

## 2006 Historic Preservation Awards

### Restoration Awards

Restoration Awards are given to buildings which have been returned to an original state through the retention or repair of original architectural elements.

*To:* **University of Michigan**  
*For:* **Hill Auditorium – 1913** - Albert Kahn, architect  
209 South Thayer

*And:* **Horace H. Rackham School of Graduate Studies-1936** - Smith, Hinchman & Grylls  
915 East Washington  
These two prominent and treasured campus landmarks recently underwent extensive renovation, restoring historic elements to their original splendour while carefully and sensitively upgrading mechanical systems, access, and support facilities. Unlike many other campus buildings, these are heavily used and enjoyed by the community, making the excellence of the restoration work all the more significant.

### Preservation Awards

Preservation Awards recognize superior maintenance of a significant property that preserves its essential architectural value. It is given to owners who have maintained a property for ten years or more.

*To:* **Irene Rodriquez**  
*For:* **Jay Roe House - 1926**  
519 Fifth Street  
Built in 1926, probably as speculative house, because it's first listed as “vacant”. The next year it was the home of painter Jay Roe. It had many owners for decades but has been maintained by Ms Rodriquez for many years now. Its craftsman features are retained and preserved.

*To:* **Piotr Michalowski & Deanna Relyea**  
*For:* **Ward/Kerr House - 1849 & 1887**  
451 South Fourth Avenue  
Original windows and shutters from the 1880s expansion remain on this typical Queen Anne house. The current owners have lovingly cared for the house, landscaping the yard and adding a distinctive wrought iron fence. It is also one of a handful of houses which is owner-occupied in this mostly student neighborhood. Its location at the corner of Packard and Fourth makes it a landmark for many who drive these streets.

*To:* **Vicki Honeyman**  
*For:* **Genevieve & Melville Sutfin House - 1910**  
235 Murray Street  
This “worker’s cottage,” is an important part of the beautiful Old West Side streetscape of identical front-gabled roofs and wide front porches that climb the Murray Street hill. The street’s namesake, Judge William Murray, whose daughter Dorothy Wagner said, “All kinds of people lived in them”, built them about 1910. The first owners of #235 were Genevieve Sutfin and her husband Melville, a painter who ran his business out of his home.

## Rehabilitation Awards

Rehabilitation Awards recognize substantial work that returns a property to a state of utility through repair or alteration, facilitating contemporary needs but respecting the features of the property that are significant to its historic and architectural values. This is judged in accordance with the Secretary of the Interior's Standards for Rehabilitation.

*To:* **Robert Rubin**

*For:* **Frederick Mack House - 1892**

521 Fifth St

This house can be documented as far back as 1894 to Frederick Mack, but its style indicates an earlier date. The house probably dates to the late 1870s or 1880s.

*To:* **Jeff Kahan and Marlene McGrath**

*For:* **Albert Redies House - 1913**

735 Fountain

Redies, a blacksmith, was the first occupant of this home and it stayed in the Redies family until at least the 1950s, being occupied at that time by Walter F. Redies, a toolmaker at Argus Camera. It is a classic example of a Colonial Revival workers house. Since acquiring the house in 1993, the owners have removed the asbestos siding and repaired the underlying wood and trim, repainted the house and garage, replaced the roof, reconstructed the basement walls, and repaired/reconstructed the front porch and made improvements to walkway, driveway and landscaping. The current owners have set an example for this neighborhood which offers many opportunities for good rehabilitation.

*To:* **Andrea Brown & Jerry Hancock**

*For:* **611 Hiscock**

From 1925-1960 Benjamin Foster, janitor, laborer for the City Parks Department and custodian of the Baptist Church, made this his home with wife, Emma. It is a classic example of a Colonial Revival workers house. The circa 1917, 1,050 square foot house suited the needs of young urban professionals, Andrea Brown and Jerry Hancock when purchased in 1991. The addition of daughters Madeline, Alice and Ruby led to functional improvements along the way - french doors and steps leading to a brick paver patio off the dining room, and a dishwasher and 36 additional inches of counter space in the kitchen (there was exactly 12 inches of usable counter space originally). In 2003, historic preservation architect Mark Reuter and builder John Mihela of Dream Master Construction assisted in the addition of 720 square feet on 3 levels, including a first floor kitchen expansion, a second level master bedroom with bathroom and two walk in closets, and a finished basement area for musician Hancock, carefully designed to be consistent in fenestration, mass and scale are with the modest, period style homes in the neighborhood and the original home.

*To:* **Peter Deininger**

*For:* **Bruno St. James House - 1899**

708 East Kingsley

What to do with a neighborhood eyesore, abandoned and falling apart – tear it down? Not if it is in an historic district, and especially not if it has a new owner willing to rehabilitate. The house was built by dry goods merchant, Bruno St. James who owned a store on Main Street. It was converted to a rooming house by St. James' widow in the 1920s and eventually to apartments in the 1960s. But by 2004 the house had been empty for more than a decade and the roof, all the

windows, much of the siding, and most of the interior had to be replaced. Thanks to the new owner's will and determination, the house once again graces the historic neighborhood.

