to the original style and materials of the building. The uncovering of original wooden shingles, clapboard, or board and batten siding is encouraged. Where possible, wooden storm windows and doors should be used in place of aluminum. Where aluminum is used, it is recommended that it be anodized or painted.

### 5:4 New Construction.

Any plans presented by an applicant to the Department of Building and Safety for the redevelopment of a site within the Ann Street Historic Block shall be referred to the Historic District Commission. No permit shall be granted by the Department of Building and Safety unless all plans for redevelopment fully comply with the following standards for new construction within the Ann Street Historic Block:

(a) BUILDING TO SITE RELATIONSHIPS:

- (1) The maximum building width (as defined in Chapter 55, Section 5:7(2) of the City Code) of any new building shall be forty (40) feet.
- (2) The required front open space for any new

building on the north side of Ann Street shall be:

No more than fifteen (15) feet and no less than eleven (11) feet for houses facing Ann Street.

No more than twenty (20) feet and no less than fifteen (15) feet for houses facing State Street.

- (3) The required front open space for any new dwellings on the south side of Ann Street shall be: No more than twenty-four (24) feet and no less than twenty (20) feet for houses facing Ann Street.

No more than thirty-two (32) feet and no less than thirty (30) feet for houses facing State Street.

- (4) The required side open space for any new dwelling, constructed on either the north or south corners of State and Ann Streets shall be no more than twenty (20) feet and no less than fifteen (15) feet on the Ann Street side and no more than twenty-three (23) feet for the total of both sides.

- (5) The minimum required side open space for any new dwelling, except those on either the north or south corners of State and Ann Streets, shall be three (3) feet for one side and ten (10) feet for the total of both sides.

(b) BUILDING HEIGHT, ROOF PITCH AND ELEVATION:

- (1) The minimum pitch for the roof of any dwelling shall be thirty-three (33) degrees. "Roof" is defined herein as the covering of the dominant masses of a building and shall not apply to any covering over porches, sheds or lower wings.

- (2) The main gable end of the roof shall face the street.

- (3) Any new building must have two stories.

- (4) No new building may be higher than thirty (30) feet or lower than twenty-five (25) feet.

- (5) The finished first floor elevation of any new building shall be no more than three and one-half ( $3\frac{1}{2}$ ) feet nor less than two and one-half ( $2\frac{1}{2}$ ) feet above the existing average contact elevation at the front wall of the building.

(c) OPENINGS, PORCHES, TRIM AND MATERIALS:

The wall surfaces of any new building shall be covered with wood siding and/or wood shingles (not shakes) installed in a horizontal pattern. The exposed vertical dimension of such material shall be no more than five (5) inches.

Ordinance Adopted by City Council April 9, 1979



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35/30