*To:* **Jerry Spear/303 S. Main LLC**

*For:* **Henry Binder, Jacob Laubengayer, & Anton Teufel Buildings - 1871, 1866, 1895**

303-307 South Main Street

As more and more historic rehabilitation happened downtown, two expanded metal screen facades still remained on Main Street to remind us of a time when old buildings were considered ugly. This block, last known as the Lucky Drug building, revealed three of Main Street's prettiest 19<sup>th</sup> century buildings once the 1960s siding was uncovered, sensitively repaired, and expanded to provide new apartments on the upper floors. New businesses occupy two of the shops and the former tenant of the third has successfully returned to its refurbished quarters.

*To:* **Downer Trust- Hugh C. Downer & Jeffrey Downer**

*For:* **Wuerth Building - 1916**

316-320 South Main Street

Clothier J. Fred Wuerth was so successful with the Orpeum, Ann Arbor's first theater built for the new craze of moving pictures, that he built this block next door three years later. The Wuerth Theater ran across the rear, perpendicular to the Orpheum so they could share backstage space. A skylit arcade led back to the theater between two shops on Main Street, one of which was Wuerth's. The building was eventually remodeled into two larger stores and metal mesh was added to cover the upper floors. In 2005 the mesh was finally removed and the upper story facade restored including reconstructing the original central pediment.

*To:* **Rob Heroux**

*For:* **John Christian Walz House - 1857**

448 Second Street

The house was built in 1857 by John Christian Walz and later occupied by Walz' daughter Catherine Walz Stoll. The present owner, a carpenter, was usually too busy helping renovate customers' homes in the Old West Side neighborhood to finish his own Greek Revival house. He has now finished removing aluminum siding, stripping paint and repairing old siding, trim, and windows. Heroux replaced windows with 6 over 6 true divided lights, added a standing seam copper roof made by Daniel Harlow and added a kitchen designed by Marc Reuter.

*To:* **Oxford Property Management- Jeff Hauptmann**

*For:* **Reinhardt Block - 1901**

300 South State Street

The busy corner of State and Liberty now looks considerably better than it did when it was Discount Records for over 40 years. Before that it was a candy store under various names including Kokkales Confectionary, Anatasius Confectionary, Mary Lee Candies and Kenmore Candies. The door facing Liberty was the entry to a beauty shop after 1926 and later to David's Books, an iconic bookstore to many in town and which is responsible for the mural featuring writers and film makers. Today, the inappropriate modern storefront has been replaced by one closer to the original, including a chamfered corner entry. The rehabilitation of the building included preserving the 1970s era mural on the Liberty street side.

*To:* **Inter-Cooperative Council**

*For:* **Robert Bunker House - 1901**

321 North Thayer

Originally built by Law Professor Robert Bunker, it was later a boarding house run by Clara Dauner from 1916-1959. Usually there were 10 boarders according to UM Student Directories from the 1920s. In the Old Fourth Ward Historic District, their home since 1993, and faced with a building that was riddled with dry rot, the ICC hired preservation architect Elisabeth Knibbe to help them rehabilitate. Without the craftsmanship of Clark Home Improvement, Inc. this project would not have been a success. This Colonial Revival house has many nice details which were restored as well, including window trim and roof detailing. The HDC approved the replacement of the wood siding with fiber-cement siding while maintaining its original detailing and appearance.

### **Adaptive Reuse Award**

Adaptive Reuse awards are presented to those resources that have been successfully reused in a manner other than its original function.

*To:* **Peter Sparling**

*For:* **Morton Bearing Company - 1953**

815 Wildt

Built in 1953 for the Morton Bearing Company, a small manufacturer of ball bearings used primarily in tanks, this building was empty and derelict by 2003 when dance company director, Peter Sparling and the Dance Gallery Foundation Board of Directors raised over \$200,000 to convert it to Ann Arbor's only nonprofit center for dance. The original steel window sashes were repaired and the interior adapted to the new use. With its attractive retaining wall and cleaned up appearance, the building now contributes substantially to this neighborhood and is home to the Peter Sparling Dance Company and Dance Gallery Studio, a school for youth and adults.

### **Special Merit Awards**

*To:* **Old Fourth Ward Association and the City of Ann Arbor**

*For:* **Historic District Signs**

Old Fourth Ward Street Corners

Placing signs identifying the historic district was long a dream of the Old Fourth Ward Neighborhood Association. Treasurer Richard Borer spearheaded the effort that made the dream come true. Working closely with Mike Bergren in Public Services, Field Operations, Borer solicited donations from local residents to fund the project and to insure that nearly every intersection now has a handsome marker above the street sign.

*To:* **Steve Welch**

*For:* **Ebenezer Wells House - 1866**

208 North Division

This lovely Italianate house was built by 1866 for the family of Ebenezer Wells, bank president and Ann Arbor mayor. Wool merchant James Babcock and his wife Ella were the second owners after 1886. It was converted into apartments in 1927, but remained an Ann Arbor landmark because of it was well maintained and also because of its setting on a large lot. After a terrible fire almost destroyed the building in 2003, Welch personally oversaw the renovation that brought it back to an even better condition than before the fire, preserving it for future generations.

*To:* **Joe O'Neal**

*For:* **Jack in the Beanstalk Mural - 1961-** Louis G. Redstone, Architect  
410 North Fifth Ave

Architect Louis Redstone included masonry art in most all structures that he designed. He was well known for using masonry to create art in many different textures, colors, finishes, shapes and stand-alone sculptures. Mr. Redstone included "Jack and the Beanstalk" in his design of Aborland Mall on Washtenaw, one of the city's first shopping malls, in 1961. When the mall was torn down and rebuilt in 1999, Kerrytown owner Joe O'Neal and his son Andrew rescued this wonderful glazed brick mural from the wrecking ball. After storing it carefully for several years, they finally decided to put it up in Kerrytown's main elevator atrium, making it possible for children of all ages to "climb" the beanstalk, while ascending in the glass-sided elevator.

*To:* **Michigan Theater Foundation**

*For:* **Michigan Theater - 1927**  
603 East Liberty

As the final step in the rehabilitation of Ann Arbor's only historic movie palace, a new marquee was added to the front. Designed in the style of earlier smaller marquees, complete with the vertical "Michigan" sign, it compliments and does not overwhelm the theater's beautiful facade. The Ford Gallery of Ann Arbor Founders in the interior corridor provides a fascinating look at the people who helped make Ann Arbor what it is.

*To:* **First Congregational Church**

*For:* **First Congregational Church - 1876**  
608 East William Street

Ann Arbor's second oldest church has always been beautifully maintained This award is in recognition of the church's extraordinary work in repairing the elaborately patterned slate roof as well as the stone entrance steps and the parapets. In 1989 they received a preservation award from the HDC and in 1998 they received a Sesquicentennial Award. No other group has won three awards!

### **Preservation Project of the Year**

This award is given to recognize exemplary preservation carried out on a historic property that is a benefit to the entire community.

*To:* **Ilene & Norman Tyler**

*For:* **Robert S. Wilson House - 1835-43**  
126 North Division

The challenge of living in a landmark has certainly not been too much for preservation architects Ilene and Norman Tyler. Since moving from their Old West Side bungalow into the city's most famous Greek Revival mansion they have completely rebuilt the distinctive Ionic columns of the portico as well as the back corner where water was washing away the foundations of the brick and stucco walls next to the original well. The foundation of barn at the back of the lot has been rebuilt so the structure no longer leans to the east. Interior changes are very subtle, with nearly invisible air conditioning vents, a new second floor laundry, and wonderfully vibrant wall colors. Best of all, the Tylers really enjoy their home, sponsoring frequent "house concerts" for friends in the grand double parlor.

### Preservationist of the Year

This award recognizes the work of an individual who has advanced the cause of preservation in Ann Arbor.

*To:* **H. Mark Hildebrandt**

Dr. Hildebrandt served on the Ann Arbor Historic District Commission for six years, and contributed his building expertise and encyclopedic knowledge of the history and development of Ann Arbor in this role. He also served on the Individual Historic Properties Study Committee, researching buildings associated with transportation especially railroads, inter-urbans and gas stations, and promoted historic preservation by maintaining and restoring his Arts and Crafts family home on Cambridge Street. He contributed his expertise on transportation to several of the historic frames placed around Ann Arbor while serving on the Street Exhibits Program. He chairs the History Group at St. Andrew's Episcopal Church, which produced an illustrated book "The Window's of St. Andrew's" and is researching the history of St. Andrew's Church over the last century for another book. He was organizer and past Grand Trainmaster of the Ann Arbor Train & Trolley Watchers. He has set a fine example for many in his deep appreciation of the history of his birthplace and through his efforts to preserve that history through its architectural record.

### Centennial Awards

These awards recognize businesses and groups that are one hundred years old.

*To:* **Goetzcraft Printers**

*For:* **Goetzcraft Printers - 1900**

Adam Goetz founded the printing company in 1900 and today his descendants are still running the company. Originally named the Athens Press because they were above the Athens (later Whitney) Theater on Ann Street, it became Goetzcraft after Goetz bought out his partners. He built his own building in 1933 on Main Street and in 1979 John Goetz moved to their current location at 975 Phoenix Drive off Ellsworth. Despite desktop publishing, the company has thrived because of their good business practices.

*To:* **Atwell-Hicks**

*For:* **Atwell-Hicks - 1905**

This engineering and surveying company began in 1905 in an office run by Harry Atwell on Huron Street in downtown Ann Arbor. In 1921 Atwell was the civil engineer and director for Ann Arbor Hills, a new residential neighborhood in what was then Ann Arbor township. The firm platted many subdivisions, representing about 75% of the residential development in Ann Arbor today. In 1932 Atwell was elected to Washtenaw County Clerk. In 1949, civil engineer and surveyor Herbert Hicks joined the firm and Atwell sold him the business in 1950. The firm was incorporated as Atwell-Hicks in 1951. Today the firm concentrates on civil engineering, land planning, surveying, environmental consulting, and wastewater design/build projects. Of late, it has expanded to offices in cities in Michigan and across the U.S. and is today one of the leading land development consulting firms in the U.S.